



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

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, March 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. Notice is further given that access to this meeting by Commission members may be by electronic means via telephone conference call.

PLANNING COMMISSION BUSINESS MEETING 6:00 PM

1. Roll Call.
2. Invocation/Thought/Reading and Pledge of Allegiance.

ADMINISTRATIVE ITEMS:

3. **CONSIDERATION AND VOTE** on a proposed Site Plan Application for the Independence Apartments on 5.03 acres including all common areas for 218 residential apartment units located at approximately 15580 South Heritagecrest Way, Independence Rock Apartments, LLC, Applicant (Application 2022-18) – Staff Presenter, Jennifer Robison.

LEGISLATIVE ITEMS:

4. **PUBLIC HEARING, CONSIDERATION AND VOTE** on proposed text amendments to the Bluffdale City Land Use Ordinances regarding accessory dwelling units, Bluffdale City Code (BCC) Chapter 11.340 and associated definitions in BCC 11.20, City of Bluffdale, Applicant (Application 2022-49) – Staff Presenter, Grant Crowell.

DISCUSSION ITEMS:

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

Dated: February 24, 2023

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

Minutes

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**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1 **Present:**

2

3 **Members: Debbie Cragun, Chair**

4 **Kory Luker**

5 **Ulises Flynn**

6 **Erik Swanson**

7 **Johnny Loumis, Jr.**

8 **Tina Griffis, Alternate**

9

10 **Staff: Grant Crowell, Community and Economic Development Director**

11 **Jennifer Robison, Senior City Planner**

12 **Ellen Oakman, Associate City Planner**

13 **Kjersti Jarman, Community Development Coordinator**

14 **Courtney Petersen, AV Technician**

15

16 **Public: Chase Andrizzi**

17 **Jessie Iacono**

18 **Shay Chappell**

19 **Casey Forbush**

20 **Kristy Shellenberg**

21 **Jared Morgan**

22 **Brett Candelott**

23 **Lisa Gayler**

24 **Connie Robbins**

25 **Greg Wilding**

26

27 Chair Debbie Cragun called the meeting to order at 5:59 p.m.

28

29 **PLANNING COMMISSION BUSINESS MEETING**

30

31 **1. Roll Call.**

32

33 All members of the Planning Commission were present.

34

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

36

37 Kory Luker offered the invocation and led the Pledge of Allegiance.

38

39 **3. Approval of the Planning Commission Meeting Minutes from November 2, 2022.**

40

41 **Kory Luker moved to APPROVE the minutes from the November 2, 2022, Planning**

42 **Commission Meeting. Ulises Flynn seconded the motion. Vote on motion: Kory Luker-Aye;**

43 **Ulises Flynn-Aye, Erik Swanson-Aye; Johnny Loumis, Jr.-Aye; Debbie Cragun-Abstained.**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1 **The motion passed unanimously with one abstention. Alternate Planning Commissioner, Tina**
2 **Griffis, did not participate in the vote.**

3
4 **Administrative Items**

5
6 **4. CONSIDERATION AND VOTE on a Plat Amendment Application for Kenna Lane**
7 **Subdivision Lot 104 Amended in the R-1-43 Zone Located at Approximately 14230**
8 **South 3600 West, Jessie Iacono, Applicant (Application 2022-52. Staff Presenter, Ellen**
9 **Oakman.**

10
11 Associate City Planner, Ellen Oakman, presented the staff report and stated that this previously
12 approved plat was being considered for a very minor amendment to just Lot 104. The shared
13 driveway was being amended slightly to provide more visible area for the lot to meet the lot width
14 requirement. The location of the shared driveway would be moved but there would be no other
15 significant impacts. The shared driveway will continue to be used by three homeowners as had
16 previously been approved. There was easement documentation by another property owner reflecting
17 the proposed changes. In response to a question raised by Chair Cragun, Ms. Oakman confirmed that
18 all three property owners were supportive of the change. She clarified that the Plat Amendment and
19 easement document would be recorded. In response to a question raised by Commissioner Loumis,
20 Ms. Oakman confirmed that the subdivision is not in an HOA.

21
22 Commissioner Loumis asked about maintenance of the shared driveway. The applicant, Jessie
23 Iacono, gave her address as 3432 West Boulden Boulevard and stated that on the currently recorded
24 plat, the driveway will be maintained by the owners of Lot 104 and the Glaciers that live directly
25 behind the lot and use the access. The responsibility for the shared portion of the driveway will
26 continue with the owners of those two lots.

27
28 **Ulises Flynn moved to APPROVE the Kenna Lane Amended Subdivision Plat Amendment**
29 **Application 2022-52 subject to the following:**

30
31 **Conditions:**

- 32
33 **1. That all requirements of the City Codes and adopted ordinances are adhered to**
34 **for the application.**

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**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

- 1
2 **2. That the applicant provides the executed Access and Utility easement for the**
3 **portion of easement located on Parcel 33-08-100-044 (George Property).**
4
5 **3. That the applicant continues to revise the plat amendment to be compliant with**
6 **City Engineering Department review comments.**
7

8 **Johnny Loumis, Jr. seconded the motion. Vote on motion: Ulises Flynn-Aye; Johnny Loumis,**
9 **Jr.-Aye; Erik Swanson-Aye; Kory Luker-Aye; Debbie Cragun-Aye. The motion passed**
10 **unanimously. Alternate Planning Commissioner, Tina Griffis, did not participate in the vote.**

11
12 **5. CONSIDERATION AND VOTE on a Plat Amendment for Saddleback III Commercial**
13 **Condominiums amending Lot 3 Reagan Cove Subdivision for 7.96 Acres to Create 30**
14 **Commercial Units and Common Areas Located at Approximately 13927 South 2700**
15 **West. Howland Partners, Applicant (Application 2022-12). Staff Presenter, Jennifer**
16 **Robison.**
17

18 Senior City Planner, Jennifer Robison, presented the staff report and stated that the proposal under
19 consideration was simply a plat amendment from a previously created and approved plat. She
20 identified the location of the subject property and noted that at the previous meeting, the Planning
21 Commission considered the Site Plan for the Saddleback III development. The item under
22 consideration was whether to condominiumize the individual units that were approved with the Site
23 Plan. In September 2021, the Saddleback at the Point Preliminary Plat was required to be divided
24 into three lots consisting of (1) A commercial area; (2) Reagan Cove for the residential area; and (3)
25 the Condominium Plat.

26
27 The accesses ended up having to be adjusted to be more viable. The item under consideration is to
28 amend Lot 3 of the Reagan Cove Subdivision so that the units can be individually owned for self or
29 commercial uses. She clarified that the term “condominium” does not just mean residential uses. It’s
30 a term to make individual units that can be sold to individual owners.

31
32 **Ulises Flynn moved to APPROVE the Saddleback III Commercial Condominiums Plat**
33 **Amendment Application 2022-12 subject to the following:**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

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Condition:

- 1. That all requirements of the City Codes and adopted ordinances are met and adhered to and the plats comply with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer, Public Works, and Planning Department for all relevant construction and plat drawings.**

Erik Swanson seconded the motion. Vote on motion: Ulises Flynn-Aye; Erik Swanson-Aye; Johnny Loumis-Jr.-Aye; Kory Luker-Aye; Debbie Cragun-Aye. The motion passed unanimously. Alternate Planning Commissioner, Tina Griffis, did not participate in the vote.

6. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Preliminary Subdivision Application for Banner Hill Plat B for 62 Residential Townhome Units Including Private Streets and Common Areas in the Mixed-Use Zone (MU) Located at Approximately 15200 South Porter Rockwell Boulevard. Banner Hill LLC, Applicants (Application 2021-40). Staff Presenter, Jennifer Robison.

Mrs. Robison reported that agenda items 6 and 7 pertain to the same property and could be considered together but voted on separately. The subject property was the last section of the overall Independence at the Point Project. Mrs. Robison next identified the location of the subject property, which is on the south end of Banner Hill West. The plat is also identified as Banner Hill Plat B. She reviewed the Land Use Master Plan to show how the subject property fits within the context of the Independence project. It was proposed for the development of townhomes and apartments. Mrs. Robison next reviewed a layout of the actual units. The streets will be private and have two points of access on Heritage Crest Way, which is a public street. 62 units were proposed.

Mrs. Robison next reviewed the proposed plat. The owners plan to retain ownership of the property to use as rental units. As a result, the residences are not identified as individual units, as is the case with townhome units. Therefore, the plat shows building pads only, along with the private drive. If the owners were to change from rental units to townhome units, they would be required to seek a plat amendment to create the legal descriptions for each residential unit. Mrs. Robison next noted that a challenging piece of land would be included on the plat. It contains steep slopes and would be difficult to develop. As a result, it was to remain as open space.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1
2 Mrs. Robison identified the proposed units, which will be similar to the 25 units that are already being
3 used as rentals in Banner Hill. There will be a variety of setbacks in the area. Mrs. Robison then
4 reviewed a type of unit the applicants have not used before and will feature driveways that will meet
5 the 20-foot requirement.

6
7 Mrs. Robison next reviewed parking. She stated that this element underwent extensive analysis
8 because some units will be apartments and others will be townhomes. In addition, there can be no
9 parking on Heritage Crest Way. The current standard is to designate two parking spaces inside the
10 garage. Where there is a driveway, there is guest parking at the ratio of one stall per four units. If
11 there is no driveway, there must be one guest parking space per three units. The 1:3 ratio was met
12 for all units. There are 60 spaces in garages and 29 provided for the typical townhome units. There
13 are 32 stacked units proposed with one parking space in the garage for each unit and one space for
14 each of the 20-foot driveways. The apartments do not get credit for guest parking in the driveway,
15 so the guest parking must meet the 1:3 ratio. The minimum requirement would be 22 spaces,
16 however, there will be 42 spaces, which exceeds the City’s Parking Standard.

17
18 Mrs. Robison reviewed the proposed color palate and building materials. She also reviewed the
19 Landscaping Plan. She identified the location of a proposed trail, which will be in the area with steep
20 slopes. Staff was working with the engineers on the location and design of the trail.

21
22 In response to Commissioner Swanson’s question regarding the slope of the southwest portion,
23 Mrs. Robison confirmed that it is sloped as well. The sloped area will ultimately be open space.

24
25 Commissioner Luker commented on the hammerhead portion of the road for a turnaround for
26 emergency service vehicles and asked if it would need to be recorded as such. Mrs. Robison stated
27 that she would confer with the engineers.

28
29 In response to Commissioner Flynn’s question regarding the dots on the Landscaping Plan,
30 Mrs. Robison explained that some of it is sloped. The applicant, Casey Forbush, gave his address as
31 4894 West Mussley Bend Drive and stated that the dots will be concrete. The backyards will be
32 fenced. Mr. Forbush reiterated that the proposed project is the last in the Independence Project.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1
2 In response to a question by Commissioner Flynn, Mr. Forbush identified an amenity area within the
3 project that will have a seating area and fire pit. He noted that it will have a great view for the
4 residents to enjoy.

5
6 Chair Cragun opened the public hearing for the plat only. There were no public comments or emails.
7 The public hearing was closed.

8
9 In response to Commissioner Flynn’s question regarding the width of the private streets,
10 Mrs. Robison stated they will be 26 feet wide, which is similar to what has been done in other alley-
11 loaded projects. Another street will be 30 feet wide. Mrs. Robison confirmed that there will be no
12 parking on Heritage Crest Way. All parking must be handled internally by the Owners Association.

13
14 **Erik Swanson moved to APPROVE the Banner Hill Plat B Preliminary Subdivision**
15 **Application,**
16 **Application 2021-40, subject to the following:**

17
18 **Conditions:**

- 19
20 **1. That all requirements of the City Codes, adopted ordinances, and the**
21 **Independence at the Point Project Plan are met and adhered to for the**
22 **applications.**
- 23
24 **2. That the preliminary plat complies with the Bluffdale City Engineering**
25 **Standards and Specifications and recommendations by the City Engineer and**
26 **Public Works Department for all relevant construction and plat drawings.**
- 27
28 **3. That all construction drawings be approved and stamped by the City Engineer**
29 **prior to any construction of improvements.**
- 30
31 **4. That the project adheres to all requirements of the International Fire Code.**
32

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

- 1 5. That all private open space, landscaping, parking areas, and alleys/streets be
2 owned and maintained by the owner's association and improvements installed as
3 per the approved plan.
- 4
- 5 6. No parking is permitted on Heritage Crest Way.
- 6
- 7 7. That the applicant receives Final Subdivision Plat approval by the Land Use
8 Authority for the project prior to the recordation of the Final Plat.
- 9
- 10 8. That the applicant completes the final designs with the city engineers and
11 constructs the trail connection on the north slope, as planned.
- 12
- 13 9. That the fire turnaround is clarified on the plats.
- 14

15 Ulises Flynn seconded the motion. Vote on motion: Erik Swanson-Aye; Ulises Flynn-Aye;
16 Johnny Loumis, Jr.-Aye; Kory Luker-Aye; Debbie Cragun-Aye. The motion passed
17 unanimously. Alternate Planning Commissioner, Tina Griffis, did not participate in the vote.

18

19 7. CONSIDERATION AND VOTE on a Site Plan Application for Banner Hill Plat B for
20 62 Residential Townhome Units Including Private Streets and Common Areas in the
21 Mixed-Use Zone (MU) Located at Approximately 15200 South Porter Rockwell
22 Boulevard. Banner Hill LLC, Applications (Application 2021-41). Staff Presenter,
23 Jennifer Robison.

24

25 Erik Swanson moved to APPROVE the Banner Hill West Site Plan Application 2021-40 subject
26 to the following:

27

28 **Conditions:**

29

- 30 1. That all requirements of the City Codes, adopted ordinances, and the
31 Independence at the Point Project Plan are met and adhered to for the
32 applications.
- 33
- 34 2. That the preliminary plat complies with the Bluffdale City Engineering
35 Standards and Specifications and recommendations by the City Engineer and
36 Public Works Department for all relevant construction and plat drawings.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

- 1
- 2 **3. That all construction drawings be approved and stamped by the City Engineer**
- 3 **prior to any construction of improvements.**
- 4
- 5 **4. That the project adheres to all requirements of the International Fire Code.**
- 6
- 7 **5. That all private open space, landscaping, parking areas, and alleys/streets be**
- 8 **owned and maintained by the owner's association and improvements installed as**
- 9 **per the approved plan.**
- 10
- 11 **6. No parking is permitted on Heritage Crest Way.**
- 12
- 13 **7. That the applicant receives Final Subdivision Plat approval by the Land Use**
- 14 **Authority for the project prior to the recordation of the Final Plat.**
- 15
- 16 **8. That the applicant completes the final designs with the city engineers and**
- 17 **constructs the trail connection on the north slope as planned.**

18
19 **Ulises Flynn seconded the motion. Vote on motion: Erik Swanson-Aye; Ulises Flynn-Aye;**
20 **Johnny Loumis, Jr.-Aye; Kory Luker-Aye; Debbie Cragun-Aye. The motion passed**
21 **unanimously. Alternate Planning Commissioner, Tina Griffis, did not participate in the vote.**

22
23 **8. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Preliminary Subdivision**
24 **Application for Bluffdale Highlands Including 7.53 Acres to Create Seven (7) Lots in the**
25 **R-1-43 Residential Zone Located at Approximately 14870 South Redwood Road. Mark**
26 **Greenwood, Applicant (Application 2022-32). Staff Presenter, Ellen Oakman.**
27

28 Ms. Oakman presented the staff report and displayed a map of the subject property consisting of four
29 lots. The applicant was proposing a seven-lot subdivision that will be divided into two phases;
30 however, approval was being sought for the entire project. The first phase will consist of Lots 1
31 and 2. They will have a shared driveway access from Aspen Avenue with a shared driveway for the
32 two lots. It will include a private access easement and be the responsibility of the property owners.
33 Ms. Oakman identified the location of the detention pond.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1
2 Chair Cragun invited the applicant to address the Planning Commission to respond to questions raised
3 by the Planning Commissioners.

4
5 The applicant, Steve Wanlass, gave his address as 2095 West Aspen Avenue. He identified the
6 location of the existing homes. The property that he sold will have a new home. For the past 40
7 years, the driveway has been a 50-foot right-of-way easement for utilities and ingress/egress for his
8 lot and the new lot. It is tied to two other lots that are subject to that right-of-way. It is a private
9 drive.

10
11 City Planner/Economic Development Director, Grant Crowell, observed that the real question for the
12 subdivision and the zoning is that since the City allows two lots from a shared driveway, which houses
13 will use the driveway for access. Mr. Wanlass stated that the other lots have their own access so there
14 will only be two lots that will need the shared driveway because the other lots will have access to
15 Aspen Avenue.

16
17 Chair Cragun opened the public hearing. There were no public comments or emails. The public
18 hearing was closed.

19
20 In response to Commissioner Flynn’s question regarding whether the shared driveway will
21 accommodate a fire truck, Ms. Oakman stated the Fire Chief approved the proposal. Responsibility
22 for the shared driveway will belong to the property owners who use the shared driveway. Ms.
23 Oakman confirmed that all of the proposed parcels meet the one-acre minimum requirement for the
24 R-1-43 zone.

25
26 **Debbie Cragun moved to APPROVE the Bluffdale Highlands Subdivision Preliminary Plat**
27 **Application 2022-32 subject to the following:**

28
29 **Conditions:**

- 30
31 **1. That all requirements of the City Codes and adopted ordinances are adhered to**
32 **for the application.**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

- 1
- 2 **2. That all requirements of the subdivision plat be finalized by the applicant.**
- 3
- 4 **3. That street trees and park strips are required to be installed by the applicant and**
- 5 **maintained by the property owner. The location will be determined with the**
- 6 **Final Plat Application.**
- 7
- 8 **4. That a street tree, park strip, and landscaping plan be finalized as per**
- 9 **12.80.060(A-B) as part of the final plat application and prior to final plat**
- 10 **approval.**
- 11
- 12 **5. The applicant shall continue to revise the project Drainage Report to meet City**
- 13 **Standards and Specifications.**
- 14
- 15 **6. The applicant shall continue to revise the project drawings and drainage report**
- 16 **through the Engineering Department review process, to be in accordance with**
- 17 **City Standards and Specifications.**
- 18
- 19 **7. The applicant provide approval from South Valley Sewer District for the project.**
- 20
- 21 **8. The applicant shall dedicate the required canal water shares or water rights to**
- 22 **the City of Bluffdale in the amount of 5.0 Acre-feet per irrigable acre within the**
- 23 **project.**
- 24
- 25 **9. Applicant provide a Landscape and Irrigation Plan for the project Stormwater**
- 26 **Pond that meets City Standards and Specifications.**

27
28 **Johnny Loumis, Jr. seconded the motion. Vote on motion: Erik Swanson-Aye; Ulises Flynn-**
29 **Aye; Johnny Loumis, Jr.-Aye; Kory Luker-Aye; Debbie Cragun-Aye. The motion passed**
30 **unanimously. Alternate Planning Commissioner, Tina Griffis, did not participate in the vote.**
31

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1 **Legislative Items**
2

3 **9. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on Proposed**
4 **Amendments to the Bluffdale City Land Use Ordinance, Title 11, Chapter 11, Special**
5 **Purpose and Overlay Zones, to Create a New Zoning Ordinance Chapter and Map**
6 **Designation for The Bluff at Point Crossing Special Development Zone (SD-X) for 19.47**
7 **Acres Including, but not limited to: Commercial and Residential Uses, Open Space and**
8 **Trails, Public and Private Streets, and Specific Site and Architectural Design Standards**
9 **Located at Approximately 15600 South Porter Rockwell Boulevard. Geneva Rock**
10 **Products, Applicants (Application 2022-24). Staff Presenter, Jennifer Robison.**
11

12 Mrs. Robison reported that this will be a time-consuming item to discuss fully. The new ordinance
13 proposal was similar to what has been done with the Bringhurst Station SD-X and, most recently, The
14 Centrum SD-X. SD-X zones allow for more specific design guidelines and other specific elements
15 that are proposed for a Special District. A Development Agreement has not been deemed necessary
16 at this time. However, the timing of construction will likely need to be included. Mrs. Robison noted
17 that the applicants appeared before the City Council at a Work Session in 2021 to present their concept
18 in preparation for applying for a Special District Zone (SD-X). The item now under consideration
19 was the actual application for the Special District.

20
21 Mrs. Robison explained that a Mixed Used Special District requires a minimum of 20 acres. Even
22 though the agenda item indicates 19.47 acres, the applicant actually has just over 20 acres, which
23 meets the 20-acre threshold to apply for a Special District. There is some timing of reclamation that
24 still needs to take place. She noted that most of the exhibits to be reviewed will be conceptual in
25 nature as the starting point. The language in the proposed ordinance, however, will provide adequate
26 information to vet the proposal appropriately.

27
28 Mrs. Robison next reviewed the location of the subject property. The Geneva Rock property has been
29 dubbed "the orphan piece" because it is currently a mining area for sand and gravel. It is west of
30 Porter Rockwell Boulevard where it veers east. In the General Plan, the decision was made to use the
31 subject property with the same land use pattern of Mixed Use, which occurred at the Independence at
32 the Point Project. The subject property also provides potential commercial opportunities for the City.
33 The current zoning of the subject property is Sand and Gravel SG-1. Banner Hill is near the subject
34 property.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1
2 Mrs. Robison next reviewed the original map for Porter Rockwell Boulevard with the possible
3 locations for lighted intersections. She identified the current locations of lighted intersections. The
4 City Council felt that the location of the subject property made for a sensible place to have commercial
5 development by making it Mixed Use because it would be next to a seven-lane highway.

6
7 Mrs. Robison identified the locations of potential commercial pads on the subject property. The
8 outskirts of the property will be used for residential development. Mrs. Robison stated that the
9 proposed ordinance still needs some fine-tuning to include cross-sections and account for possible
10 changes in uses, layouts, and traffic.

11
12 Mrs. Robison reviewed the general vision of the subject property, which will include up to 65,000
13 square feet of commercial use and up to 50 units. The current proposal shows fewer than the indicated
14 square footage and number of units. The applicants want some flexibility so that they can move
15 things around within the established parameters. She summarized that the 20 acres planned for
16 commercial uses of just over 12 acres, residential uses of a little over three acres, and open space and
17 landscaping of almost six acres.

18
19 Mrs. Robison then discussed the uses being considered for the subject property. The Land Use Table
20 11.110.140.060 Allowed Uses identifies the uses that will be permitted in the SD-X zone to ensure
21 that they are truly commercial. The proposal also identifies the residential uses that will be allowed.
22 The land uses also include definitions so that prospective developers know what they can and cannot
23 do.

24
25 Mrs. Robison next reviewed an exhibit showing the open spaces, which will also include landscaping
26 standards. No public parks will be required but public trails and connections could be included. Yet
27 to be determined would be the timing of the project and the responsibility for the trail connecting
28 points. Mrs. Robison stated that the current trend for open spaces is to include a sitting or activity
29 area with a variety of amenity options.

30
31 Mrs. Robison reviewed the elevations being suggested and the building materials. The applicants
32 were proposing a theme that differs from brick for their project. There will be more lap siding, wood

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1 elements, and metal. She presented exhibits of what the buildings will look like. She next reviewed
2 the residential elevations and design proposals, which will be consistent with the proposed lap siding,
3 metal, and other building materials. The applicants want to have a cohesive design from the
4 commercial to the residential development.

5
6 The Transportation Network was next reviewed. There will be access from Porter Rockwell
7 Boulevard, Heritage Crest Way, and through Day Ranch. The Circulation Plan calls for two points
8 of access on Heritage Crest Way. The accesses were widened per the recommendation of the Fire
9 Chief.

10
11 The applicant, Jared Morgan from GWC Capital, gave his address as 1295 West 1650 South in
12 Riverton. He stated that GWC Capital is a sister company to Geneva Rock and is the land
13 development group for the Clyde Family. He presented an exhibit to provide more context regarding
14 the vision of the proposed SD-X zone. He explained that GWC Capital specializes in Master Plans.
15 Specifically, they specialize in horizontal development but they are venturing into vertical
16 development as well. He noted that his colleague, Kristy Schellenberg, has been working closely
17 with Mrs. Robison.

18
19 Mr. Morgan reviewed the proposed Master Plan and stated that Geneva Rock owns approximately
20 1,000 acres at the Point of the Mountain that is currently being mined. The Mining Plan aligns with
21 the Reclamation Plan, which informs the Development Plan. Geneva Rock has created a 30-year
22 picture of what they plan to bring to fruition in Bluffdale City. When the resources in a pit are mined
23 to depletion, reclamation takes place. Afterward, development can occur. He noted that development
24 has taken place in Lehi where the mine was depleted and reclaimed. He reported that 80 of the 1,000
25 acres are currently under development. He reviewed a conceptual rendering that was created for
26 internal use. He emphasized that it is a living document that is subject to change according to the
27 economy and the needs of the community.

28
29 Mr. Morgan reported that property reclamation and development will occur from west to east. He
30 noted that they have more developable land than is being proposed on the old prison site. Therefore,
31 he opined that this land would be a premiere development opportunity, even better than the prison

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1 site. The north-south corridor will be a very important thoroughfare and has already been captured
2 in the City’s Transportation Master Plan. He felt that he and his colleagues have been very
3 collaborative with City Staff in the development of the Master Plan for the Geneva Rock property.
4 There will be an interchange on 16000 South, which is part of UDOT’s long-range plan.

5
6 Chair Cragun asked for an explanation of how reclamation takes place. Mr. Morgan explained that
7 GWC Capital is in a unique position as it can build property backup. The pit will be brought back up
8 to grade to match Porter Rockwell Boulevard. He described how a silt pond is created, which is
9 composed of the by-product of the concrete created on the Draper side of I-15. The pit is filled with
10 that by-product material and compacted so that it is even with the grade at Porter Rockwell Boulevard.
11 The ability to fill the pit puts them in a competitive position to develop the land. Many third parties
12 are involved to ensure that the reclaimed area is safe to build on. Mr. Crowell added that the City has
13 its own Geotechnical Ordinance, which requires that all inspections and evaluations be verified. The
14 City Engineer verifies the studies that have taken place. As an example of a development that has
15 been built on top of reclaimed land, Mr. Morgan cited the Sunroc Block Plant in Bluffdale. It is on a
16 fully reclaimed site with the silt, and that plant is an extremely heavy load on that site. Mr. Crowell
17 noted that Clyde Corporation has been in the reclamation and development business for many years.

18
19 Mrs. Robison suggested that Mr. Morgan discuss the timing of the reclamation of the area.
20 Commissioner Loumis asked if the pond on the east side of I-15 will be used as secondary water. Mr.
21 Morgan confirmed that that was the intent. The water supply will come from several Water Districts.
22 They have 3,000 acre-feet of water that they control. The water is generated by 10 existing high-
23 producing wells on the site and they will likely engage with Jordan Valley Water District and Metro
24 to get water from Murdock Canal or Jordan River. There will also be booster stations that will go up
25 to the reservoir. Commissioner Loumis emphasized that there would be an enormous water need to
26 keep the reservoir full. Non-motorized recreational opportunities would exist on the lake.

27
28 In terms of timing, Mr. Morgan noted that the long-range plan was a 30-year plan. For the 80-acre
29 site that is ready for development, reclamation would be finished in 2023. Design would take about
30 12 months and construction would take 18 to 24 months. There is currently a five-year commitment
31 in the zoning to have the buildings built. The applicants were asking for more time due to the nature

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1 of the site, the market, and the reclamation that needs to take place. Several commercial entities
2 visited with Geneva Rocks about the property. The fact that the bridge is now open will greatly
3 enhance the ability to attract retail businesses to the area.

4
5 In response to Commissioner Flynn’s question as to whether the proposed SD-X zone would have to
6 include a residential element, Mrs. Robison stated there were several options. It could be mixed-use
7 and include commercial and residential. It could be strictly commercial, such as the Holiday Park.
8 The current proposal would be more like The Centrum, which would include residential and
9 commercial uses.

10
11 Commissioner Flynn noted that the Planning Commission recently approved 62 units on Banner Hill
12 on 8.55 acres. Mr. Morgan was proposing 45 to 50 units on three acres. He preferred the proposed
13 SD-X zone be focused on commercial development rather than residential since there is already a lot
14 of traffic going through Heritage Crest Way, which would be the main point of ingress and egress to
15 the subject property. If the applicant was intent on including residential, Commissioner Flynn
16 preferred to see a lower density or a road plan that would mitigate traffic flow since traffic is already
17 a problem in the area.

18
19 Mr. Morgan acknowledged that it would be important to provide a buffer to the north. They have
20 considered all of the commercial on the site but it is such an unproven concept there that it would be
21 difficult to rely on that amount of commercial development for the market. The proposal includes a
22 major step in the commercial direction from what the original proposal was. At a City Council work
23 session, the City Council added a 50-unit townhome cap for the reason mentioned by Commissioner
24 Flynn. He felt that the current proposal was a good compromise. Having 100% commercial would
25 not be a viable option because of market conditions and the need to create a buffer to have a cohesive
26 plan.

27
28 The style guide differs from what has been the norm in the past because the 1,000 acres to be
29 developed has been re-branded as The Point Crossing (<https://pointcrossing.com/>). A style guide was
30 created for the entire development which will have an elevated aesthetic that they are hoping to
31 achieve.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1
2 With regard to ingress and egress concerns, Mr. Morgan emphasized that they would have the
3 required number of accesses. Additionally, the Utah Department of Transportation (“UDOT”)
4 restrictions limit their options for access points. It was noted that design factors would also affect the
5 perceived density.

6
7 *Kristy Schellenberg* gave her address as 1477 North 80 East in American Fork and identified herself
8 as a colleague of Mr. Morgan at GWC Capital. She reported that the 3.2 acres was for residential
9 only. The open space and landscaping was captured in the residential land use area. Therefore, the
10 residential area would actually be 8 or 9 acres.

11
12 Mr. Crowell noted that there would be many projects along Porter Rockwell Boulevard, some of
13 which are already in the queue for commercial. He noted that the City Council was definitely not
14 interested in a development of only residential uses. The proposal under consideration was consistent
15 with the preferences being expressed by the City Council. Traffic is always a concern that needs to
16 be examined carefully. Factors to be considered include the type of nearby roads and existing traffic
17 data. For example, townhomes were determined to generate about seven trips per day per unit.
18 Intersection analyses and cross-sections of roads were also important considerations.

19
20 In response to Commissioner Flynn’s question regarding whether the townhome units would be sold
21 or rented, Mr. Morgan said it would likely be a GWC initiative to work with a builder. They would
22 explore the possibility of the build-for-rent concept because they would be reluctant to build so many
23 units at once that would be for sale only given what is currently happening with the housing market.

24
25 In response to Chair Cragun’s question regarding the immediate role of the Planning Commission,
26 Mrs. Robison stated that they could comment on the text and the map and identify anything that might
27 need further clarifications or modifications. Mrs. Robison emphasized that the City Council would
28 like to see the commercial development occur before the residential development or concurrently at
29 the very least.

30
31 In response Commissioner Swanson’s question as to how the 50 units of residential development
32 compared to the 65,000 feet of commercial development, Mrs. Robison stated that those numbers

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1 were maximum thresholds. The number could be less. The current plan, for example, was showing
2 61,000 square feet of commercial development. The final number would depend on the type of user;
3 however, the maximum threshold would stay in place, both for commercial and residential
4 development. The market would affect what ultimately takes place within the given parameters.

5
6 Chair Cragun clarified that this was just the first step of this entire process and the Planning
7 Commission would look at this project multiple times as the process moved along. Commissioner
8 Swanson clarified that his point was that if the Planning Commission was looking to limit residential
9 development but encourage commercial development they should also include a less-than threshold
10 of the maximum the site could support. He did not want to see an increase to the residential threshold.

11
12 Referring to the Use Table, Commissioner Flynn noted it includes hotels and asked if that was an
13 appropriate use. Mrs. Robison said that hotels and motels would be a viable land use since the
14 property would be running along a major highway. Mr. Crowell noted that Commissioner Flynn’s
15 question was the very reason why Land Use Tables are so important. He added that the height limit
16 of 45 feet for the area would place some limits on the possible development of hotels/motels.
17 Mr. Crowell emphasized that the hope for commercial development would be food and retail.

18
19 Chair Cragun supported the idea of tabling this agenda item so that she can review the document now
20 that it has been discussed.

21
22 Chair Cragun opened the public hearing.

23
24 *Greg Wilding* gave his address as 14467 South 3400 West. He was present for a different agenda
25 item but wanted to speak as a resident of Bluffdale. He felt this was the type of project that Bluffdale
26 needs and the proposed location was ideal. He also liked the idea of a hotel, high-density residential,
27 and commercial development. He noted that he runs a civil engineering and geo-technical
28 engineering company in Bluffdale. He urged the staff to be alert as they study the project so that it
29 does not become an undesirable news story, as has occurred with other cities nearby.

30
31 There were no emails received, however, Chair Cragun left the public hearing open, based on the
32 assumption this agenda item would be tabled.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1
2 Commissioner Flynn reiterated his strong preference for commercial development and recommended
3 reducing the number of residential units. He was still open to the possibility of keeping Hotel on the
4 Land Use Table, although it was not his preference.

5
6 **Erik Swanson moved to TABLE this agenda item to allow for further study. Kory Luker**
7 **seconded the motion. Vote on motion: Erik Swanson-Aye; Ulises Flynn-Aye; Johnny Loumis,**
8 **Jr.-Aye; Kory Luker-Aye; Debbie Cragun-Aye. The motion passed unanimously. Alternate**
9 **Planning Commissioner, Tina Griffis, did not participate in the vote.**

10
11 Commissioner Luker stressed that the Planning Commission was excited about this project but
12 wanted more time to study it.

13
14 **10. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on Proposed**
15 **text Amendments to the Bluffdale City Land Use Ordinances 11.160.180 (c)(2)**
16 **Supplementary Provisions for Shared Driveways to allow "Access to a Maximum of**
17 **Three Lots or Parcels." Olin VanDerWatt, Applicant (Application 2022-46). Staff**
18 **Presenter, Jennifer Robison.**

19
20 Mrs. Robison presented the staff report and presented the proposed text amendment as follows:

- 21
22 2. *The shared driveway shall provide access to a maximum of ~~two (2)~~ or three (3) lots*
23 *or parcels.*

24
25 She reported that the ordinance was originally created in 2004. She presented a slide of the location
26 that precipitated the ordinance. It needed to have criteria, including being off of a public street. It
27 also needed physical boundaries or barriers that did not allow for the creation of a public street.

