

**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 12th day of May, 2009, the Bluffdale City Council adopted Ordinance No. 2009-09.
2. On the 11th day of June, 2009, I caused to be posted in three (3) public and conspicuous places within said City, certified copies of Ordinance No. 2009-09 of said City entitled:

**AN ORDINANCE AMENDING THE LAND USE ELEMENT OF THE BLUFFDALE CITY COMPREHENSIVE PLAN**

The places in said City where such certified copies of Ordinance No. 2009-09 were posted are as follows:

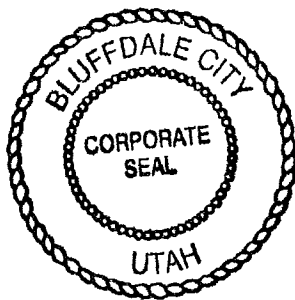
One at Bluffdale City Fire Station – 14350 South 2200 West;

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. 2009-09 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 12:30 p.m. this 11th day of June, 2009.



*Teddie K. Bell*  
\_\_\_\_\_  
Teddie K. Bell, City Recorder

**CITY OF BLUFFDALE, UTAH**

**Ordinance No. 2009-09**

**AN ORDINANCE AMENDING THE LAND USE ELEMENT OF THE BLUFFDALE CITY COMPREHENSIVE PLAN.**

**WHEREAS** the Salt Lake County Mayor Peter Corroon has requested that the individual municipalities in Salt Lake County adopt some or all of the Growth Principles contained in the Wasatch Front Regional Council's document "Wasatch Choices 2040; and

**WHEREAS** the Planning Commission held a public hearing, has reviewed the proposal, and has made a recommendation to the City Council concerning the proposed change, and the City Council has found the proposed amendments to be consistent with the City's general plan; and

**WHEREAS** the proposed amendment set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held and public notice given in accordance with Utah law to obtain public input regarding the proposed revisions to the Bluffdale City Comprehensive Plan;

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

**Section 1. Amendment of the Land Use Element of the Bluffdale City Comprehensive Plan.** The Land Use Element of the Bluffdale City Comprehensive Plan is hereby amended as shown on Attachment A.

**Section 2. Effective Date.** This Ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

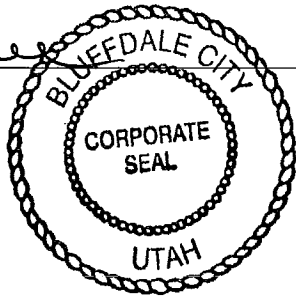
PASSED AND ADOPTED BY THE CITY COUNCIL OF BLUFFDALE CITY, STATE OF UTAH, THIS 12th DAY OF MAY, 2009.

BLUFFDALE CITY

ATTEST:

*Jeddie K. Beecher*  
Recorder

[SEAL]



*Charles [Signature]*  
Mayor

Voting by the City Council:

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

**ATTACHMENT A**  
**AMENDMENT OF LAND USE ELEMENT**

## COMPREHENSIVE PLAN ELEMENTS

### URBAN GROWTH AND LAND USE

#### EXISTING CONDITIONS/BACKGROUND

**Demographics:** In 1980, the Bureau of the Census reported a population of 1,300 for the City of Bluffdale. In 1990, it reported 2,152 people. This represents an increase of population of 65.5 percent over the ten year period, which is one of the higher growth rates in the Salt Lake Valley. In contrast, Salt Lake County's population increased 17.3 percent over the same period. In 2000, the Census reported a population of 4,700 people. This is a 118.4% increase since the 1990 report. Again, for comparison, during the same time period, Salt Lake County's population increased 23.8%. As part of the City's Capital Facilities Plan (CFP) produced by Horrocks Engineering in late 2008, the current population of the City is estimated to be 8,291.

The Bureau of the Census also indicated that the population of the City was fairly young, with a median age of 23.4 in 2000. In 1990, the median age was 22.3 years. The 65 years and older segment of the population seemed to become somewhat smaller over the past ten years. The Census reported 5.9 percent and 4.6 percent of the population in Bluffdale as 65 years old or older in 1990 and 2000, respectively. Also, Bluffdale had an average family size of 4.23 persons. As far as race or ethnic groups are concerned, the Census reported that the City was virtually entirely white. It had a very small Hispanic population of 157, with 103 people belonging to other races.

