BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND REDEVELPMENT AGENCY BOARD
COMBINED MEETING AGENDA
Wednesday, November 16, 2016

Notice is hereby given that the Bluffdale City Council, the Local Building Authority of the City of Bluffdale Board and the Bluffdale City Redevelopment Agency Board of Directors will hold a combined meeting Wednesday, November 16, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:30 P.M.

1. Roll Call, Invocation, Pledge of Allegiance*

2. **PUBLIC FORUM –** (4-minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).

3. **CONSENT AGENDA –**
   3.1 Approval of the September 28, 2016 meeting minutes.
   3.2 Approval of the October 12, 2016 meeting minutes.
   3.3 Approval of the October 26, 2016 meeting minutes.
   3.4 Approval of a resolution of the Bluffdale City Council authorizing the City Manager to enter into an agreement awarding the contract for the White Tail Cove – Storm Drain Connector Construction Project.
   3.5 Acceptance of Marketplace at Aclaime, ending the warranty period.

4. Presentation of ideas to Increase Voter Turnout, students, Semisi, Cade, Mylo, and Lincoln from Ms. Kirkman's 4th period class at South Hills Middle School.

5. Presentation and consideration of the 2015-2016 Fiscal Year Audit Report, Hansen, Bradshaw, Malmrose & Erickson, staff presenter, Dave Sanderson; presenters, Jeff Miles and Ed Erickson. **(Joint consideration of Audit: City Council, Local Building Authority & Redevelopment Agency Board)**

6. Presentation of the Police Quarterly Statistical Report, presenters, Sergeant Kerry Cole & Police Chief Burton.

7. **PUBLIC HEARING –** Consideration and vote on an ordinance adopting an amended Consolidated Fee Schedule for Water Rates charged by the City of Bluffdale, staff presenter, Bruce Kartchner.

8. **PUBLIC HEARING –** Consideration and vote on an ordinance amending the Land Use Ordinance text for Independence Village SD-R, Section 11-11I of the Bluffdale City Code, including a revised Project Plan, Gregory Haerr, applicant, staff presenter, Caitlyn Miller.

9. Consideration and vote on a Preliminary and Final Subdivision Application for the Independence Village Phase 1 Subdivision for 88-residential lots, located at approximately 14774 South Noell Nelson Drive, Gregory Haerr, applicant, staff presenter, Caitlyn Miller.

10. Consideration and vote on a Resolution authorizing execution of an Amended Development Agreement with Simple Products Corporation, including an amended Project Plan, staff presenters, Grant Crowell and Vaughn Pickell.

11. Consideration and vote on a resolution to reduce the Transportation Impact Fee for Summit Academy Bluffdale Campus, staff presenter, Grant Crowell.

12. Consideration and vote on a resolution authorizing execution of the Geneva Rock Easement Agreement with Rocky Mountain Power to facilitate the construction of Porter Rockwell Boulevard, staff presenter, Michael Fazio.

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call

2. **CONSENT AGENDA –**
   2.1 Approval of the June 8, 2016 and June 22, 2016 meeting minutes.

3. Consideration and vote on a resolution establishing the LBA Minutes Approval process, staff presenter, Vaughn Pickell.

4. Presentation and consideration of the 2015-2016 Fiscal Year Audit Report, Hansen, Bradshaw, Malmrose & Erickson. **(Regular Business Meeting – Agenda Item 5)**

5. Adjournment

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. Roll Call

2. **CONSENT AGENDA –**
   2.1 Approval of the September 9, 2016 meeting minutes.

3. Consideration and vote on a resolution establishing the RDA Minutes Approval process, staff presenter, Vaughn Pickell.

4. Presentation and consideration of the 2015-2016 Fiscal Year Audit Report – Hansen, Bradshaw, Malmrose & Erickson. **(Regular Business Meeting – Agenda Item 5)**

5. Adjournment

CONTINUATION OF BUSINESS MEETING

13. Mayor's Report

14. City Manager's Report and Discussion

PLANNING SESSION

15. Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code § 52-4-201(2)(a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.

16. Discussion regarding Animal Services, staff presenter, Grant Crowell.

17. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).

18. Adjournment

Dated this 10th day of November, 2016

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, BLUFFDALE CITY FIRE STATION, AND THE COMMUNITY BULLETIN BOARD AT THE BLUFFS APARTMENTS; EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV

Wendy L. Deppe, CMC
City Recorder

Note: The Bluffdale City Council will take a recess at approximately 9:30 p.m. and will evaluate the time needed to complete items not yet heard on the evening's agenda. Items the Council determines may take the meeting past 10:00 p.m. may be removed from the agenda and re-scheduled for the next regularly scheduled meeting. 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.

Agenda Item 3.1

BLUFFDALE
EST. 1848

BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, September 28, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, September 28, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:30 P.M.

1. Roll Call, Invocation, Pledge of Allegiance*

2. **PUBLIC FORUM –** (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).

3. **CONSENT AGENDA –**
   3.1 Approve a resolution of the Bluffdale City Council authorizing the City Manager to enter into agreements awarding a contract for the Concrete for the Parry Farms Park.
   3.2 Approve a resolution appointing a Board of Adjustment Member.

4. **PUBLIC HEARING –** Consideration and vote on an Amendment to the Zoning Map from Heavy Commercial (HC) to General Commercial (GC-1) for 4.66 acres shown as Plat J, located at approximately 15200 South Pony Express Road, 4 Independence, LLC, applicant, staff presenter, Jennifer Robison.

5. Consideration and vote on a resolution approving Porter's Point Townhomes Major Change to Development Agreement and Project Plan for 4.09 acres in the Mixed Use Zone as part of the Independence Project, Newman Construction, applicant, staff presenter, Jennifer Robison.

6. Consideration and vote on an ordinance amending Section 5-1-2 of the Bluffdale City Code Prohibiting the Discharge of Firearms within the City of Bluffdale, staff presenter, Vaughn Pickell.

7. Consideration and vote on an ordinance amending Section 1-10-3 of the Bluffdale City Code related to Source Selection of Purchase Contracts from Cooperative Purchasing Alliances, staff presenter, Vaughn Pickell.

8. Consideration and vote on an ordinance adopting Section 6-1-5 of the Bluffdale City Code Prohibiting Impacts to Bridge Structures, staff presenter, Vaughn Pickell.

9. Consideration and vote on a resolution authorizing execution of an Interlocal Cooperation Agreement with Salt Lake County providing for the Transfer of up to $1,579,000 of County Transportation Funds to the City of Bluffdale, staff presenter, Vaughn Pickell.

10. Mayor's Report

11. City Manager's Report and Discussion

PLANNING SESSION

12. Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code § 52-4-201(2)(a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.

13. Assisted Living: Potential Zoning Text Amendment to Neighborhood Commercial (NC) Zone at approximately 13974 South 2700 West, Roy Bartee/Ridgemark, applicant.

14. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).

15. Adjournment

Dated this 23rd day of September, 2016

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, BLUFFDALE CITY FIRE STATION, AND THE COMMUNITY BULLETIN BOARD AT THE BLUFFS APARTMENTS; EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV

Wendy L. Deppe, CMC
City Recorder

Note: The Bluffdale City Council will take a recess at approximately 9:30 p.m. and will evaluate the time needed to complete items not yet heard on the evening's agenda. Items the Council determines may take the meeting past 10:00 p.m. may be removed from the agenda and re-scheduled for the next regularly scheduled meeting. 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.

DRAFT – FOR DISCUSSION PURPOSES ONLY

BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, September 28, 2016

Present: **Mayor Derk Timothy**
Alan Jackson (arrived at 6:32 p.m.)
Ty Nielsen
Boyd Preece
Justin Westwood (arrived at 7:21 p.m.)
James Wingate

Staff: **Mark Reid, City Manager**
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer
Bruce Kartchner, Finance Director
Jennifer Robison, Senior City Planner
Blain Dietrich, Public Works Operations Manager (arrived at 6:38 p.m.)
Wendy Deppe, City Recorder

Others: **Steve McCutchan**
Mindy Dansie
Johnny Loumis, Jr.
Bryan Flamm

Mayor Derk Timothy called the meeting to order at 6:30 p.m.

1. Roll Call, Invocation, Pledge of Allegiance.

All Members of the City Council were present with the exception of Alan Jackson and Justin Westwood who arrived later.

City Engineer, Michael Fazio, offered the invocation.

Alan Jackson led the Pledge of Allegiance.

2. PUBLIC FORUM.

There were no members of the public wishing to address the Council.

3. CONSENT AGENDA.

3.1 Approve a Resolution of the Bluffdale City Council Authorizing the City Manager to Enter into Agreements Awarding a Contract for the Concrete for the Parry Farms Park.

Boyd Preece pulled Agenda Item 3.1 from the Consent Agenda. He commented that the figure was much higher than expected and he wished to discuss it. City Manager, Mark Reid, commented that post tension concrete is more expensive but prevents premature cracking. He reported that he polled the Parry Farms residents who were in favor of the courts. The neighbors were provided with a list of options that could be included in the park. Basketball was the first and the pavilion was second. Tennis was low on the list of priorities and pickleball was toward the top. The restroom was delayed in the hope of receiving a grant. The tot lot was high on the list of priorities but does not include cement. It was noted that the pickleball courts will be smaller than the basketball court. Grouping four courts together seemed to maximize the opportunities for the public to utilize them.

Mr. Reid described how post tension works. He stated that the budget was $400,000. The restrooms were expected to be approximately $80,000. Public Works Operations Manager, Blain Dietrich, clarified that the cement work also includes the sidewalk that goes all the way around the detention pond and back up to the parking lot. He thought it was a good deal with the sidewalk being provided at $5 per square foot, which is $3 per square foot less than the previous bid.

Mr. Dietrich commented that pickleball is a social and athletic sport and pods of four are the minimum that anyone is building. The County constructs 16 in a pod, Woods Cross just did 10, and Kaysville is doing eight. Nearly any sports court is now built with post tension because it increases the life of the court, the safety, and the maintenance to prevent cracking and vertical separation. Tennis courts have done post tension for many years and Mr. Dietrich knew of no city-owned or government-owned sport court facility that has been done without it. Mr. Dietrich stated that the basketball and pickleball courts are both post tension as are the footings and all of the concrete work on the pavilion and sidewalks. The only concrete work that is not in the bid is the concrete wall that will go around the playground area to hold in the bark chips.

With regard to size, Mr. Dietrich stated that the four pickleball courts are larger than the basketball court but four pickleball courts are just larger than one tennis court. Mr. Reid stated that in looking at amenities around the City, their desire is to construct tennis courts in the Vintage Park because currently there are none in the City. The facility in Parry Farms was not large enough depth wise for tennis courts. The intent was to light the pickleball and basketball areas. Mr. Dietrich stated that conduit is being put in. The transformer and the meter have both already been put in. The sewer is also being run for the restroom and maintaining the footprint although the exact dimensions of the restroom are not known. The parking lot has been paved and a lot of positive feedback has been received from residents.

Mr. Dietrich commented on the popularity of pickleball. The bidding process was discussed. Mr. Dietrich expected the bid to be between $110,000 and $130,000. He stated that they are under that if the contingency is not counted. The square footage of the sidewalk that needs to be constructed was calculated and the bid came in at $1.00 per square foot. The total cost was just over $220,000 with the fencing and the contingency. Mr. Reid stated that the budget was $400,000 and they will stay within that with the restroom.

Boyd Preece moved to approve agenda item 3.1. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously. Justin Westwood was not present for the vote.

3.2 <u>Approve a Resolution Appointing a Board of Adjustment Member.</u>

James Wingate moved to approve consent agenda item 3.2. Ty Nielsen seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously. Justin Westwood was not present for the vote.

4. <u>PUBLIC HEARING – Consideration and Vote on an Amendment to the Zoning Map from Heavy Commercial (HC) to General Commercial (GC) for 4.66 Acres Shown as Plat J, Located at Approximately 15200 South Pony Express Road, 4 Independence, LLC, Applicant, Staff Presenter, Jennifer Robison.</u>

Senior City Planner, Jennifer Robison, identified the property on a map displayed and reported

that Plat J has come before the Council a few times before with proposals for different types of uses. Originally the property was zoned Sand and Gravel and then came back for a rezone to Heavy Commercial when the property owners had a potential buyer who was interested in locating a corporate office on the property. That sale ultimately fell through. The property owners now have a potential buyer who would like to develop storage units. Mrs. Robison explained that the request will still be required to go through the subdivision process because it is still part of the larger parcel owned by DAI 4 Independence.

Mrs. Robison reported that new standards for storage units were approved. Currently they are not allowed in the Heavy Commercial zone although there are some. Storage units are only an allowed use in the General Commercial zone. Mayor Timothy explained that the approval authority for the conditional use is the Planning Commission. Areas zoned General Commercial were identified. The request was to change the zoning of the property in order for the applicant to work with the potential buyer to go through the conditional use and site plan processes.
Mrs. Robison reported that on the Master Transportation Plan there was discussion of making a connection up to Pony Express, which will require going through the subdivision process and will include the subject property. Connections will need to be made with Geneva for the small parcel next to Plat J. Mrs. Robison informed the Council that there is also a gas line easement running through the property. She stated that storage units might be one way to work around the easement.

Mr. Reid asked if any of the discussions from the last meeting with the applicant had come forward. Mrs. Robison explained that DAI recently amended their Master Transportation Plan and the discussion was that the proposed connection would not take place and dead end because they would not want people traveling through the neighborhood. The residents of Independence support the use since they do not have a lot of area for storage. With regard to the entryway, Mayor Timothy was not sure the connection would be of concern since it would not be used that often. His preference was to keep the road closed.

The applicant, Bryan Flamm, gave his address as 1099 West South Jordan Parkway and commented that with regard to pickleball courts, they are putting them in a lot of places and the use is 10 times greater than basketball courts. He expected the City to see them used a great deal.

Mr. Flamm stated that they have gone under contract on a few occasions on the site and the gas line has ultimately been very problematic. In addition, there have not been any storage units built in the area since Independence was established. There are a massive number of homes being built that do not have a lot of room for storage. He clarified that the property is not being sold to a third party and they will be developing the storage units. Mr. Flamm commented that the site plan has been placed as close to the frontage road as possible in terms of access into the site. He explained that the gas line splits the property so there will be a drive aisle down the gas line where nothing will be constructed. There will be enclosed conditioned space on the small portion and unconditioned space on another.

Boyd Preece addressed the look and feel of the exterior of the storage units and would be very sensitive to outdoor storage. His preference was that the entry road not go through.

Mayor Timothy opened the public hearing.

Ulises Flynn gave his address as 15192 South Skyfall Drive and identified the location of his home on the map displayed. He asked if the applicant had considered public parking into the storage units to prevent people from parking on the road. He expressed appreciation to the City for installing the "dead end" sign. He identified where he felt the best access points would be located since there will be a large number of trucks and trailers utilizing the site.

Mr. Flamm stated that the site plan is not yet final but they have a gate proposed on the rear portion of the site. On the plan they are currently working on there is parking both in front of and behind the gate.

There were no further public comments. The public hearing was closed.

Ty Nielsen was disappointed to hear that storage units were being proposed and did not want Bluffdale to become the footlocker for the valley. Other storage units in the area were identified. Mayor Timothy commented that the vacancy of Mountain Storage is 15%. He felt that if storage units were in demand the percentage would be closer to zero. He stated that many storage businesses go by a 158 rule. The purpose of trying to maintain a closer diameter of people who are

served is because the closer they are to the site the more likely they are to be repeat customers who are more reliable. The rate has a lot to do with how large the diameter is. If they have to compete with other storage facilities in the area, their diameter has to grow larger because their rates go down.

Mayor Timothy reported that Penco Storage has a zero percent vacancy due to very low rates. Red-E Storage has a 24% vacancy, which is close to Independence. Town Storage, which is newer and located in a different area, has a 40% vacancy. The Mayor commented that once Porter Rockwell Boulevard goes through access from Independence will be much easier. He agreed that the gas line is a problem.

Alan Jackson commented on uses that are currently permitted or conditional and preferred storage units over some of them. For example, open storage is allowed as a conditional use. He pointed that as a positive, the proposed use would eliminate 4.66 acres of weeds that have created a fire hazard. Mayor Timothy recalled that there was quite a bit of opposition to Town Storage. Now that they are open for business, no complaints have been received and they seem to be a good neighbor.

Boyd Preece pointed out that the residents realize there could a less desirable use there than storage units. Once the property is developed he looked forward to the road connection out of Porter Rockwell. He stated that there is a lot of traffic because of the school traffic that comes through the neighborhood. He commented that once the road connection is completed the traffic will decrease.

Ty Nielsen moved to amend the zoning map from Heavy Commercial to General Commercial for the 4.66 acres shown as Plat J, located at approximately 15200 South Pony Express Road, 4 Independence, LLC. James Wingate seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously. Justin Westwood was not present for the vote.

5. Consideration and Vote on a Resolution Approving Porter's Point Townhomes Major Change to Development Agreement and Project Plan for 4.09 Acres in the Mixed-Use Zone as Part of the Independence Project, Newman Construction, Applicant, Staff Presenter, Jennifer Robison.

Mrs. Robison presented the staff report and stated that the project came before the Planning Commission back in April. Negotiations then took place between Newman Construction and the City. A development agreement will be needed as part of the project plan. The location of the property was identified on the map displayed and is just north of the Westgate subdivision. The property was part of the overall Independence Project that was approved some time ago and is considered part of the Westgate portion of the development. The original Westgate plan comprised about 50 acres. The new Westgate portion that was recently approved is just over 32 acres in size. Newman owns 20 acres, which includes the portion under consideration. They are only proposing to develop a total of 5.83 acres including the portion that will be dedicated to the canal company.

Justin Westwood joined the meeting at 7:21 p.m.

For the entire area Newman was to provide 6.4 acres of open space. In the New Westgate area, 3.1 acres of open space were provided with 2.63 acres of private space. The total required in the Old Westgate development has mostly been met by the New Westgate. What is proposed on the Newman property is .53 acres of open space. The policy discussions tonight should involve whether it should be public or private and how it is owned and maintained. It was noted that 393 units were proposed for the entire area. In New Westgate, 266 were approved after additional property was obtained from the railroad company. Newman is proposing 32 units.

Mrs. Robison provided the Council with the new concept plan. She reported that the Planning Commission reviewed a project plan; however, it had a different layout. Since then the developer has worked with their engineers to prepare the construction drawings. She stated that some of the easements, especially the sewer easement, did not line up the way they needed it to. After the Planning Commission recommended approval to the Council, the concept plan was modified. The revised version was included to show the proposed changes, which were not significant. The density remained at 32 units. The open space changed slightly and the determination needed to be

made as to whether public or private open space is desired. The road also remained the same. Some of the lots were moved around slightly. A new builder was interested in the footprints shown on the original concept.

Mrs. Robison identified some of the important policy issues such as the types of units. In the plan they are shown as front-loaded single-family or alley-loaded single-family units. The applicant is proposing townhome units that are front-loaded with two-car garages and a 20-foot driveway. A determination should be made tonight with regard to whether the unit types can change.

With respect to open space, the applicants are proposing that it be privately owned and maintained. There is a trail that comes through to the edge of the Westgate Development. The Planning Commission felt it was important for the Council to make sure it remains a public access. When they get to the platting it was recommended that there be a public easement there so that the trail can be installed and only maintained by the homeowners' association. In the development agreement, there would have to be a connection over the canal at some point. The development agreement specifies that the developer is responsible to do the construction. The Planning Commission, however, recommended that the Council determine the timing and the funding of how that will occur.

During the Planning Commission Meeting concern was also raised about safety along the canal and how the fencing might take place on the property. Mayor Timothy asked if there was a requirement type for fencing to the adjacent townhome subdivision. Mrs. Robison was not aware of the applicants articulating any fencing there. The Mayor remarked that a fence will need to be required along the canal.

With regard to fencing along the rear, Mrs. Robison stated that it was not required but the developer of Liberty Homes has committed to installing Trex fencing similar to what exists in the Marketplace project.

Mayor Timothy asked why a narrower standard is being allowed in this case. Mrs. Robison recalled that the discussion originally was because they are so constrained. She did not think that

the width of the pavement would change but they would lose the park strip on one side. There will be a continuous sidewalk on both sides. The Mayor questioned the value of the standard if it is not followed.

Mrs. Robison explained that a railroad company owns a portion of the property. Quit claim deeds were received earlier in the day stating that the Newmans purchased the property in May. One of staff's concerns was to make sure that the property is included as part of their project plan. City Attorney, Vaughn Pickell, reported that the deed had not been received for 1000 West that they agreed to acquire. Because there is not a second access to the subdivision he recommended that approval be tabled until the deed has been received.

Mayor Timothy commented that the new document states that there are eight townhomes on the private driveway and there are nine. He indicated that there is a 24-foot wide driveway and the setback is 20 feet, which leaves enough space to park two cars in the driveway and two in the garage. The Mayor thought that the bigger concern was the fact that the 1000 West agreement with the Newmans is not complete and the second access still needs to be finalized. He also questioned the narrower road and stated that it violates the standard.

Justin Westwood moved to table a resolution approving Porter's Point Townhomes major change to the development agreement and project plan for 4.09 acres in the Mixed-Use zone as part of the Independence project. Ty Nielsen seconded the motion.

One of Boyd Preece's major concerns was with the architectural guidelines. He wondered if the developer would consider putting a percentage on a certain amount of masonry or rock along the front facing portion.

Vote on motion: Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye, Alan Jackson-Aye, Ty Nielsen-Aye. The motion passed unanimously.

6. Consideration and Vote on an Ordinance Amending Section 5-1-2 of the Bluffdale City Code Prohibiting the Discharge of Firearms within the City of Bluffdale, Staff Presenter, Vaughn Pickell.

Mr. Pickell reported that he was asked to draft an ordinance for the Council's consideration to prohibit the discharge of firearms within the City subject to a few exceptions. The ordinance allows exceptions for law enforcement or military personnel or defense of yourself or another or property. Currently, the ordinance allows the discharge of handguns and shotguns in a few areas within the City so long as State law is complied with. Rifles are not allowed to be discharged anywhere in the City and no firearms can be discharged anywhere north and west of the line identified on a map displayed. The Council was provided with a draft ordinance that prohibits the discharge of firearms within the City and would render the shooting map obsolete.

Ty Nielsen believed the City has grown to the point that it is time to make the citizens feel safe and secure and prohibit shooting.

Justin Westwood asked if a shooting range would be compatible with the proposed ordinance. Mr. Pickell stated that it would not be compatible with the proposed version of the ordinance.

Johnny Loumis, Jr. gave his address as 14315 South Loumis Parkway and stated that in years past he would have been opposed, however, he now feels it is time to move forward. He noted that he is an avid gun owner and conservationist.

Dave Tranter gave his address as 15786 South Gunstock Drive and stated that he moved to Bluffdale about 1½ years ago. One of the draws was the opportunity to go shooting near his home. He wanted to preserve what makes Bluffdale unique and suggested designated shooting areas be more clearly defined rather than prohibiting shooting altogether. Mr. Tranter reported that he has never heard a gunshot from his home or heard the neighbors complain about it.

Mayor Timothy stated that the last time the issue was discussed, that same argument was used. The decision was made to publish a map and place signs up all the way around. The signs that the City paid to have posted have been taken down. It is difficult for people who want to hunt legally, even if they have a good map, to figure out where they can go because the area has gotten smaller

and smaller. Complaints are received frequently about people shooting toward houses and sometimes actually hit them. When the issue was discussed four or five years ago there were 100 people at the public hearing. Last time there were around 40. Now there are only a few. The Mayor thought that people were aware that the area has gotten smaller and it is difficult to define exactly where shooting can take place. Even when it is defined, it is difficult for someone who is hunting to not be so focused on the sport that they forget where they are.

It is very difficult for the City's police officers to respond every time there is a call about shooting near a home. It is hard for police officers to enforce because they have to find who is doing the shooting. The Mayor stated that there are too many ramifications to having people shoot in the City when the area is so small.

Alan Jackson recalled that at the last meeting there were several volunteers who offered to maintain the signs if the City posted them and make sure that the designated shooting area was clearly marked. He had seen no evidence of the promised help. It was noted that complaints are received from all areas of the City and not just from Parry Farms. Mayor Timothy was in favor of erring on the side of protecting citizens who are in their homes.

Boyd Preece asked about the Staker property and if it was open to the public. Mr. Reid stated that it could be used by those with written permission. Council Member Preece doubted that most people who use the property have permission. Mr. Reid stated that most of shooting takes place by those hunting ducks along the river. He noted that hunters still use bows and arrows for shooting deer there and it is not illegal.

Alan Jackson commented that he fought against the prohibition the last two times it has come before the Council and he hoped that the most recent effort would solve the problems. He commented that unfortunately, it is impossible to control people. In addition, the City's police officers are already spread thin. He wanted to resolve this issue for them and make the City safer for homeowners. He commented that he would have a difficult time voting against it this time.

Ty Nielsen moved to amend Section 5-1-2 of the Bluffdale City Code prohibiting the discharge of firearms within the City of Bluffdale. Alan Jackson seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Alan Jackson-Aye, Justin Westwood-Aye, Ty Nielsen-Aye. The motion passed unanimously.

Justin Westwood requested that the change be published on the City's Facebook page and included in the newsletter so that all are aware that it was passed. Mayor Timothy recommended that signs be paced at the entrance to the City stating that the discharge of firearms is prohibited within City limits. Mr. Reid informed the Council that duck hunting commences this coming Saturday. Mr. Pickell stated that the ordinance will take effect as soon as it is signed, recorded, and posted. The Council can choose to make it effective immediately or postpone it. The Mayor was in favor of having it take effect before duck hunting begins. Mr. Reid questioned whether signs could be posted that quickly. Mr. Fazio expected it to take two weeks to get signs.

Mr. Dietrich suggested a press release be put out prior to Saturday. The Mayor suggested that Emergency Preparedness Manager, Natalie Hall, put the news out as a broadcast. Mr. Reid reported that Ms. Hall was out of town and out of touch through the weekend.

7. Consideration and Vote on an Ordinance Amending Section 1-10-3 of the Bluffdale City Code Related to Source Selection of Purchase Contracts from Cooperative Purchasing Alliances, Staff Presenter, Vaughn Pickell.

Mr. Pickell reported that the City's procurement ordinance allows for the acquisition of products, goods, and services without bids in certain circumstances. One of those is under the State Purchasing Division procurement contracts where the state, as a large entity, does its own bidding and gets competitive bids and already has an executed contract with that particular vendor. Because they have gone through the process, the City does not need to do the bidding again. The same holds true for other national purchasing alliances. One that the City looks at does competitive bidding and has a lead agency does the competitive bidding on behalf of the entire alliance and gets a contract price for the specific vendor. Currently, the ordinance does not allow the City to take advantage of national purchasing alliances. The proposed modification would allow that to occur so long as the purchasing alliance uses competitive bidding in its process.

Mayor Timothy wondered if a standard could be made to compare with a comparable on state contract first to get a reference point. Mr. Pickell stated that that could be added. The bidding process the City goes through was described. The procedure the City has followed to purchase furniture for the New City Hall was discussed. Finance Director, Bruce Kartchner, stated that one of the problems with furniture procurement is that an RFP cannot be created that is tight enough to identify that one thing is exactly comparable to another. Mr. Pickell informed the Council that he could draft an ordinance with the proposed inclusion. It was recommended that a comparison be made to a comparable item on the State contract when available. Bruce Kartchner commented that the key to many State contracts, especially such as furniture, is that the manufacturers are driving how deep the discount can be. They are also participating in getting onto the State contract.

James Wingate moved to amend Section 1-10-3 of the Bluffdale City Code, related to Source Selection of Purchase Contracts from Cooperative Purchasing Alliances with the latitude that the City Attorney shall adjust the proposed wording that was presented tonight to include comparing the State contract with applicable and comparable items. Justin Westwood seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Alan Jackson-Aye, Justin Westwood-Aye, Ty Nielsen-Aye. The motion passed unanimously.

8. <u>Consideration and Vote on an Ordinance Adopting Section 6-1-5 of the Bluffdale City Code Prohibiting Impacts to Bridge Structures, Staff Presenter, Vaughn Pickell.</u>

Mr. Pickell reported that he was asked to draft an ordinance that would stiffen the penalties for making an impact to bridges, bridge structures, or traffic warning signs that regulate low height bridges. He recommended the Council strike the previous section of the Code under Traffic Public Safety Title where bridge structures, the maximum allowable height, what an over height vehicle is are defined, and prohibits any person from impacting the bridge structure in any way. It would also be unlawful for any person to drive an over height vehicle beyond the point of a warning device or signal that indicates a bridge structure's maximum level height.

It was noted that part of CDL training includes looking for low bridge signs. The Mayor did not want to have any more signs than necessary to keep drivers from hitting the bridge. He

recommended that a sign be posted specifying the penalties for impacting the bridge. Warning signs would also be posted. Mr. Pickell stated that the ordinance sets the penalty as a Class B Misdemeanor with a minimum fine of $750. Mr. Reid stated that there are concerns with the traffic signal since people do not actually have to come to a stop before they get to the bridge so they may impact it with higher momentum. Mr. Pickell pointed out that the proposed language would apply to any bridge in the City.

Ty Nielsen moved to adopt Ordinance Section 6-1-5 of the Bluffdale City Code prohibiting impacts to bridge structures. Alan Jackson seconded the motion.

Justin Westwood asked if there was any language addressing intentional vandalism. Mr. Pickell stated that that was probably already covered in the State Code.

Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Alan Jackson-Aye, Justin Westwood-Aye, Ty Nielsen-Aye. The motion passed unanimously.

9. Consideration and Vote on a Resolution Authorizing Execution of an Interlocal Cooperation Agreement with Salt Lake County Providing for the Transfer of up to $1,579,000 of County Transportation Funds to the City of Bluffdale, Staff Presenter, Vaughn Pickell.

Mr. Pickell reported that Mayor Timothy and Mr. Fazio have been very successful in obtaining awards from the Corridor Preservation Grant Fund for Porter Rockwell Boulevard. The $1,579,000 represents the last major section of the corridor and deals with Segment 4 through Geneva. The County requires an interlocal agreement in order to disburse the funds.

Justin Westwood moved to approve a resolution authorizing the execution of an Interlocal Cooperation Agreement with Salt Lake County providing for the transfer of up to $1,579,000 of County Transportation Funds to the City of Bluffdale. Ty Nielsen seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Alan Jackson-Aye, Justin Westwood-Aye, Ty Nielsen-Aye. The motion passed unanimously.

10. Mayor's Report.

Mayor Timothy reported that he attended an Economic Development Summit put on by the Jordan Foundation. There were several in attendance that made presentations about dealing with the State, the County, and other cities. He thought it was a good opportunity to inform the public of the situation in Bluffdale with regard to economic development. He explained that the City has good plans in place and open space. He enjoyed hearing what other cities are doing in terms of economic development but he still maintained that Bluffdale will eventually get its turn. Because they are the last to develop, he thought they may have an opportunity to have a selection that they prefer rather than one they are forced to take, particularly along Porter Rockwell Boulevard in the gravel pit area that was discussed in the Point of the Mountain Commission, which Bluffdale is not part of.

11. City Manager's Report and Discussion.

Mr. Reid updated the Council on City Hall and stated that the exterior is nearly complete. The exterior interior walls are in place and the offices have been framed in the basement. The duct work for the heating and air conditioning is being installed now. Site work was moving forward and the retention detention area was being installed. The asphalt was expected to be in place before the end of October. Mr. Reid invited any Council Members interested in a tour to contact him.

Mr. Reid reported that 1000 West is proceeding. A signed agreement is in place but the deeds and easements have not yet been received from one landowner. Asphalt was expected to go in by the end of October.

Mr. Reid indicated that the State Transportation Commission met and the City is now the owner of 14600 South from 800 West going west and will be known as State Route 131.

Mr. Reid stated that he met with representatives from the Utah Data Center (UDC) on the Maintenance Agreement. The meeting went fairly well other than the fact that they pushed back on paying for the infrastructure that was built in 2010, which was surprising. That will be the

main topic of their next discussion. A bond was set for a certain level and as the UDC's water usage increases, the bond price increases as well. They wanted to make the bond conditional based on the size of the tank. They expect to need one-third of the tank, which is a small fraction of the entire project. Negotiations would be ongoing.

Mr. Reid indicated that the residents of the Bluffs and Vintage on the Bluffs are looking for access to Loumis Parkway. The City received an offer from an engineering group from BYU to come in and see if they would be able to design a different route or redesign the current route. That will be a project for this semester and is expected to be completed by the end of the semester in December.

Mr. Reid reported that there were a few fires in Bluffdale. As they went from fire to fire they witnessed an individual with soot on his clothes and his vehicle was observed at two of the fires before the City got there. The police detained and questioned the man and were able to identify him. Since then, the suspect has been caught on camera starting fires and has been arrested by another police agency. Bluffdale Police Officers detained and identified the individual as a suspect.

PLANNING SESSION

12. Planning Session.

Justin Westwood asked about the dirt being moved to Rock Hollow Road. Mr. Reid stated that he followed a couple of dump trucks the other day and noticed that they are using the Iron Horse route to come in and he believed that most of the dirt on site is gone. He was contacted by a neighbor who asked if some of the dirt could be dumped on his lot. Mayor Timothy had no objection and provided Council Member Westwood with the phone number of who to contact.

Mr. Reid reported that a citizen called who was very concerned with the school and traffic in and out. He reminded the Council that the school provided a study from an engineering firm. In preparing their calculations of how many cars would be required to be available to park on site, they did not use any capacity at the church or elsewhere to park cars. Even though it was

discussed at the time, it did not mean that they expected all cars not to park elsewhere. Traffic enforcement has been active and they have made sure that traffic going in and out of the school obeys traffic laws and signs. The City, however, has no ability to tell someone they cannot park in front of Lions Club Park or a church. Mr. Reid spoke to Shane who will make sure that the police are doing the job they have been doing. It was noted that there have been no issues with traffic backing up onto 14400 South. It has been moving smoothly and they took down the candlesticks as they were no longer needed.

Mr. Reid stated that he put a call into the Stake President of the LDS Church there to see if they had any issues and to make them aware of the complaint. He had not yet received a call back. He noted that the procedure in place seemed to be working.

It was reported that Mr. Fazio received a call from a citizen indicating that there was traffic backed up to the freeway at 1000 West and the roundabout at the top near the trestle. Mr. Fazio was asked to look at the traffic plan and report back. He stated that stated that going forward they will use handheld radios to communicate and to reduce traffic congestion.

13. Assisted Living Potential Zoning Text Amendment to Neighborhood Commercial (NC) Zone at Approximately 13974 South 2700 West, Roy Bartee/Ridgemark, Applicant.

Roy Bartee from Ridgemark Development was present representing Lone Peak Capital who is a developer that is in the process of purchasing a piece of property on the northwest corner of 2700 West and 14000 South. He introduced to the Council a concept to propose a text amendment to the Land Use Regulations in the Code and clarify assisted living uses. He explained that there are facilities in the market currently referred to as Continuing Care Retirement Communities. These can be small facilities that are under 100 units up to as many as 600 to 700 depending on the location. A Continuing Care Retirement Community (CCRC) provides a continuum of progressive care for a resident and housing options for that resident as their healthcare needs change. Once they move into the facility it is a permanent move and as their health progresses the care they need is available at the facility.

Mr. Bartee explained that these types of facilities typically include independent living, assisted living, and skilled nursing housing. It is a 24-hour staffed facility and gives residents access to all available services. Assisted living is licensed by the State Health Department and involves 24-hour monitoring by on-site staff. The residents receive up to full assistance with Activities of Daily Living (ADL). They also ensure that residents are taking their medications. Assisted living may also include memory care. In Utah, there are two levels of assisted living. These consist of AL1, which is a low level of assistance and involves partial assistance with one or two activities of daily living. AL2 requires full assistance with two or more ADLs.

Independent living was next discussed. In the context of a CCRC, Mr. Bartee explained that residents can live on their own and are totally ambulatory but they may want the security, safety, and convenience of a managed facility. They also have access to 24-hour monitoring. The difference is that independent living in this context provides supportive services such as meals, housekeeping, laundry, social activities, and transportation. Socialization is encouraged in independent living facilities and is often done during meals in the central dining hall and regularly scheduled social and entertainment programs. These facilities may or may not be age restricted and may or may not involve ownership.

Often the buildings are designed with accessibility features. Skilled nursing is also licensed by the State and involves 24-hour nursing care. This usually is for bedridden individuals. In the State of Utah, skilled nursing centers are considered skilled nursing facilities if at least eight hours of the day the facility is staffed by an RN. The residents need total assistance with all activities of daily living. Mr. Bartee explained that Utah currently has a moratorium on new skilled nursing facility licenses. There is an underutilization of nursing licenses currently and the Health Department is waiting for them to be absorbed. In the process, they can ensure that the licenses that are being used are being utilized well and proper care is being provided to patients in skilled nursing facilities.

