



Notice is hereby given that the Bluffdale City Council will hold a meeting on Wednesday, July 08, 2026, 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 June 22, 2026, City Council Meeting Minutes.
 - 2.2 June 24, 2026, City Council Meeting Minutes.
 - 2.3 Approval of this meeting's agenda.
3. **Presentation Items:**
 - 3.1 Miss Bluffdale Quarterly Report. (*Presenter, Isabel Flynn*)
4. **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.)
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 2026-36-** A Resolution authorizing the surplus of City-owned vehicles.
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.)

None.
7. **Public Hearing Items:** (Public comments must abide by the requirements listed above).

- 7.1 **Resolution 2026-37-** Consideration and Vote to declare Surplus Property at 15010 South 1300 West (0.017 acres) and 14359 South Royal Coachman Dr (0.106 acres) to Utah Department of Transportation. *(Staff Presenter, Fred Donaldson)*
- 7.2 **Ordinance 2026-06-** A proposed amendment 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. *(Staff Presenter, Caitlyn Tubbs)*
- 7.3 **Ordinance 2026-07-** A proposed amendment to the General Plan Map for approximately 1.90 acres at 13942 South 2700 West, from Very Low Density Residential to Commercial. *(Staff Presenter, Caitlyn Tubbs)*
- 7.4 **Ordinance 2026-08-** A proposed amendment to the Zoning Map for approximately 1.90 acres at 13942 South 2700 West. *(Staff Presenter, Caitlyn Tubbs)*
- 7.5 **Ordinance 2026-10-** A proposed amendment to:
1. 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;
 2. Relocate Chapter 11.80.040 (R-1-87 Residential Zone) into Chapter 11.70 (Agricultural Zone) and renaming that zone to A-2);
 3. 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;
 4. Modify the lot standards (width, frontage, setbacks, and coverage) in the R-1-10 (Renamed as R4) Zone;
 5. Amend 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;
 6. Amend assorted sections of the Bluffdale City Code to update code titles and related references; and
 7. Updating the legend and zone labels on the Official Zoning Map to reflect those same changes.
8. **Staff Reports, Additional Council Discussion, and Calendaring Items:**
9. **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).
10. **Adjournment.**

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda was 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.utah.gov.pmn).

Published and posted on **July 02, 2026.**



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.

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Present:

City Council:
Natalie Hall, Mayor
Wendy Aston
Steve Austin
Alan Lord
Mackey Smith
Greg Wilding

Staff:
Bruce Kartchner, City Manager
Fred Donaldson, City Attorney
Tami Timothy, City Recorder
Stephanie Thayer, Administrative Services Director
Grant Crowell, Community and Economic Development Manager
Caitlyn Tubbs, Planning Manager
Ellen Oakman, Associate City Planner
Shane Paddock, Public Works Director
Matt Evans, Fire Chief
Courtney Armstrong, Accounting Technician
Amanda Luker, Communications Specialist
Carl Hamer, Police Sergeant

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

1. Call to Order.

Mayor Hall called the meeting to order at 6:00 PM. All members of the City Council were present.

Aaron Larsen offered the invocation and led the Pledge of Allegiance.

2. Minutes and Agenda Approval.

2.1 June 22, 2026, City Council Meeting Minutes.

2.2 June 24, 2026, City Council Meeting Minutes.

2.3 Approval of this Meeting's Agenda.

Council Member Aston moved to APPROVE the Consent Agenda, as presented. Council Member Austin seconded the motion. The motion passed with the unanimous consent of the Council.

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3. Presentation Items.

3.1 Miss Bluffdale Quarterly Report. (Presenter, Isabel Flynn).

Isabel Flynn shared her experience as Miss Bluffdale. From children blowing kisses during parades to learning more about the community and meeting the incredible people who keep Bluffdale running, every experience had been special. She enjoyed being able to speak to members of the community and seeing the amazing summer and America250 events in the City. Fly Your Kite Day was a highlight even though her kite barely left the ground. She was excited for the upcoming baseball game and all the opportunities she had had during the year.

Attendant, Mercedes Johnson, completed over 200 hours of service since being crowned. Her favorite memories were volunteering at the adaptive arena cheer camp and appearing as princesses. She also managed to go through two glitter sticks at the monster truck event. She was excited to continue serving the Bluffdale community and make more memories throughout the rest of her reign. In their year together, they attended many incredible events, including Love Where You Live, the Brooker's grand opening, plays in the park, and events supporting other royalty in parades in Saratoga Springs, Eagle Mountain, Riverton, and Herriman, with more to come. They loved serving the community and getting to know the people who make Bluffdale the wonderful place they call home, and Ms. Flynn encouraged everyone to speak to them at every opportunity.

Upcoming events included Old West Days, the rodeo, and the upcoming Prince and Princess Promenade royalty event. They were excited to continue serving the community they love and encouraged everyone to say hello at Old West days.

Mayor Hall thanked Ms. Flynn and her attendants for their service, and for representing Bluffdale to other cities.

4. Public Comment.

Mayor Hall opened the public comment period.

Albert Allen Larsen looked forward to the 2027 election. He stated that because of Council Member Aston's position with the City, if her husband decided to run for the new Fire Department position,

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Utah Title 67-16 states that it would be a conflict of interest. He was disappointed with the votes where people stated that they would not support an item and then supported it, and he would remember that and play those recordings during the next election.

There were no further comments. The public comment period was closed.

Council Member Aston clarified that her husband never intended to apply for the open position.

5. Consent Agenda

5.1 Resolution 2026-36 – A Resolution Authorizing the Surplus of City-Owned Vehicles.

Council Member Austin moved to APPROVE the Consent Agenda, as presented. Council Member Wilding seconded the motion. The motion passed with the unanimous consent of the Council.

6. Action or Discussion Items; Continued from Previous Meeting.

6.1 None.

7. Public Hearing Items.

7.1 Resolution 2026-37 – Consideration and Vote to declare Surplus Property at 15010 South 1300 West (0.017 acres) and 14359 South Royal Coachman Dr (0.106 acres) to Utah Department of Transportation. (Staff Presenter, Fred Donaldson)

City Attorney, Fred Donaldson, presented the proposal to surplus properties the Utah Department of Transportation ("UDOT") was interested in acquiring for expansion of their FrontRunner project. They had made an offer to purchase the properties. If the City declined to sell, UDOT would likely move to condemn. The parcels were identified on maps, and Mr. Donaldson reported that a total of 4.784 acres in easements would be granted to UDOT adjacent to and within Phillip Gates Memorial Park. The properties had been appraised, and fair market value would be received for both parcels.

Mayor Hall asked if the easement would impact the park. Mr. Donaldson clarified that it was only an easement and the park would not be affected. City Manager, Bruce Kartchner, added that it is solely a construction easement.

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Council Member Smith asked if cities ever receive more than fair market value for property sold to UDOT or the State. Mr. Kartchner reported that in dealing with governmental agencies, the goal is fair market value. The City has a requirement to at least receive fair market value, and the other agency has a requirement to protect taxpayer dollars by not paying more than fair market value. Value is usually based on the appraisal. If the City believes the appraisal is inaccurate, a second appraisal can be required. In that case, value is typically determined by averaging the two documents. Mr. Donaldson stated that Staff worked to ensure that Bluffdale would receive fair market value for the properties.

Council Member Aston asked if the easement was perpetual. Mr. Donaldson reported that there would be one temporary construction easement and three perpetual easements. Council Member Aston asked if the park trail would be closed during construction. Mr. Donaldson confirmed that it may be closed temporarily during construction. He did not have details on access during that time.

Council Member Lord stated that there was a lot of open space around the easement and asked if it would be restored once construction was completed. Mr. Donaldson confirmed that it would be restored to preexisting conditions.

Council Member Austin asked if the easement in the parking lot area was also for construction. Mr. Donaldson reviewed the easement areas on a map. He believed but could not confirm that the public would have access to the park during construction. Mr. Kartchner stated that the property purchase would impact the parking lot, so it would be restructured prior to releasing the construction easement. His understanding was that some areas would be closed during construction, but the park and limited parking would still be accessible. He did not have information on when construction would begin. Mayor Hall remarked that the details were included in the meeting packet.

Mayor Hall opened the public hearing. There were no comments. The public hearing was closed.

Council Member Austin moved to APPROVE Resolution 2026-37 – Consideration and Vote to declare Surplus Property at 15010 South 1300 West (0.017 acres) and 14359 South Royal Coachman Dr (0.106 acres) to Utah Department of Transportation. Council Member Aston

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seconded the motion. Vote on Motion: Council Member Wilding-Yes, Council Member Smith-Yes, Council Member Lord-Yes, Council Member Austin-Yes, Council Member Aston-Yes. The motion passed unanimously.

- 7.2 **Ordinance 2026-06 – A Proposed Amendment 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. (Staff Presenter, Caitlyn Tubbs).**
- 7.3 **Ordinance 2026-07 – A Proposed Amendment to the General Plan Map for approximately 1.90 Acres at 13942 South 2700 West, from Very Low Density Residential to Commercial. (Staff Presenter, Caitlyn Tubbs)**
- 7.4 **Ordinance 2026-08 – A proposed amendment to the Zoning Map for approximately 1.90 acres at 13942 South 2700 West. (Staff Presenter, Caitlyn Tubbs)**

Mayor Hall reported that items 7.2, 7.3, and 7.4 would be presented together but voted on separately.

Planning Manager, Caitlyn Tubbs, presented the Staff Report and stated that the request was for a General Plan Map Amendment, Zoning Map Amendment, and Development Agreement to facilitate construction of approximately 50,000 square feet of flex retail space. An aerial map was reviewed. The subject property is located at the corner of 2950 West and 13900 South and includes three separate parcels.

The Planning Commission held a public hearing on the items on May 20, 2026, and forwarded a unanimous positive recommendation to the City Council with the following additional findings:

- Facades facing North Star Academy will meet standard glazing and materials requirements.
- Any change in the number or location of accesses to the project would not constitute a “minor change”.
- The City Council should consider the proposed chain link fence along 2950 West. No recommendations were made either for or against the proposed fence.

Ms. Tubbs reported that public comments received during the public hearing were in favor of the proposal. The Applicant had revised their proposal in response to Planning Commission feedback.

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The Concept Plan was reviewed. Two access points were anticipated from 13900 South, one approximately in the center of the project and one on the northeastern corner that would be shared with adjoining property owners when those properties are developed in the future. The recommendation regarding changes to the access points was made in response to a comment received during the public Planning Commission hearing asking that the second access not be impeded or removed. Any changes to the access points would require additional Planning Commission and City Council review and public hearings.

In order to move forward with the proposed development, both the General Plan Land Use Map and Zoning Map must be amended. Although the surrounding parcels were designated and zoned for commercial use, the center parcel was contemplated in the General Plan as Very Low Density Residential and zoned R-1-43 Residential. The Applicant requested that the maps be amended to make the center parcel consistent with the other two.

