

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2019-01

AN ORDINANCE TO AMEND THE BLUFFDALE CITY ZONING MAP FOR 4.075 ACRES FROM R-1-43 RESIDENTIAL TO SD-X BRINGHURST STATION MIXED USE SPECIAL DISTRICT AND AMENDING LAND USE ORDINANCE TEXT AND EXHIBITS TO TITLE 11-11-ARTICLE J WITH THE ACCOMPANYING BRINGHURST STATION PROJECT PLAN.

WHEREAS the City of Bluffdale Land Use Ordinance has adopted the Bringhurst Station Mixed Use Special District chapter and project plan which allows property owners to adhere to specific zoning regulations and plans for their properties;

WHEREAS the applicants and property owners have made application to provide an additional 4.075 acres to the Bringhurst Station Mixed Use Special District which is consistent with specific zoning regulations and plans which will govern the subject property's development; and

WHEREAS the proposed map and text amendments and development project plan set forth herein have been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held and public notice given in accordance with Utah law and local ordinance to obtain public comment regarding the proposed amendments to the Land Use Ordinance and Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH:

Section 1. Zoning Map Amendment. The City Council hereby amends the official zoning map from the R-1-43 Residential Zone designations to the designation of SD-X Bringhurst Station on the entire property as indicated in Exhibit 'A':

See Exhibit 'A'

Section 2. Text Amendments and Project Plan Approval. The City Council hereby adopts amendments to Title 11-11-J in the City's Land Use Ordinance entitled SD-X Bringhurst Project Zone as indicated below in Exhibit 'B' (All parts of these sections and subsections not specifically listed as changed shall remain unaffected) which includes the development requirements and project plan for the Bringhurst Station project:

See Exhibit 'B'

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon recording in the office of the City Recorder, publication, posting, or thirty (30) days after passage, whichever occurs first.

APPROVED, ADOPTED AND PASSED and ordered published by the Bluffdale City Council, this 9th day of January, 2019.

CITY OF BLUFFDALE



Mayor

ATTEST:



Wendy Deppe
Bluffdale City Recorder



Council members

Voting:

AYE NAY

Wendy Aston	<u> X </u> <u> </u>
Travis Higby	<u> X </u> <u> </u>
Dave Kallas	Absent <u> </u>
Ty Nielsen	<u> X </u> <u> </u>
Boyd Preece	<u> X </u> <u> </u>

EXHIBIT A

Bringhurst Triangle Parcel

Beginning at point being North 1,840.20 feet along the section line from the South Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence

thence North 22°07'01" West 392.47 feet;

thence North 70°36'07" East 156.66 feet;

thence South 00°00'01" East 415.62 feet to the point of beginning.

Contains 30,707 Square Feet or 0.705 Acres

Bringhurst Railroad Parcel

Beginning at point being North 3,669.76 feet along the section line from the South Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence

thence North 150.05 feet along the section line;

thence Southeasterly 202.55 feet along the arc of a 1,859.86 foot radius curve to the left (center bears North 49°54'24" East and the chord bears South 43°12'47" East 202.45 feet with a central angle of 06°14'23");

thence South 46°19'59" East 480.70 feet;

thence Southeasterly 878.78 feet along the arc of a 1,959.86 foot radius curve to the right (center bears South 43°40'01" West and the chord bears South 33°29'15" East 871.44 feet with a central angle of 25°41'27");

