



**BLUFFDALE CITY PLANNING COMMISSION  
MEETING AGENDA  
Wednesday, November 1, 2023**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, November 1, 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](http://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 September 20, 2023, and October 4, 2023.

**ADMINISTRATIVE ITEMS:**

4. **CONSIDERATION AND VOTE** on a proposed Condominium Plat for Kings Cross 2, located at 14730 S 955 W, zoned HC and I-1, to create 38 condo units, Shivam Shah, Applicant (2022-57) – Staff Presenter, Ellen Oakman.
5. **CONSIDERATION AND VOTE** on a proposed Site Plan Application for The Centrum at Bluffdale for 6.72 acres located in the SD-X The Centrum at Bluffdale Zone located at 533 West 14600 South, LH Perry Investments LLC, Applicants (2023-02) – Staff Presenter, Jennifer Robison.

**LEGISLATIVE ITEMS:**

6. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on proposed text amendments to the Bluffdale City Land Use Ordinance 11.220 regarding electronic message centers, specifically static electronic numeric display signs, Allied Electric Sign and Awning, Applicant (2023-37) – Staff Presenter, Ellen Oakman.

**DISCUSSION ITEMS:**

7. Planning Commission Training – Bridge Discussion – Michael Fazio, City Staff
8. Planning Commission Business (planning session for upcoming items, follow up, etc.).
9. Adjournment.

**Dated: October 27, 2023**

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

8

**MINUTES**

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

1      **Present:**

2  
3      **Members:**    **Debbie Cragun, Chair**  
4                    **Ulises Flynn**  
5                    **Michael Kraupp**  
6                    **Kory Luker**  
7                    **Erik Swanson**  
8

9      **Staff:**        **Grant Crowell, Community and Economic Development Director**  
10                    **Jennifer Robison, Senior City Planner**  
11                    **Ellen Oakman, Associate City Planner**  
12                    **Courtney Petersen, AV Technician**  
13                    **Pauline Matagi, Community Development Coordinator**  
14                    **Dan Tracer, Assistant City Engineer**  
15

16      **Public:**      **Kevin Paxton**  
17                    **Lorena Long**  
18                    **Jenny Markey**  
19                    **Jared Payne**  
20                    **Mike Stangl**  
21                    **Shaun Heward**  
22                    **Jessica Gauthier**  
23

24      Chair Debbie Cragun called the meeting to order at 6:02 p.m.  
25

26      **PLANNING COMMISSION BUSINESS MEETING**  
27

28      **1.      Roll Call.**

29      The Commissioners present were identified.  
30

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

32      Lorena Iorg offered the invocation and led the Pledge of Allegiance.  
33

34      **3.      Approval of Planning Commission Meeting Minutes from July 19, 2023.**

35      **Kory Luker moved to APPROVE the Planning Commission Meeting Minutes from July  
36      19, 2023. Ulises Flynn seconded the motion. Vote on motion: Erik Swanson-Aye; Ulises  
37      Flynn-Aye; Michael Kraupp-Aye; Debbie Cragun-Aye. The motion passed unanimously.**  
38

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

**1 LEGISLATIVE ITEMS**

**4. PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION on  
Proposed Text Amendments to the Bluffdale City Land Use Ordinances  
r1.11.100.050(R) (2.b) Regarding the Size of Tower Signs Allowed in the SD-X  
Bringhurst Station Zone, CEJ Real Estate LLC and Stasta, LLC, Applicants.  
(Application 2023-30) - Staff Presenter, Jennifer Robison.**

Senior City Planner, Jennifer Robison presented a proposed change to land use ordinances regarding the size of tower signs at the Special District SD-X Bringhurst Station Zone. She reported that when it was initially adopted, the current signage language in the Code was taken from the language for a similar existing Special District. Signage is usually determined during the permitting process but this language was included in the initial districting.

The current Code allows for one tower sign at the entrance of the project, with a maximum of six feet in width, 16 feet in height, and 96 square feet in area. The proposal would change the parameters to nine feet in width, 13 feet in height, and 117 square feet in area. Mrs. Robison demonstrated what the current dimensions look like compared to the applicants' proposed dimensions. The applicants want the dimensions for aesthetic reasons as well as to make it possible to use preexisting concrete panels from the building project of those dimensions to make the sign. This would exceed the standard six-foot width.

No other signage is planned on the brick face. Some exteriors have brick and wood-form liners for aesthetic purposes. The applicant is proposing to build the sign using the same materials. The proposed sign will contain the word "Bringhurst" in backlit letters. The applicant requests that the text of the Code be amended to allow for this project to go forward as planned.

Commissioner Swanson asked if this would be a change to the Citywide Code or specific to the SD-X Special Development Zone. It was verified that it will only apply to Bringhurst Station's specific zone. Commissioner Swanson asked if there have been any other requests for larger signs. They have not, and there was no specific reasoning for this size other than a precedent for other zones. No additional signage will be allowed with the proposed project. Commissioner

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

1     Swanson asked if there was any history or justification behind the current size limit. It was noted  
2     that they were the specifications for a similar project in the area.

3  
4     Kory Luker asked if this would bring the sign closer to the street. It was stated that it would not  
5     and the 15-foot setbacks would not be affected.

6  
7     *Lorena Iorg* gave her address as 7162 West Gina Road in Herriman and was present representing  
8     the applicants. As one of the property owners in Bringhurst Station, she presented two reasons  
9     they were seeking the Code Amendment. First, they want the style to reflect the style of the  
10    buildings, which have won several awards for their appearance. The proposed design is a  
11    concrete panel with a wood and brick building design. The proposed size will be more  
12    proportional. The lettering will have LED lighting. The sign will be set back from the fence  
13    required by the Utah Department of Transportation (“UDOT”).

14  
15    **Ulises Flynn moved to forward a POSITIVE RECOMMENDATION to the City Council  
16    for the Text Amendment as proposed in Application 2023-30, based on the following:**

17  
18       1. **All requirements of the Bluffdale City Codes and adopted ordinances are  
19       met and adhered to.**

20  
21       2. **The text amendments for the allowed tower sign are consistent with the  
22       overall project.**

23  
24       3. **The text amendments provide an attractive sign to enhance visibility and  
25       identification for the commercial buildings.**

26  
27    Michael Kraupp seconded the motion. Vote on motion: Michael Kraupp-Aye; Erik  
28    Swanson-Aye; Kory Luker-Aye; Ulises Flynn-Aye; Debbie Cragun-Aye. The motion  
29    passed unanimously.

30

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

1       5. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION on**  
2       **Proposed City-Initiated Text Amendments to the Bluffdale City Land Use**  
3       **Ordinances 11.150.080, 11.160.290 and Other Related Text Language Regarding**  
4       **Assurances for Completion of Required Improvements, City of Bluffdale,**  
5       **Applicants (Application 2023-33) - Staff Presenter, Dan Tracer and Jennifer**  
6       **Robison.**

7  
8       Assistant City Engineer, Dan Tracer, reported that per the current ordinances, as a project nears  
9       completion and a Certificate of Occupancy is requested, the owners must post a bond for any  
10       unfinished outside infrastructure. This process has been disruptive and unexpected for many  
11       applicants, who are forced to provide a bond at the last minute as they are preparing to close.  
12       The proposed amendments would change the way the process works for all site plans. Under the  
13       proposal, the City will get an estimate for public improvements only at the beginning of the  
14       project and developers will be required to post a bond before the Building Permit is issued. This  
15       prevents Certificates of Occupancy from being held up by the bond. Once all public  
16       improvements are complete, the bond will be returned before or after obtaining the Certificate of  
17       Occupancy. Providing the bond up front will reduce surprises and complications.

18  
19       In general, the amended text in the portions of City Code that cover site plans will mimic the  
20       City Code's current process for subdivision bonding requirements. It will cover only public  
21       improvements, which include items that will be owned by the City. Applicants will have the  
22       option of paying a cash bond or entering into a third-party Bond Agreement and posting the bond  
23       at a nearby bank, as is the case with subdivision bonding.

24  
25       The proposed language addresses the acceptance of improvements as determined by the  
26       Engineering Department. Once all requirements are met and documentation provided, they will  
27       accept the work and release the bond. A warranty in the amount of 10% of the public  
28       improvements is required for a period of one year, as with subdivisions. This protects the City's  
29       public infrastructure against any defects in materials or workmanship.

30  
31       Commissioner Flynn asked for clarification that the warranty is 10% of the total amount of the  
32       project. They have found that 10% is enough to replace a few things during a project. It differs

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

1 from a performance bond where the City finishes the work the applicant didn't do. It assumes  
2 that all of the work is completed but addresses problems that arise within a one-year and require  
3 replacement.

4  
5 Chair Cragun asked for clarification that this verbiage was taken from the Subdivision section of  
6 the City Code. Mr. Tracer confirmed that was the case and stated that applying the current Code  
7 for subdivision plat bonding to a site plan.

8  
9 Mrs. Robison addressed front-yard landscaping and reported that last year, the Legislature passed  
10 several laws that changed several land use codes. The hope was that there would be a significant  
11 amendment in the near future. Front yard landscaping is impacted and is covered here because it  
12 relates to bonding. The current code requires single-family homeowners to complete their yards  
13 within one year of receiving a Certificate of Occupancy. If they are unable to meet this  
14 requirement, homeowners can post a bond and come back and finish the project within the one-  
15 year period. The Legislature has removed the ability to post a bond for private landscaping. It  
16 must fall under the category of public landscaping, the legal definition which includes anything  
17 in a public right-of-way. The proposal removes the Code language requiring homeowners to  
18 post a bond. The landscaping requirement remains but bonding cannot be used for enforcement.

19  
20 Chair Cragun asked what the consequences would be if owners did not complete the project  
21 within one year. Community and Economic Development Director, Grant Crowell, reported that  
22 there is not much the City can do currently other than use a tracking log and approach the issue  
23 from a Code Enforcement standpoint. A cash deposit makes enforcement easier for front-yard  
24 landscaping, water projects, or street trees. Code violations are a Class C misdemeanor. The  
25 hope was to make a change in the next year to a civil enforcement procedure for lower-level  
26 violations. Even with a Temporary Certificate of Occupancy, they would be left with the same  
27 enforcement issues. Mrs. Robison reported that language will also be added to reflect the  
28 required water efficiency standards.

29

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

1    Commissioner Flynn asked if park strips would be covered under public landscaping for  
2    bonding. Mrs. Robison stated that they will follow State Code regarding what counts as public.  
3

4    **Debbie Cragun moved to forward a POSITIVE RECOMMENDATION to the City Council  
5    for the Text Amendment Application as proposed in Application 2023-33, subject to the  
6    conditions and based on the following finding:**

7  
8        1.    **The proposed amendments follow the Utah Code Chapter 10-9a Municipal  
9              Land Use Development and Management Act (“LUDMA”).**

10      **Ulises Flynn seconded the motion. Vote on motion: Ulises Flynn-Aye; Kory Luker-Aye;  
11           Erik Swanson-Aye; Michael Kraupp-Aye; Debbie Cragun-Aye. The motion passed  
12           unanimously.**

13  
14      6.    **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION on  
15              Proposed City-Initiated Text Amendments to the Bluffdale City Code Section 11.300  
16              Related to Required Notice for Nuisance Enforcement and Abatement, City of  
17              Bluffdale, Applicants (Application 2023-32)- Staff Presenter, Grant Crowell.**

18  
19      Mr. Crowell presented the proposed City-initiated text amendment to the Bluffdale City Code  
20      Section 11.300, which is currently ineffective. A Notice of Nuisance is required to be served or  
21      sent via Certified Mail as a prerequisite for criminal prosecution. Servicing costs up to \$50 and  
22      Certified Mail costs \$8 and is almost always returned. This means that the accused does not  
23      receive the Notice of Violation. The Prosecutor characterizes this as ineffective and  
24      unnecessary, and the proposed change would be more effective and less costly. It would allow  
25      the City to mail notice to the last known address, post notice conspicuously, or allow the City  
26      Code Enforcement Officer to deliver the notice.  
27

28  
29      The Nuisance Code is currently embedded in zoning ordinances under Section 11.300. It may be  
30      moved in the future, but not under this proposal. With the current proposal, notice will be  
31      considered to have been received three days after mailing or posting the notice.  
32

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

1    Commissioner Flynn asked for clarification of the language and if the different methods of  
2    communication must all be employed or just one. The language is “or” meaning that any one  
3    method would be considered adequate.

4  
5    Commissioner Luker proposed a change to the recommendation. As the mail is not always  
6    reliable, three days post mailing is usually reasonable. He proposed making a conspicuous  
7    posting on the property a requirement to ensure that notice is provided.

8  
9    Chair Cragun asked if this is standard language in other cities. Mr. Crowell stated that he had  
10   not researched it. Commissioner Luker’s only concern was the mail. Commissioner Flynn asked  
11   if they could turn to other options if the mail does not go through. Commissioner Luker pointed  
12   out that under the current proposal, mail would be assumed to have been received and there is no  
13   motivation to try any other means.

14  
15   Mr. Crowell brainstormed potential issues with each method and explained that they must figure  
16   out how to reach the person responsible for the nuisance who may not live at the property. They  
17   can mail to the last known address or leave notice at the property. The property owner, however,  
18   may not see it if they do not live on the property. Chair Cragun commented that all three  
19   methods can be tried and still fail to reach the property owner. If a property owner lives out of  
20   state and two methods are required, it might be impossible to comply.

21  
22   **Kory Luker moved to forward a POSITIVE RECOMMENDATION to the City Council**  
23   **for the Text Amendment application as proposed in Application 2023-32, with the addition**  
24   **that two of the three items be required.** Michael Kraupp seconded the motion. Vote on  
25   motion: Ulises Flynn-Aye; Kory Luker-Aye; Erik Swanson-Aye; Michael Kraupp-Aye;  
26   Debbie Cragun-Aye. The motion passed unanimously.