Through a Development Agreement, Applicants may propose deviations. The Applicant proposed the following deviations:

- Lot Coverage:
 - The General Commercial (“GC-1”) Zone allows for a maximum lot coverage of 80%.
 - The proposal would allow a maximum lot coverage of 85%, which was consistent with the coverage approved for the Bluffdale Exchange project.
- Landscaping:
 - The GC-1 Zone requires a minimum of 20% landscaping.
 - The proposal would allow for a minimum of 15% landscaping to accommodate the increased lot coverage.

Ms. Tubbs reported that the project must comply with all existing requirements not directly addressed in the Development Agreement.

The Land Use Deviations table was reviewed, and Ms. Tubbs reported that changes had been made by the Applicant in response to Planning Commission feedback. Data Centers, Loan Centers, and

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Storage Facilities for Machinery and Equipment were removed from the proposal. Both the original and revised Development Agreements were included in the meeting packet.

Concept renderings were displayed. The Applicant had proposed a revision to the materials mix since the Planning Commission reviewed the renderings. Brick accents would now be incorporated throughout the facades in addition to metal siding, metal paneling, and Concrete Masonry Unit (“CMU”). Project glazing was also revised. The original proposal would have met standards on all facades facing 13900 South, with reduced glazing on the ends of buildings facing 2950 West and interior portions of the project. Following the Planning Commission’s recommendation, all glazing would meet existing standards.

Ms. Tubbs reported that the three items required separate motions. If approved, the Applicant would sign the Development Agreement, and a City representative would record it with the Salt Lake County Recorder. As the Planning Commission is the designated Land Use Authority, the Site Plan and Preliminary Plat would go before that body for approval.

Council Member Lord asked if the Applicant also owned the parcel currently zoned residential. Ms. Tubbs confirmed that they owned all three parcels under consideration.

Council Member Aston asked for more information about the Planning Commission’s request to consider the fencing along 2950 West. Ms. Tubbs reported that there was an existing chain-link fence on the southern property line between the subject property and North Star Academy, which the Applicant proposed extending along 2950 West. There is a grade difference between 2950 West and the subject property, and the fence would address associated safety concerns. The Applicant also wanted to ensure that any school pickups would not bleed over into their required parking. The Planning Commission requested that the Council consider the matter because chain-link fencing was currently only permitted in industrial and sand-and-gravel zones. The Applicant proposed chain-link because it was consistent with the existing fence.

Mayor Hall indicated that the chain-link fence near North Star Academy is black and asked if it would be matched. Troy Sanders of Think Architecture spoke on behalf of the Applicant and confirmed that it would be a black Permafused chain-link fence and extend around the corner to the intersection.

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Council Member Wilding asked if the approved uses were similar to those approved for the project across the street. Ms. Tubbs confirmed that the uses were identical.

Ms. Tubbs reported that temporary job trailers and offices were proposed during construction only and would be removed once construction is completed.

Mayor Hall asked if the units would be for sale or lease. Mr. Sanders stated that it would be determined based on interest, but the spaces would likely be leased. The property would be controlled by an HOA.

Council Member Austin asked for more information on the Construction Sales and Service use. Ms. Tubbs reviewed the definition as outlined in Bluffdale City Municipal Code § 11.20.020:

An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumberyards, lawn and garden supply stores, construction equipment sales and rental, electrical, plumbing, air conditioning and heating supply stores, swimming pool sales, landscaping and property maintenance contractors' offices and storage yards, construction and trade contractors' offices and storage yards, and public utility corporation storage yards.

Council Member Austin expressed concern about allowing outdoor storage in the area. Ms. Tubbs reported that the Applicant had self-restricted outdoor storage through the Development Agreement. While Construction Sales and Service would be a permitted use, no materials, equipment, vehicles, etc. could be stored outside of the unit. That rule would be enforced by the property owner.

Council Member Aston asked if overnight parking was addressed in the Development Agreement. Ms. Tubbs reviewed the agreement for that information.

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Council Member Lord asked if each unit has a designated number of parking stalls. Mr. Sanders reported that they followed the same parking standard as the project to the north. It was based on total square footage, and parking spaces would not be assigned to individual units.

Mayor Hall opened the public hearing for items 7.2, 7.3, and 7.4.

Erik Swanson was very pleased with the changes to the project since it was heard by the Planning Commission. The Applicant considered both recommendations included in the motion and topics of discussion during the meeting and adapted their plan accordingly.

Diane Kelley was curious as to why data centers would not be allowed in this development when one had already been built. She had been worried about data centers but then heard that they are important in the development of artificial intelligence.

Allen Larsen stated that military intelligence states that artificial intelligence is a defense issue, but he did not believe that it was. The United States had over 4,500 data centers, but China only had 480.

There were no further comments. The public hearing was closed.

Council Member Aston believes data centers are better suited to other areas of the City as there are neighborhoods and a school near the subject property.

Council Member Smith was opposed to allowing data centers. Although the technology is improving in terms of water usage, the area surrounding data centers tends to have a higher temperature, and there were no long-term studies on the health impacts of living in close proximity to one. He also did not believe they should be allowed next to schools.

Mayor Hall asked Staff to address the question of overnight parking. Ms. Tubbs reported that it was not explicitly addressed in the Development Agreement but could be added at the Council's direction.

Council Member Wilding disclosed that he had worked with the property owner for many years, and his engineers were performing work on the site.

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Council Member Aston stated that although North Star Academy currently has a chain-link fence, the City only allows that type of fencing in industrial zones. She agreed that a fence was necessary but was in favor of requiring it to meet established design standards for the area. Council Member Smith agreed and expressed concern that chain-link may look overly industrial.

Council Member Austin asked if the Applicant was open to installing wrought iron or another material that meets standards. Mayor Hall added that it may not need to be full height. She understood that chain-link fencing is cost-effective and provides visibility, and fencing was not a City requirement. Mr. Sanders stated that if the Applicant was required to meet underlying standards, it would likely be a black, powder-coated tubular steel fence with a similar appearance to wrought iron. The fence would not be full height as it would be a safety barrier along the retaining wall. The Council agreed that the fence should meet existing standards.

Council Member Austin stated that if overnight parking is not allowed on other properties in the area, that should be addressed in the Development Agreement. Mayor Hall clarified that a similar restriction was discussed for the nearby property but ultimately not included in the Development Agreement. She was not aware of any problems with overnight parking. Council Member Smith stated that he works late during the busy season and did not want to be too restrictive of businesses that have similar needs or operate night shifts. Council Member Lord noted that it is not uncommon to park a business vehicle overnight.

Mayor Hall thanked the Planning Commission for their thorough consideration of the proposal and Staff for working with all parties on the project. She also thanked the Applicant, as they were the first Applicant to automatically make changes recommended by the Planning Commission.

Council Member Aston moved to APPROVE Ordinance 2026-06 as amended to clarify that fencing must meet established design standards. Council Member Lord seconded the motion. Vote on Motion: Council Member Smith-Yes, Council Member Lord-Yes, Council Member Austin-Yes, Council Member Aston-Yes, Council Member Wilding-Yes. The motion passed unanimously.

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Council Member Austin moved to APPROVE Ordinance 2026-07. Council Member Aston seconded the motion. Vote on Motion: Council Member Lord-Yes, Council Member Austin-Yes, Council Member Aston-Yes, Council Member Wilding-Yes, Council Member Smith-Yes. The motion passed unanimously.

Council Member Austin moved to APPROVE Ordinance 2026-08. Council Member Aston seconded the motion. Vote on Motion: Council Member Austin-Yes, Council Member Aston-Yes, Council Member Wilding-Yes, Council Member Smith-Yes, Council Member Lord-Yes. The motion passed unanimously.

7.5 Ordinance 2026-10 – A proposed amendment to:

1. 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;
2. Relocate Chapter 11.80.040 (R-1-87 Residential Zone) into Chapter 11.70 (Agricultural Zone) and renaming that zone to A-2;
3. 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;
4. Modify the lot standards (width, frontage, setbacks, and coverage) in the R-1-10 (Renamed as R4) Zone;
5. Amend 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;
6. Amend assorted sections of the Bluffdale City Code to update code titles and related references; and
7. Updating the legend and zone labels on the Official Zoning Map to reflect those same changes.

Ms. Tubbs provided a timeline and explained that the project was originally discussed at the February 12, 2025, General Plan Work Session. At that time, the City Council directed Staff to draft an ordinance creating two new zoning districts to permit 0.50- and 0.33-acre development patterns. On April 16, 2026, the Planning Commission held its first public hearing and tabled the item pending additional information. The project was then paused until a January 21, 2026, joint City Council/Planning Commission Work Session.

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A second public hearing was held at the February 18, 2026, Planning Commission Meeting, at which time the item was once again tabled. That public hearing remained open until April 15, 2026, at which time they forwarded a positive recommendation to the City Council. A community open house was held on June 22, 2026, to discuss the proposal. Comments both in favor of and opposition to the proposal had been received throughout the process and could be found in Planning Commission meeting minutes and the meeting packet.

Ms. Tubbs reported that the proposed Text Amendment would not rezone any property or grant additional density or development rights. Any future General Plan Map or Zoning Map Amendments would require separate public hearings with the Planning Commission and City Council.

The proposal would consolidate the City's existing single-family residential zones into one chapter and create the R2 and R3 Zones to allow approximately 0.50- and 0.33-acre lots. It would also relocate and rename the existing R-1-87 Zone as A2 and move it into the Agricultural Zones chapter to be consistent with the A5 Zone. The existing R-1-10 Zone would be renamed R4, and R-1-43 would become R1. Modifications were also proposed to the R4 Zone to accommodate prevailing development patterns.

A minimum property size of two acres would be required to apply for the R2 zoning designation. A minimum of five acres and a Development Agreement would be required to apply for the R3 designation. Development density would be limited to 1.5 dwelling units per acre for properties between two and five acres in size.

Proposed lot standards were reviewed, and Ms. Tubbs reported that no modifications were proposed for the R1 Zone. Modifications were proposed for the R4 Zone due to the fact that, since 2004, no requests had been received to rezone to R-1-10 that did not also include an Infill Overlay component to modify standards, and most modification requests were for setbacks.

Proposed modifications were as follows:

- Front setback
 - Existing: 30 feet

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- Proposed: 20 feet
- Side setback
 - Existing: 12 feet
 - Proposed: 10 feet
- Rear setback
 - Existing: 30 feet
 - Proposed: 20 feet
- Lot width/frontage
 - Existing: 100 feet
 - Proposed: 75 feet
 - This was proposed to allow flexibility in development patterns. Currently, a 10,000-square-foot lot with 100 feet of frontage would be exactly square, which is not conducive to the City's geography.
- Lot coverage
 - Existing: 40%
 - Proposed: 50%

Proposed R2 and R3 Zones would be included in the Table of Permitted, Conditional, and Accessory Uses for Residential and Agricultural Zones. The R2 Zone would most closely follow R1 requirements, and R3 would follow the R4 Zone. Ms. Tubbs provided the example of a resident who wanted to install a wind turbine and indicated that there must be a home on the property.

