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Notice is hereby given that the Bluffdale City Council will hold a meeting on Wednesday, March 11, 2026, 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.gov](http://www.bluffdale.gov). The public may comment at the meeting or by emailing comments to [councilmeetingcomment@bluffdale.gov](mailto:councilmeetingcomment@bluffdale.gov) 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 REGULAR BUSINESS MEETING 6:00 P.M.**

1. **Call to Order:** (Roll Call, Invocation, Pledge of Allegiance\*).
2. **Minute and Agenda Approval:**
  - 2.1 February 25, 2026, City Council Meeting Minutes.
  - 2.2 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
4. **Presentation Items:**
  - 4.1 Presentation of South Valley Chamber 2025 Report (*Presenter, Jay Francis*)
  - 4.2 Recognition of Trenton Ellis, Water Operator of the Year (*Presenter, Shane Paddock*)
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.gov](mailto:councilmeetingcomment@bluffdale.gov). 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.)

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.)

None.
8. **Public Hearing Items:** (Public comments must abide by the requirements listed above).

None.

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).

**BLUFFDALE CITY COUNCIL WORK SESSION**

1. **Call to Order:** (Roll Call).
2. **Discussion/ Presentation Items:**
  - 2.1 Discussion of potential new residential zoning categories (*Staff Presenters, Grant Crowell and Caitlyn Tubbs*)
3. **Discussion.**
4. **Adjournment.**

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda is posted at the Bluffdale City Hall, on the City's website ([www.bluffdale.gov](http://www.bluffdale.gov)) and posted on the Utah State Public Notice website ([www.pmn.utah.gov](http://www.pmn.utah.gov)).

Published and posted on **March 06, 2026.**



**Tami Timothy  
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.

**BLUFFDALE CITY COUNCIL  
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**Present:**

**City Council:**               **Natalie Hall, Mayor**  
                                      **Wendy Aston**  
                                      **Steve Austin**  
                                      **Alan Lord**  
                                      **Mackey Smith**  
                                      **Greg Wilding**

**Staff:**                         **Bruce Kartchner, City Manager**  
                                      **Fred Donaldson, City Attorney**  
                                      **Tami Timothy, City Recorder**  
                                      **Stephanie Thayer, Administrative Services Director**  
                                      **Grant Crowell, Community and Economic Development Director**  
                                      **Caitlin Tubbs, Planning Manager**  
                                      **Ellen Oakman, Associate Planner**  
                                      **Amanda Luker, Communications Specialist**  
                                      **Bart Barton, Emergency Manager**  
                                      **Carl Hamer, Police Sergeant**  
                                      **Courtney Peterson, Legal Assistant**  
                                      **Shane Paddock, Public Works Director**  
                                      **Trenton Ellis, Water Operator**

**BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

**1.     Call to Order.**

Mayor Hall called the meeting to order at 6:00 PM.

All members of the City Council were present.

Diana Lund offered the invocation and led the Pledge of Allegiance.

**2.     Minutes and Agenda Approval.**

**2.1    February 25, 2026, City Council Meeting Minutes.**

**2.2    Approval of this Meeting's Agenda.**

Council Member Austin requested that future minutes include the question being asked rather than just the response.

**Council Member Austin moved to APPROVE the City Council Meeting Minutes and meeting**

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**Agenda, as presented. Council Member Smith seconded the motion. The motion passed with the unanimous consent of the Council.**

**3. Mayor and Council Reports.**

Mayor Hall reported on the following:

- She will be hand-delivering a commemorative American250 Bluffdale coin to any babies born in the City in 2026. To receive a coin, parents should fill out the form on the City website.
- She recorded a podcast with the Youth Council.
- She is a member of the new Joint Advisory Committee for transit and transportation for the State of Utah. Their first meeting was held on March 10.
- She met with Representative Burgess Owens in Washington, D.C. to discuss potential funding for City projects.
- The Jordan Foundation recognized two Bluffdale teachers from Hidden Valley Middle School and Mountain Point Elementary School earlier that day.
- Caucus meetings are scheduled for Tuesday, March 17.

Council Member Wilding reported on the following:

- He attended the Drug Abuse Resistance Education (“DARE”) graduation at North Star Academy. He thanked Police Sergeant, Carl Hamer, for his work with the program.

Council Member Aston reported on the following:

- She attended the final ("LPC") Legislative Policy Committee meeting of the session. Some bills they were opposed to passed, but some failed.

