BLUFFDALE CITY
CITY COUNCIL,
PLANNING COMMISSION &
REDEVELOPMENT AGENCY
COMBINED MEETING AGENDA
City Council Chambers
Wednesday, January 11, 2023, at 6:00 p.m.

Mayor Natalie Hall
Councilmember Wendy Aston
Councilmember Traci Crockett
Councilmember Jeff Gaston
Councilmember Mark Hales
Councilmember Dave Kallas

Notice is hereby given that the Bluffdale City Council, Planning Commission and Redevelopment Agency will hold a combined meeting on Wednesday, January 11, 2023, at Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. The meeting will begin at **6:00 P**M or as soon thereafter as possible. This meeting will also be broadcast live to the public at: www.bluffdale.com. The public may comment at the meeting or by emailing comments to councilmeetingcomment@bluffdale.com 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 AND PLANNING COMMISSION WORK SESSION 6:00 P.M. (The work session is for identifying future items and other council discussion. In accordance with Utah Code § 52-4-201(2)(a), while the meeting may be open to the public, there will not be any opportunity for public input during the work session).

1. **Call to Order:** (Roll Call).
2. **Discussion/Presentation Items**:
   - 2.1 Discussion on draft 2023 Economic Development Strategic Plan. *(Staff presenter Grant Crowell)*
   - 2.2 Discussion regarding creating a Special Service Area. *(Staff presenter Bruce Kartchner)*
3. **Council Discussion**:
4. **Adjournment**.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 7:00 P.M.

1. **Call to Order**: (Roll Call, Invocation, Pledge of Allegiance*).
2. **Minute and Agenda Approval**:
   - 2.1 Approval of this meeting's agenda.
3. **Mayor and Council Reports**:
4. **Presentation Items**:
   - 4.1 Administration of the Oath of Office to Bluffdale City Fire personnel. *(Judge Scott Mickelsen)*
   - 4.2 Recognition and appreciation of Tom Jones for his many years of service to the Bluffdale City Fire Department. *(Fire Chief Matt Evans)*
   - 4.3 Recognition and appreciation of the Public Works Department's work removing snow throughout the City. *(Staff presenter Shane Paddock)*
5. **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.com. 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.)

6. **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.)

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

8. **Action or Discussion Items or Items Continued from Previous Meeting**: (These items are considered by the City Council individually. No public comment will be permitted.)

   8.1 **Ordinance No. 2023-01 –** Amending Section 6.30.010(A) of the Bluffdale City Code related to Detached Trailer Parking. *(Staff presenter Samantha Smith)*

   8.2 **Resolution No. 2023-01** – Appointing Planning Commission Members. *(Mayor Natalie Hall)*

   8.3 Discussion regarding Detached Accessory Dwelling Units. *(Staff presenter Grant Crowell)*

   8.4 Discussion regarding creating a Special Service Area. *(Staff presenter Bruce Kartchner)*

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

a. **Call to Order:** (Roll Call)

b. **RDA Discussion:**

   i. Discussion of potential use of funds. *(Staff presenter Grant Crowell)*

c. **Adjournment.**

CONTINUATION OF CITY COUNCIL BUSINESS MEETING

9. **Staff Reports, Additional Council Discussion, and Calendaring Items**:

10. **Closed Meetings** - if any: (This meeting will be closed to the public for one of the stated purposes found in Utah Code § 52-4-205(1), which is usually for one of the following purposes: discussion of the character, professional competence, or physical or mental health of an individual; discuss collective bargaining; discuss pending or reasonably imminent litigation; discuss the purchase, exchange, sale, or lease of real property, including water rights or water shares).

11. **Adjournment**.

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda was submitted to the South Valley Journal, the Salt Lake Tribune, and the Deseret News; posted at the Bluffdale City Hall and on the City's website (www.bluffdale.com), delivered to each member of the Bluffdale City Council; and posted on the Utah State Public Notice website (www.pmn.utah.gov).

Published and posted on **January 05, 2023.**



Wendy L. Deppe, CMC
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.

Bluffdale City Council
2023 Strategic Plan for Economic Development
Final DRAFT - 11/15/22

Purpose:

- To identify and define specific economic development goals, objectives, and strategies for the City
- To use information and data to strategically prioritize economic development activity, from both a City perspective and a citizen perspective
- To prioritize economic development activities to efficiently utilize City resources
- To set measurable goals regarding achieving stated objectives
- To obtain direction, guidance, and support from the City Council to staff and Planning Commission to help accomplish economic development goals of the city
- To adapt to changing economic conditions and priorities, and to update the plan accordingly
- To educate the development community regarding the City's priorities to create an effective partnership
- To utilize a regular sub-committee to discuss Economic Development progress and alignment with the City's goals
- To use Economic Development to create a revenue base to help provide services to the community
- To establish desired business and community services within the community
- To promote job creation and business incubators within the community
- To reduce unnecessary travel by having a mix of businesses and employment opportunities within Bluffdale

Transportation & Infrastructure
Objectives, Strategies, Goals & Measurements

Objective:
Invest in and prioritize transportation, active transportation, and infrastructure projects/programs that will facilitate economic development activities.

Strategy 1: Complete a 14600 South Master Plan
Goal: Develop and complete a master plan that shows the future vision for the corridor from I-15 to Redwood Road, and which identifies short and long-term projects to achieve the master plan. The Master Plan should have specific projects that need to be completed to achieve the final plan.
Measurement: By May 1, 2023, have the plan completed from the trestle east to I-15 and presented to the City Council;
by December 2023, complete corridor study from the Trestle west to Redwood Road.

Strategy 2: Support strategies that support a future I-15 interchange adjacent to Point Crossing (Geneva Properties in Bluffdale/Draper)
Goal: Ensure that the new I-15 interchange remains on the WFRC long range Regional Transportation Plan by continuing to engage property owners, regional planning agencies, UDOT, lobbyists, committees, and elected officials.
Measurement: Annual status report on progress or obstacles

Strategy 3: Complete updates to the City's Trails and Active Transportation Plans
Goal: To improve mobility, safety, and quality of life and to prioritize which projects to devote limited resources to, and to assure that the trails plans and transportation plans are correlated in this regard.
Measurement: Complete updates to the City's Parks and Trails Plan and Transportation Plan by December 31, 2023.

Planning & Zoning
Objectives, Strategies, Goals & Measurements

Objective:
Develop and/or enhance city plans to guide economic growth and development

Strategy 1: Ensure zoning along key corridors and gateway nodes reflects the city's economic development goals
Goal 1: Develop a Town Center / Main Street Plan in the central area of the community (near Redwood and 14400 S) which may include an analysis of mixed use development
Measurement: Develop scope and apply for WFRC TLC consultant grant (with City match) by October 1, 2023
Goal 2. Develop a small area land use plan/study along 14600 South which takes into account the impact of The Point on Bluffdale and which identifies City goals for development along the corridor
Measurement: Develop scope and apply for WFRC TLC consultant grant (with City match) by October 1, 2023
Goal 3. Update zoning, road design, subdivision and property disposition plan for City property on Redwood Road and Bangerter highway (West Side) pursuant to City's economic development goals.
Measurement: Complete zoning changes, subdivision plat, and property agreements by August 1, 2023

Marketing, Branding, Image
Objectives, Strategies, Goals & Measurements

Objective:
Promote a positive public image that is attractive to residents and commercial investment and enhances Bluffdale's desirability. Public image should create a sense of place, be consistent with adopted branding standards, and let those entering the city through a Gateway easily recognize that they are in Bluffdale.

