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STAFF REPORT  
July 2, 2021

**To:** City of Bluffdale Planning Commission  
**Prepared By:** Ellen Oakman, Associate Planner

**Re: City Initiated Text Amendment to allow Personal Service Establishments within the I-1 Light Industrial Zone**

Application No.: 2021-27  
Applicant: City of Bluffdale  
Request: That the Planning Commission review the proposed text amendment to add a permitted use to the I-1 Light Industrial Zone and make a recommendation to the Bluffdale City Council.

**SUMMARY**

Staff was requested to review and amend the existing section in Title 11.350.020 of the Bluffdale City Code, by expanding the permitted uses of the I-1 Light Industrial Zone to allow Personal Service Establishments. Staff has proposed revisions in accordance with direction from the Bluffdale City Council and City Staff experience. Staff was requested to increase the permitted uses to allow for more business flexibility in an area with the intent to allow a variety of uses which are consistent with the intent of the zone, and to that of similar commercial zones, such as GC-1 General Commercial and HC Heavy Commercial. The purpose of the I-1 Zone includes: *limited commercial and service uses*. Thus, this addition is considered to fall into that description.

The proposed use is broadly defined, allowing more businesses and greater flexibility for the business license process. The use, *Personal Service Establishment* already exists in the definitions chapter of Title 11.120 of the BCC so the addition to the permitted uses is facilitated by the use's familiarity in the code standards. Staff proposes, with the recommendation of City Council, to alter the permitted uses in the I-1 Zone, found in the table, in the section Title 11.350.020. This amendment will allow the I-1 Zone to better meet its intent for commercial uses. This code amendment is consistent with the stated purposed of the I-1 zone, and is a policy decision of the City Council.

Existing Zoning

Zone	I-1	HC	GC-1
Personal service establishment	N	P	P

I-1 Light Industrial, HC Heavy Commercial and GC-1 General Commercial Zones have several similar commercial uses in intensity. Below are examples of similar limited commercial uses across the three zones.

Similar Commercial Uses - GC-1, HC, I-1	GC-1	HC	I-1
Automotive service	P	P	P
Museum	P	P	P
Office, general	P	P	P
Personal instruction service	P	P	P
Preschool/daycare center	P	P	P
Repair service	P	P	P
Restaurant	P	P	P
Retail, general	P	P	P
Veterinary service	P	P	P

The proposed use to be added is: *Personal Service Establishment*. It is an existing use in the Bluffdale City Code. It is defined as follows:

***PERSONAL SERVICE ESTABLISHMENT:*** An establishment providing nonmedical services to individuals as a primary use. Examples of these uses include barbershops, beauty salons, day/health spa, hair salons, nail salons, shoe repair shops, tanning salons, tailors and similar businesses not including tattoo establishments.

This existing, proposed use would be consistent with the other permitted uses in impact, function, and customer experience and expectation.

**ANALYSIS**

The proposed amendment includes the following:

Proposed revisions to I-1 Zone Permitted Uses (11.350.020): TABLE OF PERMITTED, CONDITIONAL, AND ACCESSORY USES FOR NONRESIDENTIAL ZONES:

<b>Proposed Use</b>	<b>I-1</b>
<b>Personal service establishment</b>	<b>N P</b>

**MODEL MOTIONS FOR THE TEXT AMENDMENT APPLICATION**

Model for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Text Amendment Application 2021-27 based on the findings presented in the staff report dated July 7, 2021, (or as modified below):”

1. That the proposed use is Consistent with the Light Industrial Zone and with other similar uses in the Heavy Commercial and General Commercial Zones.
2. That the proposed use is consistent with existing, similar commercial uses in the Light Industrial Zone.
3. That the proposed use is consistent with the purpose of Light Industrial Zone.
4. That the proposed use Facilitates business development and opportunity in the community.

**ATTACHMENTS**

**Exhibit A: Proposed language**

**Exhibit A:**

11.350.020: TABLE OF PERMITTED, CONDITIONAL, AND ACCESSORY USES FOR NONRESIDENTIAL ZONES:

<b>Proposed Use</b>	<b>I-1 Zone</b>
<b>Personal service establishment</b>	<b>N P</b>

**BLUFFDALE CITY  
ORDINANCE 2021-12**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLUFFDALE,  
UTAH, AMENDING CITY CODE 11-350-020 TABLE OF PERMITTED USES.**

**WHEREAS**, Utah Code § 10-9a-102 grants the Bluffdale City Council (the “City Council”) authority to enact or amend ordinances that it considers necessary or appropriate for the use and development of land in the City of Bluffdale (the “City”); and

**WHEREAS**, the City Council desires to add to the permitted uses allowed within the Light Industrial zone to facilitate additional business opportunity.

**WHEREAS**, the Bluffdale Planning Commission has held a public hearing and forwarded its positive recommendation to the City Council; and

**WHEREAS**, the City Council has held a public hearing and reviewed the subject text amendment and finds that the subject text amendment will enhance the public health, safety, and welfare.

