



**AGENDA
BLUFFDALE CITY PLANNING COMMISSION
MEETING**

June 3, 2015

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Wednesday, June 3, 2015**, 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

1. Public comment (for non-public hearing items).
2. Approval of minutes from May 20, 2015 meeting of the Planning Commission.
3. **PUBLIC HEARING, CONSIDERATION, AND VOTE** for a request on a Conditional Use Permit for an accessory dwelling unit to be located in a single family dwelling located at 15140 S Skyfall Dr., Korey Farr, applicant.
4. **PUBLIC HEARING, CONSIDERATION, AND VOTE** on Preliminary and Final Subdivision Plat Application for Plat E-6 for 32 Residential Townhomes and associated streets at approximately 15160 South 1020 West within the Independence Master Planned Community, DAI applicant.
5. **PUBLIC HEARING, CONSIDERATION, AND VOTE** on Site Plan Application for 60 Residential Townhomes for Plat E-5 and E-6 at approximately 15195 South Heritage Crest Way within the Independence Master Planned Community, 4 Independence, LLC, applicant.
6. City Council Report.
7. Planning Commission business (planning session for upcoming items, follow up, etc.).
8. Adjournment.

Dated: May 27, 2015

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

Grant Crowell, AICP
City Planner/Economic Development Director

In compliance with the American Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City at least 24 hours in advance of this meeting at (801)254-2200. TTY 7-1-1.
*Contact Gai Herbert if you desire to give the Invocation.

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Present:

Members: Brad Peterson, Chair
Kory Luker
James Wingate
Johnny Loumis, Jr.

Others: Grant Crowell, City Planner/Economic Development Director
Alan Peters, Associate City Planner
Allison Wilcox, Community Development Assistant

Excused: Connie Pavlakis
Von Brockbank, Alternate
Jennifer Robison, Associate City Planner
Gai Herbert, Community Development Assistant

BUSINESS MEETING

Chair Brad Peterson called the meeting to order at 7:00 p.m.

1. Invocation and Pledge.

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

2. Public Comment.

There were no public comments.

3. Approval of Minutes from the May 20, 2015, Meeting of the Planning Commission.

James Wingate moved to approve the minutes from the May 20, 2015, meeting of the Planning Commission, as corrected. Kory Luker seconded the motion. Vote on the motion: James Wingate-Aye; Kory Luker-Aye; Johnny Loumis, Jr.-Aye; Brad Peterson-Aye. The motion passed unanimously.

4. PUBLIC HEARING, CONSIDERATION, AND VOTE for a Request with a Conditional Use Permit for an Accessory Dwelling Unit to be Located in a Single-Family Dwelling Located at 15140 South Skyfall Drive, Korey Farr, Applicant.

Associate Planner, Alan Peters, presented the staff report and described the home where the proposed accessory dwelling will be located. The home is situated on a .14-acre lot in the R-1-10 Zone and will have an outside entrance of its own. Mr. Peters next reviewed the floor plan for the apartment. The apartment will have a kitchen, dining area, living area, two bedrooms, one full bathroom, and storage. In addition, a stairwell will allow an emergency connection to the home upstairs in accordance with the City Ordinance. There will be a garage for the tenants as well.

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Mr. Peters stated that accessory dwelling units are a conditional use in R-1-10 zones. Mr. Peters next noted that the legal standards for accessory dwelling units are provided in the staff report. He then reviewed some of the key requirements provided in the State and City Codes. Accessory dwelling units cannot be more than 65% of the square footage of the single-family dwelling. The apartment is approximately 900 square feet. The primary dwelling is about 2,400 square feet. Therefore, the apartment is 27% of the total dwelling.

In response to Chair Peterson's question regarding the basis for interpreting the percentage occupied by an accessory dwelling unit, Mr. Peters acknowledged that the requirement is a bit unclear. He clarified that the requirement does not mean 65% of the floor in which the apartment is located, but 65% of the total dwelling unit.

Mr. Peters indicated that the accessory dwelling unit does not alter the design and character of the home. From the outside, a person would not be able to tell that there is an accessory dwelling unit in the home. The home was completed in 2014. A building permit was required for the applicants to finish the basement apartment. Staff recommended approval of the Conditional Use Permit, with the conditions set forth in the staff report.

In response to Commissioner Wingate's question regarding the address of the basement apartment, Mr. Peters stated that a different address typically has not been required by the City. The homeowner typically will provide a separate mailbox with a separate address. In response to Commissioner Loumis' question regarding utilities, Mr. Peters stated that the homeowner and tenants are allowed to share utilities and not have separate meters. The homeowner decides how to charge the tenants for utilities.