**Projections:** The best source for future growth of the City can be found in the aforementioned CFP. If more detailed information about those projections is desired, please refer to the source document. For the purposes of the General Plan, the table below shows the CFP projections:

Year	Population
2009	8,701
2010	9,309

2011	10,208
2012	11,373
2013	13,153
2014	15,361
2015	17,846
2016	20,531
2017	22,886
2018	25,000
2019	27,150
2020	28,650
2025	34,330
2030	39,059
2035	41,659

The CFP estimated that the build out population for Bluffdale is 41,859 people.

**Existing Land Use:** By far, the largest category of land use (by total area) in Bluffdale is Residential. Vacant and industrial uses are the next substantial categories. Much of this acreage is made up of the sand and gravel operations located between the 1-15 freeway and the East Jordan Canal. All the other land uses in the City are insignificant in relation to those mentioned above, including Institutional, Commercial, Utilities and like uses.

**Agricultural Lands:** The City of Bluffdale has some of the best remaining agricultural lands in the Salt Lake Valley. In fact, most of the City between the most westerly and easterly canals (about two-thirds of the City) has been designated as an area of Prime Farmland, and

Farmland of Statewide Importance by the Soil Conservation Service. These designations were based on the areas soil characteristics, slope, and the availability of water for irrigation (see Figure 3).

~~Annexations: There have been few annexations of property to Bluffdale since the City's incorporation in 1979. However, future expansion of the City's boundaries may be possible. Bluffdale officials have an informal understanding with the City of Riverton and the unincorporated community of Herriman that annexation by either of the municipalities should not impede their logical growth pattern or preclude opportunities for Herriman to incorporate at a future time. Thus, the most likely area of Bluffdale's future expansion would be to the west in the area west of 4800 West and south of 13800 South. However, the existing Annexation Policy Declaration (adopted in 1979) does not indicate the City's intent to annex beyond the existing westerly City boundary.~~

## PLANNING CONSIDERATIONS

One of the most volatile issues that confront fast growing communities is land use incompatibility. Proper land use planning, adoption of ordinances and active enforcement on Bluffdale's part can minimize the potential for objectional land use incompatibilities and assure that land uses are suitable to the land's capabilities and limitations. The City should focus growth in areas where there are existing services, utilities and other infrastructure that have excess capacity and can easily handle growth without causing a financial drain to the City.

The entire southern boundary of the City is shared in common with the Camp Williams military installation. The Camp is a major training facility for the Army National Guard. Every weekend as many as 3000 National Guard personnel participate in training exercises. Training involves, among other things, the use of artillery and other weapons. Many times during training, helicopters and transport planes which use the Camp's runway are involved. These training activities are becoming more and more prevalent as the Camp activities expand. As Bluffdale grows, the potential for conflict between the Camp and residential development increases. The City should be sensitive to the needs of the Camp as well as the potential noise hazards from artillery and aircraft which could affect residential development that may occur near the Camp. Measures to minimize the noise exposure from these noise sources should be considered.

Serious consideration should be given to the type of community scape or appearance and the type of development patterns. ~~Dispersed low density development can cost a community 40 to 400 percent more to serve than those patterns that are spatially efficient.~~ Efficient use and minimal disturbance of the land should be a goal of the community which can be achieved through proper planning, subdivisions design standards, land use regulations and enforcement.

## GOALS, OBJECTIVES AND POLICIES

**GOAL 1:** To have the Comprehensive Plan serve as a guide to all land use and urban growth decisions, particularly the Comprehensive Plan Land Use Map and relevant goals, objectives and policies of the plan.

**Objective 1:** To regularly review and update the Comprehensive Plan.

**Policy A:** Annually review and update the Comprehensive Plan.

**Policy B:** Establish an orderly process, controlled by ordinance, for the review and updating the Comprehensive Plan which involves elected, appointed and staff officials as well as the citizenry at large.