Mr. Bartee displayed the site plan for Bluffdale Senior Living. They are contemplating a two-building two-story facility with a connecting breezeway. The first building would have 60

assisted living Level 2 units and 20 memory care units. The second building would have 60 independent living units. The drawing included 150 parking stalls.

Mr. Bartee explained that they would like to propose the addition of two definitions to the Land Use Regulations. The first was the definition of Continuing Care Retirement Community, which is a retirement community comprised of at least two of the following: housing for independent living, assisted living, and skilled nursing care all located on the same lot. The second definition was Independent Living Housing. This involves housing for seniors in a CCRC where supportive services are offered and provided but not required for daily living. Last, they would like to amend the table of permitted, conditional, and accessory uses located in Section 11-35-2.

Mr. Bartee stated that currently the NC zone allows Assisted Living facilities as a conditional use. About 10 years ago there was an assisted living center proposed and approved for this particular site but never moved forward. Approval of the request would allow them to have a more progressive continuum of care rather than just assisted living.

Mayor Timothy asked if someone could live in the community if they do not need care. Mr. Bartee stated that they could not because there would be rules and regulations in place qualifying someone to live here. At the point a person decides they no longer want to cook or clean for themselves would be an appropriate time to make the transition. He questioned whether there should be a restriction. Mayor Timothy commented that the price point will likely limit who can live in the facility. Mr. Bartee stated that the notion is that seniors over 55 will live in the facility. What was proposed was care up to but not including 24-hour nursing care.

Boyd Preece liked the idea that patients would not have to move as their needs change. Mayor Timothy felt there were many seniors in Bluffdale who would like to stay in the City. He thought what was proposed would be a good addition to the City and it would not be a large traffic generator. Traffic issues were discussed.

Mr. Bartee stated that they have engaged an architect and a Purchase Agreement is in place with Mr. Exeter. The desire tonight was to get feedback from the Council. He stated that it doesn't

make sense to do both the IL and the AL. A total of 140 units were envisioned. The concept of a convenience store on the subject property had been considered but was not feasible because it is too far from Bangerter, there is not enough density south of Bangerter, and the park cannot be depended on to be a solid traffic generator to a convenience store. Mr. Bartee stated that they have had a difficult time finding people who are interested in developing a convenience store.

Mayor Timothy thought it was a need in the City and fits well in the community. It is, however, on the west side of Redwood Road, which can present difficulties. He questioned whether it was something the public will support. When this type of facility was proposed previously, Bruce Kartchner recalled that not as many units were proposed and the push back had to do with the potential for the facility to become apartments.

The consensus of the Council was to allow Mr. Bartee and his associates the opportunity to make a formal presentation on the proposed independent/assisted living center. Justin Westwood suggested they meet with the area residents first to see if there is support for the proposal.

Reece Jensen from Lone Peak Capital presented general statistics to the Council pertaining to these types of facilities across the country. For an Assisted Living Level 2 facility, the average resident spends 22 hours per day in their room. For staff, it becomes a challenge to get residents out of their room to come to the common area for meals and socialization. The data for independent living was presented. Mr. Jensen stated that people who gravitate most to this are those who are on the edge of needing assisted living care. For many people, however, there is a psychological barrier to labeling oneself as a resident of an assisted living facility.

Mayor Timothy commented that another group wants to do something similar but it includes a skilled nursing facility. He was not sure two were needed in Bluffdale. Mr. Reid recalled that the other proposed facility would offer ownership and skilled nursing. Mr. Reece stated that skilled nursing is structured very differently and is typically not at all competitive. Independent living and assisted living essentially is someone's primary residence. Additionally, a skilled nursing facility is one that someone must be admitted into by their physician, is a transitional step typically from a hospital stay, and tends to be of a shorter duration.

Bruce Kartchner reported that at the last City Council Meeting information was presented on adding police officers. The proposal was for one Investigator and two Patrol Officers. The Council asked staff to get information on the cost, how it will be funded, and report back. Information was compiled from Chief Burton and an independent review of salaries was performed. It was determined that each Patrol Officer would cost roughly $84,000 initially. There is an upfront cost of about $5,700 per officer to get them up to speed with respect to equipment, vests, and guns. No additional patrol cars would be needed. With regard to the Investigator position, the cost will be $5,000 to $10,000 more than a Patrol Officer.

With respect to funding, Mr. Kartchner thought there was enough money in the Unallocated Fund Balance to cover the cost for the first year. At that point they will need to look at more permanent financing. Mr. Reid stated that with the phasing they would not want to start paying the officer until they are hired. Often with a contract, various officers come and go and the City is left with periods of time when more officers are being paid than are actually working. He realized that officers spend about one month in training in Saratoga Springs but they would not want to pay for several months while they are looking for someone to hire. On several occasions officers have given notice and left and months pass before a replacement is hired.

Mr. Kartchner described the phasing and stated that the intent is to move forward with the Investigator and one Patrol Officer to start on January 1, 2017. Mr. Reid stated that the start date was based on the comment that they need at least one Officer and a Detective. The second Patrol Officer would be phased in later.

A question was raised about working in Bluffdale compared to working as a UPD officer. Mr. Reid stated that there is a big difference between an officer that works in certain precincts. An officer who likes an adrenaline rush does not work in Bluffdale. Typically, the City attracts officers that have worked in smaller and less exciting agencies. In terms of pay the two are comparable but Bluffdale does not have the level of mobility that another officer would have.

Mr. Kartchner stated that he has a son-in-law who is a police officer. He is interested in Bluffdale because he sees it as being a City that is growing that will open up positions that aren't currently available. Mr. Reid stated that one of the incentives City offers receive is take home cars within a certain area. There are not many officers who are post certified that live in Bluffdale so that limits availability. Chief Roberts looks for that when he hires firemen because if there is an event he would like the firemen to live close by and be able to come in off shift to cover an emergency.

The Council directed staff to start with two officers and up to three with the third officer to begin work by July. Boyd Preece asked about the timing of the City self-providing. Bruce Kartchner stated that it is at least 21 months out. A major issue with that is beginning to control personnel issues. It was his understanding that Chief Burton was saying that with the next round of hiring he would specifically inform applicants that it would be in anticipation of Bluffdale self-providing. Once they make the decision to self-provide they will begin looking for a chief and try to hire that position four to six months before the conversion takes place. That position would then do the work to start the precinct. The notice requirement to Saratoga Springs is six months. Mr. Pickell pointed out that the City has been open about their intent all along with Saratoga. Mr. Reid stated that the hope was that $1.2 million would be about the amount necessary to begin to self-provide. This change will probably put them over that amount to approximately $1,350,000.

Mr. Reid stated that although the City has vehicles they will need to be outfitted with everything that goes in the back and equipment for the officers. Currently the City has a detective vehicle and two patrol vehicles ready to go. If they converted they would be within one vehicle of being where they want to be.

14. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including Any Form of a Water Right or Water Shares, Security Issues, or any Alleged Criminal Misconduct.

There was no closed meeting.

15. Adjournment.

The City Council Meeting adjourned at 9:27 p.m.

_____
Wendy L. Deppe, CMC
City Recorder:

Approved: _____

Agenda Item 3.2

BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, October 12, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, October 12, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:30 P.M.

1. Roll Call, Invocation, Pledge of Allegiance*

2. **PUBLIC FORUM –** (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).

3. **CONSENT AGENDA –**
   3.1 Approval of the September 14, 2016 meeting minutes.
   3.2 Approval of the September 21, 2016 meeting minutes.

4. Presentation and discussion regarding the City's involvement with the Summit High School Auditorium addition, presenter, Holly Brown.

5. Presentation and discussion of the final draft of the Drinking Water Master Plan, presenters, Michael Fazio, City staff, and Steve Jones, Hansen, Allen, and Luce.

6. Presentation and discussion on the GIS Strategic Plan work being performed for the City by Bio-West, presenters, Michael Fazio, City staff, and Glen Bush, Bio-West.

7. Consideration and vote on a Preliminary and Final Subdivision Plat Application for 10.41 acres known as The Preserve at Springview Farms for 18 residential lots in the R-1-10 (I-O) Zone, located at approximately 1650 West 14500 South, Ken Olson, applicant, staff presenter, Jennifer Robison.

8. Mayor's Report

9. City Manager's Report and Discussion

PLANNING SESSION

10. Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code § 52-4-201(2)(a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.

11. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real

property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).

12. Adjournment

Dated this 7th day of October, 2016

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, BLUFFDALE CITY FIRE STATION, AND THE COMMUNITY BULLETIN BOARD AT THE BLUFFS APARTMENTS; EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV

Wendy L. Deppe, CMC
City Recorder

Note: The Bluffdale City Council will take a recess at approximately 9:30 p.m. and will evaluate the time needed to complete items not yet heard on the evening's agenda. Items the Council determines may take the meeting past 10:00 p.m. may be removed from the agenda and re-scheduled for the next regularly scheduled meeting. 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.

DRAFT – FOR DISCUSSION PURPOSES ONLY

BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, October 12, 2016

Present: **Mayor Derk Timothy**
Alan Jackson
Boyd Preece
Justin Westwood
James Wingate

Staff: **Mark Reid, City Manager**
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer
Jennifer Robison, Senior City Planner
Blain Dietrich, Public Works Operations Manager
Wendy Deppe, City Recorder

Others: **Holly Brown**
Tammy Harter, Assistant Director, Summit Academy High School
Steve Jones, Hansen Allen & Luce
Glen Busch, Bio-West
Andrea Moser, Bio-West
Steve McCutchan
Ken Olson
Johnny Loumis, Jr., Planning Commission Member

Excused: **Ty Nielsen**

BLUFFDALE CITY COUNCIL SPECIAL MEETING

Mayor Derk Timothy called the meeting to order at 6:33 p.m.

1. Roll Call, Invocation, Pledge of Allegiance.

All Members of the City Council were present with the exception of Ty Nielsen, who was excused.

City Engineer, Michael Fazio, offered the invocation and led the Pledge of Allegiance.

2. PUBLIC FORUM.

Mayor Timothy commented that he intentionally does not offer the invocation prior to the start of the meeting because he is leading the meeting. He wants to make sure that anyone who wants an opportunity to offer the invocation is free to do so. He does not pre-assign the invocation for the same reason and it is left open to any religion, faction, group, or individual. He asked for advice

from City Attorney, Vaughn Pickell, on how to proceed if no volunteers come forward. Mr. Pickell did not think there was a legal rationale but stated that it might be wise to dispense with the invocation if no volunteers come forward. That way the Mayor would be keeping it completely open and not coercing someone to offer it.

There were no further public comments.

3. CONSENT AGENDA.

3.1 Approval of the September 14, 2016 Meeting Minutes.

3.2 Approval of the September 21, 2016 Meeting Minutes.

James Wingate moved to approve the consent agenda. Alan Jackson seconded the motion. The motion passed with the unanimous consent of the Council.

4. Presentation and Discussion Regarding the City's Involvement with the Summit High School Auditorium Addition, Presenter, Holly Brown.

The Mayor acknowledged the presence of Holly Brown who was very involved with the negotiations between Summit Academy and Bluffdale City when the high school was built. Ms. Brown commented that five years ago when she first spoke to the Council about bringing a high school to Bluffdale, one of the things they were most excited about was an auditorium. She took time off to spend time with her family. Now that she is back, her top priority is to get the auditorium built. She stated that plays are currently being held in middle schools and other cities because Bluffdale does not have an auditorium. Ms. Brown stated that an auditorium would bring community theater, musical dance groups, public speaking events, local community groups, non-profit organizations, and festivals to the City.

Ms. Brown stated that Summit Academy is making a major push for an auditorium and building plans have been drawn up. She displayed a picture from Early Light Academy in Daybreak and stated that they are modeling the proposed facility after it. It is very aesthetically pleasing, has incredible sound function, seating for 400, and is 18,000 square feet in size. It also has excellent acoustical properties and lighting and dimming systems for a variety of performances. Ms. Brown

stated that she had spoken to Laura Garner about her preferences and Ms. Garner indicated that storage is a major need, which can be offered by the proposed design.

There will be an A/B projection system with a screen as well. The stage will have a full slide gallery for raising and lowering scenery. This is a significant benefit and what Ms. Garner was most excited about. The auditorium was originally drawn into the plans and has three entrances. The addition of the auditorium will greatly enhance the look of the school. Photos of the existing school were presented. Ms. Brown felt good about the plan that is currently proposed.

Details of the design were discussed. The current stakeholders in the venture are Summit Academy, the Bluffdale Arts Advisory Board, Bluffdale City, and the Bluffdale Lions Club. A meeting was scheduled with the Bluffdale Lions Club for the following evening followed by a meeting with the Arts Advisory Board so that they can determine how to move forward and get the project fully funded. Their fundraising goal is $2.34 million. Ms. Brown noted that the price has increased from $9 per square foot to $12 per square foot. There are a few changes that could be made, if necessary, to reduce the square footage, such as to reduce the size of the storage areas. The plan is to open in the fall of 2018. Ms. Brown's fundraising goals was to secure half of the cost from donations and then secure a matching grant.

Mayor Timothy questioned whether 400 seats were enough for the school. Ms. Brown stated that it would be adequate. Summit Academy's auditorium in Draper has 388 seats and is well used. To date, it has not been filled to capacity. She stated that if the City would like to increase the number of seats or the square footage, they would certainly consider it. Their desire is to work in partnership with the City so that the end product works for everyone. She commented that the support of a municipality for a project like this one makes it much easier to obtain funding.

Mayor Timothy agreed that an auditorium like the one proposed would be of great benefit to the City and he liked the idea of sharing it. In addition, the cost could be shared. Ms. Brown reported that she spoke to the grant writer for Early Light Academy who indicated that every year they receive $15,000 to $30,000 in grant money to run their shows. He also stated that there is a great deal of funding that is not accessed.

Summit Academy High School Assistant Director, Tammy Harter, reported that music and theater programs are offered at Summit Academy High School and currently they do all of their performances in Draper. Over the years they have had students leave because they do not have enough room or robust programs that students want. The desire was for the school to become more well-rounded.

Ms. Brown had discovered that the majority of grants that are funded are the ones that have already raised 50% of the funding. Construction jobs will be created in the area as a result of the project as well as permanent jobs once the facility is completed. Cost issues were discussed. Ms. Brown stated that the original City contribution was $500,000. Justin Westwood expressed support for the proposal and offered to call contacts on behalf of Ms. Brown.

Mayor Timothy wanted to discuss the situation with City Treasurer, Bruce Kartchner, before getting back to Ms. Brown to ensure that the funding stream is solid and does not put a need such as a new fire station in jeopardy.

5. Presentation and Discussion of the Final Draft of the Drinking Water Master Plan, Presenters, Michael Fazio, City Staff, and Steve Jones, Hansen Allen & Luce.

City Engineer, Michael Fazio, reported that the City has been working for the last six months on updating the Drinking Water Master Plan. He reported that Project Manager, Steve Jones, has been working on the project funding. Mr. Jones reported that the Council was provided with draft copies of the Drinking Water Master Plan. He noted that he had never before been able to obtain grant money for a city along the Wasatch Front and stated that Bluffdale was lucky to have been able to do so. They took advantage of that and prepared what he considered to be a very good plan.

Mr. Jones reported that a Drinking Water Study was conducted that covered both secondary and drinking water. One of the major assumptions that had to be made up front was whether to assume a full PI system, a full secondary system, or something in between. What is proposed is

not a full system and something in the middle that can accommodate the City's varied systems that are already in place.

The following four scenarios were examined:

1. Areas that already have City PI systems. It was assumed that those systems would continue to be in place. No drinking water demands were assumed in areas with systems that already meet outdoor demands.

2. In areas with private systems, they assumed that the PI systems would continue to serve those people but they would make sure that there is enough capacity on the drinking water side. If a situation arises, the drinking water system would have to provide secondary.

3. In areas without PI systems currently, it was assumed that those areas would still continue to be on a drinking water system and systems would be retrofitted. City Manager, Mark Reid, indicated that there are certain areas where they plan to leave the retrofit such as along 2200 West and major trunk lines but not in Independence, which has basically all drinking water for outside with the exception of the municipal and park areas. Certain areas along 2200 West and others may convert to a PI system.

4. It was assumed that all new development will have a City PI system constructed to City standards.

Mr. Jones explained that they took many of the City's existing documents such as General Plan densities, growth projections, land use, and aerial imagery to figure out what the demands are now before trying to predict the future. They created a City based on the General Plan. With that, they used geographically specific information and created a hydraulic model. They were then able to assess what needs to occur to be able to accommodate that model.

Mayor Timothy stated that the document specifies that it assumes that no pressurized irrigation systems will be planned in areas already served by drinking water. He noted that along the way

the City will try to install PI in already existing areas. The goal is to have as large of a system as possible with minimal cost.

Mr. Jones stated that in terms of drinking water storage, there is currently a surplus of about 250,000 gallons. He commented that now is a good time to think about how to plan for the future. Based on what is taking place currently, the City would be deficient by 7,000,000 gallons. As far as the drinking water distribution system, the City has fairly minor fire flow deficiencies. A few projects are needed to get the water to and from the storage to make it effective. On the PI storage side, with the demands they are assuming, they currently need 23 acre-feet and 29 acre-feet in the future.

Mr. Jones stated that a major fire flow project was completed along the canal that fixed that side of the City. Mr. Reid reported on repairs to be completed this year. Mr. Jones commented that it makes sense to have a storage facility for the zone that is shown in purple, which is the lowest zone in the City. The idea of locating a facility on Porter Rockwell was recommended and is the closest to new development. It would also require transmission lines to access the area. One option was to follow the Porter Rockwell alignment. In response to a question, Mr. Jones stated that it would be possible to place lines across the bridge. Another option discussed was the possibility of placing one large transmission line and then splitting it into two later when it is needed. Storage is also available at another facility that can be used through Jordan Valley's wholesaler's connection.

Mayor Timothy asked if the City's deficit of 7,000,000 gallons counts the 1,000,000 gallons on the east side. Mr. Jones stated that the projection assumes that the 1,000,000 will be kept. If the City chooses not to keep it, it could be on the same site since it will accommodate all of Zone 1. Another concept was discussed involving the transmission line that the City installed, which is sufficient for build out. With respect to energy efficiency Mr. Jones stated that one strategy to getting more funding is to look at energy saving opportunities.

Mr. Jones reported that there is a storage tank owned by Jordan Valley that the City does not own any capacity in. Currently, that tank is at the same elevation as Zone 3. As a result, the Zone 2

elevation concept would be in the middle. In addition, incentives could be obtained to help pay for it. The cost to build out to provide the needed capacity was estimated at $15.5 million for the drinking water side and about $4.9 for the pressurized irrigation system.

Mr. Reid asked what the options would be to get water in and out if they find a site that is not as high as they would like it to be. Mr. Jones stated that it can be tricky and must be at a certain elevation to be effective. If they are not at the proper elevation, pumping will be necessary and the cost will be higher energy-wise long term. It can, however, be done if necessary.

6. Presentation and Discussion of the GIS Strategic Plan Work Being Performed for the City by Bio-West, Presenters, Michael Fazio, City Staff, and Glen Busch, Bio-West.

Mr. Fazio gave the background on the proposed GIS Strategic Plan. Glen Busch from Bio-West was introduced and stated that GIS stands for Geographic Information Systems. It does anything that can be mapped on paper, the computer, or devices. He gave examples of how GIS is seen in mapping and how it is used currently. He stressed that it is a very broad topic. A web-based interface was shown that is used for spatial data sets that have been created in Bluffdale. Presently, it is used internally by City staff. Previously, the Council received paper maps in their packets. The hope was that in the future there will be links to websites that are more in depth than can be reflected on paper.

Mr. Busch reviewed the City of Bluffdale maps including the zoning map, fire hydrant locations, and Bluffdale SWPP inspections. How larger goals will be accomplished was discussed and will be met through individual goals and objectives. Mr. Busch had spoken with staff to assess where the City stands currently. He looked at the primary roles of each department and how they are using spatial data for zoning, road maintenance, water systems, storm water, and emergency planning. He also wanted to see how the various departments interact. He analyzed the talents of staff within individual departments and looked at security concerns, how people are using various devices, and learning more about outside contractors and consultants. Mr. Busch also solicited ideas for how to better self-improvement.

Mayor Timothy was interested in the system for situations where the City is interfacing with a resident, another city, an engineer, etc. He asked how it would work if they want to show something to the Sewer District and interface with another organization. He asked if they would be able to get onto Bluffdale's system and interface with others. Mr. Busch responded that that could be done as the system is very customizable. He explained that sensitive information will have an extra level of security and will only be accessible with a password.

Mr. Busch reported that the next step will be to summarize the findings and bring back the final results to the Council.

7. Consideration and Vote on a Preliminary and Final Subdivision Plat Application for 10.41 Acres Known as The Preserve at Springview Farms for 18 Residential Lots in the R-1-10 (I-O) Zone, Located at Approximately 1650 West 14500 South, Ken Olson, Applicant, Staff Presenter, Jennifer Robison.

Senior Planner, Jennifer Robison, presented the staff report and stated that in May the applicant, Ken Olson, appeared before the City Council and is now ready to move forward with his preliminary and final plat. The concept plan presented at the time the zoning was discussed still meets all of the requirements. The developer plans to develop the property in phases, which were identified on the map displayed. It was noted that all of the road improvements will go in with the first phase. There will be a private street and a diagram of the 29-foot cross section of the road was presented. There will be 28 feet of asphalt, curb, and gutter on both sides of the road as well as a 15-foot meandering sidewalk within the easement. The sidewalk will be on only one side of the road. The modified cross section will be privately owned and maintained. One of the conditions of approval was that the applicant provide information on ownership and maintenance of the road going forward.

Mrs. Robison stated that there are 18 lots proposed. Parcel A currently has residences on it. As discussed during the zoning process, the current residences will be accessed from the existing right-of-way to 14600 South. The setbacks are outlined in the I-O zone. The developer has also provided additional design guidelines and an I-O project plan. A future trail was identified that will be open to the public during daylight hours.

Mayor Timothy asked how the applicant intends to limit the trail access to daylight hours only. Mrs. Robison did not have the answer and recommended the question be raised with the applicant. Alan Jackson asked if the additional requirements imposed by Assistant City Engineer, Daniel Tracer, had been met. Mrs. Robison stated that they were being worked on with the main concern being drainage.

Detention issues were discussed. Mr. Fazio stated that there is an existing pond. Staff continued to work to obtain the necessary upsizes. Alan Jackson asked what mechanism the City has in place if the developer does not satisfy the requirements imposed since the building permit has already been issued. Mrs. Robison stated that a pre-construction meeting will be conducted where staff will ensure that the conditions have all been complied with.

Ken Olson reported that there is an existing pond on their property on the north end of Lot 14. The pond has a water load that is five to six feet below the top. It currently has enough capacity to provide retention for the project and will accommodate a 100-year storm event. Mr. Olson reported that there will be three water features on the site that will circulate the water.

James Wingate moved to approve the preliminary and final subdivision plat for 10.41 acres known as The Preserve at Springview Farms for 18 residential lots in the R-1-10 (I-O) zone located at approximately 1650 West 14500 South subject to the following:

Conditions:

1. **That all requirements of the City Code and adopted ordinances or modifications by the Infill Overlay zoning requirements approved by the City Council are met and adhered to for the proposed subdivision.**

2. **That the final plat and all relevant construction drawings comply with the Bluffdale City Engineering Standards and Specifications and all recommendations by the City Engineer and Public Works Department prior to recordation of the final plat.**

3. **That all requirements identified in the memo dated 9/30/16 by Dan Tracer be complete and approved by the City Engineer prior to any construction activities on the property.**

4. **That the project adheres to all requirements of the International Fire Code and requirements of the City Fire Chief.**

5. **That all private and public easements be conveyed in a form acceptable to the City Attorney prior to the recordation of the final plat(s).**

6. **That information regarding drainage systems be included on the final plat drawings and approved by the City Engineer prior to recordation of the final plat.**

7. **That prior to any grading of property or construction, a Land Disturbance Permit and SWPPP Permit be approved and construction activities be coordinated with the City Engineer's Office.**

8. **That adequate secondary water shares be provided to the City prior to recordation of the final plat.**

9. **That an ownership and maintenance plan for the private right-of-way be provided to the City prior to recordation of the final plat.**

Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

8. <u>Consideration and Vote on a Resolution Approving Porter's Point Townhomes Major Change to Development Agreement and Project Plan for 5.83 Acres in the Mixed Use Zone as Part of the Independence Project, Newman Construction, Applicant, Staff Presenter, Jennifer Robison.</u>

Mrs. Robison reported that there is an updated project plan. In an email distributed previously, she identified items that the project plan updated that were discussed at the last meeting. She pointed out that certain things were needed from the City Attorney regarding the settlement

agreement that were received last week. There was also an issue dealing with the conveyance of property from an LLC to Mr. Newman.

One of the concerns identified was potential access into the open space area. Mr. McCutchan added a walkway so that there could be access in. The Mayor expressed concern with the difference of the cross section. Mr. Fazio met with the engineers and verified that there will be 25 feet of asphalt throughout the entire area. In another area there was discussion of moving the sidewalk and eliminating the park strip. Mrs. Robison explained that all of the design work can be completed when they go to the plan. It was noted that minor changes can be made at this point. Mayor Timothy had no objection to the wording as proposed.

With regard to the Design Guidelines, Mrs. Robison stated that criteria and language have been added to require certain percentages, pop outs of windows being addressed, as well as façade and roof line language.

Mrs. Robison reported that a letter was provided as part of the project plan. There was discussion of off-street parking but it was not of concern since the project meets the current ordinance. The length of the private driveway was discussed. The concern was with having enough area for parking. The project meets the parking requirements because the applicants are required to provide 20 feet from the edge of the drive to the garage. The length was determined to be just over the 150 feet required by ordinance. The Fire Chief was confident that it will be acceptable.

Mrs. Robison stated that in the project plan some of the policy questions pertain to the type of units. Originally the project was planned for single-family residential housing. The applicant is now asking for townhome units. The issue of whether the open space should be publicly or privately owned was discussed. It was noted that the project plan indicates that all of those areas will be privately owned by the HOA.

The Planning Commission reviewed the proposal and did not feel like the areas added any public amenities. It was staff's recommendation that they remain private and be owned and maintained by the homeowners' association unless the City wants to own the trail portions or provide an

easement so that they remain open to the public. Mayor Timothy stated that at a minimum a public easement will be needed.

Alan Jackson asked about the plan for a bridge across the canal. Mrs. Robison stated that it is clearly identified in the development agreement that the developer will construct the bridge. Mayor Timothy asked for clarity on the timing of construction of the bridge and the open space. Mrs. Robison's understanding was that the bridge needs to be done with the plat and open space.

With regard to fencing, in the project plan the developer originally proposed to install Trex fencing similar to what exists in the Marketplace and Westgate areas. They identified in the new project plan to only install vinyl fencing. Staff recommended that fencing be installed at least on the canal side for safety reasons. She pointed out that it was not part of the Planning Commission's recommendation. The subdivision ordinance specifies that fencing should be installed if a hazardous situation exists. Mrs. Robison suggested that that be a requirement. City Attorney, Vaughn Pickell, suggested that it be applied at the subdivision level.

Mayor Timothy asked the Council Members to comment on the fact that there is Trex fencing on the opposite side of the canal and this developer is proposing vinyl fencing. The Mayor did not object to vinyl fencing and felt that it would be more likely for someone to put up a fence if they can go with vinyl because Trex is costly. The Council Members did not object to vinyl fencing as long as it is installed along the full perimeter of the canal.

Boyd Preece's only objection was with the percentage of stucco. He encouraged the developer to add more stone or brick. Mrs. Robison stated that elevations and other site details will be addressed as part of the site plan. It was noted that the private lane is 20 feet wide.

The applicant, Mark Newman, commented that he likes rock and Hardie board better. With respect to the fence, they are planning to install vinyl all the way around because some property owners will want to bring it into their backyards and they want it to be consistent. With regard to the bridge, they are not opposed to it but Mr. Newman did not think it should be done now because it will go nowhere. Mayor Timothy was not opposed to bonding as long as the design is

set and the cost is known so that the bond will cover the cost. He did not want to proceed now because there is nowhere to go past the canal road unless they go down the railroad tracks. Mayor Timothy commented that the bond could cover contingency.

Justin Westwood moved to adopt a resolution approving Porter's Point Townhomes Major Change to the Development Agreement and Project Plan for 5.83 acres in the Mixed Use zone as part of the Independence Project. Alan Jackson seconded the motion. Vote on motion: Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye, Alan Jackson-Aye. The motion passed unanimously.

9. Mayor's Report.

Mayor Timothy had nothing to report.

10. City Manager's Report and Discussion.

Mr. Reid updated the Council on progress being made on City Hall and stated that he and the Mayor did a walk through the previous day. The brick was being placed on the exterior and work had begun to wall off the interior with metal studs. Work was ongoing and it was nearly enclosed for the winter. Mayor Timothy expressed concern with the paving of the parking lot. Mr. Reid stated that the intent is to have it paved by the end of the month.

Mr. Reid updated the Council on 1000 West and stated that it has been paved from the end of asphalt on the south end to nearly where the roundabout will be. A temporary piece of pavement has been constructed to ensure it is drivable. The roundabout was expected to be completed and paved before the end of the month.

With regard to the trestle signal, Mr. Reid reported that a pre-construction meeting was held with the winning bidder. Parts have been ordered from UDOT and the contractor will be ready to proceed when the parts come in in the next few weeks. With regard to the gas line, Mr. Fazio stated that it should be completed next week. He confirmed that it must be done before the roundabout goes in.

Mr. Reid stated that there is a shed like building on the north side of the roundabout. Staff has spoken to the landowner on that side and offered them $16,500 to cover the building and relocation costs.

Mr. Reid reported that the Bluffdale Arts Advisory Board's production of *Into the Woods* begins Thursday, October 13 and runs through Saturday, October 15. The performance will take place at Oquirrh Hills Middle School at 7:30 p.m. each of the three days and there will be a 1:00 p.m. matinee on Saturday.

PLANNING SESSION

11. Planning Session.

James Wingate reported that the Mosquito Abatement Board is part of the Regional Association of Mosquito Abatement Districts. They hold a conference every year, which he attended the previous week where the newest methods of mosquito control were described. Council Member Wingate stated that it is highly probable that the district will have to increase the tax rate, which will require a Truth in Taxation Hearing. He pointed out that currently they are the lowest taxing entity by far. He personally is charged $1.80 on his property taxes for every $100,000 of taxable value. The rate was expected to increase slightly. Mayor Timothy thanked James Wingate for serving on the Board and stressed how important it is for the City to have representation.

Justin Westwood reported that he recently attended the Association of Municipal Governments Meeting. He explained that the current issue with many cities is short-term rentals and air B&Bs. He did not believe Bluffdale has an issue with that but he learned at the meeting that there cannot be a ban over the entire City for such uses although they can be located in designated zones.

Alan Jackson stated that sometimes large, expensive homes include a shooting range in the basement. He wondered what kind of challenges there would be if someone tried to do something similar in Bluffdale. Mr. Pickell stated that in such an instance the City's ordinance banning shooting would apply. The Council can also define what a shooting range is.

Alan Jackson asked about possible funding sources for the proposed auditorium at Summit Academy High School. Mr. Reid stated that it is a matter of priority. If the City wants to participate, this may be the only opportunity to do so. He was not sure that the funding can be taken from impact fees but stated that the City could pursue a general obligation bond. They could also take the needed funds out of Capital Projects Fund reserves. He was not sure that EDA funds could be utilized even though the auditorium is in the EDA area. The City could make an inquiry, however, to the City's EDA attorney. City Treasurer, Bruce Kartchner, preferred to save the money to buy out the mink farm than participate in the cost of the auditorium.

Mayor Timothy was of the belief that Ms. Brown will get the auditorium built regardless of whether the City participates. He noted that the more the City contributes the easier it will be to have a lasting and fair relationship with the school.

Mr. Reid stated that there was discussion at one time about possibly doing something similar with the Summit Academy Gymnasium to increase its current size to accommodate two full-size gyms and a center court gym. This would give the City the opportunity to utilize the facility for recreational purposes. He hoped to further discuss the types of uses that would not be allowed in the auditorium.

Mayor Timothy commented that if the City were to contribute $500,000 toward the auditorium and they were able to obtain a matching grant, the City would be a 50% partner. He considered it a good opportunity. The Mayor questioned whether the City would be allowed to perhaps place the City logo on the auditorium. The Lions Club's contribution was discussed. Alan Jackson liked the idea of Bluffdale productions taking place in Bluffdale.

Mayor Timothy reported that currently the Planning Commission conducts public hearings during their meetings and an additional public hearing is held before the City Council. The City sends out notices for both public hearings, which he considered to be extra work for staff that is unnecessary. He believed that the ordinance requires more public hearings before the Planning Commission than necessary. The Mayor's opinion was that the Planning Commission should be more focused on the planning and zoning of a particular request. He realized, however, that state

law requires some public hearings take place before the Planning Commission. His issue was with items where the City ordinance requires a public hearing that results in extra cost and work for staff. The Mayor was of the opinion that this gives the Planning Commission the impression that they represent the citizens although they are not elected. He pointed out that they are not at the same level of authority as the City Council and believed that the Planning Commission recommendation should pertain to whether the request meets the requirements of planning and zoning. The public should then interface with the City Council who has the authority to approve or deny the request based.

Mayor Timothy was of the opinion that the Planning Commission is losing focus on the true meaning of their job, which is to make sure that a request meets the planning and zoning requirements. For example, when a school is proposed, the discussion should be more about whether state law is being complied with and whether the City's ordinances and zoning are being complied with.

Alan Jackson was generally in favor of more public input than less but he wanted to know more specifically what is required and what they would be looking to eliminate from the public hearing. He saw no compelling reason to conduct a public hearing if it is not required by state law.

James Wingate wanted to see what other cities do and determine whether Bluffdale is the only city that exceeds the minimum requirement. In this particular case Mayor Timothy did not care what other cities do. He preferred to do what is best for Bluffdale. He felt that the Planning Commission should have the opportunity to present the planning and zoning aspects of a request and let the City Council interface with the public as much as possible.

City Planner/Economic Development Director, Grant Crowell, commented that the Legislature is interested in the issue of public clamor with respect to administrative items such as conditional uses, which are not required to have hearings under state law and should be approved in nearly every case. He explained that sometimes having a public hearing is a disservice to the public because they believe they can influence the outcome, which they cannot legally. This puts cities in a difficult position.

Boyd Preece asked what the next step is with regard to water rates. Mr. Reid stated that staff was working on it and the matter will be brought to the City Council at the next City Council Meeting.

Staff was asked to bring back information regarding the interpretation of state law and what neighboring cities are doing and what can be eliminated.

12. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including Any Form of a Water Right or Water Shares, Security Issues, or any Alleged Criminal Misconduct.

There was no closed session.

13. Adjournment.

The City Council Meeting adjourned at 8:55 p.m.

_____
Wendy L. Deppe, CMC
City Recorder:

Approved: _____

Agenda Item 3.3

BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, October 26, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, October 26, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:30 P.M.

1. Roll Call, Invocation, Pledge of Allegiance*

2. **PUBLIC FORUM –** (4-minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).

3. **CONSENT AGENDA –**
   3.1 Preliminary acceptance of the Sage Estates Phase 1-C Subdivision, and beginning the warranty period.

   3.2 Acceptance of Porter's Place Subdivision, ending the warranty period.

   3.3 Approval of a resolution declaring certain assets surplus and authorizing the sale of said assets.

   3.4 Approval of a resolution authorizing execution of a Pipeline Crossing Agreement between Union Pacific Railroad Company and the City of Bluffdale.

   3.5 Approval of a resolution repealing Resolution No. 2016-49 and approving an Amended Franchise Agreement between the City of Bluffdale, Utah, and Central Telcom Services, LLC, a voice and data service provider.

4. Discussion relating to the City's involvement with the Summit High School Auditorium addition, presenter, Mayor Timothy.

5. Mayor's Report

6. City Manager's Report and Discussion

PLANNING SESSION

Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code § 52-4-201(2)(a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.

7. Planning Session to review the Parks Concepts, staff presenter, Mark Reid.

8. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).

9. Adjournment

Dated this 25th day of October, 2016

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, BLUFFDALE CITY FIRE STATION, AND THE COMMUNITY BULLETIN BOARD AT THE BLUFFS APARTMENTS; EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV

Wendy L. Deppe, CMC
City Recorder

Note: The Bluffdale City Council will take a recess at approximately 9:30 p.m. and will evaluate the time needed to complete items not yet heard on the evening's agenda. Items the Council determines may take the meeting past 10:00 p.m. may be removed from the agenda and re-scheduled for the next regularly scheduled meeting. 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.