28
29 Mrs. Robison next reviewed an example of a shared driveway that was recently approved. She
30 explained that shared driveways exist throughout the City, particularly on parcels that are seen as
31 “infill” pieces in some of the larger lot areas. Shared driveways are allowed just in the R-1-87, R-1-
32 43, R-1-10, and AG-5 zones. Shared driveways must meet certain criteria. The current threshold
33 allows shared driveways to provide access to two homes. The current proposal was to increase that
34 threshold to three. Some infill properties in large areas are set more deeply in the property, so shared
35 driveways become a necessity.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1
2 Mrs. Robison confirmed that the proposal was reviewed by the City Engineer and the Fire Marshall.
3 Both were supportive of the proposal provided the three units meet all required standards. In
4 particular, the width of 25 feet with an all-weather surface, which would include asphalt, concrete, or
5 a surface that can hold up to a 75,000-pound apparatus must be maintained to allow for emergency
6 equipment. A fire hydrant must be available nearby.

7
8 Mrs. Robison emphasized that the applicant was asking to change the ordinance from two to three
9 units. She noted that there will be future discussions about potentially expanding the number of
10 permitted residences on shared driveways because of the number of infill residential parcels that exist,
11 now that so much residential development has occurred in Bluffdale.

12
13 Chair Cragun asked about the level of compliance currently taking place with no parking allowed on
14 shared driveways. She had encountered shared driveways that have people parking on them. Mrs.
15 Robison explained that the City does not enforce that issue because they are on private property, so
16 it would be up to the property owner to see to the enforcement.

17
18 Commissioner Flynn sought clarification on how other towns deal with the transition from private
19 rights-of-way to public roads. Mrs. Robison stated there are separate standards for shared driveways
20 and private rights-of-way and private streets. She emphasized that the issue under consideration was
21 specific to a shared driveway and not a road.

22
23 Mr. Crowell stated that when cities get large they want everything to be public for consistency. If a
24 cul-de-sac has only four lots and is deemed to be a public street, that gives the City much more
25 responsibility for street maintenance. It is tricky to determine what should be public and what can
26 reasonably remain private without compromising safety. The primary concern with shared driveways
27 is to ensure safety. One fear that is commonly expressed is that streets start as private roads and
28 eventually become public in which case the City is responsible for maintenance. The City Council
29 has the final say in whether that kind of change takes place. The decision would entail extensive
30 study beforehand.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1
2 Mr. Crowell noted that Conditional Use Permits for developing on private rights-of-way were
3 something he and his colleagues could study to learn what other municipalities allow.

4
5 Commissioner Swanson noted that Bluffdale has a level of non-compliance with things such as
6 accessory buildings that take place on private property. He wanted to know if there are currently non-
7 compliance problems with shared driveways. Mrs. Robison stated that the ordinance is specific and
8 the shared driveways have to apply to a parcel that has already been created and meets the zoning
9 requirements. Mr. Crowell stated that some non-public roads do not meet the current City Standards
10 for having more than two home accesses.

11
12 Commissioner Loumis opined that the problem was the result of a developer having property and
13 then wanting to build homes for their children. There is a private driveway to the children’s homes,
14 and then later they want to develop the other land, thus creating a non-compliance issue with access
15 to the homes rather than putting in a public street. Mr. Crowell stated that sometimes people make
16 decisions that end up creating problems later on. He stressed that setbacks are critical.

17
18 Commissioner Swanson asked if there were other examples of situations where the design had to be
19 done differently because the applicant could not have the access they needed. Mrs. Robison stated
20 that the most current one she was aware of was on 2200 West where two homes need a shared
21 driveway from a public street. Mr. Crowell stated that more often, the City has to deny applications
22 for shared driveways.

23
24 Chair Cragun noted that another problem was that if a public road is put in the lot would end up being
25 less than one acre, thereby being out of compliance if the lot is in the R-1-43 zone, where lots must
26 be at least one acre in size. Mrs. Robison said that it could be a problem but if a developer wants to
27 construct one more house, it will become a safety issue, which is why a shared driveway is desired
28 because it is not a public street. She noted that some properties have no other option than to use a
29 shared driveway because there is development all around. As a result, they do not have the option of
30 putting in a full-width right-of-way, which is currently 52 feet. That width could compromise the
31 required size of the lot. She stated that the change from two to three homes on a shared driveway

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1 would not pose any safety hazards or have any other negative impacts. Mr. Crowell clarified that
2 shared driveways, as a policy, do not have to be paved. In addition, the Fire Code does not require
3 that they be paved.

4
5 Chair Cragun opened the public hearing.

6
7 *Greg Wilding* reported that Mr. Crowell and Mrs. Robison covered all of the important points. He
8 reported that his company works on infill projects like this one all over the Valley. Most cities have
9 a private lane ordinance in place to deal with infill projects. In some cases, putting in a public right-
10 of-way is not an option because it compromises the size requirement for the lot.

11
12 In response to Commissioner Swanson's question as to whether the change would be sufficient or if
13 the allowance would gradually inch up higher, Mr. Wilding opined that three would be the correct
14 route because other scenarios would be addressed with a different kind of City Code. Having a shared
15 driveway for three homes was the maximum feasible threshold.

16
17 There were no further public comments or emails. Chair Cragun closed the public hearing.

18
19 **Debbie Cragun moved to make a positive recommendation to the City Council for the Zoning**
20 **Text Amendment Application 2022-46 subject to the conditions and based on the findings**
21 **presented in the staff report dated December 2, 2022. Erik Swanson seconded the motion. Vote**
22 **on motion: Erik Swanson-Aye; Ulises Flynn-Aye; Johnny Loumis, Jr.-Aye; Kory Luker-Aye;**
23 **Debbie Cragun-Aye. The motion passed unanimously. Alternate Planning Commissioner, Tina**
24 **Griffis, did not participate in the vote.**

25
26 Mrs. Robison stated that the matter would be heard by the City Council on January 11, 2023.

27
28 **Discussion Items**

29
30 **11. Planning Commission Business (Planning Session for Upcoming Items, Follow-Up, Etc.)**

31
32 Mr. Crowell reported that all members of the Planning Commission were invited to the Bluffdale City
33 Christmas party to be held at noon on December 16 at City Hall.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 7, 2022**

1 The last City Council Meeting of 2022 will take place on December 14 and include a Work Session
2 from 5:00 p.m. to 7:00 p.m. All members of the Planning Commission are invited. It will cover a
3 wide variety of topics. The budget will also be updated.

4
5 Commissioner Loumis expressed angst that the street lighting issue he brought up has not yet been
6 addressed by the City Council.

7
8 Mr. Crowell commented that he and Ms. Oakman have undertaken a new project to update the
9 Housing Element of the General Plan. He reported that Bluffdale was one of 60 cities in Utah that
10 received non-compliance letters. The City has until February 16 to amend the General Plan and
11 rectify the deficiencies identified. The main deficiency was a lack of specificity in the timeline.

12
13 Mr. Crowell reported that the benefit of complying was eligibility for funding from the Governor’s
14 Office of Planning and Budget (“GOPB”), which has grants, and the Transportation and Transit
15 Transportation Improvement Fund.

16
17 The Planning Commission will meet on January 4 and 18, 2023.

18
19 **12. Adjournment.**

20
21 The Planning Commission Meeting adjourned at 8:31 p.m.

22
23
24
25
26 _____
Kjersti Jarman, Development Coordinator

27
28 Approved: _____

Minutes

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 **Present:**

2

3 **Members:** **Debbie Cragun, Chair**
4 **Kory Luker**
5 **Ulises Flynn (arrived at 6:02 p.m.)**
6 **Erik Swanson**
7 **Johnny Loumis, Jr.**
8 **Tina Griffis, Alternate**

9

10 **Staff:** **Grant Crowell, Community and Economic Development Director**
11 **Jennifer Robison, Senior City Planner**
12 **Ellen Oakman, Associate City Planner**
13 **Kjersti Jarman, Community Development Coordinator**
14 **Courtney Petersen, AV Technician**

15

16 **Public:** **Robert Law**
17 **Stan Olson**
18 **Matt Bills**
19 **Jared Morgan**

20

21 Chair Debbie Cragun called the meeting to order at 6:00 p.m.

22

23 **PLANNING COMMISSION BUSINESS MEETING**

24

25 **1. Roll Call.**

26

27 All members of the Planning Commission were present.

28

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

30

31 Kory Luker offered the invocation and led the Pledge of Allegiance.

32

33 **3. Approval of the Planning Commission Meeting Minutes from December 7, 2022.**

34

35 Commissioner Flynn reported that a portion of the meeting recording was missing and was not
36 reported in the minutes. Senior City Planner, Jennifer Robison, offered to coordinate with the City
37 Recorder, Wendy Deppe, to determine if the missing portion of the video could be converted to an
38 MP3 audio recording and added to the minutes.

39

40 **Debbie Cragun moved to TABLE approval of the minutes from the December 7, 2022,**
41 **meeting of the Planning Commission to allow for the insertion of the missing portion of the**

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 meeting. Erik Swanson seconded the motion. Vote on motion: Kory Luker-Aye; Ulises
2 Flynn-Aye, Erik Swanson-Aye; Johnny Loumis, Jr.-Aye; Debbie Cragun-Aye. The motion
3 passed unanimously. Alternate Planning Commissioner, Tina Griffis, did not participate in
4 the vote.

5
6 The amount of time missing from the meeting audio file ended up being approximately 40 minutes.
7 That section had since been included in the revised December 7, 2022, minutes.

8
9 **Legislative Items**

10
11 4. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on**
12 **Proposed Amendments to the Bluffdale City Land Use Ordinance, Title 11, Chapter**
13 **11, Special Purpose and Overlay Zones, to Create a New Zoning Ordinance Chapter**
14 **and Map Designation for The Bluff at Point Crossing Special Development Zone (SD-**
15 **X) for 19.47 Acres Including, but not limited to: Commercial and Residential Uses,**
16 **Open Space and Trails, Public and Private Streets, and Specific Site and**
17 **Architectural Design Standards Located at Approximately 15600 South Porter**
18 **Rockwell Boulevard. Geneva Rock Products, Applicants (Application 2022-24). Staff**
19 **Presenter, Jennifer Robison.**
20

21 Mrs. Robison presented the staff report and noted that the matter was continued from the
22 December 7, 2022, meeting. The public hearing was opened and left open for this meeting.
23 Mrs. Robison reviewed the location of the subject property and the surrounding area. She
24 explained that the General Plan identifies the subject property as Mixed Use. The other Geneva
25 Rock property is currently zoned Sand and Gravel (SG-1) where the mining continues to take
26 place. The subject property is across the street on Porter Rockwell Boulevard and isolated from
27 the rest of the Geneva Rock property. Therefore, they were seeking to rezone the property for a
28 commercial and residential use that fits within the Mixed-Use category. The subject property is
29 currently zoned SG-1 and needs to be changed for the subject property only to allow for
30 development. Mrs. Robison identified the location of a future traffic light proposed on a major
31 collector road. The traffic light will also allow for nearby commercial opportunities.

32
33 Mrs. Robison next reviewed the proposed Conceptual Plan for the subject property. One of the
34 possible adjustments to the proposal, based on feedback provided at the last Planning Commission

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 meeting, was to consider the viability of making the property all commercial with no residential.
2 The original document specified up to 65,000 square feet of commercial. The proposed text now
3 specifies a minimum of 62,000 square feet of commercial with the allowance for the expansion of
4 square footage for commercial development. The residential cap remained at 50 townhome units.

5
6 Mrs. Robison noted that at the previous meeting, there was discussion regarding densities and how
7 they work when looking at residential and commercial development. She asked Jared Morgan
8 from GWC Capital to show how the densities were being conceptualized for the entire property.
9 The residential use, if there were 50 townhome units on 7.51 acres, would have a density of
10 approximately 6.66 units per acre. That density was consistent with the overall density of the
11 Independence project. As a point of reference, the density for the Banner Hill Project that was
12 approved at the last Planning Commission Meeting was 7.25 units per acre. She noted that the
13 residential property under consideration has only three to four acres of buildable land. The
14 remainder would be landscaped and passive open spaces. She clarified that overall density was
15 calculated for the entire development.

16
17 Commissioner Swanson noted that there are steep slopes in the area, which would impact
18 development in some areas. Mrs. Robison stated that the townhome units will be built on 3.24
19 acres.

20
21 In response to a question raised by Commissioner Flynn, Mrs. Robison confirmed that the Utah
22 Department of Transportation (“UDOT”) will have jurisdiction over the location of the traffic
23 light. The traffic light is planned but will not go in until UDOT deems that it is warranted.

24
25 Mrs. Robison reported that at the previous meeting, there was discussion about the inclusion of
26 Hotel/Motel in the Land Use Table. When the Land Use Table was created, careful consideration
27 was given to ensuring that only viable and desirable uses were included. The height requirement
28 was increased from 45 feet to 50 feet to be consistent with a hotel that is currently undergoing a
29 site plan review.

30

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 Mrs. Robison presented a diagram of the open spaces and the types of open spaces. The sloped
2 areas would be passive open space. There would also be landscaped areas, along with a private
3 park for the residential area. There would also be amenities within the commercial area. The
4 diagram also identified trail locations along Heritage Crest Way and the residential area.

5
6 Mrs. Robison reported that the document included conceptual elevations and building materials.
7 The applicant intended to create a theme on the subject property that would eventually be carried
8 over to the overall project. She also identified the residential elements that were provided.

9
10 Mrs. Robison next reviewed the Traffic Circulation Plan, which will include Porter Rockwell
11 Boulevard, Heritage Crest Way, and private streets that go through the residential area. There will
12 be a thoroughfare through the commercial area as well.

13
14 In response to Commissioner Swanson’s question regarding an existing street on the diagram,
15 Mrs. Robison stated that there is a street called Plentiful Way that will connect to Porter Rockwell
16 Boulevard to provide the required access for the Banner Hill project. Heritage Crest Way is
17 currently under construction and will serve as a connecting point for the proposed project under
18 consideration.

19
20 Mrs. Robison provided information about the conceptual cross-sections, which would be included
21 in the document and serve as minimum cross-sections for the area and be included in the SD-X
22 text. Site plan approvals will include a traffic analysis and a determination of the cross-sections
23 that would be needed for the proposed site plan. The private roads will be 23 feet wide and meet
24 the City’s current street standards.

25
26 In response to Commissioner Flynn’s question regarding whether on-street parking would be
27 allowed, Mrs. Robison stated that the issue had not been discussed. The parking analysis showed
28 that adequate off-street parking was being provided in the plan for the residential. The roads would
29 be private, so the City would not have jurisdiction over that matter. Mrs. Robison noted that if
30 there is a driveway, it must be at least 20 feet long, and be for a two-car garage. Only one guest
31 parking stall is required per four units. Off-street parking stalls were provided for guest parking.

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1
2 Mrs. Robison reiterated that the text for commercial development had been changed to require a
3 minimum of 62,000 square feet. The five-year build-out plan was an ongoing concern for the
4 applicant; therefore, the requirement for site plan approval for commercial and residential uses
5 was changed from one to two years from the time of zoning change approval. There was also a
6 change to the construction timeline to specify that commercial pads and residential units need to
7 be simultaneously constructed upon completion of the overall site reclamation process and other
8 City approval processes.

9
10 Language regarding the completion of trails within the residential areas was also added. Their
11 location would be determined in connection with the site plan approval. She stated that traffic
12 studies would be a required element of the site plan review and approval process, as well. Final
13 widths and designs of streets would be determined by the City Engineer based on the traffic
14 analysis during the site plan process.

15
16 Commissioner Flynn sought to confirm that the parking provisions for the commercial area were
17 consistent with current City standards. Mrs. Robison replied in the affirmative. With regard to
18 townhome heights, Mrs. Robison stated that height requirements should just be connected to
19 commercial. Commissioner Swanson found the language that specified that residential units could
20 be up to three stories and 50 feet in height. City Planner/Economic Development Director, Grant
21 Crowell, commented that there are no consistent ways to measure home heights. Bluffdale
22 measures residential heights to the top of the exterior wall. The roof is additional, so a residential
23 building could conceivably be over 60 feet high.

24
25 Chair Cragun invited Jared Morgan to address the Planning Commission on behalf of the applicant,
26 GWC Capital, which is a sister company to Geneva Rock. He represents the Clyde Companies at
27 large with master planning for all the sand and gravel operations and pits throughout the
28 Intermountain West. Mr. Morgan gave his address as 12957 South 1650 West in Riverton. Mr.
29 Morgan stated that the project is extremely important to GWC Capital, which is why so much

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 attention has been applied to the aesthetics of the design. Point Crossing is the brand for the 1,000
2 acres that will be developed (<https://pointcrossing.com/>).

3
4 With regard to the townhome heights, Mr. Morgan stated that at The Bluff at Point Crossing, they
5 thought rooftop terraces would be a wonderful component of the aesthetic, so they chose 50 feet
6 as the height to accommodate a rooftop terrace.

7
8 In response to Commissioner Flynn’s question regarding the traffic light, Mr. Morgan stated that
9 it is a UDOT road. They hope to expedite the traffic signal through UDOT’s rigorous approval
10 process, which would come with a cost. A Traffic Engineer is in the process of designing a signal.

11
12 Referencing the text changes Mrs. Robison reviewed, Mr. Morgan noted that Matt Swain of Parry
13 Commercial had been involved with what is happening on Porter Rockwell Boulevard and 14600
14 South. GWC Capital has watched the development over the years so Clyde Companies would be
15 reluctant to have just commercial buildings and run the risk of having them sit vacant. They would
16 prefer to keep the residential component and allow the market to determine the velocity of
17 commercial development. They believe the velocity would be healthy, but they would like to have
18 some flexibility. He stated that the change to the building timeline to specify the installation of
19 building pads was a good compromise.

20
21 In response to Chair Cragun’s question regarding the viability of building commercial buildings
22 and residential buildings at the same time, Mr. Morgan stated that the document specifically refers
23 to the construction of pads, so that would be doable. The market would determine what happens
24 with the pad. He acknowledged that there was a risk in creating pads that sit vacant for two or
25 three years. That was a scenario they would not want to see. From the City’s perspective, they
26 felt the same as Clyde Companies.

27
28 Commissioner Flynn readdressed his question about the number of guest parking spots. He asked
29 if the number of guest parking spaces could be increased from the current proposal because other
30 townhome areas have inadequate guest parking. He surmised that the guest parking could
31 potentially bleed over into the commercial parking, which would also be problematic. Mr. Morgan

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 commented that he has a finite number of acreage to work within for creating parking stalls. For
2 commercial, the requirement is four stalls per 1,000 square feet of space. There could potentially
3 be a shared stall arrangement between residential and commercial that would include allowances
4 for parking during peak hours on the commercial sites. He identified on the diagram where there
5 could be some potential reciprocal shared stall agreements where there was frontage between the
6 commercial and residential areas.

7
8 Commissioner Loumis remarked that design would be a major factor. He did not anticipate a lot
9 of bleeding of parking because of the design of the road.

10
11 In response to Commissioner Flynn’s question regarding the motivation for change to the height
12 limit for the commercial buildings, Mrs. Robison said it was made by Staff to accommodate
13 leaving Hotel in the Land Use Table. Mr. Crowell commented that the current hotel undergoing
14 site plan review is 50 feet tall so the City Council approved that height, which is a typical hotel
15 height in a suburban area.

16
17 In response to Commissioner Swanson’s question regarding whether Geneva and Clyde would
18 continue to be the landowner for the commercial property or develop it and sell it to another
19 commercial broker, Mr. Morgan stated that GWC’s relationship with its sister company is unique.
20 They take over a depleted asset, reclaim it, and then redefine its use. The business model at GWC
21 has historically been to specialize in horizontal work, use the sister companies to do that and
22 leverage their expertise, and then sell the pads. However, the business model has shifted to align
23 with a partner and do this together. Mr. Crowell noted that Woodbury has kept some pads and
24 sold others. Mr. Morgan stated that regardless of the ownership and development of the pad, the
25 builder will have to comply with the building standards and architectural guidelines specified in
26 the Brand Style Guide of this SD-X zone so that it is consistent with what has been envisioned for
27 the next 30 to 50 years for the entire 1,000 acres. Mr. Crowell stated that it can be tricky to have
28 a business chain want one thing per its brand guidelines and comply with the design guidelines of
29 the SD-X zone. Mr. Morgan stated that there would be a set of Covenants, Codes, and Restrictions
30 (“CC&Rs”) that would govern the architectural design of buildings. Mr. Crowell stated that

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 national tenants now have a history of modifying their designs to be compatible with the design
2 requirements of an area in which they want to build.

3
4 Chair Cragun re-opened the public hearing.

5
6 Mr. Crowell read an email from a citizen that stated that their home is next to the subject property.
7 The citizen opined that the space should be allowed for trails and small open parks for children
8 and dogs so that people can enjoy the natural beauty, especially in the summer. This location is
9 just at the edge of a mountain. The proposed project would put their house at risk from natural
10 events.

11
12 There were no other emails or public comments. Chair Cragun left the public hearing open while
13 the Planning Commission continued their discussion.

14
15 Commissioner Flynn liked where the proposal is at but still wanted to discuss the Land Use Table.
16 He was not sure he liked the inclusion of a Convenience Store/Gas Station because it has been a
17 problem for people in other areas. Chair Cragun preferred to not limit the current list because she
18 would like the developer to have as many options as possible. She was not opposed to the inclusion
19 of a Hotel or Convenience Store/Gas Station on the Land Use Table. Commissioners Luker and
20 Loumis concurred with Chair Cragun. Commissioner Loumis added that the Maverik on Redwood
21 Road is better than the Maverik that was previously in Bluffdale. Commissioner Flynn remarked
22 that a Holiday Oil will be located near the Maverik. Commissioner Loumis countered by stating
23 he did not believe that was enough.

24
25 In response to Chair Cragun's question regarding the Land Use Table, Mrs. Robison stated that it
26 was reviewed by the applicant to determine what they felt would have the best chance of coming
27 to fruition in the area. She noted that the City's GC-General Commercial zone has a larger Land
28 Use Table. The Land Use Table would be specific to this SD-X zoning ordinance. A similar
29 approach was taken with the creation of the Bringhurst Station SD-X zone.

30

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 Chair Cragun reiterated her support for the Land Use Table as proposed. Commissioner Flynn
2 still had objections because he did not want to see more office buildings and preferred retail.

3
4 Mr. Morgan did not want to eliminate the concept of having an office but could not foresee the
5 construction of a 60,000-square-foot office building. Mr. Morgan stated that the intent is to have
6 the property serve as a retail center with the pads built out specifically with that use in mind. He
7 did not, however, want to eliminate offices completely. There was a discussion on the challenges
8 of predicting the ideal type of commercial facility to build.

9
10 Believing that she did not foresee a 60,000-square-foot office building, Chair Cragun supported
11 leaving Office, General in the Land Use Table. Commissioners Loumis, Luker, and Swanson
12 agreed.

13
14 Commissioner Flynn asked about the potential to make Car Washes a Conditional Use instead of
15 a Permitted Use in the event there is a need to conduct additional review, particularly for traffic.
16 Mrs. Robison responded that the site planning process includes a Traffic Study to address those
17 concerns. It would not be necessary to make Car Washes a Conditional Use because State Law
18 specifies that a Conditional Use is in actuality a Permitted Use. The City Code includes a wide
19 array of standards to ensure that Permitted Uses are properly vetted as part of the approval process.

20
21 In response to Commissioner Swanson’s question regarding when the Simple Products facility was
22 approved because it was referenced earlier, Mr. Crowell stated that it occurred in 2017 or 2018.
23 They began building about one year after approval. Chair Cragun stated that it has many
24 businesses now.

25
26 Chair Cragun expressed support for the current proposal as it will bring many benefits to Bluffdale.

27
28 There were no further public comments. Chair Cragun closed the public hearing.

29
30 **Erik Swanson moved to recommend APPROVAL of the application for the SD-X The Bluffs**
31 **at Point Crossings Text and Map Amendments Application 2022-24 to the City Council**
32 **based on the findings in the staff report dated December 30, 2022, including the discussion**

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 **of the phasing of the project that occurred at this meeting. Johnny Loumis, Jr., seconded**
2 **the motion. Vote on motion: Kory Luker-Aye; Ulises Flynn-Nay, Erik Swanson-Aye; Johnny**
3 **Loumis, Jr.-Aye; Debbie Cragun-Aye. The motion passed 4-to-1. Alternate Planning**
4 **Commissioner, Tina Griffis, did not participate in the vote.**

5
6 Mrs. Robison reported that the item would have to be noticed again and will be considered at the
7 January 25 City Council Meeting.

8
9 **5. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on**
10 **Amendments to the Moderate-Income Housing Element of the City of Bluffdale**
11 **General Plan. (Application 2022-36). Staff Presenter, Ellen Oakman.**

12
13 Associate City Planner, Ellen Oakman, presented the staff report and stated that the City submitted
14 its Moderate-Income Housing Report per HB-462. The State Code had more robust and specific
15 requirements than the previous Code. The City submitted its report by the October 1, 2022,
16 deadline. The report included the City’s strategies and implementation plans that were approved
17 by the City Council. However, in November, the City, along with about 60 other municipalities,
18 received a letter stating that a few revisions needed to be made to meet the State Code. Bluffdale
19 City is required to provide more specific timelines for the implementation of one of the strategies.
20 The changes resulted in a melding of the five previous strategies into three solid strategies. The
21 City Council must adopt the revised document by February 16, 2023. The City will need to provide
22 another report in 2023 with even more detail on the implementation. Mr. Crowell commented that
23 the State thinks this is a very important topic, so the requirements are more rigorous and specific.
24 The State is scrutinizing each city's plan very carefully. Some cities are being singled out as good
25 or bad examples. This issue is something that Bluffdale needs to monitor carefully.

26
27 Ms. Oakman read the revised strategies from page 45 of the packet. Each of the strategies includes
28 action items and timelines for accomplishment of the strategies, which Ms. Oakman next reviewed.
29 Mr. Crowell noted that budget adjustments have been made to achieve the objectives.

30
31 Ms. Oakman reviewed the actions that have been accomplished, including the Senior Housing
32 Zone, The Centrum SD-X zone, and the ongoing planning for an assisted living facility.

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1
2 Mr. Crowell reported that one idea that was considered for the future is a Community Land Trust,
3 which is not very common in Utah. However, that idea seemed to confuse the reviewers. For a
4 city the size of Bluffdale there must be at least three strategies, so the City opted to streamline its
5 strategies.

6
7 Chair Cragun requested that the Planning Commission be kept apprised of any requirements that
8 are implemented by the State in addition to what is already occurring with the City Code.

9
10 Ms. Oakman commented that the State wants more specificity with target dates and dates of
11 accomplishments, so the report includes more dates. The report includes construction goals for
12 the year, which will make the report more tangible. Mr. Crowell stated that he has attended a
13 variety of meetings to get additional training and to share with other municipal leaders to discuss
14 compliance with HB 462.

15
16 Chair Cragun noted that Bluffdale only has a certain amount of space to continue building, so she
17 wanted to know if the State Law provides space limitations. Mr. Crowell stated that construction
18 could go taller. For example, a building could be razed and replaced with a taller building. He
19 reported that in Bluffdale about 45% of the housing is multi-family, which is a high percentage for
20 Utah. He stated that there are a variety of options. The looming question was where Bluffdale
21 could place more housing if it was required. The State Legislature indicated that a key
22 consideration would be the location of transportation facilities, such as state routes, arterial roads,
23 transit hubs, Redwood Road, Porter Rockwell Boulevard, 14600 South, and Bangerter Highway.
24 The City still has funds from Economic Development Areas (“EDA”) and Redevelopment Areas
25 (“RDA”) but those funds will eventually expire and stop accumulating. The proposed plan will
26 be reviewed by the City Council at least annually.

27
28 In response to Chair Cragun’s question regarding penalties for non-compliance, Mr. Crowell
29 explained that if cities are deemed non-compliant, they are ineligible for State Transportation
30 Funding or other types of State funding. It could also impact the City’s ranking when applying

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 for funding. Mr. Crowell commented when the State statute was implemented, the City did not
2 have much time to prepare the report.

3
4 Commissioner Loumis noted that the proposed document seeks to clarify the City’s approach to
5 its compliance with HB-462. Mr. Crowell said it is also striving to be forward-thinking.

6
7 Chair Cragun stated that the City was fortunate to have so many projects already in the works that
8 they could be included on the list in the report. Mr. Crowell stated that the senior living project
9 was controversial but has been a positive accomplishment in Bluffdale.

10
11 Chair Cragun opened the public hearing. There were no public comments or emails. Chair Cragun
12 closed the public hearing.

13
14 **Ulises Flynn moved to forward a POSITIVE recommendation to the City Council for the**
15 **General Plan Amendment – Moderate-Income Housing Element (2022-36) based on the**
16 **findings presented in the staff report dated December 29, 2022. Johnny Loumis, Jr.,**
17 **seconded the motion. Vote on motion: Kory Luker-Aye; Ulises Flynn-Aye, Erik Swanson-**
18 **Aye; Johnny Loumis, Jr.-Aye; Debbie Cragun-Aye. The motion passed unanimously.**
19 **Alternate Planning Commissioner, Tina Griffis, did not participate in the vote.**

20
21 The above item was to be noticed for the January 25, 2023, City Council Meeting.

22
23 **Discussion Items**

24
25 **6. Planning Commission Business (Planning Session for Upcoming Items, Follow-Up,**
26 **Etc.)**

27
28 Those present who applied for the upcoming vacancy on the Planning Commission were
29 recognized.

30
31 *Robert Law* gave his address as 14475 South Vantage Circle and was interested in the position
32 because he is a practicing land surveyor and has been involved in several projects in the area. This

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 kind of work is fascinating to him so he was interested in being involved with the work of the
2 Planning Commission.

3
4 *Matt Bills* gave his address as 15063 South Wolfley Court. He shared his background and stated
5 that he started a business 10 years ago that required a lot of planning and commitment on the part
6 of himself, his family, and his employees. He and his family recently moved to Bluffdale and he
7 wanted to get involved in the community.

8
9 Mr. Crowell reported that the Mayor received 11 applications for the Planning Commission
10 vacancy.

11
12 Mr. Crowell reported that the last work session with the City Council was agenda-intensive and
13 they did not have time to address every item. Specifically, they did not discuss Detached
14 Accessory Dwelling Units (“DADU”) or complete the follow-up on the 2023 Economic
15 Development Strategic Plan.

16
17 Chair Cragun reported that she has not been able to attend joint meetings lately but was interested
18 in the discussions that have taken place about the land that is north of Maverik. Mr. Crowell
19 reported that the City owns most of the land north of Maverik to Bangerter Highway adjacent to
20 Redwood Road. The City does not own the first home just north of Maverik’s high-flow pumps.
21 Surveying has been done and the City hired an engineering firm to help design the road connection.
22 It is on the City’s Transportation Master Plan as a type of collector road that will connect 13800
23 South to 1780 West behind Maverik. Work was also underway to see how parcels can be created
24 on the land. The City entered into an agreement with a broker and is funneling leads through the
25 broker. The City Council owns the land and can decide whether to sell. Their priority was retail
26 use on the land. The key parcels are those with frontage on Redwood Road. The desirability of
27 the parcels will influence the Land Use Table. The zoning will have to be revised based on the
28 best options for use of the property. Mr. Crowell stated that it could be zoned all Destination Retail
29 and address the Land Use Table for the entire property. He noted that some interesting leads are
30 worth considering.

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1
2 In response to Chair Cragun’s question as to whether consideration was still being given to
3 providing some sort of landmark to let people know they are entering Bluffdale, Mr. Crowell stated
4 that the idea was still being considered. He did not know how it would come to pass but having
5 something there was part of the City’s Branding Plan.

6
7 Commissioner Loumis had questions for UDOT regarding 13400 South and Bangerter Highway.
8 Mr. Crowell was under the impression that they were going to do that one and 2700 West and
9 Bangerter Highway at the same time. They are funded and the design documents are being worked
10 on. There are property issues that also need to be dealt with. With regard to 14600 South, Mr.
11 Crowell stated that when Porter Rockwell Bridge was completed there was an inter-jurisdictional
12 transfer where UDOT took over Porter Rockwell Boulevard as a state route and gave 14600 South
13 back to the City with the exception of the portion from 800 West to the freeway. From 800 West
14 to Redwood Road, 14600 South belongs to Bluffdale City. The City has funding to complete the
15 one-lane bridge project. Mr. Crowell stated that the intersection at 14600 South and Porter
16 Rockwell Boulevard is undergoing another deep study. A lot is happening with road and
17 intersection development. Many things are planned for the prison site as well.

18
19 Chair Cragun, who lives in Spring View Farms, expressed a strong desire to see arrangements
20 made so that there will be walking and biking paths from Spring View Farms at Phillip Gates
21 Memorial Park to 14600 South so that it will be easy to go to commercial or retail at The Point
22 without having to drive. Mr. Crowell stated that the idea could potentially be brought to fruition.
23 He is a cyclist himself and is cognizant of the value of biking options. Mr. Crowell emphasized
24 that 14600 South is an old road and will continue to see changes.

25
26 Commissioner Loumis observed that Porter Rockwell Boulevard was built and now UDOT wants
27 to build a four-lane highway through Bluffdale. As a result, the City will have to do something
28 with the bridge on the river to create a four-lane highway. Since Bluffdale had to take back 14600
29 South, he wanted to know why there had to be a four-lane highway through Bluffdale. Mr. Crowell
30 stated that there is modeling taking place to plan for the growth that is projected and how it will

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 impact traffic. There have been comments in favor of keeping a one-lane bridge to force
2 constriction. There have also been comments stating that the City has to be proactive and plan for
3 growth. The Master Plan indicates that 14600 South must be improved and have more than two
4 lanes. Commissioner Loumis suggested two lanes with a center turn as a compromise.

5
6 Chair Cragun commented that the tunnel needs to be higher so that trucks do not get stuck.
7 Mr. Crowell adamantly agreed and stated that that is in the plan. Chair Cragun commented that
8 The Point will have a significant impact and Bluffdale has no control over it.

9

10 **7. Adjournment.**

11

12 The Planning Commission Meeting adjourned at 8:01 p.m.

13

14

15

16

17 _____
Kjersti Jarman, Development Coordinator

18

19 Approved: _____

Minutes

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 18, 2023**

1 **Present:**

2

3 **Members:** **Debbie Cragun, Chair**
4 **Tina Griffis**
5 **Kory Luker**
6 **Erik Swanson**
7 **Johnny Loumis, Jr.**

8

9 **Excused:** **Ulises Flynn**

10

11 **Staff:** **Grant Crowell, City Planner/Economic Development Director**
12 **Ellen Oakman, Associate City Planner**
13 **Kjersti Jarman, Community Development Coordinator**
14 **Courtney Larson, AV Technician**
15 **Pauline Matagi, Community Development Coordinator**
16 **Mayor Natalie Hall**

17

18 **Public:** **John Betof**
19 **Dale Hansen, AMI**
20 **Jon Hansen, AMI**
21 **Greg Wilding**

22

23 Chair Debbie Cragun called the meeting to order at 6:00 p.m.

24

25 **PLANNING COMMISSION BUSINESS MEETING**

26

27 **1. Roll Call.**

28

29 All members of the Planning Commission were present with the exception of Ulises Flynn, who
30 was excused.

31

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

33

34 Mayor Natalie Hall offered the invocation and led the Pledge of Allegiance.

35

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 18, 2023**

1 **LEGISLATIVE ITEMS**

2
3 **3. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on a**
4 **Proposed Amendment to the Bluffdale City Zoning Map for 6.7 Acres from the**
5 **Agricultural (A-5) Zone to the Sand and Gravel (SG-1) Zone, located at**
6 **approximately 16400 South Pony Express Road. Asphalt Materials, Applicant.**
7 **(Application 2022-58) – Staff Presenter, Ellen Oakman.**
8

9 Commissioner Loumis noted that a citizen was present to make a public comment. It was
10 suggested that the individual address the Planning Commission as part of agenda item number
11 four.