Protecting large animal rights was a priority during the process. Existing code allotted large animals to a property by the 0.50 acre. However, the proposed R2 Zone had a minimum lot size of 20,000 square feet, which is less than 0.50 acres. As large animals are encouraged in the zone, the allotment ratio was reduced to 20,000 square feet, which slightly expanded the number of properties that would qualify for large animal rights.

On April 15, 2026, the Planning Commission forwarded a position recommendation to the City Council with the following findings:

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- The Text Amendment does not rezone any property.
- The minimum area requirements of two and five acres are in place to prevent subdivision of standard one-acre lots in either zone.
- Recommendation to strengthen R3 Zone placement language to state: *This Zone is intended to be limited to perimeter edges of the City and shall be located within 60 feet from the closest property line to the City Boundary. Requests to apply this Zone to a property will also require a Development Agreement in accordance with Chapter 11.290 of this Title.*
- Recommendation to initiate a General Plan Text Amendment within Land Use Categories prior to any Zone Map Amendment.

Ms. Tubbs reported that a modification was made based on input received at the community open house. A resident observed that as previously written, an accessory building that houses animals could not fit on an R2 lot. As a result, the provision was stricken from both the proposed standards and the Keeping of Animals chapter. Per existing ordinance, a minimum distance of 75 feet must be maintained between an accessory building that houses animals and any dwelling unit. The Salt Lake County Health Department had no concerns about striking the provision.

Mayor Hall thanked the Planning Department for their work on the item and the detailed presentation.

Council Member Smith asked if residents would now be allowed to keep turkeys. Ms. Tubbs reported that existing code specified chickens, and the proposal would change the language to “poultry, e.g., chickens, pheasants, or similar fowl”.

Council Member Austin referred to the Table of Allowed Animal Uses and asked if it indicated poultry would not be allowed in the R1 and R2 Zones. Ms. Tubbs explained that those zones are allowed more poultry than entitled through the specific chapter. In those zones, 25 poultry are equal to one large animal. Council Member Austin recommended that the words “except R1 and R2” be stricken from the table to avoid confusion and the zones in which they are permitted be listed instead.

Council Member Austin asked why slaughtering of poultry was prohibited. Community and Economic Development Director, Grant Crowell reported that the chapter was modified approximately five years previously to allow poultry on smaller lots. Footnotes could be added to

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ensure that no rights were removed from larger properties. Mayor Hall indicated that the motion should clarify that poultry is allowed in appropriate areas and the slaughtering provision should be removed.

Council Member Wilding stated that the Text Amendment would create smaller lots, which some residents were unhappy about, but it also included restrictions to guide and direct development, and the animal rights modifications would allow property owners to do more things on their property. There was a lot of misinformation around the proposal. Since the last Planning Commission meeting, he had spent a lot of time on the phone explaining what the City was trying to do. A lot of people in the City incorrectly believed they would be allowed to subdivide their one-acre property into two or three lots. The size of projects that could potentially be rezoned to higher density was limited, and those zones were considered low density in other areas. Properties in one-acre-lot subdivisions could not apply for the new zoning. The Text Amendment was an effort to accommodate changes in society, and it had benefits to both the City and its citizens.

Council Member Wilding had repeatedly been asked why the change was being considered. His business had been involved in several one-acre-lot subdivisions in Bluffdale and developed approximately 51 lots, only one of which had a large animal on it. The remainder had large, beautiful yards. The reason for one-acre lots is to allow for large animals or other agricultural elements, but society was changing, and people were no longer seeking that. The home that would be constructed on a one-acre lot in Bluffdale was generally the same home that would be constructed on a 0.50-acre lot. He had worked on many 0.50-acre-lot subdivisions throughout Utah, and he anticipated homes on similarly sized lots in Bluffdale to sell for between \$2 million and \$4 million.

Council Member Wilding was interested in pursuing the new zoning because he had been asked to do so by many property owners. There were also a lot of people who wanted to subdivide their one-acre lot, but that desire was not being addressed through the Text Amendment. He is a pro-property-rights conservative, and he listens to what people ask of him. Many people who were against the proposal lived on one-acre lots and did not want neighboring property owners to subdivide. However, the proposed zones were still very low density, as most areas would only allow for 0.50-acre lots. There were only a few areas where 0.33-acre lots would be allowed, and he recommended that a gross

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density limit also be imposed on the R3 Zone. The intention was to provide the opportunity for open space; developers would be granted smaller lots in exchange for trails and open space.

The City Council was trying to find a balance between maintaining Bluffdale's rural nature and addressing the needs and desires of property owners who would like to subdivide into lots smaller than one acre in size. Council Member Wilding did not believe many people would have horses on the new 0.50-acre lots because people were no longer keeping them on one-acre lots, but the same-sized home would be constructed. There would be a few more homes supporting infrastructure, which lowers taxes and makes it easier to maintain that infrastructure. Sales tax revenues would also increase. Those combined factors make it easier for the City to maintain lower taxes.

Council Member Wilding stated that he would like to hear from the public why it was acceptable to raise taxes to maintain one-acre lots, because that is what would need to be done. If citizens believed that, they should not defer a tax increase. One-acre lots are the most expensive way to develop and maintain a city because they bring in the least amount of revenue. It was frustrating that property owners did not want any restrictions on what they could do on their one-acre lot but did want to dictate what the owner of a three-acre lot could do with their property.

Water restrictions were also a factor. The least waterwise way to develop land is with one-acre lots. The City was changing. Fewer people were keeping horses, and more property owners were choosing to let their yards go to weeds. Council Member Wilding hoped for a good discussion both for and against the proposal. People thought they would have to move out of Bluffdale because a 0.50-acre development may be built down the road from them, but they would not have to do so. They would see beautiful homes in those projects, and he believed they would be proud of them. It was not true that developers would make millions and millions more dollars from 0.50-acre lots because the City's one-acre lots were very valuable. Moving forward, it would be much easier for the City to make ends meet if project densities were slightly higher.

Council Member Wilding disclosed that many of his clients were property owners in Bluffdale who were interested in rezoning, so they would benefit from the changes, and his company would likely be hired as the engineering firm for the project.

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Mayor Hall asked if there were any rezoning applications pending. Ms. Tubbs reported that there were no formal applications, but multiple inquiries had been received as well as some concept plans. Mayor Hall asked that the maps shown at the open house be displayed. Maps of parcels in the City that were less than one acre, between two and five acres, five and 10 acres, and 10 acres or more were reviewed and discussed.

Ms. Tubbs reported that all subdivision proposals must meet certain standards, but the Engineering Department would need to speak to potential water issues with specific properties. Several standards must be met for a property to be eligible for rezoning, and all zoning decisions were discretionary. If the City Council determined that a specific zone made sense in one area of the City and not another, they were not obligated to approve the rezoning request.

Council Member Aston stated that a property owner could currently request rezoning for 0.25-acre lots and requested an overview of the rezoning process. Ms. Tubbs reported that the current R-1-10 Zone allowed for 0.25-acre lots. If someone wanted to propose a Zoning Map Amendment to that zone, typically they would meet with Planning Department staff to analyze the overall size of the property and its General Plan Designation. If it was designated Very Low Density Residential, that designation did not support R-1-10 zoning, so they would also need to apply for a General Plan Map Amendment. If someone were to propose to rezone to commercial along the Redwood Road corridor, the General Plan supports commercial development in that area.

If Staff determines that the General Plan Map and proposed zoning were not supportive of one another, the Applicant is informed that they must proceed with a General Plan Map Amendment. They typically apply for both amendments at the same time, which requires a public Planning Commission hearing. The Commission reviews the request and makes a recommendation to the City Council. A second public hearing is then held with the Council, which makes the final decision. Both applications carry application and noticing fees.

Council Member Smith asked about the total number of public hearings required. Ms. Tubbs explained that there would be a minimum of two public hearings if the item was not tabled or

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continued for further discussion. Council Member Smith remarked that the Council had voted earlier to sell some of the property highlighted on the map.

Ms. Tubbs reported that the map being displayed included property owned by the Jordan Basin Improvement District, which was unlikely to be considered for rezoning. Council Member Aston indicated that they had expansion plans that would include the property, so it would not be sold. Ms. Tubbs stated that it was included on the map because it is a parcel in Bluffdale that is greater than 10 acres in size, but the map was not indicative of pending applications.

The map of properties between two and five acres in size was displayed. Council Member Smith remarked that he believed these property owners would likely benefit from the Text Amendment.

Council Member Austin stated it had been pointed out that there were comments both in favor of and opposed to the Text Amendment. While technically true, as he had heard a handful of comments in favor, the majority of feedback received was against the proposal.

Mayor Hall thanked the audience for being respectful and stated that the City Council was looking forward to hearing from them. However, if there were any interruptions from the audience, including clapping or jeering, the public comment period would be closed and comments taken via email.

Council Member Austin stated that a comment was made indicating that the proposal would not rezone any property, and any requests would have their own public hearing. He took issue with that as he had heard comments that the public was not being heard. He asked what comfort the fact that there would be another public hearing would give to people who were already not feeling heard. He did not believe it gave them any comfort, as they would just be given the same response that their opinions do not matter. He was afraid of that being the norm and believed it was, and that was not why the Council was there as elected officials. They were there to listen to people in the City.

Council Member Lord stated that he received a copy of *Bluffdale Times* the previous week, which provided an overview of events and other information. When the Council spoke in May about having more dialog with citizens, they agreed to put a notice in the June *Bluffdale Times*. He then read the notice of the June 22 zoning open house and stated that he did not know anyone who came because

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of that brief announcement. Citizens created a flyer and volunteers passed them out, and most of the people at the open house came because of that flyer. It was not the City communicating to citizens but the efforts of citizens and others. He agreed with Council Member Austin that public hearings in and of themselves do not bring people out.

Council Member Lord did not believe the Council was ready to pass the Text Amendment because they had not allowed the citizens of Bluffdale to really understand it. When there is an issue on the ballot, there are always arguments for and against. There had been a lot of arguments for the new zoning, but they had not provided people with the opportunity to state why they might be opposed to it. He had listened carefully to all the arguments for the past year and a half, but he did not believe the City had done an adequate job informing citizens of the proposal. He believed a mailer should be sent to citizens in the areas that would be most affected.

He had talked to two people who were in favor of the zoning change and dozens who were against it. When residents moved to Bluffdale and purchased large lots, they did so for a reason. As he had visited new one-acre development and spoken with those residents, he learned that they came to the City because they wanted a big lot and open space. They did not come for animals but for a big house and a pool or trail on their property, and they wanted areas with one-acre zoning to remain that way.