Strategy 1: Rename key streets to improve recognition and enhance key areas.
Goal: Complete branding of 2700 W business corridor (Wardle Business Park) between Bangerter Highway and 14000 South.
Measurement: Complete renaming/re-branding of corridor by December 31, 2023.

Strategy 2: Construct gateway monuments with signage in key City entries
Goal: Provide funding and authorization for professional design and construction of monument features and potential electronic messaging / signage in identified gateways
Measurement: By December 31, 2023, designate and construct at least one location.

Strategy 3: Maintain a modern and robust communication program to provide regular updates and relevant information to residents and businesses using various forms of media.
Goal: Develop recommendations for the next steps for the City's communication program
Measurement: Prioritize recommendations and any necessary budget considerations by July 1, 2023.

Strategy 4: Include an economic development component within a community survey, which compiles data on preferences regarding economic development and fiscal impact concerns to determine how opinions align with the City's strategies, opportunities, and constraints.
Goal: To identify economic development questions within the community survey which identify trends, desires, and achievable economic development outcomes from the public's perspective.
Measurement: Complete a reliable citizen survey December 31, 2023.

Economic Development and Business-Friendly Processes
Objectives, Strategies, Goals & Measurements

Objective:
Enhance economic development functions and tools within the city to strengthen our focus and provide necessary resources to achieve goals. Create a business-friendly environment through streamlined processes, a positive customer service culture, and updated codes and regulations.

Strategy 1: Set priorities to focus limited resources on achieving economic development goals that are supported by community attributes
Goal: Develop preference list for types of economic development activities to encourage or incentivize, considering such items as: sales tax revenue (online and brick and mortar), assessed value growth, community service provision, targeted service sectors, jobs, incubators, industrial and manufacturing, traffic generators, external impacts, and community compatibility.
Measurement: By September 1, 2023, hold a work session with the City Council regarding priorities.

Strategy 2: Develop strategies and plans for prioritized use of RDA/EDA funds
Goal: Establish priorities and evaluative criteria for RDA participation in projects and incentives, evaluate fund balances and agency financial obligations twice annually.
Measurement: Evaluate funds, obligations and potential projects and adopt a RDA policy resolution (if a written policy is desired) by October 1, 2023.

Strategy 3: Continuously work toward facilitating targeted businesses or industries
Goal: Communicate project wins and potential opportunities regularly
Measurement: Throughout the year provide regular updates on ongoing efforts and action items to the City Council and Planning Commission via email

Strategy 4: Maximize development of City owned parcels on Redwood Road pursuant to preferred economic development outcomes
Goal: Complete property development agreements, road and subdivision design, land exchanges and zoning ordinance updates to facilitate preferred development scenario
Measurement: Complete land exchanges, agreements, and zoning updates by July 1, 2023. Complete road construction by December 31, 2023.

Strategy 5. Develop a comprehensive and data driven understanding of the revenue and fiscal impacts of various land uses, including high density residential
Goal: Gather current information from fiscal consultants and staff and hold a presentation of data analysis and land use implications.
Measurement: Hold presentation and discussion by July 1, 2023.

Strategy 6. Expand the City's business relations and promotions activities utilizing existing Staff resources as available.
Goal: Continue business relations as an aspect of economic development programming.
Measurement: Devote additional person hours in 2023.

ORDINANCE NO. 2023-01

AN ORDINANCE AMENDING SECTION 6.30.010(A) OF THE BLUFFDALE CITY CODE RELATED TO DETACHED TRAILER PARKING

WHEREAS the City of Bluffdale maintains a system of public roads and streets;

WHEREAS the City desires to allow parking on public streets when it does not create a hazard or unsightly presence;

WHEREAS the City desires to modify and clarify its detached trailer parking ordinance to facilitate enforcement of the ordinance; and

WHEREAS the City Council finds that the proposed amendment will further the public health, safety, and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH:

SECTION 1. **Amendment of Bluffdale City Code.** Chapter 6.30 of the Bluffdale City Code is hereby amended as follows:

…

06.30.010: General Restriction

A. No person shall park a detached trailer (boat, camper trailer, semi-trailer, utility trailer, dump trailers, etc.) overnight on any public street or right-of-way. *No person shall own or possess a detached trailer parked overnight in violation of this ordinance. Ownership and possession may be demonstrated by the current or most recent registration, or any other admissible evidence. It is no defense to a charge that the detached trailer was illegally parked by another, unless the owner makes a prima facie claim that at the time of violation, the detached trailer was used without the consent of the owner. Such a defense shall be considered an alibi defense and proper notice and witness lists, including the identity of the individual alleged to have parked the detached trailer without consent, must be given to the City as provided in Utah Code Ann. §77-14-2.*

   After the person raises such a prima facie claim, the City shall have the burden to prove beyond a reasonable doubt that the trailer was used with legal consent.

   Such a violation is an infraction.

B. Whenever it becomes necessary for any person or persons engaged in construction work on or in a building longer than the legal limit in this Section, a permit shall be

issued by the City Engineer. Notwithstanding, cones and other safety measures must be in place at all times.

…

SECTION 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. **Effective Date.** This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, ON THIS 11th DAY OF JANUARY, 2023, BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Councilmember Aston	_____	_____	_____	_____
Councilmember Crockett	_____	_____	_____	_____
Councilmember Gaston	_____	_____	_____	_____
Councilmember Hales	_____	_____	_____	_____
Councilmember Kallas	_____	_____	_____	_____

Mayor: _____ Attest: _____

Natalie C. Hall City Recorder

THE CITY OF BLUFFDALE, UTAH
A UTAH MUNICIPAL CORPORATION

RESOLUTION NO. 2023-01

A RESOLUTION APPOINTING PLANNING COMMISSION MEMBERS

WHEREAS there is a need for members of the Planning Commission to change positions,

WHEREAS the Bluffdale City Council has determined that it is in the public interest to appoint members to the Bluffdale City Planning Commission,

WHEREAS Pursuant to Section 6 of Bluffdale City Ordinance 2005-11, the Planning Commission members serve at the pleasure of the Bluffdale City Council and are appointed by the Mayor with a majority vote of the Bluffdale City Council,

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL:

Section 1. That the following persons be appointed to the Bluffdale City Planning Commission to serve until the time indicated by his name.