Council Member Austin reported on the following:

- He attended *The SpongeBob Musical*, and it exceeded his expectations. He is continually amazed at the talent in the City. Performances will continue throughout the week.
- He also attended the Healthy Bluffdale Coalition meeting, where they reported that the last “Screenagers” showing was very well-attended. The final showing for elementary-aged

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children was scheduled for March 18. He encouraged his Council colleagues to attend the Key Leader Orientation on March 27.

Council Member Lord reported on the following:

- His family attended *The SpongeBob Musical* and had a great time.
- He learned a lot at the monthly emergency preparedness meeting led by Emergency Manager, Bart Barton.

Council Member Smith reported on the following:

- He also attended the Legislative Policy Committee meeting, and he thanked City Staff for their hard work during the legislative session.
- He attended the Jordan River Commission Meeting. They had no major projects planned that would impact Bluffdale.
- He visited Mo' Bettas and really enjoyed it.
- He spoke with Congressman Mike Kennedy, who may become Bluffdale's congressman due to redistricting, and would be coordinating with Mayor Hall regarding an in-person meeting with the Council and Staff.

**4. Presentation Items.**

**4.1 Presentation of South Valley Chamber 2025 Report (Presenter, Jay Francis)**

South Valley Chamber of Commerce President, Jay Francis, introduced members of the Chamber's leadership team and presented the 2025 annual report. In 2025, the Chamber participated in nine ribbon cuttings in Bluffdale.

2025 Committees:

- Ambassador Committee: 25 members
- Government Affairs and Public Policy Committee: 25 members
- Small Business Committee: 38 members
- Tourism Committee: 35 members

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- Women in Business Committee: 24 members, including Development Coordinator, Kjersti Jarman
- Junior Women in Business Committee: 24 members, each of whom will receive a \$1,000 scholarship at graduation

2025 educational programs:

- Leadership South Valley: 27 graduates
- Business Accelerator: 14 graduates
- Everyday Entrepreneur: 14 participants
- Business Book Camp: 127 attendees at four events

Advocacy efforts included:

- Roundtables
- Executive forums
- Over 20 bills tracked
- “In the Know” sessions on the Big Beautiful Bill and the Wasatch Front Regional Council (“WFRC”)’s transportation plan
- Legislative review with Senator Lincoln Fillmore and Representative Steve Eliason

The following events were held in 2025:

- Connect After Hours: Seven events with 606 attendees
- Let’s Do Lunch: Five events with 728 attendees
- Meet the Member: Five events with 396 attendees
- Women in Business: 10 events with 1,275 attendees
- Special events
  - Three golf tournaments with 430 participants
  - Titan Awards: Four honorees and over 640 attendees
  - Small Business of the Year Award
  - Shark Tank: 10 student businesses were pitched, and \$9,500 in prizes was awarded

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In 2026, The South Valley Chamber of Commerce will focus on service and community impact, business growth and economic development, member retention, and public policy leadership. Small Business Impact Awards will be awarded to one business from each member city at an awards luncheon on May 5, 2026.

Mr. Francis stated that the Chamber’s 2026 theme is “Better Together”. Their relationship with Bluffdale and other cities is a partnership, not a membership. The Chamber is an extension of the City’s economic development and can help strengthen communication and trust between the City and businesses in the community. Together, they can advance shared priorities and strengthen the community’s brand.

Mayor Hall thanked Mr. Francis and his team for the presentation. The City has seen significant business growth and values its partnership with the South Valley Chamber of Commerce.

**4.2     4.2 Recognition of Trenton Ellis, Water Operator of the Year (Presenter, Shane Paddock)**

Public Works Director, Shane Paddock, presented Water Operator, Trenton Ellis, with the Rural Water Association of Utah Water Operator of the Year Award. Mr. Ellis was nominated by Ridley Griggs of Hansen, Allen and Luce, Inc., an engineering firm that regularly meets with the City.

