



BLUFFDALE PLANNING COMMISSION
Wednesday, May 20, 2026

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, May 20, 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 April 15, 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.

LEGISLATIVE ITEMS

5. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on a proposed Text Amendment to Chapter 3.40 of the Bluffdale City Code to update the City's regulations on seasonal fireworks sales and to Section 11.180.020 of the Bluffdale City Code to allow outdoor fireworks sales as an allowed temporary use. Joe Witter, Applicant. Caitlyn Tubbs, Staff Presenter. (Application 2026-16)
6. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on a request to amend the General Plan Map for approximately 1.90 acres at 13942 South 2700 West from Very Low Density Residential to Commercial. Pine West Investment Group, LLC, Applicant. Caitlyn Tubbs, Staff Presenter. (Application 2026-04)

7. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on a request to amend the Zoning Map for approximately 1.90 acres at 13942 South 2700 West from R-1-43 Residential to General Commercial. Pine West Investment Group, LLC, Applicant. Caitlyn Tubbs, Staff Presenter. (Application 2026-04)
8. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a request for a Development Agreement to develop four (4) microflex buildings on approximately 3.914 acres at 13918 South 2700 West, 13942 South 2700 West, and 13937 South 2950 West, also reducing glazing and brick percentages and allowing construction sales and service, data centers, loan centers, general and limited manufacturing, printing services, storage facilities for machinery and equipment, temporary job trailers and offices, and wholesale and warehousing as permitted uses within the project. Pine West Investment Group, LLC, Applicant. Caitlyn Tubbs, Staff Presenter. (Application 2026-04)

DISCUSSION ITEMS:

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



Dated: May 15, 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.