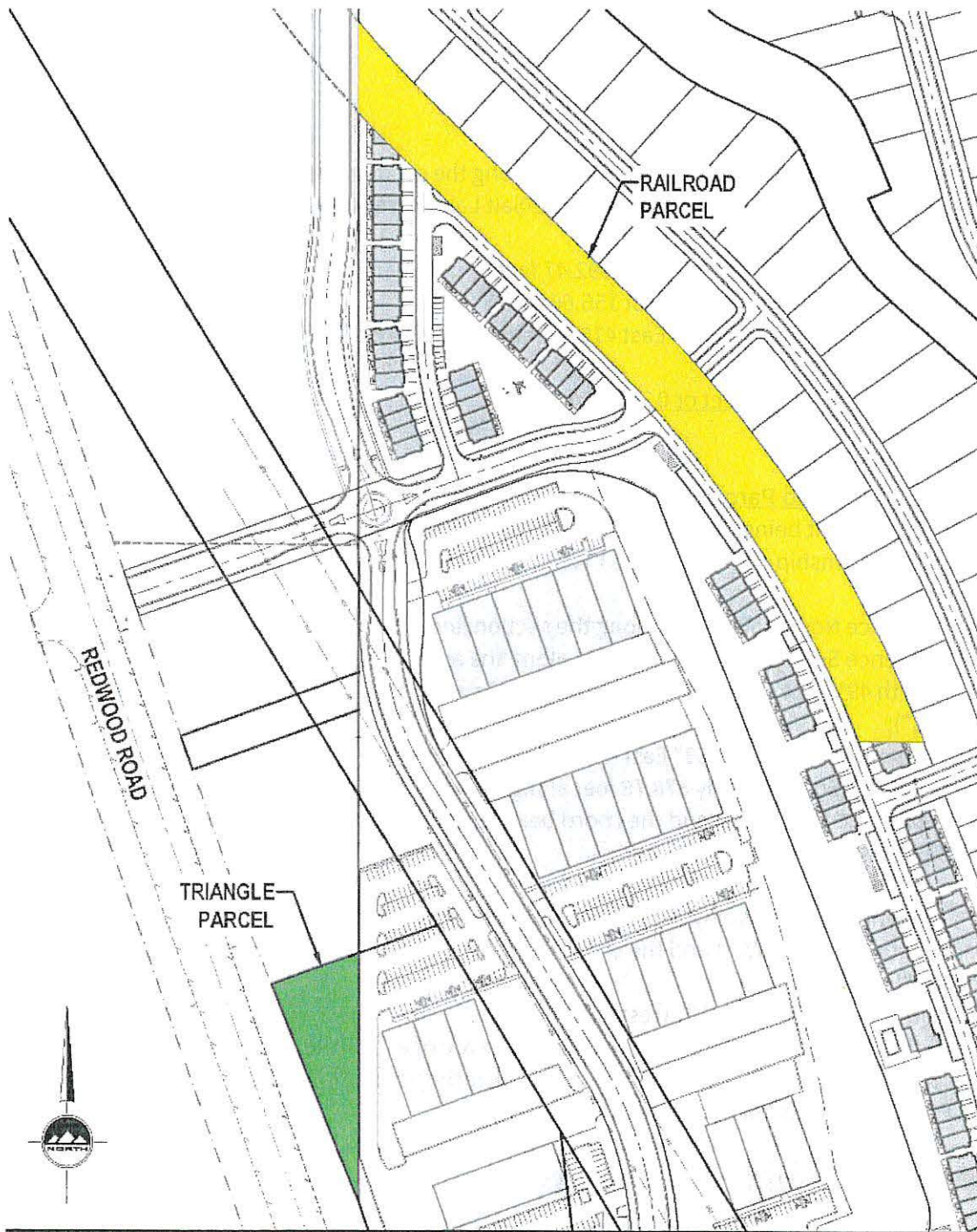
thence North 89°39'19" West 107.53 feet;

thence Northwesterly 795.43 feet along the arc of a 1,859.86 foot radius curve to the left (center bears South 68°10'17" West and the chord bears North 34°04'51" West 789.38 feet with a central angle of 24°30'16");

thence North 46°19'59" West 480.70 feet;

thence Northwesterly 98.59 feet along the arc of a 1,959.86 foot radius curve to the right (center bears North 43°40'01" East and the chord bears North 44°53'31" West 98.58 feet with a central angle of 02°52'56") to the point of beginning.

Contains 146,779 Square Feet or 3.370 Acres



PROJECT # 6174 DATE 11/27/18 1 OF 1 FILE: 900PARCEL EXCH 102-11-2278	BRINGHURST DEVELOPMENT 16201 SOUTH CAMP WILLIAMS ROAD BLUFFDALE, UTAH PARCELS EXHIBIT	FOR: STAKER COMPANY	45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com
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EXHIBIT B

SD-X Bringhurst Station Special Development Project Zone Text Amendments and Project Plan

11-11J-1: INTENT AND PURPOSE

The purpose is to develop Bringhurst Station, a mixed-use community consisting of up to three hundred ~~fifty~~ thousand square feet (~~350,000~~) of commercial buildings and up to ~~two hundred and ninety-seven (297)~~ ~~three hundred and forty-one (341)~~ units on public and private streets, an HOA owned and maintained swimming pool and amenities, and park and trail amenities accessible to the public.

