



BLUFFDALE PLANNING COMMISSION
Wednesday, March 18, 2026

Notice is hereby given that the Bluffdale City Planning Commission and Bluffdale City Council will hold a public meeting on **Wednesday, March 18, 2026, at 6:00 p.m., or as soon thereafter as possible** at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. This meeting will also be broadcast live to the public on the City's website www.bluffdale.gov. Notice is further given that access to this meeting by Commission members may be via electronic means via telephone conference call. The public may comment at the meeting or by emailing comments to planningmeetingcomment@bluffdale.gov by **4:00PM** the day of the meeting. Emailed comments will be submitted to the Planning Commission but will not be read at the meeting.

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

PLANNING COMMISSION BUSINESS MEETING 6:00 PM

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

ADMINISTRATIVE ITEMS

5. **CONSIDERATION AND VOTE** on a proposed Plat Amendment for the 1780 West Phase 2 subdivision relocating lot lines to accommodate the construction of an automotive service establishment (Application 2025-44). Applicants, City of Bluffdale and S-Devcorp, Inc., represented by Nicole Stangl. Staff Presenter, Caitlyn Tubbs.

DISCUSSION ITEMS:

6. Discussion of Non-Residential Land Use Tables.
7. Planning Commission Business (planning session for upcoming items, follow up, etc.).
8. Adjournment.

Dated: March 13, 2026

Grant Crowell, AICP
Community and Economic Development Director

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



MINUTES

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, March 4, 2026**

1 **Present:**

2
3 **Members:** **Debbie Cragun, Chair**
4 **Tina Griffis**
5 **Kory Luker**
6 **Erik Swanson (arrived at 6:03 p.m.)**
7

8 **Staff:** **Caitlyn Tubbs, Planning Manager**
9 **Ellen Oakman, Associate City Planner**
10 **Pauline Matagi, Community Development Coordinator**
11 **Courtney Peterson, Legal Assistant**
12

13 **PLANNING COMMISSION BUSINESS MEETING**

14
15 **1. Roll Call.**

16
17 Chair Debbie Cragun called the meeting to order at 6:00 p.m.
18

19 **2. Invocation/Thought/Reading and Pledge of Allegiance.**

20
21 Connor O’Leary offered the invocation and led the Pledge of Allegiance.
22

23 **3. Minutes: Approval of the Minutes from the February 4, 2026, and February 18, 2026,**
24 **Planning Commission Meeting.**

25
26 Commissioner Griffis moved to APPROVE the Minutes of the February 4, 2026, and February
27 18, 2026, Planning Commission Meetings. The motion was seconded by Commissioner Luker.
28 Vote on motion: Kori Luker-Yes, Tina Griffis-Yes, Chair Cragun-Yes. The motion passed
29 unanimously.

30
31 **4. Public Comment.**

32
33 There was no public comment.
34

35 **ADMINISTRATIVE ITEMS**

36
37 **5. CONSIDERATION AND VOTE on a Proposed Site Plan for the Bluffdale Exchange**
38 **Microflex Development at 13855 South 2950 West. Bluffdale Flex PropCo, LLC,**
39 **Applicant, Represented by Connor O’Leary and Brett Lovell. Caitlyn Tubbs, Staff**
40 **Presenter. (Application 2026-01).**
41

42 Planning Manager, Caitlyn Tubbs presented the Staff Report and indicated that a Development

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1 Agreement had been approved for the subject property and the application was the next step in the
2 entitlement process. The Vicinity Map was displayed. The subject property is bounded by 2950
3 West, Bangerter Highway, and 13900 South, and zoned General Commercial.

4
5 The City Council approved a Development Agreement on October 8, 2025, entitling the development
6 of up to 55,000 square feet of microflex space. Some modifications to site development and
7 architectural design standards were approved including reducing the overall site landscaping to 15%,
8 concentrating glazing on the highly visible facades, and allowing additional land uses not currently
9 permitted in the zone.

10
11 The Site Plan and renderings were reviewed. Three buildings were proposed with a total of 46
12 microflex units. The property will be accessed from both 13900 South and 2950 West. Access from
13 13900 South will be shared with the eastern property owner. Three off-street parking stalls were
14 provided per unit. The applicant proposed parallel parking along 2950 West and diagonal parking
15 along 13900 South. Although the City typically does not allow parking on collector roads, these stalls
16 were specifically approved in the Development Agreement.

17
18 Total site landscaping of 15% was approved in the Development Agreement, and the applicant met
19 all landscaping requirements. As requested by the City, the most visible area of the development will
20 include planter boxes and benches to add pedestrian interest.

21
22 Four building materials were proposed: Split-faced concrete masonry unit (“CMU”), Hardie Board,
23 metal panels, and glazing. Per the Development Agreement, no material will exceed 50% of any
24 façade. Proposed glazing exceeded all requirements.

25
26 The applicant will dedicate additional right-of-way for the diagonal parking stalls along 13900 South
27 for ease of maintenance and enforcement.

28
29 Staff recommended approval of the Bluffdale Exchange Site Plan with the following conditions:
30

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- 1 1. Applicant updates the project plans based on the provided review comments from the
2 Engineering Department dated February 26, 2026, to ensure the final design meets all
3 City Standards and Specifications prior to the issuance of a building permit.
- 4 2. Applicant posts the required Completion Assurance Bond in a form acceptable to the
5 City and pays the required inspection fees prior to the issuance of any building permit.
- 6 3. Applicant provide a shared access easement with the adjacent property owner, located
7 on the shared property line. This shared access is to be recorded on the future
8 subdivision plat prior to the sale of any unit.
- 9 4. A subdivision plat shall be approved and recorded prior to the sale of any microflex
10 unit.
- 11 5. Applicant record the required Drinking Water easement for all City-owned drinking
12 water infrastructure on private property on the future subdivision plat.
- 13 6. Applicant construct the right of way improvements on 2950 West as identified in the
14 Engineering Dept. review dated Feb. 26, 2026, prior to Certificate of Occupancy
15 issuance for the final building under construction.
- 16 7. That all requirements of the adopted Fire Codes and the Bluffdale Fire Marshall are
17 met.
- 18 8. That the project continue to comply with all adopted codes, standards, and ordinances
19 of the City of Bluffdale.
- 20 9. That the required right-of-way along 13900 South be transferred to the City prior to
21 any sitework or construction.