Council Member Lord asked if the City was catering to the desires of developers. He was confident that the Council would not approve most applications to rezone one-acre lots. However, a new Council could go in a different direction. He asked if there was a problem that needed to be solved or if the City was trying to create an opportunity for developers. He liked the current zoning gap because he likes the idea of preserving the character of Bluffdale without opening the door for developers. It had been explained that no current zoning would change and the new zones would have to be applied for, but the Text Amendment would encourage that outcome. When he re-read the Text Amendment, he thought of 2010 when Congress passed the Affordable Care Act, and Representative Nancy Pelosi stated, "We have to pass the bill so you can find out what is in it away from the fog of controversy." He believed that they first needed to hear from a lot more citizens and get more input like they received at the open house.

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A lot of time had been put into the proposal, and he applauded the Planning Department for their efforts. It had good components, but he was not in favor of it at the time. He was also not in favor of allowing 20,000-square-foot lots. One-acre lots were still in demand, and the people who have the money to buy them build incredible homes. They would put large homes on 0.50-acre lots as well, but he did not want to fundamentally change the character of certain neighborhoods. There were areas where higher density lots would make sense, and he was not opposed to that. He did not believe a Council of three votes should make the decision for hundreds and maybe thousands of citizens who were not in favor of the proposal.

Council Member Austin stated that the current zoning had existed for years. If someone wanted to change it, they should prove that it is a benefit and need. It should not simply be because there is a gap to be filled or another option should be available. The City had not conducted a fiscal impact or cost-benefit analysis. He also has not seen traffic or infrastructure analyses, information on impacts to the Police and Fire Departments or parks and utilities, or a long-term buildout analysis. When he requested those items, he was told that the City does not have the resources. In that case, then he believed they were moving too fast and should wait until the resources were available, as it was important to do those things before the Council acted rather than later regretting their decision.

Council Member Austin referenced Council Member Wilding's statement that most of the current one-acre lots do not have animals. He also does not have large animals, but that is not why he has a one-acre lot. He agreed that some people find animal rights very important, but he believed that the majority of people want the open space and the character of Bluffdale. In his opinion, 0.50- and 0.33-acre zoning would change the character of the west side. It was also brought up that many one-acre lots were going to weeds, and the need for water conservation was mentioned in the same sentence. Council Member Austin did not understand how 0.50- and 0.33-acre zones would save water when weeds do not need water. Fully landscaped smaller lots would not save water if the current property was not being watered at all.

Prior to opening the public hearing, Mr. Donaldson explained that there should be no yelling, calling, or other disruptions from the audience. He asked that comments be kept on topic and appropriate for the setting.

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Mayor Hall opened the public hearing, noting the large number in attendance and stating that, to accommodate everyone, each person would be allotted two minutes to comment.

Council Member Lord asked how many people wanted to talk, as he had been to open houses that extended to 11:30 p.m. because everyone was allowed to speak. Mayor Hall asked those who wished to comment to raise their hands. It was determined that at two minutes per person, the public hearing would last approximately one-and-a-half hours. There was a two-minute time limit on individual comments.

Erik Swanson stated that he is a resident of Bluffdale and wanted to add to his comments at previous City Council and Planning Commission meetings. The proposed 0.33- and 0.50-acre zones would provide invaluable tools that bridge a huge gap in available residential zones. The gap had been at the center of numerous lively City Council and Planning Commission meetings in the past. Some examples included the Senior Living residential zone adopted several years ago, and more recently the remaining infill plots in the Springview Farms area. To the remarks of not seeing the need for this before, the zoning would have exactly fit those needs. In each case, having 0.33- and 0.50-acre zones available could have led to different proposals that were more compatible with the surrounding density. Instead, there is a higher-density boutique zone and 0.25-acre homes infilled among 0.33-acre homes. The eastern portion of the City and much other new development had been handled with higher-density Special Districts that are often tailor-made to the developer and less often to the surrounding community. Without the proposed options, there continued to be a higher likelihood of more Special Districts and boutique zones that could be requested by those seeking to develop the remaining large lots scattered through the City. He believed that inclusion of the proposed zone types in the City's planning toolbox, combined with thoughtful community engagement on the General Plan, would better protect the character of Bluffdale's lower density neighborhoods and provide more graceful transitions between existing and new development. Right now, they were just a different Council and two open public meetings away from 0.25-acre or smaller lots.

Vernon Dunn stated that his family had lived in Bluffdale for 48 years. When they moved to the City, it had 1,200 residents and was largely agricultural. Gratefully, Bluffdale had not remained that way.

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As people moved in, they saw a lot of things change for the better. However, most of the agricultural land had been developed. People who wanted to come to Bluffdale could not do so because they could not afford a one-acre lot. Their children are included in that group. Approximately one year earlier, *The Deseret News* expressed the opinion that Utah's housing crisis had reached a boiling point and the average home price could soon approach \$1 million, locking the door on the American dream for many people. One of their suggestions was "Reform zoning and arbitrary minimum lot and home size requirements so smaller, more attainable homes can be built. Let landowners develop their property to meet demand." If Bluffdale City officials did not make the zoning changes they were proposing and continued changes as needed in the future, state lawmakers may make laws superseding City ordinances that will allow landowners to make free use of their property to its highest value and very possibly go down to six or eight houses per acre. People who do not learn from history are bound to repeat it. In 2007, Bluffdale lost 4,000 acres over this same issue.

Mike Muir is a Bluffdale resident. He asked if taxes were figured by percent. When inflation went up, did not taxes go up? The value of your property goes up, the value of items goes up, and taxes are a percent. He believed it was illogical to say that they needed more people or to raise taxes. He asked what causes the need for more money and stated that the City should stop adding services and unneeded employees. Employees should be required to put in a full day's work for a full day's pay. He had observed employees standing around. He knew that Bluffdale had increased in size, but he believed it was fiscally irresponsible. More people moving in increases income in concert with the City's needs. When decisions are made out of fear, they are often regretted. He had a one-acre lot. If people could not afford one, he felt bad for them, but he could not afford one for 50 years.

Jan Perkins stated that she is a resident of Bluffdale and thanked Council Member Lord and Council Member Austin for their comments. Ninety percent of people come to the City to get a big lot. Bluffdale is different than any other town in the area. She moved from Sandy because she could not stand their laws and what they were doing. She has a two-and-a-half-acre lot. When people come to her home, they say that they want a similar lot. She was not born rich and had to work for her property, and the City does not have to provide for everybody else. There are no towns like Bluffdale anymore, and she did not understand why the City had to be like others. Other cities like Lehi are built up. It used to be beautiful, and now it is all condominiums. Herriman is a mess. The City Council works

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for citizens, and she wanted to make sure they knew that they had to listen. She spoke with someone who stated that they had not heard about the meeting.

Mr. Kartchner read an email from Bluffdale resident *Beverly Stauffer* into the record. “I am unable to attend the meeting today regarding Bluffdale’s longtime one-acre ordinance. I want to keep the one-acre ordinance. Leave it alone. If people don’t want big lots, these people should move out of Bluffdale. The open space here in Bluffdale is what makes it so special. Again, leave the one-acre ordinance alone.”

Daniele Asay is a Bluffdale resident who was present on behalf of herself and her father, Jack Asay. Keep Bluffdale the same. She was a flight attendant and had traveled the world. She thanked Council Member Austin and Council Member Lord for their comments and the Council for listening at the open house. Why would you change something from the reason people moved there in the first place? This is why they are here, and they should not change it. If people wanted something different, they should sell and move elsewhere. She did not live in Bluffdale for animals, and people who had not been there for long. She believed it was an excuse. The changes would make it one valley from Salt Lake City to Provo. People would miss what they had, and the Council would miss the seats they were in if they changed the zoning.

Launie LeClair stated that she had lived in Bluffdale for 46 years and kept animals. She had watched the Governor on the news for two years saying that he needed to deal with the cities that require one-acre lots. She then read the following: “The Utah State Legislature holds ultimate legal authority over local governments and can, and occasionally does, pass laws overriding municipal zoning for specific housing needs or statewide affordability directives. Recently, addressing the housing crisis has been a major priority for Utah lawmakers. While the State generally prefers to offer incentives to municipalities to update their General Plans, lawmakers have debated and passed various housing bills like House Bills 184 and 37 that require cities to allow density bonuses, smaller starter homes, or accessory dwelling units.” She moved to Bluffdale because it was a small town, but it was not a small town anymore. People should open their eyes. They moved here because they wanted one-acre lots, but keeping their heads in the sand would not change anything. Either the local government would fix it or the State would.

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Brad Llewellyn stated that as a resident of Bluffdale, he was in favor of the Text Amendment. He saw it as protecting the City. He lives on a one-acre lot and owns horses and was happy that Bluffdale allowed that but agreed that the City should make its own decisions. The Council needed to make this decision now because they did not want the State to do it. The Council had been considering the new zones for a year and a half, and they gave Staff the assignment. It was time to vote on it.

Aaron Helm is a Bluffdale resident. He was concerned about removing the language “higher density development is discouraged in the zone due to the lack of infrastructure and services.” Big homes are not beautiful, but open space is. The City had that, and he did not want to lose it. A lot of the loss would be to external people. Developers, construction companies, property management companies, and real estate investors would all make money off of Bluffdale. They had a beautiful resource of open land that residents want to see. If you drive through other parts of the Salt Lake Valley, it is not beautiful. You can feel the difference between Independence and western Bluffdale, and he wanted to maintain that calmness and beauty.

Paxton Guymon is a resident of Bluffdale who also owns two acres near City Hall. He was in favor of the proposed Text Amendment. He loves Bluffdale’s open space and larger lots, and he also believed it was a good proposal. If the zoning change were adopted, it would just give the City another option in its code. No property would have different zoning after it was adopted. Rather, anyone who wants to rezone their property will have to go through the process and come back before the City Council to ask them to exercise their legislative discretion to approve or deny their request. They can deny a rezone if they do not believe it is a suitable use. They were not giving up any rights, authority, or control over the land in the City but were instead adding a few more tools to the toolbox. He works for a homebuilder and deals with land use and zoning every day. He also works with the Governor’s housing advisors, and they were watching what was happening in Bluffdale. If the City did not at least adopt a 0.50-acre zone, the State would take action, and the Council would lose its ability to manage zoning. He heard people say they had to work their whole life to get a full acre, and if others cannot afford it they should go somewhere else. Was that really the elitist position residents wanted to take?

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Jason Smith owns a 6.25-acre property in Bluffdale. He supported the Text Amendment because if the City Council did not take action to approve 0.33- and 0.50-acre lots, which are considered large lots everywhere else in the state, the option would be taken away from them. It would not take decision-making authority away from the Council but would give them an option and help them protect the City's ability to make those decisions in the future. Otherwise, the legislature would do it for them. He owns a large property. Without the opportunity to subdivide, neither his nor other residents' property values would continue to increase. The proposal would increase property values throughout the community, which everyone will benefit from.