DRAFT – FOR DISCUSSION PURPOSES ONLY

BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, October 26, 2016

Present: **Mayor Derk Timothy**
Alan Jackson
Ty Nielsen
Boyd Preece
Justin Westwood
James Wingate

Staff: **Mark Reid, City Manager**
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Dan Tracer, Assistant City Engineer
Bruce Kartchner, Finance Director
Jennifer Robison, Senior City Planner
Blain Dietrich, Public Works Operations Manager (arrived at 6:38 p.m.)
Wendy Deppe, City Recorder

Mayor Derk Timothy called the meeting to order at 6:30 p.m.

1. Roll Call, Invocation, Pledge of Allegiance.

All Members of the City Council were present.

City Manager, Mark Reid, offered the invocation.

Public Works Operations Manager, Baine Dietrich, led the Pledge of Allegiance.

2. PUBLIC FORUM.

There were no members of the public wishing to address the Council.

3. CONSENT AGENDA.

3.1 Preliminary Acceptance of the Sage Estates Phase 1-C Subdivision, and Beginning the Warranty Period.

3.2 Acceptance of Porter's Place Subdivision, Ending the Warranty Period.

3.3 Approval of a Resolution Declaring Certain Assets Surplus and Authorizing the Sale of Said Assets.

3.4 Approval of a Resolution Authorizing the Execution of a Pipeline Crossing Agreement between Union Pacific Railroad Company and the City of Bluffdale.

3.5 Approval of a Resolution Repealing Resolution No. 2016-49 and Approving an Amended Franchise Agreement Between the City of Bluffdale, Utah, and Central Telecom Services, LLC, a Voice and Data Service Provider.

Ty Nielsen moved to approve the consent agenda. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

4. Discussion Relating to the City's Involvement with Summit High School Auditorium Addition, Presenter, Mayor Timothy.

Mayor Timothy reported that at the last City Council Meeting, Holly Brown made a presentation on the potential for an auditorium. The Mayor wanted to bring the matter forward to the Council early in the process because the school is anxious to proceed. His opinion was that the auditorium will cost around $2,000,000 for the addition. If the City was willing and able to contribute $500,000, a matching grant could possibly be obtained and result in the City contributing half and being a full partner with the school. If the City chose to pass on the opportunity, if they were ever to build an auditorium in the future, they would not be able to do it for $500,000. The Mayor questioned whether the City needs an auditorium. If they do, he felt this would be the best way to get one. The Mayor indicated that since Ms. Brown made her presentation, a promising grant has been discovered called the Eccles Grant. Part of the requirement is that the City participate in the funding with a guarantee that the community will be able to use the facility.

Alan Jackson commented that he had spoken to Summit Academy about using their gyms for other City-related events and they have been very accommodating. There is a cost involved, which he understood, but he considered the school to be the type of partner the City could work well with and preserve as much access to the facility as possible. They will allow the community to use it as well. He considered Summit Academy to be a good organization to partner with.

Justin Westwood had had a similar experience and found the school to be very accommodating. He recently attended the Bluffdale Arts Advisory Board's production of *Into the Woods* and wanted to be able to attend these types of events in Bluffdale in the future.

Boyd Preece thought this was a great opportunity. His only hesitation was identifying what expenses the City has coming up and determining where this falls on the list of priorities. Mayor Timothy personally did not rank it as high as other things but put it higher on the list considering the possibilities and what it would cost the City in the future.

Alan Jackson considered it a timing issue. He noted that the opportunity exists now and will not last long. City Manager, Mark Reid, reported that he looked at the Capital Projects Fund and sought advice from the EDA attorney since the high school is in an EDA area. The attorney agreed that it is probably not a project that will qualify for economic development funds because it does not produce jobs to the magnitude of what the City is investing. The major funds the City has for these types of projects are impact fees, which this would not qualify for, and the Enterprise Fund, which is the Water Fund, which this would not qualify for. That leaves the Capital Project Fund, which had a balance of about $4,000,000 at the beginning of the year. For this year $3,000,000 worth of projects had been budgeted.

Mr. Reid reported that typically there is a $600,000 transfer to the fund made at the end of each year to demonstrate that the City can make the payment on the New City Hall. One of the larger revenue capital project items for this year was a $1.5 million Corridor Preservation Fund expenditure, which is a wash because it goes in and then immediately back out of the account. It was reported that the City will have about $2 million in fund balance.

Mr. Reid reported that some of the projects being completed this year include furniture for City Hall in the amount of $350,000, a drainage project for $300,000, park expenses, and the purchase of street equipment for the Streets Department. Nothing coming out of the fund will go toward salaries, wages, or ongoing costs and all involve capital projects. Some of the projects that have been discussed are the Rodeo Arena and Parry Farms Park, which is already budgeted and should be paid for out of what is in the fund this year.

Alan Jackson asked if that is based on what is planned currently and if they would have to cancel other projects if they were to divert $500,000 toward the auditorium. Mr. Reid stated that no projects would have to be eliminated but ongoing projects would have to be reprioritized. Timing

issues were discussed. Mayor Timothy stated that want to complete the arena as soon as possible. He reported that Ms. Brown has phoned him three times since the last meeting to check on the status. The Mayor stated that the City needs to write a letter to the foundation for the grant indicating that they are participating in it and that it will be used in the community.

Alan Jackson recalled a previous discussion about putting Bluffdale's name and logo on the building. He thought that would be a good way to show that it is a community facility. Mayor Timothy stated that that could be a condition of proceeding. The project was thought to be in line with capital projects and a good investment. Alan Jackson supported moving it ahead of the Rodeo Arena because of the urgency.

Ty Nielsen was of the opinion that this will alleviate pressure from the arena due to the types of things they plan to use the arena for. He commented that the auditorium will be a great asset and bring additional unity to the community. Mr. Reid stated that in discussing the different uses for the auditorium, Emergency Preparedness Manager, Natalie Hall, who served on the North Star Academy Charter School Board, commented that what is proposed could be construed as showing favoritism for one school over another. Alan Jackson stated that Summit Academy approached the City with the opportunity while no other schools have. Mr. Reid stated that there was discussion about partnering with the Jordan School District when they build their schools and being able to use their fields and facilities by coming up with ways to offset some of their costs. He explained that it is a concept that the school district has used in other cities.

Mayor Timothy commented that the middle school may be built sooner than expected. In his discussions with the Jordan School District, his complaint was that the elementary school is taken care of in Bluffdale and the new elementary school will satisfy a need. He, however, stressed the need for a middle school in Bluffdale. He explained that if the Day property is ready to be built on within the next two years the district may construct a middle school also. As a result, there could be the potential for the City to partner with them. The Mayor's preference, however, was to partner with Summit Academy because they have already proven that they are a good partner in the community.

Alan Jackson commented that he has tried to use Jordan School District facilities in the past and it has been very difficult to get events scheduled and approved. It was his opinion that Summit Academy has proven to be easier to work with.

With regard to Ms. Hall's concern, Mr. Reid stated that the North Star Academy has never approached the City. They have, however, been a good partner in terms of emergency preparedness and coming up with neighborhood plans. Mr. Reid noted that the City has never tried to use their facility before. Senior Planner, Jennifer Robison, commented that the high school can support programs beyond what can be accomplished on an elementary school level where there is not as a great a need or opportunity.

Finance Director, Bruce Kartchner, reviewed potential funding sources and stated that money is available in the capital projects that can be used for that. He noted that there will be alternatives that are not currently being considered that could be delayed if the $500,000 is spent elsewhere. Items such as parks and road widenings that are not part of the existing plan would be delayed by the expenditure of funds for the auditorium. From a financial standpoint, when considering the money spent to rent facilities currently versus the $500,000 investment in a new auditorium, the payback period or return on investment would be 35 to 70 years. From a purely financial standpoint, it did not make sense to pursue the facility as an investment.

Mayor Timothy commented that currently practices do not take place in the Jordan School District building because of the fee. Mr. Kartchner commented that his projections included more than the current usage. Mr. Reid stated that they considered use of the auditorium for events such as community movies similar to Movies in the Park but would show them in the auditorium in the fall and winter months. The City could also use the facility for Battle of the Bands, the Miss Bluffdale Pageant, dances, recitals, etc. He pointed out that many events do not have a revenue component. Currently, use of Jordan School District facilities for practices are discouraged due to cost. Many practices take place in homes. Being able to use the auditorium as a practice facility would also be beneficial. Mr. Kartchner commented that Laura Garner has expressed a desire to use the basement of the new building as a practice facility.

Ty Nielsen remarked that it is difficult to finance immeasurables such as community unity, quality of life, etc.

Mayor Timothy commented that the facility will be used for things other than the arts. Mr. Reid stated that park and arena improvements will be paid for out of Park Impact Fees. He also noted that a tractor was just purchased for $30,000 out of the Capital Projects Fund. An additional $30,000 will be spent on the Black Widow and new dirt for the arena and paid for with Park Impact Fees. The cost of the bleachers was estimated at just under $4 million. Options were explored that could cut that cost in half.

Mr. Reid stated that the hope was that the contribution could perhaps be tied to the use of other Summit Academy facilities such as the gymnasium. In response to a question raised, it was clarified that there will be storage areas in the auditorium. Mayor Timothy stated that Ms. Garner was excited about the prospect and what was proposed to be done backstage. There would also be a storage area for costumes where the BAAB and the school could combine and share costumes.

James Wingate pointed out that maintenance would be the school's responsibility. Additionally, he felt that the opportunity would be better now than in two years. Mr. Kartchner's opinion was that in two to five years construction costs will drop. Alan Jackson commented that ease of access to the facilities is a tremendous benefit that he did not think would be available with the Jordan School District.

Mr. Kartchner agreed to provide the Mayor and Council with a cost breakdown. Mayor Timothy agreed to contact Ms. Brown and notify her of the City's intent to move forward. He would also ask about the potential for the City to use the school's gymnasium and direct her with respect to the number of seats. While at least 400 seats were proposed, the City preferred that they consider 500. Alan Jackson also recommended that Bluffdale City's name and logo be posted on the facility. Mr. Kartchner overviewed the reimbursement of impact fees.

Boyd Preece expressed interest in expending funds for the Rodeo Arena bleachers. From a financial standpoint Mr. Kartchner suggested the Council consider the different bleacher cost

options and give staff direction. He noted that they range in price. Council Member Preece stated that they need to decide whether to expand the Rodeo Grounds. If they decide to limit activities to horses, there would be no reason to have 5,000 seats.

5. Mayor's Report.

Mayor Timothy presented a proposal to the City and stated that he gets a lot of comments on the arena from horse enthusiasts who like having an arena in the City and are particular about their needs and wants. The Mayor proposed establishing a Users Committee for the Arena and recommended Sheri Young serve as the Chair. He explained that there are issues that have been brought to his attention. For example, he recently learned that water to the arena must be turned on from an app. Public Works Operations Manager, Blain Dietrich, explained that it can be turned on from an app if the desire is to give someone access to the box.

Mayor Timothy commented that a Users Committee would consist of a member of staff and two or three community members who use the Arena. The group could meet monthly where there would two-way communication and issues could be examined from both a City and user perspective. He also believed that most horse people in the City like the Arena and their wants are the tractor, the Black Widow, and the arena blend. He felt that this was a way to get an idea of what is needed for the future. He recommended starting out small with perhaps four members. The Mayor recommended that the formation of the committee be advertised to encourage people to apply. He recommended that Sheri Young be the Chair because she is willing to help the community get involved and is a user who cares about the Arena.

The Council expressed support for the proposal. The Mayor's intent was never for the committee to exceed four. He recommended that those chosen be very active and individuals who will participate. The committee can and will be encouraged to get input from others. Mayor Timothy recommended that the City advertise for committee members on the City's webpage, in the newsletter, and on Facebook.

6. City Manager's Report and Discussion.

Mr. Reid informed the Council that the City budgeted $60,000 for the tractor for the Arena. They found a used Case 100 horsepower tractor in Colorado and purchased it, had it delivered, and repaired for under $30,000. Mr. Reid reported that he also received a Purchase Order to buy the arena blend and the Black Widow. The cost is $15,000 for the arena blend in the Arena and an additional $4,500 for the arena blend in the practice area. Alan Jackson recommended both be purchased now since they were budgeted for. The Council agreed to do both.

PLANNING SESSION

7. Planning Session.

Mr. Reid displayed and overviewed parks concepts for Parry Farms Park and Vintage Park. He reported that before pursuing City Hall, they excavated the sod and prepared a place in Parry Farms. The concept plan was presented. A play area was proposed and grass was purchased. A sign was approved along with a four-unit pickleball facility, a basketball court, and a playground.

A concept for Vintage Park was presented and will be located near the Bluffs. They are looking to augment the affordable housing apartments with the park, which was donated by the developer for use by the residents of the apartments and the Vintage on the Bluffs condominiums. They have been working with Think Architecture who has come up with the park design. The funding source is the affordable housing project money for the two EDAs. Adjacent to the area is Sage 1, Sage 2, Wood Duck Hollow, the Preserve, the Bluffs Apartments, and the Vintage condos. The intent was to propose a concept that would appeal to multiple age groups with a trail around the perimeter that ties into the trail system in the Sage Estates area, which ties into the Jordan Parkway Trail. A playground is proposed with a pavilion and splash pad with shade in the middle. The intent was to not allow the pavilion to be reserved but allow it to be used on a first come first serve basis.

As part of the large open space area, a youth sized soccer field was put in along with a small restroom, two pickleball courts, and tennis courts. Changes could be made to convert tennis courts to basketball courts and vice versa. The intent was for the concept to include different

options and allow the residents to give feedback on what they would like. The cost of the park was estimated at $2 million.

Mayor Timothy liked the open house plan because he thought it was important for the residents to give input. Mr. Reid stated that there were multiple concepts but they merged two or three into one. Possible options were discussed. Alan Jackson recommended implementing the features desired by the residents.

Mr. Reid reported on the parks in Independence and stated that there are several pocket parks with amenities. They discovered that building larger homes in the ridge area will result in less Park Impact money. They are still in communication with staff about park concepts. Mr. Reid oriented the Council to the area on a site map displayed. He explained that the Day Ranch conceptual site plan was designed to have a middle school and an elementary school with fields that can be used by the public on Saturdays for football, baseball, and soccer. They took a seven-acre park and expanded it to 12 ½ acres. One of the amenities that is lacking in Independence, which is expected to have a population of 12,000, is open play fields and open space. Mr. Reid reported that Dave Tolman was approached about the possibility of taking the 12 ½ acre park and expanding it to 25 acres. He stated that up to 14 football teams could practice there at one time.

Mayor Timothy asked about the possibility of moving the elementary school. Mr. Reid explained that there has been a lot of negotiation between Mr. Tolman and the school. While it would be difficult to move the school, it was not impossible. Other options were discussed. The proposed larger park would take the sum of all of the units to be able purchase the additional land. The land price quoted ranges between $125,000 and $150,000 per acre. Mr. Kartchner stated that it is also possible to fund the project using the EDA to temporarily cash flow it if the Council wants to move forward now.

Mr. Reid stated that the elementary school must be built in 2018. As a result, they need to begin building the bridge prior to April. The school cannot be built without the road all the way through to Porter Rockwell. Boyd Preece was concerned about the density of Independence in relation the proposed 25 acres of open space. He identified desired future uses as a community swimming

pool, baseball, etc. Mr. Reid stated that a park of this size will require an expansion of the Parks Department. Mr. Kartchner commented that in the long-term plan there are several larger parks proposed. he stated that they are running out of 25-acre parcels and considered what is proposed to be a unique opportunity.

Mr. Reid commented that if they chose to construct a City pool they would have a place for it. He identified other uses that could be built there as well. Mr. Dietrich commented that the first request the City received from Independence was for open space and citizens expressed a desire for play fields. Mr. Reid reported that the funds to complete the park are generated by the homes being constructed in the area. If the City chooses not to purchase the property, the money will be spent on amenities in pocket parks. The majority of the Council was in favor of moving forward.

Density issues were discussed. Mr. Reid informed the Council that there is a lot of open space areas and the City offered to care for the grass in exchange for use of the fields. A formula would be established that is fair to both sides. Justin Westwood was in favor but not at the expense of losing single-family lots. The need for Bluffdale to have a Recreation Department was discussed.

Park areas in surrounding cities were described. Ty Nielsen stated that Butterfield Park in Herriman is 80 acres in size and the best park in West Jordan is also 80 acres and provides open space, trees, pavilions, and amenities.

Density and layout issues were discussed. Mr. Reid offered to send a message to Dave Tolman informing him that the 25-acre park is desired but not at the expense of single-family homes. Alan Jackson was in favor of it even at the expense of single-family because the lots become so small.

8. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including Any Form of a Water Right or Water Shares, Security Issues, or any Alleged Criminal Misconduct.

There was no closed meeting.

9. Adjournment.

The City Council Meeting adjourned at 8:22 p.m.

_____
Wendy L. Deppe, CMC
City Recorder:

Approved: _____

Agenda Item 3.4

BLUFFDALE

EST 1848

Memo

Date: November 4, 2016

From: Michael Fazio

To: Mark Reid, City Manager

Mayor Timothy

City Council

CC:

RE: White Tail Cove – Storm Drain Connector Construction Project

---

The bids for the White Tail Cove – Storm Drain Connector Construction Project were opened on November 1, 2016.

The apparent responsive low bidder is Noland & Son Construction Co., Inc. *(see attached bid tab)*. Their bid for the project as advertised is $286,706.

References were contacted on behalf of Noland & Son Construction Co., Inc. and the reviews were positive.

I recommend awarding the Storm Drain Connector Construction Project to Noland & Son Construction Co., Inc., approving the resolution allowing the City Manager to enter into an agreement for the City with Noland & Son Construction Co., Inc. and authorizing the contract with an additional 10% contingency, for a total of $315,377.

BLUFFDALE

EST. 1848

BIDS

Project:	White Tail Cove - Storm Drain Connector
Bid Opening Date:	1-Nov-16
Total Number of Bids:	seven
Engineer's Estimate:	$424,471
Apparent Low Bid:	$286,706
Low Bid Company:	Noland & Sons
Average Bid Amount:	$345,692

Bid Tabulation

No.	Company	Bid Amount	Difference from Low Bid
1	Noland & Son	$286,706.00	$0
2	Silver Spur	$302,634.50	$15,929
3	Mickelsen Excavating	$309,779.06	$23,073
4	Cody Ekker	$317,946.00	$31,240
5	VanCon	$354,519.00	$67,813
6	KK&L	*$373,055.75	$86,350
7	Beck Construction	$400,525.00	$113,819

*nonresponsive bidder

CITY OF BLUFFDALE, UTAH
RESOLUTION NO. 2016-____

A RESOLUTION OF THE BLUFFDALE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS AWARDING A CONTRACT FOR THE WHITE TAIL COVE – STORM DRAIN CONNECTOR PROJECT AND ESTABLISHING A CONTINGENCY.

WHEREAS the City of Bluffdale ("City") owns and maintains a network of storm drain detention and retention facilities;

WHEREAS the City is undertaking a project known as the White Tail Cove – Storm Drain Connector Project ("Project");

WHEREAS the City advertised a request for bids and opened the bids for the construction of this Project;

WHEREAS the City received six responsive bids, and the Noland & Son Construction Co. Inc., bid of $286,706.00 was the low bid;

WHEREAS the City desires to award the contract for the Project to the lowest responsive and responsible bidder;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE AS FOLLOWS:

Section 1. **Authorization to Execute Agreement.** The City Council hereby authorizes the City Manager to execute the necessary agreements to award the Project to Noland and Son Construction Co., Inc., with a contract price of $286,706.00. The City Council authorizes the City Manager to expend an additional 10 percent of the contract price for contingencies that might arise with the Project.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon its passage and the City Council authorizes and directs the Mayor to execute and cause to be delivered the same.

PASSED, ADOPTED AND APPROVED: November 16, 2016.

_____
Mayor Derk P. Timothy

ATTEST: [seal]

_____
Wendy Deppe, City Recorder

Voting by the City Council:	Aye	Nay
Councilmember Jackson	_____	_____
Councilmember Nielsen	_____	_____
Councilmember Preece	_____	_____
Councilmember Westwood	_____	_____
Councilmember Wingate	_____	_____

Agenda Item 3.5

BLUFFDALE

EST 1848

Memo

Date: November 8, 2016

From: Michael Fazio

To: Mark Reid, City Manager

Mayor Timothy

City Council

CC:

RE: Marketplace at Aclaime - Final Acceptance

City Engineering/Public Works, after a one year warranty period, has inspected The Marketplace at Aclaime Subdivision improvements and verified the standards and performance. There were no end of warranty issues found (see attached memo from Leonard Hight).

I recommend accepting the inspected completed work, ending the warranty period, and request release of the Warranty Bond of $144,029 (minus any related costs).

BLUFFDALE

EST. 1848

Memo

Date: November 7, 2016

From: Leonard Hight

To: Michael Fazio

RE: Market Place end of warranty

Michael

All of the punch list items have been completed on Market Place at Aclaime to City standards.

I recommend that the subdivision be accepted and the bond be released.

Agenda Item 5

Hansen, Bradshaw, Malmrose & Erickson

A Professional Corporation

CERTIFIED PUBLIC ACCOUNTANTS

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Members of the American Institute of Certified Public Accountants

Members of the Private Company Practice Section

November 10, 2016

To the Honorable Mayor and Members of the City Council
City of Bluffdale, Utah

We have audited the financial statements of City of Bluffdale, Utah ("the City") as of and for the year ended June 30, 2016, and have issued our report thereon dated October 28, 2016. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated September 2, 2016, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the City's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2016. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments. There were no significant accounting estimates that we considered to be particularly sensitive.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. There were no significant financial statement disclosures that we considered to be particularly sensitive.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's financial statements or the auditors' report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the management representation letter dated October 28, 2016.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the City, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

Other Information in Documents Containing Audited Financial Statements

Pursuant to professional standards, our responsibility as auditors for other information in documents containing the City's audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards and with respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Hansen, Bradshaw, Malmrose & Erickson, P.C.

CITY OF BLUFFDALE, UTAH

Basic Financial Statements and Supplementary Information

Year Ended June 30, 2016

CITY OF BLUFFDALE, UTAH

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CITY OF BLUFFDALE, UTAH

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Hansen, Bradshaw, Malmrose & Erickson

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REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

Honorable Mayor and Members of the City Council
City of Bluffdale, Utah

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City Bluffdale, Utah ("the City"), as of and for the year ended June 30, 2016, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The City's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsbility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2016, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparisons for the general fund and the major special revenue funds for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 12 and the pension schedules on pages 53 and 54 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's financial statements as a whole. The accompanying combining and individual nonmajor fund financial statements and budgetary comparison information are presented for purposes of additional analysis and are not a required part of the financial statements. The combining and individual nonmajor fund financial statements and budgetary comparison information are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with Government Auditing Standards, we have also issued our report dated October 28, 2016, on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Hansen, Bradshaw, Malmrose & Erickson, P.C.

October 28, 2016

14350 SOUTH 2200 WEST * Bluffdale, UT 84065 * 801-254-2200 * Fax 801-253-3270

Management's Discussion and Analysis

As management of the City of Bluffdale ("the City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2016.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of the most recent fiscal year by $72,835,434. The City's assets are comprised of capital assets and funds legally restricted in their use (*restricted net position*).
- The government's total net position increased by $12,777,289 during 2016. The increase in net position can be attributed to major infrastructure additions and expending less than the budgeted amount in the general fund, and increases in various fee revenues.
- The unassigned fund balance for the general fund was $856,531 or approximately 14 percent of total general fund expenditures. The unassigned fund balance for the general fund increased by $307,011 from the previous year. This increase was due to revenues being higher than expected.
- The City's total outstanding long-term liabilities experienced an increase of $6,061,389. The increase was attributed to a new lease revenue bond in the amount of $6,705,000.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the City of Bluffdale's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

Overview of the Financial Statements (Continued)

Government-wide financial Statements (Continued) The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental* activities) from other functions that are intended to cover all or a significant portion of their cost through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, streets and public works, parks and recreation, cemetery, and garbage. Water is the only business-type activities of the City.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also the Redevelopment Agency of Bluffdale City (RDA), a legally separate entity for which the City is financially accountable. Financial information for this *component unit* is blended with the financial information presented for the primary government itself. The government-wide financial statements can be found on pages 13-14 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All funds of the City can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on the near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near term financing requirements.

Overview of the Financial Statements (Continued)

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the government fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between the two.

The City maintains five individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, improvement district special revenue fund, redevelopment agency special revenue fund, local building authority special revenue fund, and the capital improvements fund, which are all considered major funds. The basic governmental fund financial statements can be found on pages 15-18 of this report. The City adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

Proprietary funds. The City maintains one proprietary fund, the water fund that is an enterprise fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The water fund is a major fund. The basic proprietary fund financial statements can be found on pages 23-26 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The City maintains one fiduciary fund for deposits made by contractors to ensure that building requirements are met. The accounting for fiduciary funds is very similar to the accounting used for proprietary funds. The basic fiduciary fund financial statements can be found on page 27 of this report.

Notes to the financial statements. The notes provide additional information that is essential to the full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 28-51 of this report.

Overview of the Financial Statements (Continued)

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information. The combining statements referred to earlier in connection with non-major funds are presented as supplementary information. Also included are budget to actual comparisons for the special revenue funds and the capital projects fund.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. At June 30, 2016, the City's assets exceeded liabilities by $72,835,434. The largest portion (62.15 percent) of the City's net position is composed of Capital assets are used to provide services to citizens and they are not available for future spending. Although the investment in capital assets are reported net of any related outstanding debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. Unrestricted net position (25.70 percent) can be used to spend in the future with no restrictions. As in contrast with restricted assets (12.15 percent), which are assets restricted for a specific purpose, in this case for debt service and capital projects.

City of Bluffdale's Net Position

	Governmental Activities		Business-type Activities		Total	
	2016	2015	2016	2015	2016	2015
Current and other assets	$ 29,552,700	$18,425,989	$ 5,271,124	$ 4,498,676	$ 34,823,824	$22,924,665
Capital assets	40,379,388	29,913,541	18,418,299	17,367,168	58,797,687	47,280,709
Total assets	69,932,088	48,339,530	23,689,423	21,865,844	93,621,511	70,205,374
Deferred outflows of resources						
Deferred related to pensions	680,320	114,065	170,080	28,516	850,400	142,581
Other liabilities	2,658,159	1,139,919	657,684	462,500	3,315,843	1,602,419
Long-term liabilities outstanding	10,116,847	3,107,715	4,262,460	4,414,381	14,379,307	7,522,096
Total liabilities	12,775,006	4,247,634	4,920,144	4,876,881	17,695,150	9,124,515
Deferred inflows of resources						
Deferred property tax revenue	3,735,834	1,019,241	-	-	3,735,834	1,019,241
Deferred related to pensions	164,394	116,843	41,099	29,211	205,493	146,054
Total deferred inflows of resources	3,900,228	1,136,084	41,099	29,211	3,941,327	1,165,295
Net position:						
Invested in capital assets, net of related debt	31,060,005	26,920,936	14,205,168	12,916,031	45,265,173	39,836,967
Restricted	8,846,864	4,651,846	-	-	8,846,864	4,651,846
Unrestricted	14,030,305	11,497,095	4,693,092	4,072,237	18,723,397	15,569,332
Total net position	$ 53,937,174	$43,069,877	$18,898,260	$16,988,268	$ 72,835,434	$60,058,145

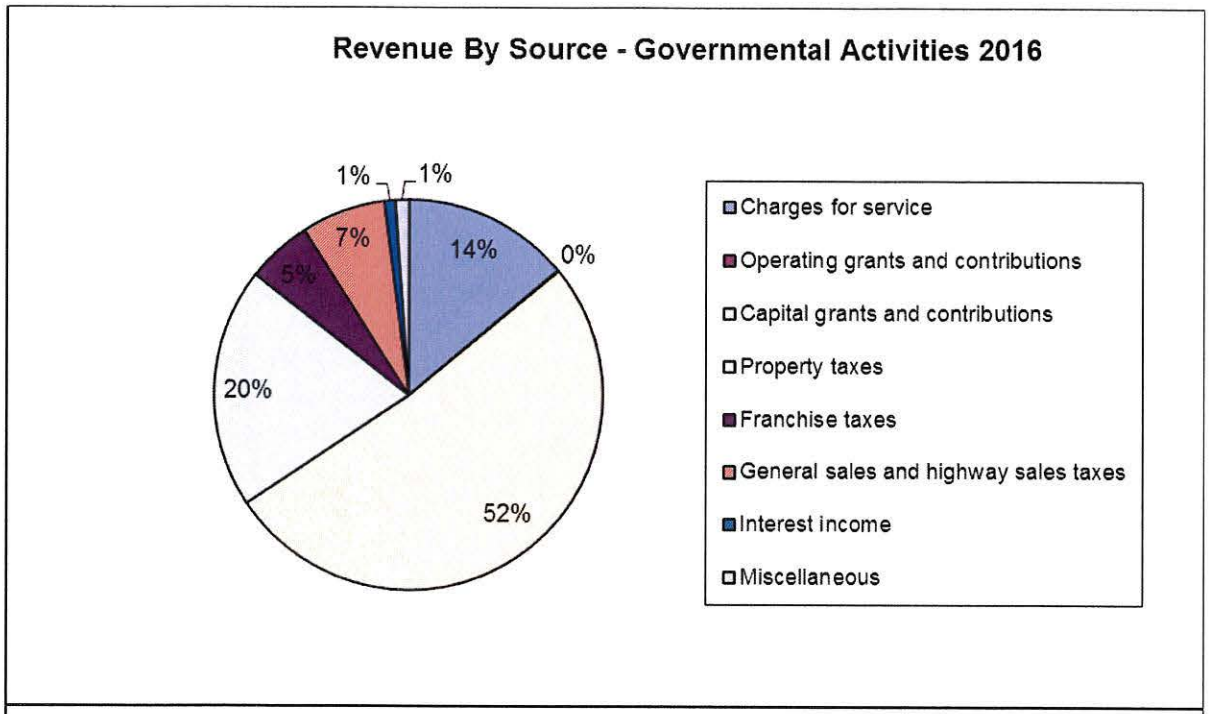
Government-wide Financial Analysis (Continued)

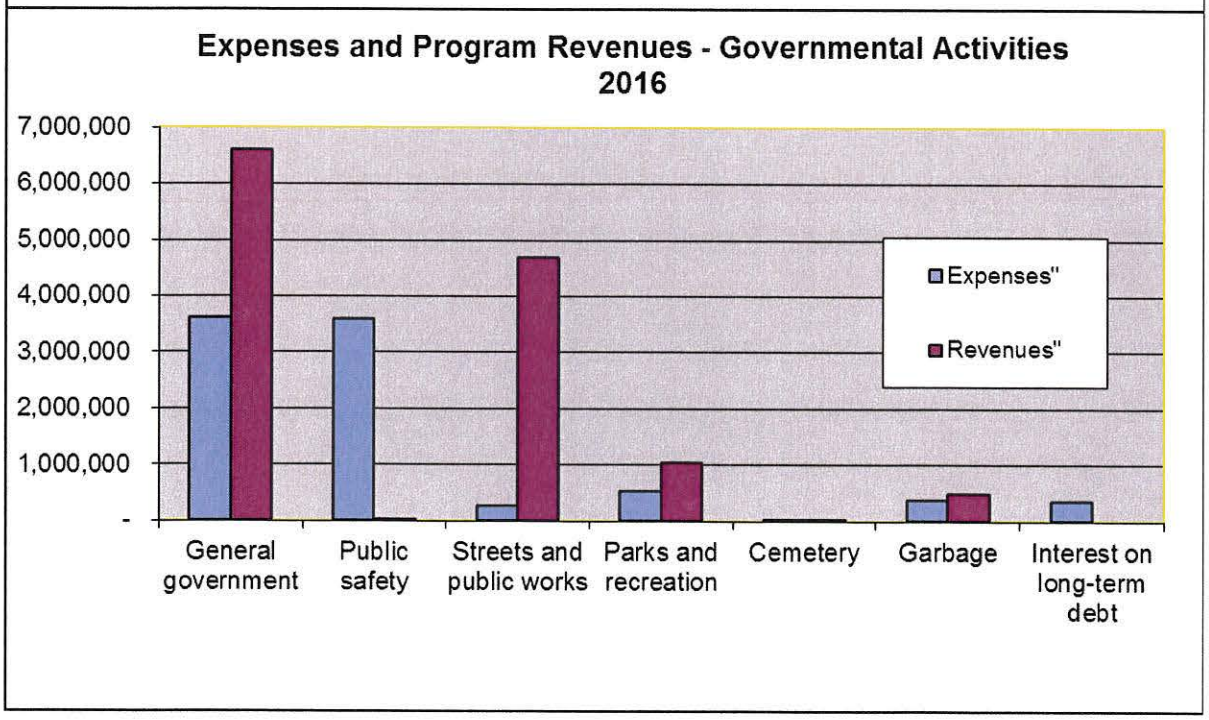
Governmental activities. Governmental activities increased the City's net position by $10,867,297 accounting for 85 percent of the total growth in net position. Business-type activities increased the City's net position by $1,909,992 accounting for 15 percent of the total growth in net position. This increase in both activities was the result of investment in infrastructure for the City.

City of Bluffdale's Change in Net Position

	Governmental Activities		Business-type Activities		Total	
	2016	2015	2016	2015	2016	2015
Revenues:						
Program revenues						
Charges for services	$ 2,725,436	$ 2,577,360	$ 3,618,269	$ 2,898,369	$ 6,343,705	$ 5,475,729
Operating grants and contributions	384,047	52,580	-	-	384,047	52,580
Capital grants and contributions	9,773,519	7,509,213	2,000,581	3,571,758	11,774,100	11,080,971
General revenues:						
Property taxes	3,904,735	3,345,477	-	-	3,904,735	3,345,477
Sales tax and highway tax	1,369,508	1,138,644	-	-	1,369,508	1,138,644
Franchise taxes	1,056,845	959,622	-	-	1,056,845	959,622
Interest income	177,845	79,609	25,300	14,463	203,145	94,072
Gain on sale of assets	21,296	29,140	-	-	21,296	29,140
Other	202,393	169,669	-	-	202,393	169,669
Total revenues	19,615,624	15,861,314	5,644,150	6,484,590	25,259,774	22,345,904
Expenses:						
General government	3,610,886	1,661,788	-	-	3,610,886	1,661,788
Public safety	3,584,619	3,152,035	-	-	3,584,619	3,152,035
Streets and public works	273,396	4,238,757	-	-	273,396	4,238,757
Parks and recreation	537,178	1,096,988	-	-	537,178	1,096,988
Cemetery	10,190	3,361	-	-	10,190	3,361
Garbage	380,250	321,460	-	-	380,250	321,460
Interest on long-term debt	351,808	133,622	-	-	351,808	133,622
Water	-	-	3,734,158	3,170,302	3,734,158	3,170,302
Total expenses	8,748,327	10,608,011	3,734,158	3,170,302	12,482,485	13,778,313
Increase in net position	10,867,297	5,253,303	1,909,992	3,314,288	12,777,289	8,567,591
Net position, beginning	43,069,877	37,816,574	16,988,268	13,673,980	60,058,145	51,490,554
Net position, ending	$ 53,937,174	$ 43,069,877	$ 18,898,260	$ 16,988,268	$ 72,835,434	$ 60,058,145

Government-wide Financial Analysis (Continued)





Government-wide Financial Analysis (Continued)

Business-type activities. Business-type activities increased the City's net position by $1,909,992 accounting for 15 percent of the total growth in the government's net assets. The key elements of this major increase are revenues exceeding expenses. Infrastructure was developed for subdivisions (water lines) paid for by that developer. The water fund is the only business-type activity. Charges for services were the only source of revenue in the water fund.

Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $23,741,640 an increase of $6,977,576 in comparison with prior year. Of the ending fund balance, 3.61 percent ($856,531) constitutes unassigned fund balance, which is available for spending at the government's discretion. The restricted portion of fund balance is restricted to indicate that it is not available for new spending because it has already been committed 1) to pay for the retirement of debt service ($7,022,282), 2) to pay for debt service and construction of capital assets ($395,981), 3) construction of capital assets funded by impact fees ($1,651,124), 4) to pay for Class "C" road projects ($173,458). The assigned fund balance to the Special Revenue funds is $7,424,061 and to the Capital Projects fund is $6,218,203.