In his nomination, Mr. Griggs said, “Over the past year, Mr. Ellis significantly improved Bluffdale City’s backflow prevention program. Due to his efforts, annual testing compliance has increased and several cross-connections have been detected and eliminated. Bluffdale City provides pressurized irrigation water service to customers through a City-owned system, but it also has a large number of private pressurized irrigation systems managed by individuals or homeowners associations. The presence of many private systems with varying configurations and standards makes recordkeeping, inspections, and coordination exceptionally difficult. Mr. Ellis led the charge to improve and simplify recordkeeping by transitioning to a database-driven program. This approach has improved communication between the City and customers and compliance with annual testing. Mr. Ellis has successfully used the City’s new smart meter reading technology to identify and eliminate cross-

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connections by regularly monitoring for reverse flow and high flows through system metering. He has been able to detect cross-connections as soon as they start flowing and take quick action to eliminate them. Mr. Ellis's creativity, diligence, and use of technology to address a serious and all-too-common problem in the water world is a perfect example of the great work water operators do to protect public health and safety while providing us with an essential, life-sustaining service. Although Mr. Ellis is still early on in his career, he exhibits a great degree of professionalism and skill. He is an emerging leader in the water field, and those of us lucky to know him are excited to see what the future holds."

Mr. Paddock stated that in addition to being responsible for cross-connection detection, Mr. Ellis is in charge of all State and Federal water quality sampling. He also works with City Attorney, Fred Donaldson to ensure that City Code remains up to date and performs all business inspections. Mr. Ellis cares about public safety and health and is an emerging leader for the City.

Mr. Ellis thanked the Water Department team. A few years ago, the department only had three employees. Today there are nine employees, which allowed him to pursue the position and improve the system. He could not have done it without the Public Works and Engineering teams.

Photographs were taken with the City Council.

**5. Public Comment.**

Mayor Hall opened the Public Comment period.

*Johnny Loumis, Jr.* stated that he has lived in Bluffdale for a long time. He thought that streetlights had previously been approved on Loumis Parkway. He had donated property necessary for easements to connect the lights. He asked the City to follow through with that project to help with traffic congestion and speeding. Bluffdale Cemetery is full, and he asked that the City Council consider adding the adjacent property to the cemetery. Many residents would like to be buried in the City, so the project could pay for itself. He apologized for not being present at City meetings over the past three years as he had experienced health challenges.

There were no further comments. The Public Comment period was closed.

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Mayor Hall thanked Mr. Loumis for his service over 30 years to the City on the Planning Commission. Staff was working to determine a budget timeline for the project. There were currently no plans to expand the cemetery.

**6. Consent Agenda.**

6.1 None.

**7. Action or Discussion Items; Continued from Previous Meeting.**

7.1 None.

**8. Public Hearing Items.**

8.1 None.

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

City Manager, Bruce Kartchner, reported on the following:

- The American250 Quilting Bee will be held on Saturday, March 14 at 9:00 a.m.
- “Screenagers” has been a great program.
- Soccer and pickleball league registrations are in process, and he encouraged residents to get involved with those programs.
- Return registration for the community garden begins on March 18. General registration for new members begins on March 25.
- The roundabout at the west end of 14600 South in Independence will be closed for several months for installation of a natural gas line. The intersection will also be reconfigured as part of the project, and the roundabout will be replaced with a semaphore.

**10. Closed Meeting – If Any.**

There was no Closed Meeting.

**BLUFFDALE CITY COUNCIL WORK SESSION**

**1. Call to Order.**

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Mayor Hall called the meeting to order at 6:43 PM.

**2. Discussion/Presentation Items.**

**2.1 Discussion of Potential New Residential Zoning Categories (Staff Presenters, Grant Crowell and Caitlyn Tubbs).**

Planning Manager, Caitlyn Tubbs, provided background information on the project, which was originally proposed by the City Council in 2025. After discussion in several Work Sessions, Staff was directed to create a draft ordinance. On April 16, 2025, the Planning Commission held its first public hearing on the item. A joint City Council/Planning Commission Work Session was held on January 21, 2026, followed by a second public Planning Commission hearing on February 18, where comments were received both in favor of and in opposition to the proposal. At that time, the Planning Commission tabled the item pending additional information on properties where the new zones might be considered in the future.

Ms. Tubbs reviewed the proposed Zoning Table. Staff proposed that all single-family zones be consolidated into one chapter, and new R2 and R3 zones be created to allow 0.33- and 0.50-acre lots in the City. The City Council recently indicated that the minimum property size to consider those zones would be two contiguous acres, and that information was included in the table.

Proposed changes to the underlying development standards for the R-1-10 (proposed R4) Zones were based on actual massing of recent Infill Overlay projects in the zone and would require a minimum lot width of 75 feet. Ms. Tubbs indicated that the City had received no rezoning requests for the R-1-10 designation that did not also include an Infill Overlay request since 2001.