Diane Kelley stated that she had lived in Bluffdale for 32 years, and the City was all one-acre lots when she moved here. There were now three stakes. Because the law was not followed, a third of the City was lost to Herriman, which has a lot of high-density housing. She did not understand why people were committed to living in Bluffdale if it was not zoned the way they wanted. They can live in Herriman or Riverton. Before she moved to Bluffdale, she heard a ridiculous argument that valuable land was being wasted under pastures. It was not right that residents had to give up what they have so somebody can make a buck.

Kevin Olsen stated that he lives near Phillip Gates Memorial Park. His community is on the east side of Bluffdale and comprised of lots smaller than those being considered. His family loves living there. They moved to Bluffdale 13 years ago and had really enjoyed the community, partially because the developers added open space and trails. He appreciated the Council's efforts to protect the park's integrity and accessibility. His neighborhood had been developed very well, and those types of developments should not be feared. Good planning benefits everybody.

Allen Larsen stated that Council Member Wilding mentioned he had developed houses in Bluffdale. If he developed any homes on subdivided lots, he challenged him to recuse himself, as otherwise there were things the State would allow people to do to ensure he is held liable for it as a sitting Council Member who was voted in by the people. He was against any changes, especially on the west side. All the homes in his area are worth \$1 million or more. If someone decided to subdivide their property, he believes his property value would drop between 10% and 20%. Water rates will increase with more homes because it will decrease the number of agricultural uses. Most of the homes

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that are dry are not watering anyway. He does not do anything with his yard. He has chickens, a shed, and a large garden, and wants to keep it that way. They are not using up water, as stated by Council Member Wilding, but building more residential properties would increase water usage. He believes the City Council needed to provide residents with statistics to prove the new zones would benefit residents of Bluffdale.

Daniel Allen is a resident of Bluffdale. He appreciated the thoughtful, circumspect work that had gone into the Text Amendment over the past one-and-a-half years, and had heard good arguments on both sides of the issue. He was against the proposal at that time and agreed with Council Member Austin that sufficient impact studies had not been conducted to make the move. He believes those in favor of the new zones were promoting a fear-based mentality that the State would take away residents' rights and force the action upon them as that would be a lengthy process. The Council was present to listen to residents, not the other way around. He did not believe that Council Member Wilding's statement that the proposal would allow for more open space made sense. He also did not understand why it was taken as a given that the City must be developed or that taxes must be increased to maintain one-acre lots. Current code stated that the R-1-43 Zone was "established to provide areas within the City for single-family dwellings on relatively large lots. Higher density is discouraged in this zone due to lack of infrastructure and services."

Karilee Olsen stated that she is a resident of Bluffdale who has been in real estate for 20 years. She appreciated the City Council's efforts to determine the best path for the community and asked that the City maintain a balance. She is against high-density housing, but the Council needed to give itself options. She was in favor of the Text Amendment. As a community progresses, it has more residents, and they need affordable housing. She asked that the City install the infrastructure it needs because progression will happen.

Brett Lovell is a Bluffdale property owner and developer. He thanked Staff and the Council for their efforts on the Text Amendment. His family moved to the City from South Jordan and love the community. Other residents mentioned studies, but those are provided by developers when they propose a subdivision. No real change would be made through the Text Amendment. He could currently request 0.25-acre lots, and the Council could approve or deny it, and the new zones would

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allow him to request 0.33-acre lots. Traffic, water, and other studies are conducted by developers, and many developments also have Development Agreements. His attorney had indicated that as long as a developer goes through the legislative process, they could already ask for smaller lots, but the new standards would help guide that process.

Andy Mollerup stated that he lives on a one-acre lot in Bluffdale and did not believe large animal rights factored into most people's decision. He asked Council Member Wilding to recuse himself as he believed he stood to gain from the standards being put in place. He grew up in West Jordan, and they likely had similar discussions 50 years ago. It was now a patchwork of different zoning because the people who had that conversation were no longer there, and those currently in power only cared about revenue and higher density. He was against the proposal because he believed it was a gateway to that occurring in Bluffdale, not because he did not think provisions for different zoning or slightly smaller lots were warranted.

Tammy Rasmussen is a Bluffdale resident who stated that the proposed zone changes, while claimed to not allow subdivision of one-acre lots, opened the door to future issues that could potentially destroy the Bluffdale many had come to love. Just because someone has a one-acre lot does not mean they have large animals, as they often just like the space. Less-than-one-acre lots would not magically create affordability for people to buy them. No water, traffic, pollution, or other studies had been conducted on how adding the zones could adversely affect Bluffdale. If the City did not have the monetary resources to do those studies, they also did not have the resources to fight a referendum against the Text Amendment, and people had contacted her about doing so. In her experience, nothing brings people together quicker than when a majority feels they are not being listened to or represented by the Council that was elected to represent them. The current Zoning and General Plan Maps were not broken and did not need to be fixed. She volunteered to join a citizen survey committee and speak to residents, as the majority of citizens needed to be heard from. After living in the City for over 25 years, it was frustrating to attend Council meetings and hear that if they did not pass items citizens were against, the only option would be to raise taxes. She believed that insulted their intelligence and was designed to induce fear. She was also tired of hearing that if the City did not do it, the State would.

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Tyler Allen had lived in Bluffdale for 13 years. The best change to growth in the City had been that he no longer had to hang fly tape near his back door. Bluffdale and Utah were growing. They lived in one of the greatest and fastest-growing states in the nation, and with growth comes responsibility. He is a developer who focuses on senior living and affordable housing, and 0.50-acre lots were not affordable housing. However, when speaking to city councils about affordable housing, he stresses that housing is an ecosystem consisting of a number of components from homeless shelters to apartments to one-acre lots. He believed that the Text Amendment would help address the state's significant housing shortage. The Kem C. Gardner Policy Institute estimated that there would be a shortage of over 40,000 homes within the next 10 years. Residents' children and grandchildren will not have a place to live unless every community puts forth effort to manage the issue.

Scerinda Johnson is a Bluffdale resident who indicated that there had not been enough studies and the action was premature. She hoped that the City Council would pause the item. They had spent a lot of time on the issue over the past one-and-a-half years but had missed the most important things. Impact studies and surveys needed to be first, as that was responsible leadership. She did not understand how more density would help with taxes because there was already a lot of density in Independence. When she moved to the City, she was told that there was not enough money for police and taxes needed to be increased. She asked Mayor Hall to stop comments and vote on the three-minute rule. She was previously on a small organization board and had to hold a vote before she could change anything in the public record, and residents were told that they had three minutes to speak.

Connie Robbins is a Bluffdale resident who appreciated Council Member Austin and Council Member Lord's comments as she believed they were standing up for citizens. She agreed with Ms. Johnson that they should have three minutes to speak. Mayor Timothy allowed four minutes. She did not believe the change would create affordable housing, but it would hand greater influence over the City's future to developers and an engineering firm. Two developers, a real estate agent, and an attorney had spoken in favor of the item, and she asked if their comments would take precedence over other citizens. A General Plan goal is to maintain the character of established neighborhoods, and she did not see how the Text Amendment would do that. The Council claimed the proposal would

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not affect one-acre properties. However, changes to lot width, frontage, setbacks, and coverage would affect them. Her property is surrounded by areas that would be directly impacted by the changes.

David Platt stated that his family lived in Murray for 40 years. They looked for a one-acre property but could not find one there, so they moved to a 2.50-acre property in Bluffdale. He had a master's degree in urban planning and regional development and was taught that open space is precious. He believed that 0.33- and 0.50-acre zoning would get rid of the City's precious open space, and he was not in favor of doing so.

Austin Day is a Bluffdale resident who spoke in favor of allowing 0.50-acre lots and giving the Planning Department the tools they need to make case-by-case decisions. He lives on over two acres on a private lane and would love for his children to be able to build a home on a portion of his land. He should have the right to choose what he does with his land.

Emily Swanson stated that as a Bluffdale resident, she supported adding 0.33- and 0.50-acre lots as options. It was important to remember that the proposal would not rezone any property or require the lot sizes to be approved but would simply add options that future Councils may consider when appropriate. She believed the options would preserve the one-acre neighborhoods residents valued. Currently, code jumped from one-acre lots to 10,000-square-foot lots with no middle ground. Adding the new zones would fill that gap and allow more flexibility to protect Bluffdale's character while responding to changing needs. The zoning could affect two plats east of Redwood Road, so it would not only affect the west side. The decision would affect everyone no matter where they lived in the City. She asked that the Council consider allowing bees in the R2 and R3 Zones, as many are native to the area and they benefit everyone. A resident of Suncrest has a small bee hotel on a lot that is much smaller than 0.33 acres. She also supported allowing home-based businesses in those zones, as many residents run small businesses from their homes and ship them through sites like Etsy. Planning is about preparing for the future, and the new zones were important tools to have.

Annette Broadhead has lived on a 1.25-acre lot in Bluffdale for 34 years. When her family built their home, she had to wait for the sheep herder to take his herd across the road to get to the building site. She moved to the City for the open space. She has five children who cannot afford to live in Bluffdale,

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but they found homes elsewhere. Approval would open the door to massive growth like Herriman and Lehi. The new zoning could directly impact the field across from her home. Bluffdale is diverse and already has smaller lots in Independence. The west side has bigger lots, and she believed that diversity should be maintained. There was a horse farm next door, and there were 12 horses within 20 feet of her front door. She believed the current setback needed to stay in place. She also asked the Council to consider conducting impact studies, as she believed they were necessary.

Connie Pavlakis is a Bluffdale resident who stated that she had a long list of why she believed the ordinance was very dangerous for the City but did not have time to go through it. The City had existing standards that defined 0.50 acres as 21,780 square feet, and she asked why that was being changed. She believed that fiscal, Fire, Public Works, and other analyses needed to be done so residents could see what it would cost. If more homes made the City wealthier, it should have been rich after Independence was added. She did not believe the new zones would use less water, and the 60-foot qualification was ambiguous and needed to be clarified. She was against the Text Amendment as it would ruin the character of Bluffdale that most residents who owned larger lots moved to the City for. There was no majority public demand for the new zoning. She had consistently heard residents say they want to preserve Bluffdale's existing character and had not heard a community-wide desire to create the new zoning tools. It would permanently change Bluffdale.

Howard Schmidt owns property in Bluffdale and grew up on 80 acres. Things had changed. Bluffdale is an awesome community. He spends a lot of money maintaining his 2.5-acre lot. He lives near 0.33-acre lots, and he was not worried about the proposal, as it was important to have variety. It was a good change and would help people. He would love for his children to live in Bluffdale, but under current circumstances that would be difficult.