27

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

1    **ADMINISTRATIVE ITEMS:**

2    **7. CONSIDERATION AND VOTE on Proposed Plat Amendment for Barlow-**

3    **Bowman Subdivision First Amendment for 5.77 Acres to Adjust Lot Lines for Lots**

4    **4 and 5 including the Adjacent Property in the R-1-43 Residential Zone located at**

5    **approximately 15272 South Redwood Road, Jared Payne, Joshua & Jenny Merkey,**

6    **and Shaun Heward & Jessica Gauthier, Applicants (Application 2023-34) - Staff**

7    **Presenter, Jennifer Robison.**

8

9

10 Mrs. Robison identified the subject property on a map displayed and stated that the 3.77-acre

11 property includes a dwelling with a large barn near Redwood Road. The current access is from

12 the north. The proposal is to amend the Barlow-Bowman Subdivision Plat. Joshua and Jenny

13 Merkey would like to extend their property onto property that is currently owned by the

14 applicant, Jared Payne. Mr. Payne's dwelling will remain on the property with a 25-foot access

15 easement for him to maintain and another existing access off of Redwood Road. There will also

16 be access from the cul-de-sac. Access to the second lot can be maintained if preferred by the

17 applicants. Mr. Payne's property will be included in the subdivision under the plat amendment.

18 The property is in the R-1-43 zone and all zoning requirements were met. It was noted that an

19 existing irrigation easement will remain.

20

21 Commissioner Swanson asked if each parcel is roughly one acre in size. Mrs. Robison

22 confirmed that Mr. Payne's property will be approximately 1.66 acres but around one acre for

23 the other lots.

24

25 Chair Cragun reminded the Commission that this is a final vote and will not go to City Council.

26

27 Commissioner Flynn asked about the easement to the north and if it is gravel or paved.

28 Mrs. Robison confirmed that it is asphalt. There is an existing fence on the property that will

29 remain. Under Bluffdale's Shared Driveway Ordinance, an unencumbered 25-foot right-of-way

30 access must be provided. This requirement has been met. Commissioner Flynn asked if there

31 are water rights attached to the property. It was reported that Mr. Payne holds water rights for

32 his property and there is a water connection to the Bowman subdivision. Mr. Payne will transfer

33 his water shares to the City and they will be applied to these properties.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

1 Erik Swanson moved to APPROVE the Barlow-Bowman Subdivision First Amendment  
2  
3 Plat Application 2023-34 subject to the following conditions:

4

5       1. That all requirements of the Bluffdale City Codes and adopted ordinances  
6       are met and adhered to.

7

8       2. That the final mylar copy of the plat complies with the Bluffdale City  
9       Engineering Standards and Specifications and recommendations by the City  
10      Engineer and Public Works Department for all relevant plat drawings.

11

12      3. The applicants are responsible for all fees in preparation of the final mylar  
13      copy and recording of the amended plat as approved.

14

15 Kory Luker seconded the motion. Vote on motion: Michael Kraupp-Aye; Erik Swanson-  
16 Aye; Kory Luker-Aye; Ulises Flynn-Aye; Debbie Cragun-Aye. The motion passed  
17 unanimously.

18

19      8. **CONSIDERATION AND VOTE on Plat Amendment for Bringhurst Station Phase**  
20 **3 Amended for 1.124 Acres to Adjust Lot Lines Affecting Lots 1001, 1007-1033, and**  
21 **Parcel B in the SD-X Bringhurst Station Zone located at approximately 1518 West**  
22 **Geyser Lane, Edge Homes Utah, LLC, Applicants. (Application 2023-28) - Staff**  
23 **Presenter, Jennifer Robison.**

24

25 Mrs. Robison presented the staff report and stated that the proposal will affect Lots 1001 and  
26 1027 through 1033 and not 1007 through 1033 as reported. The Bringhurst Station development  
27 is in Phase 3, which is the final phase for the EDGEhomes single-family development.  
28 Mrs. Robison identified the lots on the map of Coupler and Geyser Lanes. It was noted that the  
29 Jordan River Parkway Trail is along the current property lines. The adjacent property owner is  
30 the Jordan Valley Water Conservancy District (“JVWCD”). The easement for the Jordan River  
31 Parkway Trail is over the JVWCD property. There were questions on the original survey  
32 identifying when the plat was created. They now have to amend it to remove property on the  
33 back of the property lines.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

1      2 Parcel B was included in the original plat. It is currently owned and dedicated to Salt Lake  
3      County because the trail is on that parcel. The proposed Plat Amendment will not affect this  
4      parcel as issues with the County can take time. The amendment is time-sensitive so  
5      EDGEhomes can begin construction. Parcel B will be amended later.

6      7 Chair Cragun asked if the application has been modified. It was included in the language in the  
8      vent they needed to do it, but the actual application does not identify that parcel. They were not  
9      sure before clarifying with the applicants whether it would be included or not. It was confirmed  
10     that it will not be.

11     12 Mrs. Robison shared photos of the property with the Commission. She explained that the fence  
13     line was originally almost to the trail. EDGEhomes has moved the fence line to the new parcel  
14     boundary. It will be better for trail users to have more room by the fence.

15     16 Commissioner Swanson asked for confirmation that everything would still comply with the  
17     original Development Agreement. Mrs. Robison confirmed that it will. There were no  
18     restrictions on lot sizes and it was based on an overall Concept Plan.

19     20 **Michael Kraupp moved to APPROVE the proposed Plat Amendment for Bringhurst  
21     Station Phase 3 Amended for 1.124 Acres to adjust lot lines affecting the presented lots in  
22     the SD-X Bringhurst Station Zone, Application 2023-28 subject to the following:**

23     24     1. **That all requirements of the Bluffdale City Codes and adopted ordinances  
25     are met and adhered to.**

26     27     2. **That the final mylar copy of the plat complies with the Bluffdale City  
28     Engineering Standards and Specifications and recommendations by the City  
29     Engineer and Public Works Department for all relevant plat drawings prior  
30     to recordation.**

31

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

1           3.    **The applicants are responsible for all fees in preparation of the final mylar**  
2           **copy and recording of the amended plat as approved.**

3  
4   **Ulises Flynn seconded the motion. Vote on motion: Ulises Flynn-Aye; Kory Luker-Aye;**  
5   **Erik Swanson-Aye; Michael Kraupp-Aye; Debbie Cragun-Aye. The motion passed**  
6   **unanimously.**

7  
8   **DISCUSSION ITEMS**

9  
10   9.    **Planning Commission Business (Planning Session for Upcoming Items, Follow Up,**  
11   **etc.)**

12  
13   Mr. Crowell asked Chair Cragun about the Point Advisory Committee with Mayor Hall and  
14   others. It was reported that they met for the first time the day after Labor Day. The Committee  
15   is comprised of city council members, mayors from the area, and interested parties. They  
16   discussed the current status of the project. It was reported that 70% of the demolition has been  
17   completed. They are reusing and recycling much of what is being demolished. Construction  
18   will begin with the center, where there will be a promenade with retail, restaurants, and parks, as  
19   well as high-density housing, office space, and research facilities. They meet once per quarter to  
20   keep stakeholders informed and allow concerns to be voiced.

21  
22   Mr. Crowell noted that Staff is working on projects related to the Point, like intersection design  
23   and jurisdictional issues. The intersection at 14600 South and Porter Rockwell Boulevard will  
24   have a lot of traffic, even if there are trains. There is also a massive potential barrier for active  
25   transportation because the project includes the idea of a network, which would be useful but  
26   make that difficult. Mr. Crowell was pitching the idea of a bicycle spaghetti bowl. Chair Cragun  
27   suggested calling it a ramen bowl as there is a ramen restaurant in the area. She noted that  
28   Mayor Hall refers to Spring View Farms as an island because of the difficulty of leaving the  
29   neighborhood. There few options for getting anywhere without a car. They are planning to  
30   connect on the north side of Bangerter Highway where there is a trail down under Bangerter  
31   Highway. One idea is to connect it to Spring View Farms, which residents will most likely not  
32   support because of foot traffic from Spring View Farms. It is very difficult to get places without

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

1 driving one-quarter of a mile and walking and bike riding are unsafe in heavy traffic. Chair  
2 Cragun suggested that residents of Independence and Spring View Farms will be their primary  
3 consumers due to proximity. She questioned how people would get there. Mr. Crowell stated  
4 that UDOT still has a section of 14600 South, and when the one-lane bridge project is completed  
5 there will be a lot still up in the air in that area.

6  
7 Mr. Crowell reported that they received the results of the Parks Survey, which is statistically  
8 significant. One common theme was connectivity and the isolation of some neighborhoods. It  
9 was noted that residents want to be connected.

10  
11 Associate City Planner, Ellen Oakman, provided an update on Training and stated that 12  
12 meetings are required. These include the following a one-hour online General Powers and  
13 Duties video and a two-hour training session from staff. 20 minutes remain to be completed.  
14 Some still need to attend additional scheduled meetings to comply with the requirements. She  
15 stated that meetings are frequently canceled. She asked the Commission Members to let her  
16 know if they have attended other meetings, such as City Council Meetings. Mr. Crowell pointed  
17 out that 12 meetings count as one hour of continuing education. Ms. Oakman asked the  
18 Commissioners to be proactive and ensure that they meet the requirements. She would contact  
19 each Member individually with their current progress. Mr. Crowell stated that there are other  
20 meetings and events but many take place during work hours, which may make it difficult to  
21 attend. Mr. Crowell asked for ideas on training topics. Chair Cragun suggested there be training  
22 on water shares and water rights.

23  
24 Chair Cragun asked what is being built next to FatCats. Mr. Crowell confirmed that a Wood  
25 Springs Suites hotel is under construction there. Kroger Corporation owns a parcel in the  
26 subdivision Woodbury has been developing and they have the site plan for a Smith's. They were  
27 hesitant to discuss it further until it materializes. It was noted that there is a lot of interest in the  
28 area.

29

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, September 20, 2023**

1 Mr. Crowell wondered if people are using office space in the area and commented that  
2 commercial office uses have been in decline. He reported that that can be disruptive to  
3 commerce in multiple ways. Chair Cragun noted that the Point Meeting was held at the new  
4 office buildings by Harmons and they are empty. She sees the large empty parking lot and  
5 wonders who is going to park there.

6  
7 Commissioner Flynn inquired about the Holiday Oil Project. It was reported that the building  
8 was purchased about 10 days earlier. The same contractor will also work on the intersection.  
9 Funding for the remainder of the road project is being sought.

10  
11 Debbie Cragun asked about the Trestle Plan on 14600 South. Mr. Crowell was excited about it  
12 and remarked that it is looking good. There are several details to work out but there is tentative  
13 acceptance of the methodology from Union Pacific Railroad, which is significant because the  
14 Petruccio System has never been used in the United States. A box will be inserted under an  
15 active rail line one-half meter at a time after setting up a micropyle system to brace the entire  
16 bridge deck.

17  
18 **10. Adjournment.**  
19

20 The Planning Commission Meeting adjourned at 7:21 p.m.  
21  
22  
23  
24

---

25 Pauline Matagi, Community Development Coordinator  
26  
27 Approved: \_\_\_\_\_

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, October 4, 2023**

1      **Present:**

2  
3      **Members:**    **Erik Swanson, Acting Chair**  
4                    **Ulises Flynn**  
5                    **Tina Griffis**  
6                    **Michael Kraupp**  
7                    **Kory Luker**

8  
9      **Staff:**        **Grant Crowell, Community and Economic Development Director**  
10                    **Courtney Petersen, AV Technician**  
11                    **Kjersti Jarman, Community Development Coordinator**

12  
13     In the absence of Chair Debbie Cragun, Erik Swanson assumed the Chair and called the meeting to  
14     order at 6:00 p.m.

15  
16     **PLANNING COMMISSION BUSINESS MEETING**

17  
18     **1.     Roll Call.**

19  
20     All Commissioners were present with the exception of Chair Debbie Cragun, who was excused.

21  
22     **2.     Invocation/Thought/Reading and Pledge of Allegiance.**

23  
24     Kory Luker offered the invocation and led the Pledge of Allegiance.

25  
26     **LEGISLATIVE ITEMS**

27  
28     **3.     PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on a Request**  
29                    **by the City of Bluffdale to Amend Section 11.160.140 of the Bluffdale City Code Related**  
30                    **to Modifying Allowed Front Yard Fencing Along Arterial Roads and Allowing Increased**  
31                    **Height in Residential Zones. City of Bluffdale, Applicant (Application 2023-36) – Staff**  
32                    **Presenter, Grant Crowell.**

33  
34     Community and Economic Development Director, Grant Crowell presented a proposed amendment  
35     to Section 11.160.140 of Bluffdale City Code that would increase the allowed height of front yard  
36     fencing along arterial roads. The proposed amendment was in response to requests from residents to  
37     the City Council. There are homeowners along Redwood Road who would like to build taller fences  
38     due to the high volume of traffic. Taller sight-obscuring fences or walls in front yards are contrary  
39     to the current City ordinance. In front yards, a fence that is 42 inches tall is allowed. In back and  
40     side yards fences can be up to eight feet in height, including on corner lots. Intersections and  
41     driveways require a triangular design to permit traffic visibility.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, October 4, 2023**

1       Arterial roads in Bluffdale include Redwood Road, 14600 South, and Porter Rockwell Boulevard.  
2       The proposed language would apply to all. Redwood Road could be specifically named rather than  
3       all arterial roads. The amendment would allow fencing of up to six feet in height in front yards along  
4       arterial roads with the same visibility requirements as side and back yard fencing. This would allow  
5       for visibility fencing or walls to preserve safety.  
6

7  
8       Commissioner Flynn reiterated that the problem they are trying to solve with the proposed  
9       amendment. He explained that residents who reside on busy streets would like taller fencing to  
10      preserve their privacy. Mr. Crowell pointed out that people also mentioned noise concerns, however,  
11      based on the results of noise attenuation studies, it is unlikely to have much of an impact. Some also  
12      referred to the need for fencing to deflect automobile accidents.  
13

14      Mr. Crowell pointed out that staff occasionally gets requests for taller fencing on smaller roads as  
15      well. Bluffdale residents do not need to apply for fencing permits as they are expected to know the  
16      ordinances. There are several residential properties along Redwood Road and some along 14600  
17      South. Redwood Road is wide and under the current Transportation Plan, 14600 South will be  
18      widened in the future. He explained that the proposed amendment applies to residential development  
19      and not commercial.  
20

21      Commissioner Flynn asked if more residents would request to be included in the exception as traffic  
22      increases elsewhere in the City. Mr. Crowell demonstrated the different types of roads on a color-  
23      coded map. Residences do not generally front freeways, so no change was needed there. If the change  
24      were made to collector roads, it would cover a lot of area. Mr. Crowell suggested that traffic counts  
25      be used instead of road type. New projects along 14600 South would be unlikely to front there but  
26      there are historical parcels currently that hopefully will not be affected by the road expansion.  
27

28      Acting Chair Swanson asked for more information about the line-of-sight triangles. An  
29      approximation is where the driveway intersects with the back of the sidewalk as one point of a right  
30      triangle with a side of 20 feet on both sides of the driveway. The corresponding hypotenuse would  
31      be a little longer than 20 feet. Visibility must be preserved in that area by limiting fence height to 42

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, October 4, 2023**

1      inches or using chain link. The property owner is responsible for meeting this requirement.  
2      Mr. Crowell described it as a top 20 Code Enforcement call. It is a mistake that happens because  
3      permits are not required but it occurs often with fencing. The concept of sight triangles is complicated  
4      but the proposed amendment does not change the existing rules. Two sections of the Zoning  
5      Ordinance relate to clear-view areas concerning right-of-way lines, tree pruning, and driveways. The  
6      concept pertains to the desired look of the streetscape and places where a more open feel is desired.  
7      Areas, where open concepts are intended, have had mesh and vegetation added to provide privacy on  
8      busier roads.