**NOW THEREFORE**, be it ordained by the Council of the Bluffdale City, in the State of Utah, as follows:

**SECTION 1:            AMENDMENT** “11.350.020 Table Of Permitted, Conditional, And Accessory Uses For Nonresidential Zones” of the Bluffdale Municipal Code is hereby *amended* as follows:

AMENDMENT

11.350.020 Table Of Permitted, Conditional, And Accessory Uses For Nonresidential Zones

Proposed Uses	P O- 1	G C- 1	H C	R C	N C	I- 1	I- 2	S G -1	D R	C I
Agriculture	N	N	N	N	N	P	P	P	N	N
Assisted living facility	N	N	N	N	C	N	N	N	N	N
Automobile and recreational vehicle sales	N	P	P	P	N	N	N	N	N	N
Automotive service	N	P	P	P	N	P	N	N	N	N
Bank or financial institution	N	P	P	P	P	N	N	N	P	N
Business services	P	P	P	P	P	N	N	N	N	N

Car wash	N	P	P	P	N	N	N	N	N	N
Caretaker dwellings in association with storage unit facilities	N	N	N	N	N	P	N	N	N	N
Cemetery grounds and facilities	N	N	N	N	N	N	N	N	N	P
Commercial vehicle and equipment rental or sale	N	P	N	N	N	N	N	N	N	N
Community buildings	N	N	N	N	N	N	N	N	N	P
Construction sales and service	N	N	P	N	N	P	N	N	N	N
Convenience store/gas station	N	P	P	P	P	N	N	N	P	N
Convention facility	N	N	N	P	N	N	N	N	N	N
Data center	N	N	P	P	N	P	P	N	N	N
Drive-through facilities	P	P	P	P	P	N	N	N	N	N
Group Living Arrangments (GLAs) <sup>1</sup>	N	N	N	N	N	N	N	N	N	N
Fish hatchery	N	N	C	N	N	N	N	N	N	N
Funeral home	N	P	P	P	P	N	N	N	N	N
Hospital	C	C	C	C	N	N	N	N	N	N
Hotel	P	P	P	P	N	N	N	N	P	N
Laundry services	N	N	P	N	P	N	N	N	N	N
Library	N	N	N	N	N	N	N	N	N	P
Liquor store	N	N	N	N	N	N	N	N	P	N
Loan center	N	N	P	N	N	N	N	N	N	N
Manufacturing, general	N	N	C	N	N	P	P	P	N	N
Manufacturing, limited	N	N	P	N	N	P	P	P	N	N
Medical service/urgent care clinic	P	P	P	N	P	N	N	N	N	N
Mills (steel and wood, except burning)	N	N	N	N	N	N	P	N	N	N
Mines, quarries, gravel pits, crushers, batching plants, and other uses intended for excavation purposes	N	N	N	N	N	N	N	C	N	N
Movie theater	N	P	P	P	N	N	N	N	P	N
Municipal offices	P	P	P	P	P	P	P	P	N	P
Museum	P	P	P	P	P	P	P	N	P	P
Nursery	N	N	C	C	N	C	C	C	N	N

Nursing home	P	P	P	P	P	N	N	N	N	N
Office, general	P	P	P	P	P	P	P	N	N	N
Open storage	N	N	A	N	N	A	N	N	N	N
Parks	P	P	P	P	P	N	N	N	N	P
Pawnshop	N	N	N	N	N	N	N	N	P	N
Personal instruction service	P	P	P	P	P	P	N	N	N	N
Personal service establishment	N	P	P	P	P	<del>P</del> P	N	N	P	N
Preschool/daycare center	P	P	P	P	P	P	N	N	N	N
Printing shops	N	N	P	N	N	P	P	N	P	N
Private hobby garage development for personal, non-retail use	N	P	N	N	N	N	N	N	N	N
Public or private utilities and maintenance facilities	C	P	P	C	C	P	N	P	N	P
Public uses	P	P	P	P	P	P	P	P	N	P
Reception center	N	P	P	P	N	N	N	N	N	N
Recreation and entertainment (indoor)	N	P	P	P	N	P	N	N	P	N
Recreation and entertainment (outdoor)	N	C	C	C	N	N	N	N	N	N
Religious buildings and structures	P	N	N	N	P	N	N	N	N	N
Repair service	N	P	P	N	P	P	N	N	N	N
Research and development laboratories	P	P	P	N	N	P	P	N	N	N
Restaurant	P	P	P	P	P	P	N	N	P	N
Retail, general	P	P	P	P	P	P	N	N	P	N
Schools	P	P	P	P	P	P	P	P	N	P
Sexually oriented businesses	N	N	N	N	N	N	C	N	N	N
Small wind power facilities	A	A	A	A	A	A	A	A	N	A
Storage facilities for machinery and equipment	A	A	A	A	A	A	A	A	N	A
Storage units	N	N	N	N	N	N	N	N	N	N
Tattoo establishment	N	N	P	N	N	N	N	N	N	N
Temporary job trailers and offices	N	N	N	N	N	N	N	A	N	N
Tobacco specialty business	N	N	P	N	N	N	N	N	P	N
Trade or technical schools	P	P	P	P	N	P	N	N	N	N

Veterinary service	P	P	P	P	P	P	N	N	N	N
Wholesale and warehousing	N	N	P	N	N	P	P	N	N	N

1. GLAs which are not expressly permitted within a zone or by the zoning ordinance are expressly prohibited.

(Ord. 2018-24, 9-26-2018)

PASSED AND ADOPTED BY THE BLUFFDALE CITY COUNCIL

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	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Aston	_____	_____	_____	_____
Councilmember Crockett	_____	_____	_____	_____
Councilmember Gaston	_____	_____	_____	_____
Councilmember Hales	_____	_____	_____	_____
Councilmember Kallas	_____	_____	_____	_____

Presiding Officer

Attest

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Derk P. Timothy, Mayor, Bluffdale  
City

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Wendy Deppe, City Recorder  
Bluffdale City