The general fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the general fund was $856,531 while total fund balance was $1,029,989. As a measure of the general fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 14 percent of total general fund expenditures.

The City's total general fund balance experienced a $165,569 decrease during the current fiscal year. The majority of the decrease is due to a transfer to the capital project fund and increased Class "C" road projects.

Financial Analysis of the Government's Funds (Continued)

The capital projects fund has a total fund balance of $9,608,880. Of that amount $1,739,553 is restricted for 1) retirement of debt and 2) $6,218,203 for various capital projects at the City's discretion, 3) $1,651,124 restricted for construction of capital assets funded by impact fees. The fund balance decreased $489,102 from the previous year.

Proprietary funds. The City's proprietary fund provides the same type of information found in the government-wide financial statements business-type activities, but in more detail.

Net position of the Water fund at the end of the year was $18,898,260. Net position increased $1,909,992 from the preceding year. The majority of the increase was due to capital contributions and infrastructure due to residential development and growth.

General Fund Budgetary Highlights

The original budget and the final amended budget overall totals were same in total except for minor adjustments that were made from department to department budgets during the course of the year to more accurately reflect the budgetary needs of those departments.

Capital Assets and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business type activities as of June 30, 2016 amounts to $58,797,687 (net of accumulated depreciation). This investment in capital assets includes land, buildings, machinery and equipment, distribution and collection systems, and construction in process. The City's capital assets increased $11,516,978 from the preceding year. The majority of the increase was from infrastructure from developers' contributions.

City of Bluffdale's Capital Assets, Net

	Governmental Activities		Business-type Activities		Total	
	2016	2015	2016	2015	2016	2015
Land	$ 8,679,339	$ 7,370,981	$ 75,004	$ 75,004	$ 8,754,343	$ 7,445,985
Construction in process	1,896,474	-	-	-	1,896,474	-
Buildings	1,154,909	1,240,521	-	-	1,154,909	1,240,521
Infrastructure	27,914,468	20,523,400	-	-	27,914,468	20,523,400
Water distribution system	-	-	18,211,112	17,158,616	18,211,112	17,158,616
Machinery and equipment	734,198	778,639	132,183	133,548	866,381	912,187
Total	$ 40,379,388	$29,913,541	$18,418,299	$17,367,168	$ 58,797,687	$47,280,709

Capital Assets and Debt Administration (Continued)

Long-term debt. At the end of the current fiscal year, the City had $13,605,909 in outstanding long-term debt. The City's total debt increased $6,061,389 during fiscal year 2016. The increase was due to a new city hall being constructed and was financed through lease revenue bonds.

City of Bluffdale's Long-term Debt

	Governmental Activities		Business-type Activities		Total	
	2016	2015	2016	2015	2016	2015
SID revenue bonds	$ 1,403,000	$ 1,718,000	$ -	$ -	$ 1,403,000	$ 1,718,000
Sales tax revenue bonds	1,022,000	1,295,000	-	-	1,022,000	1,295,000
Lease revenue	6,705,000	-	-	-	6,705,000	-
Premium	189,383	-	-	-	189,383	-
Water revenue	-	-	4,202,000	4,435,238	4,202,000	4,435,238
Vacation payable	56,823	62,573	27,703	33,709	84,526	96,282
Total	$ 9,376,206	$ 3,075,573	$ 4,229,703	$ 4,468,947	$ 13,605,909	$ 7,544,520

Economic Factors and the Next Year's Budgets and Rates

As part of the budget process each year the City performs an evaluation to project future revenues for the coming fiscal year. A major aspect of this evaluation is projecting property tax and sales tax revenues. Property taxes have not been increased since fiscal year 2008 when they were increased approximately 35%. Building permits have increased dramatically over the last couple of years due to a 294-acre master planned community development which will house about 1,900 housing units. Build-out of the master planned community is expected to take 10-12 years. The first phase of construction has begun in the northeast section of the project. The City is taking progressive steps to ensure that the community is developed in a safe and responsible manner.

A major upgrade to a primary intersection in a retail area has been completed and a major grocery store has committed to construction in the very near future. Sales tax revenues in the past year have shown an above average gain, and the City ranks first in the highest percentage of sales tax growth of 62 cities surveyed. The City has also begun construction on a new city hall at the cost of $6.7 million and is 25% complete. It is anticipated occupancy will take place in April 2017.

Requests for Information

The financial report is designed to provide a general overview of the City for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City Manager, Mark Reid, 14350 South 2200 West, Bluffdale Utah 84065, or email, mreid@bluffdale.com.

CITY OF BLUFFDALE, UTAH
Statement of Net Position
June 30, 2016

	Governmental Activities	Business-type Actitities	Total
ASSETS			
Cash and cash equivalents	$ 17,676,550	$ 3,381,698	$ 21,058,248
Receivables:			
Property and other taxes	4,117,672	-	4,117,672
Accounts	200,469	433,147	633,616
Due from other governments	99,016	-	99,016
Net pension asset	130	33	163
Investment in water stock and rights	40,600	1,002,278	1,042,878
Restricted cash	7,418,263	453,968	7,872,231
Capital assets:			
Land	8,679,339	75,004	8,754,343
Construction in progress	1,896,474	-	1,896,474
Buildings	2,038,318	-	2,038,318
Machinery and equipment	3,199,557	549,180	3,748,737
Distribution and collection systems	-	24,069,004	24,069,004
Infrastructure	36,054,841	-	36,054,841
Accumulated depreciation	(11,489,141)	(6,274,889)	(17,764,030)
Total assets	**69,932,088**	**23,689,423**	**93,621,511**
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	680,320	170,080	850,400
Total deferred inflows of resources	**680,320**	**170,080**	**850,400**
LIABILITIES			
Accounts payable	1,973,690	275,292	2,248,982
Accrued interest payable	126,985	-	126,985
Accrued liabilites	60,806	105,820	166,626
Non-current liabilities:			
Due within one year	496,678	276,572	773,250
Due in more than one year	8,879,528	3,953,131	12,832,659
Net pension liability	1,237,319	309,329	1,546,648
Total liabilities	**12,775,006**	**4,920,144**	**17,695,150**
DEFERRED INFLOWS OF RESOURCES			
Deferred property tax revenue	3,735,834	-	3,735,834
Deferred inflows relating to pensions	164,394	41,099	205,493
Total deferred inflows of resources	**3,900,228**	**41,099**	**3,941,327**
NET POSITION			
Net investment in capital assets	31,060,005	14,205,168	45,265,173
Restricted for:			
Debt service	7,022,282	-	7,022,282
Capital projects	1,824,582	-	1,824,582
Unrestricted	14,030,305	4,693,092	18,723,397
Total net position	**$ 53,937,174**	**$ 18,898,260**	**$72,835,434**

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Statement of Activities
For the Year Ended June 30, 2016

		Program Revenues			Net (Expense) Revenues and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
GOVERNMENTAL ACTIVTITIES							
General government	$ 3,610,886	$ 2,224,711	$ -	$ 4,044,441	$ 2,658,266		$ 2,658,266
Public safety	3,584,619	-	17,071	-	(3,567,548)		(3,567,548)
Streets and public works	273,396	-	366,976	4,687,712	4,781,292		4,781,292
Parks and recreation	537,178	-	-	1,041,366	504,188		504,188
Cemetery	10,190	4,400	-	-	(5,790)		(5,790)
Garbage	380,250	496,325	-	-	116,075		116,075
Debt service - interest and fiscal charges	351,808	-	-	-	(351,808)		(351,808)
Total governmental activities	8,748,327	2,725,436	384,047	9,773,519	4,134,675		4,134,675
BUSINESS TYPE ACTIVITIES							
Water	3,734,158	3,618,269	-	2,000,581		$ 1,884,692	1,884,692
Total business-type activities	3,734,158	3,618,269	-	2,000,581		1,884,692	1,884,692
GENERAL REVENUES							
Taxes:							
Property taxes					3,904,735	-	3,904,735
Franchise taxes					1,056,845	-	1,056,845
General sales taxes and highway sales taxes					1,369,508	-	1,369,508
Interest income					177,845	25,300	203,145
Gain on sale of assets					21,296	-	21,296
Miscellaneous					202,393	-	202,393
Total general revenues					6,732,622	25,300	6,757,922
Change in net position					10,867,297	1,909,992	12,777,289
Net position - beginning					43,069,877	16,988,268	60,058,145
Net position - ending					$ 53,937,174	$ 18,898,260	$ 72,835,434

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Balance Sheet – Governmental Funds
June 30, 2016

		Special Revenue Funds				Totals
	General	Improvement District	Redevelopment Agency	Local Building Authority	Capital Projects Fund	Governmental Funds
ASSETS						
Cash and cash equivalents	$ 597,444	$ 389,182	$ 7,062,303	$ 429,227	$ 9,198,394	$ 17,676,550
Restricted cash and investments	-	395,981	-	5,282,729	1,739,553	7,418,263
Receivables:						
Sales, property and franchise taxes	1,177,531	-	2,940,141	-	-	4,117,672
Accounts	200,469	-	-	-	-	200,469
Class C road funds	99,016	-	-	-	-	99,016
Due from other funds	27,424	-	-	-	-	27,424
Total assets	$ 2,101,884	$ 785,163	$ 10,002,444	$ 5,711,956	$ 10,937,947	$ 29,539,394
LIABILITIES						
Liabilities:						
Accounts payable	$ 215,396	$ -	$ -	$ 429,227	$ 1,329,067	$ 1,973,690
Accrued liabilities	60,806	-	-	-	-	60,806
Due to other funds	-	-	27,424	-	-	27,424
Total liabilities	276,202	-	27,424	429,227	1,329,067	2,061,920
DEFERRED INFLOWS OF RESOURCES						
Deferred property tax revenue	795,693	-	2,940,141	-	-	3,735,834
Total deferred inflows of resources	795,693	-	2,940,141	-	-	3,735,834
FUND BALANCES						
Restricted for:						
Retirement of debt	-	-	-	5,282,729	1,739,553	7,022,282
Impact fees	-	-	-	-	1,651,124	1,651,124
Class C road projects	173,458	-	-	-	-	173,458
Debt service and construction	-	395,981	-	-	-	395,981
Total restricted	173,458	395,981	-	5,282,729	3,390,677	9,242,845
Assigned to:						
Special revenue funds	-	389,182	7,034,879	-	-	7,424,061
Capital projects fund	-	-	-	-	6,218,203	6,218,203
Total assigned	-	389,182	7,034,879	-	6,218,203	13,642,264
Unassigned	856,531	-	-	-	-	856,531
Total fund balances	1,029,989	785,163	7,034,879	5,282,729	9,608,880	23,741,640
Total liabilities, deferred inflows of resources, and fund balances	$ 2,101,884	$ 785,163	$ 10,002,444	$ 5,711,956	$ 10,937,947	$ 29,539,394

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Reconciliation of the Balance Sheet of Governmental Funds
To The Statement of Net Position
June 30, 2016

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total Fund Balances - Total Governmental Funds (page 16)	$23,741,640
Capital assets and water stock used in governmental activities are not financial resources and therefore, are not reported in the funds.	40,419,988
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	(10,224,584)
Net Position - Governmental Activities (page 14)	$53,937,174

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds
For the Year Ended June 30, 2016

		Special Revenue Funds				Totals
	General	Improvement District	Redevelopment Agency	Local Building Authority	Capital Projects Fund	Governmental Funds
REVENUES						
Taxes	$ 3,390,947	$ -	$ 307,702	$ -	$ -	$ 3,698,649
Special assessments	-	150,163	-	-	3,894,278	4,044,441
Licenses and permits	1,252,244	-	-	-	-	1,252,244
Charges for services	749,937	-	-	-	-	749,937
Intergovernmental	384,047	-	2,632,439	-	1,041,366	4,057,852
Garbage	496,325	-	-	-	-	496,325
Fines and forfeitures	222,530	-	-	-	-	222,530
Cemetery	4,400	-	-	-	-	4,400
Interest	21,354	3,272	46,516	37,660	69,043	177,845
Miscellaneous	178,289	-	-	-	24,104	202,393
Total revenues	6,700,073	153,435	2,986,657	37,660	5,028,791	14,906,616
EXPENDITURES						
General government	1,618,802	-	34,047	1,898,482	-	3,551,331
Public safety	2,001,731	-	-	-	-	2,001,731
Streets and public works	1,430,217	-	138,653	-	3,734,590	5,303,460
Parks and recreation	528,881	-	-	-	2,197,076	2,725,957
Cemetery	10,190	-	-	-	-	10,190
Garbage	380,250	-	-	-	-	380,250
Debt service:						
Principal retirement	-	315,000	-	-	125,000	440,000
Interest and fiscal charges	-	73,874	-	29,057	14,812	117,743
Bond issuance costs	-	-	-	119,016	25,690	144,706
Total expenditures	5,970,071	388,874	172,700	2,046,555	6,097,168	14,675,368
Excess of revenues over (under) expenditures	730,002	(235,439)	2,813,957	(2,008,895)	(1,068,377)	231,248
OTHER FINANCING SOURCES (USES)						
Transfers in	229,000	417,747	-	394,488	751,379	1,792,614
Transfers out	(1,145,867)	-	(646,747)	-	-	(1,792,614)
Payment to bond escrow agent	-	-	-	-	(1,194,104)	(1,194,104)
Proceeds from bond issuance	-	-	-	6,897,136	1,022,000	7,919,136
Proceeds from sale of assets	21,296	-	-	-	-	21,296
Total other financing sources (uses)	(895,571)	417,747	(646,747)	7,291,624	579,275	6,746,328
Net change in fund balance	(165,569)	182,308	2,167,210	5,282,729	(489,102)	6,977,576
Fund balance, beginning of year	1,195,558	602,855	4,867,669	-	10,097,982	16,764,064
Fund balance, end of year	$ 1,029,989	$ 785,163	$ 7,034,879	$ 5,282,729	$ 9,608,880	$ 23,741,640

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance of Governmental Funds To the Statement of Activities
For the Year Ended June 30, 2016

Amounts reported for governmental activities in the statement of activities (page 15) are different because:	
Net change in fund balances - total governmental funds (page 17)	$ 6,977,576
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays and capital contributions exceeded depreciation in the current period.	10,465,847
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the payment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Repayment of principal on debt is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. This amount is the net effect of these differences in the treatment of long-term debt and related items.	(6,309,136)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	(266,990)
Change in net position - governmental activities (page 14)	$ 10,867,297

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual – General Fund
For the Year Ended June 30, 2016

	Original Budget	Final Budget	Actual	Variance With Final Budget - Positve (Negative)
REVENUES				
Taxes	$ 2,960,573	$ 3,363,029	$ 3,390,947	$ 27,918
Special assessments	-	-	-	-
Licenses and permits	1,165,000	1,565,000	1,252,244	(312,756)
Charges for service	756,900	791,900	749,937	(41,963)
Intergovernmental	438,000	468,000	384,047	(83,953)
Garbage	450,000	450,000	496,325	46,325
Fines and forfeitures	220,000	220,000	222,530	2,530
Cemetery	5,000	5,000	4,400	(600)
Interest	22,500	22,500	21,354	(1,146)
Miscellaneous	148,850	154,350	178,289	23,939
Contributions and transfers	843,729	1,524,729	229,000	(1,295,729)
Sale of assets	-	15,500	21,296	5,796
Total revenues	7,010,552	8,580,008	6,950,369	(1,629,639)
EXPENDITURES				
General government				
City council	59,500	67,500	38,947	28,553
Mayor	32,540	32,540	25,819	6,721
Administration	580,360	590,360	551,310	39,050
Facilities	90,500	90,500	69,993	20,507
Planning and zoning	251,600	273,600	237,362	36,238
Risk management	101,500	101,500	91,707	9,793
Court	180,000	180,000	179,146	854
Building inspection	175,100	175,100	160,482	14,618
Code enforcement	114,600	114,600	96,825	17,775
Legal	215,300	225,300	167,211	58,089
Public safety				
Fire and ambulance	956,500	956,500	876,470	80,030
Law enforcement	1,165,409	1,165,409	1,125,261	40,148
Streets and public works	1,509,350	1,488,050	1,430,217	57,833
Parks and recreation	614,635	641,135	528,881	112,254
Cemetery	15,500	15,500	10,190	5,310
Garbage	320,000	385,000	380,250	4,750
Transfers	-	1,181,000	1,145,867	35,133
Total expenditures	6,382,394	7,683,594	7,115,938	567,656
Net change in fund balance	628,158	896,414	(165,569)	(1,061,983)
Fund balance, beginning of year	1,195,558	1,195,558	1,195,558	-
Fund balance, end of year	$ 1,823,716	$ 2,091,972	$ 1,029,989	$ (1,061,983)

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual – Special Improvement District – Special Revenue Fund
For the Year Ended June 30, 2016

	Budgeted Amounts			Variance With Final Budget Positive
	Original	Final	Actual	(Negative)
REVENUES				
Special assessments	$ 200,000	$ 200,000	$ 150,163	$ (49,837)
Interest	5,000	5,000	3,272	(1,728)
Total revenues	205,000	205,000	153,435	(51,565)
EXPENDITURES				
Debt service	390,000	390,000	388,874	1,126
Total expenditures	390,000	390,000	388,874	1,126
Excess (deficiency) of revenues over (under) expenditures	(185,000)	(185,000)	(235,439)	(50,439)
OTHER FINANCING SOURCES				
Transfer in	-	-	417,747	417,747
Total other financing sources	-	-	417,747	417,747
Net change in fund balance	(185,000)	(185,000)	182,308	367,308
Fund balance at beginning of year	602,855	602,855	602,855	-
Fund balance at end of year	$ 417,855	$ 417,855	$ 785,163	$ 367,308

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Redevelopment Agency – Special Revenue Fund
For the Year Ended June 30, 2016

	Budgeted Amounts			Variance With Final Budget Positive
	Original	Final	Actual	(Negative)
REVENUES				
Taxes	$ 2,475,000	$ 2,475,000	$ 2,940,141	$ 465,141
Interest	-	-	46,516	46,516
Total revenue	2,475,000	2,475,000	2,986,657	511,657
EXPENDITURES				
General government	185,000	185,000	34,047	150,953
Public works	4,036,000	4,036,000	138,653	3,897,347
Total expenditures	4,221,000	4,221,000	172,700	4,048,300
Excess of revenues over expenditures	(1,746,000)	(1,746,000)	2,813,957	4,559,957
OTHER FINANCING SOURCES (USES)				
Transfer out	(229,000)	(229,000)	(646,747)	(417,747)
Net change in fund balance	(1,975,000)	(1,975,000)	2,167,210	4,142,210
Fund balance, beginning of year	4,867,669	4,867,669	4,867,669	-
Fund balance, end of year	$ 2,892,669	$ 2,892,669	$ 7,034,879	$ 4,142,210

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Local Building Authority – Special Revenue Fund
For the Year Ended June 30, 2016

	Budgeted Amounts			Variance With Final Budget Positive
	Original	Final	Actual	(Negative)
REVENUES				
Interest	$ -	$ -	$ 37,660	$ 37,660
Total revenues	-	-	37,660	37,660
EXPENDITURES				
General government	5,300,000	6,200,000	1,898,482	4,301,518
Debt Service	-	-	148,073	(148,073)
Total expenditures	5,300,000	6,200,000	2,046,555	4,153,445
Excess (deficiency) of revenues over (under) expenditures	(5,300,000)	(6,200,000)	(2,008,895)	4,191,105
OTHER FINANCING SOURCES				
Transfer in	-	-	394,488	394,488
Proceeds from bond issuance	5,300,000	6,200,000	6,897,136	697,136
Total other financing sources	5,300,000	6,200,000	7,291,624	1,091,624
Net change in fund balance	-	-	5,282,729	5,282,729
Fund balance at beginning of year	-	-	-	-
Fund balance at end of year	$ -	$ -	$ 5,282,729	$ 5,282,729

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Statement of Net Position – Proprietary Fund
June 30, 2016

	Water Fund
ASSETS	
Current assets:	
Cash and cash equivalents - unrestricted	$ 3,381,698
Cash and cash equivalents - restricted	453,968
Receivables:	
Accounts receivable, net	433,147
Total current assets	4,268,813
Net pension asset	33
Investment in water rights and stock	1,002,278
Property, plant and equipment:	
Land	75,004
Water distribution system	24,069,004
Machinery and equipment	549,180
Accumulated depreciation	(6,274,889)
Net property, plant and equipment	18,418,299
Total assets	23,689,423
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows related to pensions	170,080
Total deferred outflows of resources	170,080
LIABILITIES	
Current liabilities:	
Accounts payable	275,292
Accrued liabilities	105,820
Compensated absences payable	16,572
Current portion of long-term debt	260,000
Total current liabilities	657,684
Noncurrent liabilities:	
Long term debt	3,953,131
Net pension liability	309,329
Total noncurrent liabilities	4,262,460
Total liabilities	4,920,144
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows related to pensions	41,099
Total deferred inflows of resources	41,099
NET POSITION	
Net investment in capital assets	14,205,168
Unrestricted	4,693,092
Total net position	$ 18,898,260

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Fund
For the Year Ended June 30, 2016

	Water Fund
OPERATING REVENUES	
Water sales	$ 2,881,130
Connection and service fees	260,797
Total operating revenues	3,141,927
OPERATING EXPENSES	
Water purchases	1,122,909
Wages and fringe benefits	709,507
Maintenance and engineering	347,030
Office supplies, postage and insurance	23,200
Depreciation and amortization	1,352,769
Other	58,669
Total operating expenses	3,614,084
Operating income (loss)	(472,157)
NON-OPERATING REVENUES (EXPENSES)	
Interest income	25,300
Interest expense	(120,074)
Impact fees	476,342
Total non-operating revenues	381,568
Income before contributions	(90,589)
Capital contributions	2,000,581
Change in net position	1,909,992
Total net position, beginning of year	16,988,268
Total net position, end of year	$ 18,898,260

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Statement of Cash Flows – Proprietary Fund
For the Year Ended June 30, 2016

	Water Fund
Cash flows from operating activities:	
Cash received from customers (including cash deposits)	$ 2,910,101
Cash paid to suppliers	(1,457,557)
Cash paid to employees	(653,218)
Net cash provided by operating activities	799,326
Cash flows from non-capital financing activities:	
Impact fees	476,342
Net cash provided by non-capital financing activities	476,342
Cash flow from capital and related financing activities:	
Payments on long-term debt	(236,574)
Interest paid on long-term debt	(120,074)
Interest income received	25,300
Purchase of capital assets	(476,569)
Net cash used by capital and related financing activities	(807,917)
Net increase in cash and cash equivalents	467,751
Cash and cash equivalents at beginning of year	3,367,915
Cash and cash equivalents at end of year	$ 3,835,666

(Continued)

CITY OF BLUFFDALE, UTAH
Statement of Cash Flows – Proprietary Fund (Continued)
For the Year Ended June 30, 2016

	Water Fund
Reconciliation of operating income to net cash provided by operating activities:	
Operating income (loss)	$ (472,157)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:	
Depreciation and amortization expense	1,352,769
Changes in assets and liabilities:	
Increase in accounts receivable	(231,826)
Increase in deferred ouflows	(141,564)
Increase in accounts payable	94,251
Increase in accrued liabilities	4,418
Increase in deferred inflows	11,888
Increase in net pension liability	181,547
Total adjustments	1,271,483
Net cash provided by operating activities	$ 799,326
Capital and related financing activities not affecting cash:	
Developer contributions of capital assets	$ 2,000,581

The accompanying notes are an integral part of this financial statement.

CITY OF BLUFFDALE, UTAH
Statement of Net Assets – Fiduciary Fund
June 30, 2016

	Escrow Fund Total
ASSETS	
Cash and cash equivalents	$ 2,018,041
Total assets	2,018,041
LIABILITIES	
Construction and improvement bonds	2,018,041
Total liabilities	2,018,041
NET ASSETS	
Unrestricted	-
Total net assets	$ -

The accompanying notes are an integral part of this financial statement.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The basic financial statements of City of Bluffdale, Utah (the City) have been prepared in conformity with accounting principles (GAAP) generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing accounting and financial reporting principles.

Financial reporting is based upon all GASB pronouncements, as well as the FASB Statements and Interpretations, APB Opinions and Accounting Research Bulletins that were issued on or before November 30, 1989 that do not conflict with or contradict GASB pronouncements. FASB pronouncements issued after November 30, 1989 are not followed in the preparation of the accompanying financial statements.

The City of Bluffdale was incorporated in 1978. The City operates under a Council-Mayor form of government. As required by GAAP, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The City is considered to be financially accountable for an organization if the City appoints a voting majority of that organization or there is a potential for that organization to provide specific financial benefits to or impose specific financial burdens on the City. The City is also considered to be financially accountable for an organization if that organization is fiscally dependent (i.e., it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval from the City). The component unit discussed below is included as part of the City's reporting entity as a blended component unit.

The Redevelopment Agency of Bluffdale City (RDA) was established to prepare and carry out plans to improve, rehabilitate and redevelop blighted areas within the City. The RDA is governed by a board of trustees composed of the City Mayor and members of the City Council. Although it is a legally separate entity from the City, the RDA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the RDA. The RDA is included in these financial statements as the Redevelopment Agency Special Revenue Fund. Separate financial statements are not issued for the RDA.

The Bluffdale City Local Building Authority (LBA) was established to finance and construct municipal buildings that are then leased to the City. The governing board of the LBA is comprised of the Mayor and members of City Council. Although it is a legally separate entity from the City, the LBA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the LBA. The LBA is included in these financial statements as the Local Building Authority Special Revenue Fund. Separate financial statements are not issued for the LBA.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those which are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The use of financial resources to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as an expenditure. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than as an other financing source. Amounts paid to reduce long-term debt of the City are reported as a reduction of the related liability, rather than an expenditure in the government-wide financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt-service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. Governmental funds do not report donated capital assets received unless the sale of those assets is imminent. The assets are reported in the government-wide financial statements.

Sales taxes, use taxes, franchise taxes, and earned but unreimbursed state and federal grants associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Property taxes are measurable as of the date levied (assessed) and are recognized as revenues when they become available. Available means when due, or past due, and received within the current period or collected soon enough thereafter (within 60 days) to be used to pay liabilities of the current period. All other revenues are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

- The General Fund is the government's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.

- The Capital Projects Fund is used to account for financial resources to be used for the acquisition or construction of the major capital facilities of the City (other than those financed by proprietary funds).

- The SID Special Revenue Fund is used to account for financial resources and activities of the City's Special Improvement District.

- The Redevelopment Agency Special Revenue Fund is used to account for financial resources to be used for the re-vitalization of blighted areas within the City.

- The Local Building Authority Special Revenue Fund is used to account for financial resources to be used for the design and construction of capital assets for the benefit of the City.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

The City reports the following major proprietary fund:

- The Water Fund accounts for the activities of the City's water production, treatment and distribution operations.

Additionally, the City reports a fiduciary fund to account for construction and improvement bonds received from developers.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments to the General Fund by various enterprise finds for the providing of administrative and billing services for such funds. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of all enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds includes the cost of sales and services. Operating expenses for enterprise funds includes the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Equity

Cash, Deposits and Investments Cash includes cash on hand, demand deposits with banks and other financial institutions, and deposits in other types of accounts or cash management pools that have the general characteristics of demand deposit accounts. City policy allows for the investment of funds in time certificates of deposit with federally insured depositories, investment in the Utah Public Treasurer's Investment Fund and other investments allowed by the State of Utah's Money Management Act. Investments are reported at fair value. The State Treasurer's Investment Fund operates in accordance with state laws and regulations. The reported value of the Fund is the same as the fair value of the Fund shares.

Cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Investments with maturities of three months or less when purchased meet this definition.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Equity (Continued)

Receivables and Payables Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to or due from other funds". In the Water fund, the City records utility revenues billed to customers when meters are read on a monthly basis. Unbilled service accounts receivable at June 30, 2016 are not material and are not recorded.

Inventories and Prepaid Items Inventories of materials and supplies in the proprietary funds, consisting principally of materials used in the repair of the transmission, distribution, collection and treatment systems, are valued at cost and accounted for on a first-in, first-out basis (FIFO). Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an individual cost of more than $5,000 and an estimated useful life in excess of three years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property, plant, and equipment is depreciated using the straight-line method over the following estimated useful lives:

Buildings and improvements	10 to 50 years
Infrastructure	20 to 50 years
Machinery and equipment	5 to 7 years
Furniture and fixtures	5 to 10 years
Water distribution system	20 years

Compensated Absences For governmental funds amounts of vested or accumulated vacation leave and comp time that are not expected to be liquidated with expendable available financial resources are reported as liabilities in the government-wide statement of net assets and as expenses in the government-wide statement of activities. No expenditures are reported for these amounts in the fund financial statements. Vested or accumulated vacation leave and comp time of proprietary funds is recorded as an expense and a liability of those funds as the benefits accrue to the employees and are thus recorded in both the government-wide financial statements and the individual fund financial statements. Sick pay amounts are charged to expenditures when incurred. Employees may accumulate sick leave without limitation. Accumulated vacation leave is paid to employees upon termination or retirement.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Equity (Continued)

Deferred Inflows and Outflows of Resources Deferred inflows of resources represent an acquisition of net position that applies to a future period, and is therefore deferred until that time. The City also recognizes deferred inflows of resources related to pensions.

Governmental funds report revenue that is unavailable as deferred inflows of resources. Governmental funds report unavailable revenue from property taxes and from special assessments. These amounts are deferred and recognized as revenue in the period that the amount become available.

Deferred outflows of resources represent a consumption of net position that applies to a future period, and is therefore deferred until that time. A deferred loss on refunding results from the difference in the carrying value of the refunded debt and the reacquisition price. The City also recognizes deferred outflows related to pensions.

Long-Term Obligations In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets. Bond premiums and discounts are amortized over the life of the applicable debt. Bond issuance costs are reported as an expense of the current period. In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Balance Governmental fund balance is reported in five separate categories: Nonspendable, restricted, committed, assigned, and unassigned. When both restricted and unrestricted fund balance is available for use, it is the City's policy to use restricted fund balance first. When expenditures qualify for more than one unrestricted fund balance classification, it is the City's policy to use resources in the following order: Committed, assigned, and then unassigned.

Restricted Assets Restricted assets are comprised of cash restricted for future payments of principal and interest on debt service as well as unexpended portions of bonds issued for capital construction purposes.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Use of Estimates

The preparation of the financial statements in accordance with Generally Accepted Accounting Principles requires management to make estimates and assumptions that affect the reported amounts of certain financial statement balances. Actual results could vary from the estimates used.

Pensions

For purposes of measuring the pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by the URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Assets

The governmental fund balance sheet includes a reconciliation between total governmental fund balances and net assets of governmental activities as reported in the government-wide statement of net assets. This difference primarily results from the long-term economic focus of the statement of net assets versus the current financial resources focus of the governmental fund balance sheets.

Capital related items:

When capital assets (property, plant and equipment) that are to be used in governmental activities are purchased or constructed, the costs of those assets are reported as expenditures in governmental funds. However, the statement of net assets includes those capital assets among the assets of the City as a whole.

Cost of capital assets and water stock	$ 51,909,129
Accumulated depreciation	(11,489,141)
	$ 40,419,988

2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Assets (Continued)

Long-term debt transactions:

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities in the fund financials. All liabilities (both current and long-term) are reported in the statement of net assets. Balances at June 30, 2016 were:

Sales Tax Revenue bonds	$ 1,022,000
Special Improvement District bonds	1,403,000
Lease Revenue Bonds	6,705,000
Premiums	189,383
Interest payable on long-term debt	126,985
Compensated absences	56,823
Pension liability, net	721,393
	$ 10,224,584

Explanation of Certain Differences Between Governmental Fund Operating Statements and the Statement of Net Activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances - total governmental funds and changes in net assets of governmental activities as reported in the government-wide statement of activities. The first element of this reconciliation states that capital outlays and contributions are reported in the governmental funds as expenditures while the government-wide statement of activities allocates these costs over the useful lives of the assets as depreciation. While shown in the reconciliation as the net difference, the elements of this difference are as follow:

Capital outlays and contributions	$ 12,753,283
Depreciation expense	(2,287,436)
Net difference, as reported	$ 10,465,847

3. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

- For the fiscal year beginning July 1, the Mayor submits a proposed budget to the City Council by the first City Council meeting in May. The budget includes proposed expenditures and the means of financing them.

- By passage of a resolution, the budget is legally enacted on or before June 15, after a public hearing has been held.

- Once adopted, the budget can be amended by subsequent City Council action. The budget officer is authorized to transfer budgeted amounts between departments within any fund; however, the City Council must approve any revisions that alter the total expenditures of any fund. Increased appropriations require a public hearing to amend the budget.

- Interim adjustments of estimated revenues and appropriations, during the year ended June 30, 2016, have been included in the final budget approved by the City Council, as presented in the basic financial statements.

- As determined by state law, the level by which expenditures may not legally exceed appropriations is the total departmental budgets within a given fund.

- Unencumbered appropriations lapse at the end of each fiscal year.

Annual budgets for the General Fund, all Special Revenue Funds and the Capital Projects Fund were legally adopted by the City and are prepared on the modified-accrual method of accounting.

Although Utah State law requires the initial preparation of budgets for all City funds (both governmental and proprietary), it only requires the reporting of actual versus such budgets for governmental funds.

The City Council made several supplemental budgetary appropriations throughout the year, including increases and decreases in the general fund. The expenditure appropriations for the fund increased $1,320,000. The biggest increase was in transfers for $1,181,000. The other changes were generally spread among the functions and were for general operations items.

3. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (CONTINUED)

Tax Revenues

Property taxes are collected by the Salt Lake County Treasurer and remitted to the City in two to three installments in November, December, and January of each fiscal year and a final settlement by March 31st. Taxes are levied and are due and payable on November 1st and delinquent after November 30th of each year at which time they become liens if not paid. An accrual of delinquent current and prior year's property taxes beyond that which was received within 60 days after fiscal year end has not been made, as the amounts are not deemed to be material. An accrual for current year property taxes estimated to be collected the following November and December is made each year.

Sales taxes are collected by the Utah State Tax Commission and remitted to the City monthly. An accrual has been made for all taxes received by the State for the period ended June 30th and thus due and payable to the City.

Franchise taxes are charged to various utility companies doing business with the City including telephone, cable television, gas utility, and electric utility companies. The fees are remitted on a monthly, quarterly, semi-annual, or annual basis. An accrual has not been made for fees due and payable to the City at June 30th as the amounts are not deemed to be material.

4. DETAILED NOTES FOR ALL FUNDS

Deposits and Investments

Utah State law establishes the rules and regulations for deposits and investments and is known as the Utah Money Management Act. The Act established the Money Management Council that promulgates additional rules and determines which financial institutions may qualify to hold deposits and investments for state and local entities. The City has complied with the Utah Money Management Act and rules of the Money Management Council with regard to deposits and investments.

As of June 30, 2016, the City's demand deposits amounted to $452,327. Cash equivalents restricted for debt service invested in money market accounts amounted to $1,739,553.

As of June 30, 2016, the City had investments in the Utah Public Treasurer's Investment Fund of $20,826,899. The fund is not rated and the weighted average maturity was less than 90 days.

Custodial Credit Risk - Deposits This is the risk that in the event of a bank failure, the City's deposits may not be returned. As of June 30, 2016, $500,000 of the City's $1,024,180 bank balance was insured by FDIC limits and, therefore, is not exposed to custodial credit risk. The Utah Money Management Act does not require deposits to be insured or collateralized and the City has no formal policy regarding deposit credit risk. The Act requires that the City keep deposits in a qualified depository, which the City has done.

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Deposits and Investments (Continued)

Custodial Credit Risk – Investments This is the risk that in the event of the failure of the counterparty, the City will not be able to recover the value of its investments that are in the possession of an outside party. The City has no formal policy regarding custodial credit risk for investments. Money invested in the Utah Public Treasurer's Investment Fund is pooled with many other state and local entities, and is managed by the Utah State Treasurer. The Fund is not categorized as to custodial credit risk.

Interest Rate Credit Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss from changes in interest rates is to follow the Utah Money Management Act and only invest in instruments that mature in one year or less. Investments within the Public Treasurer's Investment Fund have a weighted average maturity of less than ninety days.

Credit Risk is the risk that an issuer will not fulfill its obligations. The City policy is consistent with and complies with the Utah State Money Management Act. Investment is limited to U.S. Treasuries, U.S. Government Agency instruments, Utah Public Treasurer's Investment Fund, and other instruments that are rated A or higher by Standard & Poor's or Moody's. The City only invested in the Utah Public Treasurer's Investment Fund and U.S. Treasury securities during the year.