At the last Planning Commission meeting, questions were raised regarding potential changes to the General Plan. Many of the areas where the proposed R2 and R3 Zones could be applied were currently designated Very Low Density Residential, which allows less than one dwelling unit per acre. Staff requested the City Council's input on whether property owners should be required to amend the General Plan Map in conjunction with the Zoning Map or if the text of the General Plan should be updated to allow up to two dwelling units per acre under that designation.

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Mayor Hall asked for the Planning Department's recommendation on the matter. Community and Economic Development Director, Grant Crowell stated that it would depend on where the Council intended to apply the new zones. For example, western Bluffdale is designated Very Low Density Residential. If that entire area was deemed eligible for the new R2 and R3 Zones, it would be logical to change the text to reflect that intent. If the City Council only intended to allow these new zones in specific portions of western Bluffdale, it would be more practical to require those applicants to also request a General Plan Map Amendment.

Council Member Austin asked what problem the City hoped to solve with the new zones.

Council Member Lord stated that he studied the Planning Commission Meeting Minutes and came away with more questions than answers. Some areas of Bluffdale would benefit from the new zones. However, residents of other areas would not be pleased if that zoning were applied nearby. By proposing one solution, they could create a problem in another area.

Council Member Aston agreed with Council Member Lord that the proposed zones are not appropriate for some areas of Bluffdale. However, they were discussing adding R2 and R3 zones to the Zoning Table, not applying them to specific areas of the City. She was not in favor of allowing the zoning to be applied to contiguous properties with different owners, as she believes only individual landowners should be eligible. Additionally, she found the two-acre minimum to be too low.

Council Member Smith stated that Bluffdale is a small city and costs are increasing. The question is how to grow the tax base through some development without compromising the integrity of existing neighborhoods. He agreed with Council Member Aston regarding the minimum size. At the Planning Commission meeting, someone posed the question of whether two people with one-acre lots could apply for R2 or R3 zoning. If so, that would provide a loophole to apply the zoning in existing neighborhoods. He asked Staff to define "contiguous" as used in the proposed text. Ms. Tubbs stated that in this context, it means the two parcels must be abutting or touching one another.

Council Member Smith stated that it was also a question of property rights, and the idea was originally brought forward due to residents expressing the desire to subdivide their properties. The City Council

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also needed to consider the proper role of government in limiting what people can and cannot do with their property as long as it doesn't put an undo burden on their neighbors.

Council Member Wilding stated that several private property owners have approached him about developing their larger properties at higher density than one acre. He had also been approached by many owners of one-acre lots that are interested in subdividing, but the Council was not considering that option. New projects in the City are developed in exactly the same way: a mini mansion with a large garage and fully landscaped yard. He questioned why that was the only development that was allowed in Bluffdale. People used to argue that one-acre lots would maintain the rural feel and allow for large animal rights, and for many years that was true. However, he had worked on approximately 45 new lots over the past three years, and a review showed that only one of those properties had large animals. His "why" is that a lot of people want the new zoning.

Council Member Wilding asked Staff to review property and sales tax revenue generation from different types of development, and he also conducted his own studies. West of Redwood Road, he identified approximately 280 acres of undeveloped land. A one-acre-lot development would have approximately 0.7 units per acre, and a 0.50-acre-lot development would have 1.37 units per acre. If the remaining land was developed with one-acre lots, it would create 196 parcels generating approximately \$340,000 in sales and property tax revenue. If it were developed with 0.50-acre lots, it would create 384 parcels with approximately \$590,000 in tax revenue. The 0.50-acre development would also require approximately 40% less infrastructure per lot, which would help keep property taxes low. Requiring one-acre lots is an expensive way to run a city, and he questioned why the Council would want to continue a requirement that costs more money. He then reviewed his list of reasons the R2 and R3 Zones would be good for Bluffdale.

1. Allowing higher density development would lower taxes.
2. The west side of the City is currently subsidized by the higher density east side.
3. Private property owners want the right to develop their property, and they should be given reasonable consideration by allowing slightly higher density without changing the nature of the City's neighborhoods.