22
23 The applicant, Connor O’Leary, thanked Staff for their assistance on the project.

24
25 **Commissioner Griffis moved to APPROVE the Site Plan for the Bluffdale Exchange Microflex**
26 **Development at 13855 South 2950 West subject to the Conditions and based on the Findings**
27 **presented in the Staff Report dated March 4, 2026. The motion was seconded by Commissioner**
28 **Swanson. Vote on motion: Erik Swanson-Yes, Tina Griffis-Yes, Kori Luker-Yes, Chair**
29 **Cragun-Yes. The motion passed unanimously.**

30

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, March 4, 2026**

LEGISLATIVE ITEMS

6. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on a Text Amendment to the Bringhurst Station Commercial Sub-Districts Diagram (BCC Section 11.110.100.050(E)) to Allow Non-Retail Based Businesses in Certain Areas. Bluffdale Industrial Park, LLC, Applicant, Represented by Joshua F. Hunt, Esq. Caitlin Tubbs, Staff Presenter. (Application 2026-06)

Ms. Tubbs identified the applicant’s property on the Vicinity Map. The subject property is located within the Bringhurst Station Development in Commercial Sub-District A, which encourages a variety of retail uses. However, the master developer and other property owners had informed the City that there was no retail interest in the area. To accommodate potential users, it had been requested that portions of Area A be converted to Area B. A 2025 Text Amendment addressed a similar request for a separate parcel.

The proposed Text Amendment would allow the following uses:

- Automotive service
- Construction sales and service
- Data center
- General manufacturing
- Printing shops
- Wholesale and warehousing

The following uses would be prohibited:

- Preschools and daycare centers

In response to a question raised by Commissioner Swanson, Ms. Tubbs identified the previously converted area on the Vicinity Map. All property abutting Redwood Road was originally Area A, but a portion of it is now Area B. Parcels in the development are individually owned and each property owner has the right to request the same amendment. As a legislative action, approval would be at the City Council’s discretion. To her understanding, all other properties in Area A are occupied.

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1 In response to a question from Commissioner Luker, Ms. Tubbs reported that all Area A uses would
2 still be permitted with the exception of preschools and daycare centers. Outdoor storage is only
3 permitted as an accessory use and must be screened. The current tenant of the property, Groundworks,
4 has outdoor storage that is fenced to meet City requirements.

5
6 Joshua Hunt spoke on behalf of the applicant. The property owner was seeking flexibility to find
7 viable tenants, and he does not believe the buildings were built to encourage retail traffic. They are
8 cement structures that look like commercial warehouses. It is also difficult to find tenants who both
9 need so much storage space and want a retail component. There is an existing tenant, but they would
10 like the flexibility of Area B in the future.

11
12 Chair Cragun opened the public hearing. There were no comments. The public hearing was closed.

13
14 Commissioner Swanson remarked that the project had morphed over time, and there was some
15 resistance to the last modification because the bar was being moved. The City Council originally felt
16 that a retail component was important for this portion of Bringhurst Station. However, he agreed that
17 the property owner should be allowed flexibility to make the property viable.

18
19 Chair Cragun agreed with Commissioner Swanson. The City initially hoped the development would
20 have a large retail component, but what was approved often does not match the market. It is a very
21 odd space because it is lower than Redwood Road and not very visible from the street. Requiring the
22 buildings to be dedicated to retail when they are not suitable for the use would be tying the property
23 owners' hands.

24
25 **Commissioner Griffis moved to forward a POSITIVE recommendation to the City Council for**
26 **the Proposed Amendment of Section 11.110.100.050(E), based on the Findings presented in the**
27 **Staff Report dated March 4, 2026. The motion was seconded by Commissioner Luker. Vote**
28 **on motion: Erik Swanson-Yes, Tina Griffis-Yes, Kori Luker-Yes, Chair Cragun-Yes. The**
29 **motion passed unanimously.**

30
31 Ms. Tubbs reported that the item will be noticed for the March 25, 2026, City Council meeting.
32

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, March 4, 2026**

1 **DISCUSSION ITEMS**
2

3 **7. Planning Commission Training.**
4

5 The Planning Commission reviewed video training materials from the Kem C. Gardner Policy
6 Institute about new demographic trends and their impact on housing and development in Utah. Ms.
7 Tubbs reported that the demographic data reflects the Planning Commission’s and City Council’s
8 desire for additional variety in housing and development choices, including senior and assisted living
9 options for the City’s aging residents and homes with less square footage to better suit smaller modern
10 families. The Planning Commission then reviewed training on missing middle housing.

11
12 Chair Cragun stated that the training contained information that would also be useful to residents. In
13 response to her question, Ms. Tubbs stated that links to the videos could be posted on the Planning
14 Department website.

15
16 **8. Planning Commission Business (Planning Session for Upcoming Items, Follow Up, Etc.)**
17

18 Ms. Tubbs reported on the following:
19

- 20 • Snelgrove Ice Cream and Mo’ Bettas were now open.
- 21 • The Legislative Session would end on Friday, March 6, and the Utah League of Cities and
22 Towns will be providing a legislative summary webinar. It was a record year with over 1,000
23 bills introduced.
- 24 • The joint City Council/Planning Commission meeting had been cancelled, but the City
25 Council would discuss prospective 0.33- and 0.50-acre residential zones at its March 11, 2026,
26 work session.

27
28 **9. Adjournment.**
29

30 The Planning Commission Meeting adjourned at 6:47 p.m.
31
32
33

34 _____
Pauline Matagi, Community Development Coordinator

35 Approved: _____

Item 5



2222 West 14400 South • Bluffdale, Utah 84065 • (801) 254-2200
Community Development Department
Planning Division

STAFF REPORT
March 13, 2026

To: City of Bluffdale Planning Commission
Prepared By: Caitlyn Tubbs, Planning Manager

Re: 1780 West Phase 2 Subdivision Plat Amendment

Application No.: 2025-44

Applicant(s): City of Bluffdale and S-Devcorp, Inc., represented by Nicole Stangl

Request: To approve the proposed Plat Amendment for the 1780 West Phase 2 Subdivision.