9  
10     Commissioner Flynn commented that given the existence of jacked-up trucks, perhaps eight feet  
11    would be acceptable. Mr. Crowell confirmed that that would be an easy change. Commissioners  
12    Luker, Griffis, and Kraupp thought that six feet was adequate.

13  
14     Acting Chair Swanson opened the public hearing. There were no public comments. The public  
15    hearing was closed.

16  
17     **Michael Kraupp moved to recommend APPROVAL to the City Council on the Text  
18    Amendment Application 2023-36, subject to the following:**

19  
20     **Findings:**

21  
22       1.    **The proposed amendment acknowledges the increased traffic and speeds along  
23           arterial roads and provides additional options for safety and privacy in these  
24           unique locations.**

25  
26       2.    **The amendment is limited geographically in the community.**

27  
28     **Ulises Flynn seconded the motion. Vote on motion: Kory Luker-Aye; Tina Griffis-Aye;  
29           Michael Kraupp-Aye; Ulises Flynn-Aye; Erik Swanson-Aye. The motion passed unanimously.**

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, October 4, 2023**

1    4. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on a Request**  
2    **by the City of Bluffdale to Amend Sections 11.90 and 11.100 of the Bluffdale City Code**  
3    **Related to Eliminating the Minimum Lot Area Requirements and Reducing Frontage**  
4    **and Setback Requirements for the Heavy Commercial and Light Industrial Zones,**  
5    **Along with Other Related Provisions. City of Bluffdale, Applicant (Application 2023-**  
6    **35) – Staff Presenter, Grant Crowell.**

8    Mr. Crowell presented a request to amend Bluffdale City Code Sections 11.90 and 11.100 to reduce  
9    frontage and setback requirements for the Heavy Commercial and Light Industrial Zones. He  
10   explained that Heavy Commercial and Light Industrial exist side-by-side throughout the eastern  
11   Bluffdale Economic Development Area (“EDA”) and the use tables are very similar. A recent  
12   Development Agreement for King’s Cross combined the use tables for both zones for the entire  
13   project but adjustments were needed due to differing setbacks and other elements. It was a catalyst  
14   for the proposed amendment along with updates to other commercial zones with no lot requirements.

15   Mr. Crowell reviewed the specifics of some of the more unusual projects staff has dealt with and  
16   pointed out that some of the older zoning ordinances were inspired by cities Bluffdale staff may have  
17   been familiar with at the time and may lack relevance to current projects. The proposed change was  
18   proposed for the two zoning types because others are limited in scope and have already or are being  
19   developed. Heavy Commercial and Light Industrial have not yet been updated. It was noted that  
20   setbacks in the Light Industrial zone were 5 to 10 years ago.

22   The setbacks in General Commercial can effectively be zero without eliminating exceptions for areas  
23   adjacent to residential lots, however, this was already accounted for in land use buffer requirements  
24   under the Design Guidelines. Some areas have no requirement other than referring to the site plan.  
25   Another requirement is for 20-foot side setbacks. Mr. Crowell felt that eliminating the minimum lot  
26   area would be easier going forward than addressing it in individual Development Agreements.

28   The amendment would cover areas in Eastern Bluffdale and one Heavy Commercial property in  
29   Western Bluffdale that was zoned for a roofing company. It was noted that in that case, a site plan  
30   was never completed. No existing areas were expected to rezone to Heavy Commercial. One  
31   application was recently denied for a landscaping business. Most businesses in the area fall under  
32   General Commercial.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, October 4, 2023**

1      Commissioner Flynn asked about making the lot requirement zero. Mr. Crowell pointed out that no  
2      one would do. He explained that a very small piece of land might be sold to a utility company for a  
3      small pedestal or similar where no lot would be required.

4  
5      Mr. Crowell reported that many businesses do not face the street but in many cases, they are back-  
6      facing with easements. Setback requirements vary. Commissioner Flynn pointed out that the limiting  
7      factor is ensuring that easements and buffers are met. Mr. Crowell noted an example where the  
8      ordinance was written in 2000 and included Project Plan approval, which no longer exists. They now  
9      have site plan approval. The Subdivision Ordinance required 10-foot setbacks with all lots and the  
10     City Engineer at the time determined that was unnecessary for back and side yards. It was anticipated  
11     that the requirement would be removed for side yards but not front yards.

12  
13     Mr. Crowell reviewed some of the existing setback requirements for Light Industrial and Heavy  
14     Commercial and inconsistencies between the two. Commissioner Kraupp asked about the front  
15     setback of 15 feet for Heavy Commercial and 30 for Light Industrial. Mr. Crowell explained that  
16     they were both 30 feet until a change was made to accommodate Covent Garden. Often when only  
17     one section of Code is changed it is in response to the topic at hand. The proposal was to make them  
18     the same.

19  
20     Mr. Crowell commented on front setbacks and stated that throughout his career, the trend has gone  
21     from large setbacks to zero for a walkable cityscape with lots of windows and more space for  
22     landscaping. This has resulted in complaints about how to water the landscaping. He felt that the  
23     best option was to make sure that development meets the landscaping and buffering requirements and  
24     provides flexibility where possible.

25  
26  
27     Mr. Crowell explained that internal setback requirements are unified with the proposed amendment.  
28     He reviewed some of the specific text changes. Commissioner Flynn asked for clarification on the  
29     visual, which was not part of the Code. Mr. Crowell made a note to make the proposal clearer for the  
30     City Council. It was noted that the lot requirement has become a sticking point in some of the City's  
31     land negotiations. If they are deemed unnecessary, Mr. Crowell suggested they be removed from the

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, October 4, 2023**

1 negotiation process. If the change is not made, Mr. Crowell offered to come back with a Development  
2 Agreement with needed exceptions.

3  
4 Mr. Crowell commented on a Regional Commercial Zone near the prison where there is a current  
5 application for a large data center that was built 15 or 20 years ago with almost no requirements.  
6 What is important are the buffers between Residential and Commercial, which are included in the  
7 Design Guidelines and Landscaping Code. There were issues across the canal from King's Cross and  
8 the solution was to bring the building closer, address the lighting, and add trees. He identified other  
9 transition areas that may require special attention around Independence.

10  
11 Commissioner Flynn asked if they were considering eliminating the PO-1 Zone designation as it is  
12 not used. Mr. Crowell also noted that the I-2 zone is not in use, which is the only zone where a  
13 sexually-oriented business could be located. One PO-1 zone was proposed but it ended up being done  
14 through a Development Agreement.

15  
16 Mr. Crowell discussed the differing philosophies on zoning and whether a city should have few zones  
17 with general rules covering more types of development or multiple special districts.

18  
19 Acting Chair Swanson opened the public hearing. There were no public comments. The public  
20 hearing was closed.

21  
22 **Ulises Flynn moved to recommend APPROVAL to the City Council on the Text Amendment**  
23 **Application 2023-35, subject to the following:**

24  
25 **Findings:**

26  
27 1. **The proposed amendments address consistency across most commercial zones**  
28 **and allow the property owners, developers, and designers flexibility to address**  
29 **unique problems and ownership scenarios.**

30  
31 2. **The Bluffdale City Code adequately addresses minimum requirements and lot**  
32 **standards through the site plan review process and adopted building codes.**

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, October 4, 2023**

1    **Tina Griffis seconded the motion. Vote on motion: Michael Kraupp-Aye; Tina Griffis-Aye;**  
2    **Kory Luker-Aye; Ulises Flynn-Aye; Erik Swanson-Aye. The motion passed unanimously.**

3  
4    **DISCUSSION ITEMS**  
5

6    **5. Planning Commission Business (Planning Session for Upcoming Items, Follow-Up, etc.)**  
7

8    Mr. Crowell reported that Agenda Item 4 would be presented to the City Council the following week.  
9    Agenda Item 3 was to will be presented in November.

10  
11    Commissioner Luker congratulated Dan and his wife.  
12

13    **6. Adjournment.**  
14

15    The Planning Commission Meeting adjourned at approximately 6:45 p.m.  
16  
17  
18  
19

20    

---

Kjersti Jarman, Community Development Coordinator  
21

22    Approved: \_\_\_\_\_

## **Item 4**



Community Development Department  
Planning Division  
2222 West 14400 South  
Bluffdale, UT 84065  
801.254.2200(o) 801.446.8642(f) TTY 7-1-1

---

**DRC STAFF REPORT**  
**27 October 2023**

**To:** City of Bluffdale Planning Commission  
**Prepared By:** Ellen Oakman, Associate Planner, on behalf of the DRC

**Re:** Kings Cross 2 – Condo Plat Application  
Application No.: 2022-57  
Applicant(s): Shivam Shah  
Project Location: 14730 S 955 W  
General Plan: HC Heavy Commercial  
Zoning: HC Heavy Commercial, I-1 Light Industrial  
Acreage: 6.77 acres  
Request: Approval of the Condo Plat Application for commercial development consisting of 6 buildings, with a total of 92,245 sq. ft. of office/warehouse flex space.

**SUMMARY & BACKGROUND:**

Kings Cross proposed condo plat is a parcel located on the east side of Bluffdale, west of Heritage Industrial subdivisions, north of Independence subdivisions and immediately surrounded by Heavy Commercial zoning, with Light Industrial zoning to the west, with the East Jordan canal to the south. It is zoned Heavy Commercial and Light Industrial with a land use of Heavy Commercial. The proposal consists of 6 buildings. The buildings were all on 2 lots, and then were combined through a separate lot line adjustment process. The buildings will be used as office/warehouse flex space as permitted in the HC Heavy Commercial and Light Industrial zone.

This project was accompanied by a Development Agreement, which allowed for the site plan to be reviewed and approved internally by staff, if it matched the specifications and concepts from the DA. Deviations from the standard code requirements were requested and approved in the DA and site plan stage, due to various reasons, one being the road construction taking up a few feet from their site, restricting their setbacks, as well as overall landscaping percentage. They also requested deviations from glazing requirements due to reasons of privacy, and lack of visibility of certain elevations to the street. The DA was approved by the City Council on the 12<sup>th</sup> of July 2023. The site plan application will receive final approval shortly. The condominium plat will be an action item before the Planning Commission.

For the condo units, Building A-C (or 1-3 on the site plan/concept plan) will be separated into units with building 1 having 8 units, building 2 having 12 units and building 3 having 18 units. Kings Cross site will have a total of 38 condo units.

## **DRC REVIEW AND COMMENTS**

On behalf of the City Manager, the City's staff involved in development review and administration meets together as a Development Review Committee (DRC). The DRC generally consists of the City Manager, City Attorney, Fire Chief, Administrative Services Director, City Engineer, Public Works Director, the City Planner, and other outside consultants as needed from time to time City Manager, City Attorney, City Engineer, Public Works Director, the City Planner, and other outside consultants as needed from time to time. The comments of the DRC members have been included in this staff report and the recommended conditions of approval for the project.

*City Engineer.* The layout, design and construction of all project sites are subject to the Bluffdale City Engineering Standards and Specifications. The Engineering Department recommends approval.

*Fire Chief.* Plans approved as submitted.

*City Planner.* The Planning Division is recommending approval with the recommended conditions.

## **DRC STAFF RECOMMENDATION FOR KINGS CROSS 2 CONDO PLAT APPLICATION:**

DRC Staff recommends that the Planning Commission approve the Kings Cross Condo Plat Application subject to the following conditions:

1. That all requirements of the City Codes and adopted ordinances are met and adhered to.
2. That a Land Disturbance Permit and SWPPP plan is approved prior to any pre-construction meeting, construction activities, and issuance of a building permit.
3. That the project adheres to all requirements of the International Fire Code.
4. That the applicants or owners apply for signage permits in accordance with City Codes.