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4. The State is pleading with cities to create more housing.
5. Smaller lots allow for better water conservation per lot. One-acre lots require a tremendous amount of water.
6. Rural developments are no longer being built. New homeowners do not care as much about lot size. Society is changing, and farm animals are no longer a priority.
7. Weeds and junk can pile up on large properties.
8. The State continues to try to force higher density zoning on cities, and Bluffdale is one of the reasons it is doing so.
9. An argument that has been used against higher density zoning is that the City's infrastructure cannot handle it, but what was being proposed was still very low-density development. All new projects must supply will-serve letters from utility companies, and the City Engineering Department analyzes the project's impact on City systems. It is unlikely that any development would be big enough to require large-scale changes, and most of the vacant parcels are near collector roads that can handle a higher level of traffic.

Council Member Wilding stated that in his opinion, the Council should be laser-focused on land development moving forward because if future residents inherit a City of large parcels with a lot of infrastructure and a lowered ability to generate revenue, they will also inherit very high taxes. It is a miracle and a testament to City Staff that taxes are as low as they are, and the City Council needed to make good, careful decisions to ensure that it remains true. Some residents want the one-acre minimum to be retained and he believes those residents should be asked why they want higher taxes, why they are comfortable with larger lots being subsidized by Independence, why they feel that Bluffdale is immune from participating in Utah's housing crisis, how they will deal with the water conservation issues that one-acre lots are exacerbating, and why they feel the only type of developed allowed in western Bluffdale should be mini-mansions.

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Council Member Wilding stated that residents are concerned about allowing 0.33-acre lots because they fear people will build six homes on a two-acre lot. He believes it should be made clear that the R3 Zone is intended only for limited areas such as the perimeter of the City and on parcels where access and geography present challenges to larger lot developments. A Development Agreement should be required. Projects should be limited to two acres or larger and not be part of a conglomerate of single-family-home parcels that were combined to meet that minimum.

For the R2 Zone, he proposed a minimum project size of two acres, which also cannot be a conglomerate of single-family home parcels. He does not believe a Development Agreement should be required for this zone. It would average 1.37 units per acre, which is very low density. However, he supported setting a limit of no more than 1.5 units per acre for projects under five acres in size. He would modify the text of the General Plan for 0.50-acre lots but believes projects with 0.33-acre lots need a Development Agreement with Planning Commission and City Council involvement.

Council Member Smith stated the he has spoken with citizens about the issue. He does not believe the State will immediately take control of local zoning, but he does believe succession planning is important, and allowing slightly higher density now could prevent much higher density in 10 or 20 years. The proposed R2 and R3 Zones would still maintain lower density in the City, and there was no current proposal to rezone specific properties. Council Member Wilding agreed.

Council Member Wilding stated that he is aware of multiple parcels being held due to density restrictions that would be developed if the proposed adjustments were made. Council Member Austin asked if those parcels could be identified for discussion, as he believes any changes to the General Plan should be made prior to considering the new Zoning Table. Council Member Wilding stated that he did not have the private property owners' permission to disclose that information. Council Member Smith remarked that many people may express interest if the proposal was approved. Council Member Austin clarified that his intent was to discuss the larger picture of where R2 and R3 zoning should apply.

An aerial map was displayed. Council Member Wilding stated that he believes all of the 10- to 80-acre perimeter parcels would be appropriate for R2 and R3 Zones. Mr. Kartchner asked for

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clarification on the specific area, whether Council Member Wilding was referring to the City's perimeter or the perimeter of the Very Low-Density Residential area, as the zoning may also be appropriate for transitional areas. Council Member Wilding stated that his initial thought was about the City's boundaries, but the Council had previously considered allowing higher density on properties on the east side of Redwood Road that carry the Very Low-Density Residential designation.

Council Member Austin asked why a Special Development ("SD") Zone could not be utilized to accomplish the same goal on five-acre or larger parcels. Mr. Crowell reported that the current threshold to apply for an SD Zone is 20 acres, and one option was to modify that threshold. That was a different approach that would require an individual decision on every application rather than making the tool available in the zoning ordinance.

Council Member Austin stated that to his understanding, the City Council would retain more control over each individual parcel in the SD Zone because Development Agreements could be required, but it would have less control over the R2 and R3 Zones because they are more of a general tool. Mr. Crowell clarified that the legislative decision and option to require a Development Agreement are the same for any zoning action. The SD Zone is a tool that the City has used. It has specific criteria and a more robust application process, but a standard rezoning request could still warrant a Development Agreement or be denied based on a variety of factors. Mr. Donaldson agreed that zoning is a legislative decision. If the City Council's decision is reasonably debatable, it will be upheld.

