

**BLUFFDALE CITY  
ORDINANCE 2023-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLUFFDALE,  
UTAH, AMENDING BLUFFDALE CITY CODE 11.160.180 SUPPLEMENTARY  
PROVISIONS FOR SHARED DRIVEWAYS TO AMEND THE ACCESS TO A  
MAXIMUM OF THREE LOTS OR PARCELS.**

**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 text amendment modifies the supplementary provisions chapter of the Bluffdale City Code 11.160.180 (c)(2) to allow access to a maximum of three lots or parcels on a shared driveway; and

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

**WHEREAS**, the City Council has held a public hearing and reviewed the subject text amendments and finds that the subject text amendments 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** "11.160.180 Shared Driveways" of the Bluffdale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.160.180 Shared Driveways

- A. **Scope:** Except as otherwise provided in the City's land use ordinances, no building permit shall be issued for a dwelling located on a lot or parcel accessed by a shared driveway other than a dedicated and improved public street or approved private right-of-way.
- B. **Circumstances Permitting:** The creation of or the issuance of a building permit for a lot or parcel accessed from a shared driveway may be approved by the Zoning Administrator under the following circumstances:
  - 1. There exists certain unique circumstances that directly impact the lots or parcels to be accessed by the shared driveway as follows:
    - a. The lots or parcels are isolated from any presently existing public streets and will be isolated from any future public streets; and
    - b. The property is bounded by certain physical barriers that isolate the

proposed lots or parcels which preclude future expansion and development and deny through access to public streets.

2. For purposes of this section, physical barriers may include: existing canals with recorded easements and rights-of-way that prohibit public access and crossing; railroad rights-of-way; terrain that prevents conventional access by public streets; utility easements which prohibit street access and crossing; existing developments of improved real property contiguous to the subject property that prohibits extension of through public streets to or from the lots or parcels; existing or proposed drainage requirements which include storm drain channels, retention/detention ponds, or natural creek beds which prohibit public street access; or limited access roads which prohibit a public street connection.

C. Restrictions, Limitations: The creation of or the issuance of a building permit for a lot or parcel accessed by a shared driveway approved by the Zoning Administrator shall comply with the following restrictions and limitations:

1. Be located within a Residential R-1-87, R-1-43, R-1-10 or Agricultural A-5 Zoning District;
2. The shared driveway shall provide access to a maximum of ~~two~~three (23) lots or parcels;
3. The lot or parcel to be accessed off of the shared driveway meets all the standards and requirements under the City subdivision ordinance and land use ordinance;
4. Required minimum yard setback requirements shall apply to all buildings fronting, siding or rearing on the shared driveway or private land and shall be measured from the boundary of any such right-of-way nearest the building;
5. The shared driveway has a minimum recorded right-of-way width of at least twenty five feet (25') and all weather surface of at least twenty feet (20');
6. The shared driveway shall be improved in compliance with City standards and specifications for the number and intensity of lots or parcels served;
7. The shared driveway shall have a turnaround as determined necessary by the Fire Department;
8. No parking is permitted within the shared driveway;
9. The shared driveway shall only be used to access single-family residences;
10. Each adjoining lot or parcel using the shared driveway shall have recorded ownership or right-of-way access to such driveway or private lane by easement or fee title;
11. All dwellings on the lots or parcels shall be within four hundred feet (400') of a fire hydrant approved by the Fire Department and access to the fire hydrant shall comply with the applicable Fire Codes adopted by the City;
12. The shared driveway abuts and is accessed off of a fully improved and dedicated public street;
13. The shared driveway is not necessary to be dedicated as a public street to accomplish needed and logical street connections, to provide access to properties that may otherwise have no access or limited access to the detriment of the property, or other purpose determined to be necessary and appropriate.  
(Ord. 2018-05, 3-14-2018)

PASSED AND ADOPTED BY THE BLUFFDALE CITY COUNCIL JANUARY 25, 2023.

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

Attest

Presiding Officer



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Natalie C. Hall, Mayor, Bluffdale City



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Wendy Deppe, City Recorder,  
Bluffdale City