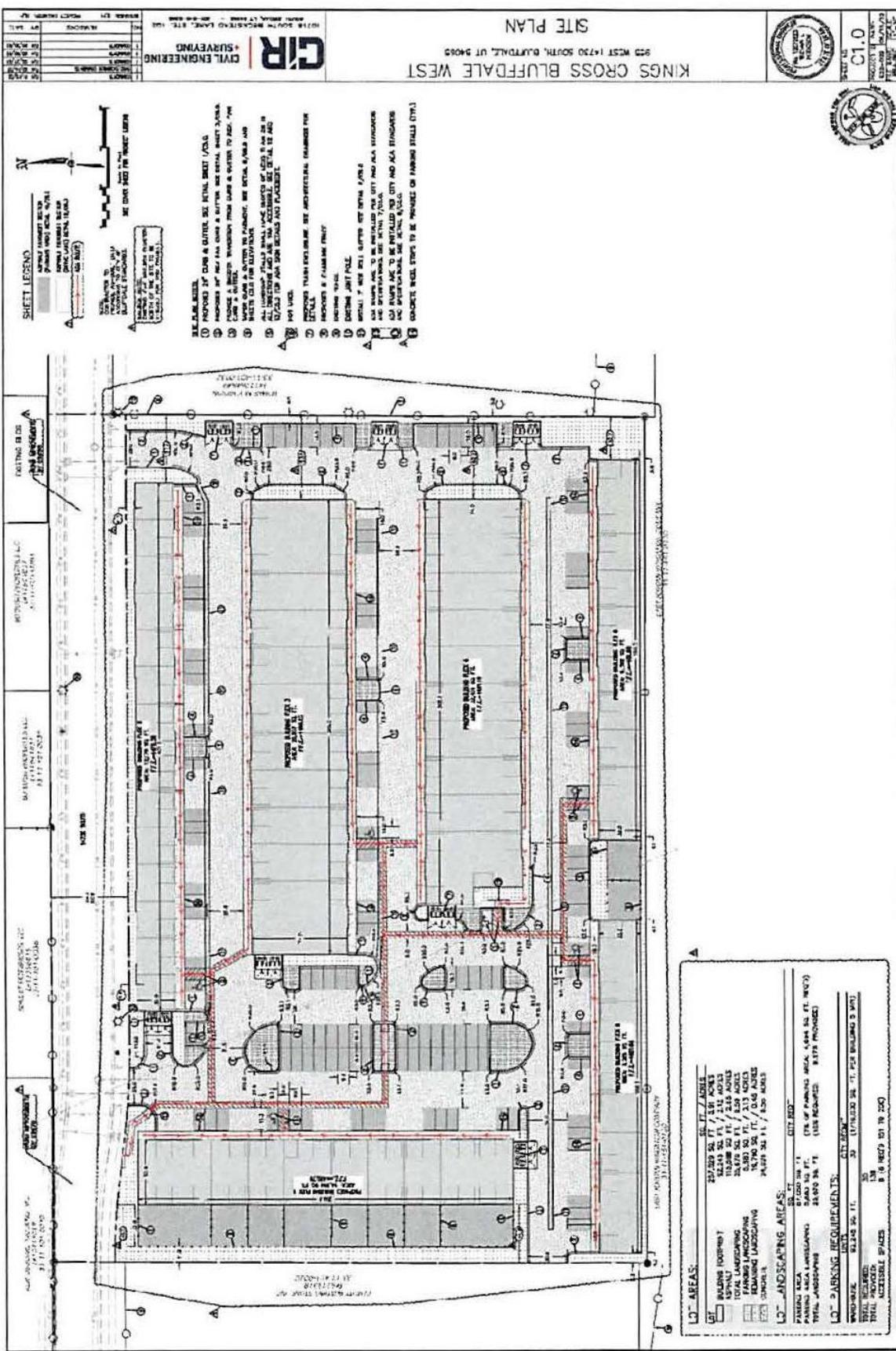
## **MODEL MOTIONS**

Motion for Approval – “I move we approve the Kings Cross 2 Condo Plat Application 2022-57 subject to the conditions and based on the findings presented in the staff report dated October 27, 2023 (or as modified by the conditions below):”

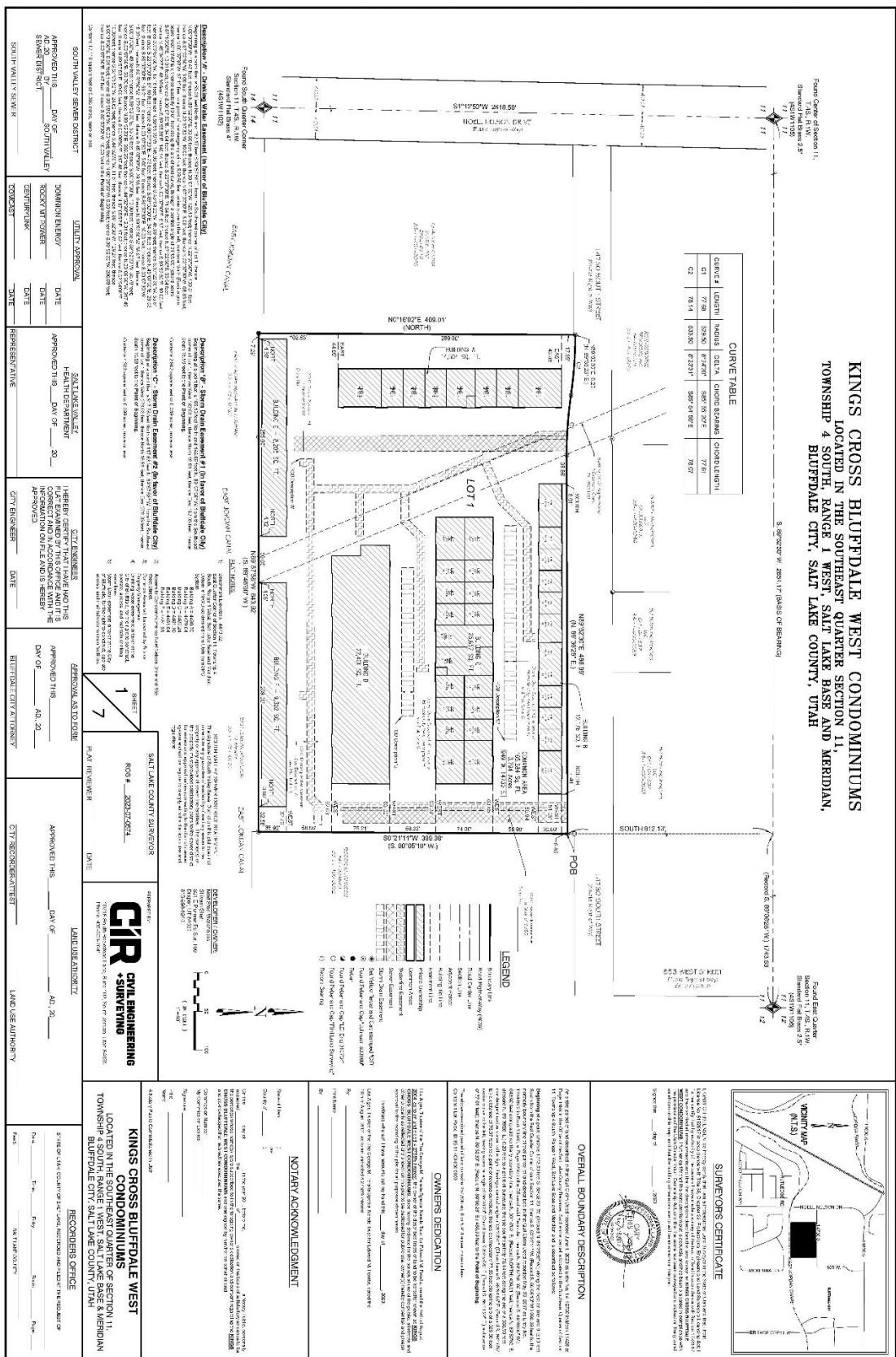
1. List any additional findings and/or conditions...

## **EXHIBITS: Development Agreement Concept Site Plan, Condo Plat**

## DA Concept Site Plan



## Condo Plat





## ***Memo***

**Date:** October 26, 2023

**From:** Dan Tracer, Assistant City Engineer

**To:** Grant Crowell, Zoning Administrator

**CC:**

**RE:** Kings Cross 2 Condo Plat – Final Plat Approval

---

In an effort to ensure all Condominium Plats are compliant with City standards and ordinances, the City Engineering Department conducts a review of all Condo Plat Applications. We have completed our review of Kings Cross 2 Condo Plat Application and recommend final approval be granted without conditions.

Please contact me directly with any questions or concerns you may have.

Thank you,

Dan Tracer, P.E. – Assistant City Engineer  
City of Bluffdale

## **Item 5**



2222 West 14400 South • Bluffdale, Utah 84065 • (801) 254-2200  
Community Development Department  
Planning Division

---

STAFF REPORT  
27 October 2023

To: City of Bluffdale Planning Commission  
Prepared By: Jennifer Robison, Senior Planner, on behalf of the DRC

Re: The Centrum at Bluffdale Site Plan Application

Application No: 2023-02  
Applicant(s): LH Perry Investments LLC  
Project Location: 533 West 14600 South  
General Plan: Mixed Use  
Zoning: SD-X The Centrum at Bluffdale (including a Development Agreement)  
Acreage: 6.72 acres  
Request: Approval of Phase 1 for The Centrum at Bluffdale project including the residential building and all infrastructure improvements for the entire site as provided by BCC 11.110.130.

**SUMMARY**

The Planning Commission recommended approval of The Centrum on October 20, 2021, to the City Council following a public hearing and other several meetings. The City Council also conducted a public hearing and other meetings ultimately adopting Ordinance 2022-01 on January 12, 2022, to approve the zoning for the special development zone SD-X The Centrum at Bluffdale (Centrum SD-X zone) Bluffdale City Code chapter 11.110.130 with the accompanying concept plan, open space plan, transportation, and parking plan, allowed uses and development standards. Resolution 2022-06 was also approved with a Development Agreement (DA) for the overall project and improvements and expansion of Rising Star Way and the intersection of Porter Rockwell Boulevard (PRB).

**ANALYSIS**

*Anticipated Uses, Layout and Access.* The site plan is presented as the entire 6.72 acres for all utilities and infrastructure for the Centrum project. There will be two (2) phases of constructing buildings on the site. Phase one will include the residential apartment building for 252 units which is allowed to be six stories (four stories of housing above two stories of structured parking) and up to eighty (80) feet in height. All supporting parking, infrastructure, utilities, driveways for ingress, egress and emergency access, pavement and other required amenities needed for the residents.

*Residential Building Requirements.* The residential building location is allowed as depicted on the conceptual site plan, with no specific setback requirement. The location complies with all adopted building and fire codes and required utility easements, right of way requirements, and emergency access, and meets all other applicable provisions of the Bluffdale City Code and adopted standards. No apartment

unit is allowed to exceed two bedrooms. The total square footage of the residential building is 85,875 square feet.

**Parking.** Two parking spaces are required for each dwelling unit located within a fully enclosed garage or designated in a parking lot adjacent to the residential structure. The parking garage provides two levels of parking. Level 1 provides 228 stalls, Level 2 provides 229 and 48 stalls are provided as surface parking, including visitor parking for a total of 504 total stalls for the residential project which meets the requirement.

**Architectural Design Guidelines:** Consistent with the requirements of the Centrum SD-X zone, the required enhanced architectural elements and features for residential building is thematic and includes enhancements to visible side and rear facades to the public streets. The architectural design guidelines are consistent with the Centrum SD-X zone and BCC 11.150 for materials, colors, and other design features. A palette is provided with materials and colors in the plans for the building.

**Adequate Public Facilities and Infrastructure.** All adequate public facilities will be installed with the construction for this project. Easement documents are approved and recorded for culinary water locations and a storm drainage maintenance agreement. All easements will also be noted on the future final plat for the project.

**Open Space, Landscaping and Trail.**

The Centrum will be landscaped in accordance with the City's standards for water efficiency, percentage of parking lot landscaping, tree, shrub, and ground cover requirements, irrigation design, and the overall site percentages approved in the zone. The total landscaping area for the site is 13,174 square feet or .30 acres. There will be a trail provided between the rear (west side) of the building and the canal for an additional amenity for the residents for active open space and future overall trail network for the city.

Street trees will be planted and maintained in compliance with City standards in all park strips and adjacent to the trail area. Where a park strip doesn't exist or allows for street trees due to utility or other engineering conflicts, street trees shall be placed as close to the sidewalk as possible. These trees shall be installed pursuant to the approved site plan prior to the issuance of a certificate of occupancy and shall be maintained by the owner.

**Future Commercial Pads and Buildings.** The applicants are required to submit a site plan application for all commercial buildings planned for Phase 2 for approval by the appropriate Land Use Authority according to the Bluffdale City Codes. There is a requirement for one (1) pad of commercial to be constructed before the City will issue a certificate of occupancy and any residential unit. The applicant has indicated their desire to begin constructing the first commercial pad with the residential building simultaneously.

**DRC REVIEW AND COMMENTS**

On behalf of the City Manager, the City's staff involved in development review and administration meets together as a Development Review Committee (DRC). The DRC generally consists of the City Manager, City Attorney, City Engineer, Public Works Director, the City Planner, and other outside consultants as needed from time to time. The comments of the DRC members have been included in this staff report and the recommended conditions of approval for the project.

City Engineer. The outstanding requirements by the City Engineer and Public Works Department are included in the recommended conditions of approval. The layout, design and construction of all subdivisions are subject to the Bluffdale City Engineering Standards and Specifications.

Fire Marshal. No outstanding comments.

City Planner. The Planning Division is recommending approval with the recommended conditions.

**DRC STAFF RECOMMENDATION FOR THE CENTRUM AT BLUFFDALE SITE PLAN APPLICATION:**

DRC Staff recommends that the Planning Commission approve The Centrum at Bluffdale project subject to the following conditions:

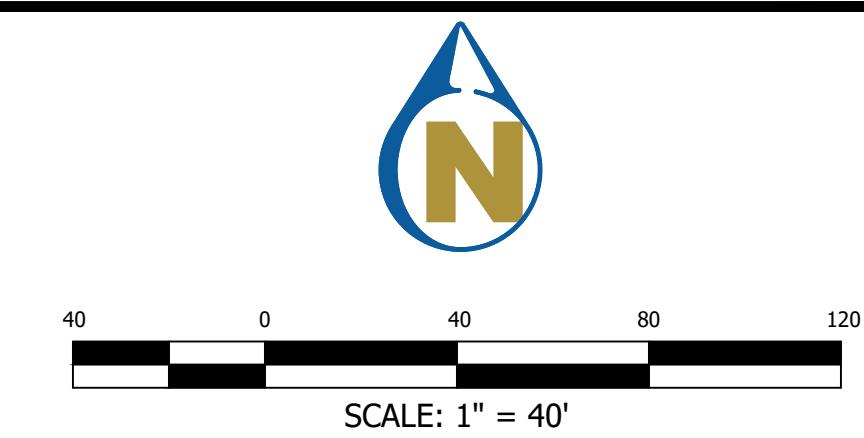
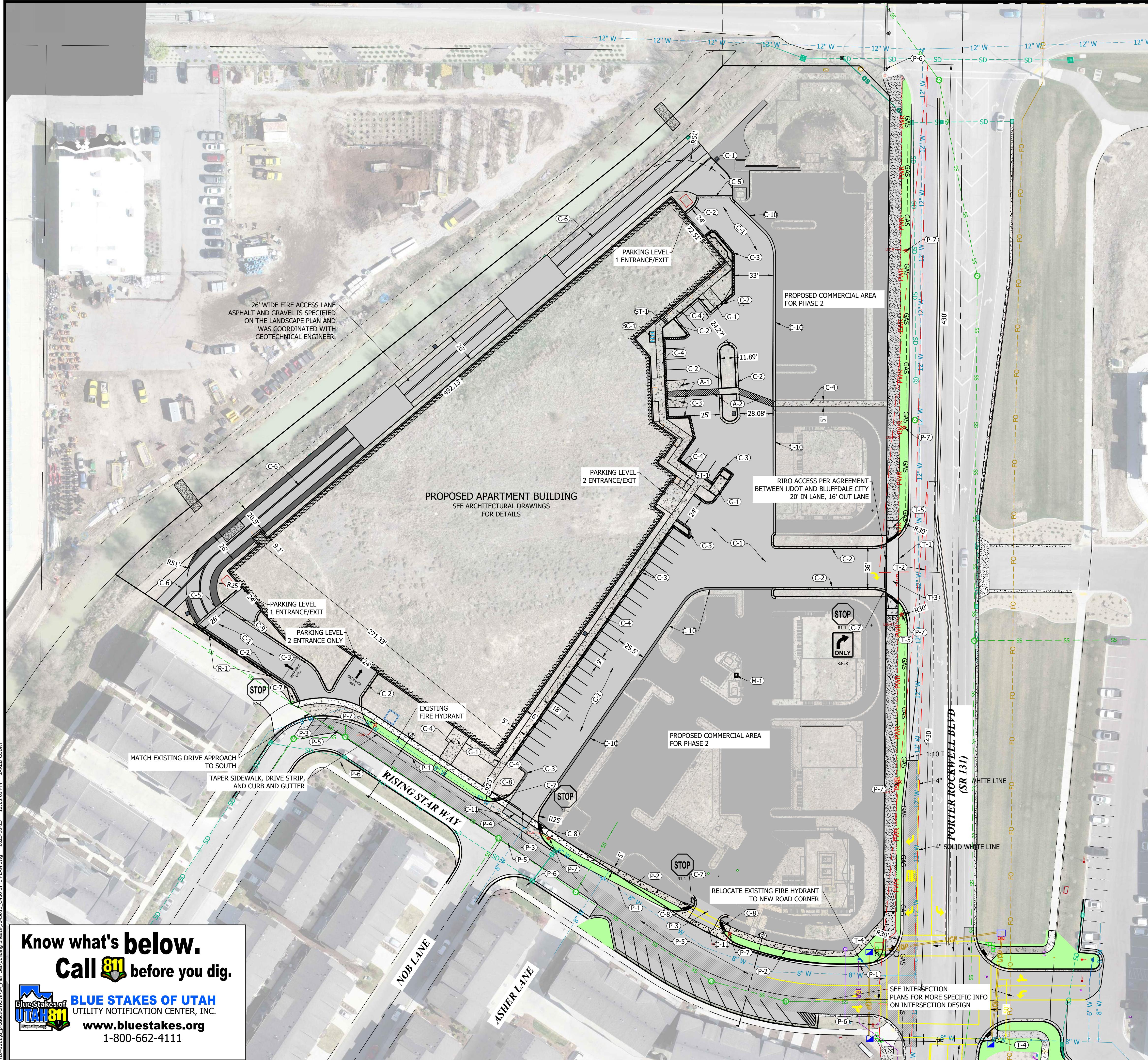
1. That all requirements of the City Codes and adopted ordinances are met and adhered to for the project.
2. That the site plan complies with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer and Public Works Department for all relevant construction and plat drawings.
3. That all construction drawings be approved and stamped by the City Engineer prior to any construction of improvements.
4. That the project adheres to all requirements of the International Fire Code and all other requirements of the City Fire Marshal.
5. That all private open space, landscaping, and parking areas be owned and maintained by the owners and all improvements be installed as per approved plans.
6. No parking is permitted on Porter Rockwell Boulevard, Bluffdale Boulevard (14600 South), or Rising Star Way at any time during the construction period of the project or for the owners or users with the project when completed.
7. That the applicant receives Final Subdivision Plat approval by the Land Use Authority for the project prior to the recordation of the Final Plat.
8. That the applicant completes final designs with the city engineers and Utah Department of Transportation (UDOT) for the construction and expansion of Rising Star Way and the intersection of Porter Rockwell Boulevard (PRB) as required by the Development Agreement (Resolution 2022-06).
9. That all future commercial buildings for Phase 2 of the project are subject to all the requirements of all City Codes and require site plan approval for each building either as a stand-alone building or multiple buildings combined for site plan application. Each site plan will be approved by the appropriate Land Use Authority as required by ordinance.

**MODEL MOTIONS – FOR SITE PLAN APPLICATION:**

Motion for Approval – “I move we approve The Centrum at Bluffdale Site Plan Application 2023-02 subject to the conditions and based on the findings presented in the staff report dated October 27, 2023, (or as modified by the conditions below):”

1. List any additional findings and/or conditions...





#### SYMBOL LEGEND

- (A-1) ADA PARKING PER DETAIL, SHEET C900
- (A-2) ADA COMPLIANT PATH W/4" SWL DIAGONAL STRIPING PER BLUFFDALE CITY STANDARDS
- (C-1) PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
- (C-2) PRIVATE CONCRETE CATCH CURB & GUTTER PER DETAIL, SHEET C900
- (C-3) PRIVATE CONCRETE RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- (C-4) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
- (C-5) PRIVATE 24" ROLL CURB PER DETAIL, SHEET C900
- (C-6) PRIVATE ASPHALT/GRAVEL TRAIL PER LANDSCAPE PLANS
- (C-7) STOP SIGNS AND STRIPPING PER MUTCD STANDARDS AND COB ST-9 SHEET C923
- (C-8) ADA RAMP PER DETAIL, SHEET C900
- (C-9) PRIVATE 48" WATER WAY PER DETAIL, SHEET C900
- (C-10) TEMPORARY ASPHALT BERM PER DETAIL, SHEET C900
- (C-11) 4' APWA CONCRETE WATERWAY AND TRANSITIONS PER DETAIL, SHEET C924
- (ST-1) PRIVATE OUTDOOR STAIRCASE PER DETAIL, SHEET C900
- (G-1) PRIVATE DUMPSTER SERVICE AREA. TRASH IS TO BE ROLLED OUT TO THIS LOCATION FOR PICK UP
- (R-1) PRIVATE MINOR CONCRETE RETAINING WALL TAPER TO EXIST. GROUND TO THE EAST PER DETAIL, SHEET C900
- (BC-1) NEW BICYCLE LOCK AREA PER DETAIL
- (M-1) PROPOSED AND ACCEPTED LOCATION FOR CLUSTER MAILBOX, PER ARCHITECTURAL PLANS
- (P-1) REMOVE AND REPLACE CITY CURB & GUTTER PER DETAIL ST-2 SHEET C923
- (P-2) REMOVE AND REPLACE CITY 5' WIDE 4" SIDEWALK PER DETAIL COB ST-3 SHEET C923
- (P-3) ACCESS FROM CITY STREET PER DETAIL ST-3 SHEET C923
- (P-4) 8" SWL CROSSWALK PER BLUFFDALE CITY STANDARDS
- (P-5) REMOVE AND REPLACE CITY ASPHALT PER DETAIL COB ST-12, SHEET C923
- (P-6) EXISTING STREET LIGHT FOR SPACING REQUIREMENTS
- (P-7) PROPOSED STREET LIGHT SEE ELECTRICAL PLANS FOR DETAILS
- (T-1) ACCESS FROM UDOT STREET PER DETAIL SHEET C940
- (T-2) REMOVE AND REPLACE UDOT ASPHALT PER DETAIL SHEET C940
- (T-3) 8" SWL CROSSWALK PER UDOT STANDARD
- (T-4) PROPOSED STREET LIGHT ON SIGNAL POLE PER UDOT STANDARD
- (T-5) ADA RAMP IN UDOT ROW. ALL WORK TO BE DONE TO UDOT STANDARD BY A UDOT APPROVED CONTRACTOR

ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS AND SPECIFICATIONS.

NOTES:

1. ADDITIONAL ADA STALLS ARE LOCATED INSIDE THE PARKING STRUCTURE. REFERENCE ARCHITECTURAL PLANS FOR MORE INFORMATION
2. POSTAL SERVICE CLUSTER MAILBOX HAS BEEN PROPOSED AND APPROVED TO BE LOCATED INSIDE THE CLUB HOUSE PORTION OF THE APARTMENT COMPLEX. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION
3. SEE SHEET C401 FOR RISING STAR SECTION VIEWS, AND SHEET C402 FOR PORTER ROCKWELL BLVD SECTION VIEWS. PLAN AND PROFILE SHEETS FOR BOTH ROADS ARE ON C700 AND C702, RESPECTIVELY.

AREA TABULATION		
sq.ft.	Acres	%
BUILDING	85,874	1.97
IMPROVEMENTS	177,545	4.08
LANDSCAPE	29,269	0.67
TOTAL	292,688	6.72
		100.00%

#### HATCH LEGEND

- CATCH CURB AND GUTTER
- SPILL CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- ASPHALT PAVING

#### ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING: MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE: MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS: A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING: MINIMUM SIZE OF 60" x 60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY: MAXIMUM SLOPE OF 1:12 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS: MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 1:48 (2%). THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

#### REVISIONS

REV. 1	ADDRESSED CITY COMMENTS	3/13/23
REV. 2	ADDRESSED SEWER COMMENTS	10/7/23

DRAWN: JC 2023-05-22  
APPROVED: TB 2023-05-22  
PROJECT #: 1043011  
1043011 CO00 SITE PLAN.dwg

**C400**  
SITE PLAN

#### DEVELOPER

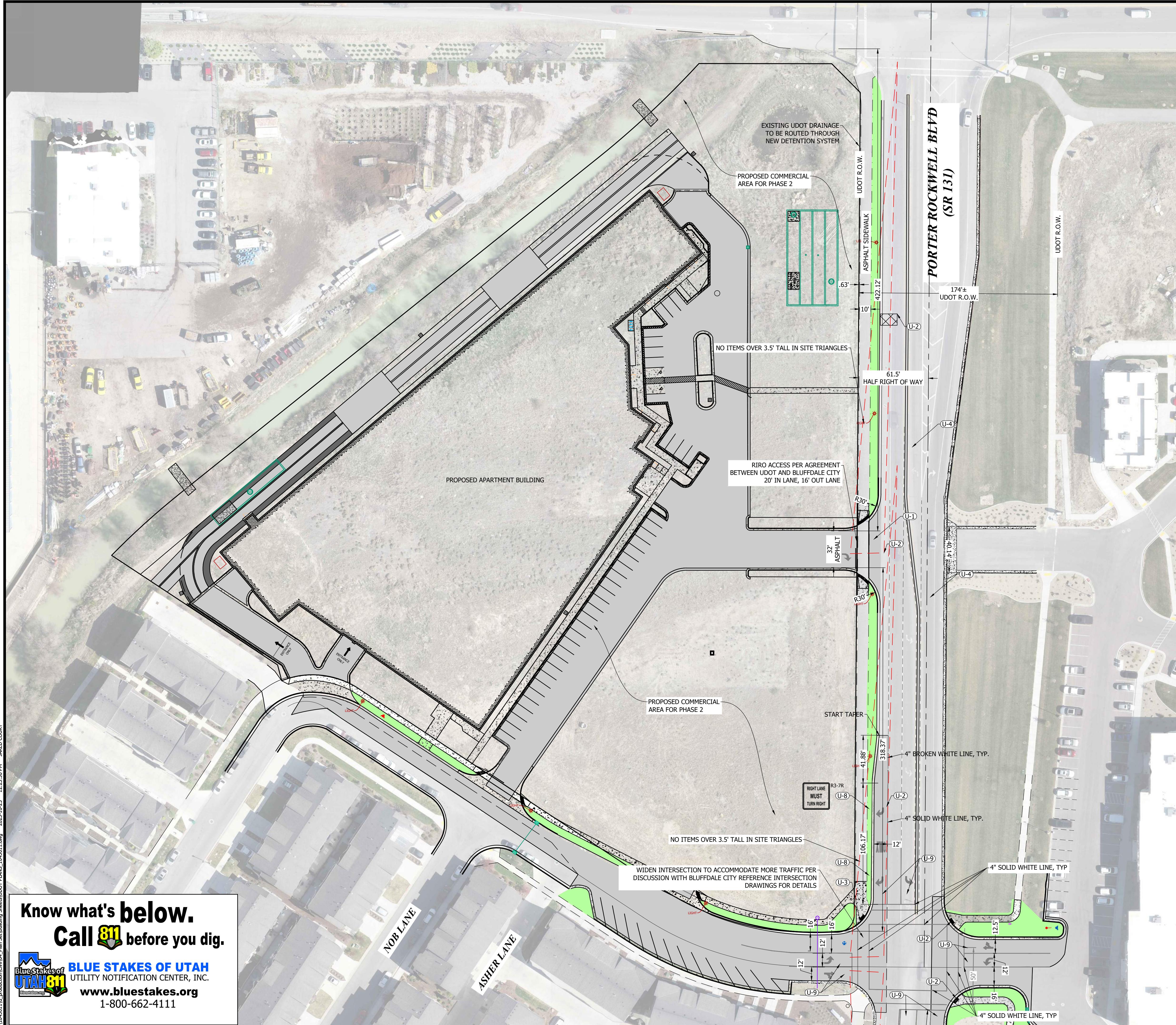
#### PERRY COMMERCIAL

Contact: MATT SWAIN  
17 EAST WINCHESTER ST.  
MURRAY, UT 84107  
Phone: 801-554-5905  
mswain@perrycommercial.net