Council Member Austin asked if there would be a greater probability of approval for the R2 or R3 Zone due to precedence. Mr. Donaldson stated that every rezone is unique and it is a legislative decision, so there is no precedent.

Council Member Lord asked Mr. Crowell to confirm if the City Council could change the 20-acre minimum for the SD Zone. Mr. Crowell stated that the criterion was added to the zone because the intent was to ensure some open space in developments and was based on his review of similar ordinances in neighboring cities. Any standard can be amended via a Text Amendment. However, reducing the minimum size would not address the other legislative issues. For example, the developer may want to have 0.33-acre lots but the General Plan requires one-acre lots. The last part of

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Bringhurst Station that was developed required three legislative actions because it was an agriculturally zoned parcel in the Very Low-Density General Plan area and adjacent to an SD. It was a very long process.

Mr. Crowell stated that it is helpful to understand the goals the City hopes to achieve through negotiation. For example, architectural controls cannot be required in a standard zone, but they can be negotiated through a Development Agreement or Special District. If a property owner has a simple five-acre parcel with no parks or trails, a standard tool would be a better option because it would provide certainty for the owner and streamline the process.

Council Member Aston pointed to a location in eastern Bluffdale and indicated that it is well-suited for 0.33-acre parcels. The grade change from Redwood Road to the Jordan River is significant, and it is not appropriate for one-acre lots. She has received multiple inquiries about the area. The Council had discussed western of Bluffdale, but the proposed zones were applicable to other areas of the City. They were considering whether to add the R2 and R3 Zones to the Zoning Table. If they were added, whether to apply those zones would still be at the Council's discretion, and each Council Member would still review the specific project, citizen input, and their own feelings in determining whether the proposed zone was appropriate.

Council Member Austin stated that he believes it would make more sense to first determine where the zoning designations should be allowed and modify the General Plan to that effect prior to creating new zones. Council Member Aston asked why someone cannot have a house on a 0.33-acre lot in Bluffdale. She did not see the issue with adding that option to the Zoning Table. Whether that zoning is appropriate for a specific area is the sitting Council's decision.

Council Member Smith stated that they needed to determine whether the option should even be on the table. He was not aware of an active development proposal. He then asked Staff about the reason for rounding the zones down from, for example, 0.50 acres to 20,000 square feet. Mr. Crowell stated that it was done based on feedback to the initial draft of the Zoning Table. In that example, the difference is 1,780 square feet. Road area currently does not count toward lot area. If a two-acre parcel is subdivided and the requirement is 21,780 square feet, in most cases only three lots will be

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allowed. The proposed minimum square footage provides some leeway for the property owner to have design options. Some other communities require the full 0.50 acre and others only require 20,000 square feet. Regardless of the number, some properties will be slightly short or over the requirement, and variances are typically not granted in Bluffdale.

Council Member Wilding stated that other communities adjust the sizes down to allow for finished density. The objective of the current effort was to encourage more development in a conscientious way and accommodate society's current patterns and desires, and rounding the square footage down to 20,000 square feet allows for something closer to the allowed density of two lots per acre.

Council Member Smith asked about potential scope creep and the impact on Staff time. Mr. Kartchner stated that development has slowed over the past few years, and reenergizing development would be beneficial to both the City and its Staff.

Council Member Smith asked if the proposal would reduce the probability of flag lots. Mr. Crowell stated that in Bluffdale, they are referred to as private shared driveways, not flag lots. If the idea is to prevent a house from being constructed behind another house, the ordinance does provide some flexibility. Other communities' flag lots sometimes allow the private driveway to be included in the lot size.

Council Member Smith asked Council Member Wilding for his thoughts on the question. Council Member Wilding stated that most cities currently have a lot of infill development with homes built behind other homes on flag lots or private lanes. In his opinion, if the Council decides that the approximately 280 undeveloped acres in western Bluffdale must be developed with one-acre lots, it will be a disservice to the community. If every 0.50- and 0.33-acre project requires the SD Zone and a Development Agreement, that will in effect prohibit development because many property owners will not want to go through that process. Also, each time the City Council considers an application, the Council chambers will be full of residents opposed to allowing smaller lots. He believed the question was whether the reasons to move forward with R2 and R3 zones outweigh some property owners' reasons for not wanting that type of development. In his experience, current property owners will always be opposed to new development on neighboring properties. His position is that 0.50-acre

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lots should be allowed without additional steps and 0.33-acre lots should go through the full zoning and General Plan processes.