Mark Hales is a resident of Bluffdale who stated that it was great to listen to different opinions for and against the item, but it was time for the City Council to decide. He asked that they not make decisions based on fear of what the State, the next Council, or future applicants may do, or on threats from citizens. Studies cannot be conducted for unknown applicants because that would be ridiculous. People may disagree on the facts, but the Council should make a decision and move forward.

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Sue Douglas stated that she had lived in Bluffdale for 14 years. She moved away from Herriman because of high-density housing and to Bluffdale for its open space and the values and integrity of its residents. She wanted to uphold those values and believed the Council should take the time to do it right and not cut any corners. The research needed to be done before moving forward.

Mont Robbins is a resident of Bluffdale who stated that he went to dinner with someone who had lived in Draper for 74 years and told him that Draper was ruined. There was so much traffic, and they were trying to cram things into a small area. Developers were hounding the gentleman's brother to sell his six acres. He believed a lot more information was needed. His lot was 1.3 acres and well-kept.

Kelly Ellis stated that she is a Bluffdale resident who supports responsible growth. Some of her concerns were due to residents not taking care of their large lots. Smaller, 0.50-acre lots are more manageable to maintain in an attractive condition. Allowing highly regulated, slightly smaller single-family lots would create a more stable and efficient tax base to help the City fund high-quality infrastructure and services without forcing aggressive property tax hikes on existing residents. Many residents did not want tax increases, but everyone wanted the amenities that are a direct benefit. The proposal rejected high density while providing a sensible single-family solution to the affordability crisis. She wanted the Council to support her personal property rights and allow her to rezone to less than one acre if she desired. If a homeowner requested a change but their plan did not fit the mold the City desired, the Council could choose to decline. Their decision would simply provide options. If the City refused to comply, the State could punish Bluffdale by withholding transportation and infrastructure funding. The State can push Bluffdale into a corner through specific legal and financial levers because there is a moderate-income housing mandate under Utah law requiring cities with a population over 5,000 to adopt a moderate-income housing plan. It was not a choice. She supported the R2 and R3 Zones. If Bluffdale did not adapt, they could be found noncompliant and lose State funding needed for responsible growth. She understood that the State would not step in and rezone her specific neighborhood, but it had been done with the ADA law and will happen again.

There were no further comments. The public hearing was closed. Mayor Hall thanked those present for listening politely and being respectful of everyone's time. Bluffdale is a great city with great

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people, and she was proud to serve it with the Council and live in a community where they can share opinions respectfully.

Council Member Smith asked for a tally of citizens who spoke for or against the Text Amendment. Mayor Hall reported that the comments were exactly split.

Council Member Wilding requested that Mr. Donaldson speak to the requirements for recusal. It was his understanding that his obligation was to disclose that he had clients who were interested in rezoning. Mr. Donaldson reported that any direct conflict of interest must be disclosed. Council Member Wilding restated that some Bluffdale citizens and developers were current clients of his company and would continue to be his clients. His engineering firm works for many developers.

Council Member Austin stated that the proposed zones were a hot topic, and he was curious if there was a way to make the proposal more palatable to those with concerns. He was personally against the Text Amendment. He then read the Planning Commission recommendation that the City Council concurrently initiate a General Plan Text Amendment identifying which land use categories were appropriate for R2 and R3, and that no Zone Map Amendment be processed until the General Plan Amendment was adopted. He suggested that the Council identify where new zoning designations would apply.

Mayor Hall stated that the preferred approach was to leave the existing land use designations intact. If a designation was changed for 0.50- or 0.33-acre lots, that would prevent a developer from building a one-acre-lot subdivision. The process to update the General Plan is extremely long, and she believed the Council would be doing the City a disservice by pre-determining where the zones should apply. The Text Amendment was just a tool in the toolbox, but designating specific areas would take away the opportunity for someone to develop a property to lower density. The matter at hand was the Text Amendment. When an application is received, that is the appropriate time to ask for studies and discuss whether a specific property should be rezoned. She did not want the Council to be backed into a corner.

Council Member Wilding indicated that he would like to be able to analyze a project on its own merits. He would prefer to require developers to defend their reasoning for rezoning from one acre

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to 0.50 or 0.33 acres and explain how the City will benefit. The Council would lose some control by predetermining zoning.

Council Member Austin appreciated that position but pointed to a comment made about the patchwork zoning that had resulted from similar changes in other cities. It changed the character of that city. If the Council reviewed applications on a case-by-case basis, his concern was that it would turn into the same patchwork. There may be areas in the city where R2 and R3 zoning made sense. He had a lot of tools but typically did not make a major tool purchase unless he intended to use it, and he felt like the proposal was just to put a tool in the toolbox and was not a planned-out approach.

Council Member Aston agreed that there are areas of the City where the new zones would not make sense, and she did not see them making sense on the west side of Bluffdale. However, it would make sense in a large portion of the City. Areas near Camp Williams are so topographically challenging that one-acre lots would not make sense. Different parts of the City were planned, with one-acre lots on the west side and higher density in Independence, but the middle zoning was missing. If someone cannot build on one-acre lots, she would rather they ask for 0.50 acres than the 0.25 acres they could currently ask for. If an applicant wants to build on smaller lots, they will be required to submit studies and show the benefits of granting a zone change. Costs for studies should not be accrued by the City but by the person requesting the zone change. She understood that some people were apprehensive, but the Text Amendment would not open a door, and the City already had 0.25-acre zoning.

Council Member Wilding remarked that when a land development project is proposed, if the City was worried about issues like substandard or insufficient infrastructure, the developer is required to study the matter. Traffic studies are also performed by the developer. He did not want Bluffdale to incur the costs of impact studies for projects that may never materialize. He had completed projects in other cities where the infrastructure was insufficient, and it was the developer's responsibility to buy land, build roads, install water lines, etc. He did not believe that the Text Amendment was haphazard, as the City Council had been discussing it for a long time. He had never attended a City Council or Planning Commission meeting in his professional capacity where the room was full of people who wanted a new project next door, but everyone had likely benefited from a property owner or developer from sticking their neck out to get the development approved.

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Bluffdale could not turn its head away from the fact that society was changing. The new zoning would not be for moderate-income housing. However, as more housing units are provided in a cautious, careful way as proposed with this Text Amendment so as not to change the nature of the City, it would allow people to move out of less-expensive homes, which eventually does provide affordable housing. That is how a community provides housing at all levels. One-third of comments received by the Planning Commission were in favor of the proposal, and almost half of the comments at the City Council meeting were also in favor. In his experience, those were large percentages.

Council Member Wilding asked how many residents liked the Maverik at the intersection of Redwood Road and Bangerter Highway. He could not think of a better location for a gas station. However, 62 people spoke against its development, and only one spoke in favor of it. He believed everyone was glad the City Council realized it was an appropriate location for a gas station that would benefit citizens. When the request was made to rezone the property across the road from the Maverik to commercial, the then-City Council was concerned they would be chased out of the City for approving it, but they made the right decision. The property now has a Smith's Grocery and other facilities that support citizens, but their decision was not popular.

He moved to the City in 2003 and witnessed what happened when the Council was afraid of not making the developer build on one-acre lots. That decision cost Bluffdale 40% of its land area, and he was still angry about it. Everyone who fought against that development cost the City billions of dollars in economic potential that could never be recovered because they could not consider other people's opinions. The Text Amendment would not change the nature of Bluffdale. It would allow some properties to be developed with lots that may not be one acre but could still be a beautiful supplement to the City. Sometimes City Councils should not listen to the loud majority, because sometimes that causes great problems. The Council listens and considers those opinions, and he had talked to a lot of people for the past year.

Council Member Wilding appreciated Council Member Austin and Council Member Lord's comments and opinions on the matter, but sometimes you must fight for what you truly believe is better for the City, its citizens, and the future.

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Council Member Smith thanked citizens for taking the time to attend and share their concerns or support. He had spent a lot of time on the decision. He was in Tampa a few weeks previously and discussed the zoning issue with South Carolina Senator Tim Scott, who had previously served on a county council. He had also discussed it with numerous residents and appreciated hearing their thoughts. Change is scary, especially when the results cannot be predicted.

Many concerns expressed at the meeting were valid. It was not Bluffdale's job to solve the state's housing issue, and the new zones would not fix the affordable housing crisis. The homes that could be built on 0.33-acre lots would likely sell for \$1.4 million, which is three times more than he could afford. They would not attract riffraff but rather people who would spend a lot of money in the City. However, developers who spoke in favor of the Text Amendment gave him pause.

Council Member Smith indicated that Staff had done a robust job of educating the public on the topic. There had been an open house in addition to multiple public meetings. He agreed that the ad in the newsletter could have been bigger, but it was also advertised on social media. The City had done what it could to ensure that residents with concerns could voice them. The City Council's chief duty is to do its best to preserve the quality-of-life residents have grown to expect.

A survey issued earlier in 2026 had approximately 400 respondents. The survey included questions related to growth, but he did not believe the results were conclusive. When discussing what people want, it is important to consider the silent majority who often show up to the polls. Those who speak at meetings are at times a vocal minority. Council Member Smith believed that 80% of Independence residents would not take issue with the proposed changes, but that did not mean that they should decide how the west side would look.

The City Council recently voted to impose the maximum allowed Impact Fees on development, so Council Member Smith did not believe they were pro-developer. he relied on the logical arguments in favor of and opposed to the proposal. The new Zoning Table would simplify code and make it operationally efficient for Staff, which would save the City money in the long term. It would also provide flexibility for development opportunities.

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Comments were made indicating that Council Member Smith ran on preserving the west side, and he did so because he believes in respecting each neighborhood. Each neighborhood deserves a voice and to be represented. He then read a statement he made prior to the election in support of protecting one-acre homes and not adding high density in areas without the infrastructure to support it. He did not believe he was going back on his promise because he believes in protecting one-acre homes and overall density on the west side. In his six months on the Council, he had learned that existing infrastructure can support a lot more people than currently live on the west side. That did not mean the density should be increased to capacity, as he still wanted to maintain the tranquil quality of life residents had grown to expect. Impact studies are typically conducted when a specific development is proposed.

Council Member Smith appreciated the robust discussion. Voting on a specific proposal would have been lower profile and may have saved time, but the City Council was trading efficiency for being more transparent, as that was more important. He had worked with several cities across the country and knew that a decision like this was not what changed things. The decision that changes things is the one to actually rezone property. They were not rezoning property. It was simply a Text Amendment to City Code.

Regarding comments made about fearmongering, Council Member Smith had been worried about a certain powerful legislator coming to the area and steamrolling the Council's authority, and he had shared that concern at the open house. However, comments that the Text Amendment would "ruin the town" were fearmongering in the opposite direction. He did not believe it would ruin Bluffdale. The vote was not the camel's nose because the camel was already in the tent and had been for many years. He was able to afford a home in Bluffdale because he moved to a neighborhood with smaller lots. The City Council had the responsibility of ensuring that the camel does not crush the things residents hold dear, including the open space and quality of life that is enjoyed in western and central Bluffdale. Through density, Independence was able to create parks for its residents. The State could step in, and the Text Amendment would mitigate that risk and give flexibility if it becomes clear that they will be stepping in.