SUMMARY

The original 1780 West Phase 2 Subdivision was approved on January 3, 2024¹, and recorded on May 31, 2024 (Book 2024, Page 139). The City of Bluffdale owns Lots 6 and 7 in this plat. S-Devcorp, Inc. is under contract with the City to purchase and develop these lots. S-Devcorp, Inc. has requested to move the shared Lot Line between Lots 6 and 7 to accommodate a future automotive service user's new building.

These properties are located at the southwest corner of the intersection of Bangerter Highway and Redwood Road, one of the City's primary entry gateways. City Staff and S-Devcorp, Inc. have discussed placing a "Welcome to Bluffdale" sign on a portion of Lot 7. The Applicant has agreed to allow the City to construct the sign in its proposed location and to provide an easement with the amended plat to allow the City to access and maintain the sign.

¹ January 3, 2024 Planning Commission Meeting ([Packet](#), pg. 22; [Minutes](#), pg. 3)

1780 WEST PHASE 2 SUBDIVISION

VACATING A PORTION OF DRURY SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

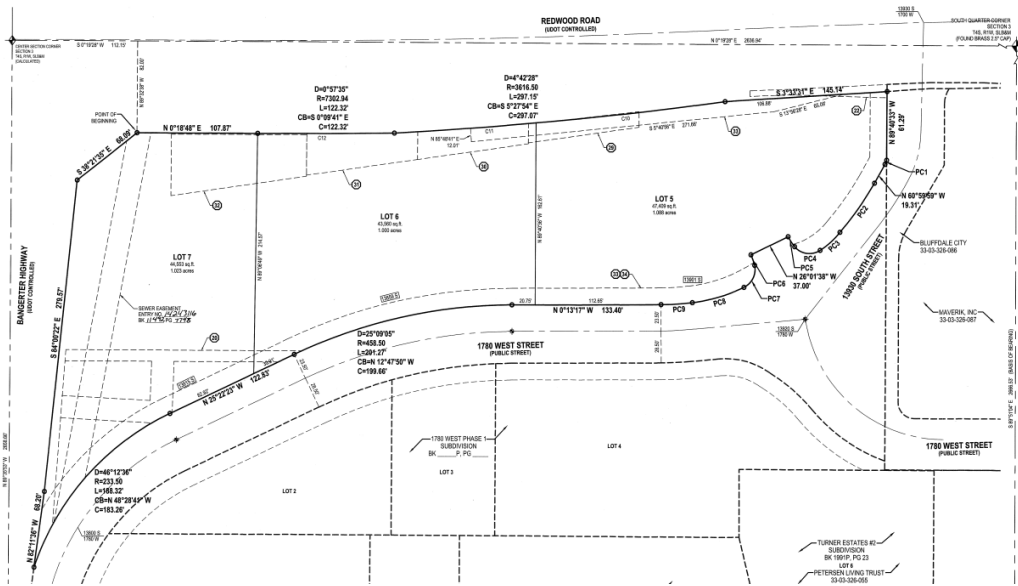


Figure 1: Existing 1780 West Phase 2 Subdivision Plat

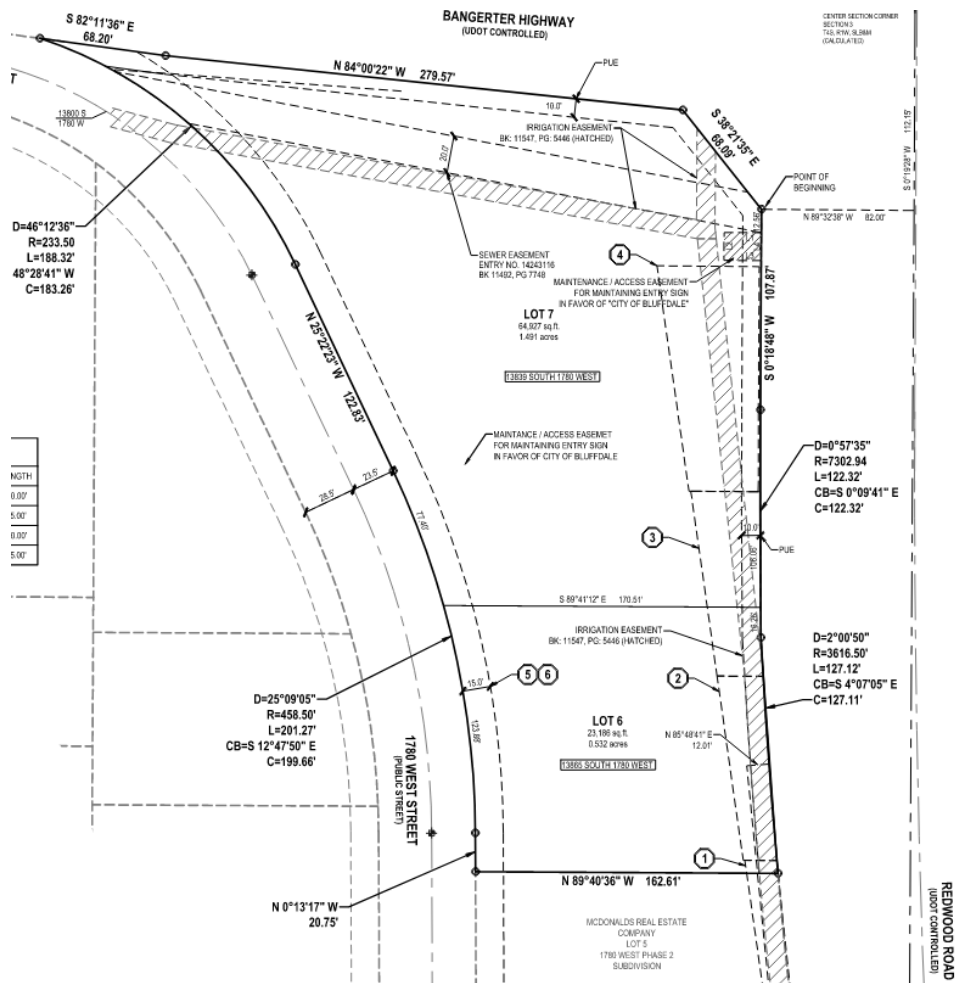


Figure 2: Proposed Amended Lots 6 and 7

FINDINGS FOR APPROVAL:

The staff’s recommendation of approval of the Plat Amendment is based on the following findings:

1. The Planning Commission is authorized as the Land Use Authority for Plat Amendments in section 11.30.090 of the Bluffdale City Code.
2. The subject property is located in the R-1-43 Zone where the minimum lot area is one acre (43,560 square feet). The proposed amended Lot 105 is 1.116 acres in size and complies with this requirement.
3. The proposed amended plat does not affect any public rights of way.
4. The proposed amended plat complies with the requirements of Section 12.60.030 *Amended Plat Requirements*.
5. The Engineering Department has reviewed the proposed Plat Amendment and finds it compliant with adopted standards and specifications.

NOTICE AND PUBLIC INPUT

A notice of this public hearing was provided as required by Bluffdale City Code section 11.30.060. The Planning Department did not receive any public input regarding this item prior to publishing this report.

MODEL MOTION:

Model for Approval – “I move to approve the proposed 1780 West Phase 2 Plat Amendment, based on the findings presented in the Staff Report dated March 13, 2026 (and including the following additional findings):”

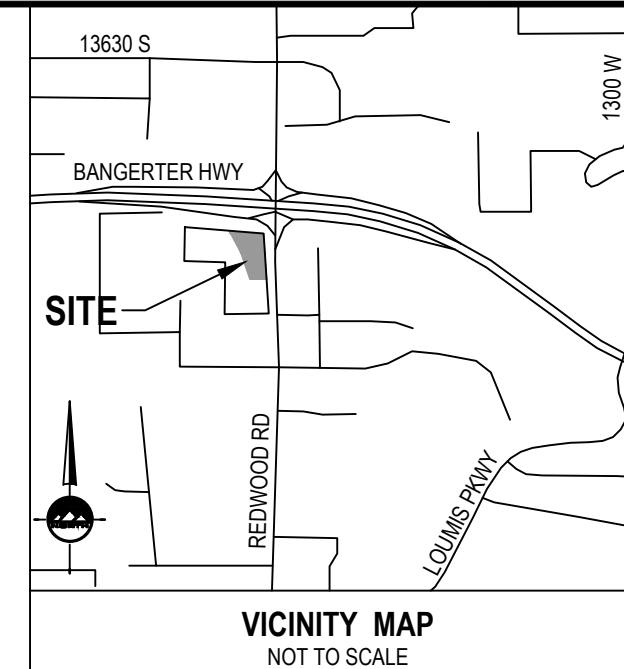
1. List all findings for approval...

EXHIBITS

- A: 1780 West Phase 2 Amended Plat
- B: 1780 West Phase 2 Subdivision

1780 WEST PHASE 2 SUBDIVISION AMENDED

AMENDING LOTS 6 & 7 OF THE 1780 WEST PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 BLUFFDALE CITY, SALT LAKE COUNTY, UTAH
 PRELIMINARY PLAT



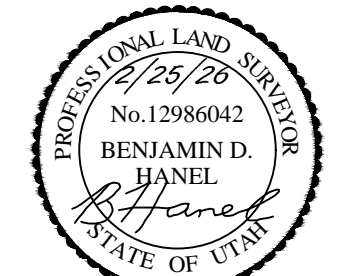
SURVEYOR'S CERTIFICATE
 I, BENJAMIN HANEL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12986042 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the westerly right-of-way line of Redwood Road (SR-68) said point being South 00°19'28" West 112.15 feet along the quarter section line and North 89°32'38" West 82.00 feet from the Center of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
 thence along said westerly right-of-way line the following three (3) courses:
 (1) South 00°18'48" West 107.87 feet;
 (2) Southerly 122.32 feet along the arc of a 7,302.94 feet radius curve to the left (center bears South 89°40'54" East and the chord bears South 00°09'41" East 122.32 feet with a central angle of 00°57'35");
 (3) Southerly 127.12 feet along the arc of a 3,616.50 feet radius curve to the left (center bears North 86°53'20" East and the chord bears South 04°07'05" East 127.11 feet with a central angle of 02°00'50")
 thence North 00°13'17" West 20.75 feet;
 thence Northerly 123.88 feet along the arc of a 458.50 feet radius curve to the left (center bears South 89°46'43" West and the chord bears North 07°57'41" West 123.50 feet with a central angle of 15°28'48");
 thence Northerly 77.40 feet along the arc of a 458.50 feet radius curve to the left (center bears South 74°17'55" West and the chord bears North 20°32'14" West 77.30 feet with a central angle of 09°40'18");
 thence North 25°22'23" West 122.83 feet;
 thence Northwesterly 188.32 feet along the arc of a 233.50 feet radius curve to the left (center bears South 64°37'37" West and the chord bears North 48°22'41" West 183.25 feet with a central angle of 46°12'36") to the southerly right of way and no-access line of the Bangerter Highway (SR-154);
 thence along said southerly right of way and no-access line the following three (3) courses:
 (1) South 82°11'36" East 68.20 feet;
 (2) South 84°00'22" East 279.57 feet;
 (3) South 38°21'35" East 68.09 feet to the point of beginning.