12
13 Associate City Planner, Ellen Oakman, presented the Staff Report and displayed a map of the
14 subject property and the other property owned by the applicants. The map included a zoning layer
15 to provide context for the proposal. She noted that Asphalt Materials has been in business in
16 Bluffdale for about 20 years. They have approximately 70 acres of mining land that is already
17 zoned Sand & Gravel (“SG-1”). They also own 6.7 acres that are adjacent to their mining property
18 that is currently zoned A-5 Agricultural. They wish to rezone the property to SG-1 to be consistent
19 with the rest of their operation. They recently become aware that the subject property had not been
20 zoned SG-1. They were seeking to rectify that oversight since they plan to mine gravel on the
21 subject property and they want to do so legally.

22
23 Ms. Oakman reported that the land use designated in the General Plan for the subject property is
24 Regional Core. That land use designation supports the current mining that is taking place with the
25 future view of using the land for high-density housing and high-intensity commercial uses. The
26 applicants have state mining rights and mining permits for the subject property. It was noted that
27 the Regional Core designation supports mining.

28
29 The applicant, Dale Hansen from Asphalt Materials, Inc. (“AMI”) gave his address as 7961 South
30 1300 West. He identified himself as one of the owners of the property and AMI. He explained
31 that the reason for the zoning discrepancy was that he and his brother purchased the original
32 property many years ago. Later, they purchased the other two sections from the East Jordan Canal
33 Company and erroneously thought the property was also zoned SG-1. As soon as they learned

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 18, 2023**

1 that the property was not correctly zoned they began taking steps to correct the oversight. Mr.
2 Hansen reported that the subject property was purchased about five or six years ago and the original
3 property was purchased in 1995. The hill on the subject property has a 1:1 slope and is all gravel.
4 As a result, any agricultural use would be impossible to accomplish until it is used up and converted
5 into flat ground. He explained that part of the subject property would be used for stockpiling sand
6 and gravel and the steep section would be mined.

7
8 Chair Cragun opened the public hearing. There were no public comments or emails. The public
9 hearing was closed.

10
11 Commissioner Luker thanked the applicant for bringing this oversight to the City’s attention.

12
13 **Tina Griffis moved to forward a POSITIVE recommendation to the City Council for the**
14 **Zoning Map Amendment (2022-58) from A-5 Agricultural to SG-1 Sand & Gravel, based on**
15 **the following:**

- 16
17 **Findings:**
18
19 **1. That the current use is consistent with the land use designation, Regional Core.**
20
21 **2. That the proposed zoning is consistent with the remaining approximately 70-**
22 **acre area, utilized for the Asphalt Materials, Inc., operation.**
23
24 **3. That the business has all necessary state mining permits and mining rights.**

25
26 **Johnny Loumis, Jr. seconded the motion. Vote on motion: Tina Griffis-Aye; Johnny Loumis,**
27 **Jr.-Aye; Erik Swanson-Aye; Kory Luker-Aye; Debbie Cragun-Aye. The motion passed**
28 **unanimously.**

29
30 Chair Cragun reported that the item would go before the City Council on February 8.
31

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 18, 2023**

1 **DISCUSSION ITEMS**

2
3 **4. Planning Commission Business (Planning Session for Upcoming Items, Follow-Up,**
4 **Etc.)**

5
6 *John Betof* gave his address as 14257 South Zonker Drive and stated that following a major
7 snowstorm a few weeks earlier, he was scheduled to have major back surgery the following
8 morning. He was anxiously waiting for the snowplow to clear his street as had been occurring
9 ever since he built his home nine years earlier. The snowplow came by Loumis Parkway in the
10 afternoon but did not plow his street. He frantically called the Public Works Department to express
11 his urgent need to have his street plowed so he could make it to his medical appointment early the
12 next morning. The individual at the Public Works Department stated that the plowing had not
13 occurred because the budget did not pass. Mr. Betof described his medical crisis and the City
14 employee offered to make a phone call. Soon thereafter, the snowplow plowed his street for which
15 he was very thankful. Mr. Betof noted that a recent newsletter reported that snow plowing may be
16 cut back. He was concerned that when there is another major storm, he could find himself in a
17 similar situation. Mayor Hall suggested that she and Mr. Betof visit privately. Mr. Betof
18 graciously accepted the Mayor's invitation.

19
20 Chair Cragun noted that this would be Commissioner Loumis' last meeting as a member of the
21 Planning Commission. She acknowledged his many years of service and his expertise, especially
22 related to water rights. Commissioner Loumis commended the Planning Commission and the City
23 Council for its teamwork and professionalism in working together to deal with complex issues,
24 even when there are differing points of view.

25
26 City Planner/Economic Development Director, Grant Crowell, thanked Commissioner Loumis on
27 behalf of the Staff for his service. With regard to Commissioner Loumis' expertise with water
28 rights, Mr. Crowell stated that within the next few months, a review will be conducted of the City's
29 Secondary Water Master Plan that would go on to the City Council. Commissioner Loumis
30 indicated that he still owns some water rights that are used mainly for the Bird Refuge. The City

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 18, 2023**

1 Council planned to recognize Commissioner Loumis for his many years of service to the
2 community on January 25, 2023.

3
4 Mr. Crowell addressed the need for the annual training, which was being facilitated by
5 Ms. Oakman. She displayed a slide with a list of potential topics in connection with the Office of
6 the Property Rights Ombudsman (“OPRO”).

7
8 Chair Cragun expressed strong interest in training on the legislative changes taking place.
9 Commissioner Griffis concurred. Commissioner Loumis stated that eminent domain is an
10 extremely important topic. Chair Cragun expressed interest in avoiding land use-related lawsuits.
11 Mr. Crowell acknowledged that it would be an excellent topic for training. The purpose of the
12 training was to keep current with the law. Mr. Crowell was still looking for a resource for
13 providing training on Traffic Studies. Chair Cragun supported that idea. She commented that with
14 the departure of Commissioner Loumis from the Planning Commission, it would be helpful to have
15 training on water rights. Mr. Crowell indicated that the state requirement is four hours of training
16 per year and a one-hour video.

17
18 Mr. Crowell reported that with Commissioner Loumis’ departure, Commissioner Griffis would be
19 appointed as a regular member of the Planning Commission. Mike Kraupp was appointed as a
20 New Alternate Planning Commission Member.

21
22 Mr. Crowell stated that it is time to elect a Planning Commission Chair and Vice Chair.

23
24 The next Planning Commission Meeting was tentatively scheduled for February 1. There will also
25 be training for the Utah Open Public Meetings Law.

26
27 Mr. Crowell reported that construction is ongoing for the new Café Zupas. The opening had not
28 yet been determined. Fat Cats was hoping to have a Grand Opening around April 20. About
29 Thyme was under construction and still seeking a Bar License. Some restaurants were looking at
30 The Ranch.

31
32 The Detached ADU Ordinance was to be considered at the February 8 City Council Meeting.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 18, 2023**

1
2
3
4
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6
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10
11

5. Adjournment.

The Planning Commission Meeting adjourned at 6:32 p.m.

Kjersti Jarman, Development Coordinator

Approved: _____

Item 3

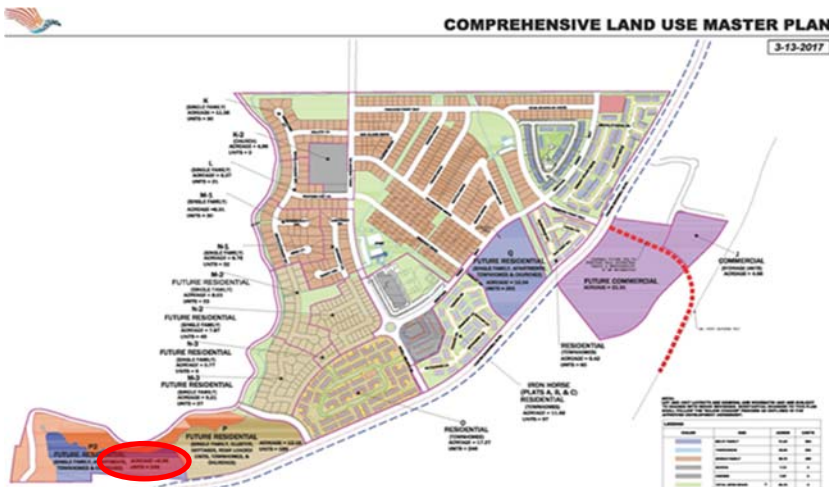


2222 West 14400 South • Bluffdale, Utah 84065 • (801) 254-2200
Community Development Department
Planning Division

STAFF REPORT
24 February 2023

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

Re: Independence Apartments – Site Plan Application
Application No.: 2022-18
Applicant(s): Independence Apartments, LLC
Project Location: 15580 South Heritagecrest Way
General Plan: Mixed Use
Zoning: MU – Mixed Use* (as modified by the Independence at the Point Development Agreement specific provisions, as amended)
Acreage: 5.03 acres
Request: Approval of the site plan for 218 apartment units in (2) 4 and 5 story 109 unit buildings including the clubhouse, fitness room, leasing office and rooftop patio. The site includes the site features, building elevations and materials, landscaping and parking requirements.



SUMMARY

Subject to the DRC staff's recommendations, the proposed applications meet the City requirements for site plan approval as outlined in the Bluffdale City Subdivision Ordinance, the Mixed-Use zoning district ordinance, and the contractual requirements of the Independence at the Point Development Agreement (DA) and Project Plan (PP).

Background. The Comprehensive Land Use Master Plan exhibit in the PP identifies the area P2 planned for townhomes and apartment units for the area. The PP also provides other land use standards for the development of apartment buildings.

ANALYSIS

Anticipated Uses, Layout and Access. The overall Independence Apartments includes two apartment buildings. Building A includes 100,710 square feet and building B is 99,651 for the units. Each building provides 109 units for a total of 218 total units consisting of one (1), two (2) and studio units as follows:

Model	Unit Type	Units	Mix	Square Feet
One Bed	1 bed / 1 bath	54	24.8%	606
One Bed - Lux	1 bed / 1 bath	56	25.7%	706
One Bed – Type A	1 bed / 1 bath	6	2.8%	706
Studio – New	1 bed / 1 bath	18	8.3%	462
Studio – Type A	1 bed / 1 bath	2	0.9%	462
Two Bed	2 bed / 1 bath	38	17.4%	979
Two Bed - Lux	2 bed / 2 bath	40	18.3%	1,096
Two Bed – Type A	2 bed / 2 bath	4	1.8%	1,056
Grand Total:		218	100 %	

The site consists of open common areas, a clubhouse, fitness room, leasing office, rooftop patio and community pool. The remaining property will provide parking and additional landscaped areas to enhance the project.

There are two main accesses for the project from the public street of Heritagecrest Way. An additional 25’ access is required for the project and will be provided through property owned by Geneva Rock to Porter Rockwell Boulevard as part of the completion of Heritagecrest Way currently under construction by the master developer (DAI). This access will remain and be maintained by the City until the connection is completed as a public right way when Geneva develops their property for the Point at Bluff Crossing project.

Adequate Public Facilities and Infrastructure. All adequate public facilities will be installed with the construction for this project.

Parking. The Independence at the Point DA was adopted in 2012 consistent with the adopted ordinances and City requirements at the time. The City Code 11-12-3 for off-street parking standards was amended after that date. The applicants have in good faith worked with the city staff to try to meet the parking requirements with the constraints of this site. Understanding parking is a pertinent topic of discussion for multi-family projects, the parking calculation for the project with the parking standards are provided as follows:

Title 11-12-3 Parking Requirement:	Total Units	Required Parking Stalls	Parking Stalls Provided
APARTMENTS			
2 parking spaces per 1 or 2 Bedroom units.	218	*436	91 Covered 307 Uncovered Includes ADA stalls
Totals:	218		398

*The applicant and staff will provide some additional information and context to the overall parking discussion in a separate memo prior to the meeting for the consideration of the Planning Commission as the

Land Use Authority to approve site plans as provided by the Independence DA and PP.

Setbacks and Height Requirements. The minimum setbacks for apartments are provided in the PP. The front/corner setback is a minimum of 10 feet, side setback is a minimum of 5 feet, and rear setback is a minimum of 5 feet. There is a maximum height of 45 feet for each building measured at the top of the wall. Due to the site topography, the applicant provided analysis for the weighted average for height as defined by BCC 11.20.020 “HEIGHT OF BUILDING: The weighted average vertical distance from the grade to the top of the outside walls of the building.” as required by the zoning height requirement.

Open Space and Landscaping. All common areas including the site amenities and other open areas will be owned and maintained by the property owner or management company. The project is not required to meet a minimum of landscaping overall based on the project plan but is providing 10.2% of landscaping for the site including within the parking areas to break-up large areas of hardscaping.

Architecture and Elevations. Renderings of the elevations style, types, materials, colors and amenities are provided as information to the Planning Commission in approving the overall site plan application.

City Construction Standards Compliance. The overall site plan is required to meet all the city construction standards for fire hydrants, water lines, pavement, concrete, drainage and any other public infrastructure improvements required to be installed with the project.

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, City Fire Marshal 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. There are no outstanding requirements by the City Engineer and Public Works Department. The layout, design and construction of all subdivisions are subject to the Bluffdale City Engineering Standards and Specifications. These requirements are included in the recommended conditions of approval.

Fire Marshal. Fire Marshal Nielson approved the plans as submitted.

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

DRC STAFF RECOMMENDATION FOR INDEPENDENCE APARTMENTS SITE PLAN APPLICATION:

DRC Staff recommends that the Planning Commission approve for the Independence Apartments Site Plan Application subject to the following conditions:

1. That all requirements of the City Codes, adopted ordinances, Independence at the Point Development Agreement (DA) and Project Plan (PP) are met and adhered to the Independence Apartments project.
2. That the site plan for the project comply with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer and Public Works Department for all relevant construction drawings and be stamped for approval prior to any preconstruction activities.
3. That the project adheres to all requirements of the International Fire Code.
4. That all public parkstrips, landscaping, irrigation and maintenance adjacent to the project is the responsibility of the property owner or management company established for the project.

5. That all common/open spaces, landscaping, parking areas and site amenities are owned and maintained by the property owner or management company established for the project.
6. That all building permit submittals for buildings comply with the approved design, elevations, materials and finishes as required for site plan approval.

MODEL MOTIONS

Motion for Approval – “I move we approve Independence Apartments Site Plan Application 2022-18 subject to the conditions and based on the findings presented in the staff report dated February 24, 2023, (or as modified by the conditions below):”

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

Motion for a Denial – “I move we deny the Independence Apartments Site Plan Application based on the following findings:”

1. List all findings for denial...



Memo

Date: February 24, 2023
From: Dan Tracer, Assistant City Engineer
To: Grant Crowell, Zoning Administrator
CC:
RE: Independence Apartments – Final Site Plan Approval

In an effort to ensure all Site Plans are compliant with City standards and ordinances, the City Engineering Department conducts a review of all Site Plan applications. We have completed our review of the Independence Apartments Site Plan and recommend approval be granted with the following conditions:

- Applicant continue to revise the project Drainage Report to be in compliance with City standards and ordinances.
- Applicant continue to revise the project plans to be in compliance with City standards and ordinances.

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

A handwritten signature in blue ink that reads 'Dan Tracer'.

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



14895 South Noell Nelson Drive • Bluffdale, Utah 84065 • (801) 254-2200 x477
Fire Department

FIRE MARSHAL REVIEW
10 February 2023

Re: Independence Rock Apartments – Site Plan Application
Application No: 2022-18
Applicant(s): Independence Rock Apartments, LLC
Address: 15580 South Heritagecrest Way

ANALYSIS

Anticipated Uses. Apartment dwelling units - (2) buildings 4 and 5 stories - total of 218 units.

Layout. Oriented to Heritagecrest Way. Two points of ingress/egress on Heritagecrest Way

Access.

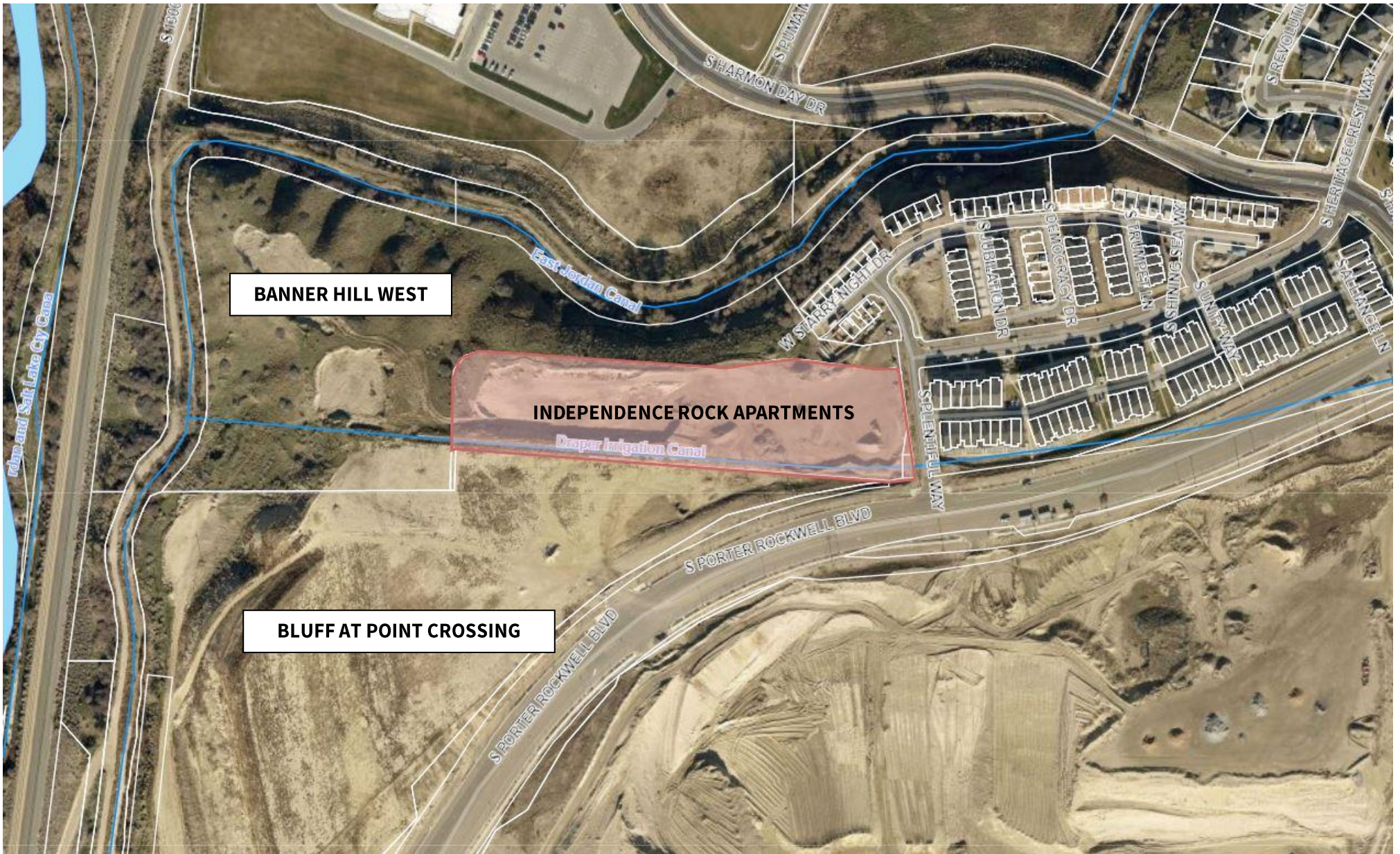
Fire Code Citations (if applicable).

FIRE MARSHAL RECOMMENDATIONS FOR APPROVAL:

State findings or conditions of approval

1.

Fire Marshal Signature: _____
Lance Nielson, City Fire Marshall



BANNER HILL WEST

INDEPENDENCE ROCK APARTMENTS

BLUFF AT POINT CROSSING

INDEPENDENCE APARTMENTS



RILEY JARRETT
2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043
RILEY@JARRETTARCHITECTURE.COM

JARRETT
ARCHITECTURE

Date: November 14, 2021
Address: 15580 S Plentiful Way,
Bluffdale, UT 84065

Cover | INDEPENDENCE APARTMENTS

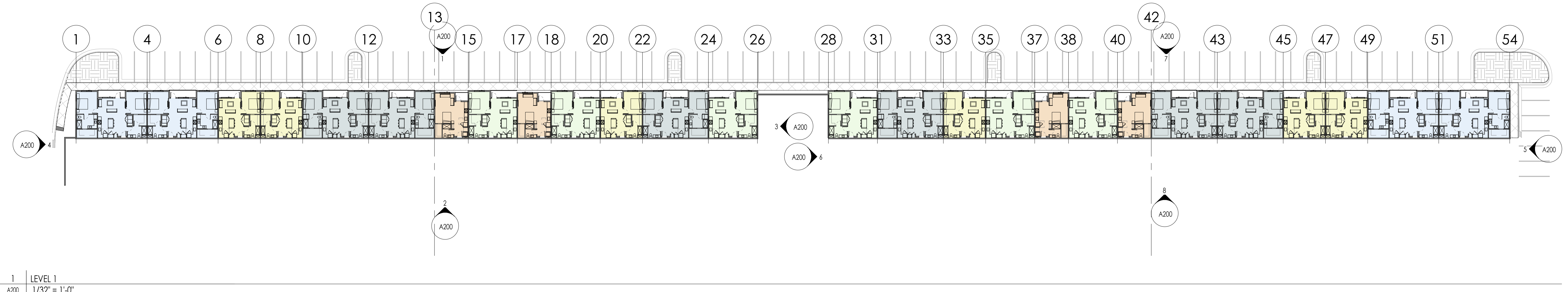
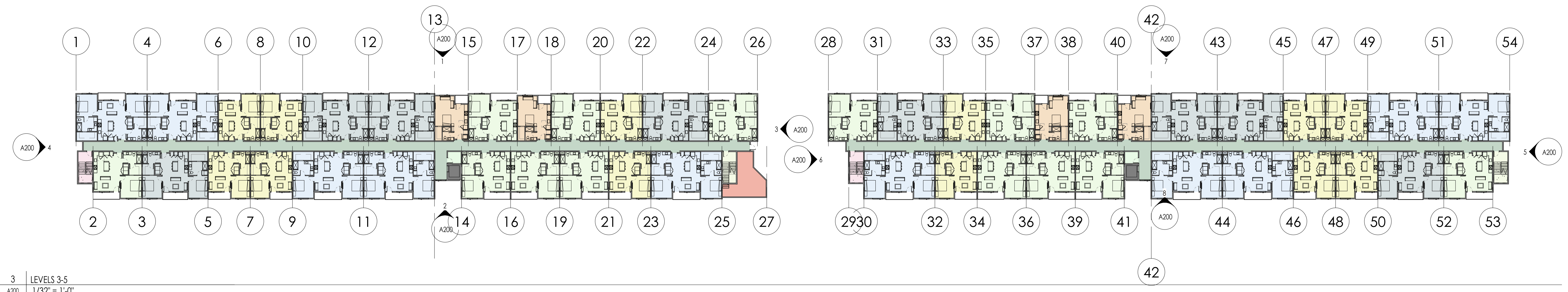
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LEVEL	AREA	OCC.	O.L.F.	OCCS.
BLDG A				
LEVEL 1	10,194 SF	R-2	200 SF	50
LEVEL 2	22,364 SF	R-2	200 SF	114
LEVEL 3	22,364 SF	R-2	200 SF	114
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LEVEL 5	22,417 SF	R-2	200 SF	112
BLDG A	100,710 SF			502
BLDG B				
LEVEL 1	10,194 SF	R-2	200 SF	50
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LEVEL 4	22,364 SF	R-2	200 SF	111
LEVEL 5	22,364 SF	R-2	200 SF	111
BLDG B	99,655 SF			494
	200,365 SF			996

UNIT MIX		
UNIT TYPE	UNIT COUNT	MIX
ONE-BED	54	24.8%
ONE-BED LUX	56	25.7%
ONE-BED TYPE A	6	2.8%
STUDIO - NEW	18	8.3%
STUDIO - TYPE A	2	0.9%
TWO-BED	38	17.4%
TWO-BED LUX	40	18.3%
TWO-BED TYPE A	4	1.8%
GRAND TOTAL	218	

UNIT SCHEDULE		
UNIT TYPE	UNIT COUNT	MIX
LEVEL 1		
ONE-BED	6	2.8%
ONE-BED LUX	6	2.8%
STUDIO - NEW	4	1.8%
TWO-BED	6	2.8%
TWO-BED LUX	4	1.8%
LEVEL 1	26	
LEVEL 2		
ONE-BED	12	5.5%
ONE-BED LUX	12	5.5%
ONE-BED TYPE A	2	0.9%
STUDIO - NEW	2	0.9%
STUDIO - TYPE A	2	0.9%
TWO-BED	8	3.7%
TWO-BED LUX	8	3.7%
TWO-BED TYPE A	2	0.9%
LEVEL 2	48	
LEVEL 3		
ONE-BED	12	5.5%
ONE-BED LUX	14	6.4%
STUDIO - NEW	4	1.8%
TWO-BED	8	3.7%
TWO-BED LUX	10	4.6%
LEVEL 3	48	
LEVEL 4		
ONE-BED	12	5.5%
ONE-BED LUX	14	6.4%
STUDIO - NEW	4	1.8%
TWO-BED	8	3.7%
TWO-BED LUX	10	4.6%
LEVEL 4	48	
LEVEL 5		
ONE-BED	12	5.5%
ONE-BED LUX	10	4.6%
ONE-BED TYPE A	4	1.8%
STUDIO - NEW	4	1.8%
TWO-BED	8	3.7%
TWO-BED LUX	8	3.7%
TWO-BED TYPE A	2	0.9%
LEVEL 5	48	
GRAND TOTAL	218	

- GENERAL NOTES - FLOOR PLANS**
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 - DO NOT SCALE DRAWINGS.
 - DIMENSIONS ARE TYPICALLY TO THE EXTERIOR FACE OF THE STUDS, CENTER OF STRUCTURAL COLUMN/BEAM OR GRID LINE UNLESS NOTED OTHERWISE.
 - OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING.
 - INSTALL FULLY RECESSED FIRE DEPARTMENT KEY SAFE ADJACENT TO FRONT DOOR ACCORDING TO REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
 - FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE PER IBC 708.4 CONTINUITY.
 - ALL WALL AND FLOOR ASSEMBLY PENETRATIONS AT RATED LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE RATING AND APPROVED SEALANT.
 - FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OF ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD, GYPSUM BOARD, GEMENT FIBER BOARD, BATTI OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
 - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FLURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
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 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
 - FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
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 - DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
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 - DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH 2018 I.B.C.

KEYNOTES	
#	DESCRIPTION



BLUFFDALE APARTMENTS
FLOOR PLANS
15204 SOUTH PORTER ROCKWELL BLVD
BLUFFDALE, UT 84065

AREAS AND OCCUPANTS				
LEVEL	AREA	OCC.	O.L.F.	OCCS.
BLDG A				
LEVEL 1	10,196 SF	R-2	200 SF	50
LEVEL 2	22,840 SF	R-2	200 SF	114
LEVEL 3	22,840 SF	R-2	200 SF	114
LEVEL 4	22,417 SF	R-2	200 SF	112
LEVEL 5	22,417 SF	R-2	200 SF	112
BLDG A	100,710 SF			502
BLDG B				
LEVEL 1	10,196 SF	R-2	200 SF	50
LEVEL 2	22,364 SF	R-2	200 SF	111
LEVEL 3	22,364 SF	R-2	200 SF	111
LEVEL 4	22,364 SF	R-2	200 SF	111
LEVEL 5	22,364 SF	R-2	200 SF	111
BLDG B	99,656 SF			494
	200,360 SF			996

GENERAL NOTES - FLOOR PLANS

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BLUFFDALE APARTMENTS
BLDG A - LEVELS 1/2
 15204 SOUTH PORTER ROCKWELL BLVD
 BLUFFDALE, UT 84065

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BLDG B				
	99,651 SF	R-2	200 SF	494
	200,360 SF			996

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KEYNOTES	
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2 BLDG A - LEVEL 4
A200 3/32" = 1'-0"



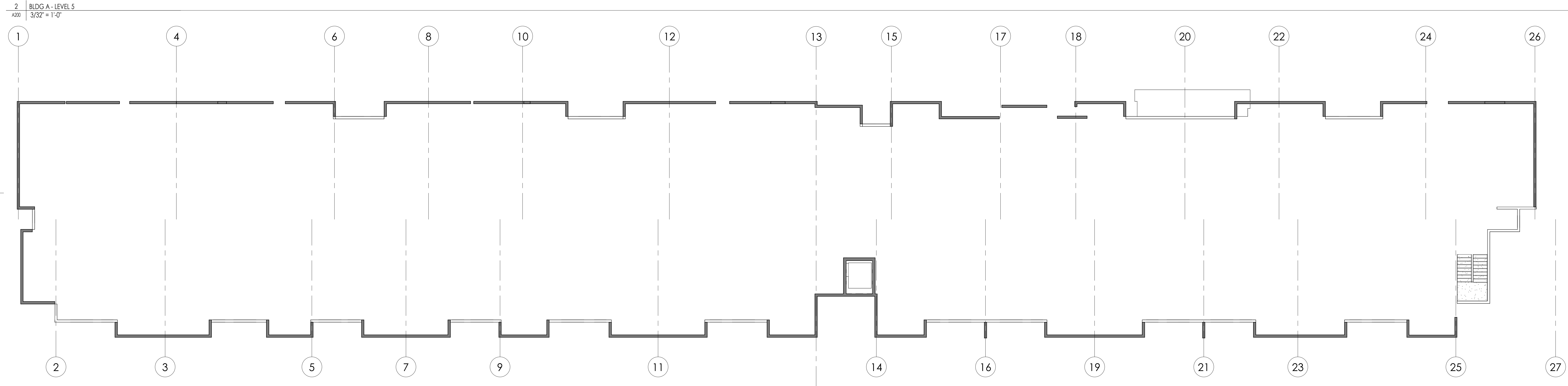
1 BLDG A - LEVEL 3
A200 3/32" = 1'-0"

BLUFFDALE APARTMENTS
BLDG A - LEVELS 3/4
 15204 SOUTH PORTER ROCKWELL BLVD
 BLUFFDALE, UT 84065

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- ANY DISCREPANCIES FOUND IN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
 - DO NOT SCALE DRAWINGS.
 - DIMENSIONS ARE TYPICALLY TO THE EXTERIOR FACE OF THE STUDS, CENTER OF STRUCTURAL COLUMN/BEAM OR GRID LINE UNLESS NOTED OTHERWISE.
 - OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING.
 - INSTALL FULLY RECESSED FIRE DEPARTMENT KEY SAFE ADJACENT TO FRONT DOOR ACCORDING TO REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
 - FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE PER IBC 708.4 CONTINUITY.
 - ALL WALL AND FLOOR ASSEMBLY PENETRATIONS AT RATED LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC., SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
 - FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OF ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD, GYPSUM BOARD, CEMENT FIBER BOARD, BATS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
 - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
 - FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
 - FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION, FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
 - DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
 - DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTURAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATS, OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
 - DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH 2018 I.B.C.