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When Council Member Wilding mentioned the new zoning at the first meeting in January, Council Member Smith's first thought was that it should be leveraged east of Redwood Road, but he did not believe zoning for specific neighborhoods should be specified in code. Spot zoning can be limited, and the change would not alter the Council's ability to prevent unnecessary flag lots or other things that would not make sense in a neighborhood.

Some residents shared that having 0.50-acre homes nearby might change the quality of life they expected when they moved to Bluffdale. Council Member Smith lives in a 2,400-square-foot townhome. Two blocks away is another row of townhomes. The proposal was similar to two townhomes turning into four homes two blocks away, which would not change his quality of life or experience in his neighborhood. One-acre homes would be protected.

Comments had been made about people's character. If Council Member Smith felt that someone was voting a certain way out of greed, he would not support that vote. The elected officials provided checks and balances for each other. They live in different parts of Bluffdale and talk to different residents. He assumes good intentions because his colleagues care about the City, and he enjoyed serving with them.

Council Member Smith was in favor of the Text Amendment because he loves the Constitution. The United States is a constitutional republic. When he was sworn in, he swore to uphold the Constitution, something he had never done before in his life. Property rights is a fundamental principle of the Constitution and country. Cities have the right to limit property rights at times, which is why high density or data centers are not allowed in certain areas. However, who were they to tell a widow with four acres east of Redwood Road that she cannot gift each of her three children 0.50 acres of their own? His fellow millennials want to live in the towns they grew up in, but they cannot afford it. The City Council should not deny residents of Bluffdale the opportunity to provide a way for their children to stay in the community. He had heard an argument that accessory dwelling units accomplish that, but he did not want to live in a glorified version of his mother's basement. He wanted to live in his own home where he can build equity and enjoy the increasingly fading American dream. He did not believe property owners should be told what they can do with their property unless it would create an

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undue burden on their neighbors. The Council's commitment should be that they would vote "no" on any proposal that would create an undue burden.

The Text Amendment would provide the necessary flexibility without compromising their values, and the Council needed to support the City's principles even when it was not convenient to do so. He loved the culture rooted in patriotism, and that was Council Member Smith's motivation to support it.

Council Member Lord stated that he was in the City when the great disconnect happened, and he knew it more intimately than the majority of citizens. The proposed plan would have added 30,000 people. He was tired of hearing that it was a great loss to the City. Bluffdale did not even have 10,000 people at the time. He was glad that Herriman got the development. It would not bring in revenue to compensate for the costs. Financial impact studies done at the time showed that had the Council accepted it into the City, it could have almost bankrupted Bluffdale. It fell apart before the Great Recession. He believes it had long-term benefits and protected Bluffdale from mushrooming into Herriman. That project went to a citizen vote. The citizens voted in favor of the developer, but he chose to disconnect. He was not forced out.

The Council and citizens had spoken for and against the Text Amendment. They had just celebrated the 250th anniversary of the signing of the Declaration of Independence. Thomas Jefferson and John Adams were instrumental in bringing the country about, and for a time they were bitter political enemies due to differences in how they thought the country should move forward. They only became friends again after they both left political office. Council Member Lord applauded everyone for attending and expressing their opinions. Strong disagreements are okay. He would be voting no on the ordinance, but that did not mean the Council was not capable of having hard discussions. He appreciated the efforts of City Staff and could see many things that could be improved in code.

Council Member Smith agreed with Council Member Lord that the conversation would not end that evening. A resident who attended a Planning Commission meeting asked him and a Planning Commissioner to tour their property to discuss a concern, and they were able to determine that the

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property could not be combined with an adjoining parcel to circumvent the rules outlined in the Text Amendment. He invited residents to reach out, as he likes learning more about the City.

Council Member Austin asked about a potential compromise, as some changes would make the ordinance easier on some who were opposed to it. There had been comments about bees and home occupations, and he wanted to discuss those issues. Buffer zones could be created, and there should be more clarification. There was also a concern about the 0.33-acre lots and 60-foot boundary lines. He offered to stay longer to find a solution that was more palatable for more people. Council Member Wilding stated that he did not want to speak at length about issues that could be dealt with at a later date, as citizens had been dragged through the issue for long enough.

Council Member Austin moved to TABLE Ordinance 2026-10. Council Member Lord seconded the motion. Vote on Motion: Council Member Aston-No, Council Member Wilding-No, Council Member Smith-No, Council Member Lord-Yes, Council Member Austin-Yes. The motion failed by a vote of 2-to-3.

Council Member Lord asked about the Zoning Administrator mentioned in the ordinance. Ms. Tubbs reported that the Zoning Administrator is appointed by the City Manager, and the role was currently filled by Mr. Crowell. The role had been in place for many years and is typically responsible for minor subdivisions, administrative interpretations, and other administrative processes.

Council Member Wilding moved to APPROVE Ordinance 2026-10. Council Member Smith seconded the motion. Vote on Motion: Council Member Smith-Yes, Council Member Lord-No, Council Member Austin-No, Council Member Aston-Yes, Council Member Wilding-Yes. The motion passed 3-to-2.

8. Staff Reports, Additional Council Discussion, and Calendaring Items.

City Manager, Bruce Kartchner, reported that Staff had requested a federal grant for the Station Area Plan that would be created in conjunction with the Utah Transit Authority ("UTA"). The Wasatch Front Regional Council ("WFRC") had agreed to be part of the process and would assist with the City match. Mr. Kartchner believed there was room in the budget for the City's portion. Otherwise, a

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Budget Amendment may be required. The Station Area Plan must be completed by approximately 2030 when the FrontRunner station opens.

Staff also applied for a grant for Fire Station 3 on a parcel in Bringham Station. If the grant was awarded, the City would move forward with full design. Cost estimates were based on a conceptual design.

The rodeo would be held July 16 through July 18. Anyone who did not have tickets could contact him. Mayor Hall asked the Council to inform her of their availability. Council Member Lord would attend on Thursday and Friday, and Council Member Wilding would attend on Friday and Saturday. Council Member Smith, Council Member Aston, and Council Member Austin would attend all three nights. Mayor Hall would text details to the Council. Mr. Kartchner reported that there would be hats to give out. Council Member Lord shared that he spoke with organizer Travis Osborne, who indicated that there would be a State qualifying event on Wednesday. Mayor Hall would text the Council with all of the relevant information.

Mr. Kartchner reported that July 24 is a State holiday and all City offices will be closed. Old West Days will be held August 3 through 8. There will be fireworks each night of the rodeo, as well as at Old West Days.

The City Council should meet at 4:00 p.m. on July 10 at the Church of Jesus Christ of Latter-day Saints parking lot on Cinch Way for a site visit at the 13900 South project. Council Member Lord and Council Member Austin indicated that they would be out of town on that date. After discussion, it was decided that they would schedule a private tour, and a second visit would be scheduled in October for the full Council.

Mayor Hall reported that the City Council will be needed on the following days for Old West Days:

- Tuesday: Day Ranch Park birthday party;
- Wednesday: Youth Night;
- Thursday: Senior dinner;
- Friday: Children's Entrepreneur Market; and

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- Saturday: Parade.

9. Closed Meeting.

There was no Closed Meeting.

10. Adjournment.

Council Member Lord moved to ADJOURN. Council Member Smith seconded the motion. The motion passed with the unanimous consent of the Council.

The Regular Business Meeting adjourned at 9:36 PM.



Tami Timothy, UCC, CMC
City Recorder

Approved: 07-22-2026



**BLUFFDALE CITY COUNCIL
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PUBLIC COMMENT EMAIL ADDENDUM
Wednesday, July 08, 2026**

07-07-2026

Formal Public Comment & Evidence Submission for July 8, 2026 City Council Meeting

Dear City Recorder,

Please accept this written statement and the attached evidence as my formal public comment for the Wednesday, July 8, 2026, City Council meeting. I am formally requesting that this statement and all attachments be distributed to the Mayor and all City Council members prior to the meeting and entered into the official meeting minutes.

Public Comment for the Record:

On Tuesday, June 23, during an "Unhealthy" air quality event, I contacted the Parks and Recreation department concerned about the safety of continuing youth sports. What followed was a highly concerning sequence of events wherein the city's official safety policy was silently altered mid-inquiry to justify keeping children on the field.

As the attached evidence proves:

1. The Original Policy: At 3:56 PM, I downloaded the official Bluffdale Recreation Weather Policy stating games are delayed or canceled at an AQI of 150.
2. The Alteration: By 4:28 PM, after I questioned the policy, Recreation Coordinator Jessica Brandt emailed me stating the threshold was 200. The live document on the city website had been silently altered to reflect this new number.
3. The Hazardous Conditions: At 6:03 PM, while young children with an average age of 5 were actively playing T-ball on city fields, the AQI had spiked to 192 with a "Feels Like" temperature of 95 degrees.

I escalated this issue and timeline to City Manager Bruce Kartchner. He acknowledged the website alteration but has not provided a timeline to correct the policy, leaving Bluffdale children at ongoing risk.

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PUBLIC COMMENT EMAIL ADDENDUM
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The EPA and pediatric guidelines strictly dictate that outdoor exertion for children should be canceled at an AQI of 150. Furthermore, Bluffdale's altered threshold of 200 is a severe outlier compared to neighboring municipalities, which consistently maintain a 150 AQI cancellation policy. I am asking the City Council to immediately intervene, revert the youth recreation cancellation threshold to a medically sound AQI of 150, and ensure city safety documents are never again altered in this manner.

