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Notice is hereby given that the Bluffdale City Council will hold a meeting on Wednesday, March 11, 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](http://www.bluffdale.gov). The public may comment at the meeting or by emailing comments to [councilmeetingcomment@bluffdale.gov](mailto: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 February 25, 2026, City Council Meeting Minutes.
  - 2.2 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
4. **Presentation Items:**
  - 4.1 Presentation of South Valley Chamber 2025 Report (*Presenter, Jay Francis*)
  - 4.2 Recognition of Trenton Ellis, Water Operator of the Year (*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.gov](mailto: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.)
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.)

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

None.

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).

**BLUFFDALE CITY COUNCIL WORK SESSION**

1. **Call to Order:** (Roll Call).
2. **Discussion/ Presentation Items:**
  - 2.1 Discussion of potential new residential zoning categories (*Staff Presenters, Grant Crowell and Caitlyn Tubbs*)
3. **Discussion.**
4. **Adjournment.**

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda is posted at the Bluffdale City Hall, on the City's website ([www.bluffdale.gov](http://www.bluffdale.gov)) and posted on the Utah State Public Notice website ([www.pmn.utah.gov](http://www.pmn.utah.gov)).

Published and posted on **March 06, 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.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Wednesday, February 25, 2026**

1 **Present:**

2

3 **City Council:**                   **Natalie Hall, Mayor**  
4   **Wendy Aston**  
5   **Steve Austin**  
6   **Alan Lord**  
7   **Mackey Smith**  
8   **Greg Wilding**

9

10 **Staff:**                               **Bruce Kartchner, City Manager**  
11   **Fred Donaldson, City Attorney**  
12   **Tami Timothy, City Recorder**  
13   **Stephanie Thayer, Administrative Services Director**  
14   **Grant Crowell, Community and Economic Development Dir**  
15   **Caitlin Tubbs, Planning Manager**  
16   **Amanda Luker, Communications Specialist**  
17   **Matt Evans, Fire Chief**  
18   **Bart Barton, Emergency Manager**  
19   **Sgt. Hamer, Police Department**  
20   **Courtney Peterson, AV Tech**

21

22 **BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

23

24 **1.     Call to Order.**

25

26 Mayor Hall called the meeting to order at 6:00 PM.

27

28 All members of the City Council were present.

29

30 Julia Jones offered the invocation and led the Pledge of Allegiance.

31

32 **2.     Minutes and Agenda Approval.**

33

34       **2.1    February 11, 2026, City Council Meeting Minutes.**

35

36       **2.2    Approval of this Meeting’s Agenda.**

37

38 **Council Member Austin moved to APPROVE the City Council Meeting Minutes and**  
39 **meeting Agenda, as presented. Council Member Aston seconded the motion. The motion**  
40 **passed with the unanimous consent of the Council.**

41

42 **3.     Mayor and Council Reports.**

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Wednesday, February 25, 2026**

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Mayor Hall reported on the following:

- She and the City Council have spent many weeks at the State Capitol watching bills that would affect the City. Over 900 bills are in process, and there were only seven days left in the Legislative Session.
- She is excited about the Miss Bluffdale Scholarship Pageant. Several students from Riverton High and Summit Academy High School are participating. She had the opportunity to meet with everyone the previous Saturday. They are learning how to write resumes and interview, as well as participating in service projects. She also attended a tea party with the Little Miss Bluffdale contestants. The pageants focus on getting youth involved in the community.
- She hopes everyone has visited the three new businesses in the City. Mil’s Café serves breakfast and lunch, and Snelgrove Ice Cream is next door. Mo’ Bettahs is also now open.
- She is a member of the Utah Transit Authority ("UTA") Advisory Committee. Legislators are disassembling the current UTA Board, and she will no longer be on that committee as of June.
- In celebration of the nation’s 250<sup>th</sup> birthday, a Constitution Bowl was held that week. There were several adult teams and a lot of participation in the elementary division. Her team beat the teachers from Summit Academy. It was fun to learn more about the constitution and encourage the City’s youth to study and learn.
- She attended the Conference of Mayors to discuss local issues in Salt Lake County and how cities can come together to make things happen for their residents and businesses.
- The South Valley Interfaith Council also met to discuss ways to better the community.
- “The SpongeBob Musical” will be at Hidden Valley Middle School beginning Friday, February 27.

