



BLUFFDALE PLANNING COMMISSION
Wednesday, April 15, 2026

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, April 15, 2026, 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. **Minutes:** Approval of the minutes from the March 18, 2026 Planning Commission Meeting.
4. **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

5. **CONSIDERATION AND VOTE** on a proposed Site Plan for the Grove at Bringhurst Station including 50 townhome units, public and private streets, and amenities. Edges Homes, represented by Mike Winters, Applicant. Caitlyn Tubbs, Staff Presenter. (Application 2025-17)
6. **CONSIDERATION AND VOTE** on a proposed Preliminary Subdivision Plat for the Grove at Bringhurst Station including 50 townhome units, public and private streets, and amenities. Edges Homes, represented by Mike Winters, Applicant. Caitlyn Tubbs, Staff Presenter. (Application 2025-18)

LEGISLATIVE ITEMS

7. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on a proposed Text Amendment to Chapter 11.220.030 to add a definition for "Gas Station Electronic Display Sign" and to Chapter 11.220.070.A to allow electronic display signs for gas stations with a minimum display interval of three (3) seconds. Yesco, Applicant. Ellen Oakman, Staff Presenter. (Application 2026-10)

8. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on a proposed Text Amendment to multiple sections of the Bluffdale City Code as follows:

- Consolidate Chapters 11.80.010 (R-1-43 Residential Zone) and 11.80.020 (R-1-10 Residential Zone) into a new Chapter 11.80.010 (“Single-Family Residential Zones”), outlining lot and building requirements for all existing single-family zones and creating the R2 (“half-acre”) and R3 (“third-acre”) zones;
- Relocating and Chapter 11.80.040 (R-1-87 Residential Zone) into Chapter 11.70 (Agricultural Zone) and renaming that zone to A-2;
- Amend Chapter 11.350.030 of the Bluffdale City Code to incorporate new R2 and R3 Zones and their respective uses and large animal rights;
- Modifying the lot standards (width, frontage, setbacks, and coverage) in the R-1-10 (Renamed as R4) Zone;
- Amending Chapter 11.290 of the Bluffdale City Code to note Development Agreements may be required as part of a Zone Map Amendment request under certain circumstances;
- Amend assorted sections of the Bluffdale City Code to update code titles and related references; and
- Updating the legend and zone labels on the Official Zoning Map to reflect those same changes.

City of Bluffdale, Applicant. Caitlyn Tubbs, Staff Presenter. (Application 2025-07)

DISCUSSION ITEMS:

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

Dated: April 6, 2026



**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.