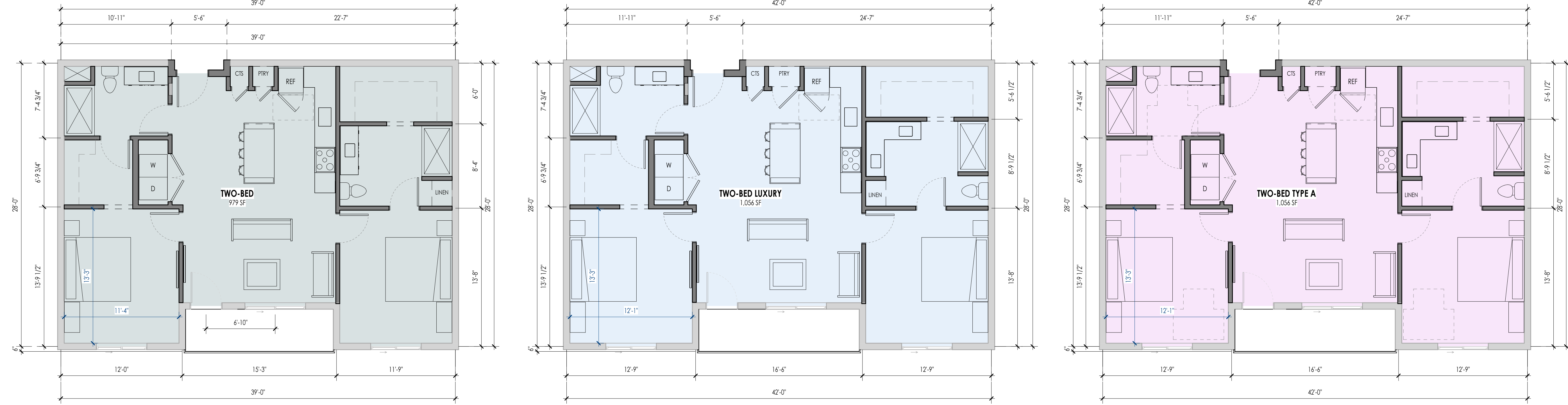
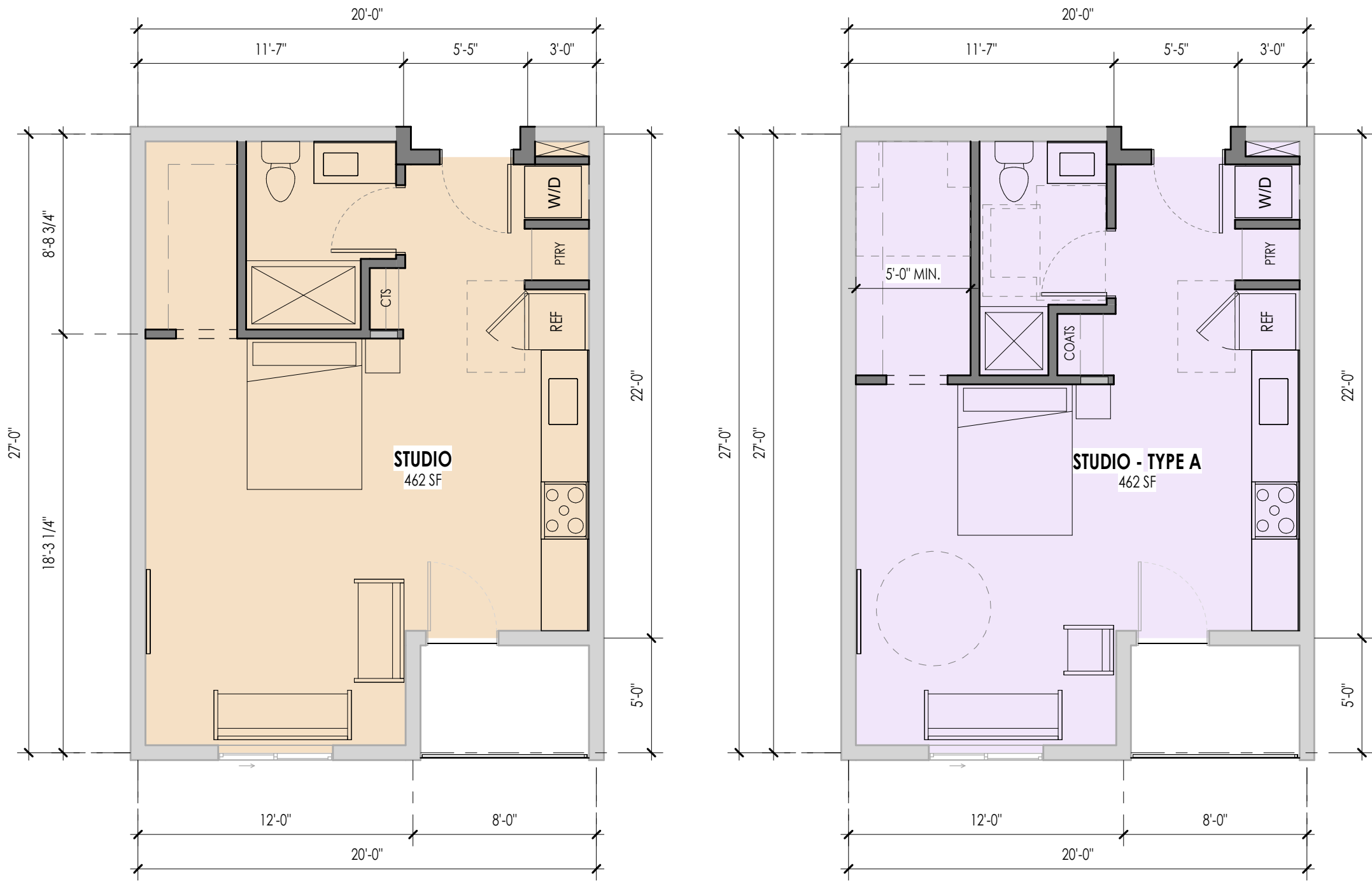
KEYNOTES	
#	DESCRIPTION



2 | BLDG A - LEVEL 5
A200 | 3/32" = 1'-0"

1 | BLDG A - ROOF PLAN
A200 | 3/32" = 1'-0"

BLUFFDALE APARTMENTS
BLDG A - 5/ROOF
15204 SOUTH PORTER ROCKWELL BLVD
BLUFFDALE, UT 84065

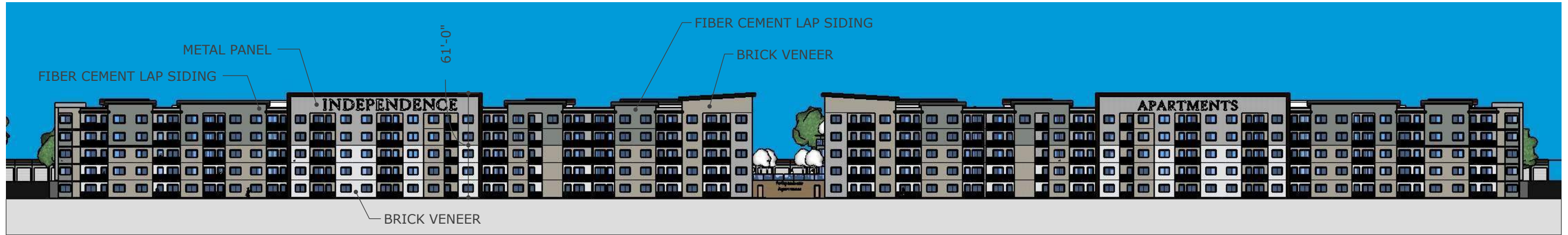


UNIT SCHEDULE		
UNIT TYPE	UNIT COUNT	MIX
LEVEL 1		
ONE-BED	6	2.8%
ONE-BED LUX	6	2.8%
STUDIO - NEW	4	1.8%
TWO-BED	4	2.8%
TWO-BED LUX	4	1.8%
LEVEL 1	26	
LEVEL 2		
ONE-BED	12	5.5%
ONE-BED LUX	12	5.5%
ONE-BED TYPE A	2	0.9%
STUDIO - NEW	2	0.9%
STUDIO - TYPE A	2	0.9%
TWO-BED	8	3.7%
TWO-BED LUX	8	3.7%
TWO-BED TYPE A	2	0.9%
LEVEL 2	48	
LEVEL 3		
ONE-BED	12	5.5%
ONE-BED LUX	14	6.4%
STUDIO - NEW	4	1.8%
TWO-BED	8	3.7%
TWO-BED LUX	10	4.6%
LEVEL 3	48	
LEVEL 4		
ONE-BED	12	5.5%
ONE-BED LUX	14	6.4%
STUDIO - NEW	4	1.8%
TWO-BED	8	3.7%
TWO-BED LUX	10	4.6%
LEVEL 4	48	
LEVEL 5		
ONE-BED	12	5.5%
ONE-BED LUX	10	4.6%
ONE-BED TYPE A	4	1.8%
STUDIO - NEW	4	1.8%
TWO-BED	8	3.7%
TWO-BED LUX	8	3.7%
TWO-BED TYPE A	2	0.9%
LEVEL 5	48	
GRAND TOTAL	218	

UNIT MIX		
UNIT TYPE	UNIT COUNT	MIX
ONE-BED	54	24.8%
ONE-BED LUX	56	25.7%
ONE-BED TYPE A	6	2.8%
STUDIO - NEW	18	8.3%
STUDIO - TYPE A	2	0.9%
TWO-BED	38	17.4%
TWO-BED LUX	40	18.3%
TWO-BED TYPE A	4	1.8%
GRAND TOTAL	218	

DATE _____
REVISION DESCRIPTION _____

BLUFFDALE APARTMENTS
ENLARGED PLANS
15204 SOUTH PORTER ROCKWELL BLVD
BLUFFDALE, UT 84065



NORTH ELEVATION

1" = 60'



SOUTH ELEVATION

1" = 60'

BLDG A

HEIGHT	DISTANCES	TOTAL DISTANCE	% OF TOTAL	WEIGHTED HEIGHT
20.4'	26.3'+27.2'	53.5'	5.7%	1.16
39.7'	382.6'+34.6'	417.2'	44.52%	17.67
44.75'	62.6'	62.6'	6.68%	2.99
49.8'	403.8'	403.8'	43.10%	21.46

TOTAL PERIMETER LF: **937.1'**

$(20.4' \times 5.7\%) + (39.7' \times 44.52\%) + (44.75' \times 6.68\%) + (49.8' \times 43.10\%) = 43.28'$

BLDG A - WEIGHTED AVERAGE HEIGHT FROM GRADE TO ROOF LEVEL: 43.28'

BLDG B

HEIGHT	DISTANCES	TOTAL DISTANCE	% OF TOTAL	WEIGHTED HEIGHT
39.7'	62.6'+402.7'	465.3'	49.93%	19.82
44.75'	62.8'	62.8'	6.74%	3.02
49.8'	403.8'	403.8'	43.33%	21.58

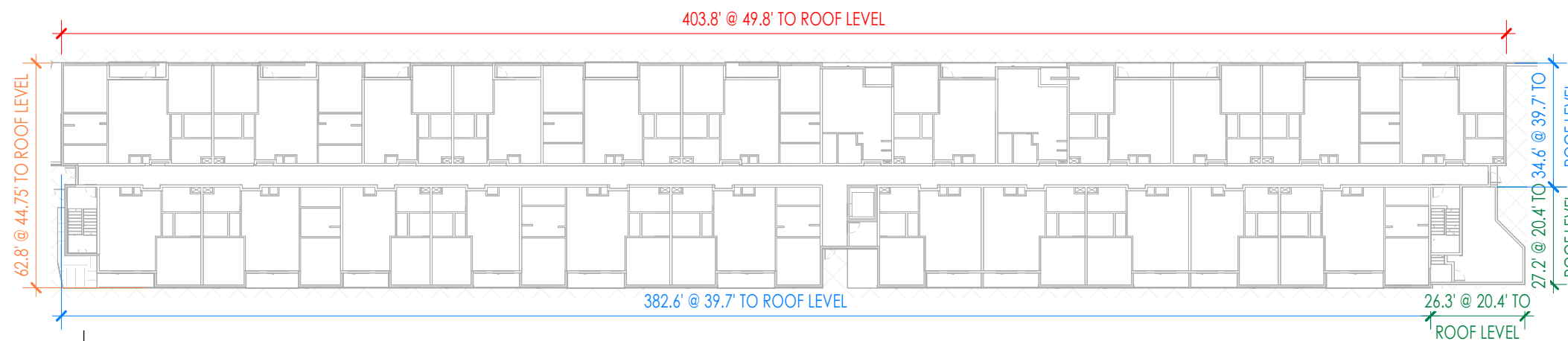
TOTAL PERIMETER LF: **931.9'**

$(39.7' \times 49.93\%) + (44.75' \times 6.74\%) + (49.8' \times 43.33\%) = 44.42'$

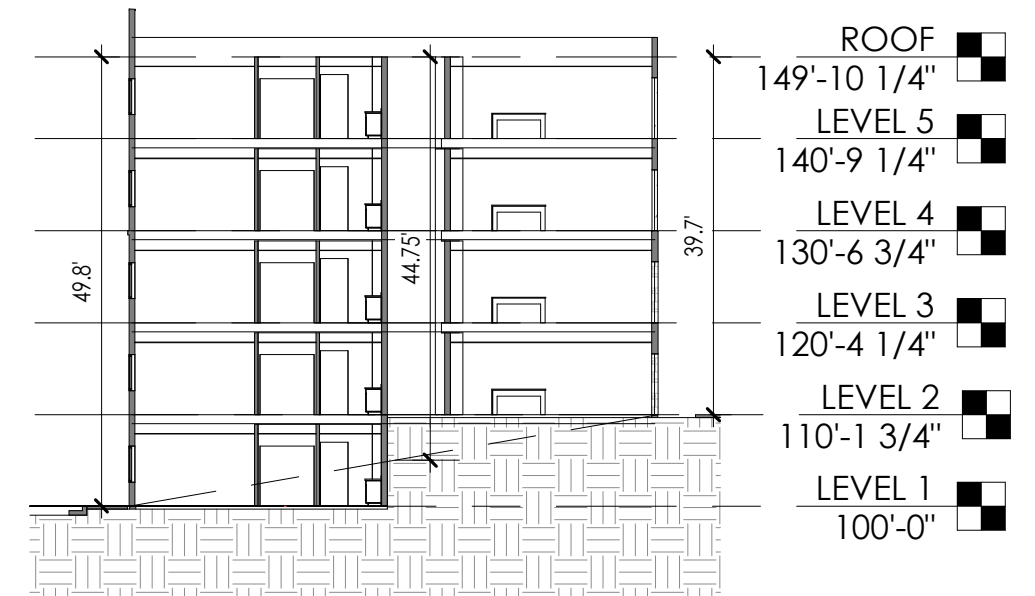
BLDG B - WEIGHTED AVERAGE HEIGHT FROM GRADE TO ROOF LEVEL: 44.42'



2 | WEIGHTED HEIGHT PLAN - BLDG B
A1 | 1" = 40'-0"



1 | WEIGHTED HEIGHT PLAN - BLDG A
A1 | 1" = 40'-0"



4 | Section 4
A102 | 3/64" = 1'-0"



INDEPENDENCE

APARTMENTS

Independence
Apartments



INDEPENDENCE









INDEPENDENCE APARTMENTS

EXTERIOR FINISHES

EXTERIOR FINISHES LIST



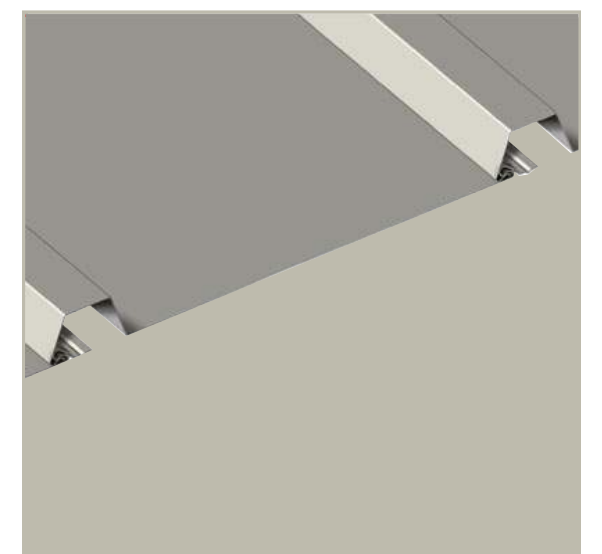
HARDIE PLANK LAP SIDING
JAMES HARDIE
SELECT CEDARMILL
COLOR; PEARL GRAY



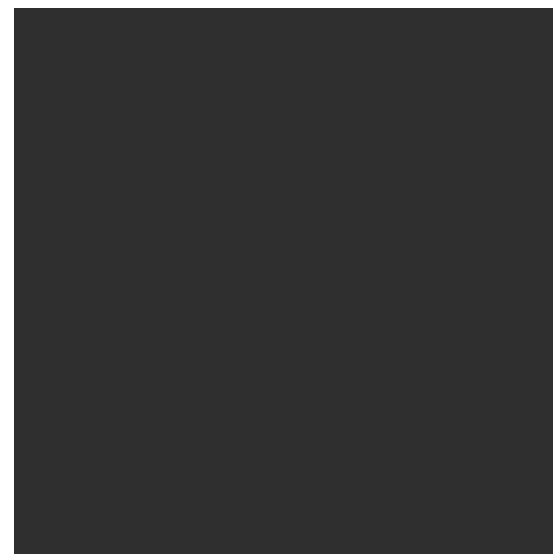
HARDIE LAP SIDING TRIM
JAMES HARDIE
COLOR; PEARL GRAY



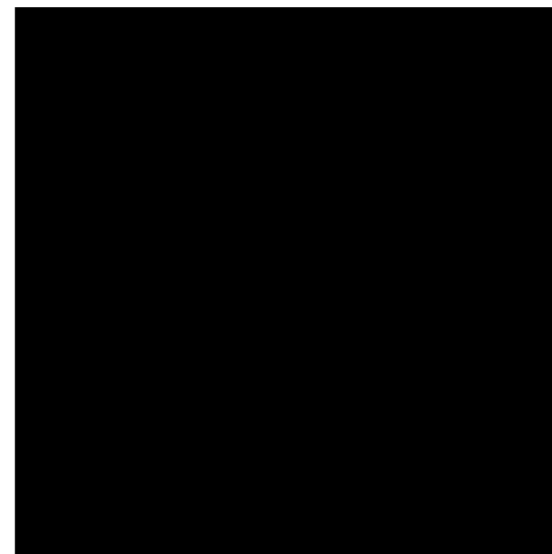
BRICK VENEER
INTERSTATE BRICK
COLOR; PEWTER



METAL PANEL
ATAS INTERNATIONAL
MPW MULTI-PURPOSE PANEL
COLOR; SANDSTONE



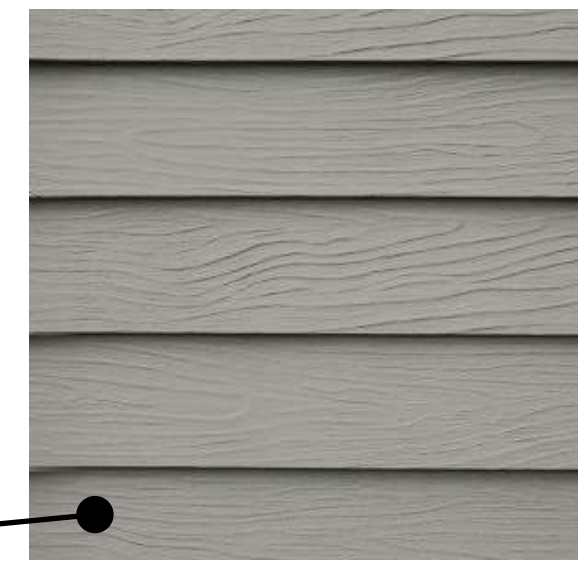
STUCCO SMOOTH
COLOR; SW 6258
TRICORN BLACK



ALUM. FASCIA & TRIM
COLOR; MATTE BLACK



BRICK VENEER
INTERSTATE BRICK
COLOR; TUMBLEWEED



HARDIE PLANK LAP SIDING



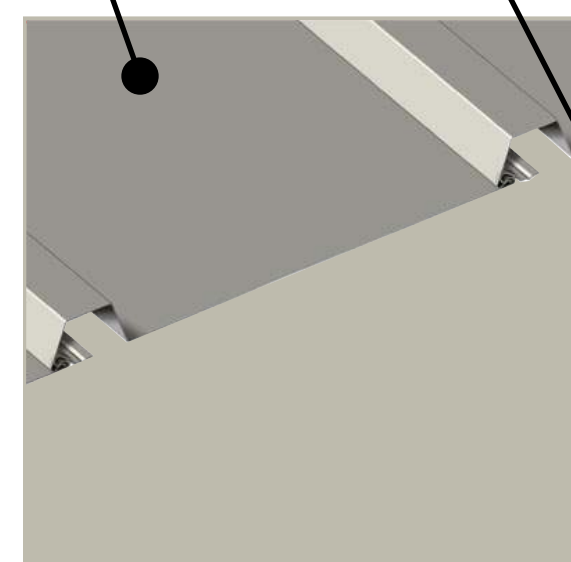
ALUM. FASCIA & TRIM



BRICK VENEER



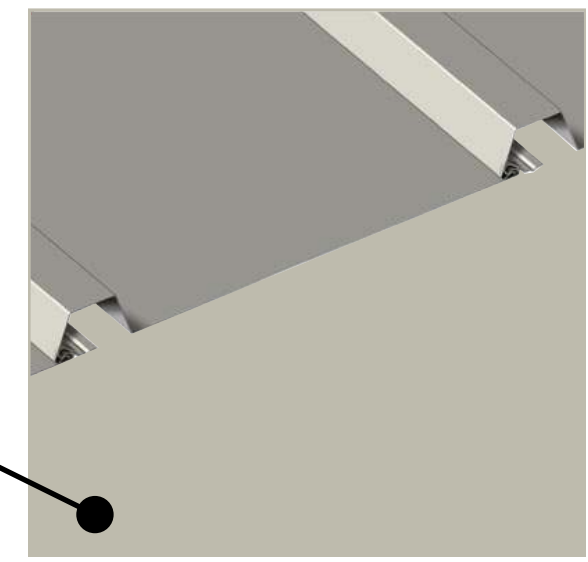
BRICK VENEER



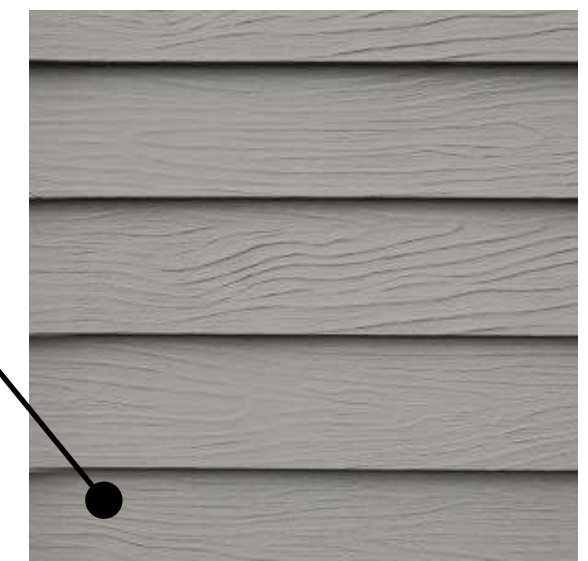
METAL PANEL



STUCCO SMOOTH



METAL PANEL



HARDIE PLANK LAP SIDING



STUCCO SMOOTH



ALUM. FASCIA & TRIM



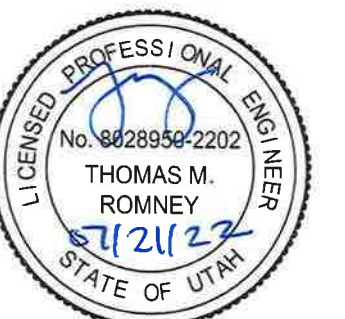
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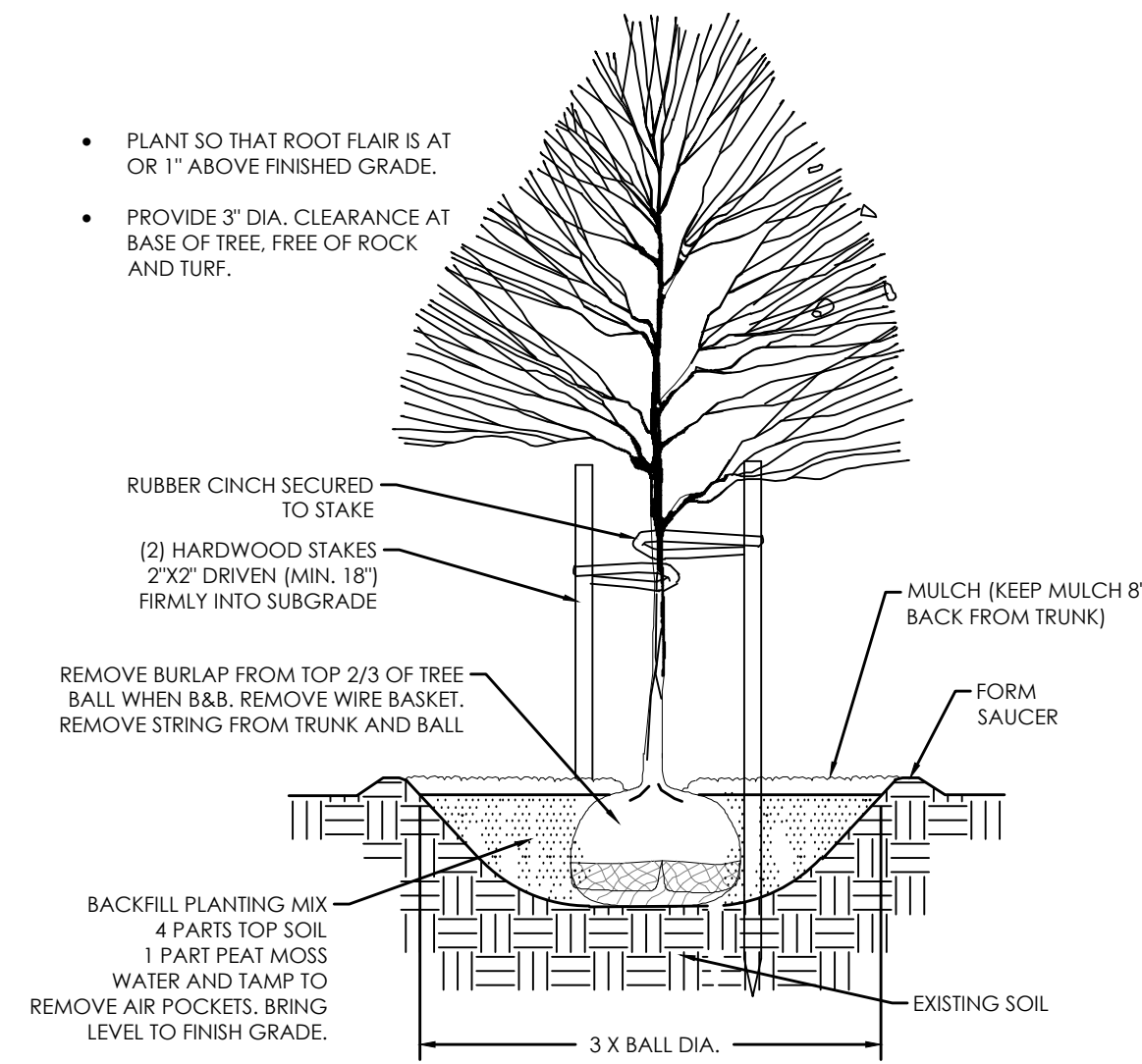
BRICK VENEER

INDEPENDENCE APARTMENTS

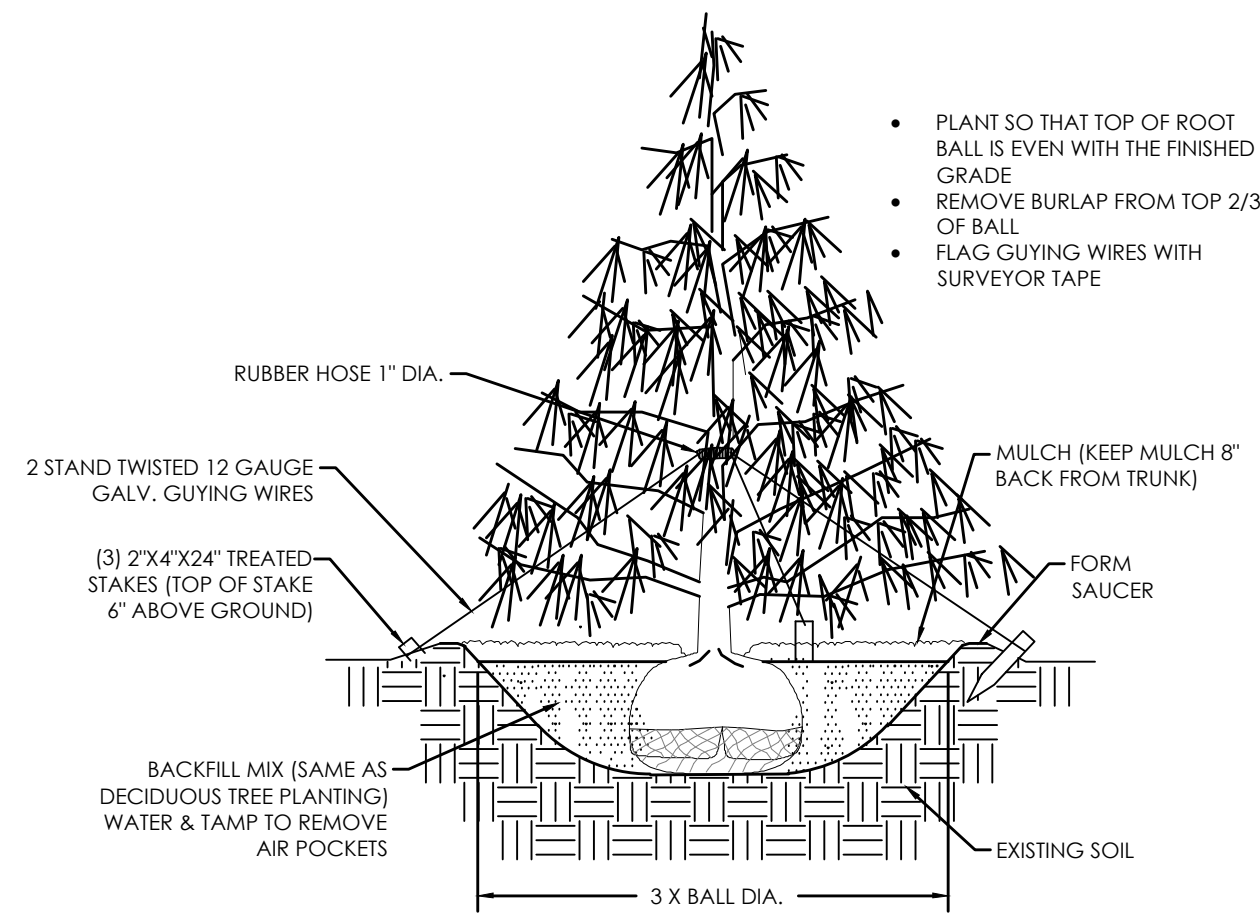
PREPARED FOR:
JARRETT ARCHITECTURE
 LOCATED IN:
BLUFFDALE, UTAH



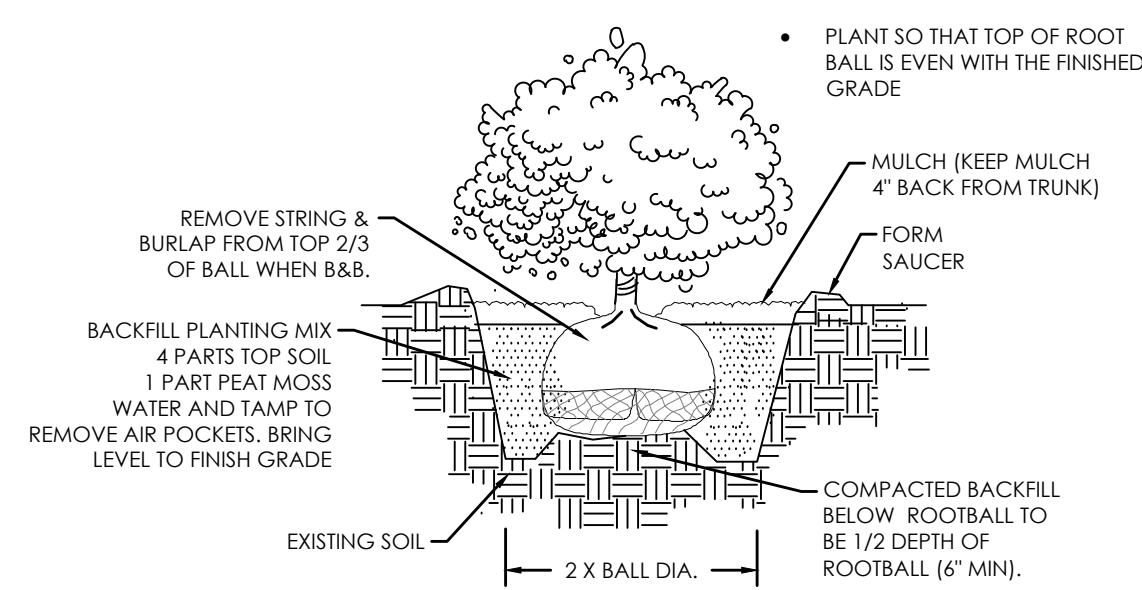
INDEPENDENCE APARTMENTS
 BLUFFDALE, UTAH
OVERALL LANDSCAPE PLAN



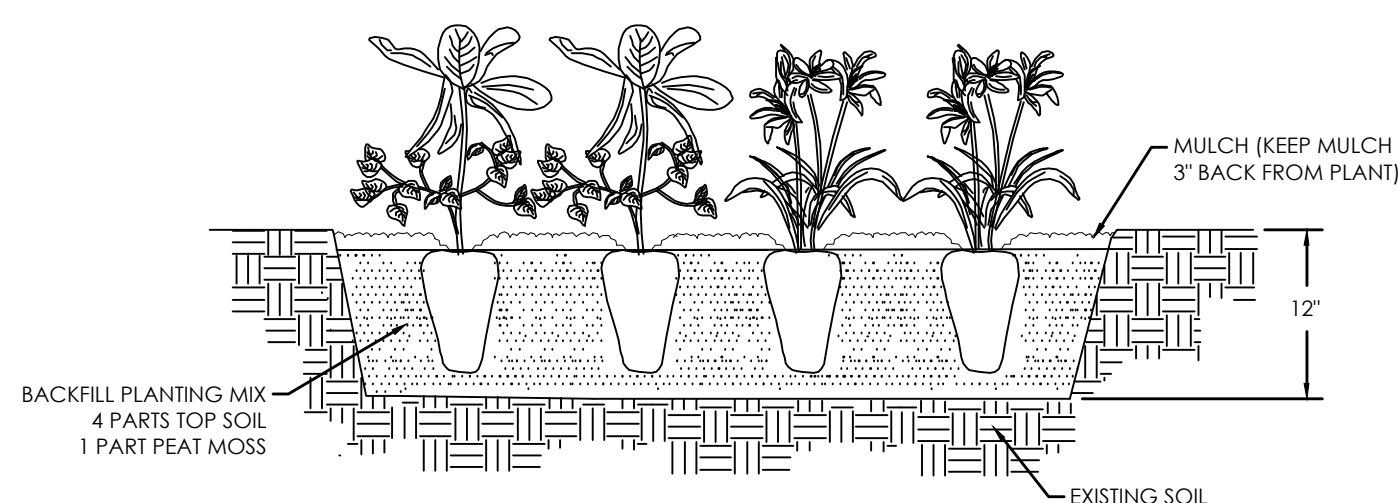
A TREE PLANTING & STAKING
 NOT TO SCALE



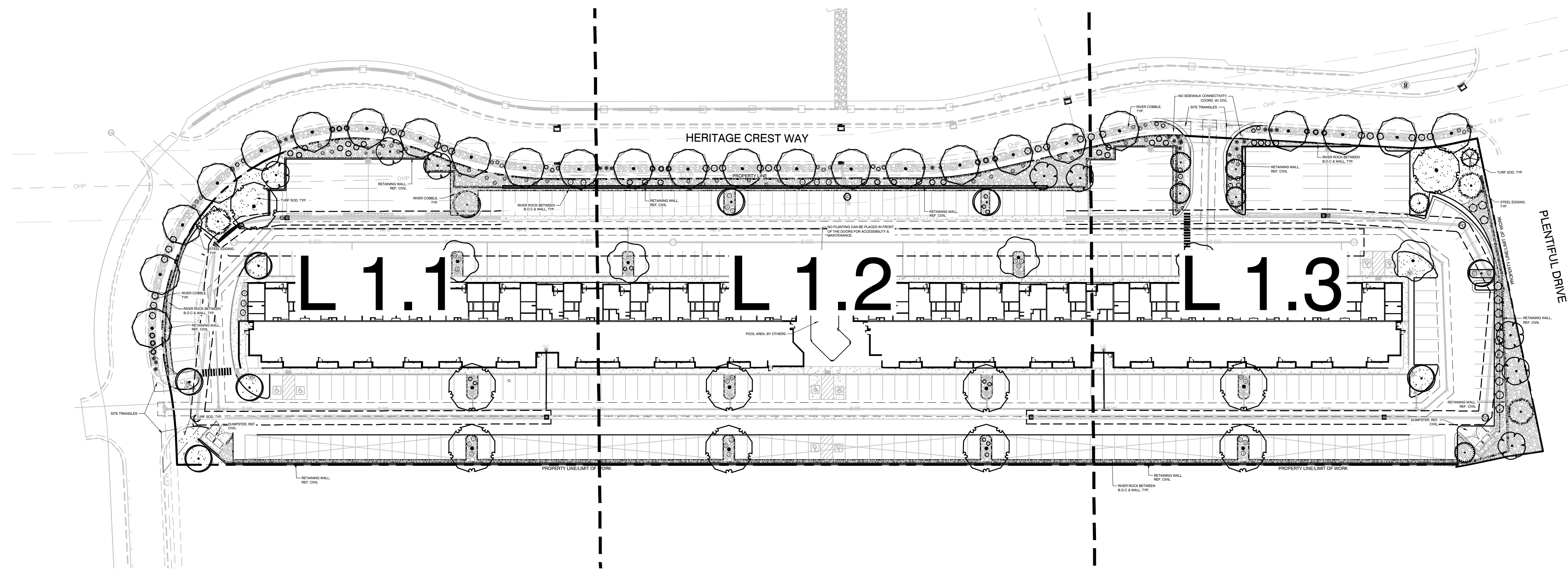
B EVERGREEN PLANTING & GUYING
 NOT TO SCALE