11-11J-3: CONCEPTUAL SITE PLAN

- A. Conceptual Site Plan: The SD-Bringhurst Station Project Plan consists of ~~24.0~~ ~~54.42~~ **24.7** acres of commercial, ~~54.42~~ **62.64** acres of residential, and approximately ~~30.0~~ **31.23** acres of open space (total open space includes amenities within the residential and commercial parcels) for a total of ~~102.45~~ **106.53** acres.
- B. SD-X Commercial: The commercial areas of the SD-X Bringhurst Station consist of ~~24.0~~ **24.7** acres. It is anticipated that up to ~~300,000~~ **350,000** square feet of commercial buildings can be accommodated within Bringhurst Station, depending upon use and market demand. Potential commercial uses may include retail, auto dealerships, office, flex/incubator space, light industrial, and warehousing. Commercial uses will have direct pedestrian connections to community and regional trail networks, as well as good automobile access and visibility along Redwood Road.
- D. SD-X Parks, Open Space, and Trails Plan: Bringhurst Station's active open space includes ~~30.0~~ **31.23** acres in private trails and parks. The trails will connect with the County and or City owned and maintained trails adjacent to and within the project area.

Bringhurst Station proposes privately owned and maintained HOA parks and trails of approximately ~~30.0~~ **31.23** acres. It is anticipated that there will be a public trailhead area dedicated to the City providing access to the Jordan River Parkway Trail and connectivity to the overall trail system throughout the development. **The developers will work with City Staff and Salt Lake County for detailed designs of public road crossings using best practices or other safety techniques for the crossing of the Jordan River Parkway Trail.** The parks and trails will be informal play areas that include at a minimum turf, trees and an automatic irrigation system supplied by a secondary water system. As a privately owned and maintained park, the developer will not request reimbursement for the value of the park land and the improvements.

The total active and passive parks, trails and open space areas are approximately ~~30.0~~ **31.23** acres and will contain a variety of recreational amenities. Possible future park elements or amenities to constructed are provided in the BSPP.