In response to Commissioner Wingate's question regarding City prohibitions regarding overnight street parking, Mr. Peters stated that in the winter overnight street parking is prohibited. Commissioner Wingate applauded the garage and driveway parking provided for the tenants but expressed concern that there might be an excessive number of cars associated with the home. Mr. Peters added that the off-street parking provided exceeds the number stipulated in the City Ordinance.

Chair Peterson opened the public hearing. There were no public comments. Chair Peterson closed the public hearing.

James Wingate moved to approve the conditional use application for an accessory dwelling unit for Korey Farr, Application 2015-21, subject to the following:

Conditions:

- 1. That all requirements of the City Code are met and adhered to for this conditional use permit.**
- 2. That a notice of approval is recorded with the property as required by the City Code.**

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3. **That the applicant obtain a building permit for the necessary improvements for the accessory apartment and obtain a certificate of occupancy before the apartment is occupied.**

Findings:

1. **That this application meets the requirements for an accessory dwelling unit 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.**

Kory Luker seconded the motion. Vote on the motion: Johnny Loumis, Jr.-Aye; James Wingate-Aye; Kory Luker-Aye; Brad Peterson-Aye. The motion passed unanimously.

Chair Peterson thanked the applicant, Korey Farr, for going through the process. Mr. Farr stated that he and his wife wanted to do things the right way. Chair Peterson reminded Mr. Farr that the Conditional Use Permit is not transferable; therefore, a new homeowner would have to obtain a new Conditional Use Permit. Commissioner Loumis urged Mr. Farr to let his tenants know that they need to keep the number of cars to a minimum so as not to create undue congestion in the neighborhood.

5. PUBLIC HEARING, CONSIDERATION, AND VOTE on Preliminary and Final Subdivision Plat Application for Plat E-6 for 32 Residential Townhomes and Associated Streets at approximately 15160 South 1020 West within the Independence Master Planned Community, DAI, Applicant.

City Planner/Economic Development Director, Grant Crowell, presented the staff report and noted that although agenda items 5 and 6 are listed sequentially, he will cover both applications in his staff report. The Planning Commission was asked to make a recommendation on a plat and the site plan application for the entire site. Parcel E-5 had already been platted and E-6 is the plat now under consideration. Mr. Crowell clarified that the Planning Commission is the Land Use Authority for site plans at Independence. The City Council approves plats.

Plat E-6 has 32 townhomes. They have attached garages for parking, as well as parking in the driveways. There are an additional 25 parking spaces for the entire project on the site plan. Mr. Crowell next showed how the plat fits within the surrounding properties, including Porter Rockwell Boulevard. Plats E-5 and E-6 come together. An internal Independence Development Review Committee (IDRC) first reviewed the plats and site plans for approval before submitting them to the City for approval. The site plan provides a layout for the setbacks, landscaping, and architecture. It also provides color boards and schemes that must be followed by builders. In other parts of the Independence project, the townhomes were built by D.R. Horton. Candlelight is slated to build these townhomes. The subdivision is currently under construction.

Commissioner Luker asked Mr. Crowell to refer to the draft that includes Porter Rockwell Boulevard. He then observed that the piece next to it doesn't look like apartments and asked if they have been changed. Mr. Crowell explained that when the City Council approved the last major

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change to the Land Use Plan in March 2015, they took half of the apartment units and put them in a different part of the project. Mr. Crowell next clarified that the draft he included in the staff report was not an exact representation of what is planned because it was prepared by Horrocks Engineering. The draft was intended to serve as an illustration.

In response to Commissioner Loumis' question about the number of phases planned for the townhomes, Mr. Crowell stated that he thinks it is one phase; however, he would defer that question to the applicant. In response to Chair Peterson's question regarding the streets, Mr. Crowell noted that they are private streets that meet the design standards specified in the City Ordinance.

Commissioner Wingate asked if the Planning Commission could receive a digital PDF of the drawings instead of a scanned PDF copy. Doing so would make it much easier to read. Mr. Crowell stated that they are created in Adobe and are not scanned through the copy machine. Commissioner Wingate stated that since the Planning Commission is being asked to approve a plat, he wants to be able to see all of the details, including the fine print. Mr. Crowell assured Commissioner Wingate that he would provide the best copy available for the staff report.