Council Member Lord presented the scenario of a 40-acre undeveloped area. If the owner of one five-acre portion was approved for R2 or R3 zoning, he believes it would be difficult to justify denying rezoning all other undeveloped properties in that area. He has spoken with many residents who moved to Bluffdale specifically for the one-acre lots, and he does not want to give in to developers when there is still a demand for larger parcels. He believes one-acre properties have more value and that if the City allows development on smaller parcels, it will open the floodgates for all one-acre parcels to be subdivided.

Council Member Aston respectfully rejected that mischaracterization. The City Council has denied a townhome development and then later approved another townhome development on the same parcel. It is well within the Council's authority to rezone one property and not others. In Council Member Lord's example, he would likely reject the proposal to rezone five acres because he feels passionate about the entire 40 acres. Having R2 and R3 Zones in the Zoning Table will not open the floodgates because it is the Council's discretion to use it or not.

Council Member Wilding stated that both he and Council Member Lord moved to Bluffdale for their one-acre lots, and there is still a demand for large lots. However, the City Council has the right to rezone or not rezone. He applied to rezone a property in another City to match the zoning of all adjacent parcels, and the City Council denied the application. There was nothing he could do about it because that decision is within the City Council's purview.

Council Member Lord asked if the City would run the risk of lawsuits. Mr. Donaldson stated that the decision would be upheld if it is reasonably debatable and complies with the Land Use Management and Development Act. Valid reasons for denial include that the proposal does not make sense at the time but could make sense in the future, the demand is not there, it is not the right property for the proposal, public clamor, etc.

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Council Member Smith asked if it was fair to assume that the City Council was not hearing ideas for smaller lot developments because the zoning was not available, and that by approving the new Zoning Table those ideas would be brought forward.

Council Member Austin stated that Council Member Smith had a good point. However, there was also pushback from the other side. He believes there is merit to residents showing up to oppose smaller parcels, and the City Council needs to pay attention to their concerns. He agreed that not having the zoning available limits the number of people who will come forward with development ideas but believes it protects those who oppose it. If the City Council identified areas where the proposed zones could be applied, citizens may be less concerned. He is repeatedly told that residents moved to Bluffdale due to its zoning, and they trusted that it would not change in their lifetime. The City Council needs to protect what its residents value.

Council Member Aston remarked that citizens elected Council Member Austin to vote on their behalf. Whether the zoning was changed or modified, all zoning decisions would still be made by the sitting City Council, which changes every two and four years. The Council could currently approve 0.33-acre zoning; it simply was not included in the Zoning Table. She believes they should make it clear and transparent rather than requiring a convoluted process.

Council Member Austin reiterated his position that they should first determine where the zoning could be applied. Council Member Aston indicated that the General Plan is updated frequently and that can be included in the next amendment, but she did not understand why that should affect adding the new zones to the Zoning Table.

Council Member Smith agreed that the process should be transparent but found the argument of adding a tool to the tool belt to be less compelling. Currently there are ways to get around one-acre zoning through a Development Agreement, and a more transparent method would be to recognize that 0.50- and 0.33-acre lots can exist in the City. The Council can then have the discussion on where the zones can be applied. He believes the proper order is to amend the Zoning Table and then discuss the General Plan. However, modifications were needed. For example, he agreed with Council Member Aston that properties must be individually owned.

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Council Member Lord spoke about existing developments. Sage Estates has some 0.33-acre lots. Mr. Crowell indicated that its largest lots are 0.33 acres, but some are as small as 10,000 square feet. It was developed using the Cluster Residential Overlay (“CRO”) Zone, which no longer exists. Council Member Lord asked if any large property owners were interested in building a similar development in the City. Mr. Crowell stated that he has received calls regarding the large farm on 3600 West, but he had not spoken with anyone recently. Council Member Lord stated that he has visited smaller lot developments in the City, and they are all very nice. He does not think anyone would say that Spring View Farms is a bad development, and most residents of Sage Estates love living there.

Mr. Crowell stated that the Planning Department regularly fields inquiries. Spring View Farms and Parry Farms are very large developments. The gravel pits are the only remaining areas of that size in the City, but there are smaller open parcels adjacent to those developments. Staff has received calls from assemblages of property owners on South Redwood Road for potential projects totaling between 15 and 40 acres.