C SHRUB PLANTING
 NOT TO SCALE



D PERENNIAL PLANTING
 NOT TO SCALE



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AC	Abies concolor 'Candicans'	Candicans White Fir	6' Ht.	3
AR	Aesculus x carnea	Red Horsechestnut	2' Cal.	25
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud	2' Cal.	9
MR	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	2' Cal.	6
PH	Pinus leucodermis 'Heidreichii'	Bosnian Pine	6' Ht.	1
PC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2' Cal.	8
QS2	Quercus macrocarpa	Bur Oak	2' Cal.	5
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2' Cal.	10
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AMG	Aronia melanocarpa 'UCONNAM012'™	Ground Hug Black Chokeberry	2 gal.	27
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry	5 gal.	15
CICF	Caryopteris x clandonensis 'First Choice'	First Choice Bluebeard	2 gal.	7
CAB	Cornus alba 'Balthazo'™	Ivory Halo Dogwood	5 gal.	13
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush	5 gal.	15
PAL	Perovskia atriplicifolia 'Little Spire'	Russian Sage	5 gal.	28
POL	Physocarpus opulifolius 'Donna May'™	Little Devil Ninebark	5 gal.	27
SJD	Sorbaria sorbifolia 'Sem'	Ash Leaf False Spirea	5 gal.	12
WFM	Weigela florida 'Minuet'	Minuet Weigela	5 gal.	15
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	54
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.	24
FAH	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	1 gal.	11
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Poa pratensis	Kentucky Bluegrass	sod	6,153 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Pattern]	SOUTH TOWN RIVER COBBLE, FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH OR APPROVED EQUAL.	21,273 sf

LANDSCAPE NOTES

- LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
- TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF 2" TO 4" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
- INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

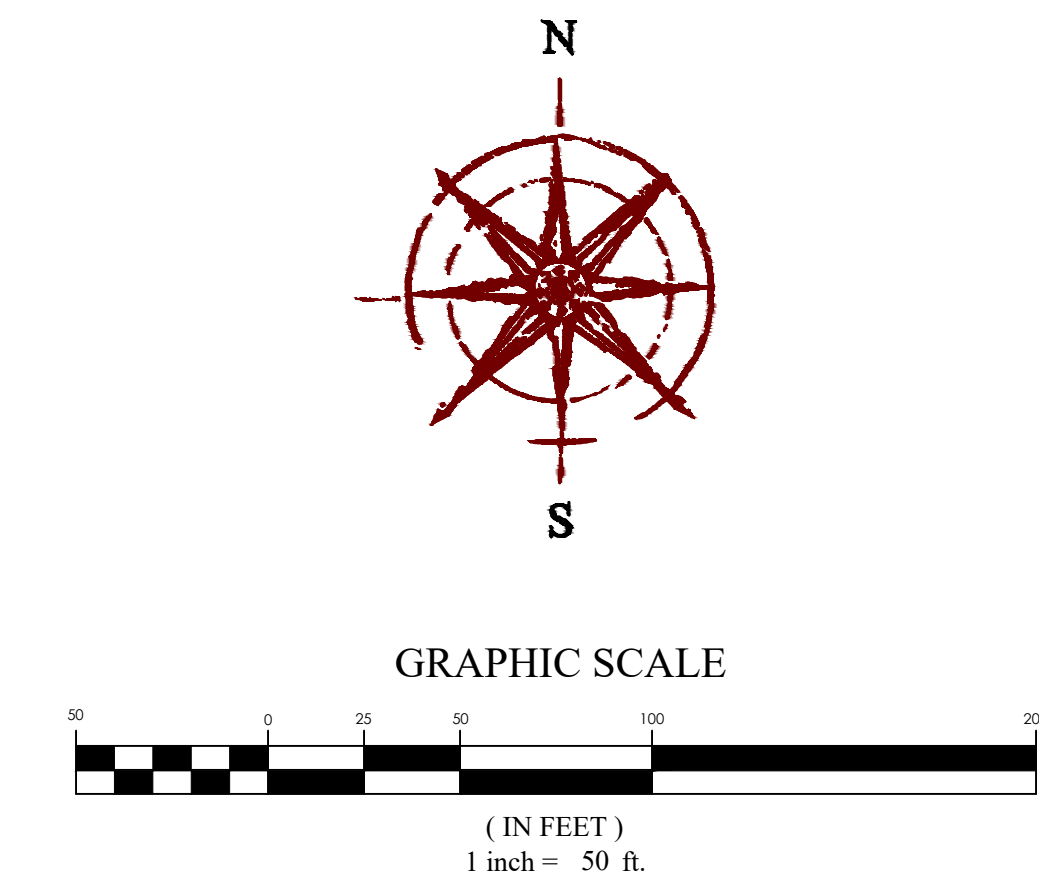
LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	27,426 SQ.FT.	100
LAWN (TURF GRASS)	6,153 SQ.FT.	22
SHRUB BEDS W/ ROCK MULCH	21,273 SQ.FT.	78

1:150,050 GENERAL REQUIREMENTS AND LANDSCAPING:
 MINIMUM OF ONE EVERGREEN OR DECIDUOUS TREE WITH NO LESS THAN 2" CALIPER FOR EVERY 500 SQ.FT. OF LANDSCAPING.
 MINIMUM OF ONE 5 GALLON SHRUB FOR EVERY 200 SQ.FT. OF LANDSCAPING.

TREES:
 OVERALL LANDSCAPE AREA 27,426 SF/500 SF= 55 TREES REQUIRED
 42 TREES PROVIDED WITHIN PROPERTY BOUNDARY, 25 STREET TREES PROVIDED ALONG PARK STRIP

SHRUBS:
 OVERALL LANDSCAPE AREA 27,426 SF/200 SF= 137 SHRUBS REQUIRED
 248 SHRUBS PROVIDED
 160 SHRUBS PROVIDED WITH IN PROPERTY BOUNDARY, 88 SHRUBS PROVIDED ALONG PARK STRIP

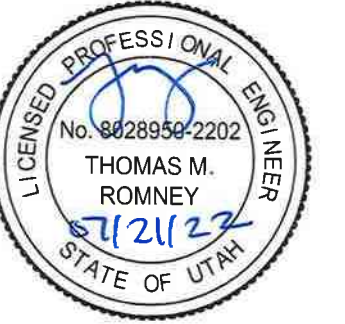


REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

OVERALL LANDSCAPE PLAN

Scale: 1"=50'
 Date: 06-08-2022
 Drawn: BW/MI
 Job #: 21-0503
 Sheet:

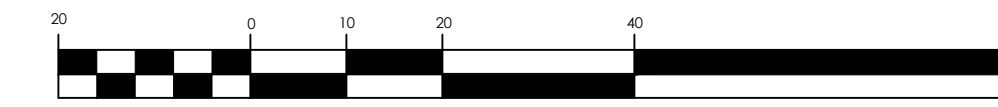




INDEPENDENCE APARTMENTS
 BLUFFDALE, UTAH
LANDSCAPE PLAN



GRAPHIC SCALE



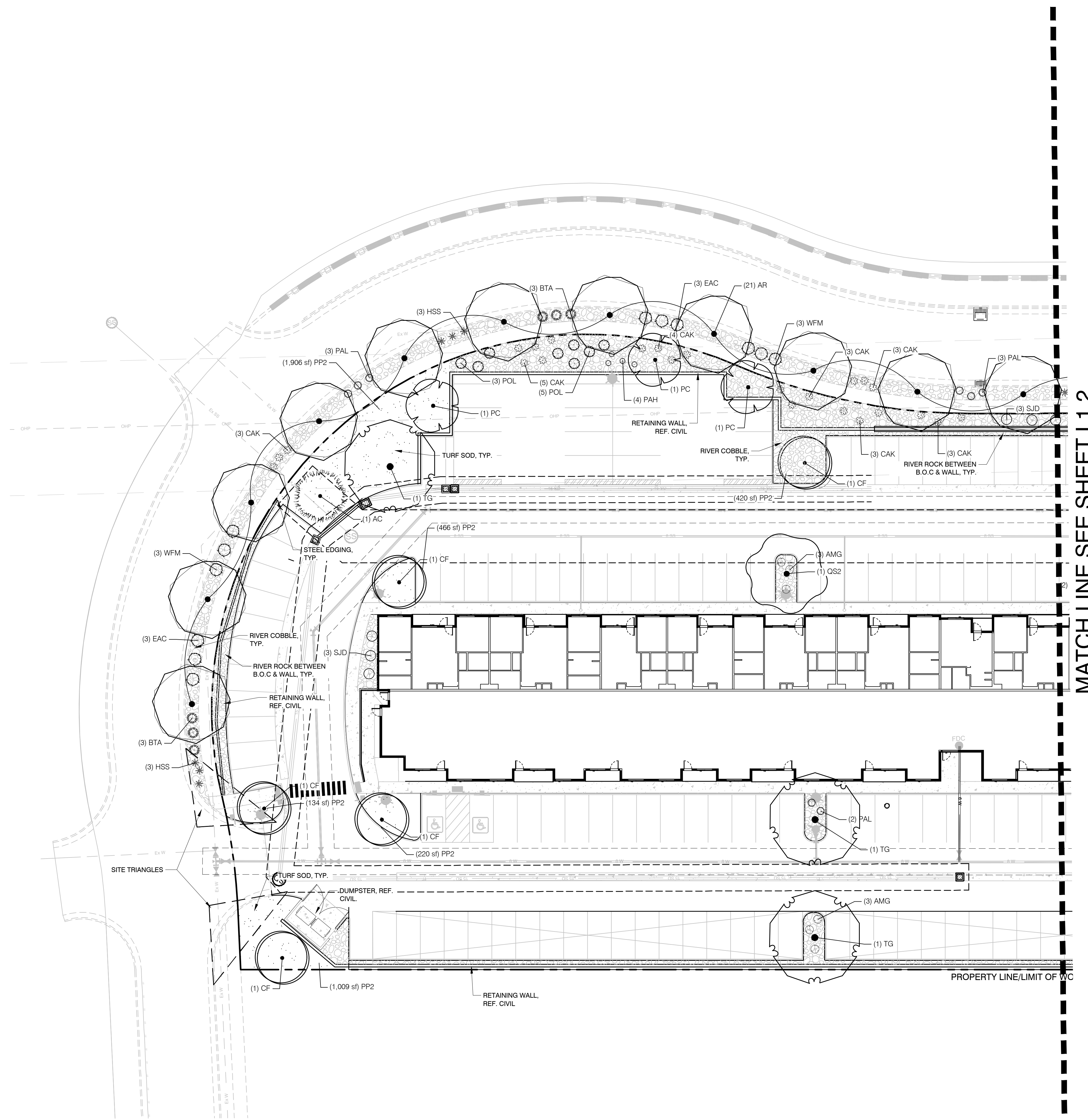
(IN FEET)
 1 inch = 20 ft.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
AC	Abies concolor 'Candicans'	Candicans White Fir	6" Ht.
AR	Aesculus x carnea	Red Horsechestnut	2' Cal.
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud	2' Cal.
MR	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	2' Cal.
PH	Pinus leucodermis 'Heidreichii'	Bosnian Pine	6" Ht.
PC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2' Cal.
QS2	Quercus macrocarpa	Bur Oak	2' Cal.
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2' Cal.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
AMG	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry	2 gal.
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry	5 gal.
CCF	Caryopteris x clandonensis 'First Choice'	First Choice Bluebeard	2 gal.
CAB	Cornus alba 'Bailhala' TM	Ivory Halo Dogwood	5 gal.
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush	5 gal.
PAL	Perovskia atriplicifolia 'Little Spire'	Russian Sage	5 gal.
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.
SJD	Sorbaria sorbifolia 'Sem'	Ash Leaf False Spirea	5 gal.
WFM	Weigela florida 'Minuet'	Minuet Weigela	5 gal.
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	Poa pratensis	Kentucky Bluegrass	sod

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	SOUTH TOWN RIVER COBBLE, FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH OR APPROVED EQUAL.	21,273 sf



MATCH LINE SEE SHEET L1.2

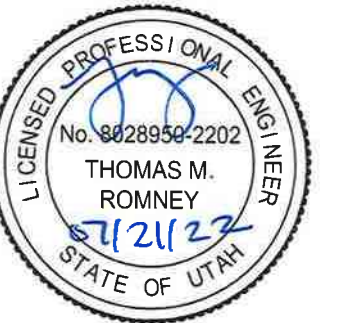
REVISION BLOCK	DATE	DESCRIPTION
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2		
3		
4		
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6		

LANDSCAPE PLAN

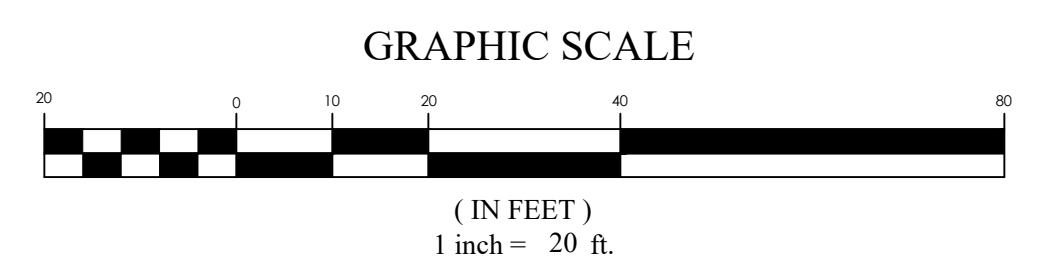
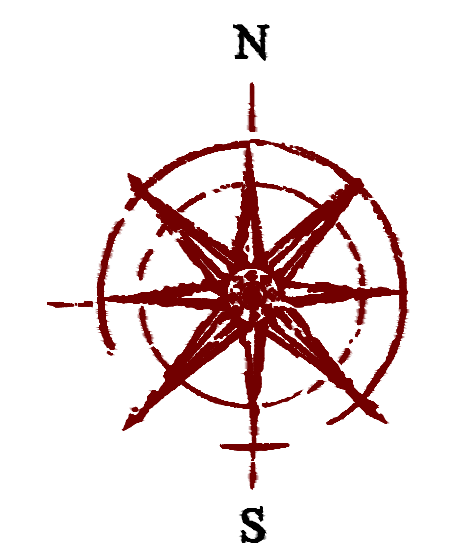
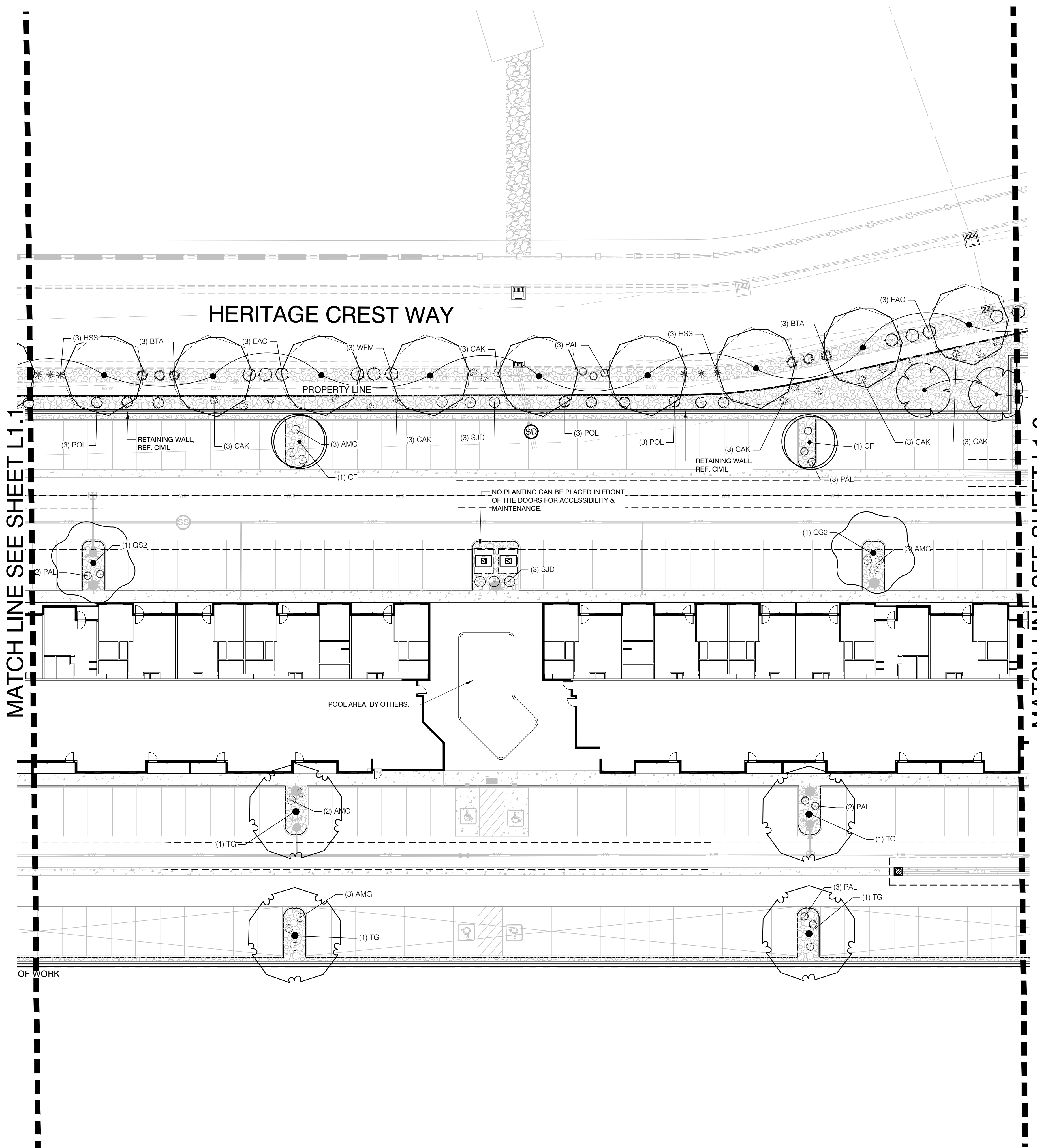
Scale: 1"=20' Drawn: M1
 Date: 06/08/2022 Job #: 21-0503
 Sheet: L1.1



Z:\2021\21-0503 Independence Apartments\Design\21-0503-0608\Views\Sheet\L1.D\1.3 LANDSCAPE PLAN\060822.dwg



INDEPENDENCE APARTMENTS
 BLUFFDALE, UTAH
LANDSCAPE PLAN



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
AC	Abies concolor 'Candicans'	Candicans White Fir	6' Ht.
AR	Aesculus x carnea	Red Horsechestnut	2' Cal.
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud	2' Cal.
MR	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	2' Cal.
PH	Pinus leucodermis 'Heidreichii'	Bosnian Pine	6' Ht.
PC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2' Cal.
QS2	Quercus macrocarpa	Bur Oak	2' Cal.
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2' Cal.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
AMG	Aronia melanocarpa 'UCONNAM012'™	Ground Hug Black Chokeberry	2 gal.
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry	5 gal.
OCF	Caryopteris x clandonensis 'First Choice'	First Choice Bluebeard	2 gal.
CAB	Cornus alba 'Ballhalo'™	Ivory Halo Dogwood	5 gal.
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush	5 gal.
PAL	Perovskia atriplicifolia 'Little Spire'	Russian Sage	5 gal.
POL	Physocarpus opulifolius 'Donna May'™	Ash Leaf False Ninebark	5 gal.
SJD	Sorbaria sorbifolia 'Sem'	Ash Leaf False Spiraea	5 gal.
WFM	Weigela florida 'Minuet'	Minuet Weigela	5 gal.
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.
PAH	Pennisetum alopecuroides 'Hamelin'	Hamelin Fountain Grass	1 gal.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	Poa pratensis	Kentucky Bluegrass	sod

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	SOUTH TOWN RIVER COBBLE, FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH OR APPROVED EQUAL.	21,273 sf

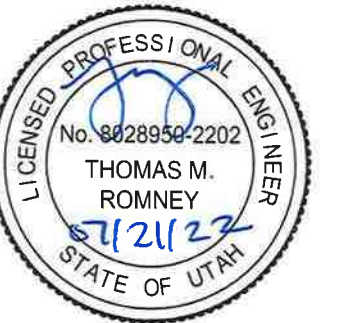
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LANDSCAPE PLAN

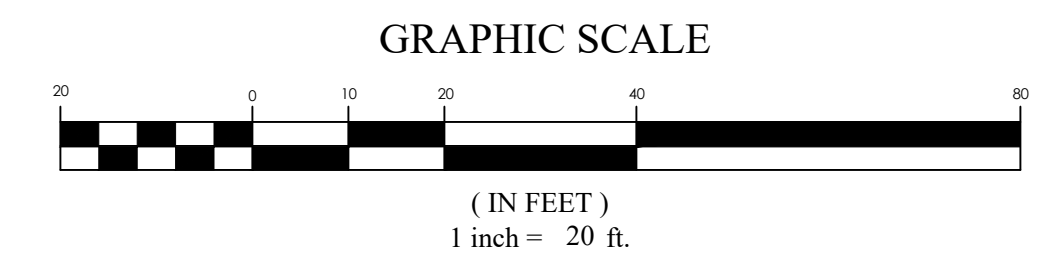
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 Date: 06-08-2022
 Drawn: M1
 Job #: 21-0503



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INDEPENDENCE APARTMENTS
 BLUFFDALE, UTAH
LANDSCAPE PLAN

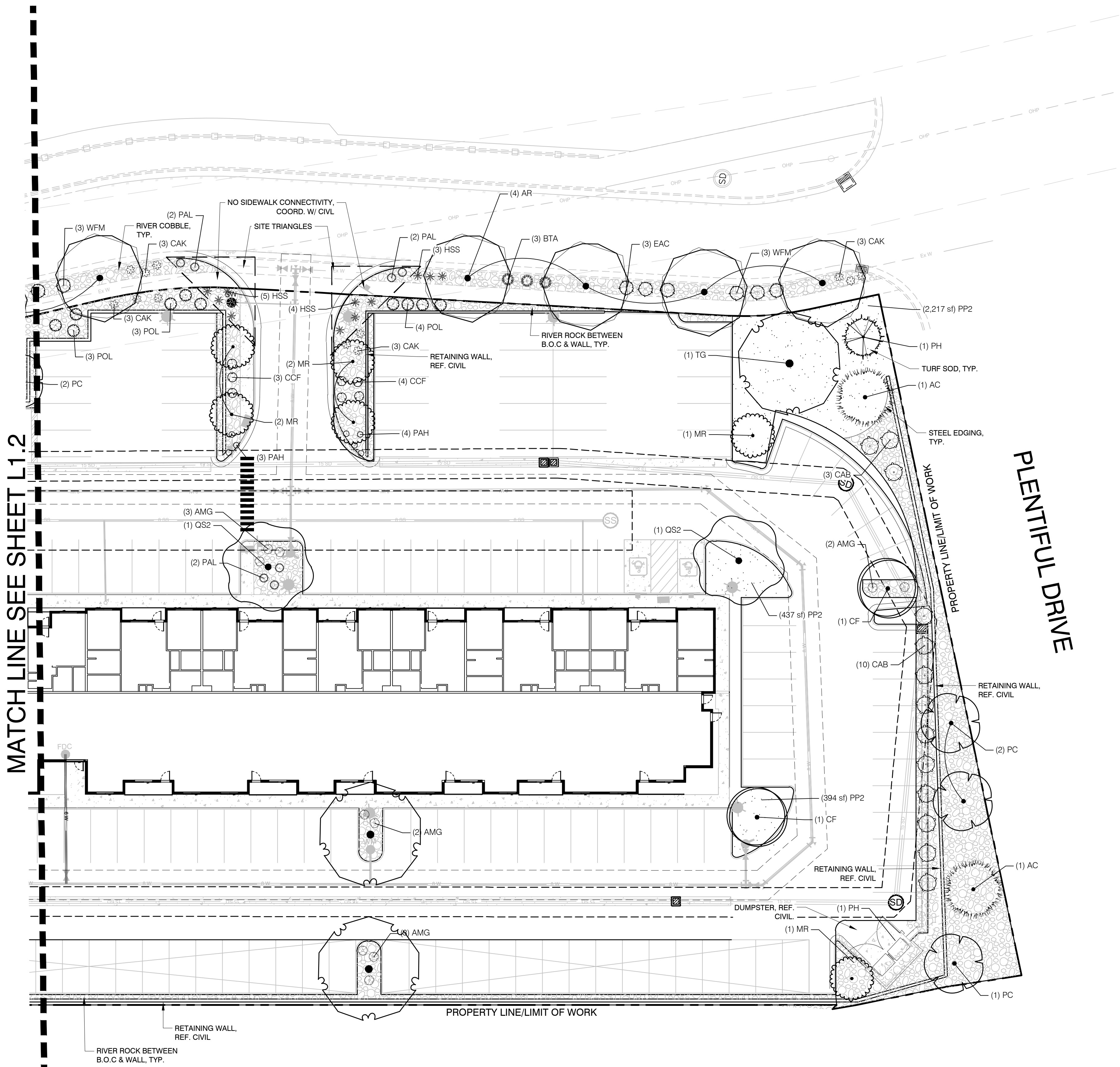


PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
AC	Abies concolor 'Candicans'	Candicans White Fir	6' Ht.
AR	Aesculus x carnea	Red Horsechestnut	2" Cal.
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud	2" Cal.
MR	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	2" Cal.
PH	Pinus leucodermis 'Heidreichii'	Bosnian Pine	6" Ht.
PC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.
QS2	Quercus macrocarpa	Bur Oak	2" Cal.
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
AMG	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry	2 gal.
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry	5 gal.
CCF	Caryopteris x clandonensis 'First Choice'	First Choice Bluebeard	2 gal.
CAB	Cornus alba 'Bailhalo' TM	Ivory Halo Dogwood	5 gal.
EAC	Euronymus alatus 'Grove Compactus'	Grove Compact Burning Bush	5 gal.
PAL	Perovskia atriplicifolia 'Little Spire'	Russian Sage	5 gal.
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.
SJD	Sorbaria sorbifolia 'Sem'	Ash Leaf False Spirea	5 gal.
WFM	Weigela florida 'Minuet'	Minuet Weigela	5 gal.
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.
PAH	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	1 gal.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	Poa pratensis	Kentucky Bluegrass	sod

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	SOUTH TOWN RIVER COBBLE, FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH OR APPROVED EQUAL.	21,273 sf



MATCH LINE SEE SHEET L1.2

REVISION BLOCK

#	DATE	DESCRIPTION
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LANDSCAPE PLAN

Scale: 1" = 20'
 Date: 06-08-2022
 Drawn: M1
 Job #: 21-0503
 Sheet:



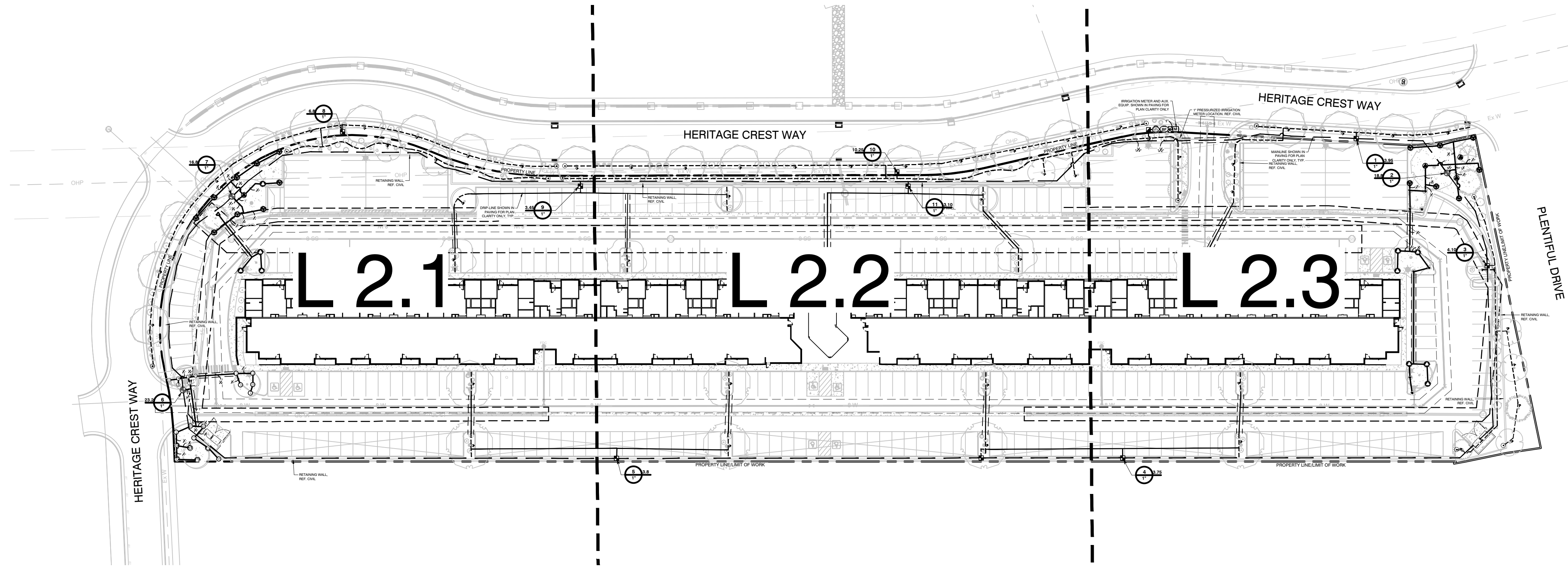
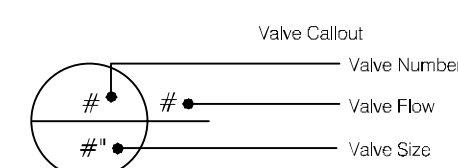
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INDEPENDENCE APARTMENTS
BLUFFDALE, UTAH
OVERALL IRRIGATION PLAN

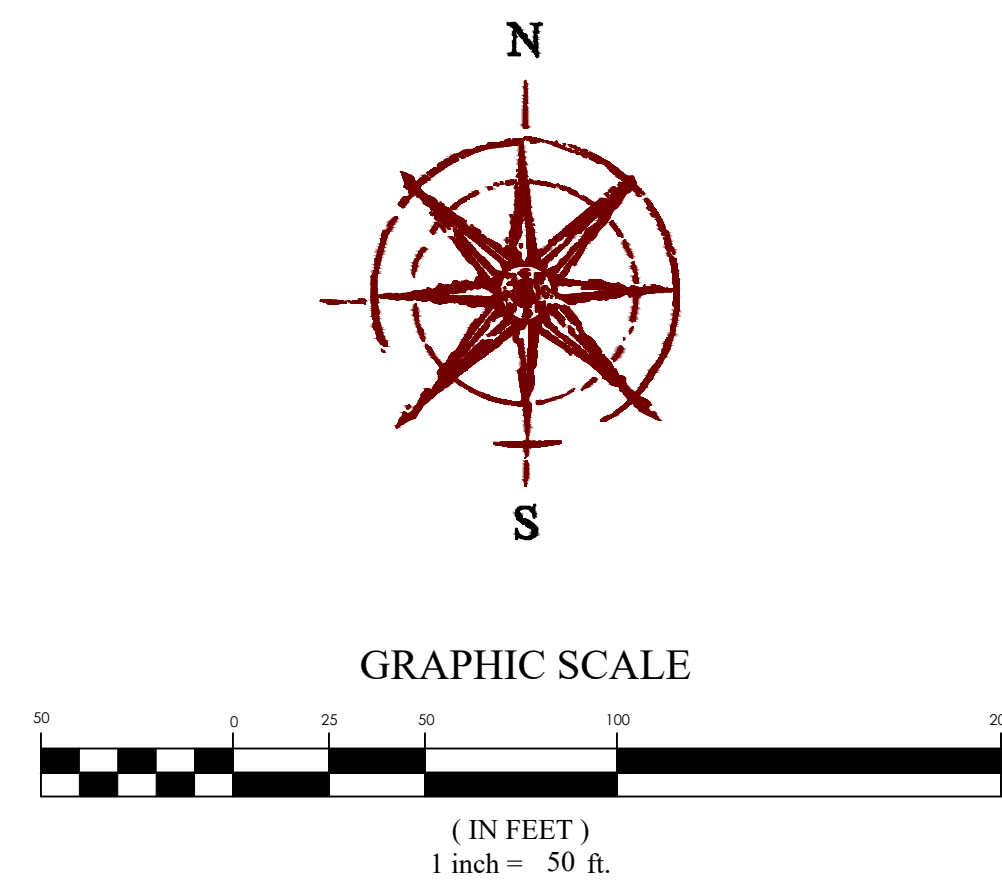
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1804-PRS 10 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	1
	Rain Bird 1804-PRS 12 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	1
	Rain Bird 1804-PRS 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	3
	Rain Bird 1804-PRS ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	16
	Rain Bird R-VAN14 1804-SAM-P45 Turf Rotary, 8'-14" 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	9
	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13'-18" 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	14
	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17'-24" 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	16
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kit. 1" DV Valve with 1" Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	9
	Rain Bird XB-6 Multi-outlet drip emitter Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	54
	Rain Bird PESB 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	3
	Rain Bird 44-LRC 1" 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Stop & Waste Valve 1" MUELLER MARK II ORISEAL S&W VALVE MODEL H-10288	1
	Rain Bird PESB (MASTER VALVE) 1" 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1
	Zurn 375 1" Reduced Pressure Principle Assembly.	1
	Rain Bird ESPLYME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet.	1
	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	682.2 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	162.2 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	80.7 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	15.6 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	2,326 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	485 l.f.