Commissioner Wingate next asked how the spacing of the proposed townhomes compares to the other townhomes that have been approved. Mr. Crowell stated that the setbacks and lot sizes meet the Project Plan requirements. Commissioner Wingate clarified that his real concern is parking. At Daybreak in the winter the streets cannot be plowed because of the cars that are parked on the streets. Chair Peterson noted that much discussion has taken place regarding on-street parking, including allowing parking on just one side of the road. Mr. Crowell stated that staff spent a great deal of time with the City Council discussing this issue during the origins of the plan. They are private streets so the HOA will be responsible for snow removal. Additionally, the City Ordinance prohibits pushing snow onto a public street.

Commissioner Wingate observed that the North arrow is wrong on some of the drawings provided in the staff report.

Chair Peterson opened the public hearing.

Bryan Flamm gave his address as 1099 West South Jordan Parkway and identified himself as a representative of DAI and Candlelight Homes. Mr. Flamm stated that front loaded townhomes provide better parking than alley load townhomes. The majority of the townhomes and single-family homes at Daybreak are alley load. Additional parking stalls will also be provided, so there will be additional off-street parking for the residents. With regard to the spacing of the homes compared to the ones built by D.R. Horton, this particular plat is a little less dense, but has a similar style and layout in general. With regard to phasing, there are two plats, and the developer intends to do the construction in two phases. He does not, however, anticipate a large space of time between the two based on the demand they are seeing with townhomes in other projects. A high quality product is being used for the color schemes of the homes. The additional parking stalls being provided are the result of practical experience with other projects. Mr. Flamm clarified that the additional parking spaces will be for whoever needs them.

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With regard to the units to the south, Mr. Flamm stated that the densities and locations are not final yet. There will be apartments adjacent to townhomes. The apartments are in the process of being incorporated into the site plan. Commissioner Wingate noted that at an earlier Planning Commission Meeting some residents expressed concern about parking along Heritage Crest Way. Mr. Crowell stated that parking will be allowed along Heritage Crest Way and Freedom Point Way, but not along Porter Rockwell Boulevard. Mr. Flamm stated that he is also the HOA president, so he hears the same concerns and complaints from residents. Construction projects themselves create parking demands so Mr. Flamm had worked with the contractors to direct their sub-contractors not to park in certain areas.

In response to Commissioner Loumis' question regarding the projected timeline for having the townhomes ready to sell, Mr. Flamm stated that the final line of credit is nearly closed, so construction on the roads will begin by July. Thus, the townhomes will be ready to sell in the fall. With regard to the price range, Mr. Flamm stated that no determination had been made yet, but the typical range is in the low \$200K.

In response to Commissioner Luker's question regarding the number of color options, Mr. Flamm indicated that there will be three. An exhibit has been prepared detailing the arrangement of the color scheme. Mr. Flamm added that other design features will be incorporated to enhance the aesthetics of the townhomes.

There were no further public comments, Chair Peterson closed the public hearing.

Kory Luker moved to forward a positive recommendation to the City Council for the Independence at the Point Preliminary and Final Plat E-6 application 2015-17, subject to the following:

Conditions:

- 1. That all requirements of the City Code and adopted ordinances are met and adhered to for each proposed plat.**
- 2. That all plats comply with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer and Public Works Department for all relevant construction and plat drawings prior the preconstruction meeting or the recordation of the plat, whichever is first.**
- 3. That a Site Plan Application including, but not limited to; landscaping, building elevations, building colors and materials, lighting, and fencing be approved by the Planning Commission prior to the issuance of building permits.**
- 4. That all building permit submittals for townhomes have written or stamped approval from the Independence Development Review Committee, pursuant to the requirements of the DA prior to being submitted to the City.**

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5. That for each building permit submittal, the City requires a certification in the form of a grading and drainage plan for each building, stamped and certified by a professional engineer. This should be submitted with the site plan and building permit. No building permit shall be issued without this.
6. That after construction, before a certificate of occupancy is issued, the builder shall submit a certification by a Professional Civil Engineer that the lots were actually graded according to the initial engineered plan and that no construction has interfered with that plan.
7. That the project adheres to all requirements of the International Fire Code.
8. The final plat will be required to be recorded simultaneously with all required sheets and CC&Rs.

Johnny Loumis, Jr., seconded the motion. Vote on the motion: Kory Luker-Aye; James Wingate-Aye; Johnny Loumis, Jr.-Aye; Brad Peterson-Aye. The motion passed unanimously.

6. PUBLIC HEARING, CONSIDERATION, AND VOTE on Site Plan Application for 60 Residential Townhomes for Plat E-5 and E-6 at approximately 15195 South Heritage Crest Way within the Independence Master Planned Community, 4 Independence, LLC, Applicant.