Council Member Smith reported on the following:

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Wednesday, February 25, 2026**

- 1 • He enjoyed attending the ribbon cuttings for the three new restaurants. He has already been  
2 to Mil’s Café a few times for breakfast. It is great to see people invest and find success in  
3 the community.
- 4 • He attended the Utah League of Cities and Towns ("ULCT") Legislative Policy Committee  
5 (“LPC”) meetings at the Capitol. Mayor Hall and City Manager, Bruce Kartchner work  
6 very hard for Bluffdale, as do the City’s lobbying team and local representatives.
- 7 • He attended the Planning Commission Meeting and listened to residents’ thoughts on draft  
8 ordinances for shipping containers and new zones. He thanked them for their comments.
- 9 • He attended the Regional Transportation Plan update meeting with Council Member Aston.  
10 The focus was on Utah County, and they asked leaders from Saratoga Springs, Eagle  
11 Mountain, and Lehi about their road priorities. He and Council Member Aston brought up  
12 Porter Rockwell Boulevard and Redwood Road to address the needs of Bringham Station  
13 residents. They also discussed the need for more transportation between Saratoga Springs  
14 and Lehi to mitigate issues with people commuting through Bluffdale.
- 15 • He appreciated all of the residents who have reached out and helped him learn more about  
16 the City’s unique neighborhoods.

17  
18 Council Member Lord reported on the following:

- 19  
20 • He has been following the Legislative Session and reached out to legislators on several  
21 issues. He encouraged citizens to also contact them with questions or comments on  
22 pending legislation.
- 23 • Utah Department of Transportation ("UDOT") recently announced an east-west freeway  
24 expansion. The City has major traffic issues on Redwood Road and Porter Rockwell  
25 Boulevard.
- 26 • He attended the ribbon cuttings and encouraged everyone to visit the new restaurants.
- 27 • A lot of residents have contacted him to discuss their concerns. He always enjoys visiting  
28 with citizens and hearing their opinions.

29  
30 Council Member Wilding reported on the following:

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**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Wednesday, February 25, 2026**

- 1  
2     • He expressed his gratitude for the opportunity to fight for Bluffdale’s interests at the State  
3 Capitol. He thanked City Attorney, Fred Donaldson and Mr. Kartchner for their hard work  
4 in taking care of the City. The Council and Staff care deeply about the City.  
5     • He enjoyed the Planning Commission meeting. He also has spoken with several citizens  
6 about the proposed ordinances and appreciates their input.

7  
8 Council Member Aston reported on the following:

- 9  
10     • Other Council Members had already spoken about the events and meetings she attended,  
11 so she ceded her time to Council Member Austin.

12  
13 Council Member Austin reported on the following:

- 14  
15     • He attended the Planning Commission meeting and was very impressed by the number of  
16 residents who attended. He was grateful for their participation, as well as the  
17 Commissioners’ thoughtful questions and consideration.  
18     • He attended the Bluffdale Arts Advisory Board meeting. They are excited about “The  
19 SpongeBob Musical”. Performances will continue through March 7.  
20     • The South Valley Chamber of Commerce Board met earlier that day. He encouraged all  
21 business owners to join the Chamber.  
22     • He encourage everyone to support local businesses.

23  
24 **4. Presentation Items.**

25  
26 **4.1 Recognition of Sterling Scholars from Summit High and Riverton High**  
27 **Schools. (Presenter, Mayor Hall)**

28  
29 Mayor Hall thanked the Sterling Scholars for taking the time to attend. It is important to recognize  
30 their hard work and contribution to their school and community. She invited the students to  
31 introduce themselves and share about their Sterling Scholar experience.

32

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Wednesday, February 25, 2026**

1 *Scott Sweat* is the Riverton High School Business Sterling Scholar. It is an awesome opportunity  
2 to showcase his skills and what he has learned. He did both Distributive Education Clubs of  
3 America (“DECA”) and Future Business Leaders of America (“FBLA”) and is considering  
4 attending Brigham Young University.

5  
6 *Aubrey Drussel* is the Riverton High School English Sterling Scholar. She has made it to the semi-  
7 finals and will learn if she made it to finals next week. Her passion is journalism, and she is the  
8 editor in chief of the school paper.