NAME	**TO SERVE UNTIL**
Tina Griffis	**December 31, 2023**
(Alternate)	**December 01, 2024**

Section 2. This Resolution shall become effective immediately upon its passage and authorizes and directs the Mayor to execute and cause to be delivered the same.

PASSED, ADOPTED AND APPROVED the 11th day of January, 2023.

By: _____
Mayor Natalie C. Hall

ATTEST:

By: _____
Wendy L. Deppe, City Recorder

Voting by the City Council:	Aye	Nay
Councilmember Aston	_____	_____
Councilmember Crockett	_____	_____
Councilmember Gaston	_____	_____
Councilmember Hales	_____	_____
Councilmember Kallas	_____	_____

MEMORANDUM

TO: **City Council**
FROM: **Grant Crowell**
DATE: **7 December 2022**
SUBJECT: **Detached Accessory Dwellings Discussion**

Attached please find a rough draft of amendments to the City's ADU regulations. Many questions remain. Unless the state code restricts it, these policy issues can be modified as the Council sees fit. There is a lot of formatting to do as well as we prepare this for codification and integration with the existing City Code.

Detached ADU Common Themes as addressed in draft

- (which) Single Family Residential zones and lots, over certain min lot size
  - Internal over 6,000 sf; detached over 10,000 sf
- ADU is for one additional "family" as defined
  - included
- Requiring a permit
  - Yes, plus registration annually
- Pick one or the other (internal or detached ADU); one ADU per parcel
  - Drafted as such, but we have to allow internal ADUS in most cases per state code
- Owner occupy the primary unit on the lot
  - As drafted, but could also allow the owner to reside in the ADU
- No separate utility metering for ADU
  - As drafted
- No short term rentals of ADU
  - As drafted, may also need a city wide short term rental ordinance
- Maintain required setbacks and height and lot coverage
  - For accessory buildings, not using small buildings new reduced setback
- Detached ADU's allowed in rear yards only
  - As drafted, can consider side yards if lot is wide enough
- Total square footage limit, maximum size (min. size?)
  - Drafted, no minimum
- Tiny homes as detached ADUs
  - No minimum size, so a tiny home could be the one allowed detached ADU
- Additional parking (on-site) required
  - One additional space per ADU

- Building and fire code compliance required
  - As drafted
- Appearance conditions, design requirements
  - Design to match or be compatible with home, Riverton requires this, Draper does not, included in draft for now
- Additional kitchens ok, if not additional ADU
  - As drafted
- Record notice of approval on property; runs with the land
  - As drafted
- Separate addressing may be allowed
  - As drafted
- Violations, revocation, and appeals process
  - Updated per state code specifics
- Is not considered a density increase
  - Not specifically addressed but adus are allowed in single family zones
- No impact fees
  - Not addressed in this zoning draft
- Home occupations allowed
  - As drafted
- Entrance, balconies, and stairs locations to be considered
  - Included (Riverton's regulations)
- Corner lot standards (setbacks)
  - Included Riverton's regulations
- Registration
  - Included Riverton's requirement

Here is the current state code for reference:

Effective 10/1/2021 STATE CODE
10-9a-530. Internal accessory dwelling units.

(1) As used in this section:
(a) "Internal accessory dwelling unit" means an accessory dwelling unit created:
(i) within a primary dwelling;
(ii) within the footprint of the primary dwelling described in Subsection (1)(a)(i) at the time the internal accessory dwelling unit is created; and
(iii) for the purpose of offering a long-term rental of 30 consecutive days or longer.
(b) "Primary dwelling" means a single-family dwelling that:
(i) is detached; and
(ii) is occupied as the primary residence of the owner of record.

(2) In any area zoned primarily for residential use:
(a) the use of an internal accessory dwelling unit is a permitted use; and

(b) except as provided in Subsections (3) and (4), a municipality may not establish any restrictions or requirements for the construction or use of one internal accessory dwelling unit within a primary dwelling, including a restriction or requirement governing:

(i) the size of the internal accessory dwelling unit in relation to the primary dwelling;

(ii) total lot size; or

(iii) street frontage.

(3) An internal accessory dwelling unit shall comply with all applicable building, health, and fire codes.

(4) A municipality may:

(a) prohibit the installation of a separate utility meter for an internal accessory dwelling unit;

(b) require that an internal accessory dwelling unit be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling;

(c) require a primary dwelling:

(i) to include one additional on-site parking space for an internal accessory dwelling unit, regardless of whether the primary dwelling is existing or new construction; and

(ii) to replace any parking spaces contained within a garage or carport if an internal accessory dwelling unit is created within the garage or carport;

(d) prohibit the creation of an internal accessory dwelling unit within a mobile home as defined in Section 57-16-3;

(e) require the owner of a primary dwelling to obtain a permit or license for renting an internal accessory dwelling unit;

(f) prohibit the creation of an internal accessory dwelling unit within a zoning district covering an area that is equivalent to:

(i) 25% or less of the total area in the municipality that is zoned primarily for residential use; or

(ii) 67% or less of the total area in the municipality that is zoned primarily for residential use, if the main campus of a state or private university with a student population of 10,000 or more is located within the municipality;

(g) prohibit the creation of an internal accessory dwelling unit if the primary dwelling is served by a failing septic tank;

(h) prohibit the creation of an internal accessory dwelling unit if the lot containing the primary dwelling is 6,000 square feet or less in size;

(i) prohibit the rental or offering the rental of an internal accessory dwelling unit for a period of less than 30 consecutive days;

(j) prohibit the rental of an internal accessory dwelling unit if the internal accessory dwelling unit is located in a dwelling that is not occupied as the owner's primary residence;

(k) hold a lien against a property that contains an internal accessory dwelling unit in accordance with Subsection (5); and

(l) record a notice for an internal accessory dwelling unit in accordance with Subsection (6).

(5) (a) In addition to any other legal or equitable remedies available to a municipality, a municipality may

hold a lien against a property that contains an internal accessory dwelling unit if:

(i) the owner of the property violates any of the provisions of this section or any ordinance adopted under Subsection (4);

(ii) the municipality provides a written notice of violation in accordance with Subsection (5)(b);

(iii) the municipality holds a hearing and determines that the violation has occurred in accordance with Subsection (5)(d), if the owner files a written objection in accordance with Subsection (5)(b)(iv);

(iv) the owner fails to cure the violation within the time period prescribed in the written notice of violation under Subsection (5)(b);

(v) the municipality provides a written notice of lien in accordance with Subsection (5)(c); and

(vi) the municipality records a copy of the written notice of lien described in Subsection (5)(a)(iv) with the county recorder of the county in which the property is located.