#### THE CENTRUM AT BLUFFDALE

14600 S. & PORTER ROCKWELL BLVD  
BLUFFDALE, UTAH, 84011  
LOCATED IN THE SW 1/4 OF SECTION 12, T.4, R.1., S.L.B.&M.



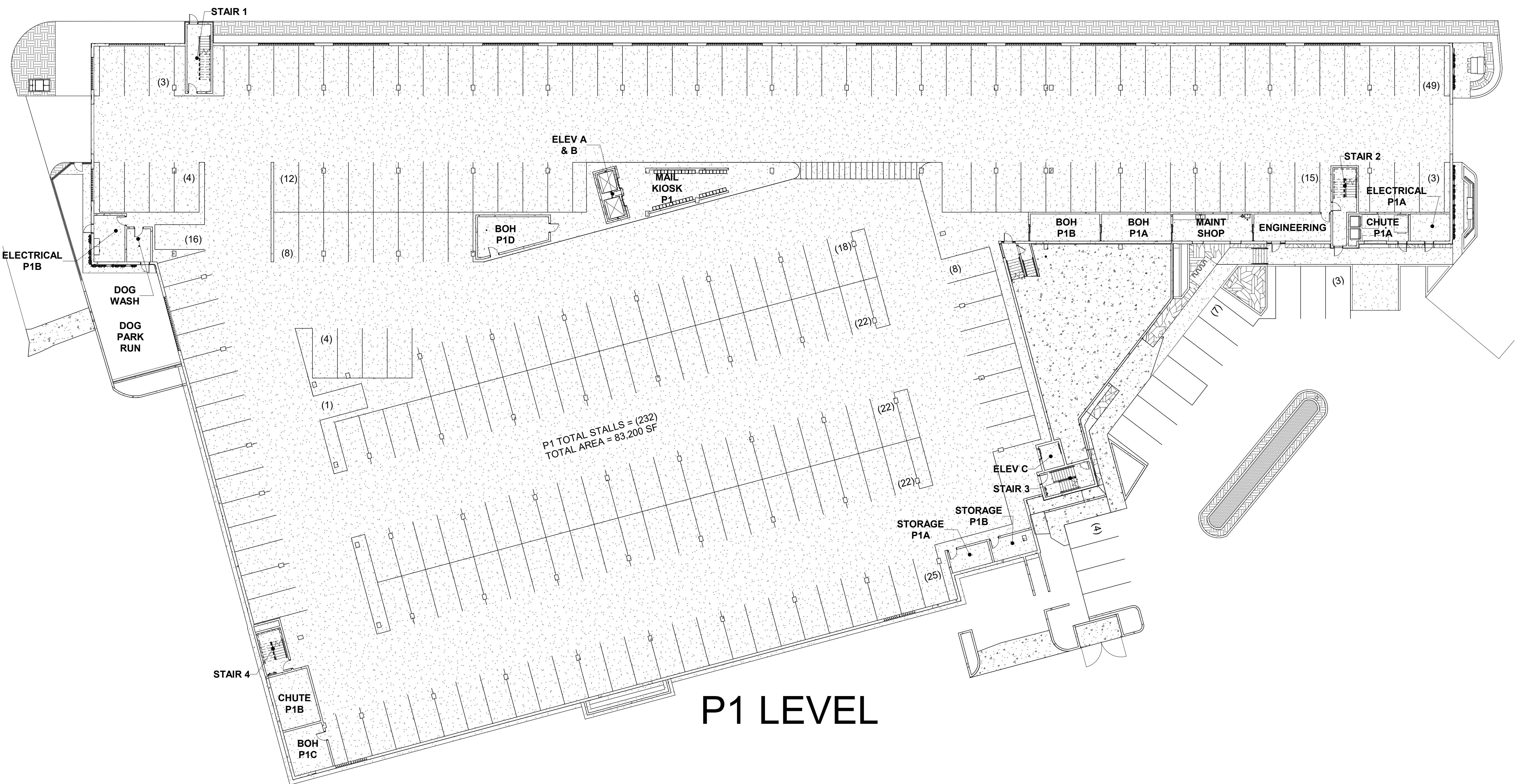


<b>DEVELOPER</b>	<b>PERRY COMMERCIAL</b>
Contact: MATT SWAIN 17 EAST WINCHESTER ST. MURRAY, UT 84107 Phone: 801-554-5905 mswain@perrycommercial.net	

<b>REVISIONS</b>	REV. 1 3/13/2023 ADRESSED CITY COMMENTS REV. 2 10/7/2023 ADRESSED SEWER COMMENTS
DRAWN: JB 2023-08-28 APPROVED: DM 2023-08-28 PROJECT #: 1043011 UDOT PAMS 1043011.dwg	

**THE CENTRUM AT BLUFFDALE**  
14600 S. & PORTER ROCKWELL BLVD  
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH  
LOCATED IN THE SW 1/4 OF SECTION 12, T.4, R.1., S.L.B.&M.

**U400**  
UDOT SITE PLAN



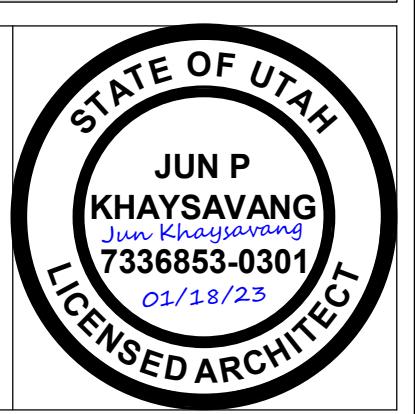
1 PARKING LEVEL P1 FLOOR PLAN

1" = 20'-0"

 REVISIONS
 


 NO. DATE DESCRIPTION

SITE REVIEW SET


 Project:  
**THE CENTRUM AT BLUFFDALE**  
 NEW APARTMENT COMPLEX

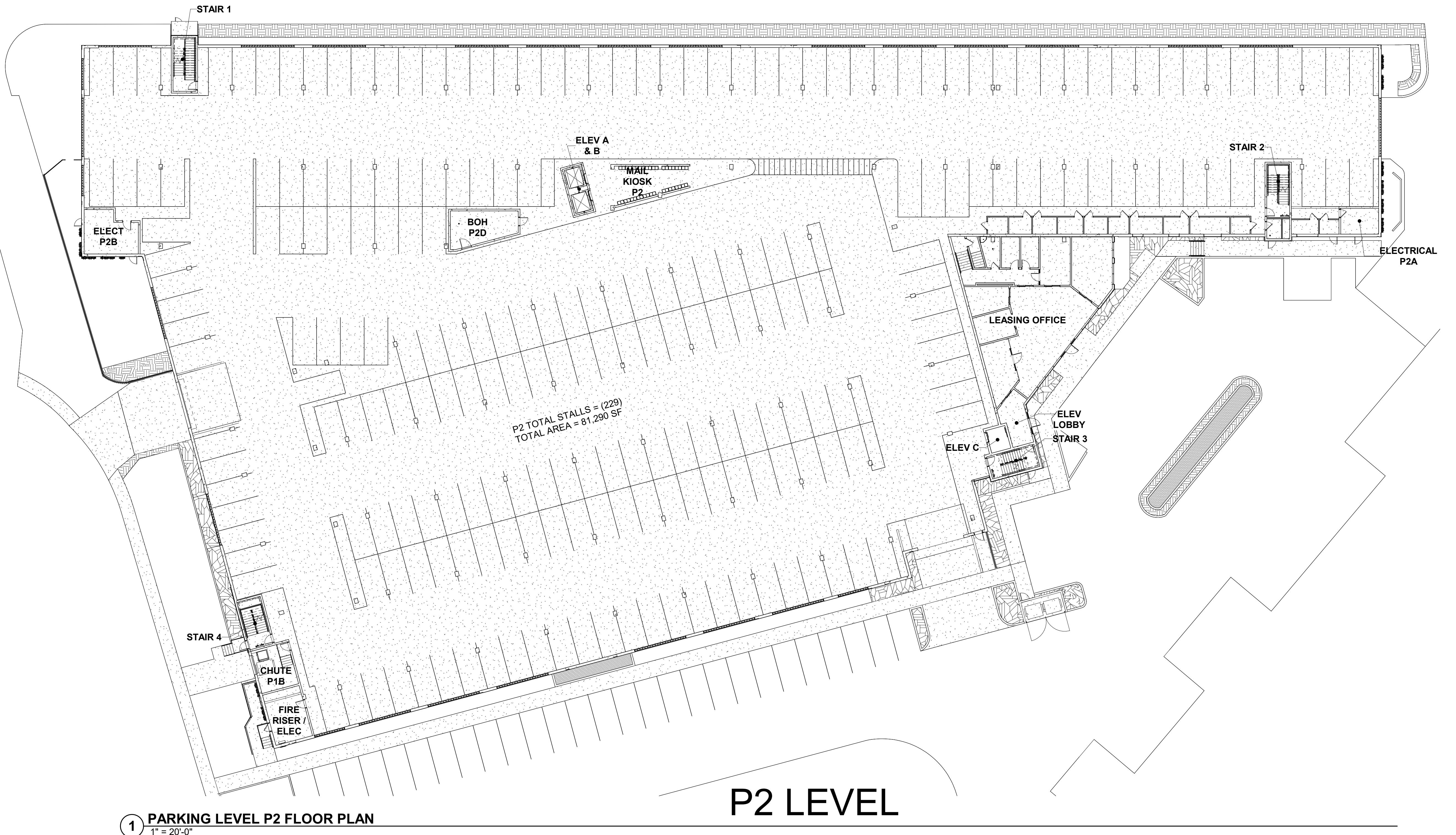
**THE CENTRUM**  
 AT BLUFFDALE

533 W 14600 S - BLUFFDALE, UT

 Sheet Title:  
**PARKING LEVEL 1 FLOOR PLAN**

 Project Number Project Number  
 Date 01/18/2023  
 Drawn By PERRY COMMERCIAL  
 Checked By Checker

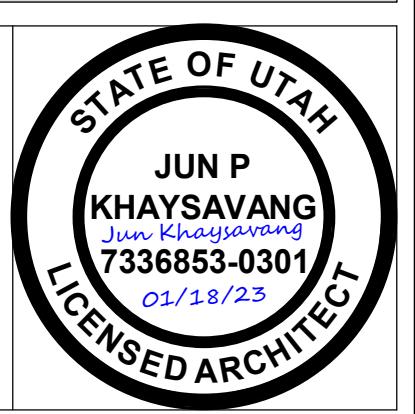
 Sheet Number:  
**A001**  
 Scale 1" = 20'-0"



## REVISIONS

NO.	DATE	DESCRIPTION

SITE REVIEW SET



Project:  
**THE CENTRUM AT BLUFFDALE**  
 NEW APARTMENT COMPLEX

 THE CENTRUM  
 AT BLUFFDALE

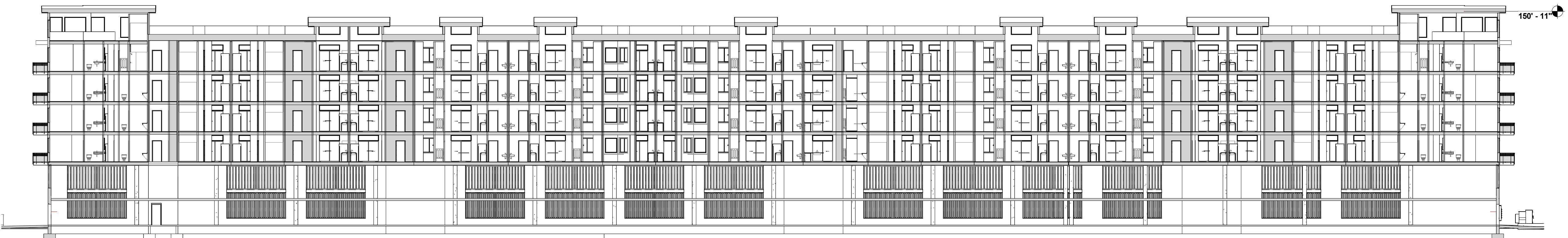
533 W 14600 S - BLUFFDALE, UT

Sheet Title:  
**PARKING LEVEL 2 FLOOR PLAN**

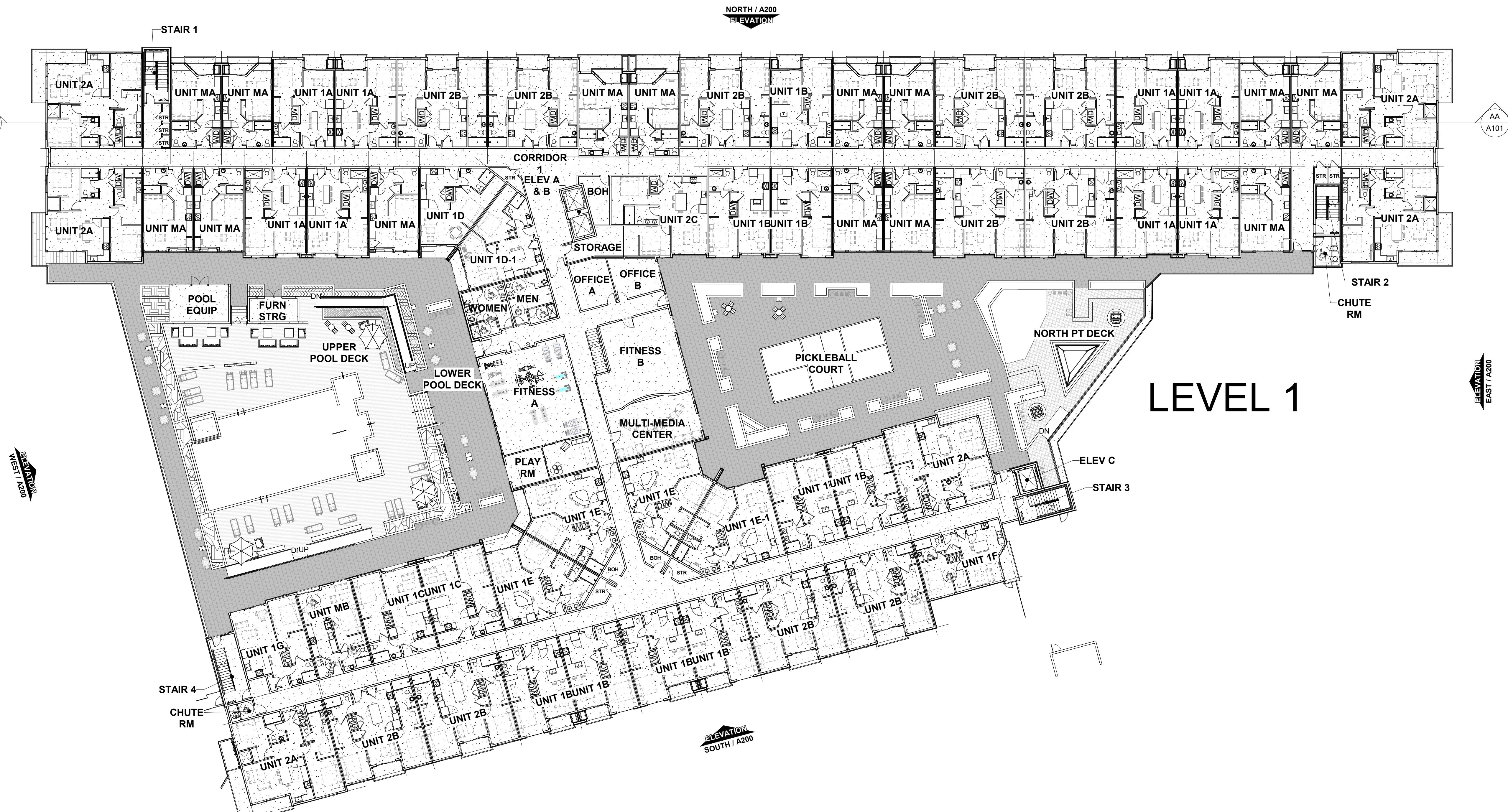
Project Number Project Number  
 Date 01/18/2023  
 Drawn By PERRY COMMERCIAL  
 Checked By Checker