9  
10 *Jack Troester* is the Summit Academy Computer Technology Sterling Scholar. He is passionate  
11 about Google websites like Sheets and Docs. He plans to major in physical therapy at Utah Valley  
12 University and hopes to use his technical leadership skills in that field.

13  
14 *Walker Booth* is the Summit Academy Business and Marketing Sterling Scholar. He loves being  
15 able to demonstrate his leadership skills on the student council and as a producer for the school’s  
16 videocast. He will be pursuing a degree in television broadcasting at the University of Utah.

17  
18 *Addison Lanier* is the Summit Academy English Sterling Scholar. She had her semi-final interview  
19 earlier that day. She loves writing fiction and is currently writing her 13<sup>th</sup> book. She hopes to  
20 publish them and give back to the craft that has helped her learn and grow. She writes fantasy and  
21 adventure novels.

22  
23 *Rebecca Bush* is the Summit Academy Dance Sterling Scholar. The experience has helped her  
24 become a better leader and communicate with other people. Her favorite type of dance is cheer.

25  
26 *Mckinlee Pearson* is the Summit Academy Family and Consumer Science Sterling Scholar. She  
27 loves working with families and will be attending Utah Tech University.

28  
29 *Edson Jones* is the Summit Academy Math Sterling Scholar. He loves learning about how things  
30 work and sharing that information with others. He is excited to attend Brigham Young University  
31 as a math major.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
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Wednesday, February 25, 2026**

1  
2 *Oscar Ibanez* is the Summit Academy Skilled and Technical Sciences Sterling Scholar. He has a  
3 passion for photography, videography, and graphic design and is very involved in the school's  
4 yearbook and announcements. He has also made highlight videos for athletes to share with scouts.  
5 After completing a plumbing apprenticeship at Mountainland Technical College, he plans to attend  
6 the University of Utah.

7  
8 *Madison Blaisdell* is the Summit Academy Social Sciences Sterling Scholar. She is passionate  
9 about social issues and uncovering their roots to find potential solutions. She hopes to use that  
10 knowledge to solve complex problems and improve the lives of others. She had not yet decided  
11 on a school.

12  
13 *Samantha Farnsworth* is the Summit Academy Visual Arts Sterling Scholar. She loves all visual  
14 arts but just began taking classes and was surprised at the nomination. She plans to major in sports  
15 broadcasting at Brigham Young University.

16  
17 *Scotlyn Bradley* is the Summit Academy World Language Sterling Scholar. She has studied  
18 German for 12 years as well as Spanish. She loves learning languages.

19  
20 *Louden Self* is the Summit Academy Theatre Sterling Scholar. He has been involved in theater  
21 since he was three years old and is currently acting in his 20<sup>th</sup> production as Jon Valjean in *Les*  
22 *Misérables*. He was accepted into Southern Utah University with a partial scholarship.

23  
24 Photographs were taken with the City Council.

25  
26 **5. Public Comment.**

27  
28 Mayor Hall opened the Public Comment period. There were no comments. The Public Comment  
29 period was closed.

30  
31 **6. Consent Agenda.**

32

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Wednesday, February 25, 2026**

1           **6.1     Resolution 2026-12- A Resolution Authorizing the Execution of a Cooperative**  
2           **Agreement between Bluffdale City and the Utah Division of Forestry, Fire and**  
3           **State Lands for Protecting Non-Federal Land from Wildland Fire.**  
4

5     Council Member Aston moved to APPROVE the Consent Agenda. Council Member Austin  
6     seconded the motion. The motion passed with the unanimous consent of the Council.

7  
8     **7.     Action or Discussion Items; Continued from Previous Meeting.**  
9

10           **7.1     None.**  
11

12     **8.     Public Hearing Items.**  
13

14           **8.1     Ordinance 2026-01 - An Ordinance Amending Chapter 9.10.020 Related to the**  
15           **Adoption of the Wildland Urban Interface Building Standards. (Presenter,**  
16           **Fred Donaldson).**  
17

18     Mr. Donaldson reported that as part of the Utah Cooperative Wildfire System, the City is required  
19     to adopt building standards “consistent with the 2006 edition of the Wildland Urban Interface  
20     (“WUI”) Code issued by the International Code Council and with the alternatives or amendments  
21     approved by the Utah Division of Forestry, Fire, and State Lands and subsequent amendments  
22     thereof.” This code will be administered by the Building Official and apply to construction in high  
23     hazard WUI areas.