(b) The written notice of violation shall:

(i) describe the specific violation;

(ii) provide the owner of the internal accessory dwelling unit a reasonable opportunity to cure the violation that is:

(A) no less than 14 days after the day on which the municipality sends the written notice of violation, if the violation results from the owner renting or offering to rent the internal accessory dwelling unit for a period of less than 30 consecutive days; or

(B) no less than 30 days after the day on which the municipality sends the written notice of violation, for any other violation;

(iii) state that if the owner of the property fails to cure the violation within the time period described in Subsection (5)(b)(ii), the municipality may hold a lien against the property in an amount of up to $100 for each day of violation after the day on which the opportunity to cure the violation expires;

(iv) notify the owner of the property:

(A) that the owner may file a written objection to the violation within 14 days after the day on which the written notice of violation is post-marked or posted on the property; and

(B) of the name and address of the municipal office where the owner may file the written objection;

(v) be mailed to:

(A) the property's owner of record; and

(B) any other individual designated to receive notice in the owner's license or permit records; and

(vi) be posted on the property.

(c) The written notice of lien shall:

(i) comply with the requirements of Section 38-12-102;

(ii) state that the property is subject to a lien;

(iii) specify the lien amount, in an amount of up to $100 for each day of violation after the day on which the opportunity to cure the violation expires;

(iv) be mailed to:

(A) the property's owner of record; and

(B) any other individual designated to receive notice in the owner's license or permit records; and

(v) be posted on the property.

(d) (i) If an owner of property files a written objection in accordance with Subsection (5)(b)(iv), the municipality shall:

(A) hold a hearing in accordance with Title 52, Chapter 4, Open and Public Meetings Act, to conduct a review and determine whether the specific violation described in the written notice of violation under Subsection (5)(b) has occurred; and

(B) notify the owner in writing of the date, time, and location of the hearing described in Subsection (5)(d)(i)(A) no less than 14 days before the day on which the hearing is held.

(ii) If an owner of property files a written objection under Subsection (5)(b)(iv), a municipality may not record a lien under this Subsection (5) until the municipality holds a hearing and determines that the specific violation has occurred.

(iii) If the municipality determines at the hearing that the specific violation has occurred, the municipality may impose a lien in an amount of up to $100 for each day of violation after the day on which the opportunity to cure the violation expires, regardless of whether the hearing is held after the day on which the opportunity to cure the violation has expired.

(e) If an owner cures a violation within the time period prescribed in the written notice of violation under Subsection (5)(b), the municipality may not hold a lien against the property, or impose any penalty or fee on the owner, in relation to the specific violation described in the written notice of violation under Subsection (5)(b).

(6) (a) A municipality that issues, on or after October 1, 2021, a permit or license to an owner of a primary dwelling to rent an internal accessory dwelling unit, or a building permit to an owner of a primary dwelling to create an internal accessory dwelling unit, may record a notice in the office of the recorder of the county in which the primary dwelling is located.

(b) The notice described in Subsection (6)(a) shall include:

(i) a description of the primary dwelling;

(ii) a statement that the primary dwelling contains an internal accessory dwelling unit; and

(iii) a statement that the internal accessory dwelling unit may only be used in accordance with the municipality's land use regulations.

(c) The municipality shall, upon recording the notice described in Subsection (6)(a), deliver a copy of the notice to the owner of the internal accessory dwelling unit.

City of Bluffdale
Draft Amendments to Accessory Dwelling Unit Land Use Regulations – 12/14/2022

11.20.020 Definitions
Add New Definitions:

ACCESSORY DWELLING UNIT (ADU): A habitable living unit added to, created within, or detached from a primary dwelling and contained on one lot.

ACCESSORY DWELLING UNIT, DETACHED (D-ADU): An accessory dwelling unit, detached from a primary dwelling for the purpose of offering a long-term rental of thirty (30) consecutive days or longer.

ACCESSORY DWELLING UNIT, INTERNAL (I-ADU): An accessory dwelling unit created:

A. Within a primary dwelling;

B. Within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and

C. For the purpose of offering a long-term rental of thirty (30) consecutive days or longer.

UPDATE EXISTING BLUFFDALE CITY CODE FOR ALL ACCESSORY DWELLING UNITS

11.340 ACCESSORY DWELLING UNITS
11.340.010 Purpose
11.340.020 Approval Process
11.340.030 Standards
11.340.040 Recorded Notice

11.340.010 Purpose
The purpose of this chapter and any rules, regulations, standards and specifications adopted pursuant hereto are to:

A. Permit ~~residential~~ property owners within certain residential zones to establish an accessory dwelling unit (ADU) within a single-family dwelling or accessory building subject to regulations set forth herein.
B. Accommodate such housing in certain single-family ~~dwellings~~ residential zones with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion and compatible scale and appearance of residential buildings.
C. Prevent the proliferation of rental dwellings, absentee ownership, property disinvestment, Building Code violations and associated decline in quality of single-family residential zones. ~~neighborhoods.~~
D. Set forth standardized terms and standards for accessory dwelling units and procedures for review and approval of the same.

11.340.015 Scope

The requirements of this chapter shall apply to all ADUs within the City.

A. Internal ADUs (I-ADUs) shall be a permitted use in all primary residential zoning districts, mixed use zones, and special district zones within single family dwellings on parcels greater than 6,000 square feet.
B. Detached ADUs (D-ADUs) shall be a permitted use in all primary residential zoning districts, mixed use zones, and special district zones on individual lots or parcels ten-thousand square feet (10,000 ft^2) or greater in size that contain no more than one single-family dwelling.

11.340.030 Approval Process

A. ~~Accessory dwelling units are allowed in all Residential Zones where single-family dwellings are permitted and within the approved single family residential neighborhoods in Mixed Use and Special Districts Zones.~~ All property owners desiring to establish an accessory dwelling unit must apply for, and obtain, approval prior to utilizing the accessory dwelling unit. An ADU shall not be rented or leased or offered for rent or lease unless the owner of record possesses a valid ADU permit.
B. Applications for accessory dwelling units shall be reviewed and approved by the designated Land Use Authority in accordance with subsection 11.030.090(I) ~~3-9I~~ of this title. The applicant and/or any person adversely affected by a decision of the Land Use Authority regarding the proposed accessory dwelling unit may appeal such decision to the Appeal Authority, as designated in subsection 11.030.090(I) ~~3-9I~~ of this title, by filing written notice of appeal with the Planning Department within ten (10) calendar days from the date of such decision.
C. An ADU Permit issued by the Zoning Administrator shall be required for the development and use of any ADU and shall only be issued once all regulations and standards of this chapter as applicable to the specific type of ADU are met. The ADU Permit shall be subject to the application and review procedures, including the annual renewal requirements and procedures of section xxx.
D. Registration Process. The owner occupant(s) seeking to establish an accessory dwelling unit shall apply for a permit to establish an accessory dwelling unit, using forms provided by the planning department. Each successive owner occupant seeking to maintain an existing, lawfully permitted accessory dwelling unit shall renew the existing permit, using forms provided by the planning department. Registration shall include a processing fee as established in the consolidated fee schedule, which will include the cost of any city inspections not associated with a building permit. The owner occupant shall comply with all applicable provisions of this title including, but not limited to:
    a. Building Permit. Obtain a building permit for construction associated with the proposed accessory dwelling unit, regardless of method of creation. No ADU permit and/or certificate of occupancy shall be issued for an accessory dwelling unit until all associated construction is complete and inspected.
    b. Statement of Owner Occupancy. An application for an accessory dwelling unit shall include documentation, using forms provided by the planning department, that demonstrates an owner occupant resides on the property.

