



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.