

**BLUFFDALE CITY
CITY COUNCIL &
REDEVELOPMENT AGENCY BOARD**

MEETING AGENDA *amended*

City Council Chambers

Wednesday, November 12, 2025, at 5:00 p.m.



Mayor Natalie Hall
Councilmember Steve Austin
Councilmember Wendy Aston
Councilmember Greg Wilding
Councilmember Traci Crockett
Councilmember Alan Lord

Notice is hereby given that the Bluffdale City Council and Redevelopment Agency Board will hold a meeting on Wednesday, November 12, 2025, at Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. The meeting will begin at **5:00 PM** or as soon thereafter as possible. This meeting will also be broadcast live to the public at: www.bluffdale.gov. The public may comment at the meeting or by emailing comments to councilmeetingcomment@bluffdale.gov by **4:00 PM** the day of the meeting. Emailed comments will be submitted to the City Council but will not be read at the meeting. Notice is further given that access to this meeting by the City Council may be by electronic means.

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.

BLUFFDALE CITY COUNCIL WORK SESSION 5:00 P.M. (The work session is for identifying future items and other council discussion. In accordance with Utah Code § 52-4-201(2)(a), while the meeting may be open to the public, there will not be any opportunity for public input during the work session).

1. **Call to Order:** (Roll Call).
2. **Work Session:**
 - 2.1 Frontrunner Station UDOT/UTA Update (*Presenter, Brian Allen, UDOT*)
 - 2.2 Review of the draft Integrated Water and Land Use Element of the General Plan as required by SB 110 (2022) and SB 76 (2023). (*Staff Presenter, Caitlyn Tubbs and Dan Tracer*)
 - 2.3 14600 South (Redwood Rd to Springview Farms) Corridor Study (*Presenter, Jeremy Searle, WCG*)

3. **Adjournment.**

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:00 P.M.

1. **Call to Order:** (Roll Call, Invocation, Pledge of Allegiance*).
2. **Minute and Agenda Approval:**
 - 2.1 October 08, 2025, City Council Meeting Minutes.
 - 2.2 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
4. **Presentation Items:**
 - 4.1 Recognition of Exemplary Students from Summit Academy Independence. (*Presenter Mayor Hall*)
 - 4.2 Presentation of Fresh Look Transit update. (Presenter, Ted Knowlton, Wasatch Front Regional Council)
 - 4.3 South Salt Lake Valley Mosquito Abatement District Truth in Taxation Report. (*Presenter, Greg Wilding*)

5. **Consent Agenda:** (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately. No public comment will be permitted.)
 - 5.1 **Resolution 2025-85-** Designating the Chief Administrative Officer for Data Privacy.
 - 5.2 **Resolution 2025-82-** A Resolution re-appointing Community Garden Board Members.
 - 5.3 **Resolution 2025-88-** A Resolution authorizing surplus of City- owned property.
6. **Action or Discussion Items; Items Continued from Previous Meeting:** (These items are considered by the City Council individually. No public comment will be permitted.)
 - 6.1 **Resolution 2025-81-** Setting the 2026 Annual Meeting Schedule for the City Council and Planning Commission. (*Presenter, Mayor Hall*)
7. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
 - 7.1 **Ordinance 2025-26** - an ordinance amending Bluffdale City Code Section 11.80.060 R-SL Senior Living Zone to allow basements in dwellings within the zone along with other ministerial changes. Applicant, Howland Partners, Inc., represented by Gary Howland and Tina Franco. (*Staff presenter, Caitlyn Tubbs*)
 - 7.2 **Ordinance 2025-27-** an ordinance amending Title 9 ("Buildings and Construction"), Title 11 ("Land Use Regulations" - annexations and public notice), and Title 12 ("Subdivision Regulations") of the Bluffdale City Code to comply with State Code and HB 368, and to make minor ministerial changes. Applicant, City of Bluffdale. (*Staff presenter, Caitlyn Tubbs*)
 - 7.3 **Resolution 2025-86-** Adopting a budget adjustment for the 2026 Fiscal Year Budget for all Funds except the LBA & RDA (*Staff Presenters Bruce Kartchner and Stephanie Thayer*) [**RDA Public Hearing held in conjunction**]

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. **Call to Order:** (Roll Call)
2. **Discussion/Presentation/Action Items:**
 - 2.1. **RDA Resolution 2025-90-** A Resolution of the Redevelopment Agency of Bluffdale City, Utah, authorizing the Chair to execute a participation agreement with Plentiful Way Title Holder LLC, Ray Bryson for an income targeted project component within the master planned development known as Independence At the Point. (*Presenter, Grant Crowell*)
 - 2.2. **RDA Resolution 2025-89-** Adopting a Budget Adjustment for the 2026 Fiscal Year Budget. (*Staff Presenters Bruce Kartchner and Stephanie Thayer*) [**RDA Public Hearing held in conjunction with the City Budget Hearing**]
3. **RDA Discussion:**
4. **Adjournment.**

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING- continued

8. **Public Comment:** (This is a time and place for any person who wishes to comment on items **not** scheduled on the agenda for public hearing. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record or by emailing councilmeetingcomment@bluffdale.gov. Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.)

9. **Staff Reports, Additional Council Discussion, and Calendaring Items:**
10. **Closed Meetings** - if any: (This meeting will be closed to the public for one of the stated purposes found in Utah Code § 52-4-205(1), which is usually for one of the following purposes: discussion of the character, professional competence, or physical or mental health of an individual; discuss collective bargaining; discuss pending or reasonably imminent litigation; discuss the purchase, exchange, sale, or lease of real property, including water rights or water shares).
11. **Adjournment.**

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda posted at the Bluffdale City Hall and on the City's website (www.bluffdale.gov), and posted on the Utah State Public Notice website (www.pmn.utah.gov).

Published and posted on **November 10, 2025.**



Tami Timothy
City Recorder

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

*Contact the City Recorder if you desire to give the Invocation or lead the Pledge of Allegiance.