

CERTIFICATE OF PASSAGE AND POSTING

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

CITY OF BLUFFDALE

I, Teddie K. Bell, the duly chosen, qualified and acting Recorder of Bluffdale City, County of Salt Lake, State of Utah, do hereby certify as follows:

1. On the 25th day of November, 2008, the Bluffdale City Council adopted Ordinance No. 2008-18
2. On the 8th day of December, 2008, I caused to be posted in three (3) public and conspicuous places within said City, certified copies of Ordinance No. 2008-18 of said City entitled:

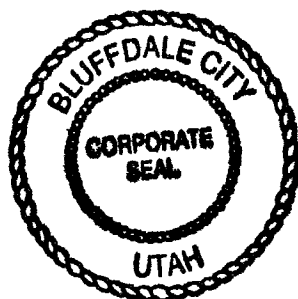
AN ORDINANCE AMENDING THE BLUFFDALE CITY COMPREHENSIVE PLAN LAND USE MAP ALONG REDWOOD/CAMP WILLIAMS ROAD WITHIN BLUFFDALE CITY, STATE OF UTAH, OTHERWISE KNOWN AS THE REDWOOD ROAD GENERAL PLAN CHANGE

The places in said City where such certified copies of Ordinance No. 2008-18 were posted are as follows:

- One at Bluffdale City Fire Station – 14350 South 2200 West;
- One at Bluffdale City Hall -- 14175 South Redwood Road;
- One at The Bluffs Apartments -- 14035 S. Marketview Drive and;

3. Attached hereto is a full, true and correct copy of Ordinance No. 2008-18 so posted.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed the seal of the City of Bluffdale, Utah, Salt Lake County, at 5:00 p.m. this 8th day of December, 2008.



Teddie K. Bell

Teddie K. Bell, City Recorder

CITY OF BLUFFDALE, UTAH

Ordinance No. 2008- 18

AN ORDINANCE AMENDING THE BLUFFDALE CITY COMPREHENSIVE PLAN LAND USE MAP ALONG REDWOOD/CAMP WILLIAMS ROAD WITHIN BLUFFDALE CITY, STATE OF UTAH, OTHERWISE KNOWN AS THE REDWOOD ROAD GENERAL PLAN CHANGE.

WHEREAS the City of Bluffdale (the “City”) has initiated an application to amend the Bluffdale City Comprehensive Plan Land Use Map by changing the land use designations from Bangerter Highway to approximately the Utah & Salt Lake Canal (approx. 14650 S. Camp Williams Road), as more particularly described in Exhibit “A”, within the City; and

WHEREAS the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed change and amendments to the General Plan of Bluffdale City pursuant to the Bluffdale City Zoning Ordinance, and the City Council has found the proposed amendments to be consistent with the public health, welfare and safety; and

WHEREAS the proposed land use changes on the Land Use Map as set forth herein have been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Bluffdale City Comprehensive Plan Land Use Map;

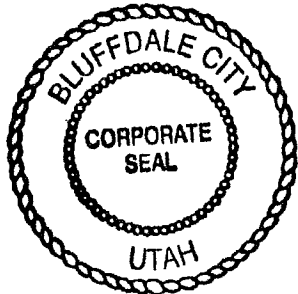
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, STATE OF UTAH, AS FOLLOWS:

Section 1. Comprehensive Plan Land Use Map Amendment. The Bluffdale City Comprehensive Plan Land Use Map is hereby amended to change the land use designations of property located from Bangerter Highway to approximately the Utah & Salt Lake Canal (approx. 14650 S. Camp Williams Road), within the City, as more particularly described in Exhibit “A,” attached hereto and incorporated herein by this reference.

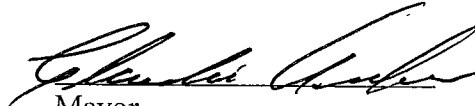
Section 2. Land Use Principles Amendment. The Bluffdale City Land Use Principles for Planning District Nos. 1 and 2 as part of the Bluffdale City Comprehensive Plan, are amended as described in Exhibit “B,” attached hereto and incorporated herein by this reference.

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

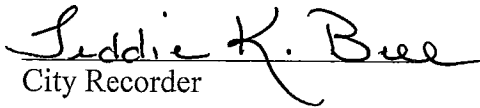
PASSED AND ADOPTED BY THE CITY COUNCIL OF BLUFFDALE CITY,
STATE OF UTAH, THIS 25th DAY OF NOVEMBER, 2008.