Concentration of Credit risk City policy requires diversification and limits the amount that may be invested in the same company. First, the City may not invest more than 20% of its idle funds outside of the Utah Public Treasurer's Investment Fund. Second, not more than 10% of the total portfolio may be invested in a single company's credit instruments. The Utah Public Treasurer's Investment Fund is highly diversified and must comply with various rules of the Utah State Money Management Act and Money Management Council.

The deposits and investments described above are included on the government-wide statement of net assets as follows:

Cash and cash equivalents	$ 21,058,248
Restricted cash	7,872,231
	$ 28,930,479

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Accounts Receivable

Receivables as of year end for the City's individual major funds, including the applicable allowances for uncollectible accounts, are as follows:

	General	Redevelopment Agency	Water	Total
Receivables:				
Taxes	$1,177,531	$ 2,940,141	$ -	$4,117,672
Accounts and others	200,469	-	442,147	642,616
Intergovernmental	99,016	-	-	99,016
Gross receivables	1,477,016	2,940,141	442,147	4,859,304
Less: allowance for uncollectibles	-	-	(9,000)	(9,000)
Net total receivables	$1,477,016	$ 2,940,141	$ 433,147	$4,850,304

Governmental funds report *deferred revenue* as deferred inflows of resources in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of *deferred revenue* and *unearned revenue* reported in the government funds were as follows:

	Deferred Inflows of Resources	Unearned
Property taxes receivable (General Fund)	$ 795,693	$ -
Property taxes receivable (Redevelopment Agency)	2,940,141	-
Total deferred inflows of resources/ unearned revenue, governmental funds	$3,735,834	$ -

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Capital Assets

Capital asset activity for governmental activities for the year ended June 30, 2016 was as follows:

	7/1/15	Increases	Decreases	6/30/16
Governmental activities				
Capital assets:				
Land	$ 7,370,981	$ 1,308,358	$ -	$ 8,679,339
Construction in process	-	1,896,474	-	1,896,474
Buildings	2,038,318	-	-	2,038,318
Infrastructure	26,861,031	9,193,810	-	36,054,841
Machinery and equipment	2,844,916	354,641	-	3,199,557
Total capital assets	39,115,246	12,753,283	-	51,868,529
Accumulated depreciation:				
Buildings	(797,797)	(85,612)	-	(883,409)
Infrastructure	(6,337,631)	(1,802,742)	-	(8,140,373)
Machinery and equipment	(2,066,277)	(399,082)	-	(2,465,359)
Total accumulated depreciation	(9,201,705)	(2,287,436)	-	(11,489,141)
Net governmental capital assets	$29,913,541	$10,465,847	$ -	$40,379,388

Capital asset activity for business-type activities for the year ended June 30, 2016 was as follows:

	7/1/15	Increases	Decreases	6/30/16
Business-type activities				
Capital assets:				
Land	$ 75,004	$ -	$ -	$ 75,004
Water distribution system	21,730,884	2,338,120	-	24,069,004
Equipment	483,400	65,780	-	549,180
Total capital assets	22,289,288	2,403,900	-	24,693,188
Accumulated depreciation:				
Water distribution system	(4,572,268)	(1,285,624)	-	(5,857,892)
Equipment	(349,852)	(67,145)	-	(416,997)
Total accumulated depreciation	(4,922,120)	(1,352,769)	-	(6,274,889)
Net business-type capital assets	$17,367,168	$ 1,051,131	$ -	$18,418,299

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Capital Assets (Continued)

In the government-wide financial statements depreciation was charged as follows by program or activity:

Governmental activities:	
General government	$ 31,197
Public safety	273,686
Highways and public improvements	1,743,205
Parks and recreation	239,348
Total depreciation expense - governmental activities	$ 2,287,436
Business-type activities:	
Water	$ 1,352,769
Total depreciation expense - business-type activities	$ 1,352,769

Revenue Bonds

The City has issued bonds where the revenues and assets of the issuing fund are pledged as security for the bonds.

In July 2015, the City issued $1,152,000 in Water Revenue Refunding Bonds. The bonds bear an interest rate of 2.22%. The bonds were issued to refund the 2007 Water Revenue Bonds. The refunding will save the City $832,374 of debt service expense over the life of the bonds and will result in an economic gain of $294,302.

In July 2015, the City issued $1,022,000 in Sales Tax Revenue Refunding Bonds. The bonds bear an interest rate of 2.06%. The bonds were issued to refund the 2005 Sales Tax Revenue Bonds. The refunding will save the City $307,593 of debt service expense over the life of the bonds and will result in an economic gain of $80,128.

In January 2016, the City issued $6,705,000 in Lease Revenue Bonds. The bonds are to be repaid by the Municipal Building Authority. The bonds bear an interest rate ranging from 3 to 4%. The bonds were issued for the construction of a new city hall.

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Revenue Bonds (Continued)

Revenue bonds outstanding at June 30, 2016, by issue, are as follows:

Bond Description	Original Issue	Annual Principal	Interest Rate	Final Due Date	Outstanding as of 6/30/16
Special Improvement District Series 2007	$ 3,933,000	$200,000 to $420,000	4.30%	12/1/19	$ 1,403,000
Sales Tax Revenue Refunding Series 2015	1,022,000	$115,000 to $170,000	2.06%	8/1/23	1,022,000
Lease Revenue Series 2016	6,705,000	$145,000 to $280,000	3.0% to 4.00%	3/1/45	6,705,000
Water Revenue Series 2011	3,573,000	$50,000 to $248,000	3.19%	6/1/31	3,160,000
Water Revenue Refunding Series 2015	1,152,000	$110,000 to $126,000	2.22%	4/1/25	1,042,000
	$16,385,000				$ 13,332,000

Revenue bond debt service requirements to maturity are as follows:

	Principal	Interest	Total
2017	$ 711,000	$ 453,124	$ 1,164,124
2018	876,000	429,309	1,305,309
2019	901,000	400,126	1,301,126
2020	935,000	370,069	1,305,069
2021	573,000	338,972	911,972
2022 - 2026	2,709,000	1,453,399	4,162,399
2027 - 2031	2,159,000	1,071,490	3,230,490
2032 - 2036	1,513,000	704,949	2,217,949
2037 - 2041	1,520,000	440,381	1,960,381
2042 - 2045	1,435,000	137,063	1,572,063
	$13,332,000	$5,798,882	$ 19,130,882

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Changes in Long-Term Liabilities

Long-term liability activity for governmental activities for the year ended June 30, 2016 was as follows:

	7/1/15	Additions	Reductions	6/30/16	Due in One Year
Governmental activities					
Bonds payable:					
Special improvement district	$ 1,718,000	$ -	$ (315,000)	$ 1,403,000	$ 329,000
Sales tax revenue	1,295,000	1,022,000	(1,295,000)	1,022,000	122,000
Lease revenue	-	6,705,000	-	6,705,000	-
Premium	-	192,136	(2,753)	189,383	6,606
Total bonds payable	3,013,000	7,919,136	(1,612,753)	9,319,383	457,606
Compensated absences	62,573	88,921	(94,671)	56,823	39,072
Governmental activity long-term liabilities	$ 3,075,573	$ 8,008,057	$ (1,707,424)	$ 9,376,206	$ 496,678

Long-term liability activity for business-type activities for the year ended June 30, 2016 was as follows:

	7/1/15	Additions	Reductions	6/30/16	Due in One Year
Business-type activities					
Bonds payable:					
Water revenue	$ 4,435,238	$ 1,152,000	$ (1,385,238)	$ 4,202,000	$ 260,000
Total bonds payable	4,435,238	1,152,000	(1,385,238)	4,202,000	260,000
Compensated absences	33,709	10,298	(16,304)	27,703	16,572
Business-type activity long-term liabilities	$ 4,468,947	$ 1,162,298	$ (1,401,542)	$ 4,229,703	$ 276,572

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Interfund Transfers

During the course of normal operations, transfers are made between funds. The following table summarizes the transfers made during the year:

	Transfers in				
Transfers out	General	Special Improvement District	MBA - City Hall	Capital Projects	Total
General fund	$ -	$ -	$ 394,488	$ 751,379	$1,145,867
Redevelopment agency	229,000	417,747	-	-	646,747
Totals	$ 229,000	$ 417,747	$ 394,488	$ 751,379	$1,792,614

Other Information

Risk Management The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City carries insurance through the Utah Local Government Insurance Trust for all of these risks of loss. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years. Expenses and claims not covered by insurance are recognized when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered.

City Management estimates that the amount of other actual or potential claims against the City as of June 30, 2016 will not materially affect the financial condition of the City.

Redevelopment Agency In connection with the activities of the Redevelopment Agency (RDA), incremental tax revenues totaling $2,940,141 were generated. The RDA was not required to pay any portion of this revenue to other taxing agencies. There is no outstanding debt of the RDA at June 30, 2016.

During the year ended June 30, 2016, funds expended by the RDA were limited to the categories of general government for $34,047 and public works for $138,653.

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Employee Retirement Systems and Pension Plans

General Information about the Pension Plan

Plan description

Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following pension trust funds:

- Public Employees Noncontributory Retirement System (Noncontributory System)
- Public Employees Contributory Retirement System (Contributory System);
  are multiple employer, cost sharing, retirement systems.

- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer, cost sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning work on or after July 1, 2011, who has no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

URS issues a publicly available financial report that can be obtained by writing Utah Retirement System, 560 E 200 S, Salt Lake City, Utah 84102 or visiting the website: www.urs.org.

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Employee Retirement Systems and Pension Plans (Continued)

Benefits Provided

URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

System	Final Average Salary	Years of Service Required and/or age Eligible for Benefit	Benefit Percent per Year of Service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.00% per year all years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

*with actuarial reductions
**All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

Contributions

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable), is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates are as follows:

	Employee Paid	Paid by Employer for Employee	Employer Contribution Rates	Employer rate For 401(k) Plan
Contributory System				
11-Local Governmental Division Tier 1	6.00%	N/A	14.46%	N/A
111-Local Governmental Division Tier 2	N/A	N/A	16.67%	1.78%
Noncontributory System				
15-Local Government Division Tier 1	N/A	N/A	18.47%	N/A
111-Local Governmental Division Tier 2	N/A	N/A	16.67%	1.78%
Tier 2 DC Only				
211-Local Government	N/A	N/A	6.69%	10.00%

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Employee Retirement Systems and Pension Plans (Continued)

Contributions (Continued)

For fiscal year ended June 30, 2016, the employer and employee contributions to the System were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	$ 180,430	N/A
Contributory System	6,163	2,557
Tier 2 Public Employees System	78,378	-
Tier 2 DC Only System	6,022	N/A
Total Contributions	$ 270,993	$ 2,557

Contributions reported are the URS Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2016, the City reported a net pension asset of $163 and a net pension liability of $1,546,648.

	Proportionate Share	Net Pension Asset	Net Pension Liability
Noncontributory System	0.0626162%	$ -	$ 354,313
Contributory System	1.6964176%	-	1,192,335
Tier 2 Public Employees System	0.0745151%	163	-
		$ 163	$ 1,546,648

The net pension asset and liability was measured as of December 31, 2015, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2015 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2016, the City recognized pension expense of $529,939.

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

At June 30, 2016, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 83,085
Changes in assumptions	-	26,872
Net difference between projected and actual earnings on pension plan investments	478,241	-
Changes in proportion and differences between contributions and proportionate share of contributions	236,872	95,536
Contributions subsequent to the measurement date	135,287	-
Total	$ 850,400	$ 205,493

$135,287 was reported as deferred outflows of resources related to pensions results from contributions made by the City prior to the fiscal year end, but subsequent to the measurement date of December 31, 2015. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2016	$ 24,683
2017	160,929
2018	174,674
2019	151,731
2020	(442)
Thereafter	(1,951)

Actuarial assumptions

The total pension liability in the December 31, 2015, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75 percent
Salary Increases	3.50 - 10.50 percent, average, including inflation
Investment rate of return	7.50 percent, net of pension plan investment expense, including inflation

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Actuarial assumptions (Continued)

Mortality rates were developed from actual experience and mortality tables, based on gender, occupation and age, as appropriate with adjustments for future improvement in mortality based on Scale AA, a model developed by the Society of Actuaries.

The actuarial assumptions used in the January 1, 2015 valuation were based on the results of an actuarial experience study for the five-year period ending December 31, 2013.

The long-term expected rate of return of pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return or each major asset class are summarized in the following table:

	Expected Return Arithmetic Basis		
Asset Class	**Target Asset Allocation**	**Real Return Arithmetic Basis**	**Long-Term Expected Portfolio Real Rate of Return**
Equity securities	40%	7.06%	2.82%
Debt securities	20%	0.80%	0.16%
Real assets	13%	5.10%	0.66%
Private equity	9%	11.30%	1.02%
Absolute return	18%	3.15%	0.57%
Cash and cash equivalents	0%	0.00%	0.00%
Totals	100%		5.23%
Inflation			2.75%
Expected arithmetic nominal return			7.98%

The 7.50% assumed investment rate of return is comprised of an inflation rate of 2.75%, a real return of 4.75% that is net of investment expense.

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Employee Retirement Systems and Pension Plans (Continued)

Discount Rate

The discount rate used to measure the total pension liability was 7.50 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity to the Proportionate Share of the Net Pension Asset and Liability to Changes in the Discount Rate

The following presents the proportionate share of the net pension liability calculated using the discount rate of 7.50 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50 percent) or 1-percentage-point higher (8.50 percent) than the current rate:

System	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50)%
Noncontributory System	$ 748,628	$ 354,313	$ 25,139
Contributory System	2,099,814	1,192,335	430,463
Tier 2 Public Employees System	29,830	(163)	(22,894)
Total	$ 2,878,272	$ 1,546,485	$ 432,708

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued URS financial report.

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue Code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

4. DETAILED NOTES FOR ALL FUNDS (CONTINUED)

Defined Contribution Savings Plans (Continued)

Bluffdale City participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

- 401(k) Plan
- 457(b) Plan
- Roth IRA Plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for fiscal year ended June 30, were as follows:

	2016	2015	2014
401(k) Plan			
Employer Contributions	$ 127,075	$ 134,418	$ 73,681
Employee Contributions	50,033	40,580	26,376
457 Plan			
Employer Contributions	35,461	35,172	26,771
Employee Contributions	21,849	22,398	14,429
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	14,553	-	-

5. SUBSEQUENT EVENTS

The City evaluated all events or transactions that occurred after June 30, 2016 through October 28, 2016, the date the financial statements were available to be issued.

CITY OF BLUFFDALE, UTAH
Schedule of the Revenues, Expenditures, and Changes in Fund Balances –
Budget and Actual – Capital Projects Fund
For the Year Ended June 30, 2016

	Budgeted Amounts			Variance With Final Budget Positive
	Original	Final	Actual	(Negative)
REVENUES				
Special assessments	$ 3,185,000	$ 3,185,000	$ 3,894,278	$ 709,278
Intergovernmental	600,000	670,000	1,041,366	371,366
Interest	1,000	1,000	69,043	68,043
Miscellaneous	-	-	24,104	24,104
Total revenues	3,786,000	3,856,000	5,028,791	1,172,791
EXPENDITURES				
Streets and public works	8,690,800	10,459,800	3,734,590	6,725,210
Parks and recreation	2,050,000	2,050,000	2,197,076	(147,076)
Debt service	200,000	322,000	165,502	156,498
Total expenditures	10,940,800	12,831,800	6,097,168	6,734,632
Excess (deficiency) of revenues over (under) expenditures	(7,154,800)	(8,975,800)	(1,068,377)	7,907,423
OTHER FINANCING SOURCES				
Transfers in	251,379	1,051,379	751,379	(300,000)
Payment to bond escrow agent	-	(1,200,000)	(1,194,104)	5,896
Proceeds from bond issuance	2,060,000	3,280,000	1,022,000	(2,258,000)
Total other financing sources	2,311,379	3,131,379	579,275	(2,552,104)
Net change in fund balance	(4,843,421)	(5,844,421)	(489,102)	5,355,319
Fund balance at beginning of year	10,097,982	10,097,982	10,097,982	-
Fund balance at end of year	$ 5,254,561	$ 4,253,561	$ 9,608,880	$ 5,355,319

CITY OF BLUFFDALE, UTAH
Schedule of the Proportionate Share of the Net Pension Liability
Last Ten Fiscal Years

	Noncontributory Retirement System	Contributory Retirement System	Tier 2 Public Employees Retirement System
		2016	
Proportion of the net pension liability (asset)	0.0626162%	1.6964176%	0.0745151%
Proportionate share of the net pension liabiltiy (asset)	$354,313	$1,192,335	($163)
Covered employee payroll	$475,440	$607,957	$481,404
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	74.52%	196.12%	-0.03%
Plan fiduciary net position as a percentage of the total pension liability	87.80%	85.70%	100.20%
		2015	
Proportion of the net pension liability (asset)	N/A	2.2216079%	0.0679200%
Proportionate share of the net pension liabiltiy (asset)	N/A	$640,808	($2,058)
Covered employee payroll	N/A	$1,052,462	$333,812
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	N/A	60.9%	-0.6%
Plan fiduciary net position as a percentage of the total pension liability	N/A	94.0%	103.5%

Note:
This schedule usually covers the 10 most recent fiscal years; however, this is the information available as of the implementation year of GASB 68.

CITY OF BLUFFDALE, UTAH
Schedule of Pension Contributions
Last Ten Fiscal Years

	Noncontributory System	Contributory System	Tier 2 Public Employees System*	Tier 2 Public Employees DC Only System*
		2016		
Actuarily determined contributions	$ 180,430	$ 6,163	$ 78,378	$ 6,022
Contributions in relation to the contractually required contributions	(180,430)	(6,163)	(78,378)	(6,022)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -
Covered employee payroll	$ 976,879	$ 47,513	$ 516,631	$ 87,407
Contributions as a percentage of covered employee payroll	18.47%	12.97%	15.17%	6.89%
		2015		
Actuarily determined contributions	$ -	$ 147,094	$ 72,746	$ 1,006
Contributions in relation to the contractually required contributions	-	(147,094)	(72,746)	(1,006)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -
Covered employee payroll	$ -	$ 1,081,117	$ 436,973	$ 11,866
Contributions as a percentage of covered employee payroll	0.00%	13.61%	16.65%	8.48%

Note:
This schedule usually covers the 10 most recent fiscal years; however, this is the information available as of the implementation year of GASB 68. Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 Systems.

CITY OF BLUFFDALE, UTAH
Notes to the Required Supplementary Information
June 30, 2016

1. ACTUARIALLY DETERMINED PENSION CONTRIBUTIONS

Contribution rates include an amount for normal cost, the estimated amount necessary to finance benefits earned by the members during the current year, and an amount for amortization of the unfunded or excess funded actuarial accrued liability over a closed 20-year amortization period. The rates are determined using the entry age actuarial cost method.

Contributions made were in accordance with actuarially computed funding requirements. For contribution rate purposes, the actuary evaluates the assets of the plan based on a 5-year smoothed expected return wherein 20 percent of a year's excess or shortfall of expected return is recognized each year for five years.

The most recent actuarial experience study resulted in certain assumption changes. The wage inflation assumption was decreased from 3.75 to 3.50 percent. The rate of salary increases was modified for most groups. The payroll growth assumption was decreased from 3.5 to 3.25 percent.

Additional changes were made to certain demographic assumptions that generally resulted as follows: more members anticipating to terminate employment prior to retirement, slightly fewer members expecting to become disabled, and more members expecting to retire at a slightly older age.

Hansen, Bradshaw, Malmrose & Erickson

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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Mayor and City Council
City of Bluffdale, Utah

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Bluffdale, Utah ("the City"), as of and for the year ended June 30, 2016, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated October 28, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Hansen, Bradshaw, Malmrose & Erickson, P.C.

October 28, 2016

Hansen, Bradshaw, Malmrose & Erickson

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INDEPENDENT AUDITORS' REPORT IN ACCORDANCE WITH THE *STATE COMPLIANCE AUDIT GUIDE* ON COMPLIANCE WITH GENERAL STATE COMPLIANCE REQUIREMENTS, AND INTERNAL CONTROL OVER COMPLIANCE

Major and City Council
City of Bluffdale, Utah

Report On Compliance with General State Compliance Requirements

We have audited City of Bluffdale, Utah's ("the City") compliance with general and major State program compliance requirements described in the *State Compliance Audit Guide* issued by the Office of the Utah State Auditor, that could have a direct and material effect on the City for the year ended June 30, 2016.

General state compliance requirements were tested for the year ended June 30, 2016 in the following areas:

Budgetary Compliance	Cash Management
Fund Balance	Restricted Taxes and Related Revenues
Justice Courts	Open and Public Meetings Act
Utah Retirement Systems	Treasurer's Bond

Management's Responsibility

Management is responsible for compliance with the general state requirements referred to above.

Auditors' Responsibility

Our responsibility is to express an opinion on the City's compliance based on our audit of the compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on the City occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance with general state compliance requirements. However, our audit does not provide a legal determination of the City's compliance.

Opinion on General State Compliance Requirements

In our opinion, City of Bluffdale, Utah complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the City for the year ended June 30, 2016.

Report on Internal Control Over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit, we considered the City's internal control over compliance to determine the auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a compliance requirement will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be deficiencies, significant deficiencies, or material weaknesses in internal control over compliance. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses may exist that have not been identified.

Purpose of Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Hansen, Bradshaw, Malmrose & Erickson, P.C.

October 28, 2016

Agenda Item 6

Bluffdale Police

Monthly Statistics / Information

April 2016

Bluffdale Police

Fasted CAD Call Response Times

Nature	Date Reported	Response
ACCI PI 26	4/16/2016 10:26	0:00:19
DIST 26	4/17/2016 20:04	0:01:13
ASSI MEDI 26	4/5/2016 18:03	0:01:30
ASSI MEDI 26	4/29/2016 13:52	0:03:36
ASSI MEDI 26	4/12/2016 12:47	0:03:59
ASSI MEDI 26	4/6/2016 15:33	0:04:05
DRUG OFFE IP 26	4/23/2016 8:30	0:04:11
ASSI FIRE 26	4/17/2016 9:02	0:04:14
FIRE VEHI DD	4/8/2016 16:02	0:04:39
ASSA IP 26	4/7/2016 12:22	0:05:04
ASSI MEDI 26	4/27/2016 16:02	0:05:04
ACCIDENT-PI	4/3/2016 0:17	0:05:32
TRESPASS IP 26	4/4/2016 23:40	0:05:47
ASSI MEDI 26	4/22/2016 9:33	0:05:50
DIST 26	4/12/2016 15:30	0:05:57
DOME VIOL IP 26	4/9/2016 0:50	0:06:26
THRE SUIC 26	4/27/2016 0:53	0:06:42
ASSI MEDI 26	4/9/2016 8:28	0:07:05
ASSI MEDI 26	4/20/2016 12:28	0:07:06
DOME VIOL IP 26	4/1/2016 19:13	0:07:07
DOME VIOL IP 26	4/12/2016 17:30	0:07:09
ASSI MEDI 26	4/20/2016 10:33	0:07:51
ASSI MOTO 26	4/28/2016 10:31	0:08:28
ACCI PI 26	4/26/2016 8:26	0:08:34
DIST FAMI 26	4/15/2016 10:14	0:09:14
ASSI FIRE 26	4/14/2016 7:18	0:09:49
DIST 26	4/28/2016 2:09	0:09:51
MISS CHIL 26	4/4/2016 9:31	0:10:38
ASSI FIRE 26	4/19/2016 19:18	0:11:12
TRESPASS IP 26	4/9/2016 16:25	0:14:59
THRE SUIC 26	4/29/2016 18:07	0:21:10
ACCI PI 26	4/24/2016 15:04	0:55:10
Avg. All Calls		**0:08:25**

Volunteers In Police Services
Hours for April 2016

VOLUNTEER	HOURS
Bell, Mark	12.00
Anderson, Tami	0.00
McCarthy, Curtis	5.00
Nelson, Sharron	0.00
Wheeler, Harmonie	0.00
Farley, Ken	0.00
McCarthy, Charice	5.00
Britsch, David	0.00
Total	**22.00**

CATEGORIES	HOURS
L.I.D.A.R.	0.00
Vacation Checks	0.00
Traffic Control	0.00
VIPS Patrol	10.00
Justice Court	12.00
Document Delivery / Summons Service	0.00
Vehicle transportation and Service	0.00
Ride-a-Longs	0.00
Training	0.00
Office / Investigations / Fingerprinting	0.00
Special Assignment/Events	0.00
Commercial Vehicle Inspections(CVI)	0.00

TOTAL HOURS FOR April 2016 **22.00 Hours**

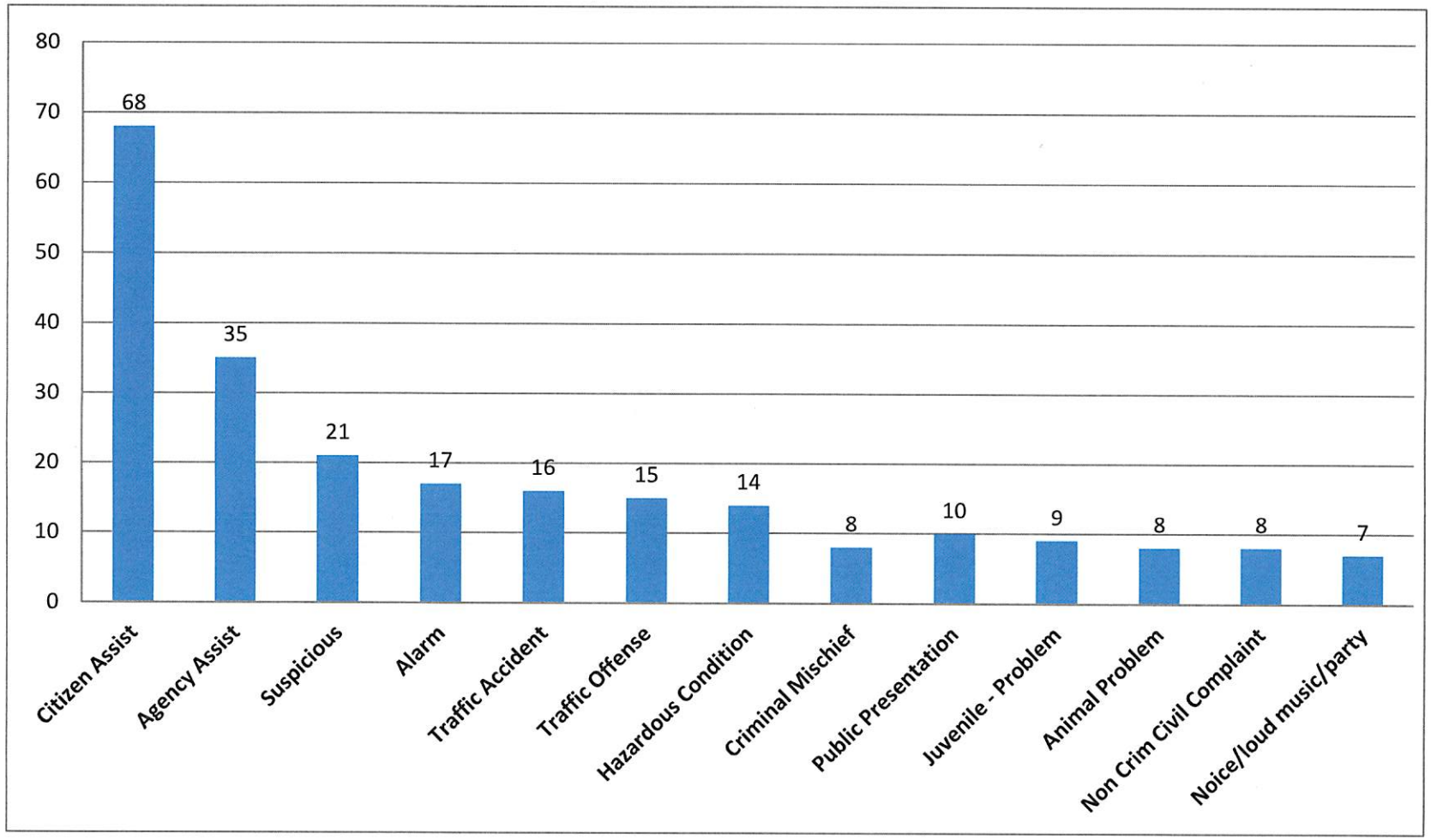
TOTAL HOURS FOR THE YEAR 2016 **126.00 Hours**

A coalition of approximately 550 charities, foundations and corporate giving programs, calculated an hourly dollar value of a volunteer's time. The current value in Utah is $20.25. For 2016, the dollar value for the time donated by the volunteers of the Bluffdale Police Department - **$2,551.50**

TOTAL HOURS FOR 2016... 126.00 hours

Hourly dollar value for volunteer's since inception - August, 2011 **$39,105.75**

Bluffdale Police Department
Stats for April
2016



BLUFFDALE POLICE DEPARTMENT
Investigations Division Monthly Summary
April 2016

INVESTIGATOR	New Assigned Cases	Cases Completed	Cleared by Arrest	Authored Warrants	Cases Screened	Active Cases	School Education	Composite Drawings	Photo Line-up	Call Outs
Taylor	6	6	2	0	2	6	0	0	0	2
Stidham	37	36	17	0	17	43	0	0	0	0
N. Nelson	0	0	0	0	0	0	0	0	0	0
Monthly Total	**43**	**42**	**19**	**0**	**19**	**49**	**0**	**0**	**0**	**2**
Previous Month	43	24	17	2	17	73	**0**	**0**	**0**	2
Year-to-date	188	138	56	6	51	222	**0**	**0**	**0**	8
2010 End of year (6 months)	245	75	31	11	24	137				27
2011 End of year	469	489	117	33	137	83				104

BLUFFDALE POLICE DEPARTMENT

Investigations Division Monthly Summary

April 2016

2012 End of year	350	306	79	13	75	222				28
2013 End of year	287	203	65	19	66	488				14
2014 End of year	409	483	87	25	82	1441				28
2015 End of year	673	699	104	25	109	982	**71**	**0**	**5**	37
2016 End of year										

SARATGOGA SPRINGS/ BLUFFDALE POLICE DEPARTMENT

Chief Andrew Burton

"Commitment to Service"

BLUFFDALE DIVISION MONTHLY SUMMARY
April 2016

Bluffdale Officers received (299) incidents assigned to them this month. Among the cases involving Investigations/Patrol Units were; (1) burglaries, (3) vehicle burglaries, cases involving thefts and frauds, (4) cases involving domestic violence, (7) vehicle theft, (1) sex offenses, (3) mental subject, (1) weapons offenses, (0) child abuse cases, (7) criminal mischief cases, (2) missing person, (2) death investigation, (1) robbery, (0) stalking cases and (3) assault cases.

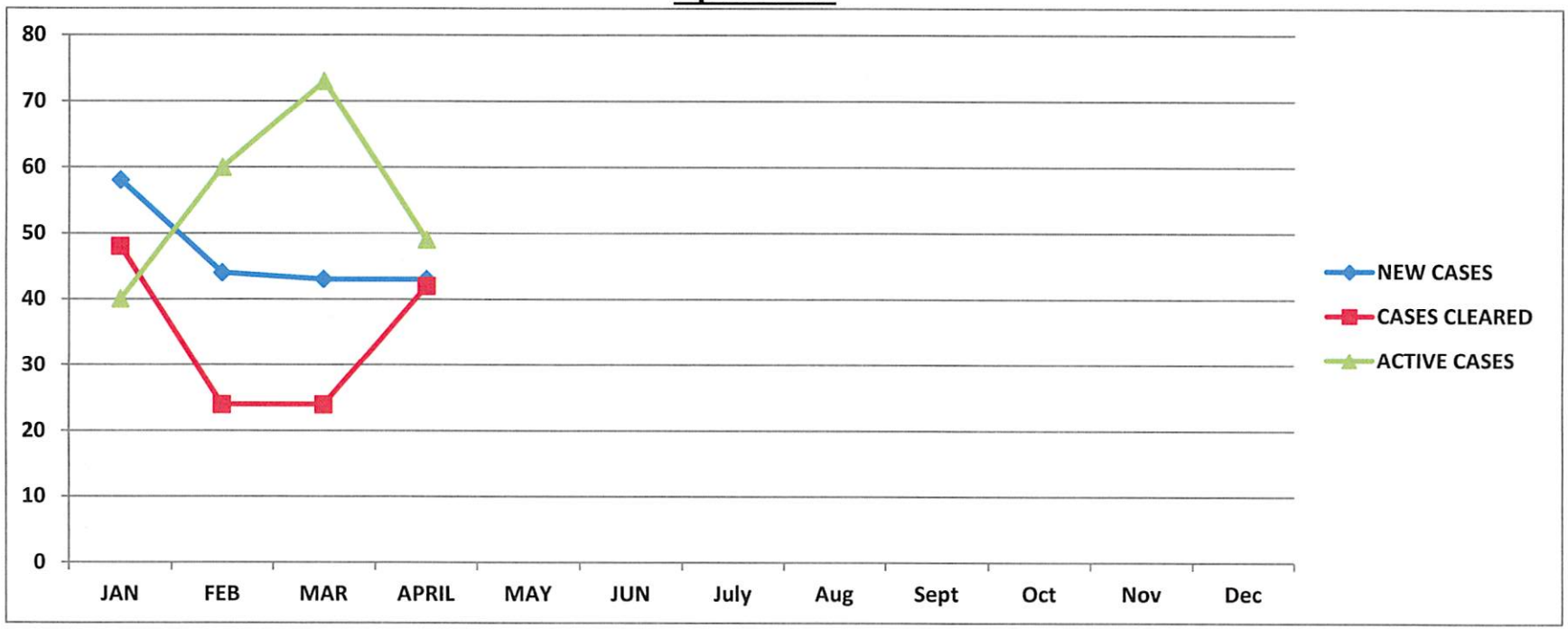
Investigations are continuing to follow up on (49) active cases. Also, (19) cases have been screened with the District Attorney and the City Attorney and (19) cases were closed with arrests being made. Case load for March was a particularly busy month for Suspicious Calls (22) Alarms (17), Traffic Offenses (59) and Traffic Accidents (15)

VOLUNTEERS IN POLICE SERVICES

Volunteers In Police Services helped with the Courts and patrolling the City of Bluffdale during the month of April 2016.

BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS

April 2016



2016	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
New Cases	58	44	43	43								
Cases Cleared	48	24	24	42								
Active Cases	40	60	73	49								

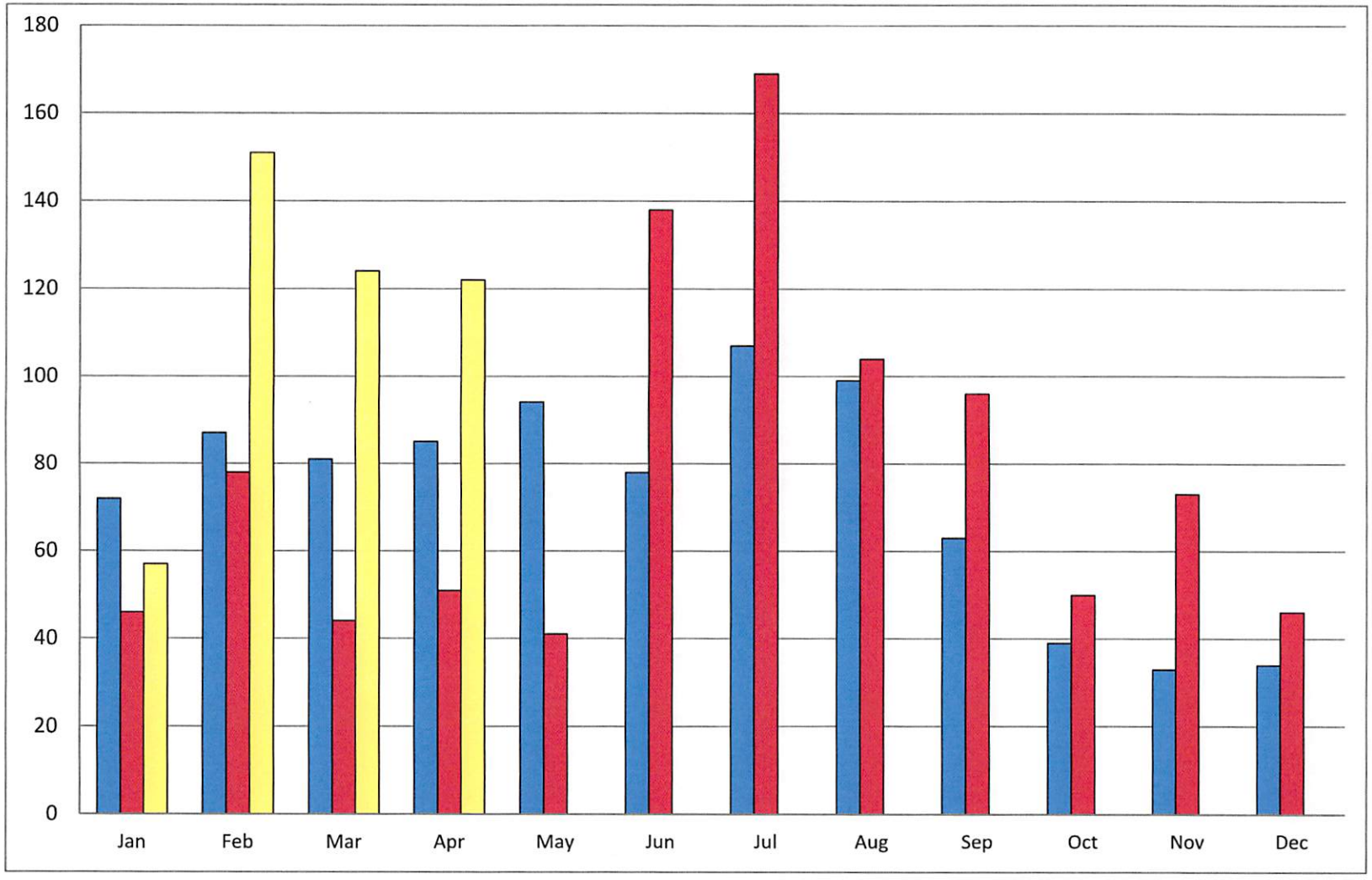
TOTALS	2013-Year End	2014–Year End	2015-Year End	2016-Year End
New Cases	287	409	673	
Cases Cleared	203	483	699	

BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS

April 2016

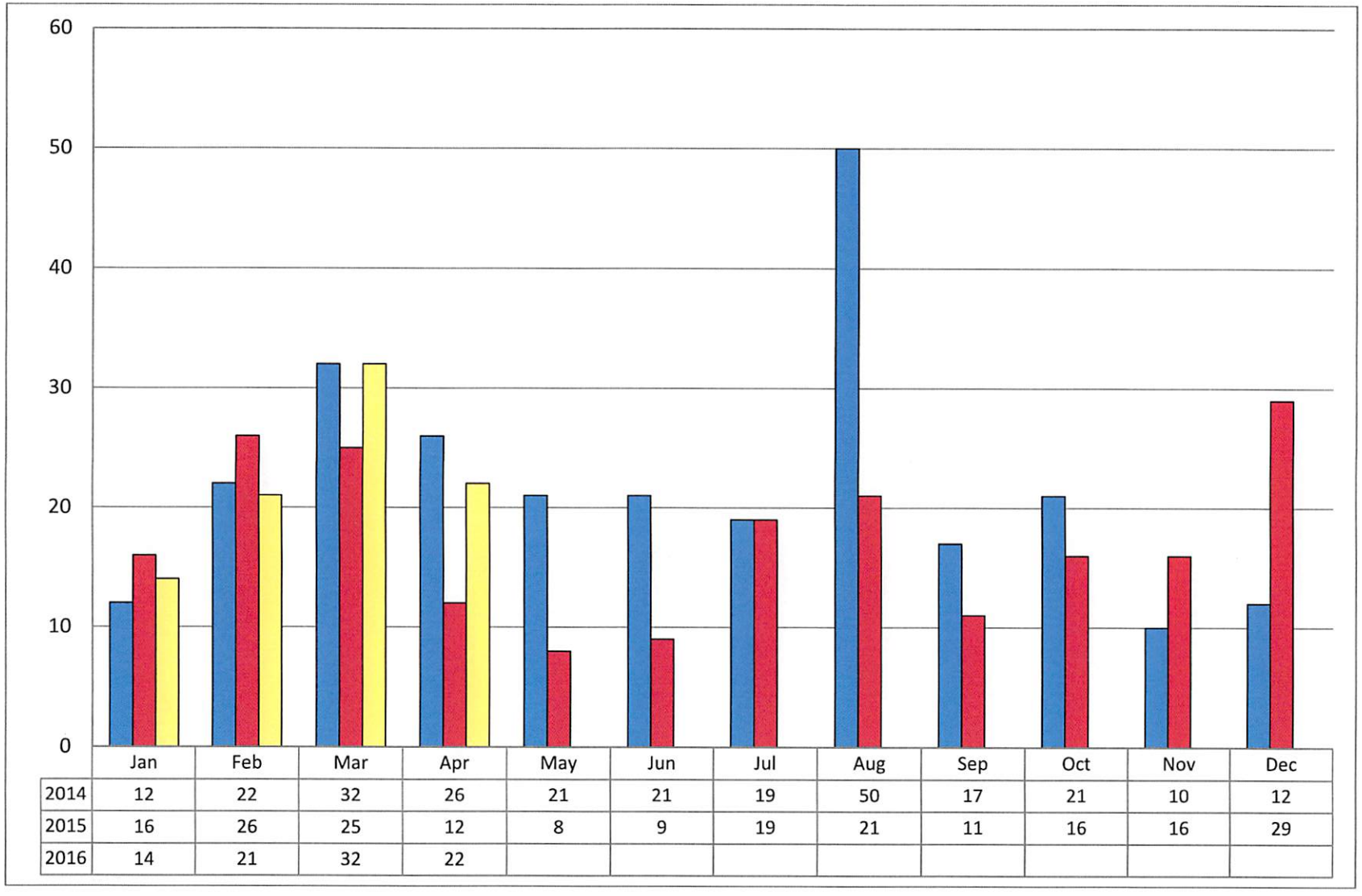
Active Cases	**488**	**1441**	**982**	

Bluffdale Police Department
Total Traffic Citations



Totals
2014 - 872 / 2015 - 767 / 2016 - 454

Bluffdale Police Department
Total Arrests



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	12	22	32	26	21	21	19	50	17	21	10	12
2015	16	26	25	12	8	9	19	21	11	16	16	29
2016	14	21	32	22								

Totals

2014 - 220 / 2015 - 208 / 2016 - 89

Bluffdale Police

Monthly Statistics / Information

May 2016

Bluffdale Police

Fastest CAD Call Response Time

Nature	Date Reported	Response
MEDICAL DD	5/7/2016 10:29	0:02:23
VIOL ORDE IP 26	5/27/2016 15:48	0:02:42
ASSI MEDI 26	5/16/2016 21:40	0:02:58
MISS CHIL 26	5/6/2016 9:47	0:03:15
ASSI MEDI 26	5/26/2016 10:07	0:03:37
DOME VIOL IP 26	5/11/2016 0:43	0:03:55
DIST 26	5/15/2016 15:13	0:04:32
DOME VIOL IP 26	5/21/2016 1:35	0:04:46
ASSI MEDI 26	5/18/2016 7:14	0:04:47
ASSI FIRE 26	5/20/2016 17:00	0:04:54
DIST 26	5/20/2016 10:46	0:05:05
ASSI FIRE 26	5/16/2016 21:47	0:05:08
DIST 26	5/22/2016 12:02	0:05:24
ASSI MEDI 26	5/6/2016 18:03	0:05:26
ASSI FIRE 26	5/7/2016 18:07	0:05:47
DRUG OFFE IP 26	5/16/2016 14:51	0:05:55
ACCI PI 26	5/21/2016 21:05	0:06:23
DIST 26	5/20/2016 0:16	0:06:23
DIST 26	5/20/2016 14:50	0:06:49
THREATS IP 26	5/20/2016 19:46	0:06:57
DOME VIOL IP 26	5/15/2016 20:47	0:06:59
ASSI MEDI 26	5/18/2016 20:33	0:07:02
ASSI FIRE 26	5/22/2016 3:35	0:08:00
DIST FAMI 26	5/9/2016 18:09	0:08:28
MEDICAL DD	5/26/2016 22:53	0:09:08
ACCI PI 26	5/24/2016 17:19	0:10:23
MISS CHIL 26	5/12/2016 19:21	0:10:53
FIRE INVES DD	5/2/2016 20:01	0:11:46
TRESPASS IP 26	5/26/2016 14:19	0:12:12
SEIZURES	5/4/2016 6:18	0:13:00
DIST 26	5/22/2016 18:52	0:14:12
FIRE DD	5/19/2016 12:31	0:14:21
DIST 26	5/19/2016 16:04	0:14:32
BACKUP 26	5/23/2016 20:13	0:15:07
PROWLER 26	5/29/2016 0:04	0:17:42
ASSI FIRE 26	5/16/2016 7:56	0:17:57
MEDICAL DD	5/24/2016 10:31	0:21:02
ASSI FIRE 26	5/1/2016 12:37	0:22:13
THRE SUIC 26	5/7/2016 23:26	0:27:50
ASSA IP 26	5/22/2016 21:05	0:29:22
Avg. All Calls		**0:09:43**

Volunteers In Police Services
Hours for May 2016

VOLUNTEER	HOURS
Bell, Mark	12.00
Anderson, Tami	0.00
McCarthy, Curtis	10.00
Nelson, Sharron	0.00
Wheeler, Harmonie	0.00
Farley, Ken	0.00
McCarthy, Charice	10.00
Britsch, David	0.00
Total	**32.00**

CATEGORIES	HOURS
L.I.D.A.R.	0.00
Vacation Checks	0.00
Traffic Control	0.00
VIPS Patrol	20.00
Justice Court	12.00
Document Delivery / Summons Service	0.00
Vehicle transportation and Service	0.00
Ride-a-Longs	0.00
Training	0.00
Office / Investigations / Fingerprinting	0.00
Special Assignment/Events	0.00
Commercial Vehicle Inspections(CVI)	0.00

TOTAL HOURS FOR May 2016 **32.00 Hours**

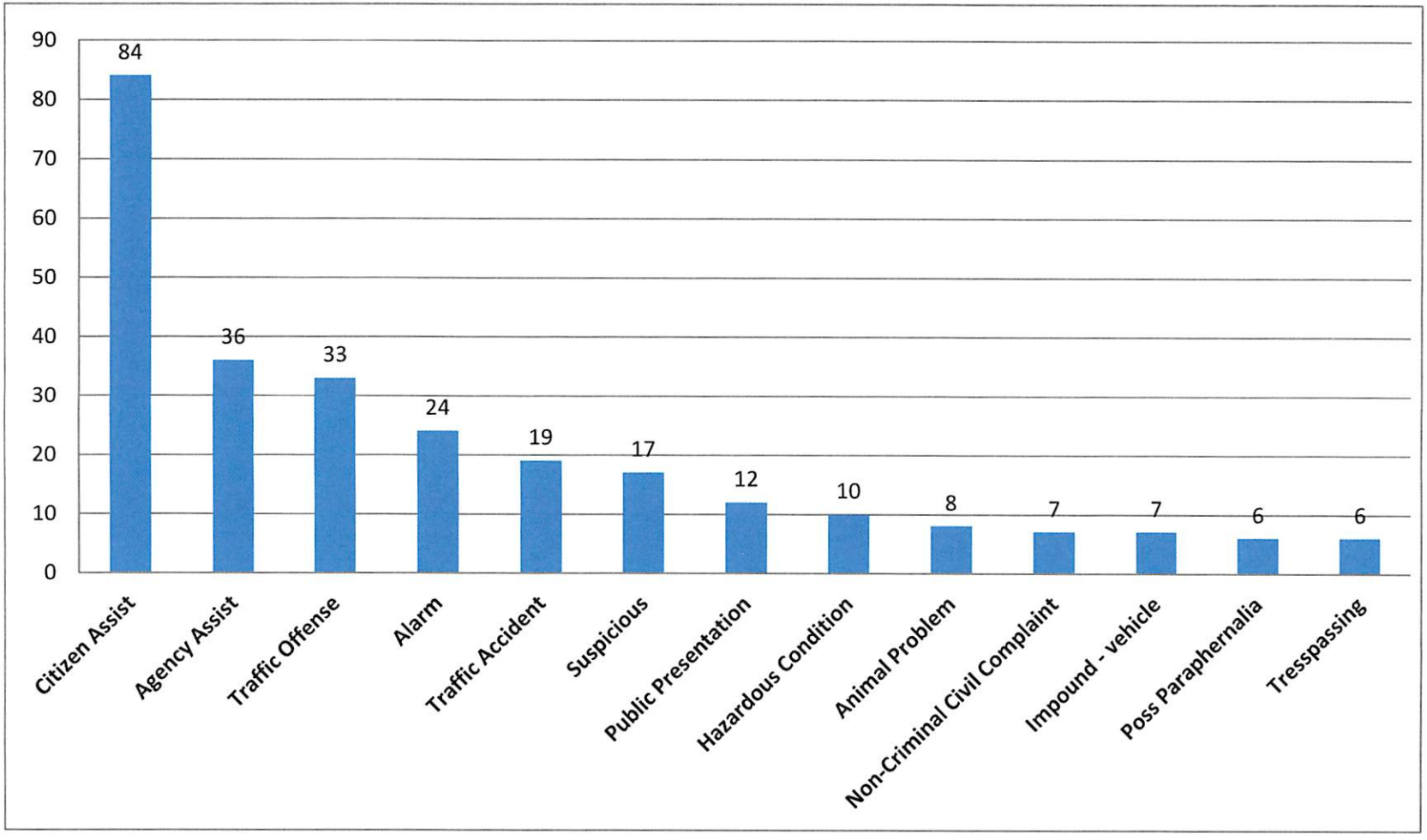
TOTAL HOURS FOR THE YEAR 2016 **158.00 Hours**

A coalition of approximately 550 charities, foundations and corporate giving programs, calculated an hourly dollar value of a volunteer's time. The current value in Utah is $20.25. For 2016, the dollar value for the time donated by the volunteers of the Bluffdale Police Department - **$3,199.50**

TOTAL HOURS FOR 2016... 158.00 hours

Hourly dollar value for volunteer's since inception - August, 2011 **$39,753.75**

Bluffdale Police Department
Stats for May
2016



BLUFFDALE POLICE DEPARTMENT

Investigations Division Monthly Summary

May 2016

INVESTIGATOR	New Assigned Cases	Cases Completed	Cleared by Arrest	Authored Warrants	Cases Screened	Active Cases	School Education	Composite Drawings	Photo Line-up	Call Outs
Taylor	6	6	1	0	1	6	0	0	0	1
Stidham	39	18	17	0	17	64	1	0	4	2
N. Nelson	0	0	0	0	0	0	0	0	0	0
Monthly Total	**45**	**24**	**18**	**0**	**18**	**70**	**1**	**0**	**0**	**3**
Previous Month	43	424	19	0	19	49	**0**	**0**	**0**	2
Year-to-date	188	138	56	6	51	222	**0**	**0**	**0**	8
2010 End of year (6 months)	245	75	31	11	24	137				27
2011 End of year	469	489	117	33	137	83				104

BLUFFDALE POLICE DEPARTMENT

Investigations Division Monthly Summary

May 2016

2012 End of year	350	306	79	13	75	222				28
2013 End of year	287	203	65	19	66	488				14
2014 End of year	409	483	87	25	82	1441				28
2015 End of year	673	699	104	25	109	982	**71**	**0**	**5**	37
2016 End of year										

SARATGOGA SPRINGS/ BLUFFDALE POLICE DEPARTMENT

Chief Andrew Burton

"Commitment to Service"

BLUFFDALE DIVISION MONTHLY SUMMARY
May 2016

Bluffdale Officers received (331) incidents assigned to them this month. Among the cases involving Investigations/Patrol Units were; (0) burglaries, (6) vehicle burglaries, cases involving thefts and frauds, (7) cases involving domestic violence, (6) vehicle theft, (4) sex offenses, (3) mental subject, (1) weapons offenses, (1) child abuse cases, (2) criminal mischief cases, (3) missing person, (0) death investigation, (0) robbery, (1) stalking cases and (0) assault cases.

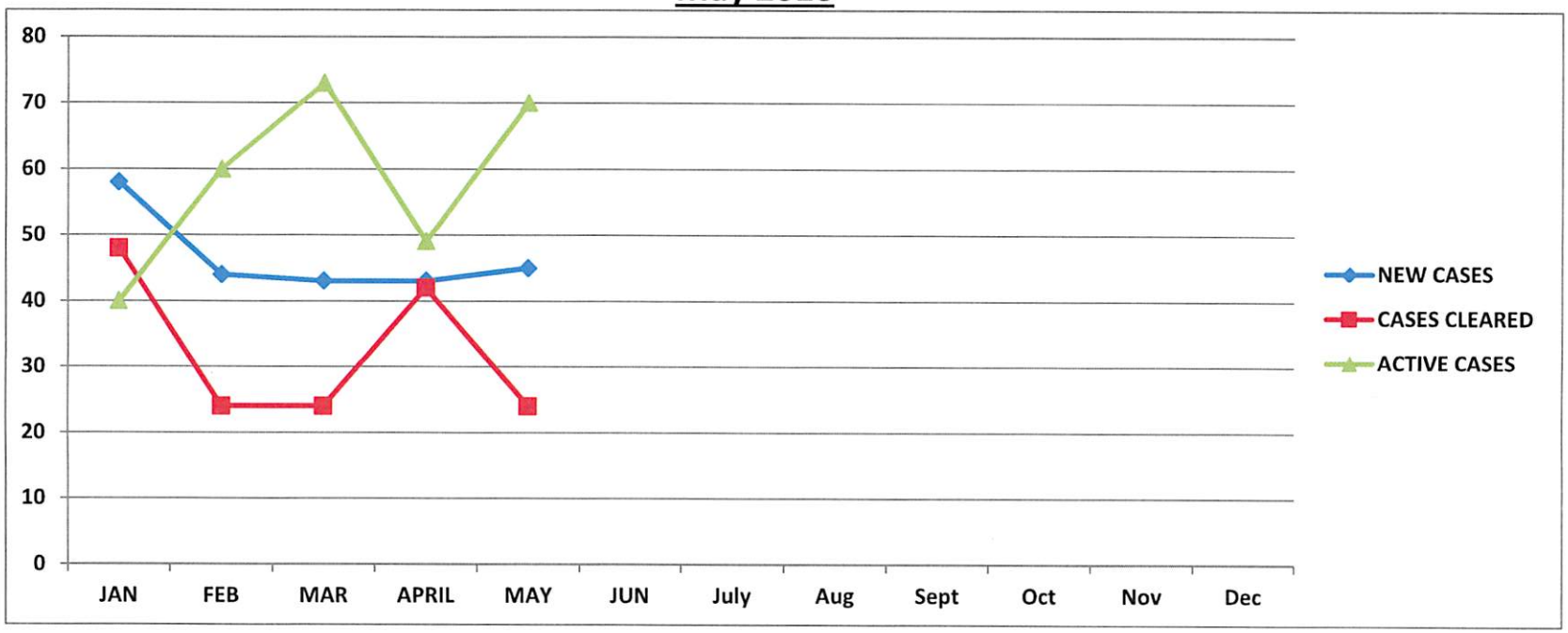
Investigations are continuing to follow up on (70) active cases. Also, (18) cases have been screened with the District Attorney and the City Attorney and (18) cases were closed with arrests being made. Case load for May was a particularly busy month for Suspicious Calls (18) Alarms (23), Traffic Offenses (68) and Traffic Accidents (18)

VOLUNTEERS IN POLICE SERVICES

Volunteers In Police Services helped with the Courts and patrolling the City of Bluffdale during the month of May 2016.

BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS

May 2016



2016	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
New Cases	58	44	43	43	45							
Cases Cleared	48	24	24	42	24							
Active Cases	40	60	73	49	70							

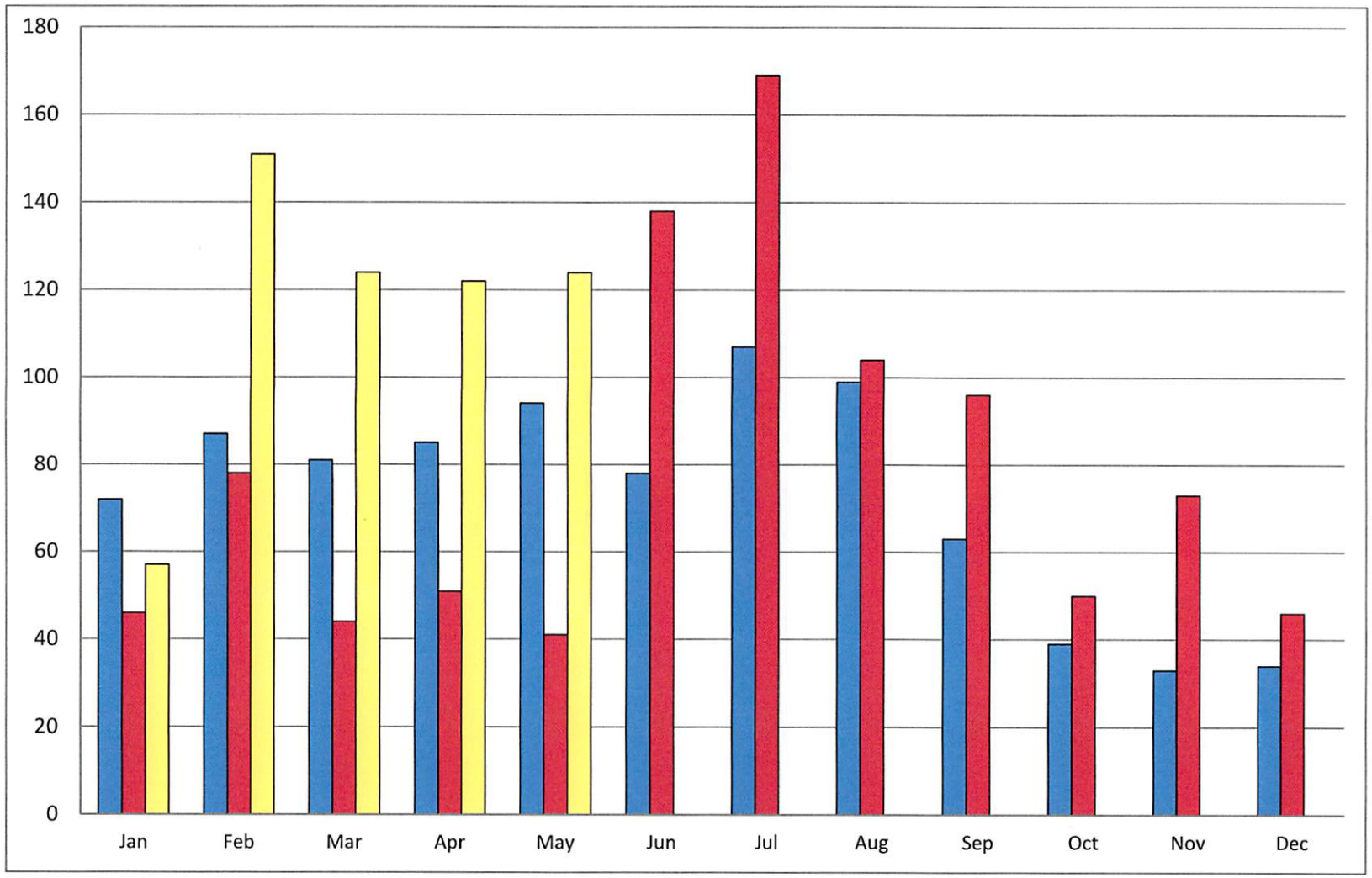
TOTALS	2013-Year End	2014–Year End	2015-Year End	2016-Year End
New Cases	287	409	673	
Cases Cleared	203	483	699	

BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS

May 2016

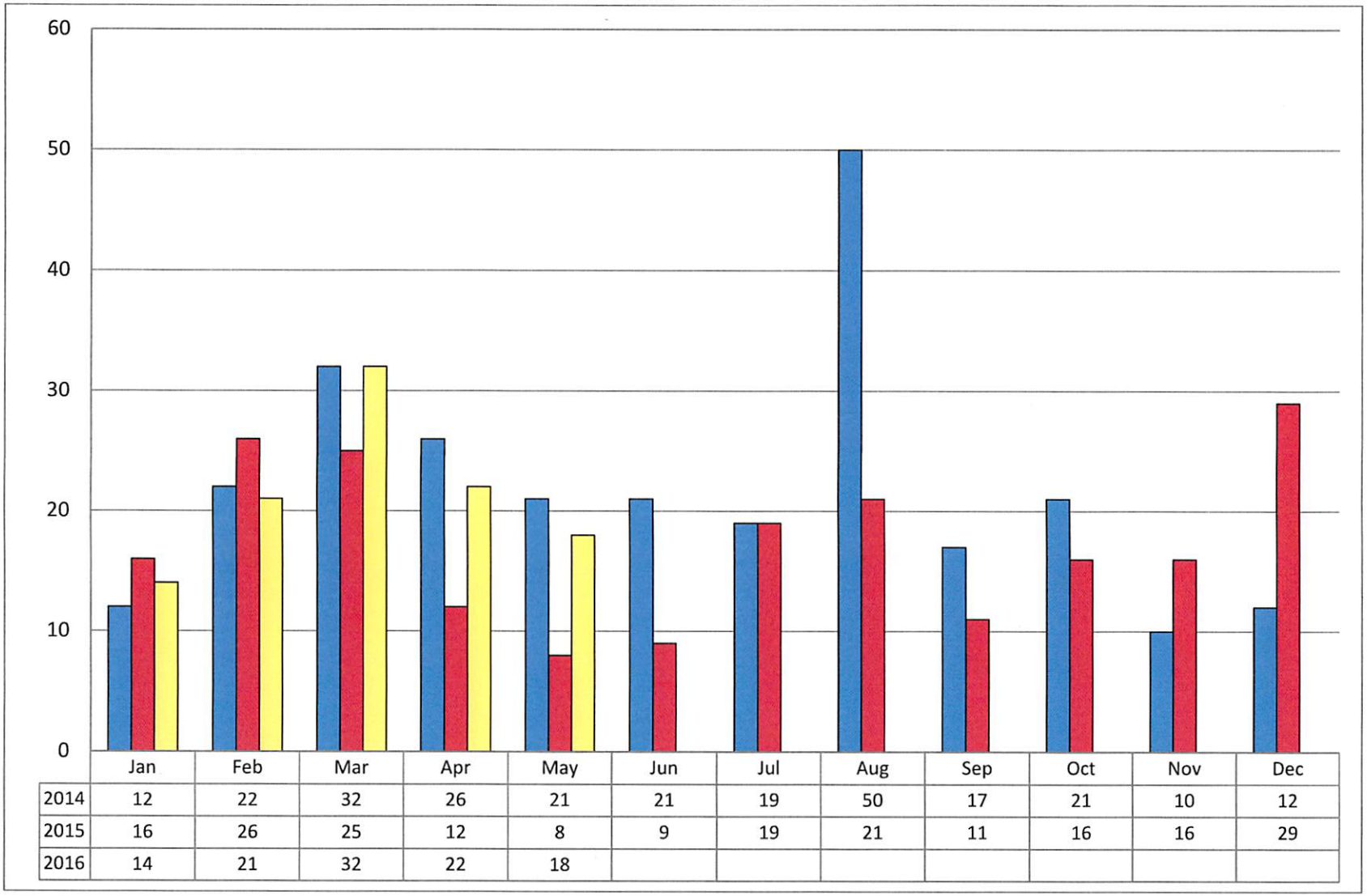
Active Cases	**488**	**1441**	**982**	

Bluffdale Police Department
Total Traffic Citations



Totals
2014 - 872 / 2015 - 767 / 2016 - 578

Bluffdale Police Department
Total Arrests



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	12	22	32	26	21	21	19	50	17	21	10	12
2015	16	26	25	12	8	9	19	21	11	16	16	29
2016	14	21	32	22	18							

Totals

2014 - 220 / 2015 - 208 / 2016 -107

Bluffdale Police

Monthly Statistics / Information

June 2016

Bluffdale Police	Fastest CAD Call Response Times

Nature	Date Reported	Response
DIST 26	6/14/2016 20:03	0:02:35
DOME VIOL IP 26	6/18/2016 19:07	0:03:51
BACKUP 26	6/21/2016 17:47	0:04:03
MEDICAL DD	6/27/2016 14:06	0:04:26
THRE SUIC 26	6/20/2016 19:42	0:04:36
ASSI LOCK 26	6/13/2016 8:16	0:04:57
SUSPICIOUS 26	6/24/2016 0:04	0:05:06
TRESPASS IP 26	6/9/2016 12:36	0:05:18
DIST 26	6/19/2016 1:35	0:05:19
DOME VIOL IP 26	6/8/2016 18:10	0:05:20
MEDICAL DD	6/7/2016 15:26	0:06:37
DIST 26	6/15/2016 0:00	0:06:40
MEDICAL DD	6/20/2016 16:07	0:06:51
ASSI MEDI 26	6/9/2016 5:58	0:06:58
PROWLER 26	6/1/2016 23:17	0:07:15
TRESPASS IP 26	6/26/2016 22:50	0:07:19
WELF CHEC 26	6/1/2016 17:48	0:07:25
DIST 26	6/1/2016 19:16	0:07:33
ACCI PI 26	6/7/2016 8:25	0:07:34
VIOL ORDE IP 26	6/3/2016 19:04	0:07:37
MISS CHIL 26	6/15/2016 21:28	0:07:43
ASSI MEDI 26	6/6/2016 12:44	0:08:05
TRESPASS IP 26	6/28/2016 19:17	0:08:14
ASSI MEDI 26	6/27/2016 9:05	0:08:15
ASSI FIRE 26	6/11/2016 7:30	0:08:30
ASSI MEDI 26	6/13/2016 18:01	0:08:42
ASSI FIRE 26	6/22/2016 11:10	0:08:43
DIST 26	6/25/2016 4:53	0:08:43
ASSI MEDI 26	6/9/2016 21:56	0:08:47
FIRE RESI DD	6/22/2016 19:12	0:09:26
ACCIDENT-PI	6/1/2016 10:54	0:09:31
DIST 26	6/10/2016 14:08	0:10:09
ASSI FIRE 26	6/15/2016 16:01	0:10:31
DOME VIOL IP 26	6/28/2016 8:34	0:10:34
MEDICAL DD	6/10/2016 11:52	0:10:36
THRE SUIC 26	6/1/2016 20:05	0:11:00
DRUG OFFE IP 26	6/5/2016 3:07	0:13:51
ACCI PI 26	6/15/2016 8:17	0:14:10
FIRE SMOKE DD	6/9/2016 15:05	0:14:38
ACCI PI 26	6/17/2016 16:47	0:18:36

ASSI FIRE 26	6/26/2016 12:11	0:26:52
ACCI PI 26	6/18/2016 19:29	0:35:56
Avg. All Calls		**0:08:52**

Volunteers In Police Services
Hours for June 2016

VOLUNTEER	HOURS
Bell, Mark	12.00
Anderson, Tami	0.00
McCarthy, Curtis	7.00
Nelson, Sharron	0.00
Wheeler, Harmonie	0.00
Farley, Ken	6.00
McCarthy, Charice	7.00
Britsch, David	0.00
Total	**32.00**

CATEGORIES	HOURS
L.I.D.A.R.	0.00
Vacation Checks	0.00
Traffic Control	0.00
VIPS Patrol	14.00
Justice Court	12.00
Document Delivery / Summons Service	0.00
Vehicle transportation and Service	0.00
Ride-a-Longs	0.00
Training	0.00
Office / Investigations / Fingerprinting	0.00
Special Assignment/Events	6.00
Commercial Vehicle Inspections(CVI)	0.00

TOTAL HOURS FOR June 2016 **32.00 Hours**

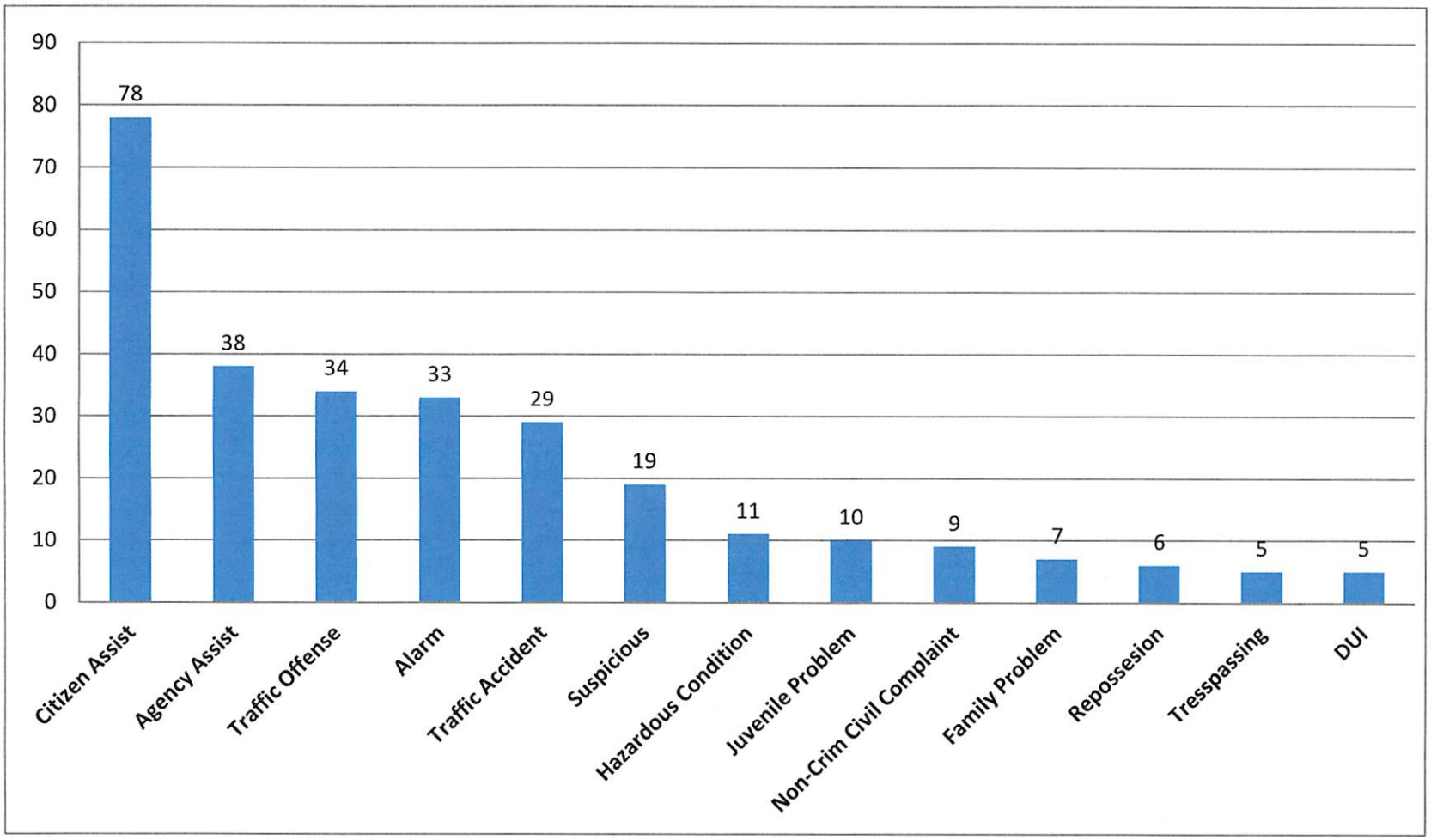
TOTAL HOURS FOR THE YEAR 2016 **190.00 Hours**

A coalition of approximately 550 charities, foundations and corporate giving programs, calculated an hourly dollar value of a volunteer's time. The current value in Utah is $20.25. For 2016, the dollar value for the time donated by the volunteers of the Bluffdale Police Department - **$3,847.50**

TOTAL HOURS FOR 2016... 190.00 hours

Hourly dollar value for volunteer's since inception - August, 2011 **$40,401.75**

Bluffdale Police Department
Stats for June
2016



BLUFFDALE POLICE DEPARTMENT

Investigations Division Monthly Summary

June 2016

INVESTIGATOR	New Assigned Cases	Cases Completed	Cleared by Arrest	Authored Warrants	Cases Screened	Active Cases	School Education	Composite Drawings	Photo Line-up	Call Outs
Taylor	37	37	4	0	4	6	0	0	0	0
Stidham	31	23	3	0	3	72	0	0	0	2
N. Nelson	0	0	0	0	0	0	0	0	0	0
Monthly Total	**68**	**60**	**7**	**0**	**7**	**78**	**0**	**0**	**0**	**2**
Previous Month	45	24	18	0	18	70	**1**	**0**	**0**	*3*
Year-to-date	256	198	63	6	58	300	**1**	**0**	**0**	10
2010 End of year (6 months)	245	75	31	11	24	137				27
2011 End of year	469	489	117	33	137	83				104

BLUFFDALE POLICE DEPARTMENT

Investigations Division Monthly Summary

June 2016

2012 End of year	350	306	79	13	75	222				28
2013 End of year	287	203	65	19	66	488				14
2014 End of year	409	483	87	25	82	1441				28
2015 End of year	673	699	104	25	109	982	**71**	**0**	**5**	37
2016 End of year										

SARATGOGA SPRINGS/ BLUFFDALE POLICE DEPARTMENT

Chief Andrew Burton

"Commitment to Service"

BLUFFDALE DIVISION MONTHLY SUMMARY
June 2016

Bluffdale Officers received (345) incidents assigned to them this month. Among the cases involving Investigations/Patrol Units were; (1) burglaries, (3) vehicle burglaries, cases involving thefts and frauds, (10) cases involving domestic violence, (7) vehicle theft, (0) sex offenses, (1) mental subject, (0) weapons offenses, (0) child abuse cases, (2) criminal mischief cases, (2) missing person, (1) death investigation, (0) robbery, (0) stalking cases and (0) assault cases.

