

BLUFFDALE CITY
CITY COUNCIL,
PLANNING COMMISSION,
LOCAL BUILDING AUTHORITY &
REDEVELOPMENT AGENCY

COMBINED MEETING AGENDA

City Council Chambers

Wednesday, January 25, 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, LBA & RDA will hold a combined meeting on Wednesday, January 25, 2023, 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 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 regarding potential retail plant nursery development, located at 1858 West 14805 South. *(Presenter Daryl Fielding)*
 - 2.2 Possible discussion regarding a Special District for Police and/or Fire. *(Staff presenters Bruce Kartchner and James Dunkelberger)*
3. **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).
4. **Council Discussion:**
5. **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 14, 2022, City Council, Planning Commission, LBA & RDA Combined Meeting Minutes.
 - 2.2 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
4. **Presentation Items:**

- 4.1 Recognition and appreciation of Johnny Loumis Jr. for his many years of service to the Bluffdale City Planning Commission. *(Mayor Natalie Hall)*
- 4.2 Recognition of the students from Rocky Peak Elementary, Kelsey Peak Middle, and King’s Peak High virtual schools as the recipients of the Bluffdale Exemplary Student Award. *(Mayor Natalie Hall)*
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.)
 - 6.1 **Resolution No. 2023-02** – Awarding the Fire Flow Deficiencies Project.
 - 6.2 **Resolution No. 2023-03** – Awarding the Storm Drain Projects 2023 Project.
7. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
 - 7.1 **Ordinance No. 2023-02** – Amendments to the Bluffdale City Land Use Ordinance 11.160.180 (c)(2) supplementary provisions for shared driveways to allow “access to a maximum of three lots or parcels”, Olin VanDerWatt, applicant. *(Staff Presenter Jennifer Robison)*
 - 7.2 **Ordinance No. 2023-03** - Amendments to the Bluffdale City Land Use Ordinance, Title 11, Chapter 11, Special Purpose and Overlay Zones, to create a new zoning ordinance chapter and map designation for The Bluff at Point Crossing Special Development Zone (SD-X) for 19.47 acres including, but not limited to; commercial and residential uses, open space and trails, public and private streets, and specific site and architectural design standards, located at approximately 15600 South Porter Rockwell Boulevard, Geneva Rock Products, Applicants. *(Staff presenter Jennifer Robison)*
 - 7.3 **Ordinance No. 2023-04** – Amendments to the Moderate-Income Housing element of the City of Bluffdale General Plan. *(Staff presenter Ellen Oakman)*
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 **Resolution No. 2023-04** – Designating the appointment of a Mayor Pro Tempore for 2023. *(Mayor Natalie Hall)*
 - 8.2 **Resolution No. 2023-05** – Designating a Representative for the City of Bluffdale at the Association of Municipal Councils. *(Mayor Natalie Hall)*
 - 8.3 Continued discussion regarding a Special District for Police and/or Fire. *(Staff presenters Bruce Kartchner and James Dunkelberger)*
 - 8.4 **Ordinance No. 2023-05** – Text Amendments to Bluffdale City Code Section 7.50, pertaining to definition of Significant Property and establishing a process to dispose of City-owned Real Property. *(Staff presenter James Dunkelberger)*
 - 8.5 Training on the Open and Public Meetings Act. *(Staff presenter James Dunkelberger)* **[LBA and RDA Open and Public Meetings Act training held in conjunction]**

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

- a. **Call to Order:** (Roll Call)
- b. **Discussion/Presentation/Action Items:**
 - i. Training on the Open and Public Meetings Act. *(Staff presenter James Dunkelberger)* [LBA Training held in conjunction with the Open and Public Meetings Act Training]
- c. **LBA Discussion:**
- d. **Adjournment.**

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

- a. **Call to Order:** (Roll Call)
- b. **Discussion/Presentation/Action Items:**
 - i. Training on the Open and Public Meetings Act. *(Staff presenter James Dunkelberger)* [RDA Training held in conjunction with the Open and Public Meetings Act Training]
- c. **RDA Discussion:**
- d. **Adjournment.**

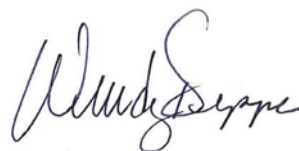
CONTINUATION OF CITY COUNCIL BUSINESS MEETING

- 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 19, 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.