~~B.~~E.

Commented [GC1]: Do we want to have annual renewal? Just an idea from riverton.

11.340.030 Standards

The following standards and conditions shall apply to all accessory dwelling units:~~.~~

A. Location: An I-ADU ~~accessory dwelling~~ unit must be enclosed within a single-family dwelling.

B. D-ADUs shall not be permitted for any property containing an I-ADU. As a condition of approval for an application for a new D-ADU the owner of record shall agree to waive any right to create an I-ADU on the same property unless the D-ADU is first removed from the property. This condition shall be included in the recorded notice of accessory dwelling unit required by section XXXX of this chapter.

C. Primary dwellings are not permitted to contain more than one I-ADU. I-ADUs are not permitted within a D-ADU or other detached structure.

D. I-ADUs shall not be permitted in single-family residential dwellings located on lots or parcels that are six-thousand square feet (6,000 ft^2) or less in size.

E. I-ADUs are not permitted within mobile homes.

F. I-ADUs are not permitted within a primary dwelling unit serviced by a failing septic system.

G. Separate utility meters may not be installed for any I-ADU or D-ADU.

H. An I-ADU shall not be rented or leased for a time period of less than thirty (30) consecutive days. Only one rental agreement or lease shall be in effect at any one time.

I. The primary dwelling associated with an ADU shall be occupied by the owner of record as their primary residence and shall not be separately rented, or offered for rent. If the primary dwelling associated with the ADU ceases to be occupied by the owner of record, the ADU shall not be rented, leased, hired or loaned. Owner occupancy shall not be required when:

   a. The owner has a bona fide, temporary absence of three years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

   b. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

   ~~a.~~c.

~~B.~~J. Size: The ~~accessory dwelling unit~~ I-ADU shall be accessory and subordinate to the primary dwelling. For purposes of this subsection, accessory and subordinate requires the accessory dwelling unit to be no more than fifty percent (50%) of the total square footage of the dwelling.

~~C.~~K. Number: A maximum of one accessory dwelling unit shall be allowed per single-family dwelling. Accessory dwelling units shall contain no more than one dwelling unit.

L. Parking: At least one off street parking stall constructed in accordance with the City parking standards in chapter 12, "Off Street Parking", of this title shall be provided for ~~the~~ any ADU~~accessory dwelling unit~~. Such parking stall shall be in addition to all off street parking requirements for the primary dwelling on the lot. The parking stall shall be located behind the front plane of the dwelling and shall not impede or prevent access to the primary dwelling's required parking. The parking stall may be located in a garage only if the stall is in addition to the ~~required number of~~two parking spaces required for the primary residential unit.

M. All ADUs shall comply with all applicable building, health and fire codes in effect at the time theADU is constructed, created or subsequently remodeled. The owner of record shall be responsible to ensure that all required building permits and other permits are obtained for the creation of an ADU.

N.

Commented [GC2]: Check legality of this with atty per 10-9a-503. My read is that this does not conform to statute, although Draper has it in their code. Interesting argument, though

Commented [GC3]: Could also allow the owner to live in the ADU and rent the primary unit. 't have to allow exceptions These are Riverton's)

Commented [GC4]: Check size limitation with state code

~~Accessory dwelling units that have been previously created before January 1, 2023, and cannot be shown to have complied with permit and inspection requirements in Construction, Housing and Building Codes in effect at the time of their construction shall comply with the requirements of the International Existing Building Code, and shall comply with all procedures and requirements of the City building requirements. minimum health and safety standards, which include the following:~~

- ~~Minimum room height, measured from floor to ceiling in each room, shall not be less than six feet eight inches (6'8") with no projections below six feet eight inches (6'8") or mitigated in accordance with adopted Building and Fire Codes.~~
- ~~Smoke detectors must be installed in each bedroom and the hallway or room adjacent to the bedrooms.~~
- ~~GFCI protection must be provided in electrical outlets within six feet (6') of a water source, such as a sink.~~
- ~~One window in each bedroom must meet emergency egress standards as set forth in the 2015 edition of the International Residential Code as adopted in accordance with the Utah State Construction and Fire Codes Act and BCC 9.01.020. Windows may be exempt from the maximum sill height requirements as adopted in the IRC provided a replacement window is installed which is the manufacturer's largest size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.~~

~~Handrails must be installed for any interior or exterior stairways with more than three (3) steps.~~

O. Number of Residents. The total number of residents that reside in an accessory dwelling unit may not exceed the number allowed for a "family" for the lot on which the accessory dwelling unit is found, as defined in BCC.

(P) Home Occupations. Home occupations may be conducted in an accessory dwelling unit as per Chapter 3 BCC.

11.340.040: D-ADU DEVELOPMENT STANDARDS:

The development standards set forth in this section shall apply to each D-ADU:

A. Separate Structure: A D-ADU is a separate structure from the primary dwelling contained on the same lot or parcel as the primary dwelling.

B. Conditions: A D-ADU shall comply with the applicable requirements of section yy-zz-aa of this Title and all of the following conditions:

1. Only one D-ADU shall be allowed per lot or parcel.

2. A D-ADU shall comply with the same setbacks for an accessory building in the zoning district in which the lot or parcel is located. Regardless of size, a D-ADU cannot be created within a building or structure which has utilized the reduced side and rear setbacks allowed for small accessory buildings or structures in BCC 11.160.260. All structures shall also meet the maximum lot coverage percentages for the zone in which it resides.

Commented [GC5]: Which setback standard, especially when there are so many now constructed at 10' accessory building standard?

3. A D-ADU shall be located within the rear yard area of the lot or parcel and is prohibited within the front or side yard area.

4. At least one additional parking stall above the minimum required for the primary dwelling shall be provided on site and be reserved for exclusive use by occupants of the D-ADU. The parking stall(s) provided for use of the occupants of the D-ADU may not be located in tandem with parking stalls designed to serve the primary dwelling and shall be accessible from the street by a private driveway. Driveways must conform to all applicable building and fire code requirements and adopted standards. Parking stalls shall be constructed of concrete or asphalt.

5. The total square footage of a D-ADU shall not exceed fifty percent (50%) of the primary dwelling's total square footage not including the garage.

6. A D-ADU shall comply with all building construction and fire codes in effect at the time the D-ADU is constructed, created or subsequently remodeled, including obtaining the required building and other permits.

7. The architectural design, color pallet, and materials of a D-ADU shall match those (or be compatible with) of the primary dwelling unit.