24  
25     In response to a question raised by Mayor Hall, Mr. Donaldson reported that a public hearing is  
26     required because the item is a land use ordinance change.

27  
28     Mayor Hall opened the public hearing period. There were no comments. The public hearing was  
29     closed.

30  
31     In response to a question raised by Council Member Austin, Mr. Donaldson stated that the only  
32     WUI area in the City is a small area near Bringhurst Station, and it is not a high hazard zone. There  
33     are currently no areas in Bluffdale that will fall under the ordinance, but it must be adopted in order  
34     to participate in the program. The State is considering adopting an updated version of WUI Code,  
35     which will be automatically updated in City Code and not require an amendment.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Wednesday, February 25, 2026**

1  
2 **Council Member Wilding moved to APPROVE Ordinance 2026-01 - An Ordinance**  
3 **Amending Chapter 9.10.020 Related to the Adoption of the Wildland Urban Interface**  
4 **Building Standards. Council Member Austin seconded the motion. Vote on Motion:**  
5 **Council Member Wilding-Yes, Council Member Smith-Yes, Council Member Lord-Yes,**  
6 **Council Member Austin-Yes, Council Member Aston-Yes. The motion passed with the**  
7 **unanimous consent of the Council.**

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

10  
11 City Manager, Bruce Kartchner reported that the City Council had requested a joint meeting with  
12 the Planning Commission to discuss potential zone changes and asked if the Council would like to  
13 set the meeting for April 15 or postpone it indefinitely.

14  
15 Council Member Wilding stated that he did not see a need to meet with the Planning Commission  
16 but would like the City Council to discuss it again.

17  
18 Council Member Smith stated that if another joint session is scheduled, they should first identify  
19 goals for the meeting. He believes they had a very comprehensive discussion during the last joint  
20 meeting. He is not opposed to another meeting but also believes the Council can continue the  
21 conversation without the Planning Commission.

22  
23 Council Member Lord was in favor of adding the item to a Council agenda.

24  
25 Council Member Austin stated that the Planning Commission discussed some key issues, so it  
26 might be beneficial to have another joint meeting.

27  
28 Council Member Aston stated that she was not opposed to a joint meeting but did not feel it was  
29 necessary. The Planning Commission does a very good job, but they serve in an advisory capacity  
30 and the Council must make the decision. She was in favor of discussing the item at a City Council  
31 meeting.

32

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Wednesday, February 25, 2026**

1 In response to a question raised by Council Member Lord, City Recorder, Tami Timothy stated  
2 that she will forward the draft Planning Commission meeting minutes to the Council.

3  
4 It was decided that the item will be discussed at a March 11 Work Session. The meeting will begin  
5 at 5:00 p.m.

6  
7 Mr. Kartchner reported that an Emergency Preparedness Neighborhood Section Leader Meeting  
8 will be held on March 3 at 6:00 p.m. There have been a number of issues in the City where that  
9 communication system was used. He encouraged everyone who is not already involved to reach  
10 out to Emergency Manager, Bart Barton and become a section leader. When the system works  
11 well, it helps both the City and residents. Mayor Hall added that meetings are held on the first  
12 Tuesday of every month and last less than an hour. It is a quick, effective, efficient meeting. The  
13 ham radio club meets immediately after.

14  
15 In response to a question raised by Council Member Wilding, Mr. Kartchner stated that the list of  
16 section leaders can be made available to the Council. The list is not public and should not be  
17 shared.

18  
19 The Healthy Bluffdale Coalition’s “Screenagers” will have an elementary-aged showing on March  
20 7. There will also be an American250 quilting bee on March 14.

21  
22 Mr. Kartchner expressed his appreciation for the Council Members who had taken time to attend  
23 LPC meetings.

24  
25 Council Member Lord stated that the Healthy Bluffdale Coalition will hold a key leader orientation  
26 on March 27 from 8:30 a.m. to 12:00 p.m. Mayor Hall stated that personal invitations to the event  
27 were sent via email.

28  
29 **10. Closed Meeting – If Any.**

30  
31 There was no Closed Meeting.

32  
33 **11. Adjournment.**

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Wednesday, February 25, 2026**

1  
2 **Council Member Aston moved to ADJOURN. Council Member Austin seconded the**  
3 **motion. The motion passed with the unanimous consent of the Council.**

4  
5 The Regular Business Meeting adjourned at 6:46 PM.