CITY OF BLUFFDALE


Mayor

ATTEST:

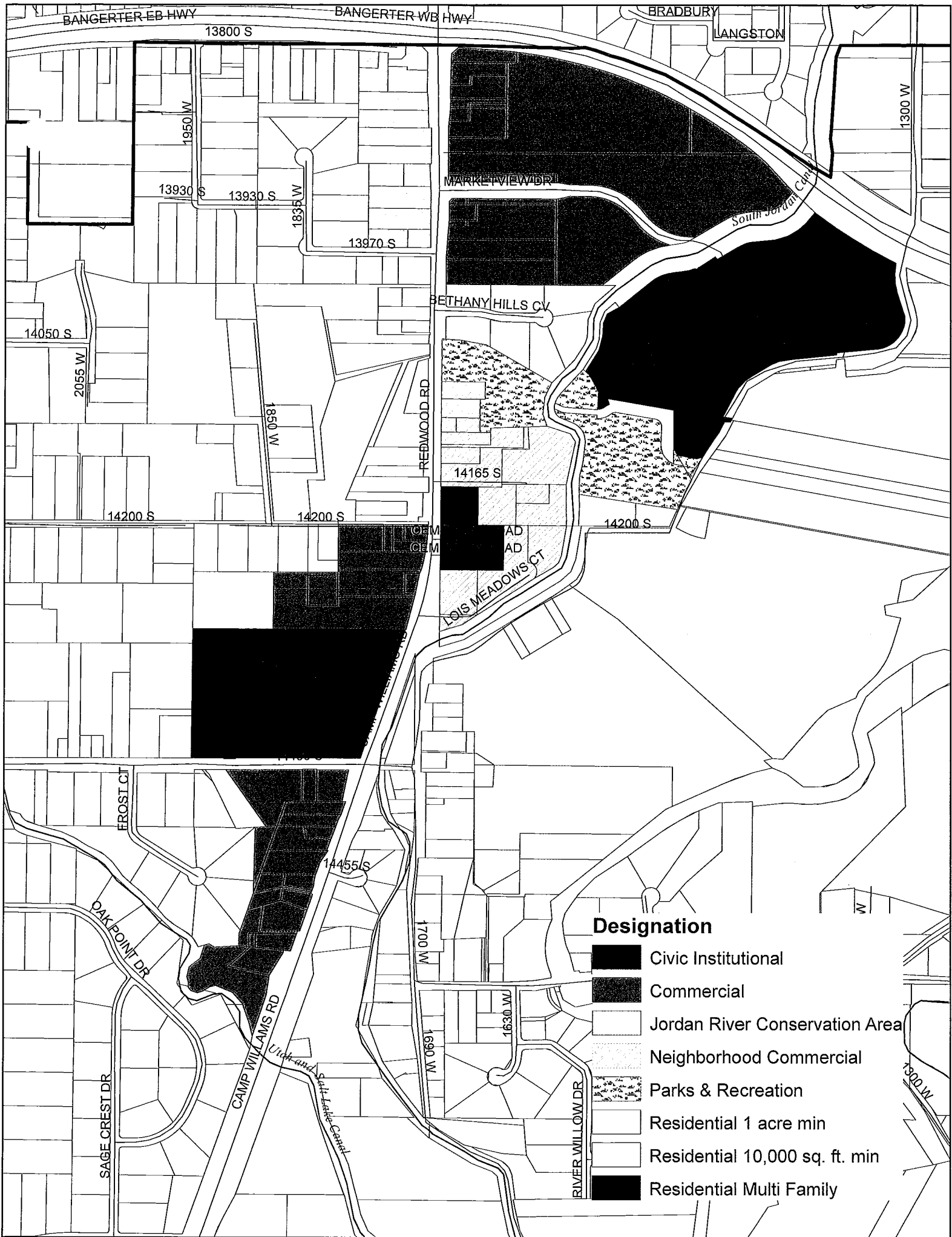

City Recorder

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Chisholm	<u> x </u>	<u> </u>
Councilmember Flanigan	<u> x </u>	<u> </u>
Councilmember Kartchner	<u> x </u>	<u> </u>
Councilmember Lord	<u> </u>	<u> x </u>
Councilmember Maxwell	<u> </u>	<u> x </u>

EXHIBIT A

MAP OF NEW LAND USE DESIGNATIONS



Designation









-  Civic Institutional
-  Commercial
-  Jordan River Conservation Area
-  Neighborhood Commercial
-  Parks & Recreation
-  Residential 1 acre min
-  Residential 10,000 sq. ft. min
-  Residential Multi Family

EXHIBIT B
REVISED LAND USE PRINCIPLES

**NORTH REDWOOD ROAD PLANNING DISTRICT
PLANNING DISTRICT #1
LAND USE PRINCIPLES**

The South East Corner of Bangerter Highway and Redwood Road should provide opportunities for a variety of retail commercial uses. It is anticipated that commercial uses in this area may include regional commercial uses, but site planning and functioning must not be allowed to compromise the adjoining residential uses. Additionally, site planning will require landscaping, berming and other features to provide a entry streetscape on Redwood Road and Bangerter Highway. Access to this area will be limited to approved access point so as to protect the functioning of Redwood Road and to promote site attractiveness.