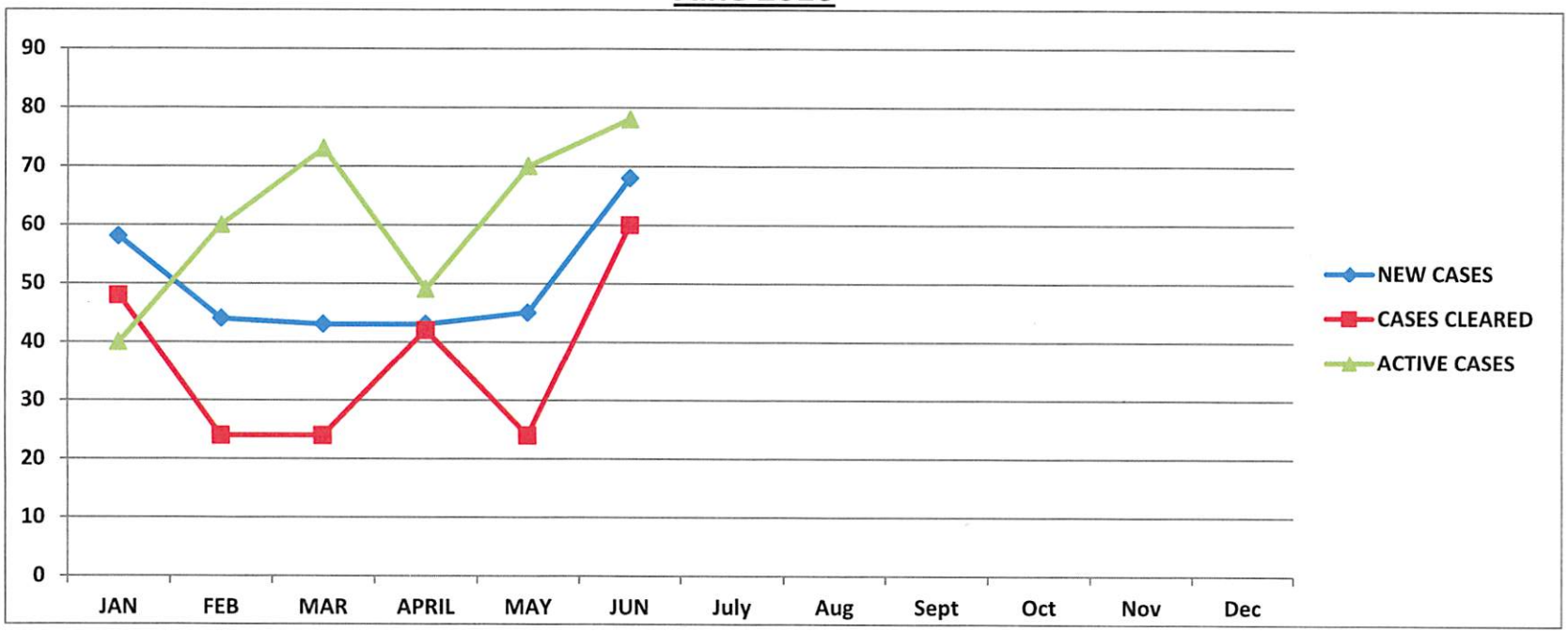
Investigations are continuing to follow up on (78) active cases. Also, (7) cases have been screened with the District Attorney and the City Attorney and (7) cases were closed with arrests being made. Case load for June was a particularly busy month for Suspicious Calls (17) Alarms (32), Traffic Offenses (71) and Traffic Accidents (24)

VOLUNTEERS IN POLICE SERVICES

Volunteers In Police Services helped with the Courts and patrolling the City of Bluffdale during the month of June 2016.

BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS

June 2016



2016	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
New Cases	58	44	43	43	45	68						
Cases Cleared	48	24	24	42	24	60						
Active Cases	40	60	73	49	70	78						

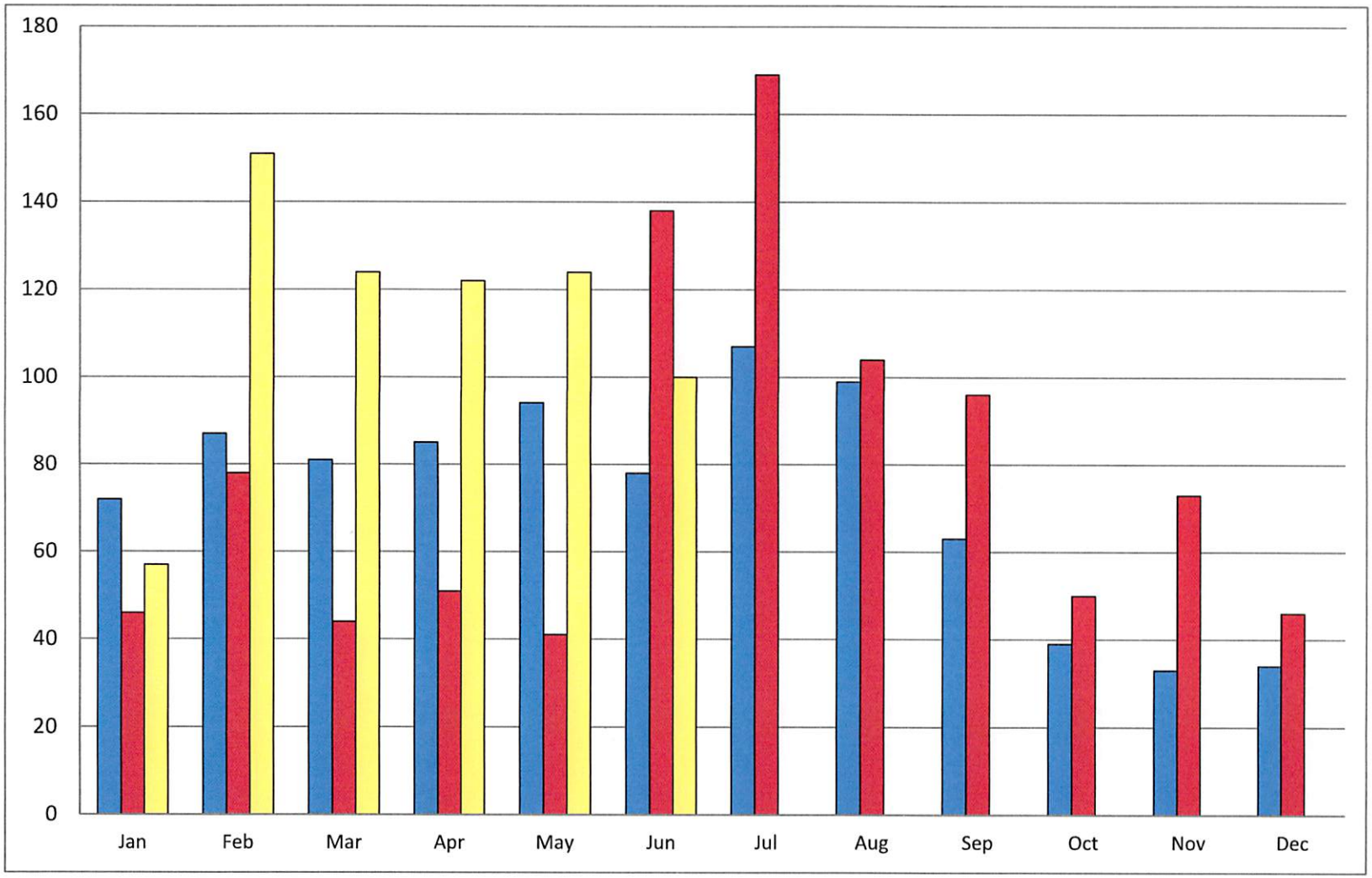
TOTALS	2013-Year End	2014–Year End	2015-Year End	2016-Year End
New Cases	287	409	673	
Cases Cleared	203	483	699	

BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS

June 2016

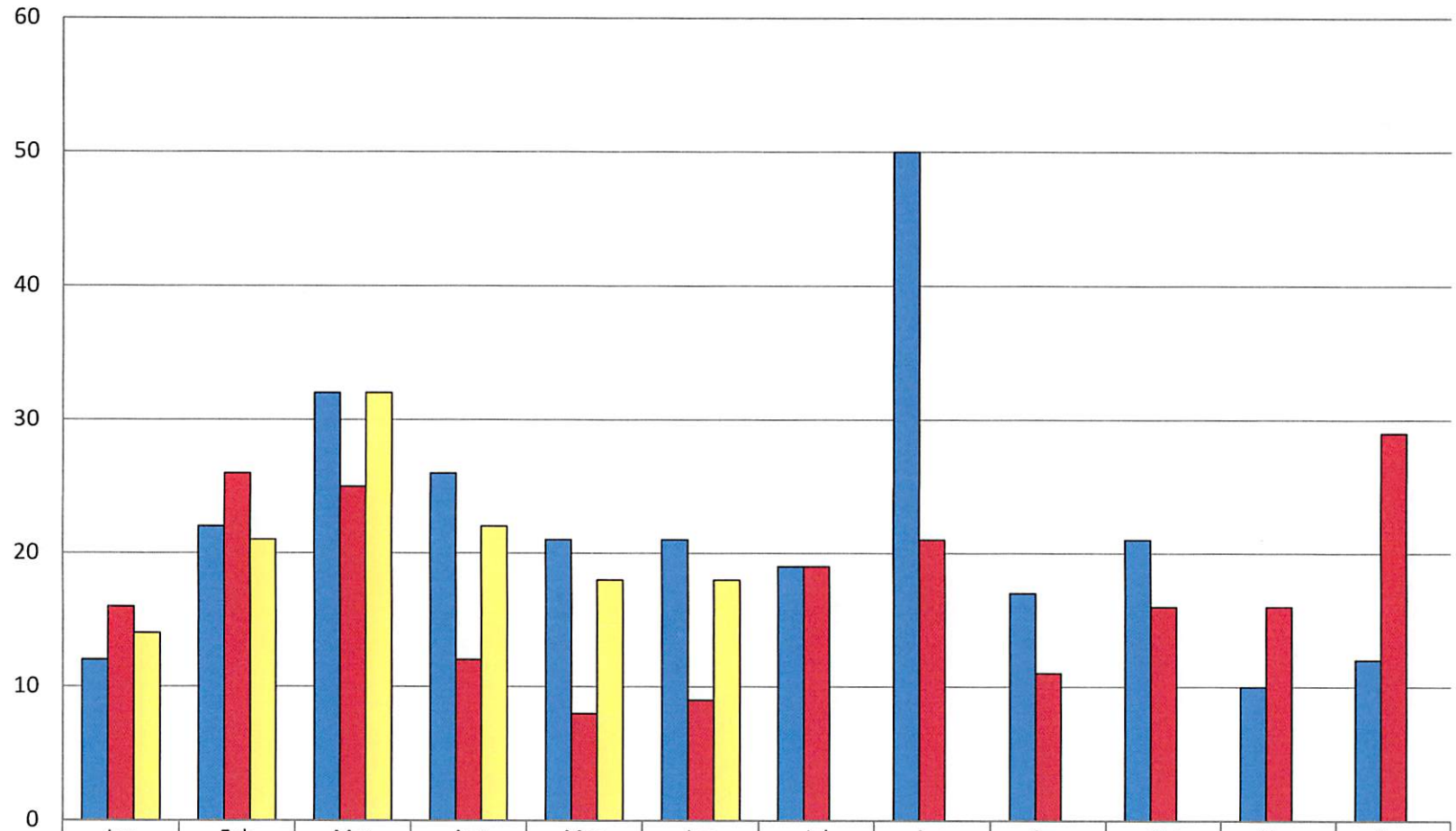
Active Cases	**488**	**1441**	**982**	

Bluffdale Police Department
Total Traffic Citations



Totals
2014 - 872 / 2015 - 767 / 2016 - 678

Bluffdale Police Department
Total Arrests



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	12	22	32	26	21	21	19	50	17	21	10	12
2015	16	26	25	12	8	9	19	21	11	16	16	29
2016	14	21	32	22	18	18						

Totals

2014 - 220 / 2015 - 208 / 2016 - 125

Bluffdale Police

Monthly Statistics / Information

July 2016

Bluffdale Police	Fastest CAD call Response Times

Nature	Date Reported	Response
DIST 26	7/23/2016 19:32	0:02:33
ASSI MEDI 26	7/7/2016 17:10	0:03:32
ASSI FIRE 26	7/26/2016 8:12	0:03:33
ASSI MEDI 26	7/23/2016 23:28	0:03:38
WEAP OFFE IP 26	7/12/2016 14:09	0:03:54
DIST 26	7/18/2016 16:34	0:04:03
DOME VIOL IP 26	7/5/2016 12:48	0:04:05
THRE SUIC 26	7/4/2016 16:52	0:04:08
ASSI MEDI 26	7/19/2016 6:19	0:04:09
ASSI FIRE DD	7/22/2016 0:42	0:04:10
DIST 26	7/9/2016 18:52	0:04:25
ASSA IP 26	7/29/2016 18:27	0:04:41
VIOL ORDE IP 1	7/28/2016 17:33	0:04:44
ASSI MEDI 26	7/15/2016 17:27	0:05:16
ASSI MEDI 26	7/7/2016 15:16	0:05:30
TRESPASS IP 26	7/7/2016 15:47	0:05:39
DIST 26	7/18/2016 19:33	0:05:48
ACCI PI 26	7/16/2016 12:39	0:06:17
ASSI MEDI 26	7/3/2016 18:17	0:06:30
ASSI MEDI 26	7/9/2016 14:36	0:06:32
DIST 26	7/24/2016 17:34	0:06:49
FIRE BRUS DD	7/22/2016 13:42	0:07:13
ACCI PI 26	7/25/2016 13:12	0:07:35
DIST 26	7/26/2016 19:30	0:07:47
ASSI MEDI 26	7/11/2016 21:10	0:07:58
DIST 26	7/30/2016 8:51	0:08:15
ASSI AGEN 26	7/25/2016 22:37	0:08:33
ASSI MEDI 26	7/1/2016 7:14	0:08:57
ASSI MEDI 26	7/9/2016 13:50	0:08:58
TRESPASS IP 26	7/31/2016 12:02	0:08:59
ASSI MEDI 26	7/11/2016 8:19	0:09:05
ASSI MEDI 26	7/19/2016 18:38	0:09:12
ASSI FIRE 26	7/4/2016 21:51	0:09:18
DIST 26	7/27/2016 18:23	0:09:34
THRE SUIC 26	7/25/2016 1:19	0:09:52
ASSI MEDI 26	7/6/2016 17:39	0:09:53
DIST 26	7/3/2016 18:32	0:12:12
FOLL UP 26	7/1/2016 20:24	0:14:02
ASSI MEDI 26	7/13/2016 16:44	0:14:29
ASSI FIRE 26	7/1/2016 22:07	0:14:44
ASSI MEDI 26	7/16/2016 21:59	0:21:39

ASSI FIRE 1	7/6/2016 5:54	0:22:39
THRE SUIC 26	7/31/2016 8:45	0:22:57
Avg. All Calls		**0:07:52**

Volunteers In Police Services
Hours for July 2016

VOLUNTEER	HOURS
Bell, Mark	12.00
Anderson, Tami	0.00
McCarthy, Curtis	15.00
Nelson, Sharron	2.50
Wheeler, Harmonie	0.00
Farley, Ken	7.00
McCarthy, Charice	13.00
Britsch, David	0.00
Total	**49.50**

CATEGORIES	HOURS
L.I.D.A.R.	0.00
Vacation Checks	0.00
Traffic Control	0.00
VIPS Patrol	16.00
Justice Court	12.00
Document Delivery / Summons Service	0.00
Vehicle transportation and Service	2.00
Ride-a-Longs	0.00
Training	0.00
Office / Investigations / Fingerprinting	0.00
Special Assignment/Events	19.50
Commercial Vehicle Inspections(CVI)	0.00

TOTAL HOURS FOR July 2016 **49.50 Hours**

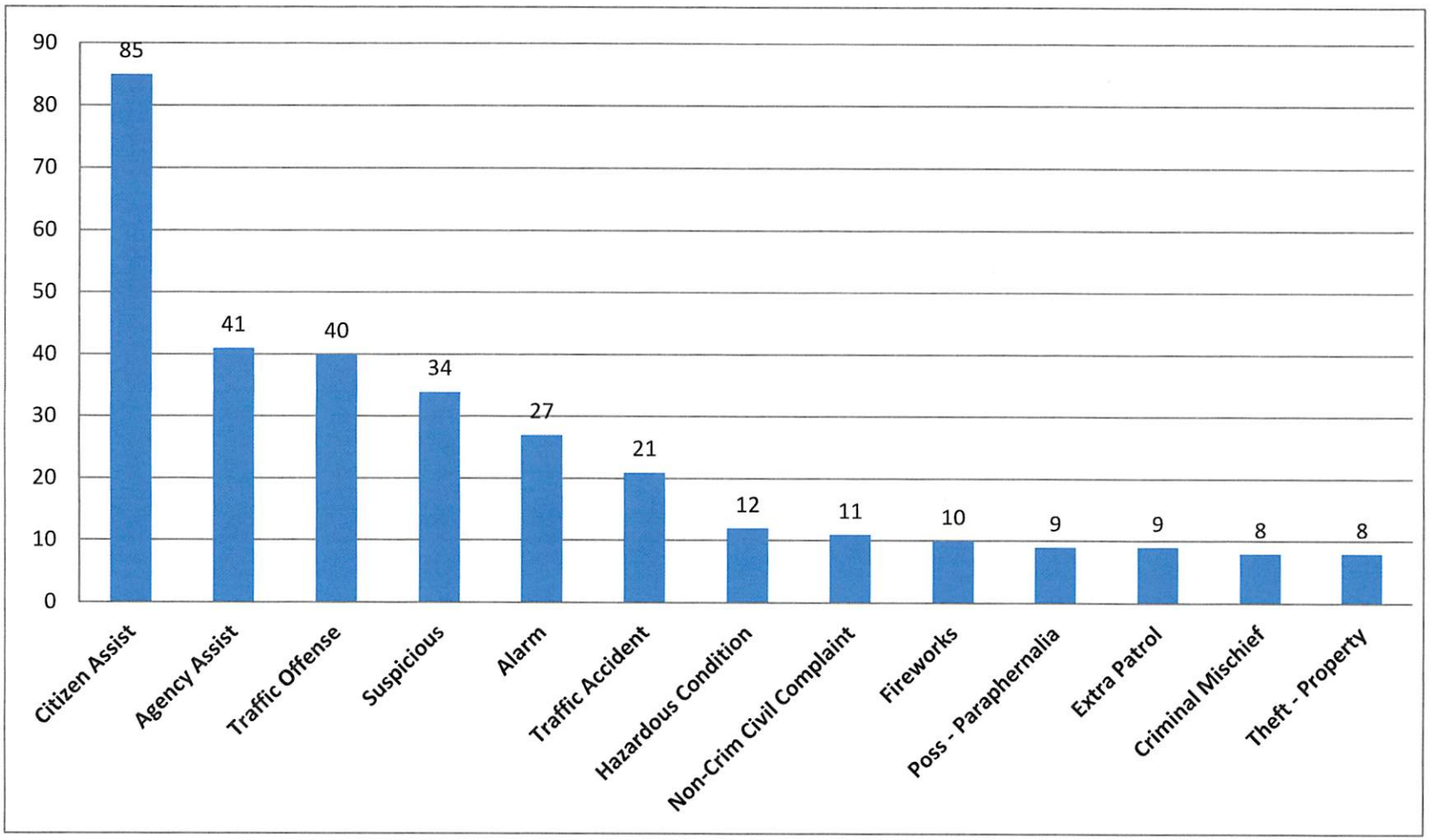
TOTAL HOURS FOR THE YEAR 2016 **289.00 Hours**

A coalition of approximately 550 charities, foundations and corporate giving programs, calculated an hourly dollar value of a volunteer's time. The current value in Utah is $20.25. For 2016, the dollar value for the time donated by the volunteers of the Bluffdale Police Department - **$4,849.88**

TOTAL HOURS FOR 2016... 289.00 hours

Hourly dollar value for volunteer's since inception - August, 2011 **$41,404.13**

Bluffdale Police Department
Stats for July
2016



BLUFFDALE POLICE DEPARTMENT

Investigations Division Monthly Summary

July 2016

INVESTIGATOR	New Assigned Cases	Cases Completed	Cleared by Arrest	Authored Warrants	Cases Screened	Active Cases	School Education	Composite Drawings	Photo Line-up	Call Outs
Taylor	13	13	3	0	3	6	0	0	0	1
Stidham	25	21	9	0	9	76	0	0	0	1
N. Nelson	0	0	0	0	0	0	0	0	0	0
Monthly Total	**38**	**34**	**12**	**0**	**12**	**82**	**0**	**0**	**0**	**2**
Previous Month	68	60	7	0	7	78	**0**	**0**	**0**	*2*
Year-to-date	294	232	75	6	70	382	**1**	**0**	**0**	12
2010 End of year (6 months)	245	75	31	11	24	137				27
2011 End of year	469	489	117	33	137	83				104

BLUFFDALE POLICE DEPARTMENT
Investigations Division Monthly Summary
July 2016

2012 End of year	350	306	79	13	75	222				28
2013 End of year	287	203	65	19	66	488				14
2014 End of year	409	483	87	25	82	1441				28
2015 End of year	673	699	104	25	109	982	**71**	**0**	**5**	37
2016 End of year										

SARATGOGA SPRINGS/ BLUFFDALE POLICE DEPARTMENT

Chief Andrew Burton

"Commitment to Service"

BLUFFDALE DIVISION MONTHLY SUMMARY
July 2016

Bluffdale Officers received (379) incidents assigned to them this month. Among the cases involving Investigations/Patrol Units were; (4) burglaries, (0) vehicle burglaries, cases involving thefts and frauds, (12) cases involving domestic violence, (11) vehicle theft, (2) sex offenses, (1) mental subject, (1) weapons offenses, (0) child abuse cases, (4) criminal mischief cases, (1) missing person, (0) death investigation, (0) robbery, (0) stalking cases and (1) assault cases.

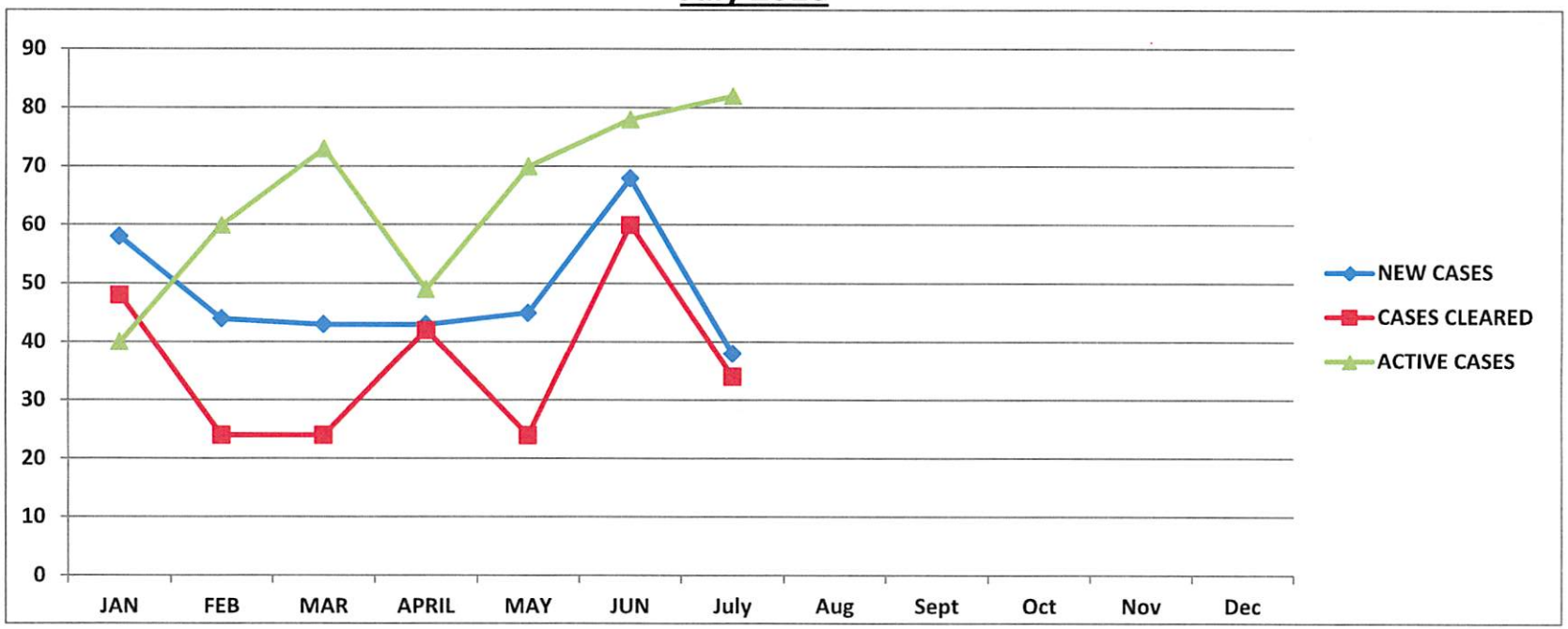
Investigations are continuing to follow up on (82) active cases. Also, (12) cases have been screened with the District Attorney and the City Attorney and (12) cases were closed with arrests being made. Case load for July was a particularly busy month for Suspicious Calls (34) Alarms (26), Traffic Offenses (72) and Traffic Accidents (16)

VOLUNTEERS IN POLICE SERVICES

Volunteers In Police Services helped with the Courts and patrolling the City of Bluffdale during the month of July 2016.

BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS

July 2016



2016	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
New Cases	58	44	43	43	45	68	38					
Cases Cleared	48	24	24	42	24	60	34					
Active Cases	40	60	73	49	70	78	82					

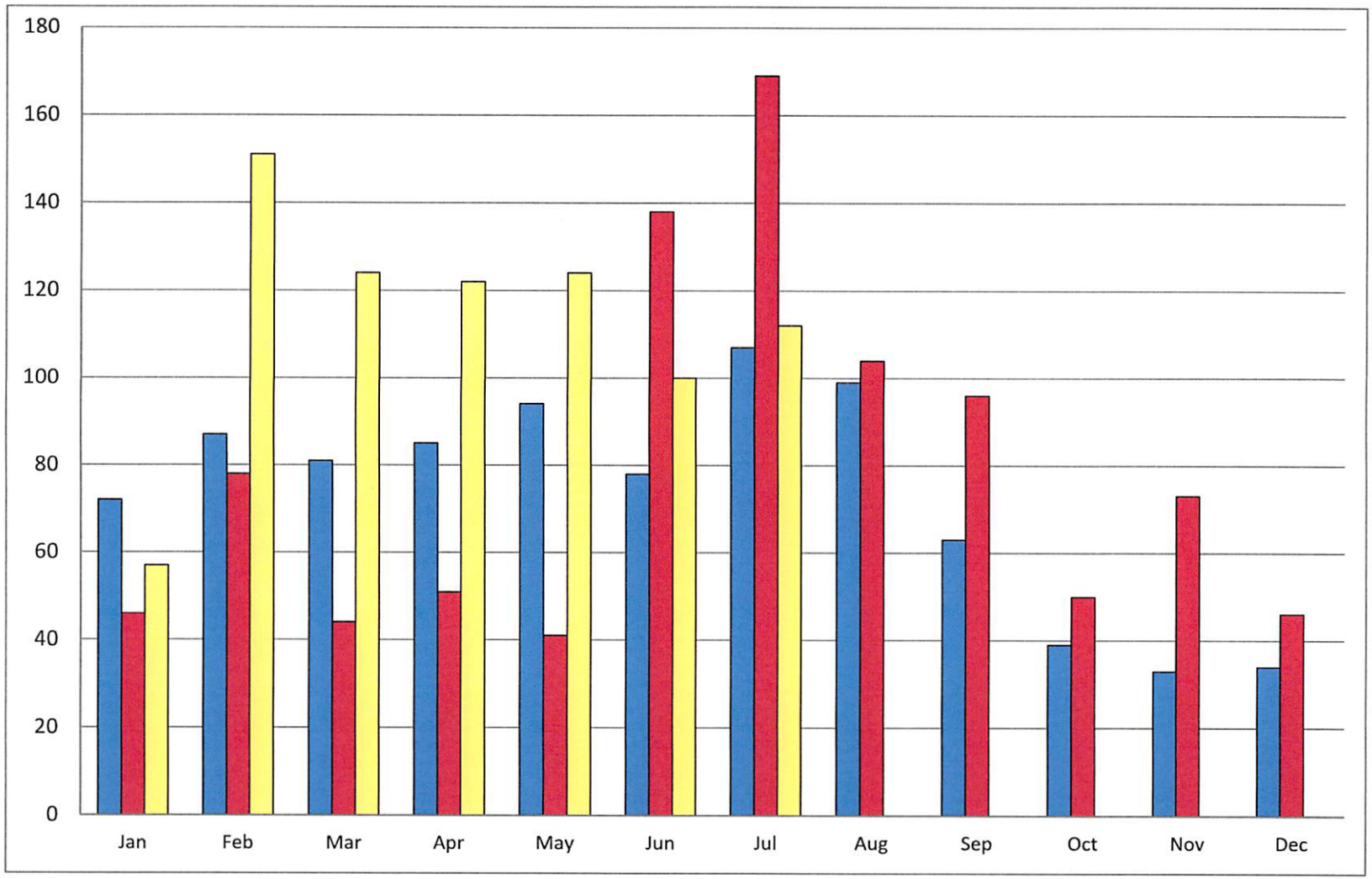
TOTALS	2013-Year End	2014–Year End	2015-Year End	2016-Year End
New Cases	287	409	673	
Cases Cleared	203	483	699	

BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS

July 2016

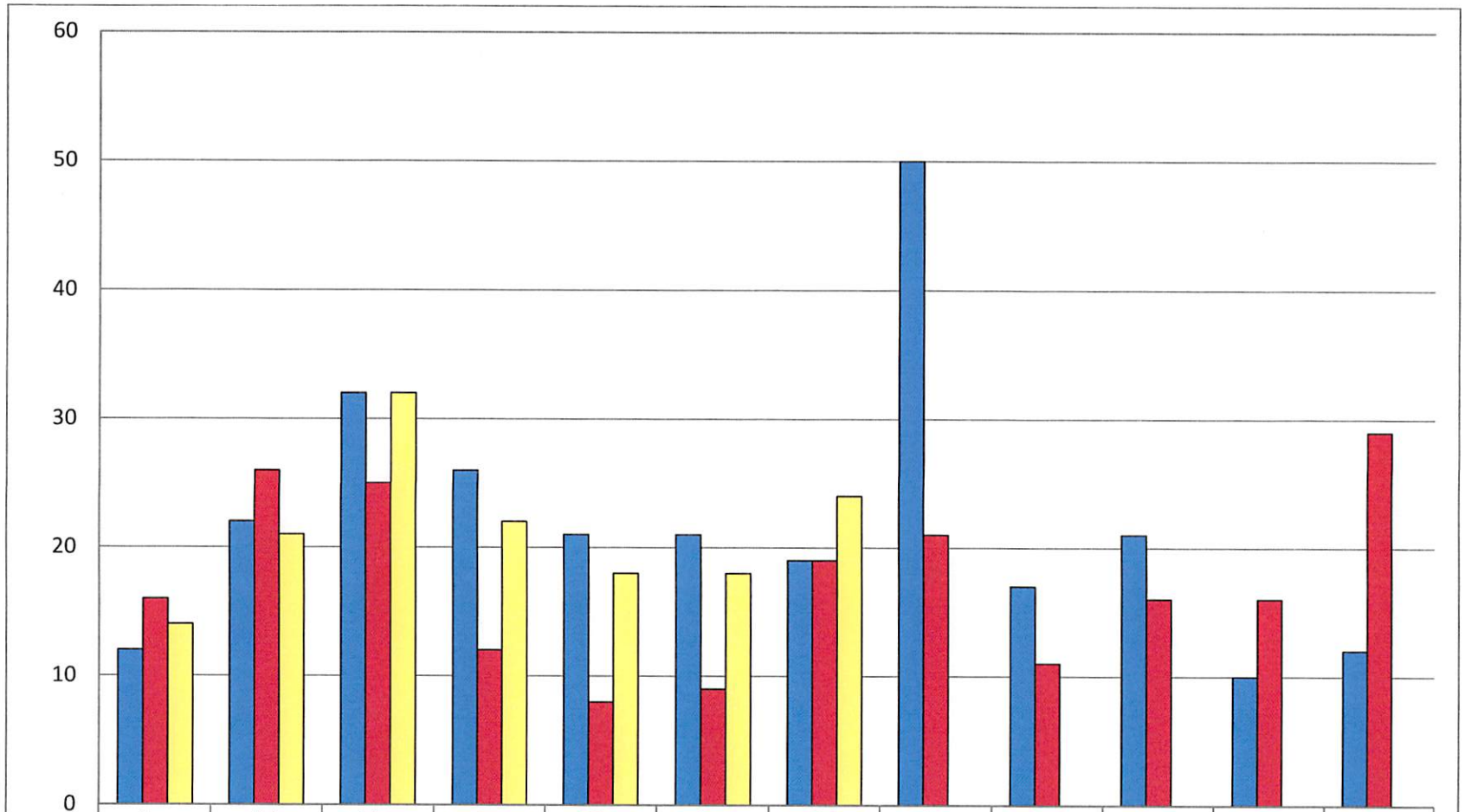
Active Cases	**488**	**1441**	**982**	

Bluffdale Police Department
Total Traffic Citations



Totals
2014 - 872 / 2015 - 767 / 2016 - 790

Bluffdale Police Department
Total Arrests



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	12	22	32	26	21	21	19	50	17	21	10	12
2015	16	26	25	12	8	9	19	21	11	16	16	29
2016	14	21	32	22	18	18	24					

Totals

2014 - 220 / 2015 - 208 / 2016 - 149

Bluffdale Police

Monthly Statistics / Information

August 2016

Bluffdale Police	Fastest CAD Call Response Times

Nature	Date Reported	Response
ASSI FIRE 26	8/26/2016 17:18	0:01:09
MEDICAL DD	8/23/2016 21:08	0:02:09
MISS CHIL 26	8/20/2016 0:34	0:02:10
ASSI MEDI 26	8/4/2016 9:01	0:02:39
FIRE BRUS DD	8/9/2016 20:35	0:02:55
THRE SUIC 26	8/4/2016 8:22	0:03:23
ACCI PI 26	8/11/2016 21:34	0:04:17
DRUG OFFE IP 26	8/7/2016 13:48	0:04:21
DRUG OFFE IP 26	8/4/2016 0:18	0:04:41
DIST 26	8/17/2016 12:55	0:04:43
MEDICAL DD	8/15/2016 16:50	0:04:48
ASSI FIRE 26	8/12/2016 12:36	0:04:56
DRUG OFFE IP 26	8/30/2016 20:12	0:04:56
DOME VIOL IP 26	8/21/2016 16:32	0:05:02
MEDICAL DD	8/27/2016 13:20	0:05:07
ASSI MEDI 26	8/27/2016 9:36	0:05:11
ASSI FIRE 1	8/25/2016 21:04	0:05:21
ACCI PI 26	8/18/2016 8:51	0:05:58
FIRE INVES DD	8/5/2016 11:09	0:06:06
FIRE BRUS DD	8/8/2016 15:35	0:06:17
THRE SUIC 26	8/15/2016 14:54	0:06:42
OVERDOSE	8/13/2016 15:58	0:06:58
BACKUP 26	8/30/2016 20:40	0:07:24
ASSA IP 26	8/6/2016 19:40	0:07:26
ASSI FIRE 26	8/5/2016 18:52	0:08:00
ASSI FIRE 26	8/17/2016 9:08	0:08:19
THRE SUIC 26	8/28/2016 16:08	0:08:46
ASSI MEDI 26	8/12/2016 15:36	0:08:56
BURGLARY IP 26	8/24/2016 2:54	0:09:19
MISS CHIL 26	8/21/2016 23:48	0:09:44
DIST 26	8/1/2016 23:09	0:10:26
TRESPASS IP 26	8/29/2016 20:19	0:10:33
ASSI FIRE 26	8/25/2016 12:10	0:11:02
DOME VIOL IP 26	8/5/2016 20:08	0:11:04
FIRE POWE LI DD	8/12/2016 17:50	0:12:21
BURGLARY IP 26	8/2/2016 1:26	0:13:13
TRESPASS IP 26	8/20/2016 13:53	0:13:31
ACCI PI 26	8/31/2016 17:25	0:18:36
Avg. All Calls		**0:06:35**