Kory Luker moved to approve the Site Plan Application 2015-18 for DAI townhomes, subject to the following:

Conditions:

1. That all requirements of the City Code, adopted ordinances, adopted building and fire codes and DA requirements are met and adhered to for this project.
2. That all site plan features and building architecture shall adhere to the approved site plan and the conditions of the IDRC approval.
3. That all street trees shall be installed in the park strips prior to the issuance of a certificate of occupancy for all dwellings in accordance with the approved Street Tree Plan.
4. That all park strip landscaping irrigation and maintenance is the responsibility of the HOA.
5. That the applicant submits a landscaping phasing plan that illustrates minimum landscaping installation around each constructed building and associated park strip landscaping, prior to the final inspection for any constructed building or dwelling in the project. The City Planner, or designee, shall approve the landscaping phasing plan

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and no certificate of occupancies for any structure shall be issued unless all landscaping is installed pursuant to the approved landscaping and phasing plan.

- 6. That if perimeter fencing is desired, the applicant shall submit a fencing detail that identifies the type, height, color, and location and shall be approved by the IDRC and reviewed by the City Planner, or designee.**

Findings:

- 1. That this application conforms to the Independence at the Point Development Agreement and the requirements of the Mixed Use Zone.**
- 2. That this application conforms to the City of Bluffdale ordinance requirements regarding site plan approval.**
- 3. That the proposed plan will not be detrimental to the health, safety, or general welfare of persons or property within the area.**

Johnny Loumis, Jr., seconded the motion. Vote on the motion: Kory Luker-Aye; James Wingate-Aye; Johnny Loumis, Jr.-Aye; Brad Peterson-Aye. The motion passed unanimously.

7. City Council Report.

Mr. Crowell gave a brief summary of the discussions and action items that took place at the last City Council Meeting. He noted that it went until 1:00 a.m. The items discussed were as follows:

- The Rodeo Committee asked for \$4 million for the rodeo arena. Several people attended the meeting to advocate in behalf of the rodeo arena.
- Pre-design planning has begun for the City Hall.
- The City Council reconsidered and passed the request for equine and veterinary text amendments.
- The caretaker's living unit cannot exceed 500 square feet.
- The request for pre-school and daycare centers was approved. A Conditional Use Permit was expected to come before the Planning Commission at the next meeting.
- Budget discussions occupied a substantial amount of time during the meeting.
- Options are being considered for use of the old City Hall building on Redwood Road when it is vacated. The City does not plan to sell it.

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- Other high-priority capital expenditures, in addition to the new City Hall, include a Public Works Building and a Fire Station on the east side of Bluffdale. Mr. Crowell clarified that impact fees cannot be used for city halls or public works facilities. They can be used for fire stations and for an apparatus if it is over \$500,000. Sites have been considered for a fire station, but no determination had yet been made.

Commissioner Loumis stated that a gun range would be a nice facility to have. Mr. Crowell suggested he share that feedback at the Parks Plan Open House. Discussion ensued on the merits of having a gun range and the logistical details associated with such a facility.

Discussion took place concerning a home located east of where Porter Rockwell Boulevard T's into 14600 South, near the frontage road. Mr. Crowell stated that it will remain at its present location.

In response to Commissioner Loumis' question regarding the status of the work taking place on the corner of Bangerter and Redwood, Mr. Crowell stated that it is on schedule, per the revised schedule.

With regard to work on Redwood Road between Bangerter Highway and Riverton, Mr. Crowell indicated that a contractor has been chosen for the design work. The surveyors have visited the site. There are many utility issues that need to be addressed. Discussion also took place on the work being done on Loumis Parkway.

Mr. Crowell noted that it is budget season again so the City department heads are working assiduously through the process.

The deadline for filing for the City elections is Monday, June 8, at 5:00 p.m. There are currently three City Council seats open. Discussion ensued on the status of the incumbents who are up for re-election and whether they plan to run for re-election.

Mr. Peters stated that the City Hall Open House will take place on June 16. Discussion ensued on how the architectural design will be determined. Mr. Crowell noted that the architect has designed many city halls. The City Council has not made any design decisions yet. Instead logistical considerations have been the main priority of the City Council thus far.


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

Commissioner Wingate asked Mr. Crowell if he has had a chance to look into the issue of the transition from Redwood Road to Camp Williams Road. Mr. Crowell stated that he and staff visited with the Mayor and he does not want staff to move forward because he did not believe it was necessary. Mr. Crowell added that he has also visited with the City Manager and Fire Chief about Commissioner Wingate's other concerns about incorrect street signs. Mr. Peters stated that the signs have been made and have perhaps been installed.

9. Adjournment.

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The Planning Commission Meeting adjourned at 8:00 p.m.


Gai Herbert
Community Development Secretary

Approved: June 17, 2015