



**BLUFFDALE CITY PLANNING COMMISSION
MEETING AGENDA
Wednesday, September 17, 2025**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, September 17, 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 will also be broadcast live to the public on the City's website www.bluffdale.gov. Notice is further given that access to this meeting by Commission members may be via electronic means via telephone conference call. The public may comment at the meeting or by emailing comments to planningmeetingcomment@bluffdale.gov by **4:00PM** the day of the meeting. Emailed comments will be submitted to the Planning Commission but will not be read at the meeting.

In the event the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

PLANNING COMMISSION BUSINESS MEETING 6:00 PM

1. Roll Call.
2. Invocation/Thought/Reading and Pledge of Allegiance.
3. 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.
4. **Minutes** - Approval of the minutes from the September 3, 2025 Planning Commission meeting.

LEGISLATIVE ITEMS:

5. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on a proposed Development Agreement for the construction of approximately 55,000 square feet of microflex space, including modified architectural requirements and additional permitted land uses, at 13855 S 2950 W within the General Commercial (GC-1) Zone (Application 2025-25). Applicant, CDO Properties, LLC, represented by Connor O'Leary and Brett Lovell. Staff presenter, Caitlyn Tubbs.
6. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on a proposed Zoning Map Amendment from R-1-43 to R-1-10 with an Infill Overlay Zone Designation for approximately 7.26 acres at 14147 S. Loumis Pkwy, including reduced setbacks and increased lot coverage for a potential single family residential development (Application 2025-32). Applicant, DR Horton, represented by Quinn Millet. Staff Presenter, Ellen Oakman.

DISCUSSION ITEMS:

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

Dated: September 12, 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.