Contains 88,113 square feet or 2.023 acres and 2 Lots

DATE 2/25/26
 BENJAMIN HANEL
 P.L.S. 12986042



OWNER'S DEDICATION
 Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

1780 WEST PHASE 2 SUBDIVISION AMENDED

do hereby dedicate for perpetual use of the public all parcels of land, including streets and utility easements as shown on this plat as intended for public use under the authority and auspices of the City of Bluffdale and other applicable state and federal laws and regulations.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

By: Bruce Karlchner
 It's: City Manager

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
 County of Salt Lake

On the _____ day of _____ A.D., 20____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

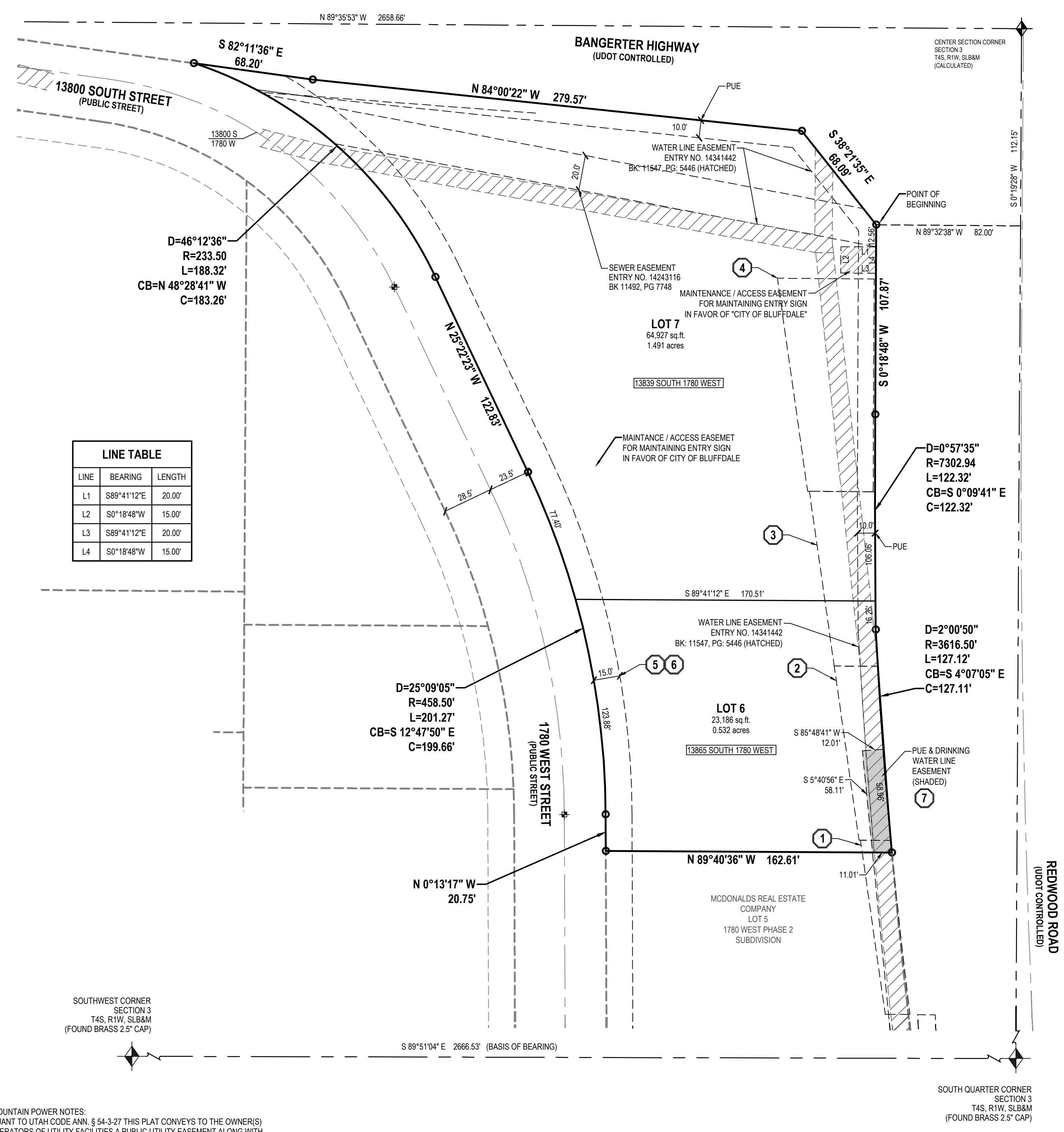
MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY.

 NOTARY PUBLIC

1780 WEST PHASE 2 SUBDIVISION AMENDED

AMENDING LOTS 6 & 7 OF THE 1780 WEST PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
 RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER



LINE TABLE

LINE	BEARING	LENGTH
L1	S89°41'12"E	20.00'
L2	S0°18'48"W	15.00'
L3	S89°41'12"E	20.00'
L4	S0°18'48"W	15.00'

EASEMENT INFORMATION

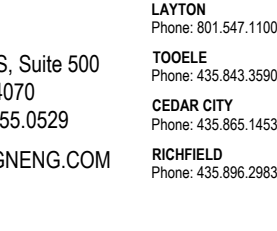
- Public Utility Easement and right of way recorded August 18, 2020 as Entry No. 13364695, in Book 11001, Page 217.
- Public Utility Easement and right of way recorded August 18, 2020 as Entry No. 13364696, in Book 11001, Page 219.
- Public Utility Easement and right of way recorded August 18, 2020 as Entry No. 13364697, in Book 11001, Page 221.
- Public Utility Easement and right of way recorded August 18, 2020 as Entry No. 13364698, in Book 11001, Page 223.
- 15' PUE and Drinking water line easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain drinking water lines.
- Street Light easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain street line. Street Sign easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain street signs.
- 15' PUE and Drinking water line easement in favor of the City of Bluffdale, for the right to construct, operate, access and maintain drinking water lines. As per 1780 West Phase 2 Subdivision, Entry No. 1424724 Plat Bk: 2024 Plat Pg: 139 Dated: 5-31-2024.

ROCKY MOUNTAIN POWER NOTES:
 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. § 17-2A-603(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 2.4. ANY OTHER PROVISION OF LAW.

ENBRIDGE GAS UTAH - NOTE
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

The signature of South Valley Sewer District on this Plat does not constitute approval of the owner(s) Sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.