- Lands east of the South Jordan Canal shall be for High Density Mixed Housing uses with such uses limited to areas located west and above 1300 West. This limitation is to avoid encroachment to the low density residential uses planned adjacent to 1300 West.
- An area for recreation and park activities with the potential for storm drainage detention facilities shall be provided with access to 1300 West. Properties south of the park area and east of 1300 West Street shall be low density residential uses provided so as to respect and preserve the existing natural features of the area.
- The Bethany Hills Subdivision shall be identified for low density single family residential uses and protected as a residential area from any encroachments of commercial and other uses.

A trail shall be provided along Rose Creek, located within the Planning District. As improvements are made to Redwood Road the installation of a connection from the west side of Redwood Road to the east side shall be accomplished. The City should engage in discussions with the Utah department of Transportation (UDOT) to ensure this trail connection is provided in the improvements for Redwood Road. An area between the South Jordan Canal and Redwood Road shall be designated as Parks and Recreation to accomplish this.

- ~~All areas south of Rose Creek and east of Redwood Road, and lying within the Planning District are identified as "Mixed Use."~~
- Properties west of Redwood Road, between Bangerter Highway and 13970 South Street, with a depth of approximately 300 feet from Redwood Road, are identified for low-scale professional office and service commercial uses. Site planning will require a building or landscaped treatment on Redwood Road to screen uses and provide an attractive street edge and entry feature to the City. Access will be limited to City and Utah Department of Transportation access points. An internal street access shall be provided to ensure the coordinated development of all properties in this area.
- All properties south of 13970 South Street to ~~14400~~ 14200 South Street, and with frontages to Redwood Road, shall be identified as Low Density Residential (LDR) to minimize the stripping of commercial uses south along Redwood Road and to preserve the residential values of these, and adjoining properties.
- All required widening of Redwood Road shall occur, as much as practical on the east side of the

existing Redwood Road alignment.

- ~~Properties on the east side of Redwood Road, from the Rose Creek drainage south shall provide opportunities for compatible mixed uses, provided with limited but coordinated accesses to ensure a development opportunity for all properties. Uses here may include residential, professional office and service commercial uses, and civic and community buildings and facilities. Retail commercial uses are discouraged.~~
- An area on the southwest corner of Redwood Road and Bangerter to 13970 South is designated for Neighborhood Commercial use.
- The current location of Bluffdale City Hall and the Cemetery at 14175 S Redwood Road as well as the northwest corner of Redwood Road and 14400 South shall be designated for Civic Institutional use.
- An area on the west side of Redwood Road between 14200 South and the area herein designated as Civic Institutional is designed for commercial use.
- An area between the South Jordan Canal and Redwood Road from approximately Lois Meadow Court to the area herein designated as Parks and Recreation for the Rose Creek trail crossing with the exception of the City property, is designated for Neighborhood Commercial use.

PLANNING DISTRICT #2 LAND USE PRINCIPLES

- With only ~~the very limited~~ exceptions as identified, Planning District #2 will be comprised of residential uses with an overall density of one (1) dwelling unit per acre. This land use pattern is consistent with the existing uses in the District and minimizes land use inconsistencies and conflicts, as practical. All uses in this District should protect and support the existing land use pattern and all policies should be to encourage the preservation and protection of this area as a safe and desirable residential environment.
- The location at Bangerter Highway and 2700 West is identified for a neighborhood commercial center, providing shopping and service commercial activities to support the surrounding residential neighborhood, and provided at a scale that does not conflict with the existing and desired residential uses located on adjoining property.
- The City Park property, located at 2200 West 14400 South, should be provided for active recreational uses.
- The identification of a location suitable for the Bluffdale City Government Center will be considered by the Planning Commission, with a recommendation to the City Council, within the context of the identification, consideration and evaluation of all sites within the City that may be identified by the Planning Commission as suitable for a Government Center.
- The portion of former Planning District 4 that was not disconnected from Bluffdale City in 2007 shall be included in Planning District 2.
- Parcels on the west side of Redwood between 14400 South and the Utah & Salt Lake Canal are intended for commercial uses.
- The properties west of the intersection of Redwood Road and 14400 South, which includes the Lion's Club park and property owned by the Jordan School District are intended for Civic/Institutional Use.