Figure 5: Conceptual Site Plan

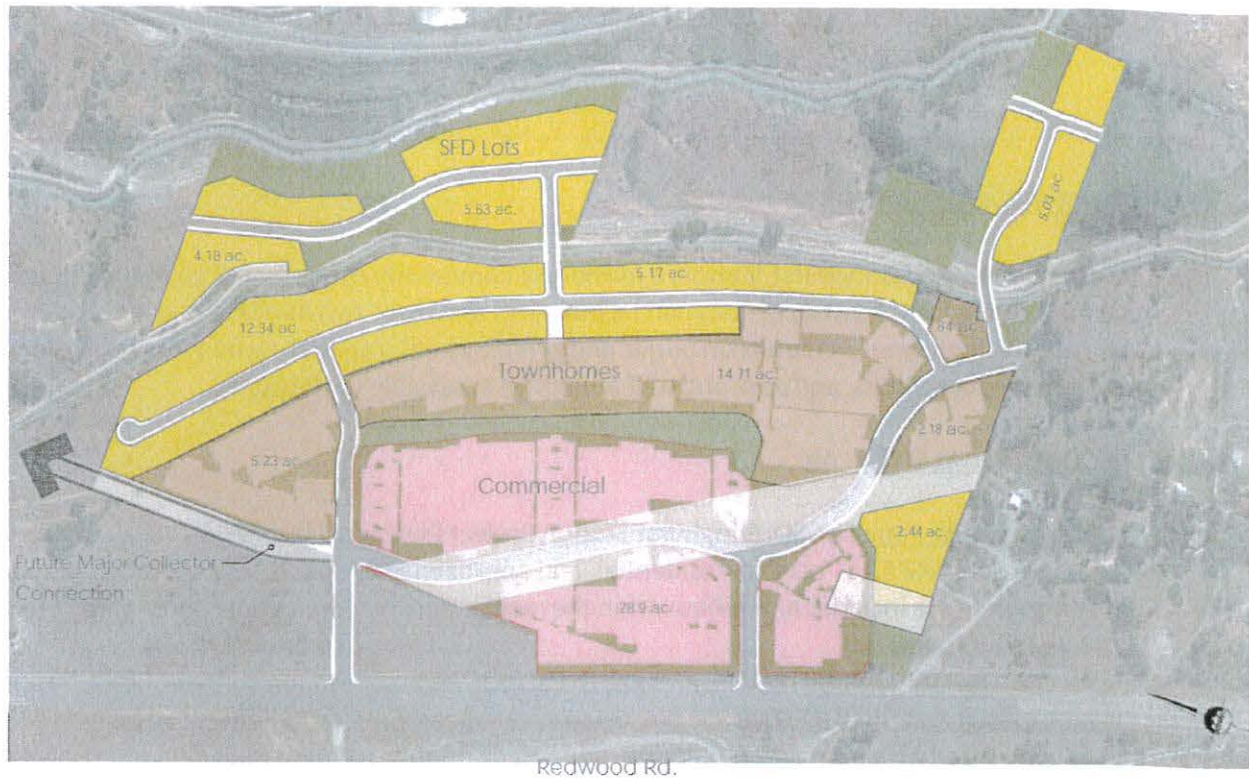


Figure 6: Open Space Plan

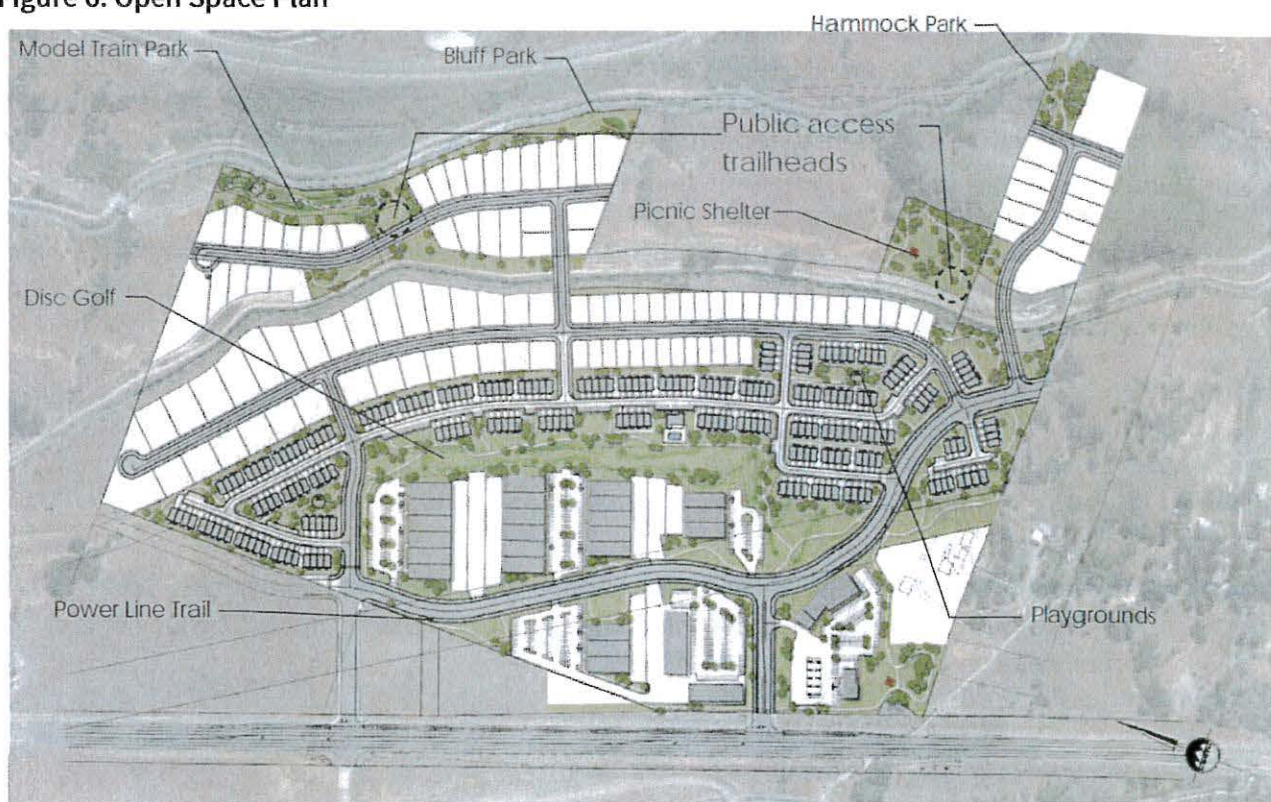