SHEET 1 OF 1
 PROJECT NUMBER: 121438
 MANAGER: BDH
 DRAWN BY: KFW
 CHECKED BY: PIH
 DATE: 2/25/26



SANDY
 45 W 1000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSIGNENG.COM

EASEMENT APPROVAL
 DOMINION ENERGY UTAH _____ DATE _____
 ROCKY MOUNTAIN POWER _____ DATE _____
 CENTURYLINK _____ DATE _____
 COMCAST _____ DATE _____

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____,
 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

 SALT LAKE COUNTY HEALTH DEPARTMENT

JORDAN BASIN IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____, 20____,
 BY THE _____ JORDAN BASIN IMPROVEMENT DISTRICT.

 JORDAN BASIN IMPROVEMENT DISTRICT, MANAGER

PLANNING COMMISSION APPROVAL
 APPROVED AS TO FORM THIS _____ DAY OF _____, 20____,
 BY THE BLUFFDALE CITY PLANNING COMMISSION.

 CHAIR, BLUFFDALE CITY PLANNING COMMISSION

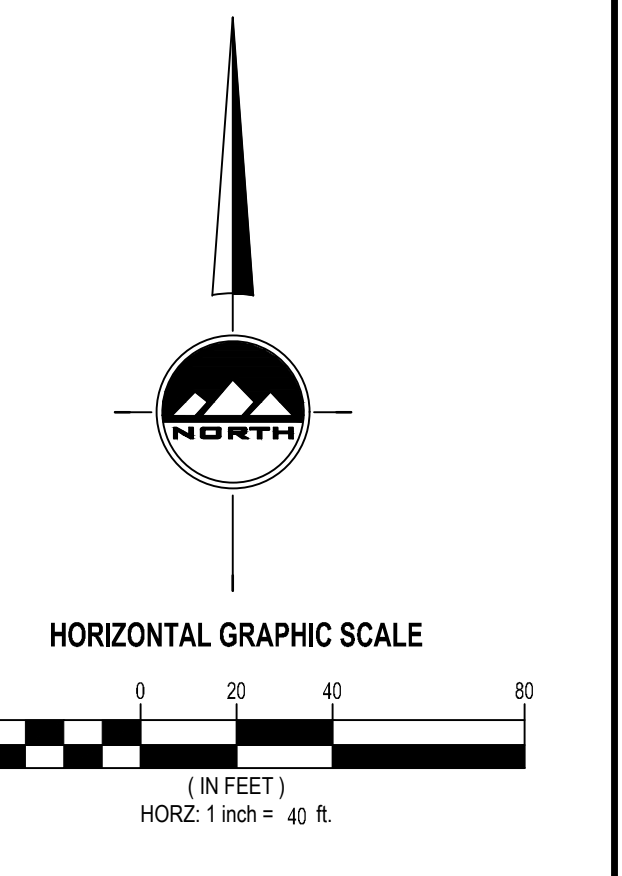
CITY ENGINEER
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

 CITY ENGINEER DATE _____

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, 20____,
 BY THE BLUFFDALE CITY ATTORNEY.

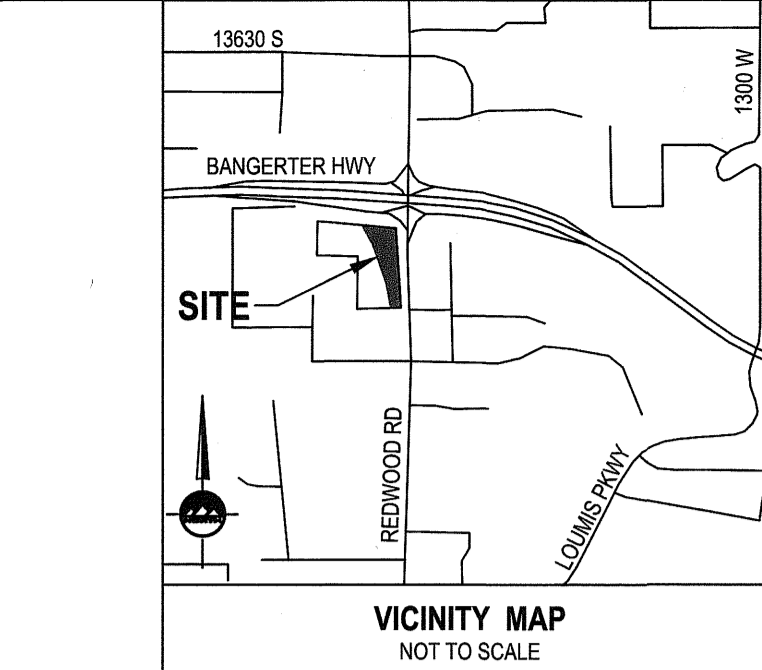
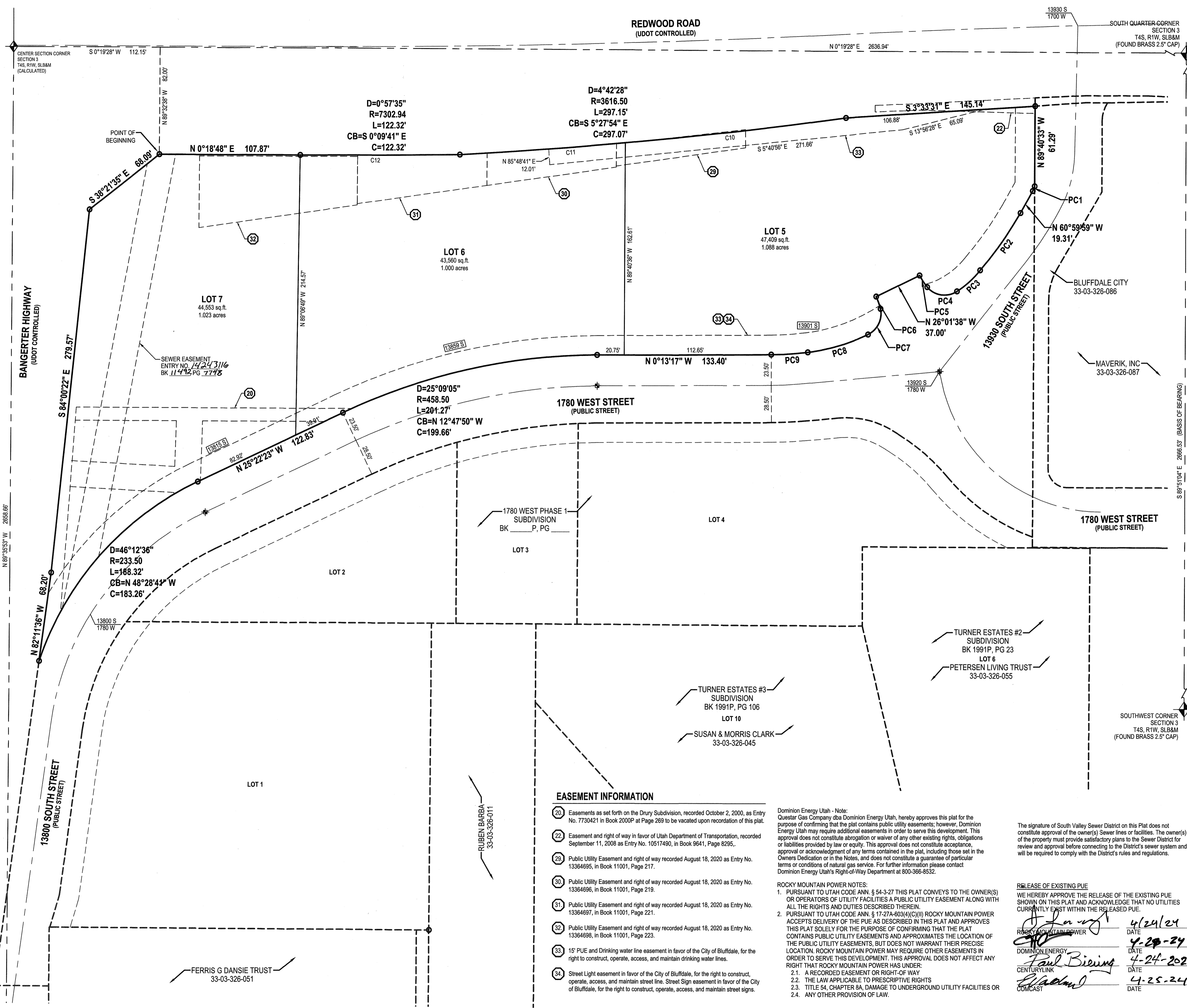
 BLUFFDALE CITY ATTORNEY