**GOAL 2:** To preserve the traditional rural atmosphere and lifestyle of the City of Bluffdale.

**Objective 1: To encourage the preservation of prime agricultural land within Bluffdale.**

**Policy A: Growth should be channeled into areas which have marginal agricultural value.**

**Objective 2: To encourage development and land uses that protects Bluffdale's rural atmosphere and lifestyle.**

**Policy A: Residential growth should generally be of lots one acre in size or greater.**

**Policy B: Growth should not be incompatible with agricultural activities. Incompatibilities should be made compatible**

through the establishment of buffers.

~~Policy C:~~ Priority should be given to maintaining conditions which facilitate the ownership of animals for recreation and family food production. ~~On residential lots of one acre, a standard of two large animals, rather than the standard allowing four animals, should be encouraged. On residential lots between one-half acre and one acre, the standard of only one large animal should be encouraged, and for lots less than one-half acre no large animals should be allowed.~~

~~Policy D:~~ Farming activities should be conducted on parcels of 5 acres or more.

**GOAL 3:** To ~~have properly balance~~ land use decisions properly balanced between individual property rights, consideration of environmental studies, and the overall needs of the community to guard against encroachment of incompatible uses.

**Objective 1:** To encourage and foster citizen participation, input and educational opportunities on all ~~community~~ land use issues.

**Policy A:** Provide ample notification on all land use and growth issues where citizen participation is desirable and/or required.

**Policy B:** Provide educational opportunities for citizens to learn about the planning and development process ~~and other civic issues.~~

**GOAL 4:** To strive to achieve responsible and well managed growth within the City.

**Objective 1:** To allow development to occur on lands most suitable for and capable of supporting the kind of development being proposed.

**Policy A:** Development should be channeled into areas where existing infrastructure is already in place or planned in the near future.

**Policy B:** Development should provide adequate on-site and off-site improvements necessary to support the development and mitigate its effects on or beyond the immediate site.

**Policy C:** Development should be permitted only to the degree the City of

Bluffdale has capacity to provide the necessary municipal services.

**Policy D:** Encourage managed growth and well-planned developments within the City.

**Policy E:** The Comprehensive Plan should have provisions which allow and support a variety of complimentary, desirable and needed land uses in the community.

**Policy F:** Plan to minimize development and maximize conservation on and near critical lands.

**Policy G:** Plan for and build neighborhood-friendly schools consistent with the Neighborhood and Schools Element of this Plan.

**Policy H:** ~~Create a plan~~ Plan for workforce housing consistent with the Moderate Income Housing Element of this Plan.

**Policy I:** Interconnect roadways and pedestrian paths.

~~Policy J: Plan for job centers, and economic development readiness.~~

~~Policy K: Develop a local land reuse strategy.~~

~~Policy L: Encourage contiguous growth~~ pedestrian trails consistent with the Parks and Infill Open Space Element of this Plan.

~~Objective 2: Create walkable commercial and mixed-use districts~~

~~Policy A: The walkable district will have direct pedestrian access to high frequency or high capacity transit stops and stations.~~

~~Policy B: There will be more than 3,000 total residents and employees within 1/2 mile radius of the area.~~

~~Policy C: The district will have access to high frequency or high capacity transit.~~

~~Policy D: The district will have interconnected streets with small blocks.~~

~~Policy E: If conditions allow, plan for transit oriented development.~~

~~Objective 3: Preserve future transportation and utility corridors~~

**Policy A:** Identify future transportation and utility corridors.

**Policy B:** Integrate corridor preservation/ and access management into the development review process.

**Policy C:** Coordinate approval and permitting actions with WFRC, UTA, UDOT and utility companies to maximize the preservation of needed corridors.

**Policy D:** Make land use and transportation decisions based on comprehensive understanding of their impact on each other.

**GOAL 5:** To implement a development review process that ensures compliance with the City of Bluffdale's adopted rules, ordinances, policies and procedures.

**Objective 1:** To maintain the expertise necessary to review development plans and to accurately interpret the intent of the City's ordinances and plans.

**Policy A:** Establish An effective development review process ~~should be established~~ to guide the review and approval of site and other plans.

**Policy B:** All provisions of the zoning, subdivision and other development ordinances should be current in reflecting the goals and policies of the Comprehensive Plan.