

BLUFFDALE CITY
CITY COUNCIL,
PLANNING COMMISSION &
REDEVELOPMENT AGENCY
COMBINED MEETING AGENDA



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

City Council Chambers

Wednesday, January 12, 2022, at 6:00 p.m.

Notice is hereby given that the Bluffdale City Council, Bluffdale City Planning Commission, and the Redevelopment Agency Board will hold a combined meeting on Wednesday, January 12, 2022, 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.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 other any action deemed inappropriate.

BLUFFDALE CITY COUNCIL AND PLANNING COMMISSION JOINT 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 of 2022 Economic Development Strategic Plan. *(Staff presenter Grant Crowell)*
 - 2.2 Training on Robert's Rules and Open and Public Meetings Act. *(Staff presenter Todd Sheeran)*
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 December 8, 2021, City Council, LBA & RDA Combined Meeting.
 - 2.2 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
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.com. Comments should be limited to not more than four (4) 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. **Presentation Items:**

- 5.1 **Continued from Work Session Item 2.2**, Training on Robert’s Rules and Open and Public Meetings Act. *(Staff presenter Todd Sheeran)*
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.)
 - 6.1 **Resolution No. 2022-01**, Authorizing the City of Bluffdale and the Utah Department of Transportation to enter into a Corridor Agreement pertaining to Porter Rockwell Boulevard.
7. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
 - 7.1 None.
8. **Action or Discussion Items; Items Continued from Previous Meeting:** (These items are considered by the City Council individually. No public comment will be permitted.)
 - 8.1 **Resolution No. 2022-05**, Adopting a code of conduct and parliamentary procedure policy. *(Staff presenter Todd Sheeran)*
 - 8.2 **Resolution No. 2022-02**, Designating the appointment of a Mayor Pro Tempore for 2022. *(By Mayor Natalie Hall)*
 - 8.3 **Resolution No. 2022-03**, Appointing statutory officers, City Treasurer and City Recorder. *(By Mayor Natalie Hall)*
 - 8.4 **Resolution No. 2022-04**, Designating a representative for the City of Bluffdale at the Association of Municipal Councils. *(By Mayor Natalie Hall)*
 - 8.5 **Ordinance No. 2022-01**, (tabled from November 17, 2021) a Zoning Map and Text Amendment Application, which proposes amendments to the Bluffdale City Land Use Ordinance, Title 11, Chapter 11.110.120, Special Purpose and Overlay Zones, to create a new zoning ordinance chapter and map designation from Mixed Use to SD-X The Centrum at Bluffdale, Special District for 236 residential apartment units along with various commercial uses for approximately 6.7 acres, applicant, LH Perry Investments, LLC. *(Staff presenter Grant Crowell)*
 - 8.6 **Resolution No. 2022-06**, (tabled from November 17, 2021) a proposed Development Agreement pertaining to the development of property located at approximately 533 West 14600 South, also known as the Centrum at Bluffdale, Special District, applicant, LH Perry Investments, LLC. *(Staff presenter Grant Crowell)*
 - 8.7 **Ordinance No. 2022-02**, (tabled from December 8, 2021) a General Plan Land Use Map Amendment Application for 5.59 acres, located at approximately 13855 and 13937 South 2950 West, from Very Low Density Residential to Commercial, applicant, D&H Stewart Family Holdings, LLC. *(Staff presenter Jennifer Robison)*
 - 8.8 **Ordinance No. 2022-03**, (tabled from December 8, 2021) a Zoning Map Amendment Application for 5.59 acres, located at approximately 13855 and 13937 South 2950 West, from R-1-43 Residential to GC-1 General Commercial, applicant, D&H Stewart Family Holdings, LLC. *(Staff presenter Jennifer Robison)*
 - 8.9 **Resolution No. 2022-07**, (tabled from December 8, 2021) a proposed Development Agreement to modify various requirements in the GC-1 General Zone for the Tri-City Center developmental proposed by D&H Stewart Family Holdings, LLC property, located at 13855 and 13937 South 2950 West. *(Staff presenter Jennifer Robison)*

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

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

b. **Discussion/Presentation/Action Items:**

- i. **RDA Resolution No. 2022-01**, Clarifying the extension dates of the tax increment collection period for the Bluffdale Gateway RDA Project Area due to the COVID-19 pandemic emergency.
(Staff presenter Bruce Kartchner)

c. **RDA Discussion:**

d. **Adjournment.**

CONTINUATION OF CITY COUNCIL BUSINESS MEETING

9. **Staff Reports 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 7, 2022.**



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.