8. The height of a D-ADU shall conform to the height limit specified for accessory buildings in the zoning district in which it is located.

9. A second kitchen in a D-ADU may be allowed for the purpose of entertainment or recreation as long as the second kitchen does not create a separate dwelling unit within the D-ADU.

(f) Entrance Locations. The entrance to an accessory dwelling unit in an accessory building shall be located:

(i) Facing an alley, public street or facing the rear facade of the single-family dwelling on the same property.

(ii) Facing a side or rear property line provided the entrance is located a minimum of 10 feet from the side or rear property line.

(iii) Exterior stairs leading to an entrance shall be located a minimum of 10 feet from a side or rear property line.

(g) Balconies and Decks. Balconies and decks shall be designed as follows:

(i) Shall not exceed 80 square feet in size when located above the ground level of the building;

(ii) Shall be located a minimum of 10 feet from a side or rear yard lot line unless the applicable side or rear yard lot line is adjacent to an alley;

(iii) Rooftop decks or second-story decks are prohibited on an accessory structure used as an accessory dwelling unit.

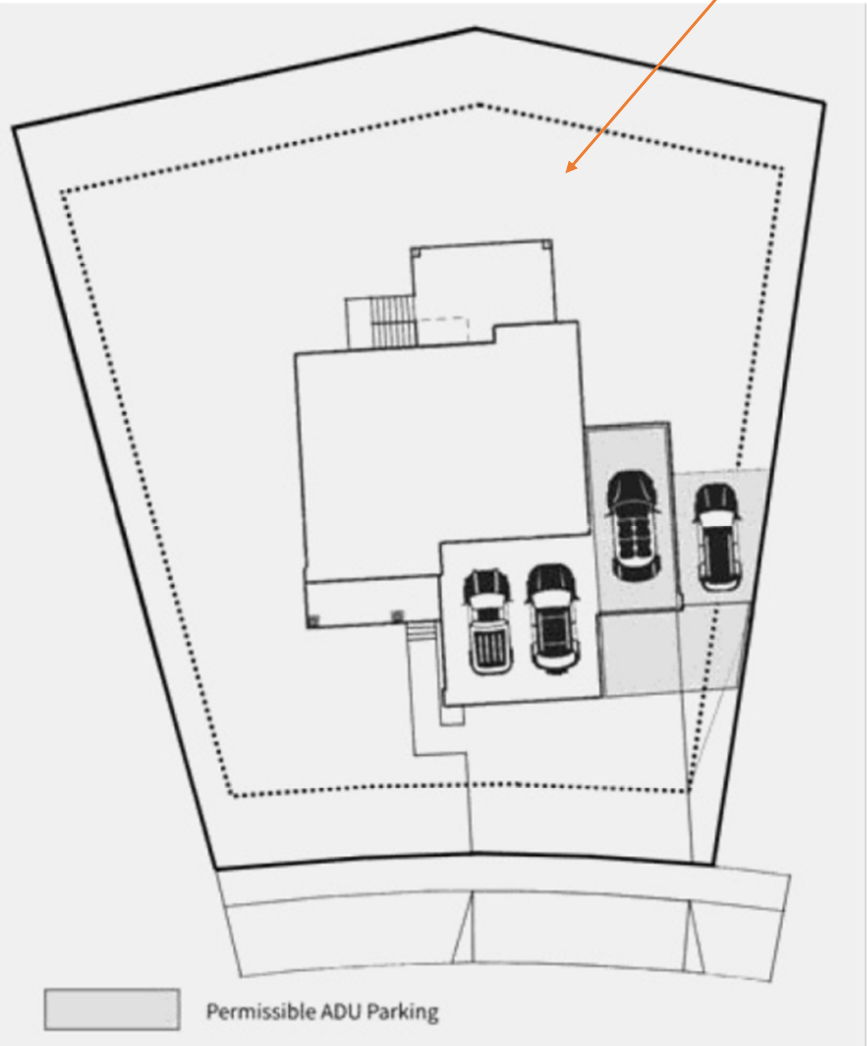
Commented [GC6]: Could review side yards as a possibility. Still need setback from the house = 10

Commented [GC7]: Should we allow gravel, since it is so far off street and with the non-conformities?

Commented [GC8]: Architecture, especially with pre-existing?

Can also park in rear yard where D-ADU ends up. Update illustration.

FIGURE 1 PERMISSIBLE ADU PARKING LOCATIONS



11.34.050: I-ADU DEVELOPMENT STANDARDS:

The development standards set forth in this section shall apply to each I-ADU:

A. Existing Structure: An I-ADU shall be contained within the existing footprint of the primary dwelling. Second kitchens within the primary dwelling's footprint are not considered an I-ADU and are subject to requirements found in this title. An existing second kitchen located within a primary dwelling can be converted as part of an application for the creation of an I-ADU in compliance with all other standards for I-ADUs listed in this chapter.

B. Conditions: An I-ADU shall comply with the applicable requirements of this chapter and with all of the following conditions:

1. Only one I-ADU shall be allowed per lot or parcel.

2. At least one additional parking stall above the minimum required for the primary dwelling shall be provided on site and be reserved for exclusive use by occupants of the I-ADU. The parking stall(s) provided for use of the occupants of the I-ADU may not be located in tandem with parking stalls designed to serve the primary dwelling and shall be accessible from the street by a driveway. Driveways must conform to all applicable requirements of this title. Parking stalls shall be constructed of concrete or asphalt.

3. If an I-ADU is created within a garage or carport attached to the primary dwelling, the parking spaces contained within the garage or carport that are removed shall be replaced in accordance with current parking and access standards.

4. The I-ADU shall comply with all applicable building, health and fire codes in effect at the time the I-ADU is constructed, created or subsequently remodeled. The owner of record shall be responsible to ensure that all required building permits and other permits are obtained for the creation of an I-ADU.

5. In accommodating an I-ADU within the primary dwelling, the exterior of the primary dwelling may not be changed or altered in a manner that would alter the appearance of the primary dwelling from that of a single-family dwelling. Design And Character: Accessory dwelling units within a single-family dwelling shall retain the compatibility of the primary dwelling with the residential character of the neighborhood. Accessory dwelling units within a single family dwelling shall include materials comparable to those used on and within the primary dwelling.

~~1. Design And Character: Accessory dwelling units within a single-family dwelling shall retain the compatibility of the primary dwelling with the residential character of the neighborhood. Accessory dwelling units within a single-family dwelling shall include materials comparable to those used on and within the primary dwelling.~~

~~2.~~1. Construction Codes: The accessory dwelling unit shall comply with all Construction, Housing and Building Codes in effect at the time the accessory dwelling unit is constructed and shall comply with all procedures and requirements of the City building regulations.