RECORD OF SURVEY
 ROS NO.: S-2024-02-0066
 COUNTY SURVEYOR REVIEWER DATE



1780 WEST PHASE 2 SUBDIVISION

VACATING A PORTION OF DRURY SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURBS WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	57.77	3.96	3°55'38"	N66°49'47"	3.96
PC2	272.27	53.78	11°19'08"	N54°54'38"	53.70
PC3	72.50	24.12	19°03'44"	N42°18'05"	24.01
PC4	17.50	25.16	82°22'02"	N8°26'48"	23.05
PC5	42.50	10.64	14°20'34"	N66°48'05"	10.61
PC6	42.50	10.10	13°37'18"	S70°47'01"	10.08
PC7	17.50	23.51	76°57'51"	N63°52'28"	21.78
PC8	152.50	48.27	18°08'06"	N16°22'28"	48.07
PC9	228.50	28.01	7°05'08"	N3°45'50"	27.98

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	3616.50	170.03	2°41'38"	S6°28'19"	170.02
C11	3616.50	127.12	2°00'50"	S4°07'05"	127.11
C12	7302.94	122.32	0°57'38"	S0°09'41"	122.32



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
 Beginning at a point on the westerly right-of-way line of Redwood Road (SR-86) said point being South 00°19'28" West 112.15 feet along the quarter section line and North 69°32'38" West 82.00 feet from the Center of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
 thence along said westerly right-of-way line the following four (4) courses:
 (1) South 00°18'48" West 107.87 feet;
 (2) Southerly 122.32 feet along the arc of a 7,302.94 foot radius curve to the left (center bears South 89°40'54" East and the chord bears South 00°09'41" East 122.32 feet with a central angle of 00°57'35");
 (3) Southerly 297.15 feet along the arc of a 3,616.50 foot radius curve to the left (center bears North 86°53'20" East and the chord bears South 05°27'54" East 297.07 feet with a central angle of 04°42'28");
 (4) South 03°33'31" East 145.14 feet;
 thence North 89°40'33" West 61.29 feet;
 thence Northwesterly 3.96 feet along the arc of a 57.77 foot radius curve to the right (center bears North 11°22'25" East and the chord bears North 66°48'47" West 3.96 feet with a central angle of 03°55'38");
 thence North 60°59'59" West 19.31 feet;
 thence Northwesterly 53.78 feet along the arc of a 272.27 foot radius curve to the right (center bears North 29°25'51" East and the chord bears North 54°54'38" West 53.70 feet with a central angle of 11°19'08");
 thence Northwesterly 24.12 feet along the arc of a 72.50 foot radius curve to the right (center bears North 38°12'03" East and the chord bears North 42°18'05" West 24.01 feet with a central angle of 19°03'44");
 thence Northwesterly 23.05 feet along the arc of a 17.50 foot radius curve to the right (center bears North 57°15'47" East and the chord bears North 08°26'48" East 23.05 feet with a central angle of 82°22'02");
 thence Northwesterly 10.64 feet along the arc of a 42.50 foot radius curve to the right (center bears South 40°22'12" East and the chord bears North 56°48'05" East 10.61 feet with a central angle of 14°20'34");
 thence North 26°01'38" West 37.00 feet;
 thence Southwesterly 10.10 feet along the arc of a 42.50 foot radius curve to the right (center bears North 26°01'38" West and the chord bears South 70°47'01" West 10.08 feet with a central angle of 13°37'18");
 thence Northwesterly 23.51 feet along the arc of a 17.50 foot radius curve to the right (center bears North 12°24'20" West and the chord bears North 03°52'28" West 21.78 feet with a central angle of 76°57'51");
 thence Northwesterly 48.07 feet along the arc of a 152.50 foot radius curve to the right (center bears North 64°33'31" East and the chord bears North 16°22'28" West 48.07 feet with a central angle of 18°08'06");
 thence Northwesterly 28.01 feet along the arc of a 228.50 foot radius curve to the right (center bears North 82°41'37" East and the chord bears North 03°45'50" West 27.98 feet with a central angle of 07°05'08");
 thence North 00°13'17" West 133.40 feet;
 thence Northwesterly 201.27 feet along the arc of a 458.50 foot radius curve to the left (center bears South 89°45'43" West and the chord bears North 48°26'48" West 183.26 feet with a central angle of 46°12'36"); to the southerly right of way and no-access line of the Bangerter Highway (SR-154);
 thence along said southerly right of way and no-access line the following three (3) courses:
 (1) South 82°11'38" East 68.20 feet;
 (2) South 84°00'22" East 278.57 feet;
 (3) South 38°21'35" East 68.08 feet;