6  
7  
8  
9

10  
11 \_\_\_\_\_  
12 Tami Timothy, UCC  
13 City Recorder

14  
15 Approved: \_\_\_\_\_



SOUTH VALLEY  
CHAMBER



BLUFFDALE<sup>®</sup>  
EST. 1848

BETTER  
TOGETHER



# **JAY FRANCIS**

President & CEO  
South Valley Chamber

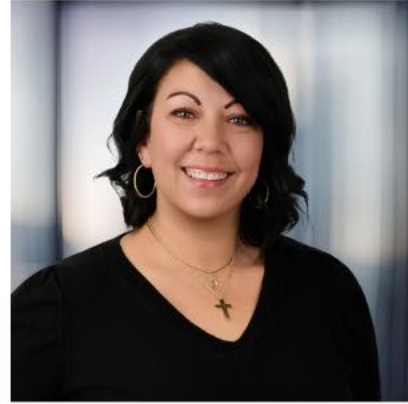
**BETTER  
TOGETHER**



# SOUTH VALLEY CHAMBER STAFF



**Jay Francis**  
President & CEO



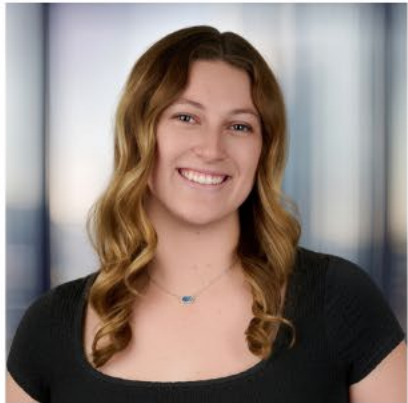
**Jayme Jensen**  
VP, Managing Director



**Cory Covington**  
VP, Business Development



**Dana Reid**  
Dir. of Member Services



**Miriam Dixon**  
Dir. of Marketing



**Diana Lund**  
Business Development  
Coordinator



**Barbie Converse**  
Administrative Assistant and  
Event Coordinator



**Missy Burton**  
Finance & Accounting



**Zoram Dean**  
Sports & Tourism Sales Manager



# 2026 SOUTH VALLEY CHAMBER EXECUTIVE COMMITTEE



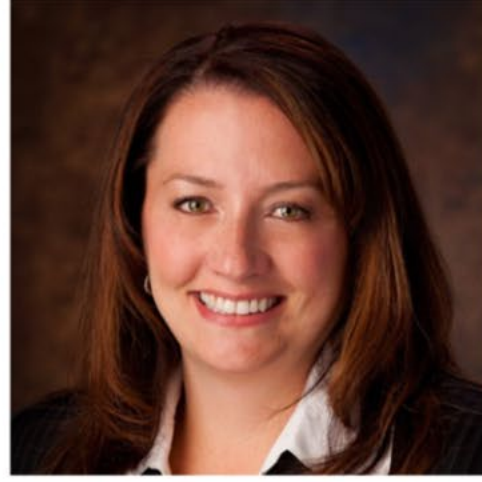
**Scott Westra**  
Senior Vice President, Chief  
Financial Officer, *WCF Insurance*



**Rob Brough**  
Chief Marketing Officer,  
*Mountain America Credit Union*



**Jennifer Silvester**  
Owner, *Silvester & Company*



**Heather Curtis**  
Vice President, Field Sales  
Central Region, *Swire Coca-Cola*



**David Denison**  
Senior Development Manager,  
*Gardner Group*



# 2026 SOUTH VALLEY CHAMBER BOARD



Alexander Johnson



Andy Gilcrest



Andy Pierucci



Anthony Godfrey



Brad Knoles



Brandon Erickson



Brian Epperson



Brooke Christensen



Bryan Scott



Clay Partain



Don Dunn



Dustin Lewis



Greg Tanner



Heather Nash



Jared Anderson



Jared Gerber



Jason McGee



Jim Guemple



John Kimball



Josh Perry



Kellie Challburg



Mike Van Roosendaal



Nick Duerksen



Nicole Cypers



Patrick Harris



Paul Fairholm



Rick Robins



Ryan Gregerson



Ryan Stott



Scott Thayn



Shawn Newell



Steve Austin



Teddy Hodges



Tim Sheehan



Troy Walker



# What We Do

- CONNECT
- EDUCATE
- ADVOCATE
- GROW

...AND MORE!





