



BLUFFDALE PLANNING COMMISSION
Wednesday, March 4, 2026

Notice is hereby given that the Bluffdale City Planning Commission and Bluffdale City Council will hold a public meeting on **Wednesday, March 4, 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 February 4, 2026 and February 18, 2026 Planning Commission Meetings.
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 Site Plan for the Bluffdale Exchange Microflex Development at 13855 South 2950 West. Bluffdale Flex PropCo, LLC, Applicant, represented by Connor O'Leary and Brett Lovell. Caitlyn Tubbs, Staff Presenter (Application 2026-01).

LEGISLATIVE ITEMS

6. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION** on a Text Amendment to amend the Bringham 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. Caitlyn Tubbs, Staff Presenter. (Application 2026-06)

DISCUSSION ITEMS:

7. Planning Commission Training
8. Planning Commission Business (planning session for upcoming items, follow up, etc.).
9. Adjournment.

Dated: February 25, 2026

A handwritten signature in black ink that reads "Grant Crowell". The signature is written in a cursive style with a large initial 'G'.

**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.

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Present:

Members: Debbie Cragun, Chair
 Tina Griffis
 Kory Luker
 Erik Swanson (arrived at 6:03 p.m.)

Staff: Caitlyn Tubbs, Planning Manager
 Ellen Oakman, Associate City Planner
 Pauline Matagi, Community Development Coordinator
 Courtney Peterson, Legal Assistant

PLANNING COMMISSION BUSINESS MEETING

1. Roll Call.

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

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

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

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

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

4. Public Comment.

There was no public comment.

ADMINISTRATIVE ITEMS

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

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

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

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

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

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

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

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

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

1. Applicant updates the project plans based on the provided review comments from the Engineering Department dated February 26, 2026, to ensure the final design meets all City Standards and Specifications prior to the issuance of a building permit.

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

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

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

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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.

In response to a question from Commissioner Luker, Ms. Tubbs reported that all Area A uses would still be permitted with the exception of preschools and daycare centers. Outdoor storage is only

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permitted as an accessory use and must be screened. The current tenant of the property, Groundworks, has outdoor storage that is fenced to meet City requirements.

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

Chair Cragun opened the public hearing. There were no comments. The public hearing was closed. Commissioner Swanson remarked that the project had morphed over time, and there was some resistance to the last modification because the bar was being moved. The City Council originally felt that a retail component was important for this portion of Bringhurst Station. However, he agreed that the property owner should be allowed flexibility to make the property viable.

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

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

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

DISCUSSION ITEMS

7. Planning Commission Training.

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

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

8. Planning Commission Business (Planning Session for Upcoming Items, Follow Up, Etc.)

Ms. Tubbs reported on the following:

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

9. Adjournment.

The Planning Commission Meeting adjourned at 6:47 p.m.

 /s/ Pauline Matagi
Pauline Matagi, Community Development Coordinator

Approved: 03-18-2026

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public meeting will be held before the Bluffdale City Planning Commission on **Wednesday, March 4, 2026**, at Bluffdale City Hall, 2222 W 14400 S, which will begin at **6:00 p.m.**, or as soon thereafter as possible, for the purpose of receiving public comment on a proposed Text Amendment to amend the Bringhurst Station Commercial Sub-Districts diagram to allow non-retail businesses in certain areas.

Bluffdale Industrial Park, LLC, Applicant, represented by Joshua F. Hunt, Esq. Caitlyn Tubbs, Staff Presenter. (Application 2026-06)

In addition to attendance at the Planning Commission, if you have any comments or concerns, there are several additional ways to participate:

- 1. View** meeting on the City's website at **www.bluffdale.gov**.
- 2. Email** your comments to **planningmeetingcomment@bluffdale.gov** for the Planning Commission and include "Text Amendment" in the subject line of the email. Comments should be sent **before 4:00 PM on March 4, 2026** to be provided to the Planning Commission in advance of the meeting.
- 3. Mailed** written comments will also be accepted. Please mail to the following:

City of Bluffdale Planning Department
c/o Caitlyn Tubbs, Planning Manager
2222 West 14400 South
Bluffdale, UT 84065

For further information, please contact Caitlyn Tubbs at **ctubbs@bluffdale.gov** or 801-849-9466.

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