~~1. Accessory dwelling units that have been previously created and cannot be shown to have complied with Construction, Housing and Building Codes in effect at the time of~~

~~their construction shall comply with minimum health and safety standards, which include the following:~~

~~1. Minimum room height, measured from floor to ceiling in each room, shall not be less than six feet eight inches (6'8") with no projections below six feet eight inches (6'8") or mitigated in accordance with adopted Building and Fire Codes.~~

~~2.~~1. ~~Smoke detectors must be installed in each bedroom and the hallway or room adjacent to the bedrooms.~~

~~3.~~1. ~~GFCI protection must be provided in electrical outlets within six feet (6') of a water source, such as a sink.~~

~~4.~~1. ~~One window in each bedroom must meet emergency egress standards as set forth in the 2015 edition of the International Residential Code as adopted in accordance with the Utah State Construction and Fire Codes Act and BCC 9.01.020. Windows may be exempt from the maximum sill height requirements as adopted in the IRC provided a replacement window is installed which is the manufacturer's largest size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.~~

~~5.~~1. ~~Handrails must be installed for any interior or exterior stairways with more than three (3) steps.~~

~~3.~~2. Ownership: The single-family dwelling and the accessory dwelling unit shall remain in single ownership and either the single-family dwelling or the accessory dwelling unit shall be owner occupied.

3. Continuing Use: Approval of an accessory dwelling unit shall run with the land as long as it complies with all adopted requirements.

(Q) Entrance Locations. Entrances to an accessory dwelling unit that are located within a single-family dwelling shall only be permitted in the following locations:

(i) An existing entrance to the single-family dwelling;
(ii) When located on a building facade that faces a corner side yard, the entrance shall be set back a minimum of 20 feet from the front building facade;
(iii) Exterior stairs on a corner lot leading to an entrance above or below the first level of the principal structure shall only be located on the rear elevation of the building;
(iv) Side entrances to an accessory dwelling unit are not considered a principal entry to the building;
(v) Exterior stairs on lots other than a corner lot, leading to an entrance above or below the first level of the principal structure, may be located on a side or rear elevation of a building;
(vi) Located on the rear facade of the dwelling.

11.340.0~~64~~0 Recorded Notice

~~Upon approval of an accessory dwelling unit a notice of accessory dwelling unit approval shall be signed and submitted to the City on forms provided by the City. The City may record the notice of accessory dwelling unit approval with the County Recorder's Office.~~

A. As part of the ADU permit process, the owner of the property shall execute a "notice of accessory dwelling unit" affidavit. The city shall record the notice with the county recorder as a use condition on the property. The notice shall be in a form approved by the Bluffdale City attorney. Once recorded, a copy of the notice shall be delivered to the owner of record.

B. The notice of accessory dwelling unit shall include:

1. A legal description and address of the property;

2. Either of the following statements as applicable to the type of ADU permit being issued:

a. The primary dwelling contains an approved I-ADU and that the I-ADU may only be used in accordance with the land use regulations of the City of Bluffdale; or

b. The property has an approved D-ADU and that the D-ADU may only be used in accordance with the land use regulations of the City of Bluffdale.

11.340.070: NONCONFORMING UNITS:

A. Accessory dwelling units legally established prior to January 1, 2023 may continue to operate under the applicable provisions in effect at the time they were approved and established in accordance with this chapter of the BCC. Legal nonconforming ADUs shall also be required to obtain and maintain an ADU permit under the procedures of section 11.340.060. ~~9-5-210~~.

B. Existing legal nonconforming ADUs without separate street addressing or mailboxes, shall be permitted under this section to obtain and display a separate street address and add the accompanying mailbox to the property without affecting their nonconforming status. All addressing must receive approval from both the City of Bluffdale and the Salt Lake County Addressing department.

Commented [GC9]: Separate addressing, yes or no?

11.340.080 VIOLATIONS

Violations of this chapter shall be enforced consistent with this title and state code and may include fines and liens.

A. Notice of Violation:

1. Whenever an owner of record has violated any of the provisions of this chapter the city shall provide a written notice of violation. The notice of violation shall:

a. Describe the violation;

b. Provide the owner of record an opportunity to cure or correct the violation that is:

(1) Not less than fourteen (14) days after the notice of violation is issued, for violations of 11.340.030 (H);

(2) Not less than thirty (30) days after the notice of violation is issued for any other violation;

c. Include a statement that if the owner of record fails to cure the violation within the given time period that they may be subject to daily fines, liens, the revocation of permits or approvals, criminal prosecution, and other enforcement actions permitted by applicable law;

d. Provide notification to the owner of record that they may file a written objection to the violation within fourteen (14) days after the day on which the written notice of violation is post-marked or posted on the property;

e. Indicate the department name and address where the owner of record may file the written objection;

f. Be mailed to the owner of record, or to any other individual designated to receive notice in the owner's license or permit records, and a copy shall be posted on the property.

2. If an owner of record files a written objection to the written notice of violation in accordance with Utah Code 10-9a-530(5) as amended, the Zoning Administrator shall provide notice, hold a hearing, and conduct a review to determine whether the violation described in the written notice of violation has occurred. If the Zoning Administrator determines that the violation in the notice of violation has occurred, the city may impose any remedies permitted by applicable law.

3. If an owner of record does not file a written objection to the notice of violation and does not cure the violation within the time period provided in the notice, the city may impose any of the remedies listed in this section or others as permitted by applicable law.

4. If an owner of record cures a violation within the time period prescribed in the notice of violation, or if the Zoning Administrator finds that the violation listed in the notice of violation has not occurred, the city may not impose sanctions.

B. Liens:

1. Notice of lien:

a. A written notice of lien issued under this section shall:

(1) Comply with the requirements of Utah Code 38-12-102 as amended;

(2) State that the property is subject to a lien;

(3) Specify the lien amount for each day of violation after the day on which the opportunity to cure the violation expired; and

(4) Be mailed to the owner of record, or to any other individual designated to receive notice in the owner's license or permit records, and a copy of the notice shall be posted on the property.

b. Each notice of lien shall be recorded with the respective county recorder.

C. Revocation:

1. An ADU permit may be revoked if the Zoning Administrator determines:

a. Actions taken under the permit do not conform to the approved plans, specifications, or conditions of the permit;

b. The permit was procured by false representation;

c. The permit was issued by mistake; or

d. That other applicable provisions of this title are being violated.

2. The city shall serve written notice of revocation by mailing the notice by certified mail to the owner of record as listed on the ADU permit, or by posting the notice in a prominent location on the site.

3. After the written notice of revocation is served no further construction for an ADU may continue until a new permit is issued, or the permit is reinstated by the Zoning Administrator.

a. If the permit was issued by mistake, the city shall notify the owner of record of the mistake and the actions or changes that must be made to bring the ADU into compliance with applicable requirements and ordinances.

b. For properties where a permit has been revoked for any reason other than a mistake, a new or reinstated ADU permit may not be issued except in conformance with applicable ordinances, resolutions, regulations, and requirements.

4. If an ADU permit is revoked due to failure to comply with the approved plans, specifications, or conditions of the permit or when other applicable provisions of this title are being violated, a written notice of violation shall be provided with the notice of revocation.

