

**BLUFFDALE CITY
CITY COUNCIL,
LOCAL BUILDING AUTHORITY &
REDEVELOPMENT AGENCY BOARD**

MEETING AGENDA

City Council Chambers

Wednesday, December 10, 2025, at 6:00 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, Local Building Authority and Redevelopment Agency Board will hold a meeting on Wednesday, December 10, 2025, at Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. The meeting will begin at **6:00 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 REGULAR BUSINESS MEETING 6:00 P.M.

1. **Call to Order:** (Roll Call, Invocation, Pledge of Allegiance*).
2. **Minute and Agenda Approval:**
 - 2.1 November 12, 2025, City Council Meeting Minutes.
 - 2.2 November 18, 2025, Board of Canvassers Meeting Minutes.
 - 2.3 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
4. **Presentation Items:**
 - 4.1 Recognition of Exemplary Students from Summit Academy Bluffdale. (*Presenter, Mayor Hall*)
 - 4.2 Presentation of the 2024-2025 Fiscal Year Audit Report, Hansen Bradshaw, Malmrose & Erickson. (*Presenter, Jeff Miles*) **[Joint presentation of Audit: City Council, LBA & RDA Board]**
 - 4.3 Recognition of Traci Crockett, City Council term ending (*Presenter, Mayor Hall*)
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 2025-95**- A resolution adopting amendment to the Bluffdale City policies and procedures manual related to firefighter leave.
 - 5.2 **Resolution 2025-97**- A Resolution of the City Council of the City of Bluffdale, Utah, 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 2025-92**- A Resolution proclaiming January 16th Religious Freedom Day. (*Presenter, Mayor Hall*)

6.2 **Resolution 2025-96**-A Resolution authorizing the mayor to participate in the City of Bluffdale's group health insurance plan and approving amendment of the Bluffdale policies and procedures manual. (Presenter, Fred Donaldson)

7. **Public Hearing Items:** (Public comments must abide by the requirements listed above).

- 7.1 **Ordinance 2025-24**-Water and Land Use Element of the Bluffdale General Plan, as required by SB 110 (2022 and SB 76 (2023). (Staff presenter, Caitlyn Tubbs, Dan Tracer)
- 7.2 **Ordinance 2025-28**-Text Amendments to Chapter 7.40.030 to adopt a list of street trees permitted within or abutting power corridors. Chapters 11.150.050, 11.160.290, 12.80.060, to address trees near power lines or other utilities' corridors/equipment. (Staff Presenter Ellen Oakman)
- 7.3 **Resolution 2025-93**- 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]**

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE CITY BOARD MEETING

1. **Call to Order:** (Roll Call)
2. **Discussion/Presentation/Action Items:**
 - 2.1 Presentation of the 2024-2025 Fiscal Year Audit Report, Hansen Bradshaw, Malmrose & Erickson. (Presenter, Jeff Miles) **[Regular Business Meeting - Agenda Item 4.4]**
3. **LBA Discussion:**
4. **Adjournment.**

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. **Call to Order:** (Roll Call)
2. **Discussion/Presentation/Action Items:**
 - 2.1. Presentation of the 2024-2025 Fiscal Year Audit Report, Hansen Bradshaw, Malmrose & Erickson. (Presenter, Jeff Miles) **[Regular Business Meeting - Agenda Item 4.4]**
 - 2.2. **RDA Resolution 2025-87**-RDA boundary adjustment. (Presenter, Caitlyn Tubbs)
 - 2.3. **RDA Resolution 2025-94**- 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 **December 05, 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.