IRRIGATION NOTES

- THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 60 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
- COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
- THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
- INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 4" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
- INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
- INSTALL VARIABLE ARC NOZZLES ON SPRINKLER HEADS WHERE ANGLE IS DIFFERENT THAN STANDARD NOZZLES.
- ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
- XBS TUBING SHALL BE INSTALLED UNDER BARK OR ROCK MULCH.
- INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
- DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH) XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
- RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-6 (12 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.



REVISION BLOCK	DATE	DESCRIPTION
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OVERALL IRRIGATION PLAN

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Date: 06-08-2022
Sheet: L2.0

Drawn: LBW
Job #: 21-0503

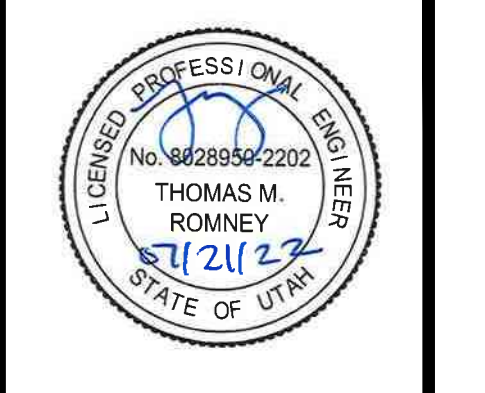
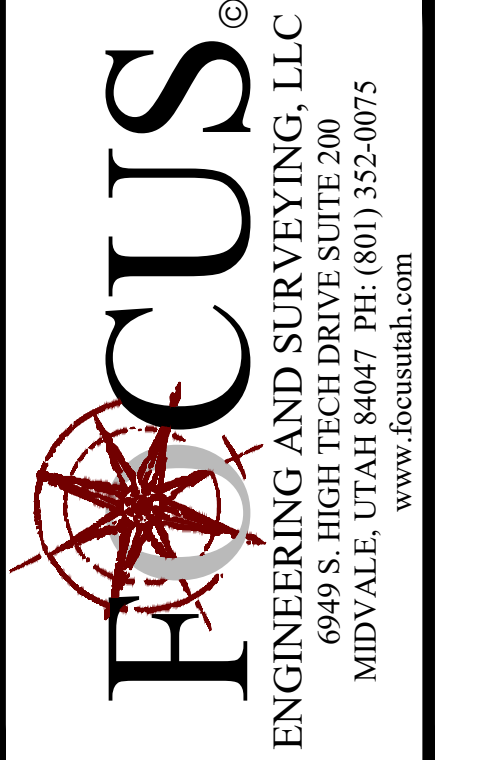
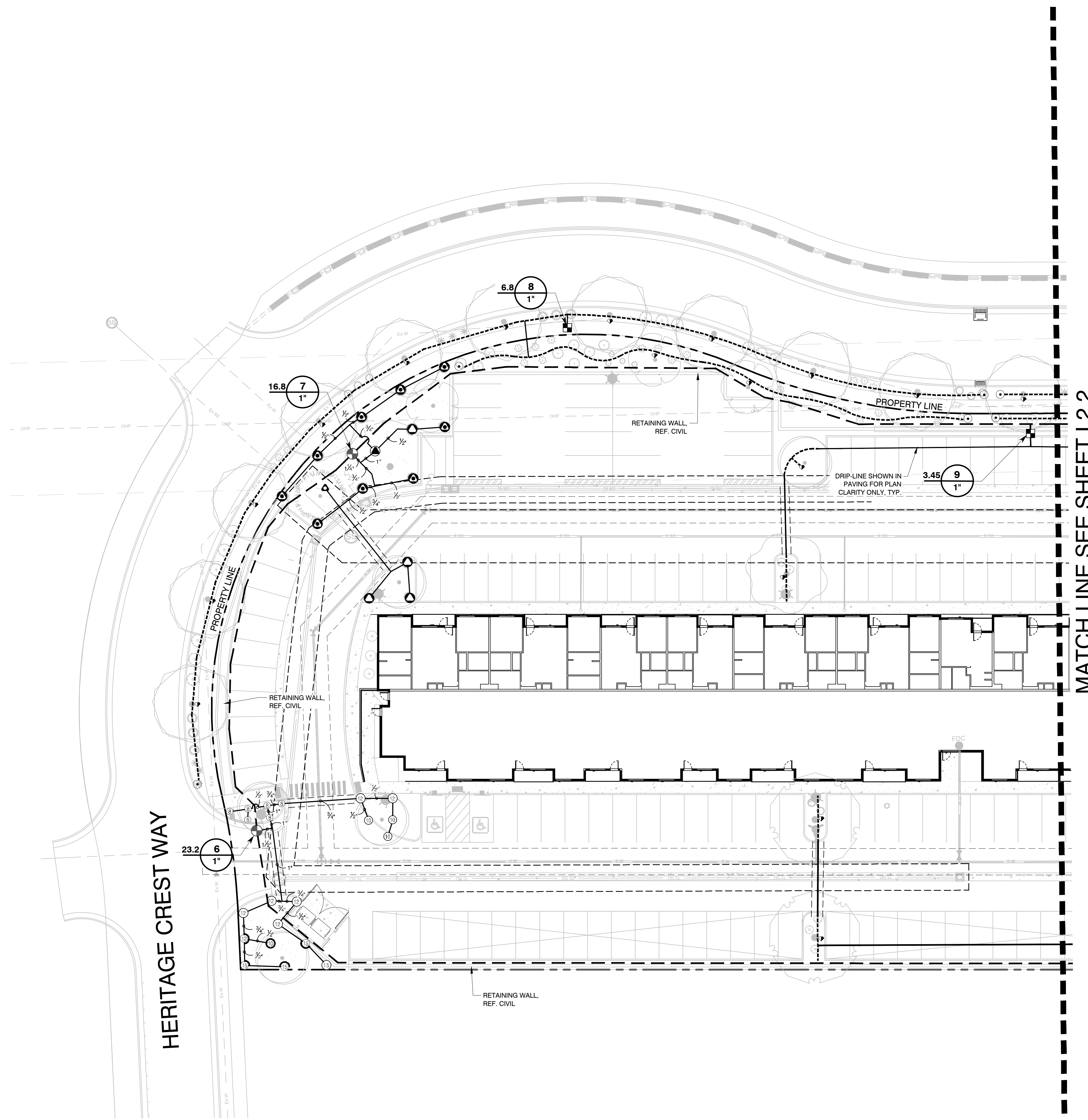
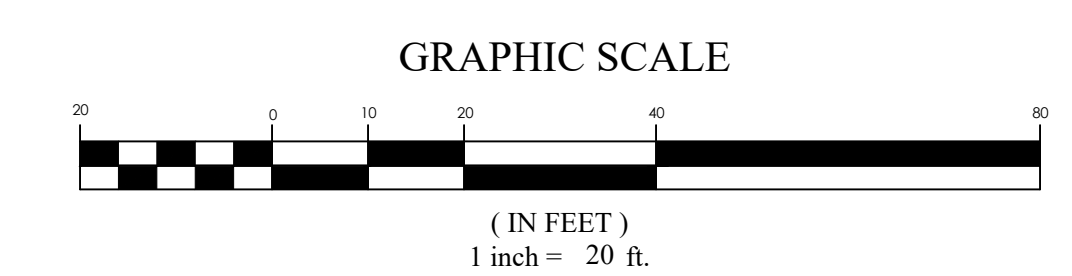
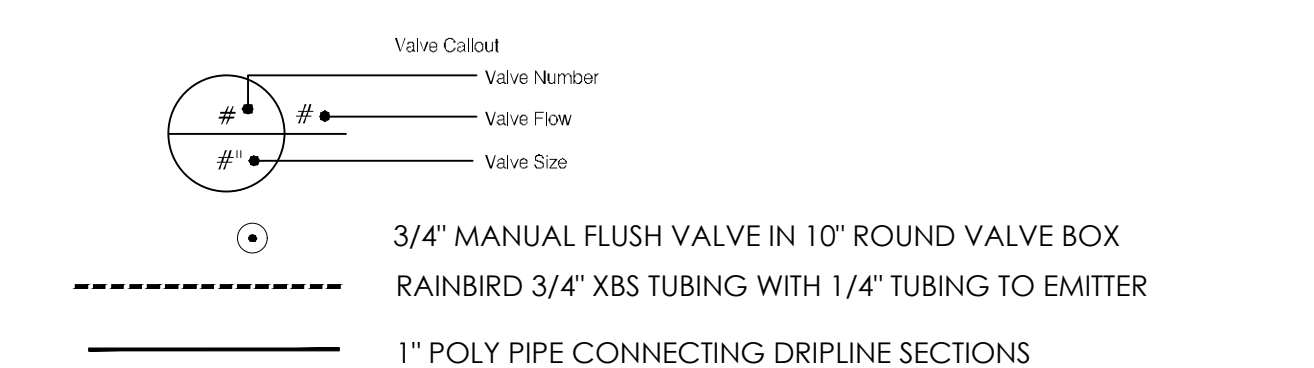


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1804-PRS 10 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	1
	Rain Bird 1804-PRS 12 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	1
	Rain Bird 1804-PRS 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	3
	Rain Bird 1804-PRS ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	16
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	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13'-18' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	14
	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17'-24' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1 Medium Flow Drip Control Kit. 1" DV Valve with 1" Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	9
	Rain Bird XB-6 Multi-outlet drip emitter Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB 1 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	3
	Rain Bird 44-LRC 1 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Stop & Waste Valve 1" MUELLER MARK II ORISEAL S&W VALVE MODEL H-10288	1
	Rain Bird PESB (MASTER VALVE) 1 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1
	Zurn 375 1 Reduced Pressure Principle Assembly.	1
	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet.	1
	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	682.2 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	162.2 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	80.7 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	15.6 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	2,326 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	485 l.f.

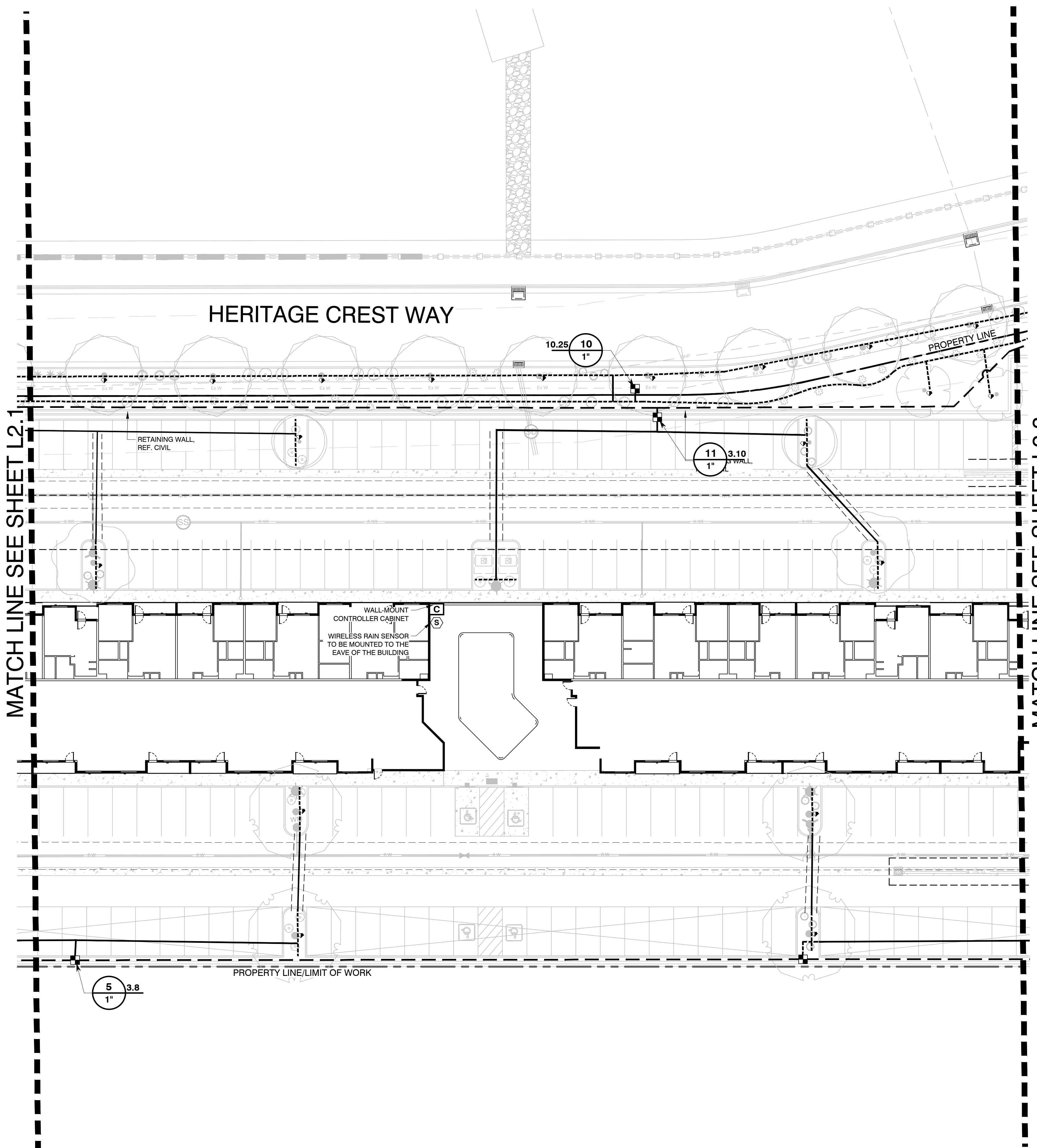


INDEPENDENCE APARTMENTS
BLUFFDALE, UTAH
IRRIGATION PLAN

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IRRIGATION PLAN	
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Date: 06-08-2022	Job #: 21-0503
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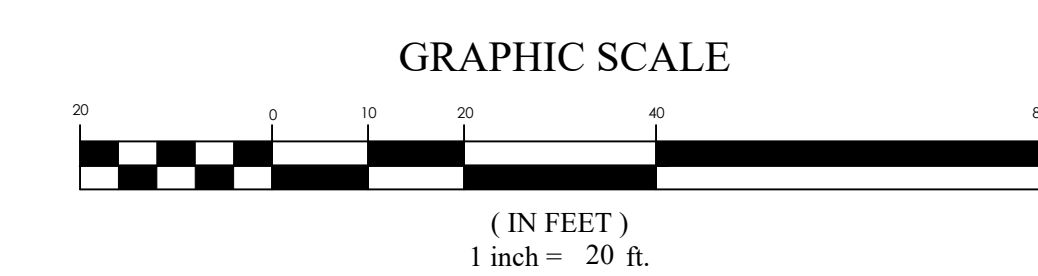
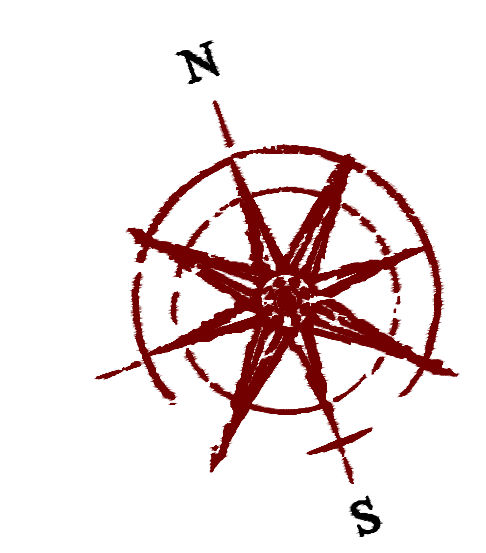
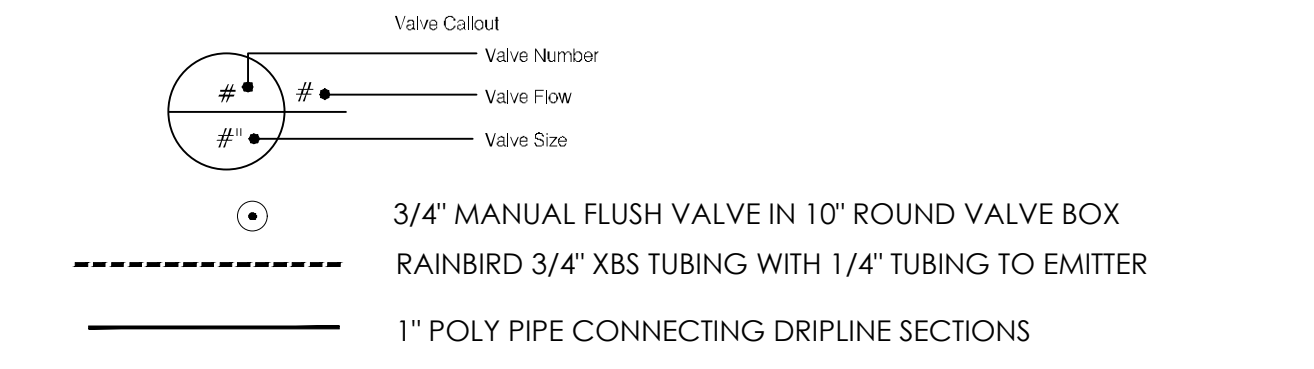
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IRRIGATION SCHEDULE

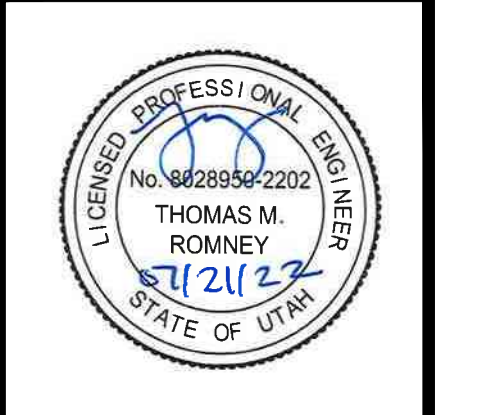
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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	Rain Bird 1804-PRS 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	3
	Rain Bird 1804-PRS ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	16
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kit. 1" DV Valve with 1" Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	9
	Rain Bird XB-6 Multi-outlet drip emitter Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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	Rain Bird 44-LRC 1" 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Stop & Waste Valve 1" MUELLER MARK II ORISEAL S&W VALVE MODEL H-10288	1
	Rain Bird PESB (MASTER VALVE) 1" 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1
	Zurn 375 1" Reduced Pressure Principle Assembly.	1
	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet.	1
	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	682.2 l.f.
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INDEPENDENCE APARTMENTS
BLUFFDALE, UTAH
IRRIGATION PLAN

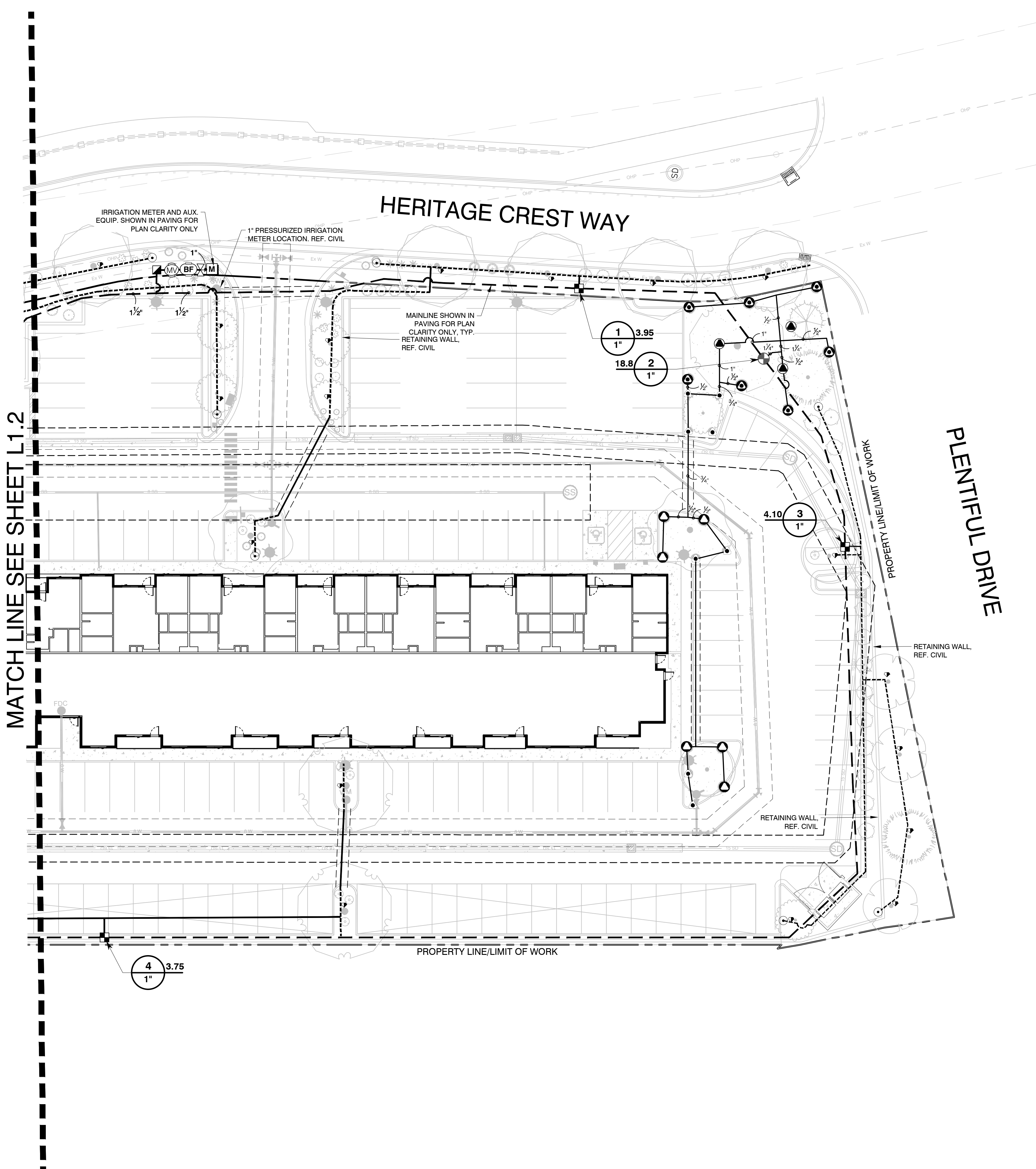
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IRRIGATION PLAN

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Job #: 21-0503

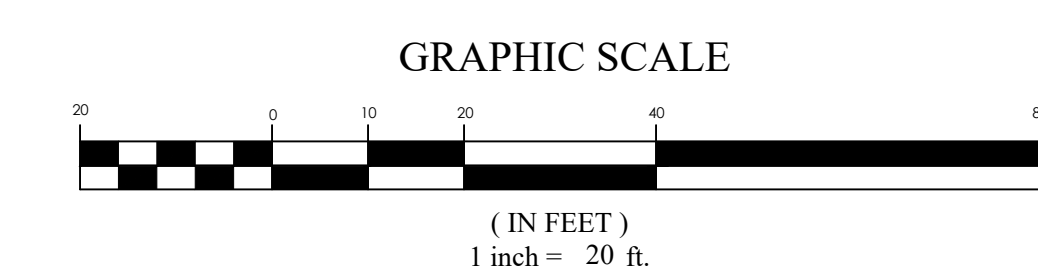
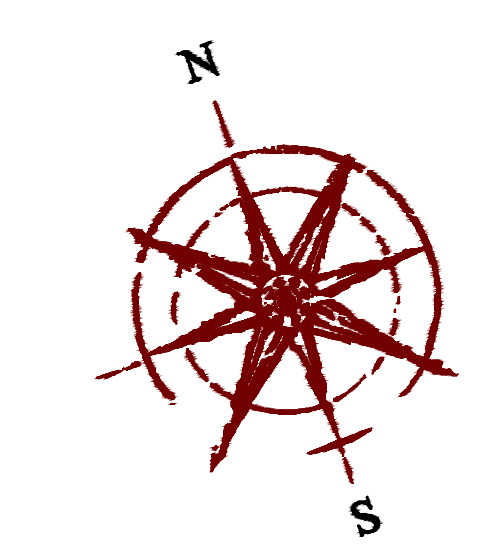
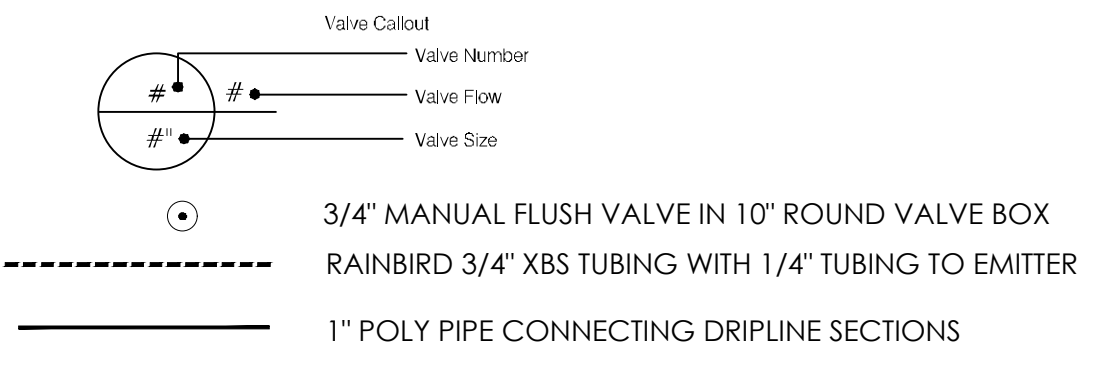
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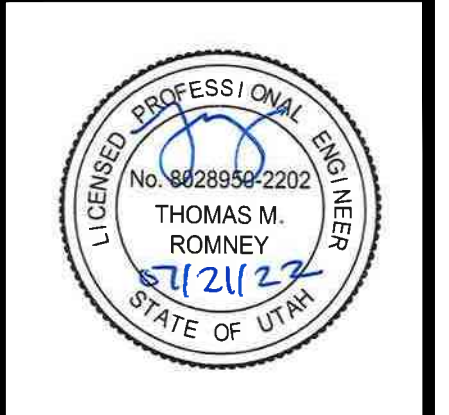
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1804-PRS 10 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	1
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	Rain Bird 1804-PRS 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	3
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	Irrigation Lateral Line: PVC Schedule 40 3/4"	162.2 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	80.7 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	15.6 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	2,326 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	485 l.f.



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusutah.com



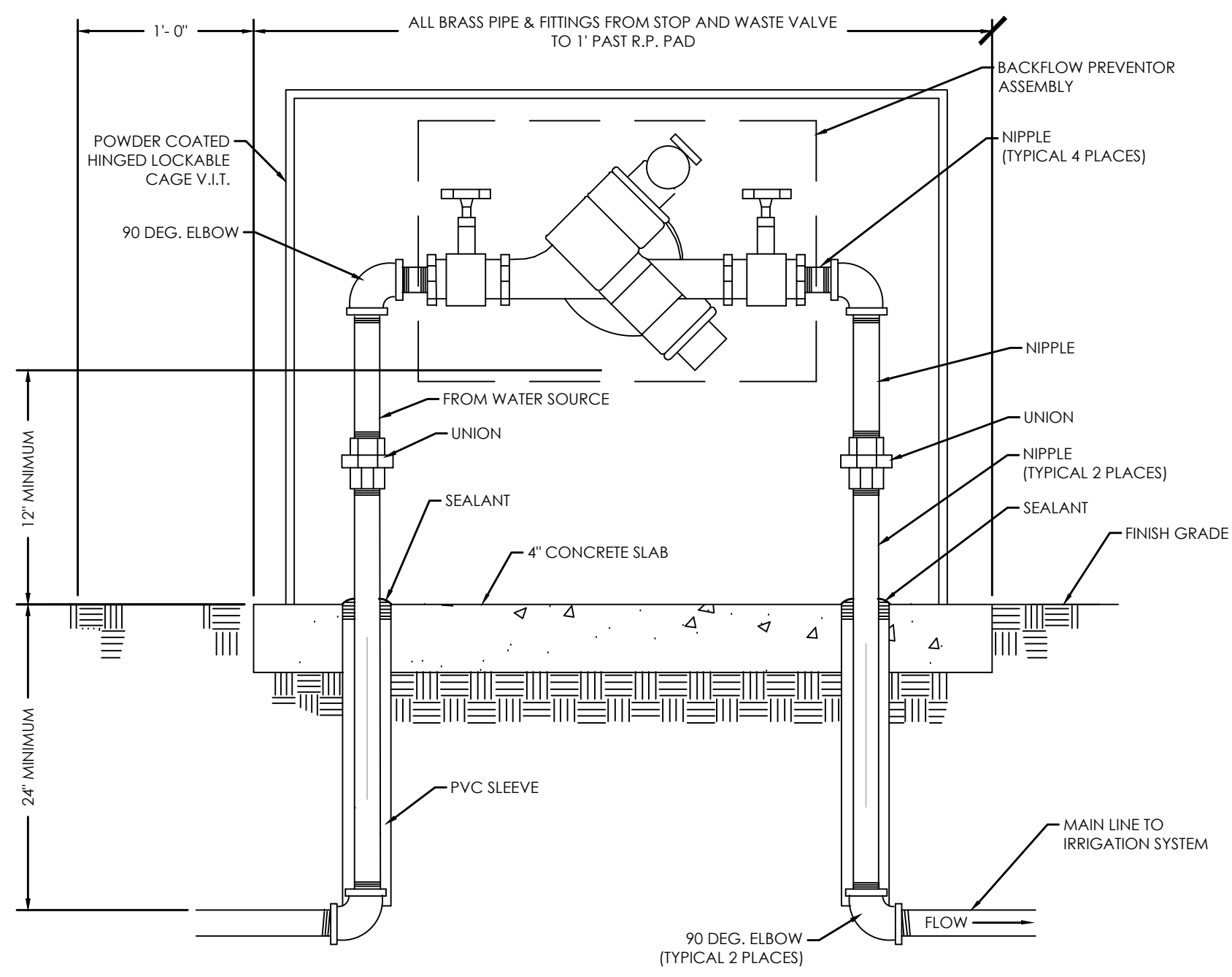
INDEPENDENCE APARTMENTS BLUFFDALE, UTAH IRRIGATION PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
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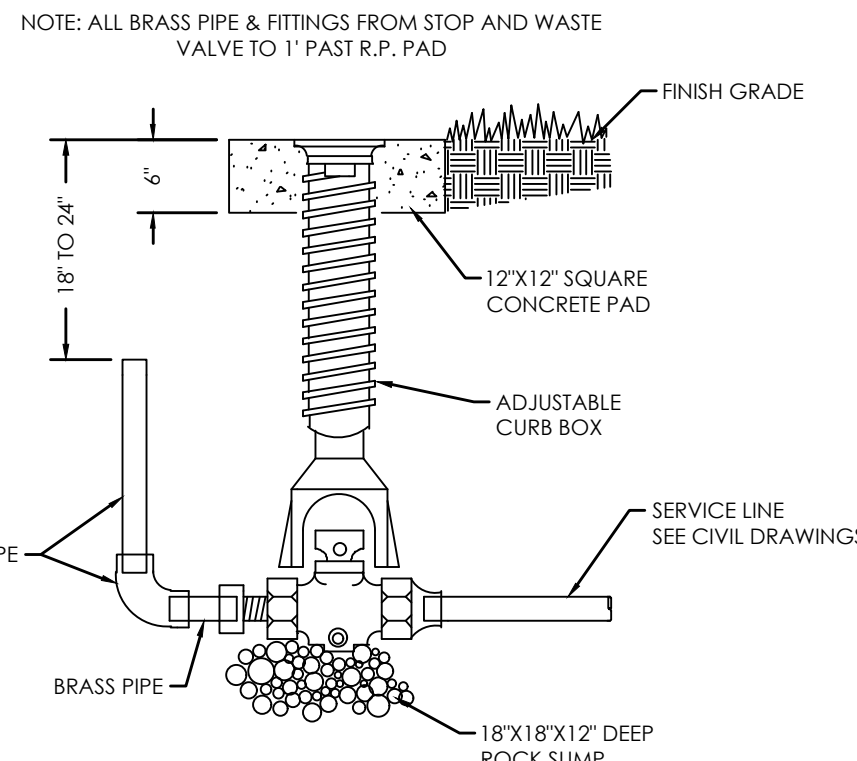
IRRIGATION PLAN