# Celebrating Investment in Your City

## 9 Ribbon Cuttings in Bluffdale





# Connect

## Committees

- **25** Ambassadors
- **25** Gov. Affairs and Public Policy
- **38** Small Business
- **35** Tourism
- **24** Women in Business (WIB)
  - Jr. WIB - **24** participants

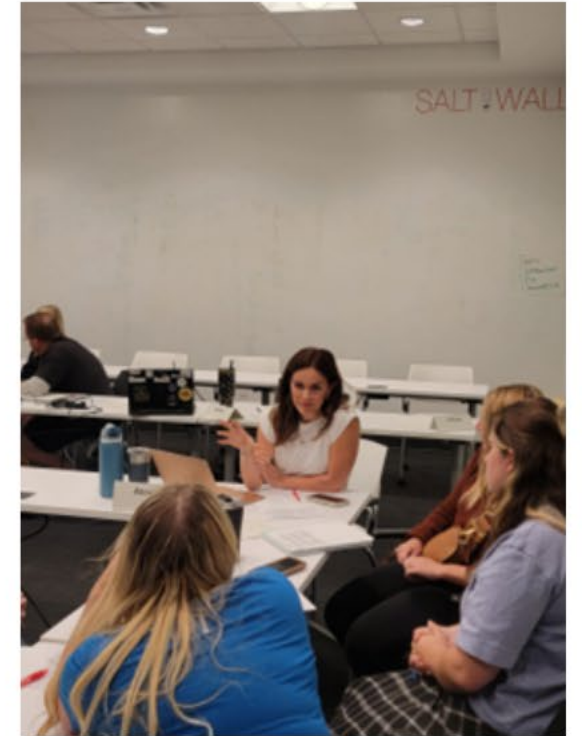




# Educate

## Programs

- Leadership South Valley
  - **27** graduates
- Business Accelerator
  - **14** graduates
- Everyday Entrepreneur
  - **14** participants
- Business Boot Camp
  - **4** events, **127** attendees





# Advocate

- Roundtables
- Executive Forums
- 20+ Bills tracked during the legislative session
- In the Know
  - The Big Beautiful Bill
  - Wasatch Regional Front Council
- Legislative Review
  - With Senator Lincoln Fillmore and Rep. Steve Eliason





# Grow

## Events

- Connect After Hours
  - **7** events, **606** attendees
- Let's Do Lunch
  - **5** events, **728** attendees
- Meet the Member
  - **5** events, **396** attendees
- Women in Business
  - **10** events, **1275** attendees





# And More!

## Special Events

- Golf Tournaments
  - **3** golf tournaments, **430** participants
- Titan Awards
  - **4** Honorees, **650+** attendees
  - Small Business of the Year Award
- Shark Tank
  - **10** student businesses pitched, **\$9,500** awarded in prize money





**2026:**

Focused. Strategic. Purpose-Driven.

**In 2026:**

- Service & Community Impact
- Business Growth & Economic Development
- Member Retention & Value
- Public Policy Leadership



**2026:**

# Small Business Impact Award





# Partnership in Action

- Extending Economic Development Capacity
- Strengthening Communication and Trust
- Advancing Shared Priorities
- Strengthening the Community Brand
- Partnership, Not a Membership

# BETTER TOGETHER





---

THE CITY OF BLUFFDALE

2222 W 14400 South • Bluffdale, Utah 84065 • (801) 254-2200 • Fax (801) 253-3270

**Memo**

TO: Mayor Hall, Bluffdale City Council  
FROM: Community and Economic Development Staff  
BUSINESS DATE: March 11, 2026  
RE: Work Session Discussion – New Residential Zoning Districts

Mayor and Council -

The City Council directed Staff to draft a Text Amendment to the Bluffdale City Code (BCC) to establish half-acre and third-acre single-family residential zones following multiple work sessions. Staff conducted research of surrounding communities and proposed changes to the City’s Land Use Regulations to create the requested zones and to enact development standards (e.g. lot size, setbacks, etc.) for those zones.