Mr. Kartchner provided some historical context on the proposed zones. When the CRO Zone was approved with an average density of 1.35 units per acre, interested in that zoning blossomed. The City Council became nervous about the level of interest and made some modifications, which lowered the interest level. The fact that 0.50- or 0.25-acre lots could currently be developed on larger parcels in Very Low-Density areas does not generate interest because it is not overtly stated in City Code. By adding R2 and R3 Zones to the Zoning Table, property owners would know the zoning is available and be more likely to apply for it, which would likely spur development. The City Council would still decide whether to approve or deny each application.

Mayor Hall thanked everyone for their comments and noted that the Council needed to provide Staff with direction. Council Member Aston stated that she would review her notes and email her thoughts to Staff.

Mr. Crowell reported that the Planning Commission had many of the same questions as the Council, and it could be discussed in as many meetings as necessary. The Planning Commission public hearing was left open, and the item could be brought back to them as soon as their next meeting.

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Council Member Lord stated that the Planning Commission spoke about having another joint Work Session. Mayor Hall clarified that the City Council discussed the matter and decided on the current meeting.

Council Member Wilding stated that he had spent a great deal of time on the matter and spoken with a large number of citizens. He understood that others disagreed, but he strongly believes the additional zones will be very good for the City and private property rights. He proposed the following:

- 0.33-acre zoning should be considered in limited circumstances on the perimeter of the City on parcels where geometry and access present challenges to larger lot developments.
  - Each project requires a Development Agreement.
  - Projects must be five acres or larger and cannot be a conglomerate of single-family-home parcels that have been combined to meet the minimum.
- 0.50-acre zoning should be allowed on parcels in remaining areas of the City.
  - Projects must be two acres or larger and cannot be a conglomerate of single-family-home parcels that have been combined to meet the minimum.
  - A Development Agreement is not required.
- The density limit for small projects between two and five acres is 1.5 units per acre.

Council Member Austin remarked that the Planning Commission asked for additional information. Mr. Crowell confirmed that they requested maps and other information, including a data analysis and potential subdivision layouts.

Regarding Council Member Wilding's proposal, Mr. Crowell stated that some of the items were considerations for the City Council rather than technical standards to be included in the Zoning Table. If the Council directed Staff to include all items, the zones would need to be removed from the table and added as standalone chapters.

Council Member Wilding stated that most of the negative feedback he had heard was in regard to the 0.33-acre zoning, and his recommendations were an attempt to restrict the zone to very limited areas.

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Council Member Austin asked if the Planning Commission had also requested information on the financial impact of infrastructure, police and fire, and other impacts of increased density. Ms. Tubbs stated that it was noted as something that may be useful, but Staff was not directed to obtain that information. Council Member Austin asked for that data, as well as information on potential traffic impacts. Mayor Hall indicated that it may not be reasonable to request that of Staff.

Mr. Kartchner stated that an engineering firm is typically hired to conduct traffic studies, which would be an expense to the City. The recent Public Safety Fee study indicated that residential need is population based for all densities and the ratios do not change except in very high density like apartments. Developments are responsible for bearing all associated infrastructure costs, and the City's existing water, stormwater, and roads infrastructure can handle any growth.

Council Member Lord expressed concern about properties in the proposed zones also having Accessory Dwelling Units ("ADU"), which would increase the potential density. Mr. Kartchner stated that the ratio between lot sizes would not change. An ADU would also increase revenues without adding infrastructure costs.

Council Member Wilding suggested that the proposal be modified prior to sending it back to the Planning Commission. Mayor Hall asked the Council to email their suggestions to Staff. Mr. Crowell indicated that the modified Zoning Table would be presented to the Commission at an April meeting.

Council Member Lord stated that most Council Members agreed on a higher minimum acreage requirement than was currently proposed. Council Member Wilding proposed that density be restricted for projects between two and five acres in size, but noted that the minimum could also be increased.

The next City Council Meeting was scheduled for March 25. There would only be one meeting in April, on April 8, due to the ULCT conference. The Tentative Budget would be presented at that meeting.

**3. Discussion.**

There was no discussion.

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**4. Adjournment.**

**Council Member Aston moved to ADJOURN. Council Member Wilding seconded the motion. The motion passed with the unanimous consent of the Council.**

The meeting adjourned at 8:18 PM.



Tami Timothy, UCC  
City Recorder

Approved: \_\_\_\_\_ 03-25-2026 \_\_\_\_\_

