



**BLUFFDALE CITY PLANNING COMMISSION  
MEETING AGENDA  
Wednesday, August 20, 2025**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, August 20, 2025, at 6:00 p.m., or as soon thereafter as possible** at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. This meeting may also be broadcast live to the public on the City's website [www.bluffdale.com](http://www.bluffdale.com). Notice is further given that access to this meeting by Commission members may be via electronic means via telephone conference call.

**PLANNING COMMISSION BUSINESS MEETING 6:00 PM**

1. Election of Chair and Vice Chair
2. Roll Call.
3. Invocation/Thought/Reading and Pledge of Allegiance.
4. Approval of Minutes from **July 2, 2025** Planning Commission meeting.
5. Public Comment: Any person who wishes to comment on items not scheduled on the agenda for a public hearing may address the Planning Commission and comments will be limited to not more than three (3) minutes.

**ADMINISTRATIVE ITEMS:**

6. **CONSIDERATION AND VOTE** on a proposed Plat Amendment for the River Willow Estates subdivision Lots 2 and 3 (Application 2025-10). Applicants, Cindy Woodruff, Joel Woodruff, Beverly Hensley, and Gary Hensley. Staff Presenter, Caitlyn Tubbs.
7. **CONSIDERATION AND VOTE** on a proposed Plat Amendment for the Shane Parry Subdivision to relocate a shared lot line and public utility easement (Application 2025-29). Applicants, Shane Parry and Kelly Parry. Staff Presenter, Caitlyn Tubbs.

**LEGISLATIVE ITEMS:**

8. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on a proposed Text Amendment to increase the allowed lot coverage in the R-1-43 Zone from 30% to 35% (Application 2025-31). Justin Anderson, Applicant, represented by Casey Jones, Esq. Staff Presenter, Caitlyn Tubbs.
9. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on the proposed 2025 Parks, Recreation, and Open Space Plan. Applicant, City of Bluffdale. Consultant Presenter, Lisa Benson, Landmark Design.

**DISCUSSION ITEMS:**

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

**Dated: August 15, 2025**

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

In compliance with the American Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City at least 24 hours in advance of this meeting at (801)254-2200. TTY 7-1-1.