The Planning Commission held a public hearing to discuss the proposed Text Amendment on February 18, 2026<sup>1</sup> and tabled the request for further discussion. During the public hearing, the Commission received comments, both in favor of and in opposition to, the proposed changes. The Planning Commission directed Staff to return with example subdivision layouts and maps of the properties and/or areas where these zones may be applied. Following the meeting on February 18<sup>th</sup>, Staff revised the proposed lot development standards, particularly for the R-1-10 (“R4”) Zone. The updated table is included below:

	<u>R1<sup>2</sup></u>	<u>R2</u>	<u>R3</u>	<u>R4<sup>3</sup></u>
<u>Minimum Lot Size</u>	<u>43,560 square feet (1 acre)</u>	<u>20,000 square feet</u>	<u>13,000 square feet</u>	<u>10,000 square feet</u>
<u>Minimum Lot Width<sup>4</sup></u>	<u>125 feet</u>	<u>80 feet</u>	<u>80 feet</u>	<u>75 feet</u>

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<sup>1</sup> February 18, 2026 Meeting ([Packet](#), pg. 25; [Meeting Video](#), start time 21:54)

<sup>2</sup> Unless as otherwise approved with an applicable Cluster Residential Overlay in accordance with section 11.110.060 of this title.

<sup>3</sup> Unless as otherwise approved with an applicable Infill Overlay in accordance with section 11.110.030 of this title.

<sup>4</sup> If the Lot or parcel is located on an approved curve radius or cul-de-sac; the width requirement may be reduced to thirty feet (30’); provided, that the width requirement is satisfied at the front setback line.

<u>Minimum Lot Frontage<sup>5</sup></u>	<u>125 feet</u>	<u>80 feet</u>	<u>60 feet</u>	<u>60 feet</u>
<u>Minimum Front Setback</u>	<u>30 feet</u>	<u>25 feet</u>	<u>25 feet</u>	<u>20 feet</u>
<u>Minimum Side Setback</u>	<u>20 feet</u>	<u>10 feet</u>	<u>10 feet</u>	<u>10 feet<sup>6</sup></u>
<u>Minimum Rear Setback</u>	<u>30 feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>20 feet</u>
<u>Minimum Accessory Side Setback<sup>7</sup></u>	<u>10 feet</u>	<u>10 feet</u>	<u>5 feet</u>	<u>5 feet</u>
	<u>Accessory buildings that house animals shall have a minimum side setback of 50 feet. Accessory buildings that house chickens shall have a minimum side setback of 20 feet in accordance with section 11.160.280 of this title.</u>			
<u>Minimum Accessory Rear Setback<sup>6</sup></u>	<u>10 feet</u>	<u>10 feet</u>	<u>5 feet</u>	<u>5 feet</u>
	<u>Accessory buildings that house animals shall have a minimum side setback of 50 feet. Accessory buildings that house chickens shall have a minimum rear setback of 20 feet in accordance with section 11.160.280 of this title.</u>			
<u>Building Height (Minimum/Maximum)</u>	<u>10 feet/35 feet</u>	<u>10 feet/35 feet</u>	<u>10 feet/35 feet</u>	<u>10 feet/35 feet</u>
<u>Accessory Building Height Maximum</u>	<u>18 feet</u>	<u>18 feet</u>	<u>18 feet</u>	<u>18 feet</u>
<u>Minimum Distance Between Buildings</u>	<u>The distance between any accessory building and any dwelling shall not be less than 10 feet. The distance between any accessory building and another accessory building shall not be less than 2 feet.</u>			
<u>Maximum Lot Coverage</u>	<u>40%</u>	<u>40%</u>	<u>45%</u>	<u>50%</u>
<u>Large Animal Rights in Accordance with BCC 11.160.280</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>
<u>Minimum Area of Zone</u>	<u>1 Acre</u>	<u>2 Contiguous Acres</u>	<u>2 Contiguous Acres</u>	<u>10,000 Square Feet</u>

<sup>5</sup> If the Lot or parcel is located on an approved curve radius or cul-de-sac, the frontage requirement may be reduced to thirty feet (30'); provided, that the frontage requirement is satisfied at the front setback line.

<sup>6</sup> Each corner lot or parcel in the R4 Zone shall have a minimum setback of twenty feet (20') along the public street on the side of the lot not being used as the front setback.

<sup>7</sup> Unless as otherwise approved by section 11.160.260 *Small Accessory Buildings* of this title.