Scale: 1"=20' Drawn: LBW
Date: 06-08-2022 Job #: 21-0503
Sheet: **L2.3**

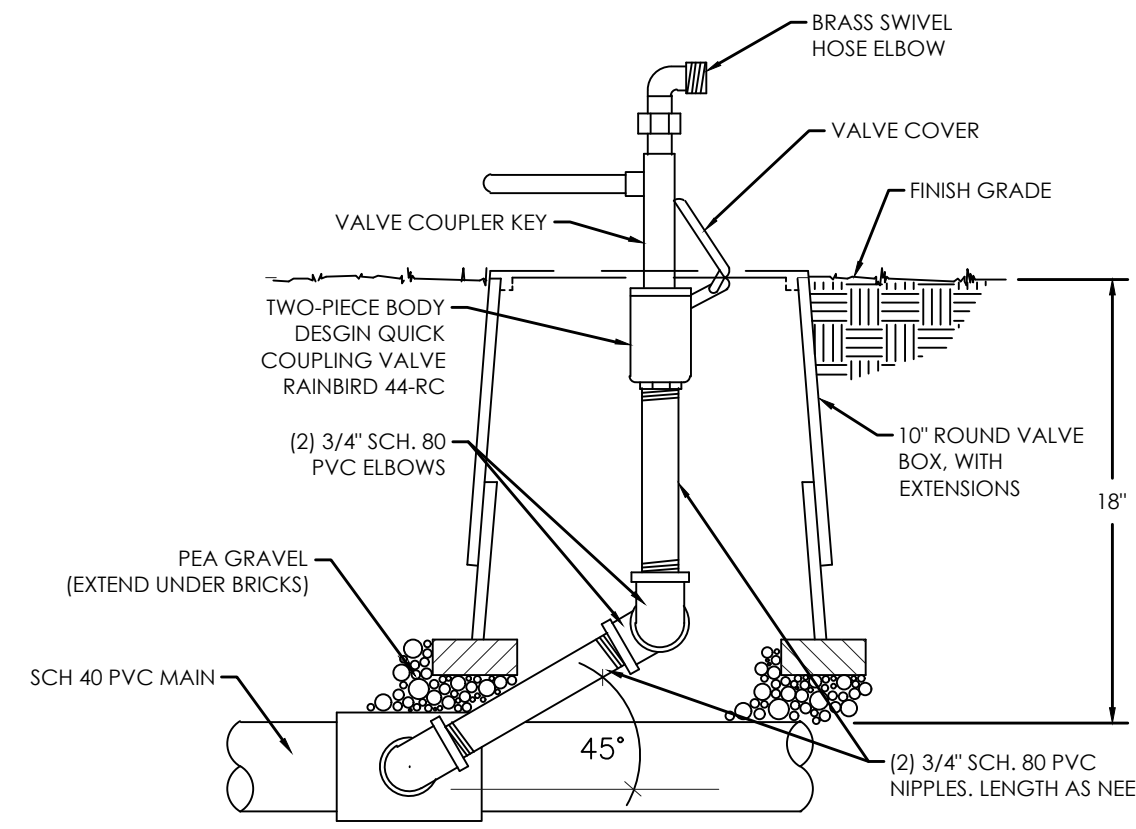
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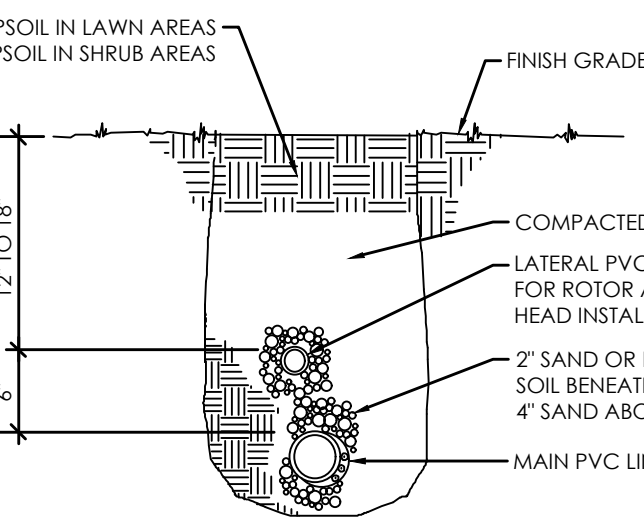
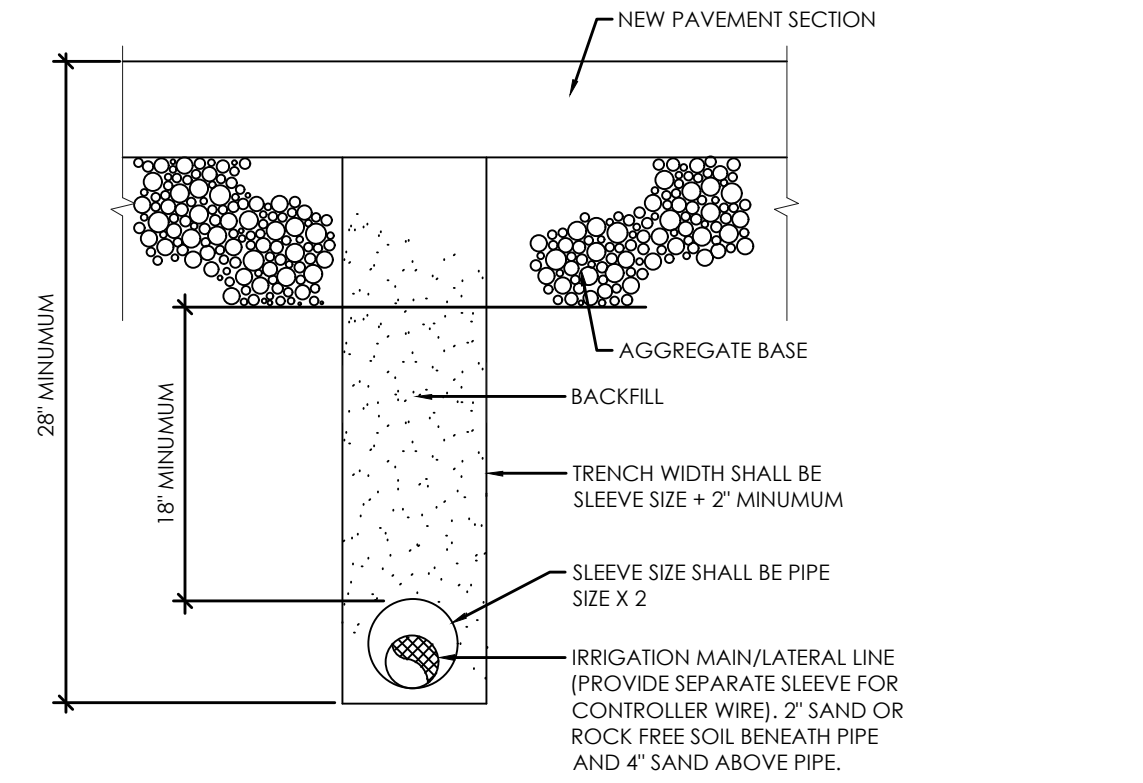
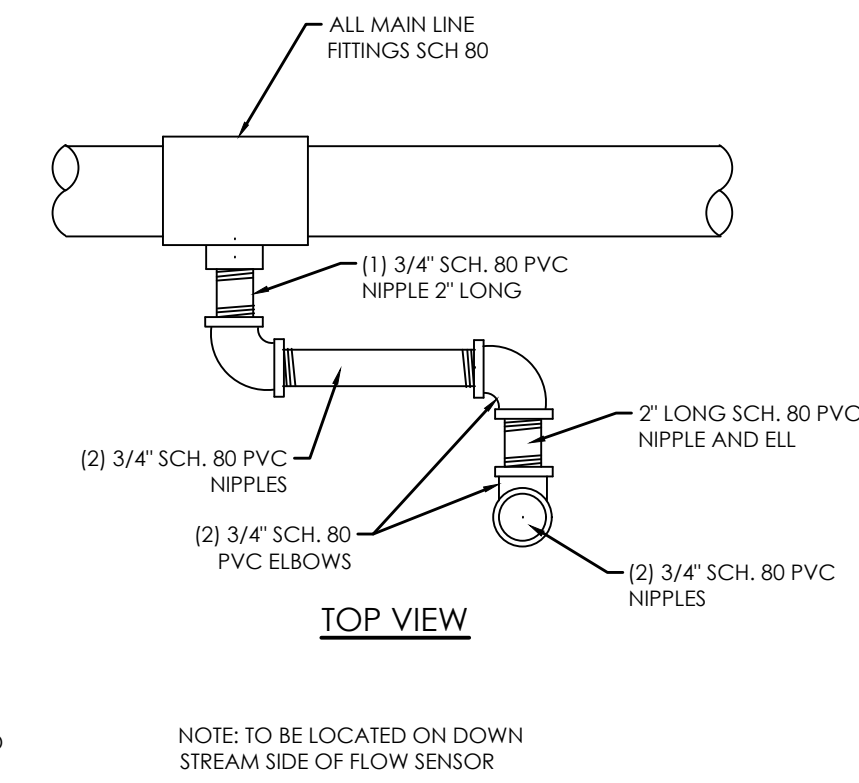
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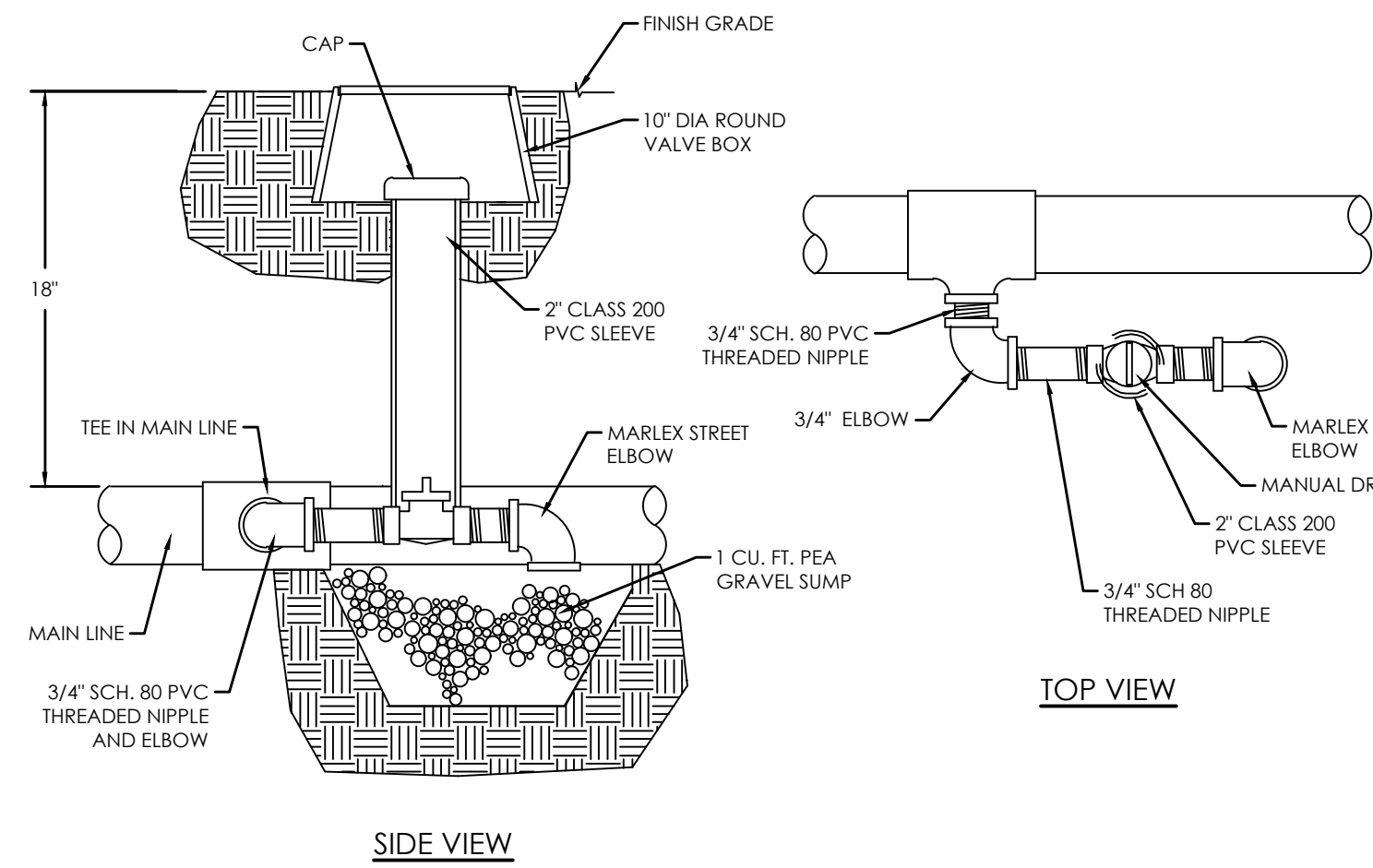
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NOT TO SCALE



C QUICK COUPLING VALVE
NOT TO SCALE



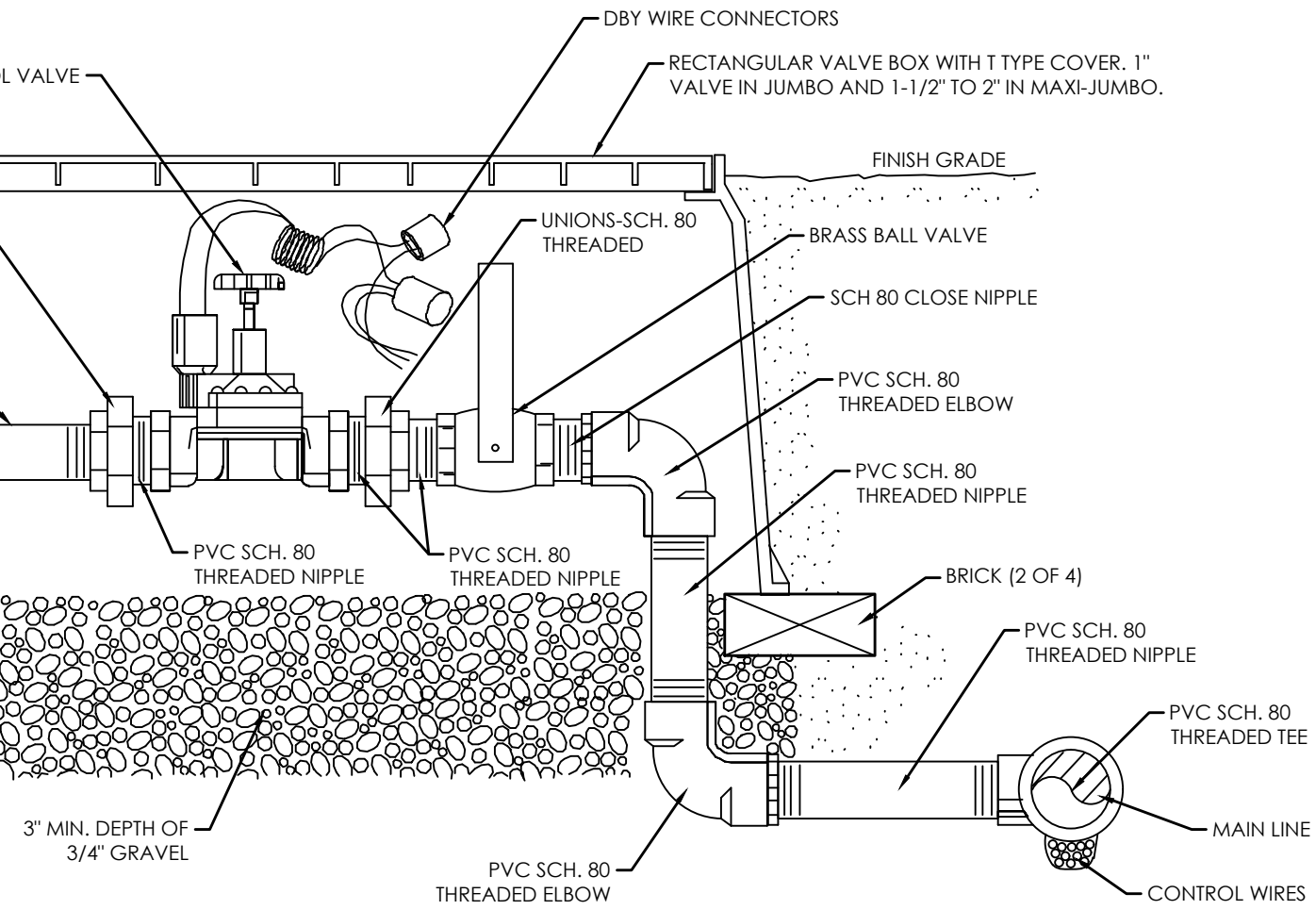
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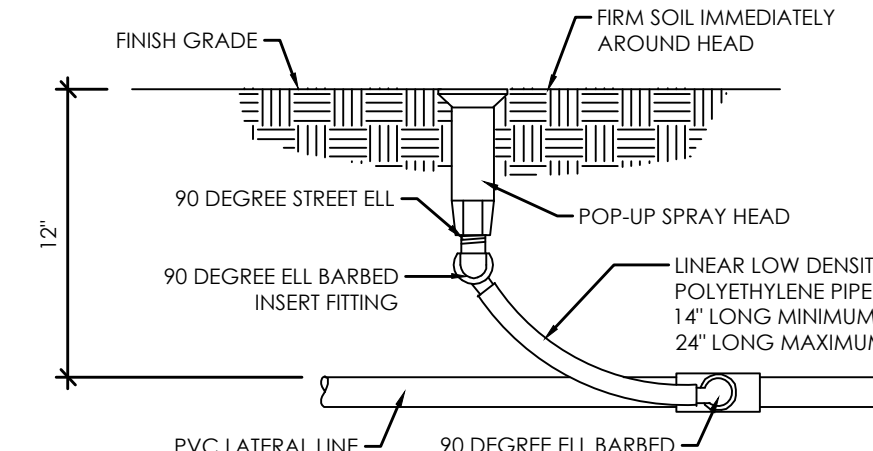
G MANUAL DRAIN VALVE
NOT TO SCALE

D PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
NOT TO SCALE

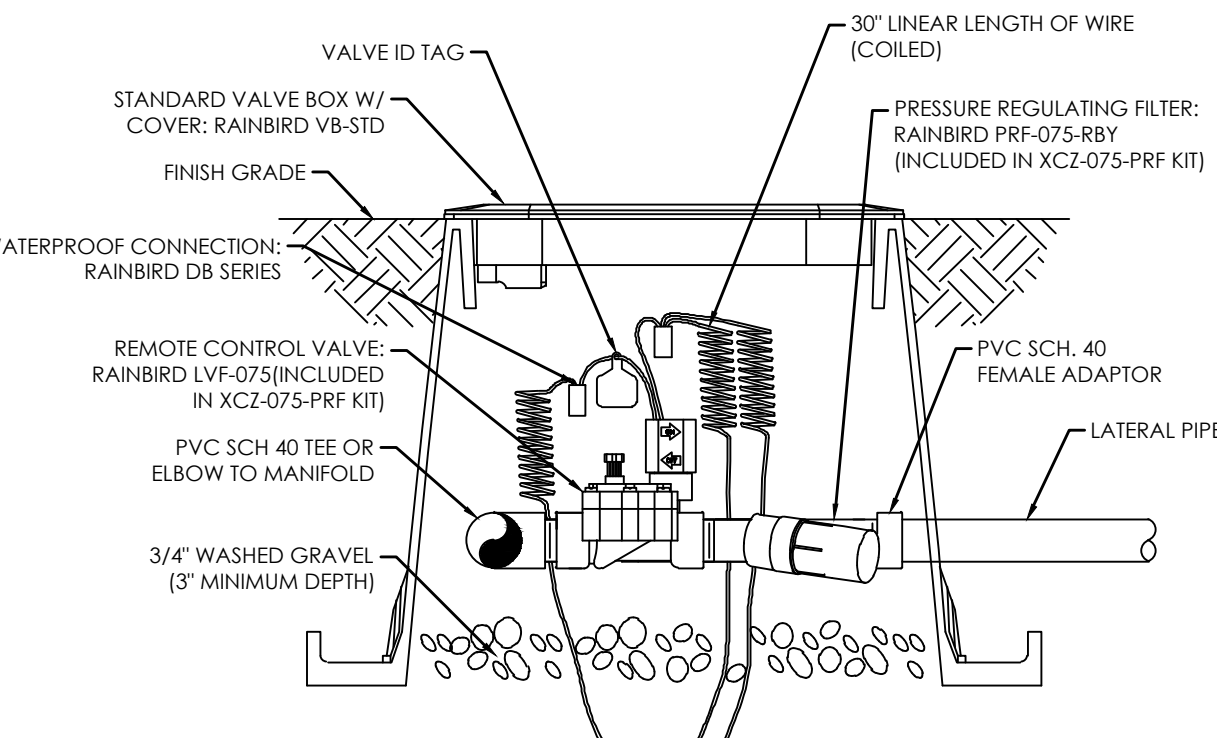
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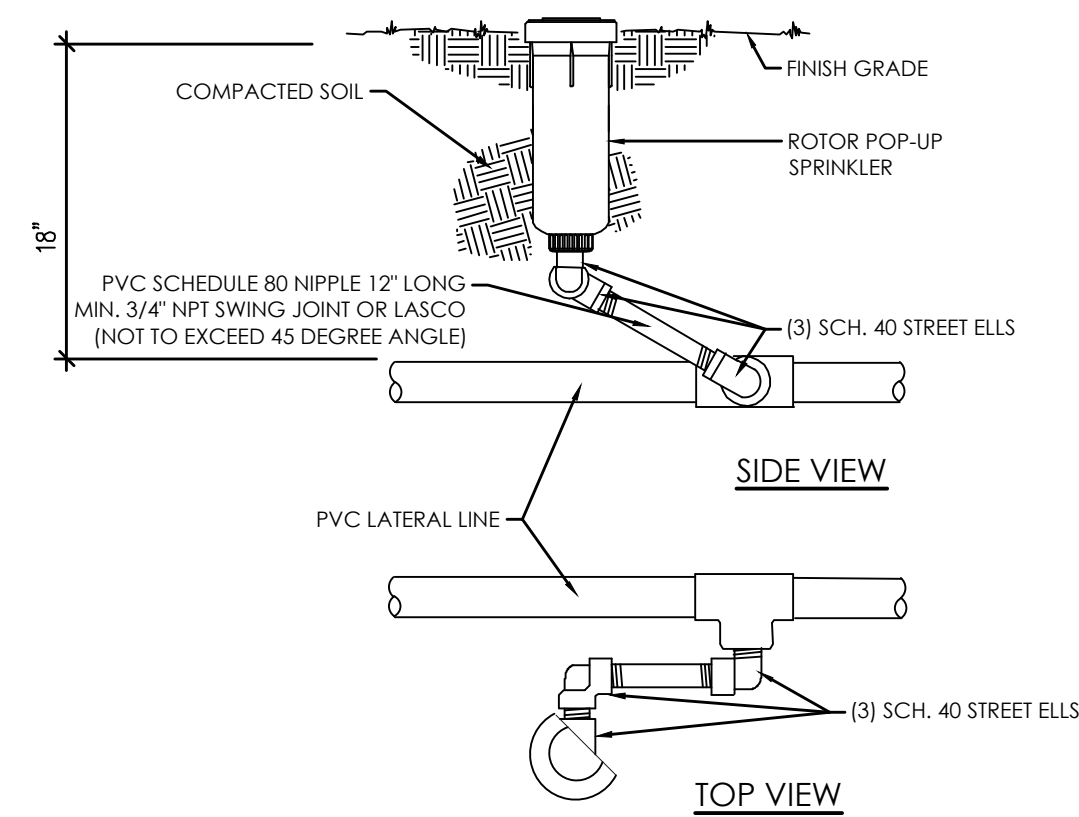
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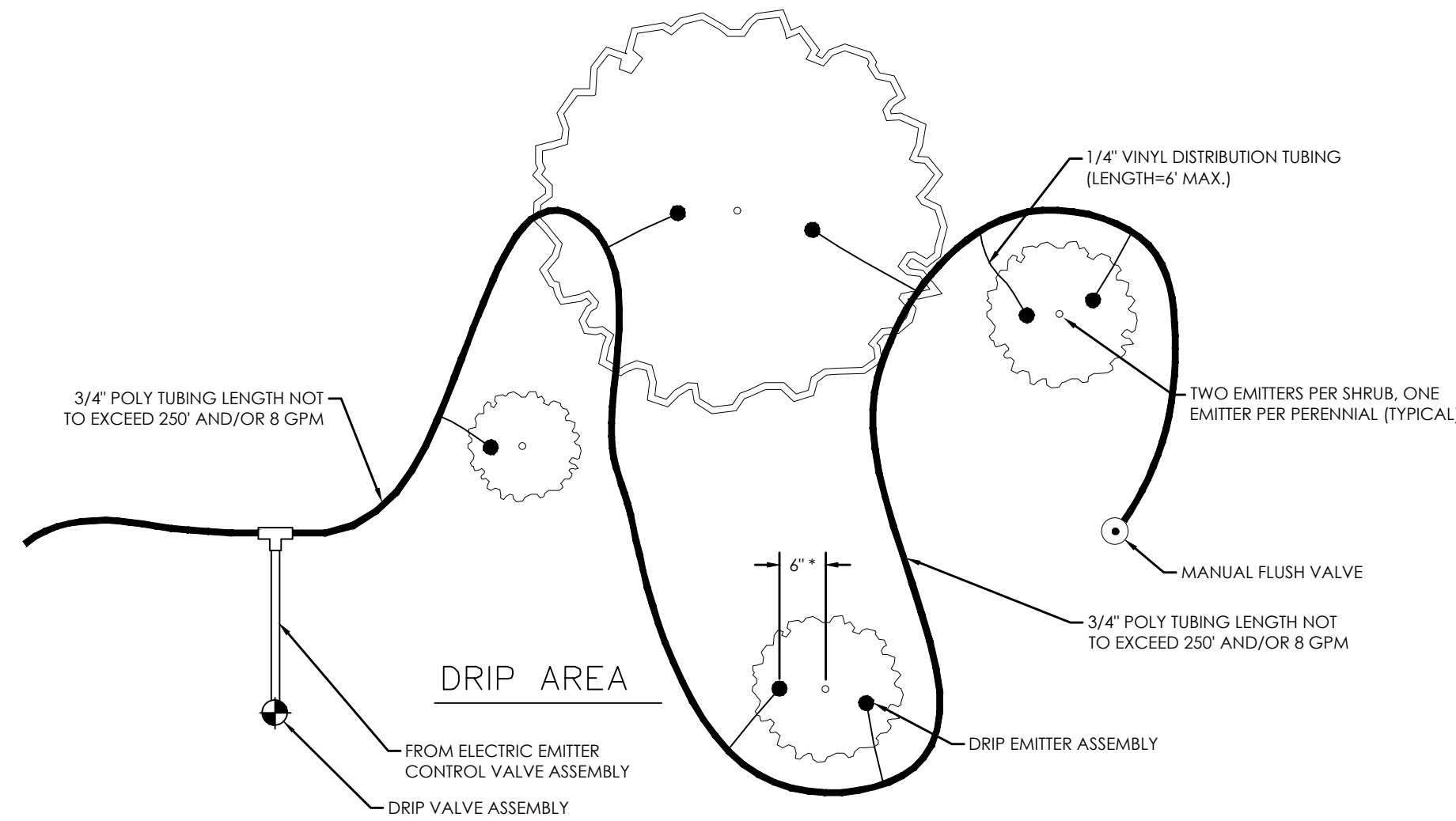
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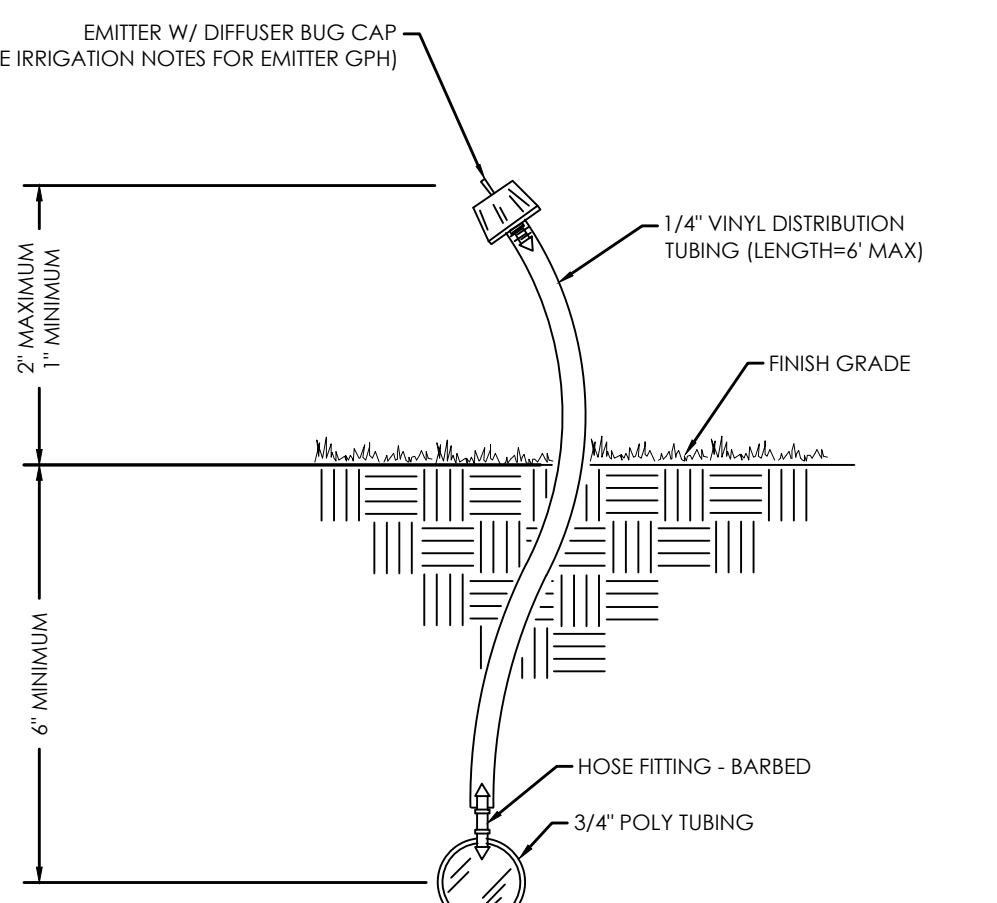
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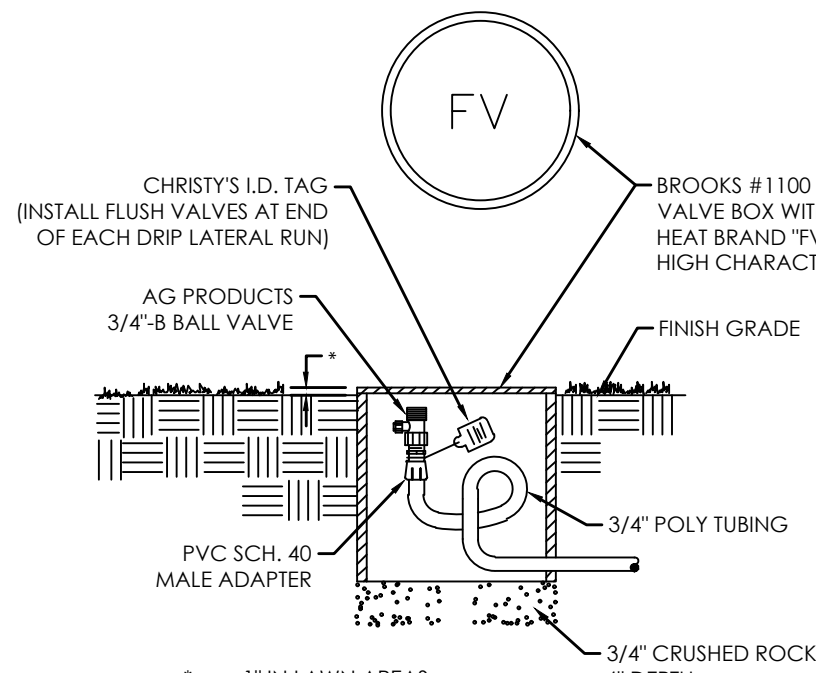
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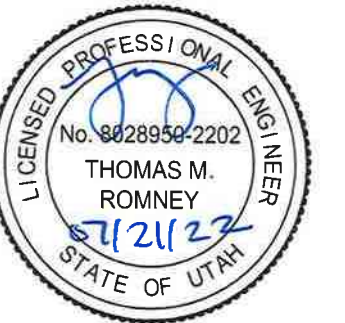
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M DRIP EMITTER ON VINYL TUBING RISER
NOT TO SCALE



N MANUAL FLUSH VALVE
NOT TO SCALE



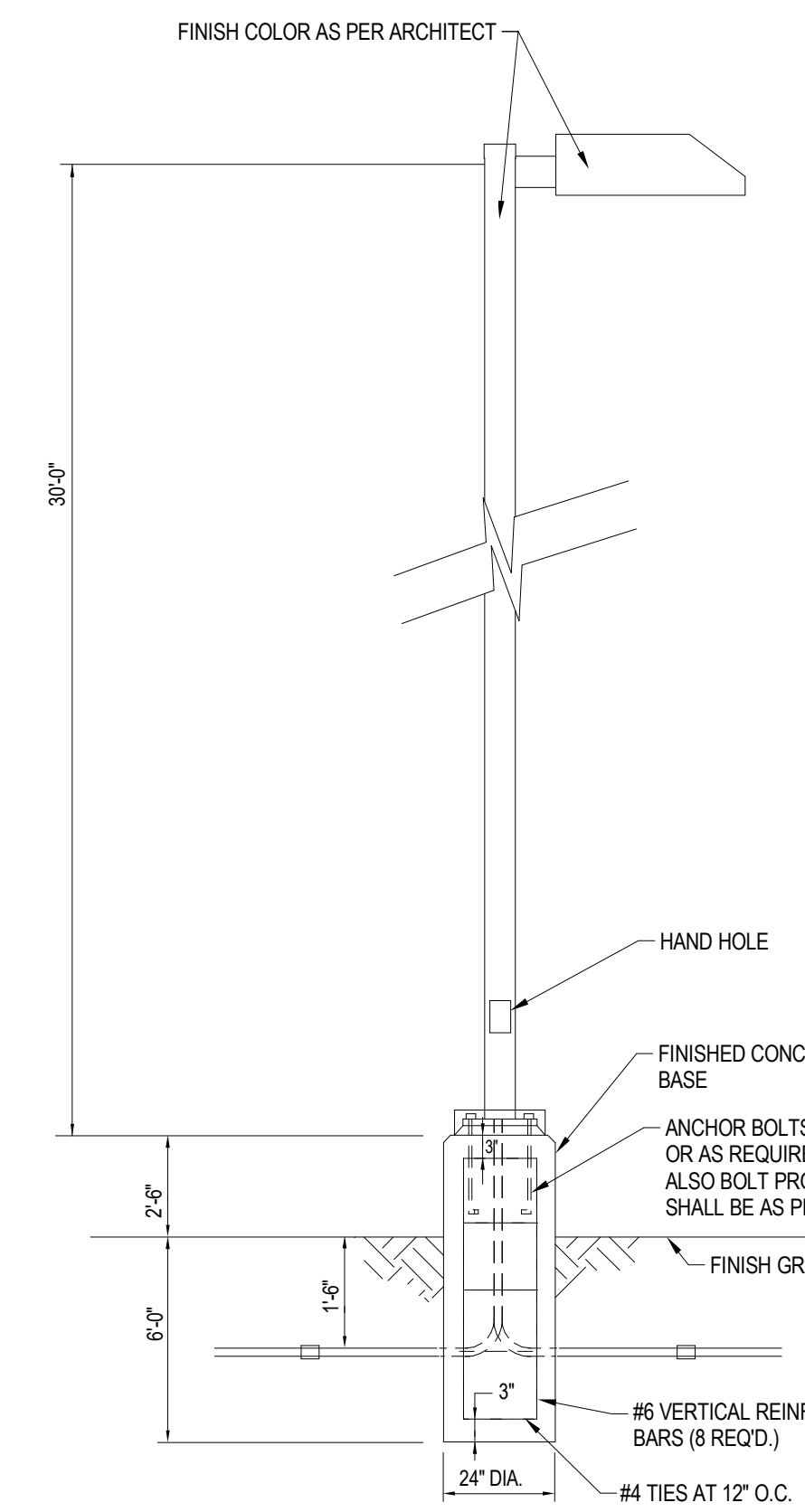
REVISION BLOCK	DATE	DESCRIPTION
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IRRIGATION DETAILS



Z:\2021\21-0503 Bluffdale Apartments\Design\21-0503.dwg\Irrigation\L2.4-IRRIGATION PLAN.dwg

DATE
REVISION DESCRIPTION



2 30' LIGHT POLE DETAIL
SCALE: 12" = 1'-0"



Specifications
EPA (E-400): 0.69 ft² (0.06 m²)
Length: 29.3" (74.4 cm) (SPA mount)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
Weight: 30.0 lbs (13.6 kg) (SPA mount)

RSX2 LED Area Luminaire

Introduction
The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.
The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral siphiter and other mounting configurations are available.