5. Properties for which an ADU permit has been revoked may be subject to the recordation of a notice of non-compliance against the property and shall be prohibited from renting, leasing, hiring or loaning the accessory dwelling unit.

D. Other remedies: The city shall have such other remedies as are and may be from time to time provided by Utah law or city ordinance for the violation of any provision of this title.

E. All remedies pertaining to violations of this chapter are cumulative.

City of Bluffdale
RDA/EDAs
Summary Report

	Eastern Bluffdale EDA	Jordan Narrows EDA	Gateway RDA
Fund Balance - 06/30/2022	**17,023,644.94**	**15,083,467.47**	All funds are contractually committed.
Tax Revenue - Budget	6,564,000.00	2,392,592.70	
Admin Fees	(525,120.00)	(239,259.27)	
Low Income Housing	(5,274,657.53)	(4,066,180.02)	
Other Committed Funds:			
Professional & Technical	(150,000.00)		
Storm Water 14600 South	(500,000.00)		
850 West	(400,000.00)		
Signage & Branding	(100,000.00)		
Economic Development	(600,000.00)	(300,000.00)	
Mink Farm		(1,500,000.00)	
PRB-Pony Express Connection	(500,000.00)	(2,000.00)	
Day Ranch Park		(7,200,000.00)	
Heritage 76 Collector		(1,500,000.00)	
Harmon Day Collector		(300,000.00)	
Rising Star	(300,000.00)		
14700 South (Noell Nelson to Covent Gardens)	(1,000,000.00)		
Uncommitted Fund Balance - 6/30/2023	**14,237,867.41**	**2,368,620.88**	
Tax Revenue - Projection	7,998,872.81		
Admin Fees	(639,909.82)	-	
Low Income Housing	(1,599,774.56)	-	
Other Committed Funds:			
Professional & Technical	(150,000.00)		
PRB-Pony Express Connection	(700,000.00)		
14700 South (Noell Nelson to Covent Gardens)	(1,000,000.00)		
Uncommitted Fund Balance - 6/30/2024	**18,147,055.83**	**2,368,620.88**	
Tax Revenue - Projection	8,790,473.27		
Admin Fees	(703,237.86)		

Low Income Housing	(1,758,094.65)	
Other Committed Funds:		
Professional & Technical	(150,000.00)	
Trestle	(5,000,000.00)	
Uncommitted Fund Balance - 6/30/2025	**19,326,196.59**	**2,368,620.88**
Tax Revenue - Projection	1,000,000.00	
Admin Fees	(80,000.00)	
Low Income Housing	(200,000.00)	
Other Committed Funds:		
Professional & Technical	(150,000.00)	
Major Project Incentives	(5,000,000.00)	
Uncommitted Fund Balance - 6/30/2026	**14,896,196.59**	**2,368,620.88**

RDA/EDA Potential Projects Discussion – Idea Generator 11/9/2022

Identified/Potential Projects for Prioritization and Planning Purposes

- Mink farm relocation (assist to buy down land cost) ($1.5M) 495k sq ft x$3/ft (Jordan Narrows)
- 14600 S revitalization and infrastructure construction, betterments, ultimate build, etc. (Eastern)
- Pony Express Connector road (Jordan)
- Real estate, property assembly, incentives and infrastructure near prison development site and 14600 S (Eastern)
- 14700 South road project (Eastern)
- Affordable housing set aside recurring
    - County contribution
    - Develop our own targeted affordable housing project – example in S Jordan
    - More assistance with existing 2 affordable housing apartments
- Day Ranch park obligation
- Rising Star Way investment

Past Investments

- Rockwell Ridge Business Park ($280k) (Eastern)
- 14600 S street and storm drain improvements (Eastern; $1.3M EDA)
- 850 West Public Road Conversion and Reimbursement ($400k plus)(Eastern)
- Remaining payback obligations to Woodbury based on original agreement tax increment (Gateway)
- 14600 S revitalization, infrastructure and beautification consultant ($100k, Eastern)
- Annual affordable housing set asides and distribution

Previous Potential Project and Ideas

- Freeway Hotel Site (went dark) (Eastern)

JANUARY

2 New Year's Day Observed - City Offices Closed
3 6:15 pm - Section Leader Meeting
4 2-4 pm - Animal Clinic
5 pm - Meet with the Mayor
6 pm - Planning Commission Meeting
5 5:30 pm - Historic Preservation Committee
6 5:30 pm - North Star Academy Art Show Reception
9 7 pm - Amateur Radio Class
11 6 pm - City Council Meeting
14 7 pm - Bluffdale Arts Dance Night
16 Martin Luther King Day - City Offices Closed
17 5:30 pm - Youth Council
18 5 pm - Council Chat
6 pm - Planning Commission
19 6:30 pm - Healthy Bluffdale Coalition
20 12 pm - South Valley Interfaith Council Meeting
23 7 pm - Amateur Radio Class
25 6 pm - City Council
28 Amateur Radio Test

FEBRUARY

1 2-4 pm - Animal Clinic
5 pm - Meet with the Mayor
6 pm - Planning Commission Meeting
7 6:15 pm - Section Leader Meeting
8 6 pm - City Council Meeting
10 6-9 pm - Youth Council Hoedown Dance
11 7 pm - Bluffdale Arts Dance Night
13 5-7 pm - Youth Council Bingo Night
15 5 pm - Council Chat
6 pm - Planning Commission
16 6:30 pm - Healthy Bluffdale Coalition
20 President's Day - City Offices Closed
22 6 pm - City Council

MARCH

1 2-4 pm - Animal Clinic
5 pm - Meet with the Mayor
6 pm - Planning Commission Meeting
2 5:30 pm - Historic Preservation Meeting
6 6 pm - Red Cross Disaster Preparation Class
7 9-2 pm - Red Cross Blood Drive
6:15 pm - Section Leader Meeting
8 6 pm - City Council Meeting
9-11 Bluffdale Arts Presents Seussical the Musical
15 5 pm - Council Chat
6 pm - Planning Commission Meeting
16 6:30 pm - Healthy Bluffdale Coalition Meetng
21 5:30 pm - Youth Council Meeting
22 6 pm - City Council Meeting
27 6:30 pm - Hands Free CPR Class
28-31 JSD Spring Recess

APRIL

4 6:15 pm - Section Leader Meeting
5 2-4 pm - Animal Clinic
5 pm - Meet with the Mayor
6 pm - Planning Commission Meeting
8 7 pm - Bluffdale Arts Dance Night
12 7 pm - City Council Meeting
10-14 Summit Spring Recess
13 11 am - Ms Fisher's 5th Grade Congressional Hearing
18 5:30 pm - Youth Council Meeting
19 5 pm - Council Chat
6 pm - Planning Commission Meeting
20 6:30 pm - Healthy Bluffdale Coalition Meeting
26 6 pm - City Council Meeting