



BLUFFDALE PLANNING COMMISSION

Wednesday, October 7, 2026

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, October 7, 2026, at 6:00 p.m., or as soon thereafter as possible** at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. This meeting will also be broadcast live to the public on the City's website www.bluffdale.gov. Notice is further given that access to this meeting by Commission members may be via electronic means via telephone conference call. The public may comment at the meeting or by emailing comments to planningmeetingcomment@bluffdale.gov by **4:00PM** the day of the meeting. Emailed comments will be submitted to the Planning Commission but will not be read at the meeting.

In the event the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

PLANNING COMMISSION BUSINESS MEETING 6:00 PM

1. Roll Call.
2. Invocation/Thought/Reading and Pledge of Allegiance.
3. Approval of minutes from the September 16, 2026 Planning Commission meeting.
4. Planning Commission disclosures.
5. **Public Comment**: Any person who wishes to comment on items not scheduled on the agenda for a public hearing may address the Planning Commission and comments will be limited to not more than three (3) minutes.

LEGISLATIVE ITEMS

6. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on a proposed General Plan Map Amendment for approximately 1.03 acres at 14595 South 1515 West from Very Low Density Residential (VLDR) to Low Density Residential (LDR). Nathan Andersen, Applicant. Ellen Oakman, Staff Presenter. (Application 2026-21)
7. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on a proposed Zone Map Amendment for approximately 1.03 acres at 14595 South 1515 West from R-1 Residential to R-4 Residential with an Infill Overlay. Nathan Andersen, Applicant. Ellen Oakman, Staff Presenter. (Application 2026-21)
8. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on a proposed Text Amendment to:
 - a. Amend Chapter 11.20 of the Bluffdale City Code to enact a new definition of "Energetic Materials Operations";
 - b. Enact Section 11.160.330 of the Bluffdale City Code to outline requirements for Energetic Materials Operations businesses; and
 - c. Amend Section 11.350.020 of the Bluffdale City Code to allow Energetic Materials Operations as a permitted use in the Light Industrial (I-1) Zone.Vector, represented by Zach Williams, Applicant. Caitlyn Tubbs, Staff Presenter. (Application 2026-27)

DISCUSSION ITEMS:

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

Dated: October 2, 2026



**Grant Crowell, AICP
Community and Economic Development Director**

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