Ordering Information **EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXB**

Series	Performance Package	Color Temperature	Beam Spread	Voltage	Mounting
E-400	12	3000K	R3 Type 1 (80°)	120V/1 (120V-177V)	SPA Square pole mounting (2.7" min. dia. pole for 1.4, 1.8, 2.4, 3.0, 3.6, 4.2, 4.8, 5.4, 6.0, 6.6, 7.2, 7.8, 8.4, 9.0, 9.6, 10.2, 10.8, 11.4, 12.0, 12.6, 13.2, 13.8, 14.4, 15.0, 15.6, 16.2, 16.8, 17.4, 18.0, 18.6, 19.2, 19.8, 20.4, 21.0, 21.6, 22.2, 22.8, 23.4, 24.0, 24.6, 25.2, 25.8, 26.4, 27.0, 27.6, 28.2, 28.8, 29.4, 30.0)
	12	4000K	R3 Type 1 (80°)	120V/1 (120V-177V)	SPA Square pole mounting (2.7" min. dia. pole for 1.4, 1.8, 2.4, 3.0, 3.6, 4.2, 4.8, 5.4, 6.0, 6.6, 7.2, 7.8, 8.4, 9.0, 9.6, 10.2, 10.8, 11.4, 12.0, 12.6, 13.2, 13.8, 14.4, 15.0, 15.6, 16.2, 16.8, 17.4, 18.0, 18.6, 19.2, 19.8, 20.4, 21.0, 21.6, 22.2, 22.8, 23.4, 24.0, 24.6, 25.2, 25.8, 26.4, 27.0, 27.6, 28.2, 28.8, 29.4, 30.0)
	4	3000K	R5 Type 1 (80°)	120V/1 (120V-177V)	SPA Square pole mounting (2.7" min. dia. pole for 1.4, 1.8, 2.4, 3.0, 3.6, 4.2, 4.8, 5.4, 6.0, 6.6, 7.2, 7.8, 8.4, 9.0, 9.6, 10.2, 10.8, 11.4, 12.0, 12.6, 13.2, 13.8, 14.4, 15.0, 15.6, 16.2, 16.8, 17.4, 18.0, 18.6, 19.2, 19.8, 20.4, 21.0, 21.6, 22.2, 22.8, 23.4, 24.0, 24.6, 25.2, 25.8, 26.4, 27.0, 27.6, 28.2, 28.8, 29.4, 30.0)
	4	4000K	R5 Type 1 (80°)	120V/1 (120V-177V)	SPA Square pole mounting (2.7" min. dia. pole for 1.4, 1.8, 2.4, 3.0, 3.6, 4.2, 4.8, 5.4, 6.0, 6.6, 7.2, 7.8, 8.4, 9.0, 9.6, 10.2, 10.8, 11.4, 12.0, 12.6, 13.2, 13.8, 14.4, 15.0, 15.6, 16.2, 16.8, 17.4, 18.0, 18.6, 19.2, 19.8, 20.4, 21.0, 21.6, 22.2, 22.8, 23.4, 24.0, 24.6, 25.2, 25.8, 26.4, 27.0, 27.6, 28.2, 28.8, 29.4, 30.0)
	4	5000K	R5 Type 1 (80°)	120V/1 (120V-177V)	SPA Square pole mounting (2.7" min. dia. pole for 1.4, 1.8, 2.4, 3.0, 3.6, 4.2, 4.8, 5.4, 6.0, 6.6, 7.2, 7.8, 8.4, 9.0, 9.6, 10.2, 10.8, 11.4, 12.0, 12.6, 13.2, 13.8, 14.4, 15.0, 15.6, 16.2, 16.8, 17.4, 18.0, 18.6, 19.2, 19.8, 20.4, 21.0, 21.6, 22.2, 22.8, 23.4, 24.0, 24.6, 25.2, 25.8, 26.4, 27.0, 27.6, 28.2, 28.8, 29.4, 30.0)
	4	5000K	R5 Type 1 (80°)	120V/1 (120V-177V)	SPA Square pole mounting (2.7" min. dia. pole for 1.4, 1.8, 2.4, 3.0, 3.6, 4.2, 4.8, 5.4, 6.0, 6.6, 7.2, 7.8, 8.4, 9.0, 9.6, 10.2, 10.8, 11.4, 12.0, 12.6, 13.2, 13.8, 14.4, 15.0, 15.6, 16.2, 16.8, 17.4, 18.0, 18.6, 19.2, 19.8, 20.4, 21.0, 21.6, 22.2, 22.8, 23.4, 24.0, 24.6, 25.2, 25.8, 26.4, 27.0, 27.6, 28.2, 28.8, 29.4, 30.0)

System	Finish
Shipped Installed	Shipped Installed
HS Heavy duty steel	NS Natural Aluminum
PE Polycarbonate, button right	WB White
PEZ Polycarbonate, button left, adjustable	WBK White with black trim
PEZT Series one touch button with touch sensor	WBKWB White with black trim and wall bracket
CE14 Castal entry 1/4" NPT (Day 2)	WBKWBK White with black trim and wall bracket and surface condenser
SF Single face (20K, 24K, 40K)	WBKWBKWB White with black trim and wall bracket and surface condenser and wall bracket
SP Single face (20K, 24K, 40K)	WBKWBKWBK White with black trim and wall bracket and surface condenser and wall bracket and wall bracket
SP200V 200V Suggpack (20K) standard	
EM Field adjustable	
DMG 0-10V dimming (remote and local) (housing for external control panel) (standard separate)	
DS Dual switching	

LITHONIA LIGHTING COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30632 • Phone: 1-800-705-SERV (7378) • www.lithoniamfg.com
© 2017-2022 Acuity Brands Lighting, Inc. All rights reserved.
Lithonia RSX2 Area LED Rev. 04/13/22 Page 1 of 9



1 SITE PHOTOMETRIC
SCALE: 1" = 30'-0"

Item 4



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

STAFF REPORT
February 24, 2023

To: City of Bluffdale Planning Commission
Prepared By: Grant Crowell

Re: City Initiated Text Amendment updating regulations pertaining to internal and detached accessory dwelling units

Application No.: 2022-49
Applicant: City of Bluffdale
Request: To review proposed ordinance amendments to the City's Land Use Ordinances found in Bluffdale City Code sections 11.20, 11.340 (and title 3 home occupations??), regarding internal and detached accessory dwelling units.

SUMMARY

The City Council recently requested that Staff analyze provisions of the City Code related to accessory dwelling units (ADUs) with the policy objective to allow detached accessory dwelling units (D-ADUs). There is a lot of interest in the rules regarding and the construction of D-ADUs; many are already allegedly located within the community, and it is one of the most frequently asked questions of the public when contacting the City's Planning Department. The City Council held three work sessions regarding this topic on November 9, 2022, December 14, 2022, and February 8, 2023. The Council worked through a set of potential policy considerations and directed the Staff to prepare an ordinance draft for the formal hearing and review process with the Planning Commission. The current draft proposes that D-ADUs be legally allowed in Bluffdale under certain conditions.

Internal accessory dwelling units (I-ADUs) have been allowed in Bluffdale for many years – originally as a conditional use in limited residential zones. In 2019, the City Council expanded where I-ADUs could be located in the community to include essentially all single-family residential areas and zones. This comports with the Utah State Code which requires cities to allow I-ADUs in most single-family residential areas. During that ordinance adoption, a primary consideration was the provision of adequate off street parking. One additional space for an I-ADU is required beyond the two required for the original single-family dwelling.

During the analysis for this ordinance proposal, parking was discussed again along with a myriad of other

topics, such as:

- Which Single Family Residential zones and lots are eligible
- Number of ADUs allowed per lot
- The definition of family
- Land use and building permit requirements
- How many ADUs per parcel
- Owner occupant requirements
- Separate utility metering
- Short term rentals
- Setbacks, height and lot coverage, including corner lots
- Detached ADU's allowed in rear and side yards
- Maximum and minimum size
- Tiny homes as detached ADUs and whether a DADU has to be within a garage
- Parking requirements, including pavement
- Building and fire code compliance
- Appearance and design requirements
- Additional kitchens
- Documenting land use approvals that runs with the land
- Separate addressing
- Impact fees
- Home occupations in ADUs
- Entrance, balconies, and stairs locations
- Registration
- State moderate income housing requirements

These policy questions and other related administrative considerations have been addressed in the proposed draft code, but many would benefit from further discussion and refinement. Additionally, Utah State Code section 10-9a-530, Internal Accessory Dwelling Units, provides compliance requirements from which the City cannot deviate from. Currently, there are pending bills in the 2023 Utah Legislative session which may provide further standards for cities in regulating ADUs; we are watching these and will incorporate any required language as necessary.

GENERAL PLAN

In 2022 and early 2023, the City Council adopted an updated General Plan and a Moderate Income Housing Plan. Cities are required to adopt both of these documents and to include a minimum of three specific elements related to furthering moderate income housing in the community. The 2022 General Plan set forth some vision statements and policy objectives for housing. Here are some relevant excerpts (*emphasis added*):

1.6 GENERAL PLAN VISION

Bluffdale City plans for a future that preserves existing neighborhoods, encourages expansion of commercial opportunities that provide resources to Bluffdale residents, improves alternative

transportation opportunities, *supports a variety of housing choices*, protects valuable public and open spaces, and fosters policies that support conservation and resiliency.

...

HOUSING

GOALS

1. *Retain character of established neighborhoods.*
2. *Provide a variety of high-quality housing choices that incorporates a range of types, tenancies, and densities (Figure 1.15).*
3. *Ensure new housing stock addresses a range of income levels and life stages.*
4. *Follow and implement state housing statute guidance.*

POLICIES

1. Consider specific location and surrounding neighborhood when reviewing and evaluating new or infill development.
2. *Support alternative housing types such as Accessory Dwelling Units (ADUs), in all areas of the City, and coordinate and align Housing and Land Use Elements within the General Plan.*
3. Encourage flexible housing guidelines to respond to evolving market conditions.

IMPLEMENTATION STRATEGIES

1. *Amend zoning ordinance in single-family zones to ensure context sensitivity of location and density of infill and new development, using elements such as setbacks, landscaping, fencing, and transitional heights.*

...

4.0 HOUSING

...

4.3 POLICIES + IMPLEMENTATION

GOAL 1: Retain character of established neighborhoods

Policies

1. *Consider specific location and surrounding neighborhood when reviewing and evaluating new or infill development.*

Implementation Strategies

1. *Amend zoning ordinance in single-family zones to ensure context sensitivity of location and density of infill (Figure 4.16) and new development.*

GOAL 2: Provide a variety of high-quality housing choices that incorporates a range of types, tenancies, & densities (Figure 4.17).

Policy

- 1. Support alternative housing types in the City, and coordinate and align Housing and Land Use chapters within the General Plan.*

Implementation Strategy

- 1. Develop clear guidance of potential future locations for housing density.*

GOAL 3: Ensure new housing stock addresses all income levels and life stages.

Policy

- 1. Encourage flexible housing guidelines to respond to evolving market conditions.*

Implementation Strategy

- 2. Adopt land use regulations that develop as the housing market changes for different populations of residents.*

2022 MODERATE INCOME HOUSING PLAN

As submitted to the State of Utah, the City’s adopted Moderate Income Housing Plan adopted three specific housing goals (aka moderate income housing menu items), along with implementation timelines and benchmarks. Regarding ADUs, the following housing menu item was adopted.

- 1. Create or allow for, and reduce regulations related to, **internal or detached** accessory dwelling units in residential zones.*

Timeline

- 2023 → Add a sheet for ADUs guide/faqs sheet to the City Website
- 2023 → Educate City Council about detached ADUs & discuss possibilities of making them legal and changing city code to allow current detached dwelling structures to become legal with a streamlined ADU permit process.
 - *If determined as appropriate policy, discuss strategies to encourage those with current illegal ADUs to become legal and to meet adopted building codes.*

ANALYSIS

The proposed updated ADU ordinance is attached to this report.

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 Accessory Dwelling Unit Text Amendments, Application 2022-49, based on the following findings (or as modified below):”

1. That the proposed amendment furthers options for housing in the community as contemplated in the City’s adopted General Plan and Moderate Income Housing Plan.
2. That the regulations proposed balance property rights and community interests.
3. That the ordinance provides a path for property owners to legalize any currently non-compliant detached accessory dwelling units.
4. That allowing accessory dwelling units will increase safety through compliance with adopted building codes.

ATTACHMENTS

Exhibit A: Proposed full ordinance language

**Exhibit A –
City of Bluffdale
Draft Text Amendments to Accessory Dwelling Unit Land Use Regulations found in Bluffdale City
Code – 2/24/23**

11.20.020 Definitions

Add New Definitions:

ACCESSORY DWELLING UNIT (ADU): A habitable living unit added to, created within, or detached from a primary dwelling and contained on one lot.

ACCESSORY DWELLING UNIT, DETACHED (D-ADU): An accessory dwelling unit, located in a permanent structure with a permanent foundation, detached from a primary dwelling for the purpose of offering a long-term rental of thirty (30) consecutive days or longer.

ACCESSORY DWELLING UNIT, INTERNAL (I-ADU): An accessory dwelling unit created:

- A. Within a primary dwelling;
- B. Within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and
- C. For the purpose of offering a long-term rental of thirty (30) consecutive days or longer.

PRIMARY DWELLING: A single family dwelling that is detached and is occupied as the primary residence of the owner of record.

**UPDATE EXISTING BLUFFDALE CITY CODE FOR ALL ACCESSORY DWELLING UNITS
(repeal and replace existing ADU Code in its entirety)**

11.340 ACCESSORY DWELLING UNITS

11.340.010 Purpose

11.340.015 Scope

11.340.020 Approval Process

11.340.030 Standards

11.340.040 Recorded Notice

11.340.010 Purpose

The purpose of this chapter and any rules, regulations, standards and specifications adopted pursuant hereto are to:

- A. Permit property owners within certain residential zones to establish an accessory dwelling unit (ADU) within a single-family dwelling or accessory building subject to regulations set forth herein.

- B. Accommodate such housing in certain single-family residential zones with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion and compatible scale and appearance of residential buildings.
- C. Prevent the proliferation of rental dwellings, absentee ownership, property disinvestment, Building Code violations and associated decline in quality of single-family residential zones.
- D. Set forth standardized terms and standards for accessory dwelling units and procedures for review and approval of the same.

11.340.015 Scope

The requirements of this chapter shall apply to all ADUs within the City.

- A. Internal ADUs (I-ADUs) shall be a permitted use in all primary residential zoning districts, mixed use zones, and special district zones within single family dwellings on parcels greater than 6,000 square feet.
- B. Detached ADUs (D-ADUs) shall be a permitted use in all primary residential zoning districts, mixed use zones, and special district zones on individual lots or parcels ten-thousand square feet (10,000 ft²) or greater in size that contain no more than one single-family dwelling.

11.340.020 Approval Process

- A. All property owners desiring to establish an ADU must apply for, and obtain, approval prior to utilizing the accessory dwelling unit, using forms provided by the Planning Department.
- B. An ADU shall not be rented or leased or offered for rent or lease unless the owner of record possesses a valid ADU permit.
- C. Applications for ADUs shall be reviewed and approved by the designated Land Use Authority in accordance with subsection 11.030.090(I) of this title. The applicant and/or any person adversely affected by a decision of the Land Use Authority regarding the proposed ADU may appeal such decision to the Appeal Authority, as designated in subsection 11.030.090(I) of this title, by filing written notice of appeal with the Planning Department within ten (10) calendar days from the date of such decision.
- D. An ADU Permit issued by the Zoning Administrator shall be required for the development and use of any ADU and shall only be issued once all regulations and standards of this chapter as applicable to the specific type of ADU are met.
- E. Building Permit required. All applicants for ADU approval shall obtain a building permit for construction associated with the proposed ADU, regardless of method of creation or whether a non-permitted ADU has previously completed construction. No ADU permit and/or certificate of occupancy shall be issued for an accessory dwelling unit until all associated construction is complete and inspected pursuant to applicable building codes.
- F. Statement of Owner Occupancy. An application for an ADU shall include documentation, using forms provided by the Planning Department, that demonstrates an owner occupant resides in one of the approved dwelling units on the property.
- G.

11.340.030 Standards

The following standards and conditions shall apply to all accessory dwelling units:

- A. Location: An I-ADU unit must be enclosed within a single-family dwelling.
- B. Primary dwellings are not permitted to contain more than one I-ADU. I-ADUs are not permitted within a D-ADU or other detached structure.
- C. I-ADUs shall not be permitted in single-family residential dwellings located on lots or parcels that are six-thousand square feet (6,000 ft²) or less in size.
- D. I-ADUs are not permitted within mobile homes.
- E. ADUs are not permitted within a primary dwelling unit or on a parcel serviced by a failing septic system.
- F. Separate utility meters may not be installed for any I-ADU or D-ADU.
- G. An I-ADU or D-ADU shall not be rented or leased for a time period of less than thirty (30) consecutive days. Only one rental agreement or lease shall be in effect at any one time.
- H. The primary dwelling associated with an ADU shall be occupied by the owner of record as their primary residence and shall not be separately rented, or offered for rent. If the primary dwelling associated with the ADU ceases to be occupied by the owner of record, the ADU shall not be rented, leased, hired or loaned. Owner occupancy of the primary dwelling shall not be required when:
 - a. The owner has a bona fide, temporary absence of three years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or
 - b. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities; or
 - c. The owner lives in the approved ADU.
 - d.
- I. Number: A maximum of one ADU shall be allowed per parcel which contains a single-family dwelling. ADUs shall contain no more than one dwelling unit.
- J. D-ADUs shall not be permitted for any property containing an I-ADU. As a condition of approval for a new D-ADU the owner of record shall agree to waive any right to create an I-ADU on the same property unless the D-ADU is first removed from the property. This condition shall be included in the recorded notice of accessory dwelling unit required by section 11.340.060 of this chapter.
- K. I-ADUs shall not be permitted for any property containing a D-ADU. As a condition of approval for an I-ADU, the owner of record shall agree to waive any right to create a D-ADU on the property unless the I-ADU is first removed from the property. This condition shall be included in the recorded notice of accessory dwelling unit required by section 11.340.060 of this chapter.

- L. Parking: At least one off street parking stall constructed of an all-weather surface rolled and compacted road base, asphalt, or concrete which meet the dimensional requirements of Chapter 11.120 of this title shall be provided for any I-ADU. A minimum of two (2) off street parking spaces shall be constructed for a D-ADU. Such parking stall shall be in addition to all off street parking requirements for the primary dwelling on the lot and be reserved for exclusive use by occupants of the D-ADU. The parking stall shall be located behind the front plane of the dwelling and shall not impede or prevent access to the primary dwelling's

required parking. The parking stall may be located in a garage only if the stall is in addition to the required number of parking spaces for the primary dwelling and is not a tandem parking stall. Driveways must conform to all applicable building and fire code requirements and adopted standards. See Figure 1 for illustration of permissible parking locations for ADUs.

- M. All ADUs shall comply with all applicable building, health and fire codes in effect at the time the ADU is constructed, created or subsequently remodeled. The owner of record shall be responsible to ensure that all required building permits and other permits are obtained for the creation of an ADU.
- N. ADUs that have been previously created before May 1, 2023, and cannot be shown to have complied with permit and inspection requirements in effect at the time of their construction shall comply with the requirements of the International Existing Building Code, and shall comply with all permit procedures and requirements of the City.

O. Number of Residents. The total number of residents that reside in an ADU may not exceed the number allowed for a “family” for the lot on which the accessory dwelling unit is found, as defined in BCC.

P. Home Occupations. Home occupations may be conducted in an ADU as per Chapter 3 of the BCC. Standards for home occupations and associated impacts shall be calculated on a total per parcel basis, not per home occupation license.

Q. Separate addressing and mailboxes for ADUs are not allowed.

R. Continuing Use: Approval of an ADU shall run with the land as long as it complies with all adopted requirements.

11.340.040: D-ADU DEVELOPMENT STANDARDS:

The development standards set forth in this section shall apply to each D-ADU:

- A. Separate Structure: A D-ADU is a separate structure from the primary dwelling contained on the same lot or parcel as the primary dwelling.
- B. Conditions: A D-ADU shall comply with the applicable requirements of section 11.340.030 of this Title and all the following conditions:
 - 1. Only one D-ADU shall be allowed per lot or parcel.
 - 2. A D-ADU shall comply with the same setbacks for an accessory building in the zoning district in which the lot or parcel is located. Regardless of size, a D-ADU cannot be created within a building or structure which has utilized the reduced side and rear setbacks allowed for small accessory buildings or structures in BCC 11.160.260. All structures shall also meet the maximum lot coverage percentages for the zone in which it resides.
 - 3. A D-ADU shall be located within the rear or side yard area of the lot or parcel and is prohibited within the front or side yard area.
 - 4. The total square footage of a D-ADU shall not exceed fifty percent (50%) of the primary dwelling's total square footage not including the garage and shall greater than 400 square feet in size.

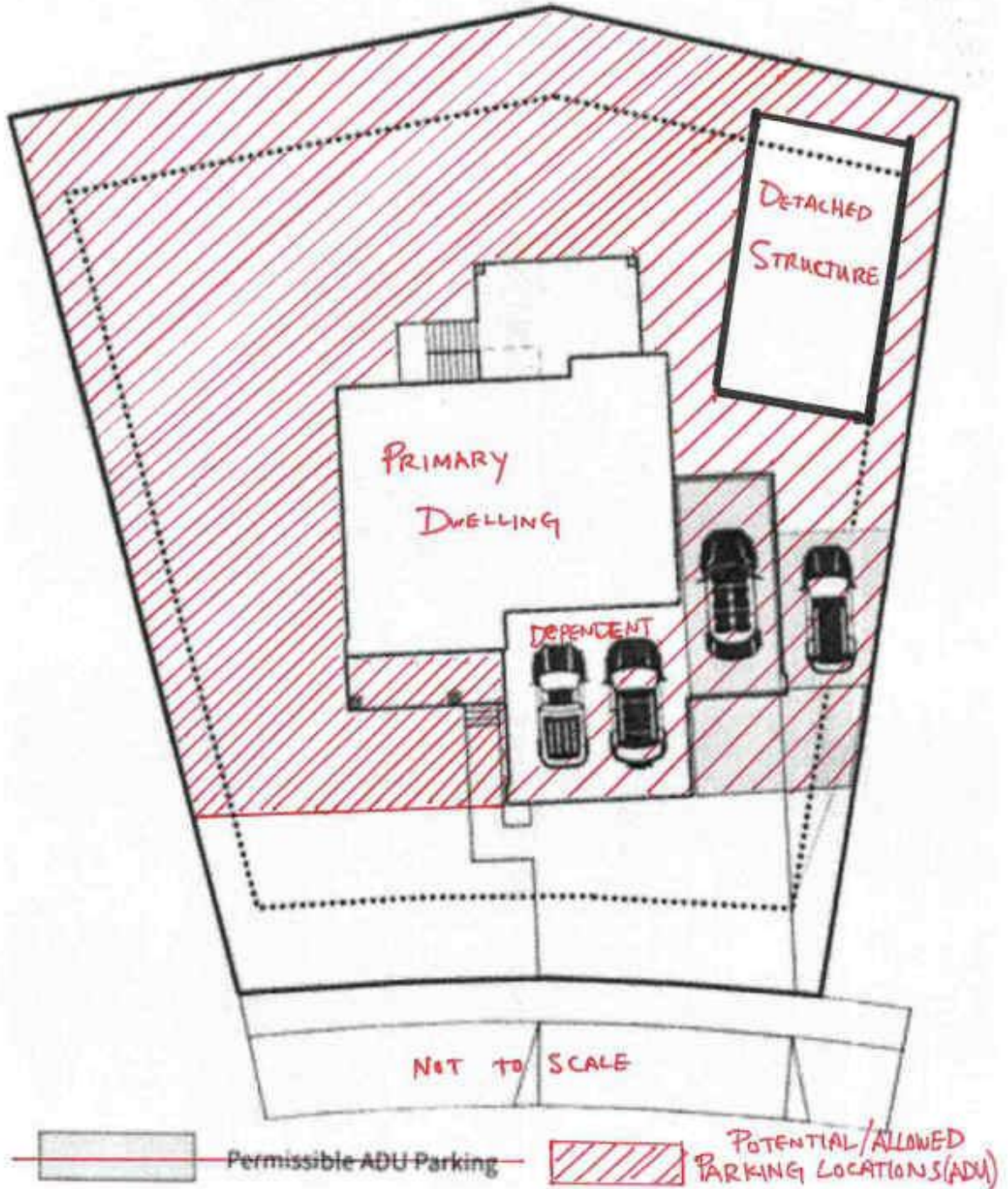
5. A D-ADU shall comply with all building construction and fire codes in effect at the time the D-ADU is constructed, created or subsequently remodeled, including obtaining the required building and other permits.
6. The architectural design, color pallet, and materials of a D-ADU shall be designed to follow the architectural design, style, and character of the primary dwelling. The exterior surface finishes shall have the same visual appearance of the exterior material and color of the main building. Structures used for a D-ADU, which received final city approval before May 1, 2023, and which are not architecturally compatible with the main dwelling may be considered legal non-conforming relative to this design requirement.
 - a. A D-ADU shall incorporate at least one of the exterior materials used the in the primary dwelling for 20% of all facades of the D-ADU structure.
 - b. A D-ADU shall maintain the same color of the primary dwelling for a least 50 percent of all facades.
 - c. D-ADUs which are constructed in a second floor or story shall have a pitched roof unless the primary dwelling has a flat roof, in which case the D-ADU may have a flat or pitched roof.
7. D-ADUs shall follow the height requirements for accessory buildings allowed in the underlying zone.
8. D-ADUs shall be a permanent structure. Trailers, mobile homes, and other portable or temporary structures, or structures with wheels shall not be permitted as a D-ADU.
9. Exterior lighting shall provide illumination directed downward. Light source shall not be visible from adjacent properties.
10. Windows on a façade, located within 20 feet of an adjacent property containing a single family or townhome residence shall be translucent or installed as a skylight.
11. Exterior stairways and landings shall not encroach within 20 feet of an adjacent property containing a single family or townhome residence.
12. Balconies on a D-ADU shall be located on the interior side of the lot and building, not adjacent to a rear or side yard shared with a neighboring residence.
 - a. Shall not exceed 80 square feet in size when located above the ground level of the building;
 - b. Shall be located a minimum of 20 feet from a side or rear yard lot line unless the applicable side or rear yard lot line is adjacent to an alley;
 - c. Rooftop decks or second-story decks are prohibited on an accessory structure used as a D-ADU.
13. The height of a D-ADU shall conform to the height limit specified for accessory buildings in the zoning district in which it is located.
14. A second kitchen in a D-ADU is not allowed.
15. Entrance Locations. The entrance to an accessory dwelling unit in an accessory building shall be located:

(i) Facing an alley, public street or facing the rear facade of the single-family dwelling on the same property.

(ii) Facing a side or rear property line provided the entrance is located a minimum of 10 feet from the side or rear property line.

(iii) Exterior stairs leading to an entrance shall be located a minimum of 10 feet from a side or rear property line.

FIGURE 1 PERMISSIBLE ADU PARKING LOCATIONS



11.34.050: I-ADU DEVELOPMENT STANDARDS:

The development standards set forth in this section shall apply to each I-ADU:

A. Existing Structure: An I-ADU shall be contained within the existing footprint of the primary dwelling. Second kitchens within the primary dwelling's footprint are not considered an I-ADU and are subject to requirements found in this title. An existing second kitchen located within a primary dwelling can be converted as part of an application for the creation of an I-ADU in compliance with all other standards for I-ADUs listed in this chapter.

B. Conditions: An I-ADU shall comply with the applicable requirements of this chapter and with all of the following conditions:

1. Only one I-ADU shall be allowed per lot or parcel.
2. If an I-ADU is created within a garage or carport attached to the primary dwelling, the parking spaces contained within the garage or carport that are removed shall be replaced in accordance with current parking and access standards.
3. The I-ADU shall comply with all applicable building, health and fire codes in effect at the time the I-ADU is constructed, created or subsequently remodeled. The owner of record shall be responsible to ensure that all required building permits and other permits are obtained for the creation of an I-ADU.
4. 4. In accommodating an I-ADU within the primary dwelling, the exterior of the primary dwelling may not be changed or altered in a manner that would alter the appearance of the primary dwelling from that of a single-family dwelling.
- 5.

Design And Character: I-ADUs shall retain the compatibility of the primary dwelling with the residential character of the neighborhood. I-ADUs shall include materials comparable to those used on and within the primary dwelling.

6. Construction Codes: The I-ADU shall comply with all Construction, Housing and Building Codes in effect at the time the accessory dwelling unit is constructed and shall comply with all procedures and requirements of the City building regulations.
7. Ownership: The single-family dwelling and the I-ADU shall remain in single ownership and either the single-family dwelling or the I-ADU shall be owner occupied.

(Q) Entrance Locations. Entrances to an I-ADU shall only be permitted in the following locations:

- (a) An existing entrance to the single-family dwelling;
- (b) When located on a building facade that faces a corner side yard, the entrance shall be set back a minimum of 20 feet from the front building facade;
- (c) Exterior stairs on a corner lot leading to an entrance above or below the first level of the principal structure shall only be located on the rear elevation of the building;
- (d) Side entrances to an accessory dwelling unit are not considered a principal entry to the building;
- (e) Exterior stairs on lots other than a corner lot, leading to an entrance above or below the first level of the principal structure, may be located on a side or rear elevation of a building;
- (f) Located on the rear facade of the dwelling.

11.340.060 Recorded Notice

A. As part of the ADU permit process, the owner of the property shall execute a “notice of accessory dwelling unit” affidavit. The city shall record the notice with the county recorder as a use condition on the property. The notice shall be in a form approved by the Bluffdale City attorney. Once recorded, a copy of the notice shall be delivered to the owner of record.

B. The notice of accessory dwelling unit shall include:

1. A legal description and address of the property;
2. Either of the following statements as applicable to the type of ADU permit being issued:
 - a. The primary dwelling contains an approved I-ADU and that the I-ADU may only be used in accordance with the land use regulations of the City of Bluffdale; or
 - b. The property has an approved D-ADU and that the D-ADU may only be used in accordance with the land use regulations of the City of Bluffdale.

11.340.070: NONCONFORMING UNITS:

A. Accessory dwelling units legally established prior to May 1, 2023 may continue to operate under the applicable provisions in effect at the time they were approved and established in accordance with this chapter of the BCC. Legal nonconforming ADUs shall also be required to obtain and maintain an ADU permit under the procedures of section 11.340.060.

11.340.080 VIOLATIONS

Violations of this chapter shall be enforced consistent with this title and state code and may include fines and liens.

A. Notice of Violation:

1. Whenever an owner of record has violated any of the provisions of this chapter the city shall provide a written notice of violation. The notice of violation shall:
 - a. Describe the violation;
 - b. Provide the owner of record an opportunity to cure or correct the violation that is:
 - (1) Not less than fourteen (14) days after the notice of violation is issued, for violations of 11.340.030 (H);
 - (2) Not less than thirty (30) days after the notice of violation is issued for any other violation;
 - c. Include a statement that if the owner of record fails to cure the violation within the given time period that they may be subject to daily fines, liens, the revocation of permits or approvals, criminal prosecution, and other enforcement actions permitted by applicable law;

d. Provide notification to the owner of record that they may file a written objection to the violation within fourteen (14) days after the day on which the written notice of violation is post-marked or posted on the property;

e. Indicate the department name and address where the owner of record may file the written objection;

f. Be mailed to the owner of record, or to any other individual designated to receive notice in the owner's license or permit records, and a copy shall be posted on the property.

2. If an owner of record files a written objection to the written notice of violation in accordance with Utah Code 10-9a-530(5) as amended, the Zoning Administrator shall provide notice, hold a hearing, and conduct a review to determine whether the violation described in the written notice of violation has occurred. If the Zoning Administrator determines that the violation in the notice of violation has occurred, the city may impose any remedies permitted by applicable law.

3. If an owner of record does not file a written objection to the notice of violation and does not cure the violation within the time period provided in the notice, the city may impose any of the remedies listed in this section or others as permitted by applicable law.

4. If an owner of record cures a violation within the time period prescribed in the notice of violation, or if the Zoning Administrator finds that the violation listed in the notice of violation has not occurred, the city may not impose sanctions.

B. Liens:

1. Notice of lien:

a. A written notice of lien issued under this section shall:

(1) Comply with the requirements of Utah Code 38-12-102 as amended;

(2) State that the property is subject to a lien;

(3) Specify the lien amount for each day of violation after the day on which the opportunity to cure the violation expired; and

(4) Be mailed to the owner of record, or to any other individual designated to receive notice in the owner's license or permit records, and a copy of the notice shall be posted on the property.

b. Each notice of lien shall be recorded with the respective county recorder.

C. Revocation:

1. An ADU permit may be revoked if the Zoning Administrator determines:

a. Actions taken under the permit do not conform to the approved plans, specifications, or conditions of the permit;

b. The permit was procured by false representation;

c. The permit was issued by mistake; or

d. That other applicable provisions of this title are being violated.

2. The city shall serve written notice of revocation by mailing the notice by certified mail to the owner of record as listed on the ADU permit, or by posting the notice in a prominent location on the site.
 3. After the written notice of revocation is served no further construction for an ADU may continue until a new permit is issued, or the permit is reinstated by the Zoning Administrator.
 - a. If the permit was issued by mistake, the city shall notify the owner of record of the mistake and the actions or changes that must be made to bring the ADU into compliance with applicable requirements and ordinances.
 - b. For properties where a permit has been revoked for any reason other than a mistake, a new or reinstated ADU permit may not be issued except in conformance with applicable ordinances, resolutions, regulations, and requirements.
 4. If an ADU permit is revoked due to failure to comply with the approved plans, specifications, or conditions of the permit or when other applicable provisions of this title are being violated, a written notice of violation shall be provided with the notice of revocation.
 5. Properties for which an ADU permit has been revoked may be subject to the recordation of a notice of non-compliance against the property and shall be prohibited from renting, leasing, hiring or loaning the accessory dwelling unit.
- D. Other remedies: The city shall have such other remedies as are and may be from time to time provided by Utah law or city ordinance for the violation of any provision of this title.
- E. All remedies pertaining to violations of this chapter are cumulative.