

BLUFFDALE CITY
CITY COUNCIL,
LOCAL BUILDING AUTHORITY AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING AGENDA
City Council Chambers
Wednesday, May 11, 2022, at 5:00 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, Local Building Authority and Redevelopment Agency Board will hold a combined meeting on Wednesday, May 11, 2022, at Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. The meeting will begin at **5:00 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 WORK SESSION 5:00 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 Moderate-Income Housing Plan Requirements. *(Staff presenter Grant Crowell)*
 - 2.2 Discussion relating to the new City of Bluffdale General Plan. *(Staff presenter, Grant Crowell)*
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 April 13, 2022, City Council & Planning Commission Special Joint Meeting Minutes.
 - 2.2 April 13, 2022, City Council Meeting Minutes.
 - 2.3 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 None.

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 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.)

7.1 **Ordinance No. 2022-08** – Amending Bluffdale City Code, Sections 11.11.070.030 and 11.11.070.090 (Mixed Use Zone) to allow a “property management firms sales/leasing office” in a residential area as an Accessory Use, Banner Hill, LLC, applicants. *(Staff presenter Jennifer Robison)*

8. **Public Hearing Items:** (Public comments must abide by the requirements listed above).

8.1 **Ordinance No. 2022-12** - Amending Bluffdale City Code, Sections 3.80 (Home Occupations), 6.20 (Truck Routes), 11.20 and 11.160 (Land Use Ordinance) to update the standards and maps. *(Staff presenter Grant Crowell)*

8.2 **Resolution No. 2022-17** - Adopting the Tentative Budget for the 2022-2023 Fiscal Year and establishing the Time and Place for the Public Hearing on the Final Budget for the 2022-2023 Fiscal Year. *(Staff presenters, Stephanie Thayer and Bruce Kartchner)* [LBA & RDA Public Hearing held in conjunction with the Budget Hearing]

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

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

b. **Public Hearing Items:** (Public comments must abide by the requirements listed above).

i. **LBA Resolution No. 2022-03** - Adopting the Tentative Budget for the 2022-2023 Fiscal Year and establishing the Time and Place for the Public Hearing on the Final Budget for the 2022-2023 Fiscal Year. *(Staff presenters, Stephanie Thayer and Bruce Kartchner)* [LBA Public Hearing held in conjunction with the Budget Hearing]

c. **LBA Discussion:**

d. **Adjournment.**

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

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

b. **Public Hearing Items:** (Public comments must abide by the requirements listed above).

i. **RDA Resolution No. 2022-04** - Adopting the Tentative Budget for the 2022-2023 Fiscal Year and establishing the Time and Place for the Public Hearing on the Final Budget for the 2022-2023 Fiscal Year. *(Staff presenters, Stephanie Thayer and Bruce Kartchner)* [RDA Public Hearing held in conjunction with the Budget Hearing]

c. **RDA Discussion:**

d. **Adjournment.**

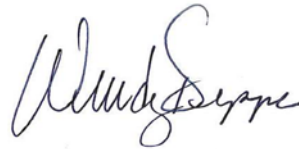
9. **Staff Reports, Additional Council Discussion, and Calendaring Items:**

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 **May 06, 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.