Sheet Number: A002  
 A002

Scale 1" = 20'-0"


**AA LONGITUDINAL SECTION**

1" = 20'-0"







**1 WEST ELEVATION (FACING EAST JORDAN CANAL)**  
1" = 20'-0"

1 1" = 20'



## **2 EAST ELEVATION (FACING PORTER ROCKWELL BLVD)**

2 1" = 20'



**3 NORTH ELEVATION (FACING 14600 S STREET)**  
1" = 20'-0"

3 1" = 20



**4 SOUTH ELEVATION (FACING RISING STAR WAY)**  
1" = 20'-0"

$$4 \quad 1" \equiv 20$$



17 E. Winchester Street, #102  
Murray, UT 84107  
[www.perrycommercial.net](http://www.perrycommercial.net)

2021-2022 School Year School District

## REVISIONS

# STATE REVIEW SET

A circular seal for the State of Utah. The outer ring contains the text "STATE OF UTAH" at the top and "LICENSED ARCHITECT" at the bottom, both in a serif font. The inner circle contains "JUN P" in large letters, "KHAYSAVANG" in large letters, "Jun Khaysavang" in blue script, "7336853-0301" in large numbers, and "11/17/22" in blue script at the bottom.

ject:

**THE CENTRUM AT  
BLUFFDALE**

**NEW APARTMENT COMPLEX**



# THE CENTRUM AT BLUFFDALE

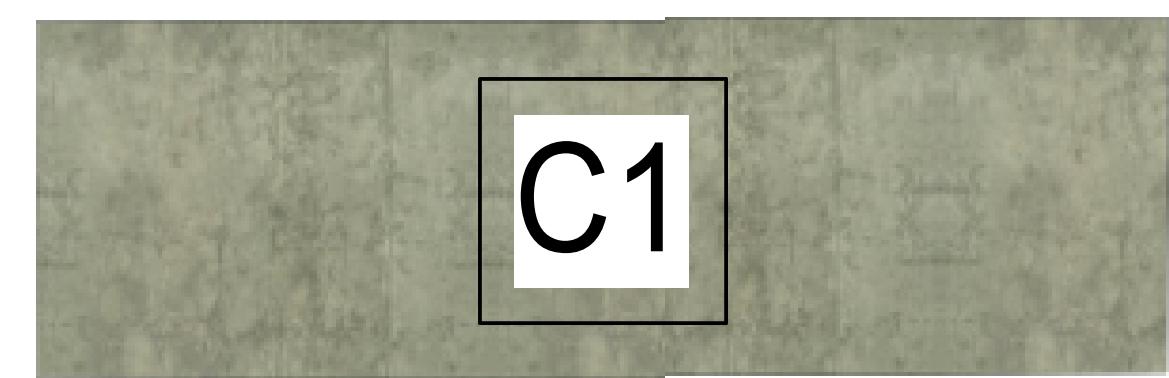
300 W 1400 S - BESITZDALE, UT

# EXTERIOR ELEVATIONS

Entered By	PERRY COMMERCIAL	
Checked By	Checker	
Number	A200	A200
File	1" = 20'-0"	

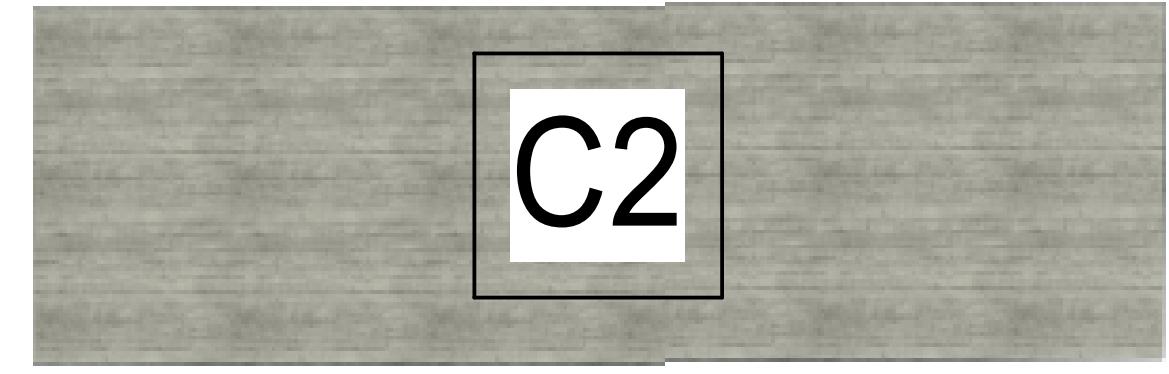
2000-01

# MATERIAL SAMPLE KEY



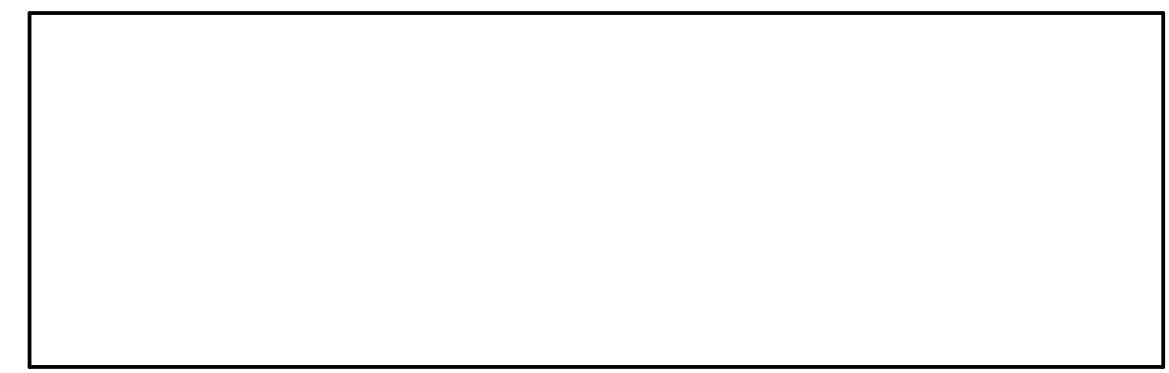
C1

ARCHITECTURAL CONCRETE  
(SMOOTH TEXTURE w/  
REVEAL)

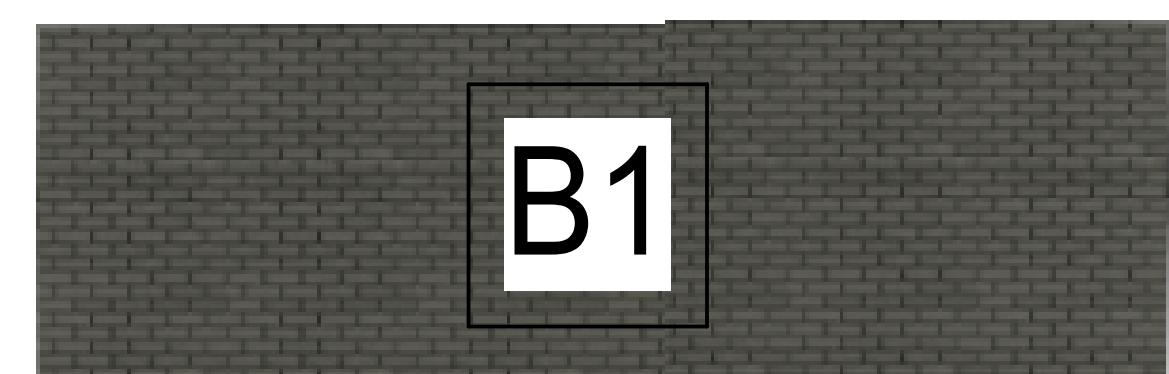


C2

CONCRETE (6"-10"  
BARNWOOD BOARD FORM)

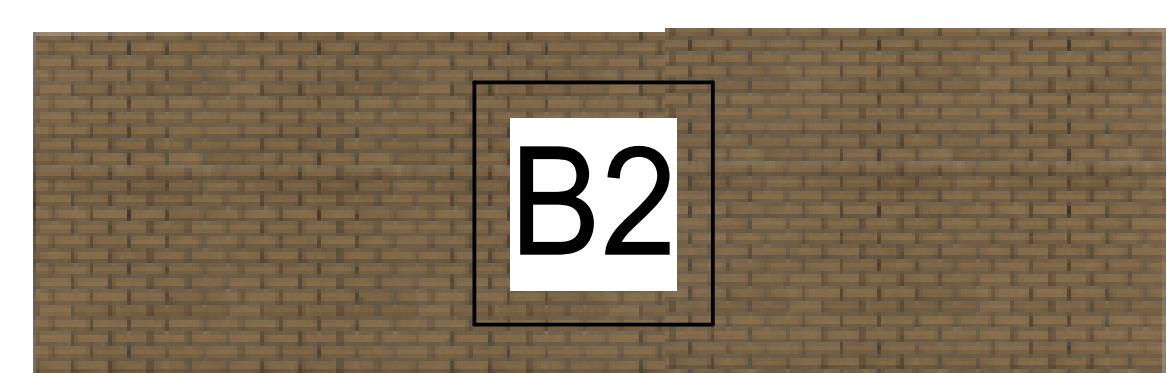


INSULATED CLEAR GLASS



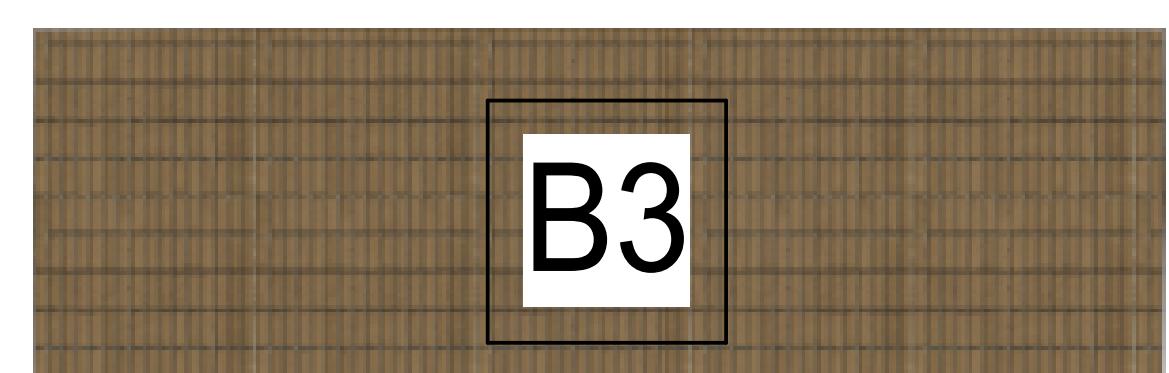
B1

BRICK #1: KINGSIZED FULL  
BRICK (DARK IRON SPOT)



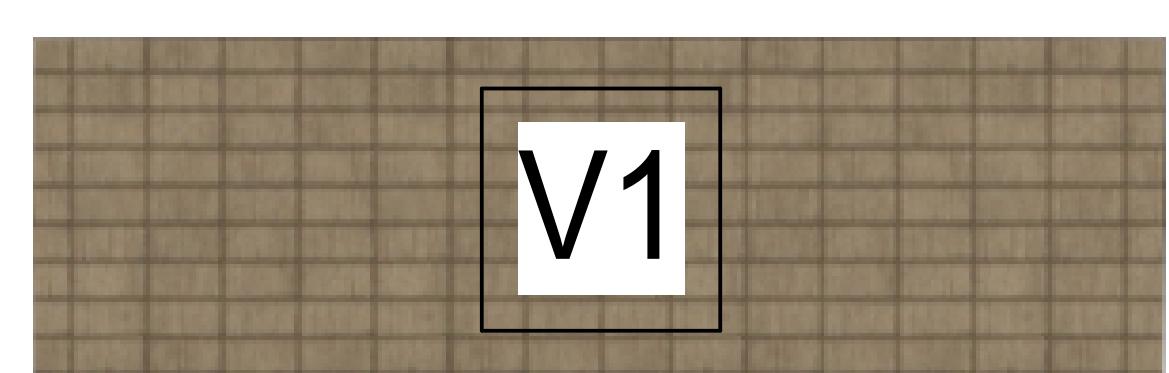
B2

BRICK #2: KINGSIZED FULL  
BRICK (POSH)



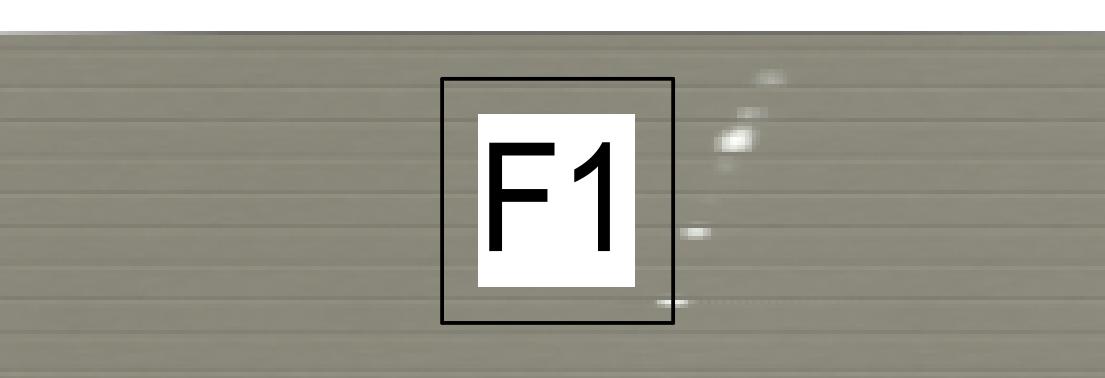
B3

BRICK #3: COMMON THIN  
BRICK (POSH)