Figure 8: Transportation Master Plan Compliance

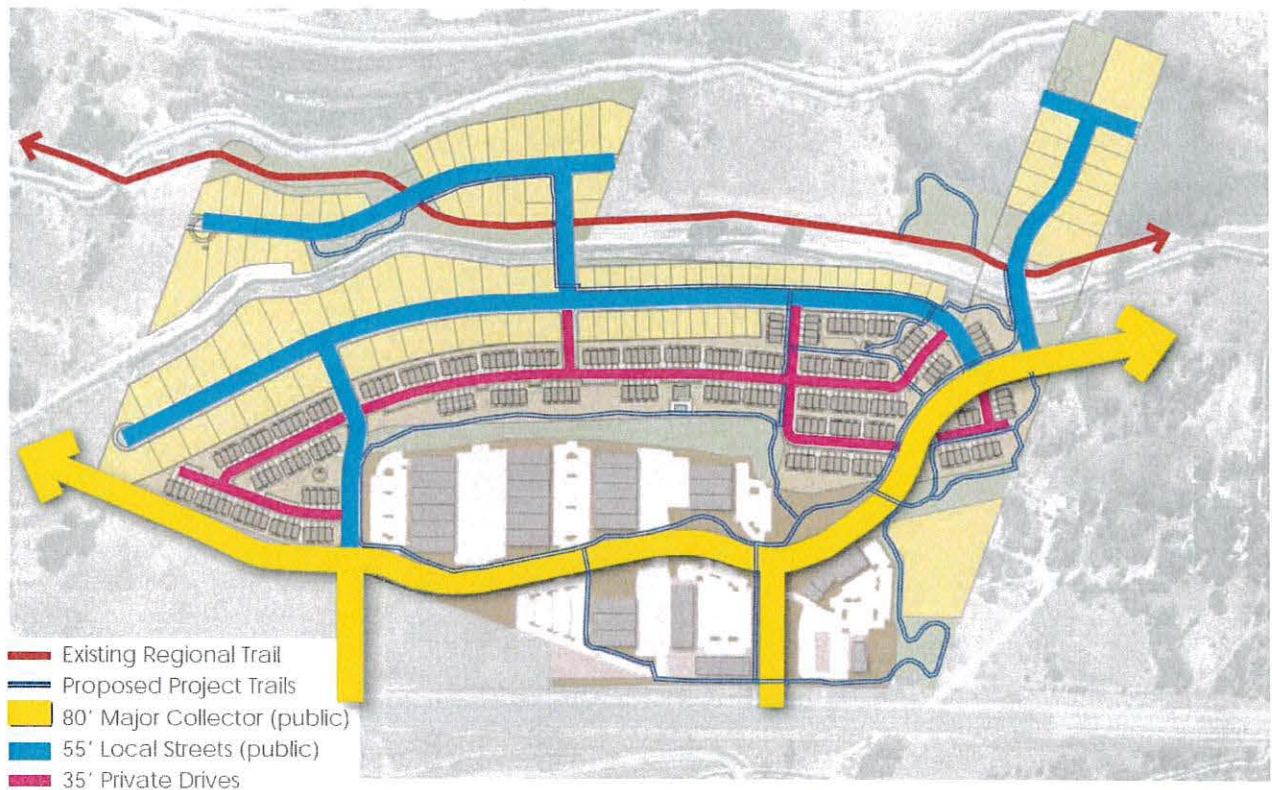


Figure 9: Street Tree Plan