Contains 135,521 Square Feet or 3.111 Acres and 3 Lots

APRIL 22, 2024
 DATE

PATRICK M. HARRIS
 P.L.S. 286882

OWNER'S DEDICATION
 Know all men by these presents that I/we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the
1780 WEST PHASE 2 SUBDIVISION
 do hereby dedicate for perpetual use of the public all parcels of land, including streets and utility easements as shown on this plat as intended for public use under the authority and auspices of the City of Bluffdale and other applicable state and federal laws and regulations.
 In witness whereof I/we have hereunto set our hand(s) this 20 day of May, A.D., 2024
 By: Natalie Hall
 Its: Mayor

MUNICIPAL CORPORATION ACKNOWLEDGMENT
 STATE OF UTAH, County of Salt Lake, ss:
 On the 20 day of May, A.D. 2024, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, Natalie Hall, who, being by me duly sworn, did say that she is the Mayor of Bluffdale City, a municipal corporation, and that the foregoing Owner's Dedication was signed for, and in behalf of, said municipal corporation, by virtue of the authority vested in him/her, and she acknowledged to me that said municipal corporation executed the same.
 Commission Number: 117109
 Print Name: TAMARA LUND TIMOTHY
 My Commission Expires: 6-1-2025
 Notary Public Signature: Tamara L. Timothy
 (Residing in Salt Lake County, Utah)

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 VACATING A PORTION OF DRURY SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

RECORD OF SURVEY
 ROS NO: 2024-02-0066
 DATE: 5-31-24
 SURVEYOR REVIEWER: Kurt S. ...

SALT LAKE COUNTY RECORDER
 RECORDED # 1447074
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: Bluffdale City
 DATE: 5-31-2024 TIME: 12:07 PM BOOK: 1024 PAGE: 198
 FEES: No Fee
 DEPUTY SALT LAKE COUNTY RECORDER: Kathy ...

EASEMENT INFORMATION

- 20 Easements as set forth on the Drury Subdivision, recorded October 2, 2000, as Entry No. 7730421 in Book 2000P at Page 269 to be vacated upon recordation of this plat.
- 22 Easement and right of way in favor of Utah Department of Transportation, recorded September 11, 2008 as Entry No. 10517490, in Book 9641, Page 8295.
- 28 Public Utility Easement and right of way recorded August 18, 2020 as Entry No. 13364695, in Book 11001, Page 217.
- 30 Public Utility Easement and right of way recorded August 18, 2020 as Entry No. 13364696, in Book 11001, Page 219.
- 31 Public Utility Easement and right of way recorded August 18, 2020 as Entry No. 13364697, in Book 11001, Page 221.
- 32 Public Utility Easement and right of way recorded August 18, 2020 as Entry No. 13364698, in Book 11001, Page 223.
- 33 15' PUE and Drinking water line easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain drinking water lines.
- 34 Street Light easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain street line. Street Sign easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain street signs.

DOMINION ENERGY UTAH - Note:
 Quester Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

ROCKY MOUNTAIN POWER NOTES:
 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 2.3. TITLE 94, CHAPTER 9A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 2.4. ANY OTHER PROVISION OF LAW.

RELEASE OF EXISTING PUE
 WE HEREBY APPROVE THE RELEASE OF THE EXISTING PUE SHOWN ON THIS PLAT AND ACKNOWLEDGE THAT NO UTILITIES CURRENTLY EXIST WITHIN THE RELEASED PUE.
 ROCKY MOUNTAIN POWER: [Signature] DATE: 4/24/24
 DOMINION ENERGY: [Signature] DATE: 4-24-2024
 CENTURYLINK: [Signature] DATE: 4-25-24
 COMCAST: [Signature] DATE: 4-25-24

SHEET 1 OF 1

PROJECT NUMBER: 12143
 MANAGER: JBG
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 2024-04-18

ENSIGN
 THE STANDARD IN ENGINEERING

SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSIGNENG.COM

LAYTON
 Phone: 801.547.1100
 TOOLE
 Phone: 435.843.1660
 CEDAR CITY
 Phone: 435.865.1403
 RENO
 Phone: 435.898.2863

EASEMENT APPROVAL
 DOMINION ENERGY UTAH: [Signature] DATE: 4-29-24
 ROCKY MOUNTAIN POWER: [Signature] DATE: 4/24/2024
 CENTURYLINK: [Signature] DATE: 4-25-24
 COMCAST: [Signature] DATE: 4-25-24

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
 APPROVED THIS 29th DAY OF May, 2024
 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT
[Signature]
 SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
 APPROVED THIS 23rd DAY OF May, 2024
 BY THE SOUTH VALLEY SEWER DISTRICT
[Signature]
 SOUTH VALLEY SEWER DISTRICT, MANAGER

LAND USE AUTHORITY
 APPROVED THIS 29th DAY OF May, A.D. 2024
[Signature]
 LAND USE AUTHORITY

CITY ENGINEER
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
[Signature] 30 MAY 2024
 CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 29th DAY OF May, 2024
 BY THE BLUFFDALE CITY ATTORNEY.
[Signature]
 BLUFFDALE CITY ATTORNEY