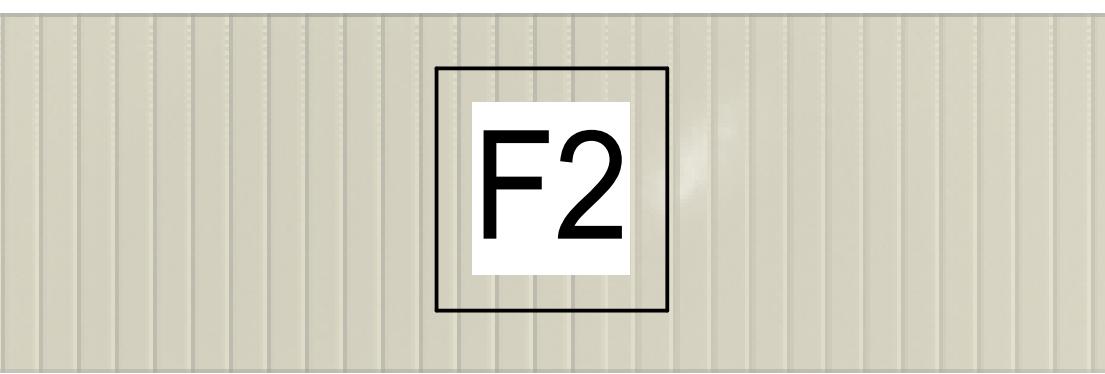
V1

8" x 16" STACKED CMU THIN  
CLAD VENEER (PADRE)



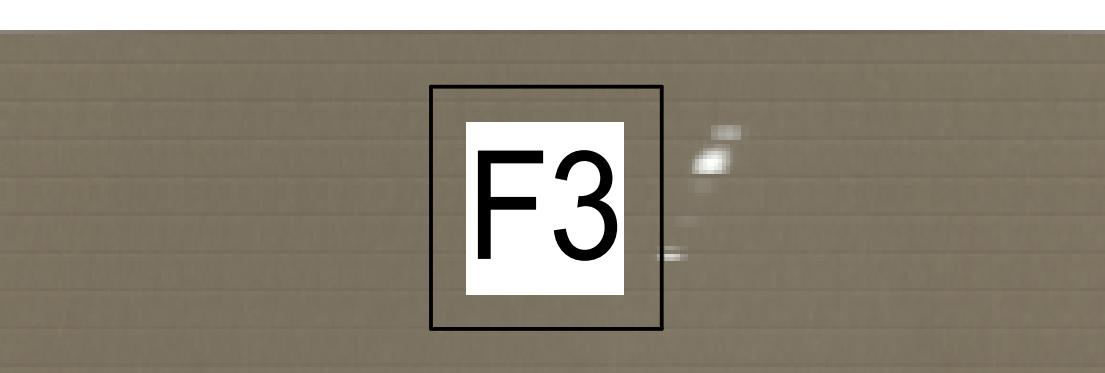
F1

FIBER CEMENT BOARD,  
HORIZONTAL (GRAY SLATE)



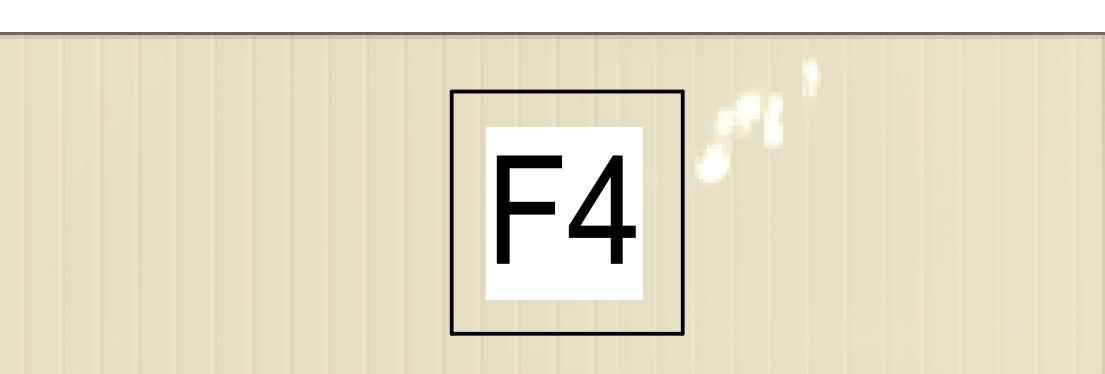
F2

FIBER CEMENT BOARD,  
VERTICAL (NAVAJO BEIGE)



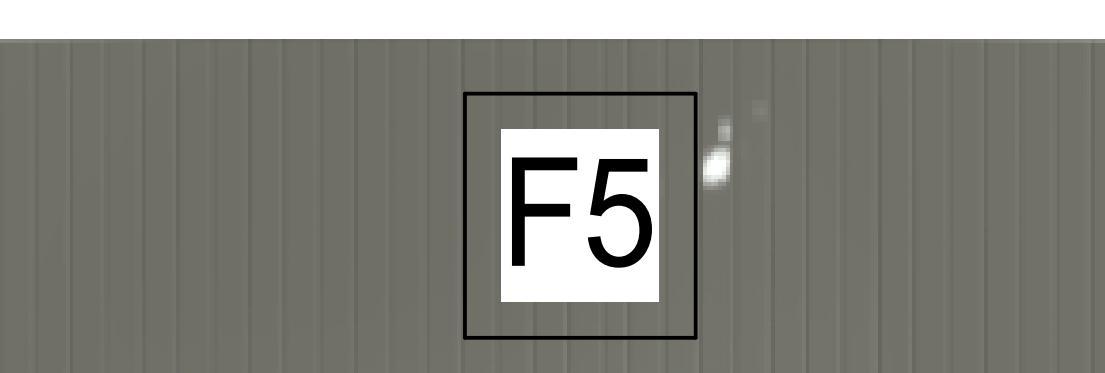
F3

FIBER CEMENT BOARD,  
HORIZONTAL (TIMBER BARK)



F4

FIBER CEMENT BOARD,  
VERTICAL (SW7120 DOLLOP  
OF CREAM)



F5

FIBER CEMENT BOARD,  
VERTICAL (AGED PEWTER)



F6

FIBER CEMENT BOARD,  
VERTICAL (GRAY SLATE)

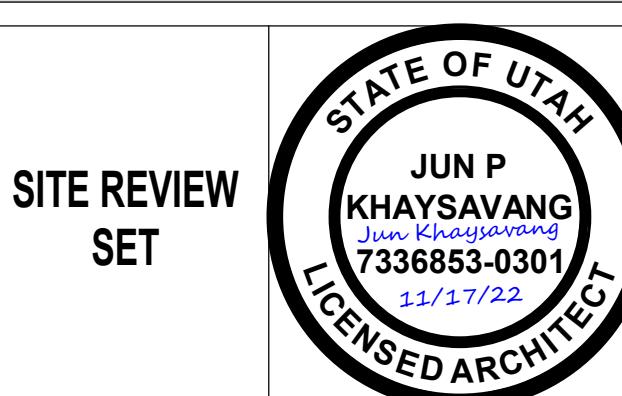
NOTE:  
MISC. METAL TO BE DARK ANODIZED:  
PUNCHED WINDOW & STOREFRONT  
FRAMES, EXTERIOR DOORS, BALCONY  
RAILINGS, ROOF FACIA, DRIP EDGE &  
FLASHING



17 E. Winchester Street, #102  
Murray, UT 84107  
www.perrycommercial.net

36" x 24" Sheet Size for Full Scale Print

REVISIONS		
NO.	DATE	DESCRIPTION



Project:  
**THE CENTRUM AT  
BLUFFDALE  
NEW APARTMENT COMPLEX**

**THE CENTRUM  
AT BLUFFDALE**

533 W 14600 S - BLUFFDALE, UT

Sheet Title:  
**EXTERIOR  
ELEVATIONS**

Project Number      Project Number  
Date      11/17/2022  
Drawn By      PERRY COMMERCIAL  
Checked By      Checker

Sheet Number:  
**A201**

1" = 20'-0"

11/02/2023 6:53:11 PM

## **Item 6**



2222 West 14000 South  
Bluffdale, UT 84065  
801.254.2200(o) 801.446.8642(f) TTY 7-1-1

---

STAFF REPORT  
October 27, 2023

**To:** City of Bluffdale Planning Commission  
**Prepared By:** Ellen Oakman, Associate Planner

**Re: Text Amendment to amend the Electronic Message Center (EMC) definition and allow static electronic numeric display signs**

Application No.: 2023-37  
Applicant: Allied Electric Sign and Awning  
Request: That the Planning Commission review the proposed text amendment to amend the EMC definition and allow static numeric display signs and make a recommendation to the Bluffdale City Council.

**SUMMARY**

Staff received an application to amend the existing chapter - Title 11.220 of the Bluffdale City Code (BCC), by amending the EMC sections of the sign code to allow a particular type of EMC, static electronic numeric display signs for gas stations. The proposed revisions amend the sign Definitions by creating a new definition for static electronic numeric display signs in 11.220.030, amend the Prohibited Signs section in 11.220.120, and the Permitted On-Premises Permanent Signs section in 11.220.070, in BCC. Since this type of sign would be classified as an EMC, it is currently prohibited in the sign code for most standard zones/areas. The proposal is to amend the definition of an EMC, by creating a new definition, to allow this type of numeric display sign that is operated electronically but is semi static – not changing the numeric display for at least 12 hours. The sign would also only apply to monument sign faces.

The proposed application was applied for by the sign company working on 7-11's monument sign, on Redwood and Porter Rockwell, desiring to make it an Electronic Static Sign for ease of displaying gas prices that changes every day. Many other businesses have expressed interest in this type of EMC, and with the increase in commercial activity in similar areas of the city, this amendment to the code will be desired by many as it provides opportunities to utilize this type of signage. Other areas of the city have also utilized this type of EMC, typically through special district zoning, or an existing non-confirming use. This will allow any area of the city to allow these static electronic numeric display signs, without requiring a special district, where commercial monument signs are allowed or as an existing non-conforming use.

## **ANALYSIS**

The proposed amendment includes the following:

### **Proposed revisions to Definitions (11.220.030)**

**ELECTRONIC MESSAGE CENTER SIGN:** An on-premises sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means. Television or video monitors used as window signs are considered electronic message centers.

**STATIC ELECTRONIC NUMERIC DISPLAY SIGNS:** An electronic message center sign that:

- A. Is incorporated into a monument sign and does not occupy more than 50 percent of the entire sign face;
- B. Displays only numbers and accompanying symbols, e.g. currency symbol or decimal,
- C. Changes display no more frequently than once every 12 hours,
- D. Does not scroll, flash, blink, emit sound, or include animated copy or graphics.

### **Proposed revisions to Permitted On-Premises Permanent Signs to create new proposed section under Freestanding and Monument Signs section (11.220.070.A.2): Static Electronic Numeric Display Signs (11.220.070.A.8)**

#### **8. Static electronic numeric display signs**

- a. Static electronic numeric display signs must be (1) fitted with a mechanism that automatically adjusts the brightness in response to ambient conditions, (2) equipped with a means to immediately turn off the display or lighting if it malfunctions. The sign owner or operator must immediately turn off the sign or lighting when notified that it is not complying.
- b. Lumination during daylight hours for full color electronic message signs shall not exceed 6,000 cd/m<sup>2</sup> or NITs. Lumination during the night for full color electronic message signs shall not exceed 300 cd/m<sup>2</sup> or NITs. Full color electronic message signs shall be dimmed to a maximum of 300 cd/m<sup>2</sup> or NITs from 10:00 P.M. to 6:00 A.M. Lumination during the day for monochrome color electronic message signs shall not exceed 3,000 cd/m<sup>2</sup> or NITs. Lumination during the night for monochrome color electronic message signs shall not exceed 300 cd/m<sup>2</sup> or NITs. Monochrome color electronic message signs shall be dimmed to a maximum of 300 cd/m<sup>2</sup> or NITs from 10:00 P.M. to 6:00 A.M. Electronic message signs shall also be set with a photocell dimmer to automatically dim with ambient light changes, or shall be supplied with software to program the dimmer to a pre-selected time. One half hour after sunset and one half hour before sunrise.

### **Proposed revisions to (11.220.120): Prohibited Signs**

X. Electronic message centers, except static electronic numeric display signs as permitted in 11.220.070.A.8.

## **MODEL MOTIONS FOR THE TEXT AMENDMENT APPLICATION**

Model for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Text Amendment Application 2023-37 based on the findings presented in the staff report dated October 26, 2023 (or as modified below):”

1. That the proposed use is consistent with other similar EMC's in the city.
2. That the proposed use is of interest to many similar businesses in the area.
3. That the proposed use facilitates business development and opportunity in the community.

## **ATTACHMENTS**

### **Exhibit A: Proposed language**

#### **Exhibit A: Proposed language**

##### **11.220.030: DEFINITIONS:**

**ELECTRONIC MESSAGE CENTER SIGN:** An on-premises sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means. Television or video monitors used as window signs are considered electronic message centers.

**STATIC ELECTRONIC NUMERIC DISPLAY SIGNS:** An electronic message center sign that:

- A. Is incorporated into a monument sign and does not occupy more than 50 percent of the entire sign face;
- B. Displays only numbers and accompanying symbols, e.g. currency symbol or decimal,
- C. Changes display no more frequently than once every 12 hours,
- D. Does not scroll, flash, blink, emit sound, or include animated copy or graphics.

##### **11.220.070.A.8: PERMITTED ON PREMISES PERMANENT SIGNS:**

###### **8. Static electronic numeric display signs**

- a. Static electronic numeric display signs must be (1) fitted with a mechanism that automatically adjusts the brightness in response to ambient conditions, (2) equipped with a means to immediately turn off the display or lighting if it malfunctions. The sign owner or operator must immediately turn off the sign or lighting when notified that it is not complying.
- b. Lumination during daylight hours for full color electronic message signs shall not exceed 6,000 cd/m<sup>2</sup> or NITs. Lumination during the night for full color electronic message signs shall not exceed 300 cd/m<sup>2</sup> or NITs. Full color electronic message signs shall be dimmed to a maximum of 300 cd/m<sup>2</sup> or NITs from 10:00 P.M. to 6:00 A.M. Lumination during the day for monochrome color electronic message signs shall not exceed 3,000 cd/m<sup>2</sup> or NITs. Lumination during the night for monochrome color electronic message signs shall not exceed 300 cd/m<sup>2</sup> or NITs. Monochrome color electronic message signs shall be dimmed to a maximum of 300 cd/m<sup>2</sup> or NITs from 10:00 P.M. to 6:00 A.M. Electronic message signs shall also be set with a photocell dimmer to automatically dim with ambient light changes, or shall be supplied with software to program the dimmer to a pre-selected time. One half hour after sunset and one half hour before sunrise.

##### **11.220.120: Prohibited Signs:**

**X. Electronic message centers, except static electronic numeric display signs as permitted in 11.220.070.A.8.**