Attached Evidence for the Record:

1. Email thread with Jessica Brandt
2. Email thread with Bruce Kartchner
3. Original Bluffdale Policy (150 AQI)
4. Altered Bluffdale Policy (200 AQI)
5. Screenshot of download timestamps proving the sequence of events
6. Screenshot of the 192 AQI at 6:03 PM during game time

Thank you,

LauraKay Hunt

Bluffdale Resident

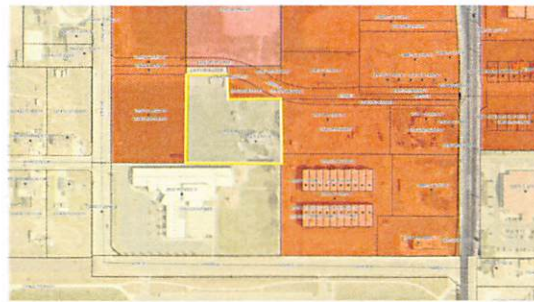
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Bluffdale City Council on **Wednesday, July 8, 2026, at Bluffdale City Hall, 2222 W 14400 S**, which will begin at **6:00 p.m., or as soon thereafter as possible** for the purpose of receiving public comment on the following:

- A request to amend the General Plan Map for approximately 1.90 acres at 13942 South 2700 West (lined in yellow) from Very Low Density Residential to Commercial and to amend the Zoning Map for the same property from R-1-43 Residential to General Commercial;

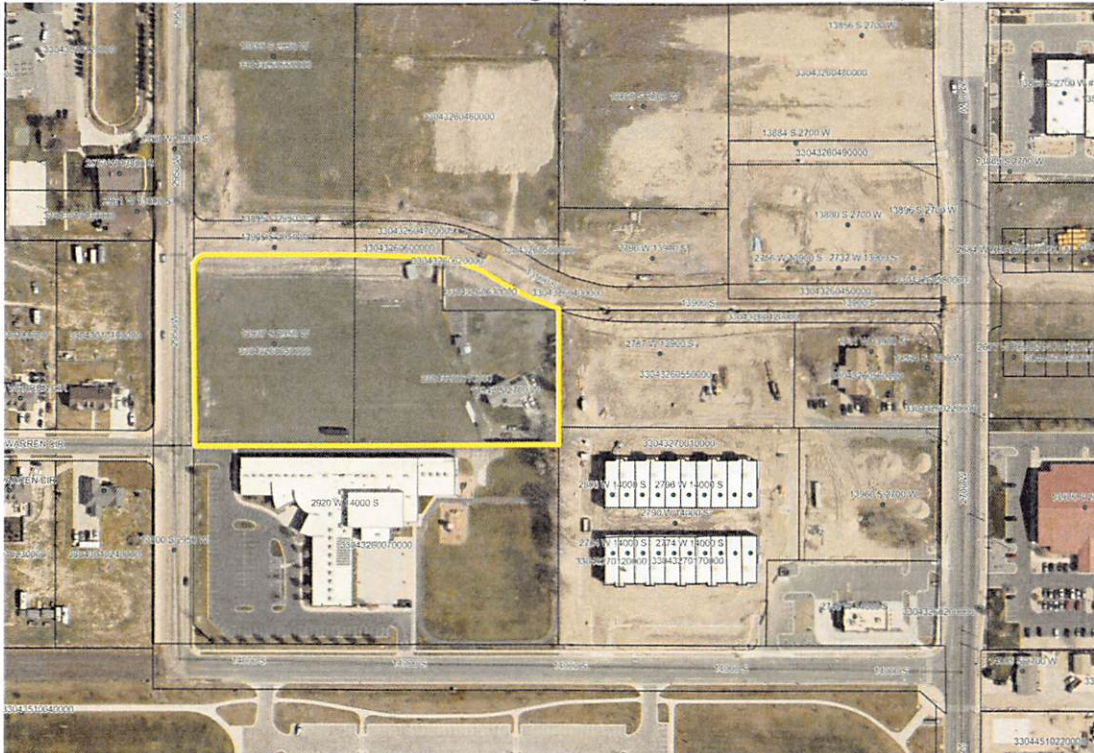


General Plan



Zoning Map

- A request for a Development Agreement to develop four (4) flex buildings on approximately 3.914 acres at 13918 South 2700 West, 13942 South 2700 West, and 13937 South 2950 West (outlined in yellow), also reducing glazing and brick percentages and allowing construction sales and service, general and limited manufacturing, printing services, temporary job trailers and offices, and wholesale and warehousing as permitted uses within the project.





In addition to attendance at the City Council meeting, if you have any comments or concerns, there are several additional ways to participate:

1. **View** meeting on the City's website at www.bluffdale.gov.
2. **Email** your comments to councilmeetingcomment@bluffdale.gov for the Planning Commission and include "2950 Flex" in the subject line of the email.
3. **Mailed** written comments will also be accepted. Please mail to the following:

City of Bluffdale Planning Department
c/o Caitlyn Tubbs, Planning Manager
2222 West 14400 South
Bluffdale, Utah 84065

For further information, please contact Caitlyn Tubbs at ctubbs@bluffdale.gov or 801-849-9466.

In compliance with the Americans with Disabilities Act, individuals needing assistance or other services for this meeting should contact Bluffdale City Hall at least 24 hours in advance of such meeting at 801.254.2200. TTY 7-1-1. The City website is located at www.bluffdale.gov.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Bluffdale City Council on Wednesday, July 8, 2026, at Bluffdale City Hall, 2222 West 14400 South, which will begin at 6:00 p.m., or as soon thereafter as possible for the purpose of receiving public comment on proposed Text Amendments as follows:

1. 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;
2. Relocated Chapter 11.80.040 (R-1-87 Residential Zone) into Chapter 11.70 (Agricultural Zone) and renaming that zone to A-2);
3. Amending Chapter 11.350.030 of the Bluffdale City Code to incorporate new R2 and R3 Zones and their respective uses and large animal rights;
4. Modifying the lot standards (width, frontage, setbacks, and coverage) in the R-1-10 (Renamed as R4) Zone;
5. 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;
6. Amend assorted sections of the Bluffdale City Code to update code titles and related references; and
7. Updating the legend and zone labels on the Official Zoning Map to reflect those same changes.

City of Bluffdale, Applicant. Caitlyn Tubbs, Staff Contact.

In addition to attendance at the City Council meeting, if you have any comments or concerns, there are several additional ways to participate:

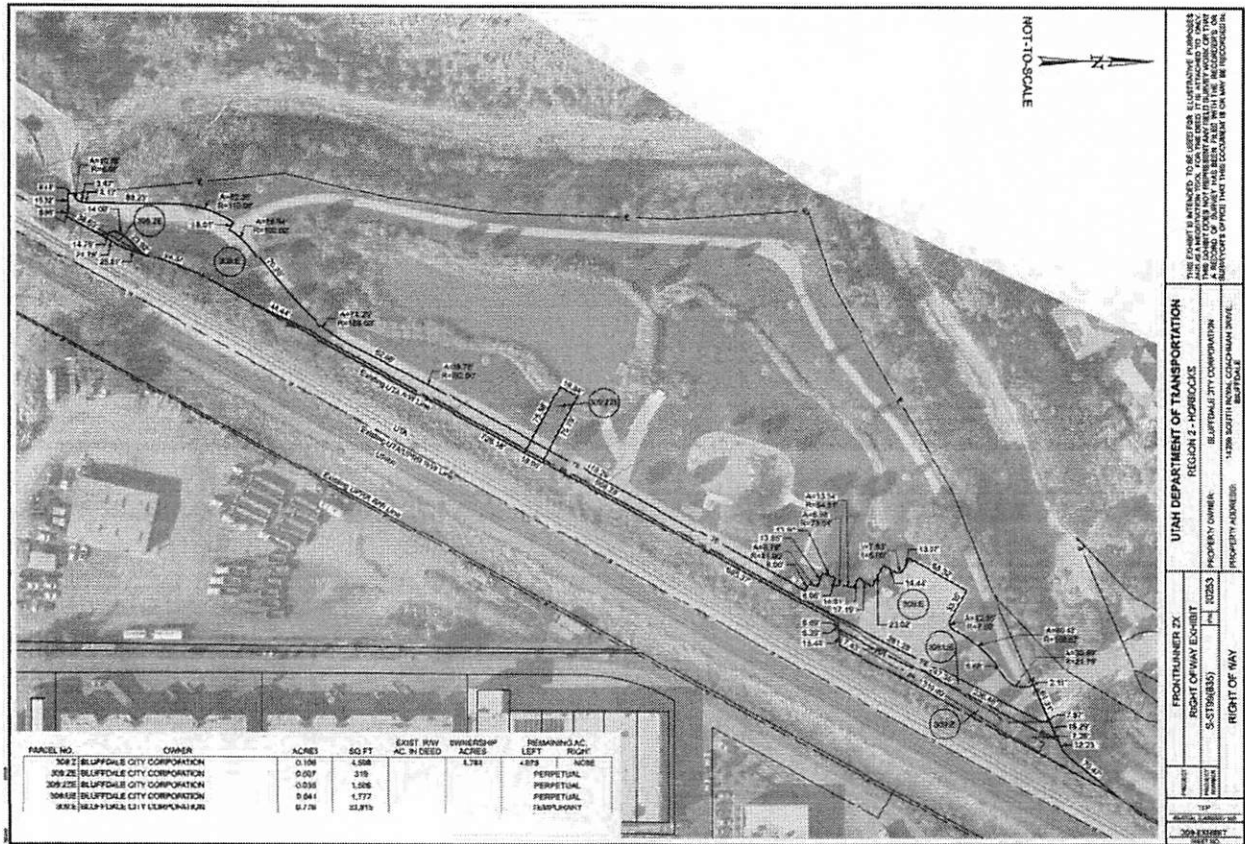
1. **View** meeting on the City's website at **www.bluffdale.gov**.
2. **Email** your comments to **councilmeetingcomment@bluffdale.gov** for the City Council and include "Residential Zones Text Amendment" in the subject line of the email.
3. **Mailed** written comments will also be accepted. Please mail to the following:

City of Bluffdale Planning Department
c/o Caitlyn Tubbs, Planning Manager
2222 West 14400 South
Bluffdale, UT 84065

For further information, please contact Caitlyn Tubbs at ctubbs@bluffdale.gov or 801-849-9466.

In compliance with the Americans with Disabilities Act, individuals needing assistance or other services for this meeting should contact Bluffdale City Hall at least 24 hours in advance of such meeting at 801-254-2200. TTY 7-1-1. The City website is located at www.bluffdale.gov.

EXHIBIT B



NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held before the Bluffdale City Council at a regularly scheduled meeting on Wednesday, July 8, 2026, at 6:00 p.m. at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah, for the purpose of receiving public comment on a request by the City of Bluffdale to declare as surplus for sale to the Utah Department of Transportation the following two parcels of real property:

1. A portion of City-owned real property (~755 sq. feet or 0.017 acres of fee property) located at 15010 South 1300 West, Bluffdale UT 84065 (Exhibit A),
2. A portion of City-owned real property (~4,598 sq. feet or 0.106 acre of fee property and three perpetual easements and one temporary easement at Philip Gates Park) located at 14359 South Royal Coachman Drive, Bluffdale UT 84065 (Exhibit B).

In addition to attendance in person, if you have any comments or concerns, there are several additional ways to participate in the meeting as follows:

1. View meeting on the City's website: www.bluffdale.gov
2. Email your comments to the City Council and include the name of the applicant(s) in the subject line of the email to councilmeetingcomment@bluffdale.gov
3. Mailed written comments will be accepted. Please mail any comments to the following:

Fredric Donaldson
City of Bluffdale Legal Department
2222 West 14400 South
Bluffdale, Utah 84065

For further information, please contact Fredric Donaldson at fdonaldson@bluffdale.gov or 801-849-9415.

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