Volunteers In Police Services
Hours for August 2016

VOLUNTEER	HOURS
Bell, Mark	12.00
Anderson, Tami	0.00
McCarthy, Curtis	12.00
Nelson, Sharron	0.00
Wheeler, Harmonie	0.00
Farley, Ken	10.00
McCarthy, Charice	12.00
Britsch, David	0.00
Total	**46.00**

CATEGORIES	HOURS
L.I.D.A.R.	0.00
Vacation Checks	0.00
Traffic Control	0.00
VIPS Patrol	0.00
Justice Court	12.00
Document Delivery / Summons Service	0.00
Vehicle transportation and Service	0.00
Ride-a-Longs	0.00
Training	0.00
Office / Investigations / Fingerprinting	0.00
Special Assignment/Events	34.00
Commercial Vehicle Inspections(CVI)	0.00

TOTAL HOURS FOR August 2016 **46.00 Hours**

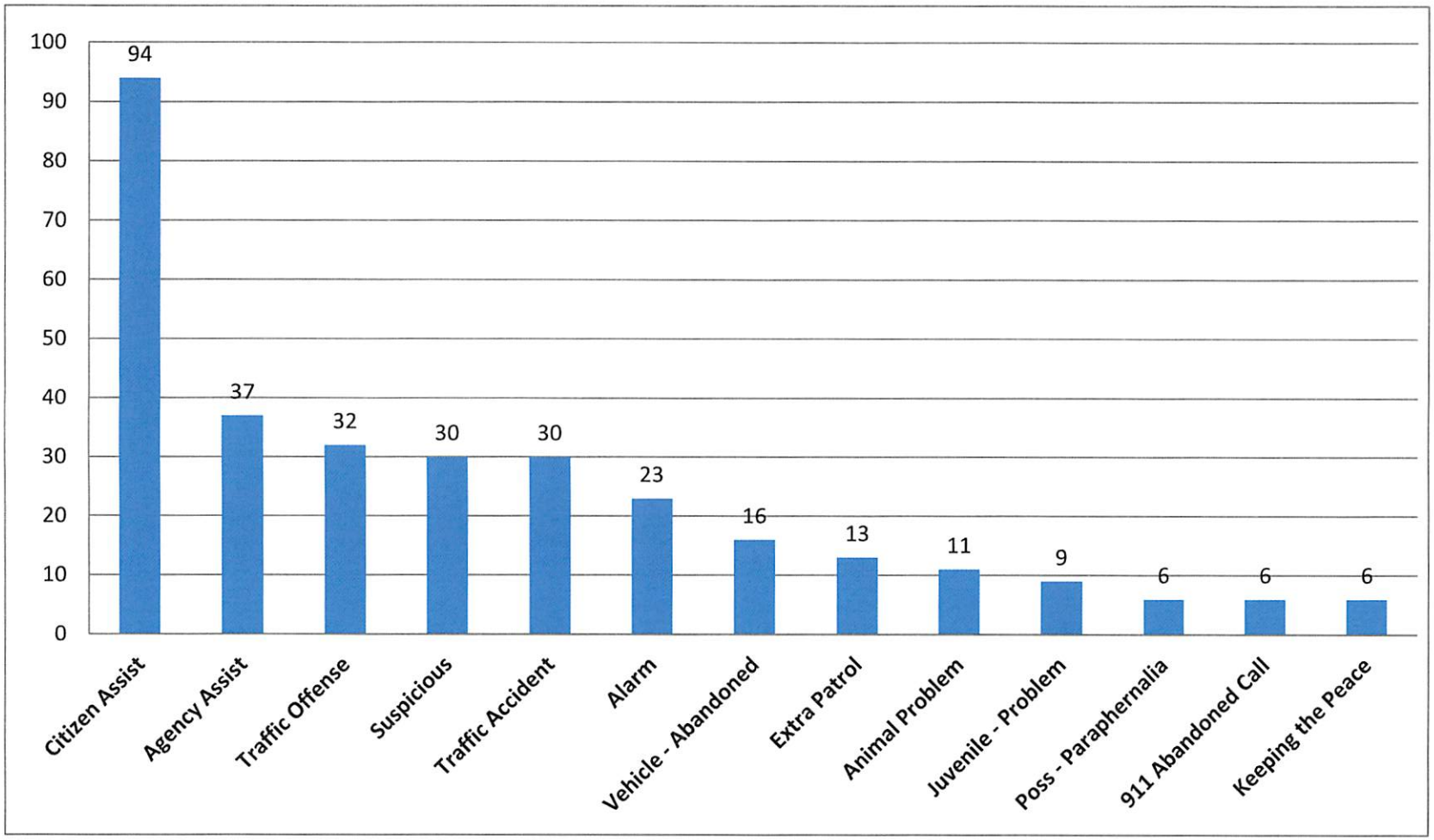
TOTAL HOURS FOR THE YEAR 2016 **335.00 Hours**

A coalition of approximately 550 charities, foundations and corporate giving programs, calculated an hourly dollar value of a volunteer's time. The current value in Utah is $20.25. For 2016, the dollar value for the time donated by the volunteers of the Bluffdale Police Department - **$5,781.38**

TOTAL HOURS FOR 2016... 335.00 hours

Hourly dollar value for volunteer's since inception - August, 2011 **$42,335.63**

Bluffdale Police Department
Stats for August
2016



BLUFFDALE POLICE DEPARTMENT

Investigations Division Monthly Summary

August 2016

INVESTIGATOR	New Assigned Cases	Cases Completed	Cleared by Arrest	Authored Warrants	Cases Screened	Active Cases	School Education	Composite Drawings	Photo Line-up	Call Outs
Taylor	27	2	2	0	2	31	0	0	0	0
Stidham	25	56	17	0	16	45	0	0	0	1
N. Nelson	0	0	0	0	0	0	0	0	0	0
Monthly Total	**52**	**58**	**19**	**0**	**18**	**76**	**0**	**0**	**0**	**1**
Previous Month	38	34	12	0	12	82	**0**	**0**	**0**	*2*
Year-to-date	346	290	94	6	88	458	**1**	**0**	**0**	13
2010 End of year (6 months)	245	75	31	11	24	137				27
2011 End of year	469	489	117	33	137	83				104

BLUFFDALE POLICE DEPARTMENT
Investigations Division Monthly Summary
August 2016

2012 End of year	350	306	79	13	75	222				28
2013 End of year	287	203	65	19	66	488				14
2014 End of year	409	483	87	25	82	1441				28
2015 End of year	673	699	104	25	109	982	**71**	**0**	**5**	37
2016 End of year										

SARATGOGA SPRINGS/ BLUFFDALE POLICE DEPARTMENT

Chief Andrew Burton

"Commitment to Service"

BLUFFDALE DIVISION MONTHLY SUMMARY
August 2016

Bluffdale Officers received (382) incidents assigned to them this month. Among the cases involving Investigations/Patrol Units were; (0) burglaries, (3) vehicle burglaries, cases involving thefts and frauds, (5) cases involving domestic violence, (2) vehicle theft, (1) sex offenses, (3) mental subject, (2) weapons offenses, (0) child abuse cases, (2) criminal mischief cases, (1) missing person, (0) death investigation, (0) robbery, (0) stalking cases and (0) assault cases.

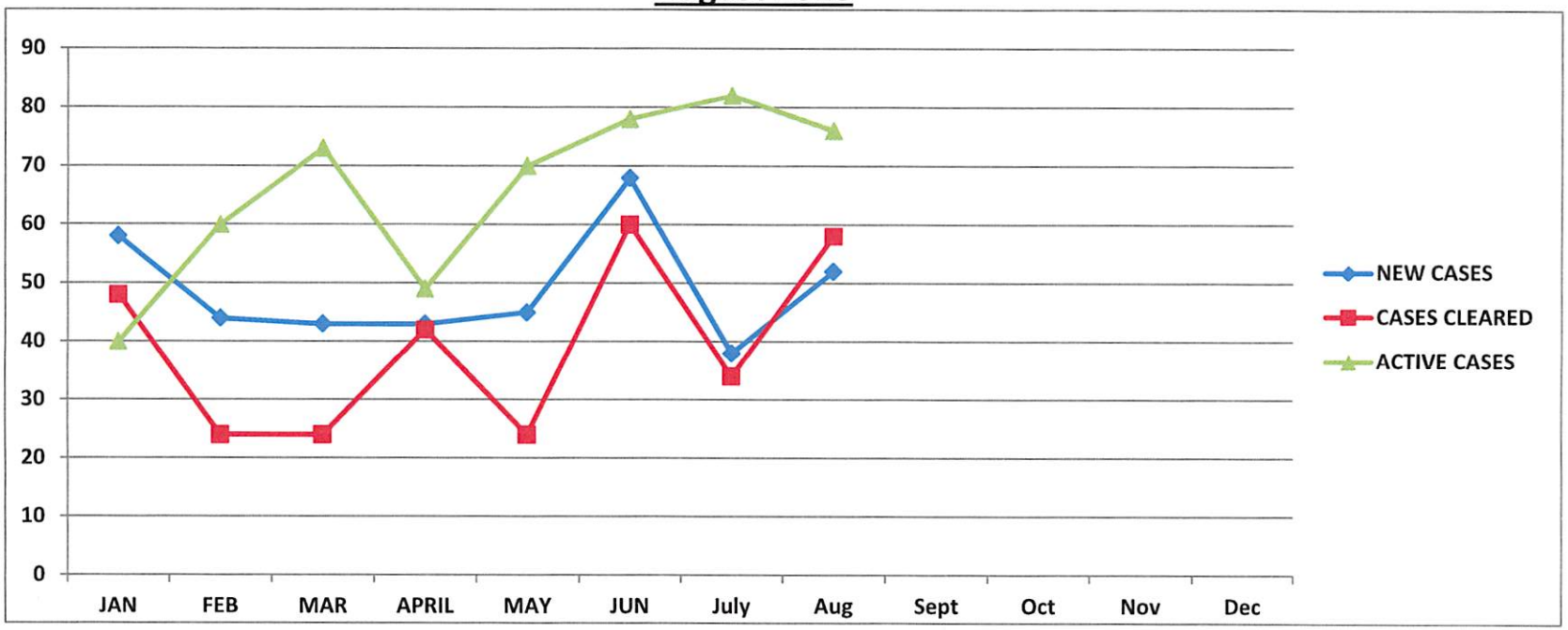
Investigations are continuing to follow up on (76) active cases. Also, (18) cases have been screened with the District Attorney and the City Attorney and (19) cases were closed with arrests being made. Case load for August was a particularly busy month for Suspicious Calls (34) Alarms (22), Traffic Offenses (78) and Traffic Accidents (27)

VOLUNTEERS IN POLICE SERVICES

Volunteers In Police Services helped with the Courts and patrolling the City of Bluffdale during the month of August 2016.

BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS

August 2016



2016	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
New Cases	58	44	43	43	45	68	38	52				
Cases Cleared	48	24	24	42	24	60	34	58				
Active Cases	40	60	73	49	70	78	82	76				

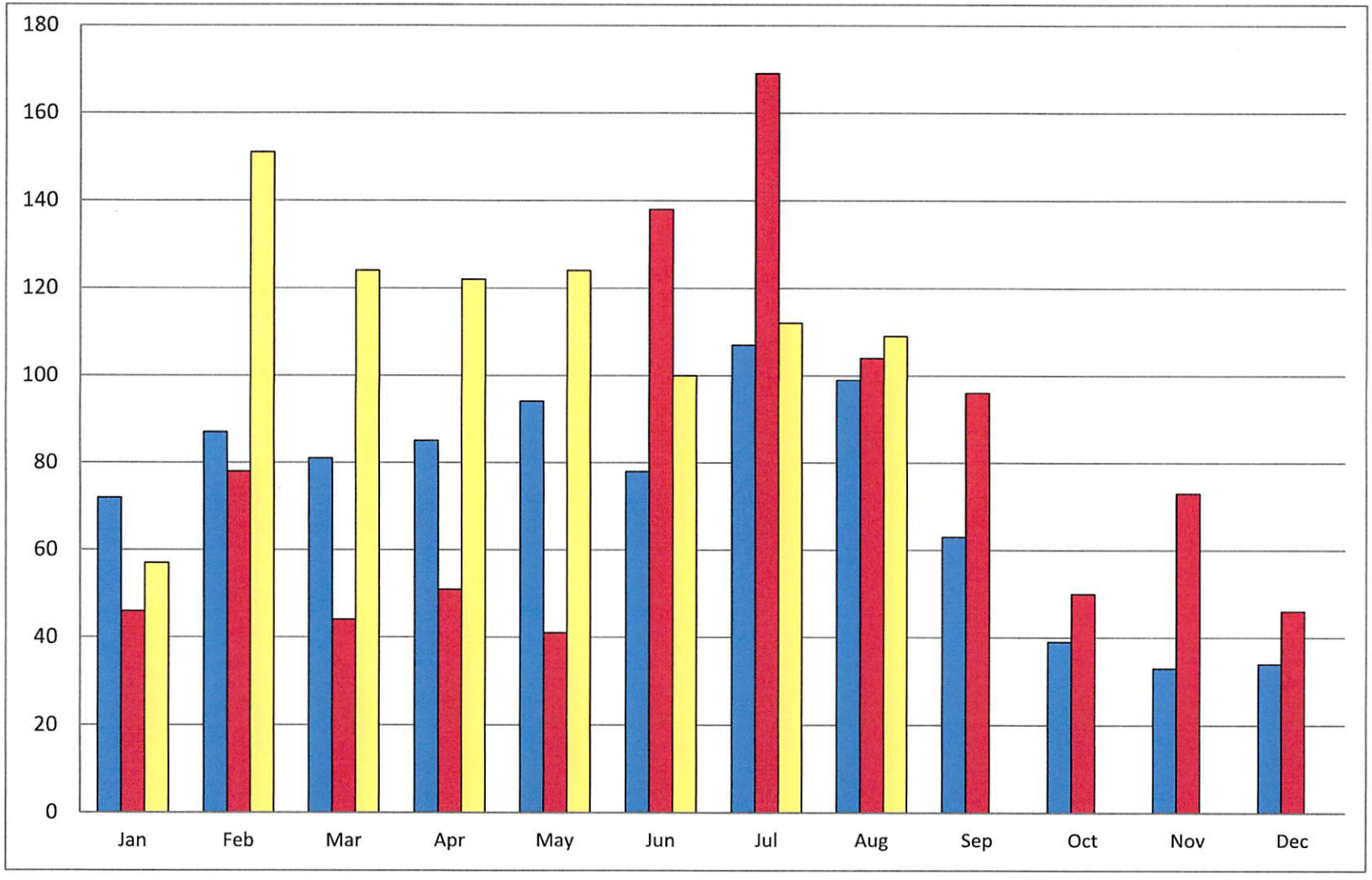
TOTALS	2013-Year End	2014–Year End	2015-Year End	2016-Year End
New Cases	287	409	673	
Cases Cleared	203	483	699	

BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS

August 2016

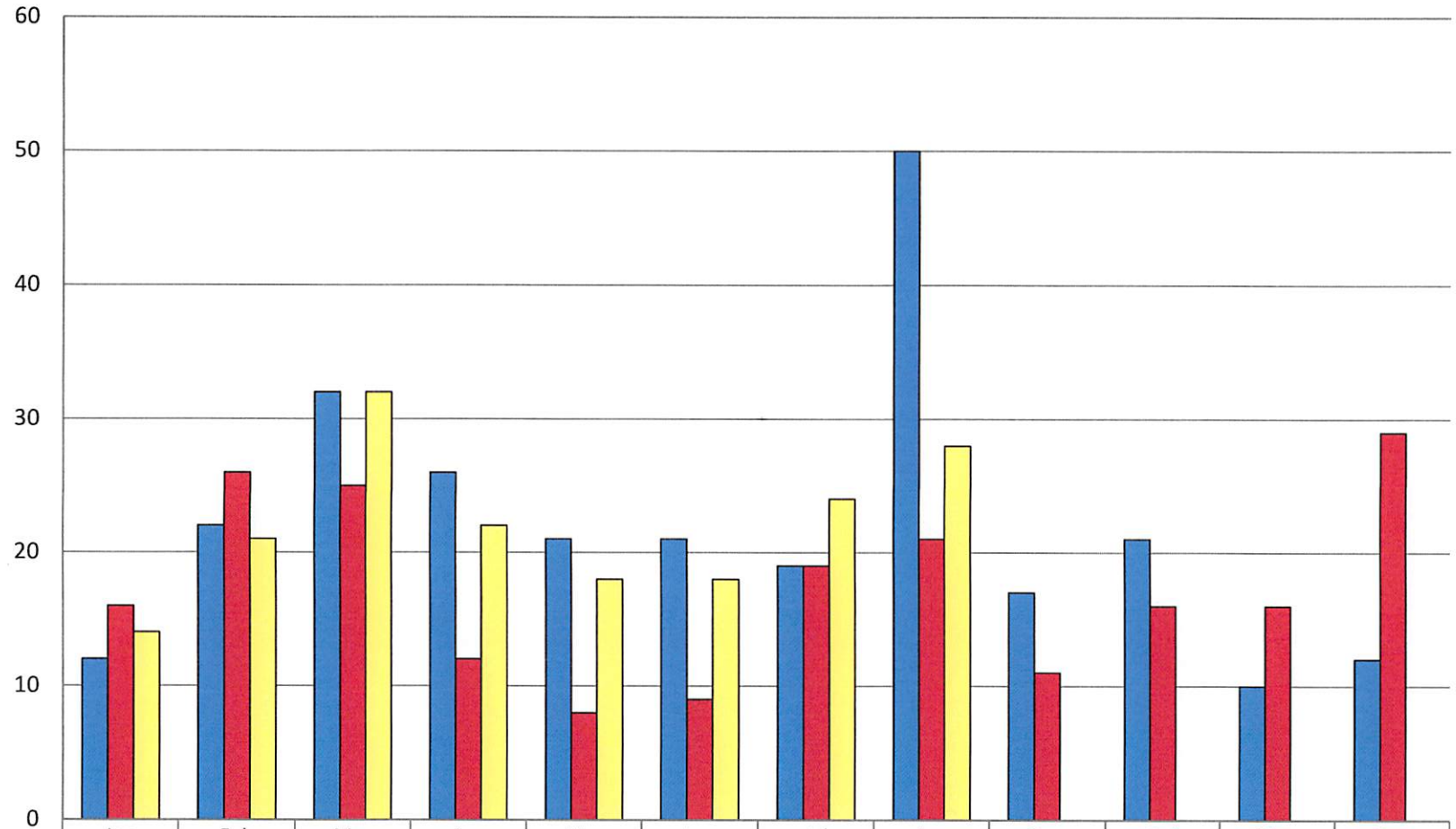
Active Cases	**488**	**1441**	**982**	

Bluffdale Police Department
Total Traffic Citations



Totals
2014 - 872 / 2015 - 767 / 2016 - 899

Bluffdale Police Department
Total Arrests



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	12	22	32	26	21	21	19	50	17	21	10	12
2015	16	26	25	12	8	9	19	21	11	16	16	29
2016	14	21	32	22	18	18	24	28				

Totals

2014 - 220 / 2015 - 208 / 2016 - 177

Bluffdale Police

Monthly Statistics / Information

September 2016

Bluffdale Police

Fastest CAD Call Response Times

Nature	Date Reported	Response
ASSI MEDI 26	3/5/2016 4:22	0:02:21
ASSI FIRE 26	3/1/2016 13:58	0:02:31
CHIL ABUS IP 26	3/13/2016 11:48	0:02:37
ASSI FIRE 26	3/12/2016 19:50	0:03:00
MISS CHIL 26	3/6/2016 17:26	0:03:34
ASSI FIRE 26	3/10/2016 1:56	0:03:43
DIST 26	3/10/2016 19:39	0:04:03
CHIL ABUS IP 26	3/4/2016 8:28	0:04:42
ASSI MEDI 26	3/6/2016 14:17	0:04:43
DOME VIOL IP 26	3/27/2016 21:40	0:05:46
ASSI MEDI 26	3/4/2016 0:36	0:06:34
DIST FAMI 26	3/1/2016 20:08	0:06:46
TRESPASS IP 26	3/20/2016 16:52	0:07:35
ASSI MEDI DD	3/29/2016 21:21	0:07:44
ACCI PI 26	3/14/2016 12:23	0:09:10
ASSI MEDI 26	3/12/2016 9:35	0:09:23
ASSI FIRE 26	3/30/2016 3:39	0:10:16
SEX OFFE IP 26	3/28/2016 18:13	0:11:42
THRE SUIC 26	3/11/2016 19:51	0:12:29
MISS CHIL 26	3/4/2016 17:48	0:12:55
ASSI FIRE 26	3/16/2016 13:53	0:15:32
FIRE INVES DD	3/11/2016 21:00	0:16:15
TRESPASS IP 26	3/26/2016 21:20	0:19:24
FIRE CO ALAR DD	3/18/2016 5:00	0:23:28
DRUG OFFE IP 26	3/18/2016 17:28	0:32:54
Avg. All Calls		**0:09:02**

Volunteers In Police Services
Hours for September 2016

VOLUNTEER	HOURS
Bell, Mark	12.00
Anderson, Tami	0.00
McCarthy, Curtis	7.50
Nelson, Sharron	0.00
Wheeler, Harmonie	0.00
Farley, Ken	12.00
McCarthy, Charice	7.50
Britsch, David	0.00
Total	**39.00**

CATEGORIES	HOURS
L.I.D.A.R.	0.00
Vacation Checks	0.00
Traffic Control	0.00
VIPS Patrol	15.00
Justice Court	12.00
Document Delivery / Summons Service	0.00
Vehicle transportation and Service	0.00
Ride-a-Longs	0.00
Training	0.00
Office / Investigations / Fingerprinting	0.00
Special Assignment/Events	12.00
Commercial Vehicle Inspections(CVI)	0.00

TOTAL HOURS FOR August 2016 **46.00 Hours**

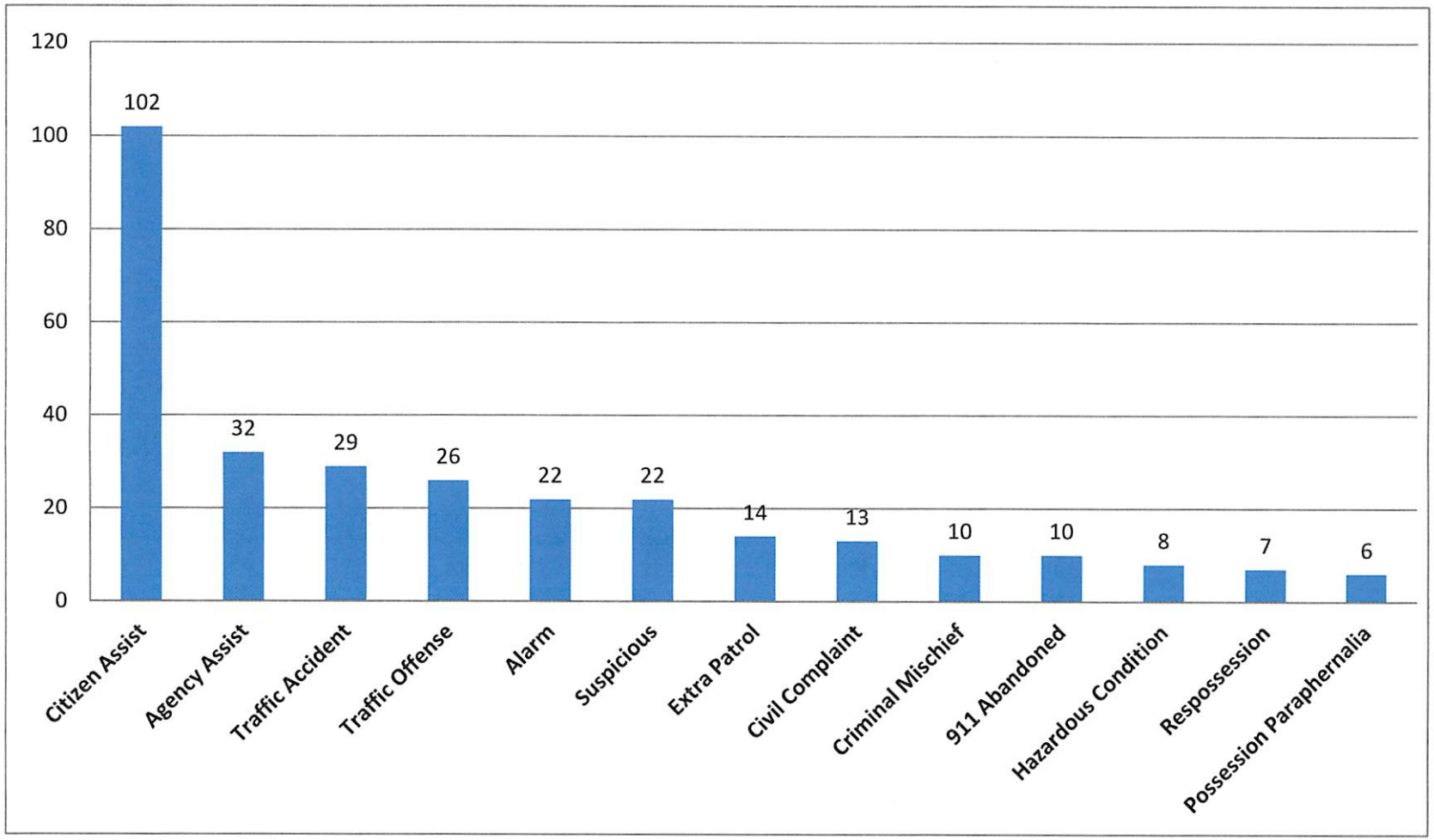
TOTAL HOURS FOR THE YEAR 2016 **335.00 Hours**

A coalition of approximately 550 charities, foundations and corporate giving programs, calculated an hourly dollar value of a volunteer's time. The current value in Utah is $20.25. For 2016, the dollar value for the time donated by the volunteers of the Bluffdale Police Department - **$5,781.38**

TOTAL HOURS FOR 2016... 335.00 hours

Hourly dollar value for volunteer's since inception - August, 2011 **$42,335.63**

Bluffdale Police Department
Stats for March
2016



BLUFFDALE POLICE DEPARTMENT

Investigations Division Monthly Summary

September 2016

INVESTIGATOR	New Assigned Cases	Cases Completed	Cleared by Arrest	Authored Warrants	Cases Screened	Active Cases	School Education	Composite Drawings	Photo Line-up	Call Outs
Cole	0	0	0	0	0	0	0	0	0	0
Stidham	44	34	11	0	11	55	0	0	1	0
N. Nelson	0	0	0	0	0	0	0	0	0	0
Monthly Total	**44**	**34**	**11**	**0**	**11**	**55**	**0**	**0**	**1**	**0**
Previous Month	52	58	19	0	18	76	0	0	0	1
Year-to-date	390	324	105	6	99	513	1	0	0	13
2010 End of year (6 months)	245	75	31	11	24	137				27
2011 End of year	469	489	117	33	137	83				104

BLUFFDALE POLICE DEPARTMENT
Investigations Division Monthly Summary
September 2016

2012 End of year	350	306	79	13	75	222				28
2013 End of year	287	203	65	19	66	488				14
2014 End of year	409	483	87	25	82	1441				28
2015 End of year	673	699	104	25	109	982	**71**	**0**	**5**	37
2016 End of year										

SARATOGA SPRINGS/ BLUFFDALE POLICE DEPARTMENT

Chief Andrew Burton

"Commitment to Service"

BLUFFDALE DIVISION MONTHLY SUMMARY
September 2016

Bluffdale Officers received (198) incidents assigned to them this month. Among the cases involving Investigations/Patrol Units were; (1) burglaries, (2) vehicle burglaries, cases involving thefts and frauds, (4) cases involving domestic violence, (4) vehicle theft, (0) sex offenses, (1) mental subject, (0) weapons offenses, (2) child abuse cases, (3) criminal mischief cases, (0) missing person, (0) death investigation, (0) robbery, (1) stalking cases and (1) assault cases.

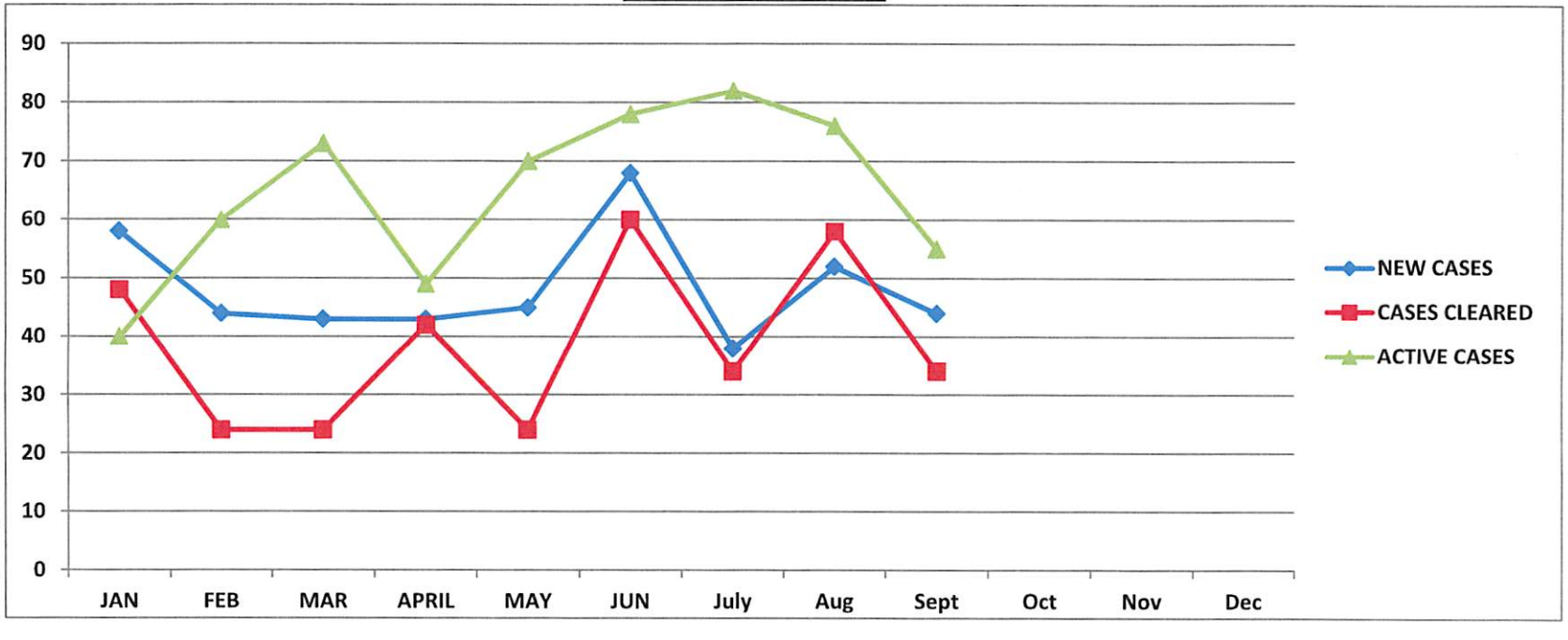
Investigations are continuing to follow up on (55) active cases. Also, (11) cases have been screened with the District Attorney and the City Attorney and (11) cases were closed with arrests being made. Case load for August was a particularly busy month for Suspicious Calls (5) Alarms (13), Traffic Offenses (26) and Traffic Accidents (14).

VOLUNTEERS IN POLICE SERVICES

Volunteers In Police Services helped with the Courts and patrolling the City of Bluffdale during the month of September 2016.

BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS

September 2016



2016	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
New Cases	58	44	43	43	45	68	38	52	44			
Cases Cleared	48	24	24	42	24	60	34	58	34			
Active Cases	40	60	73	49	70	78	82	76	55			

TOTALS	2013-Year End	2014–Year End	2015-Year End	2016-Year End
New Cases	287	409	673	
Cases Cleared	203	483	699	

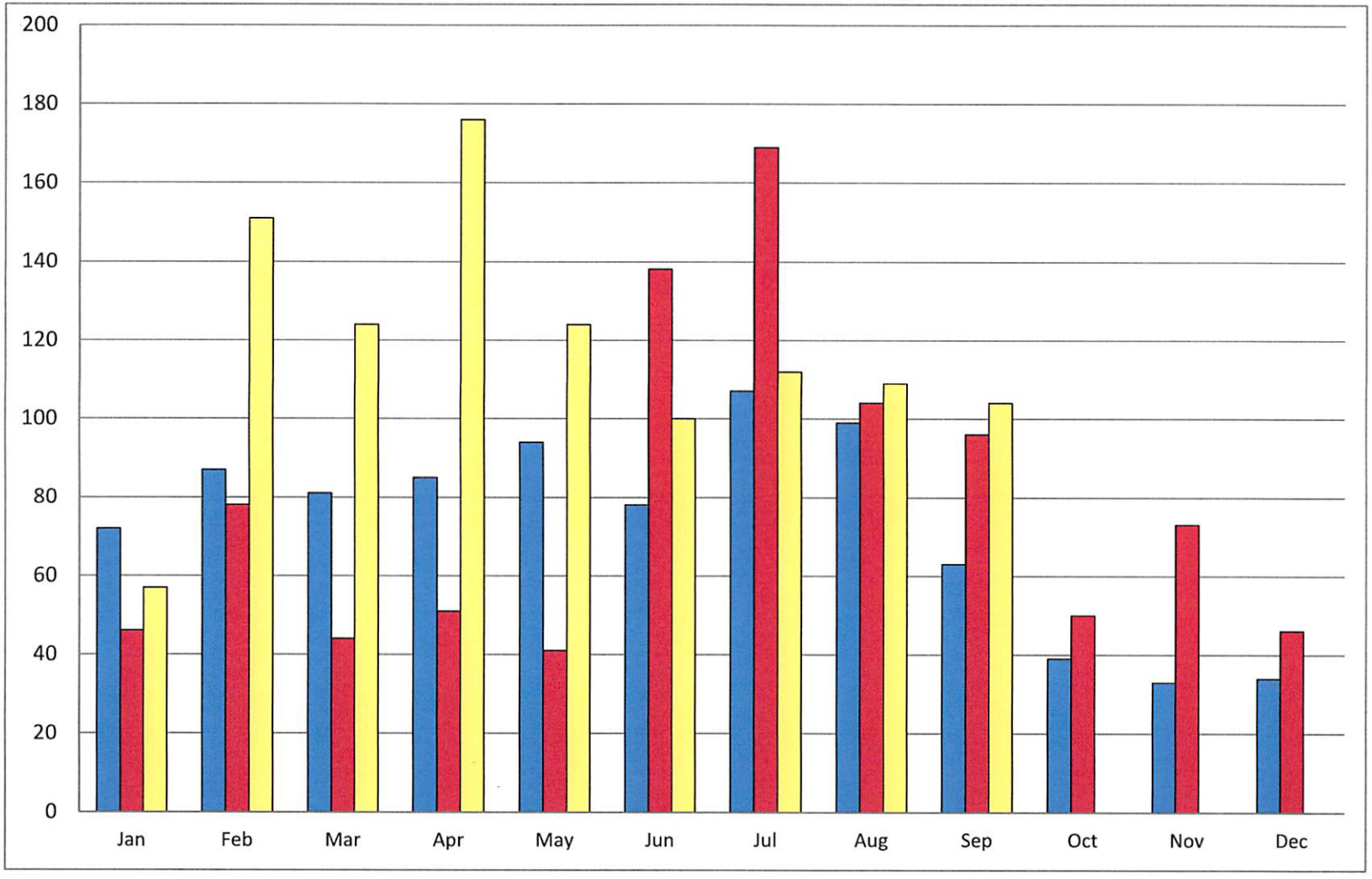
BLUFFDALE POLICE DEPARTMENT

MONTHLY CASE STATISTICS

September 2016

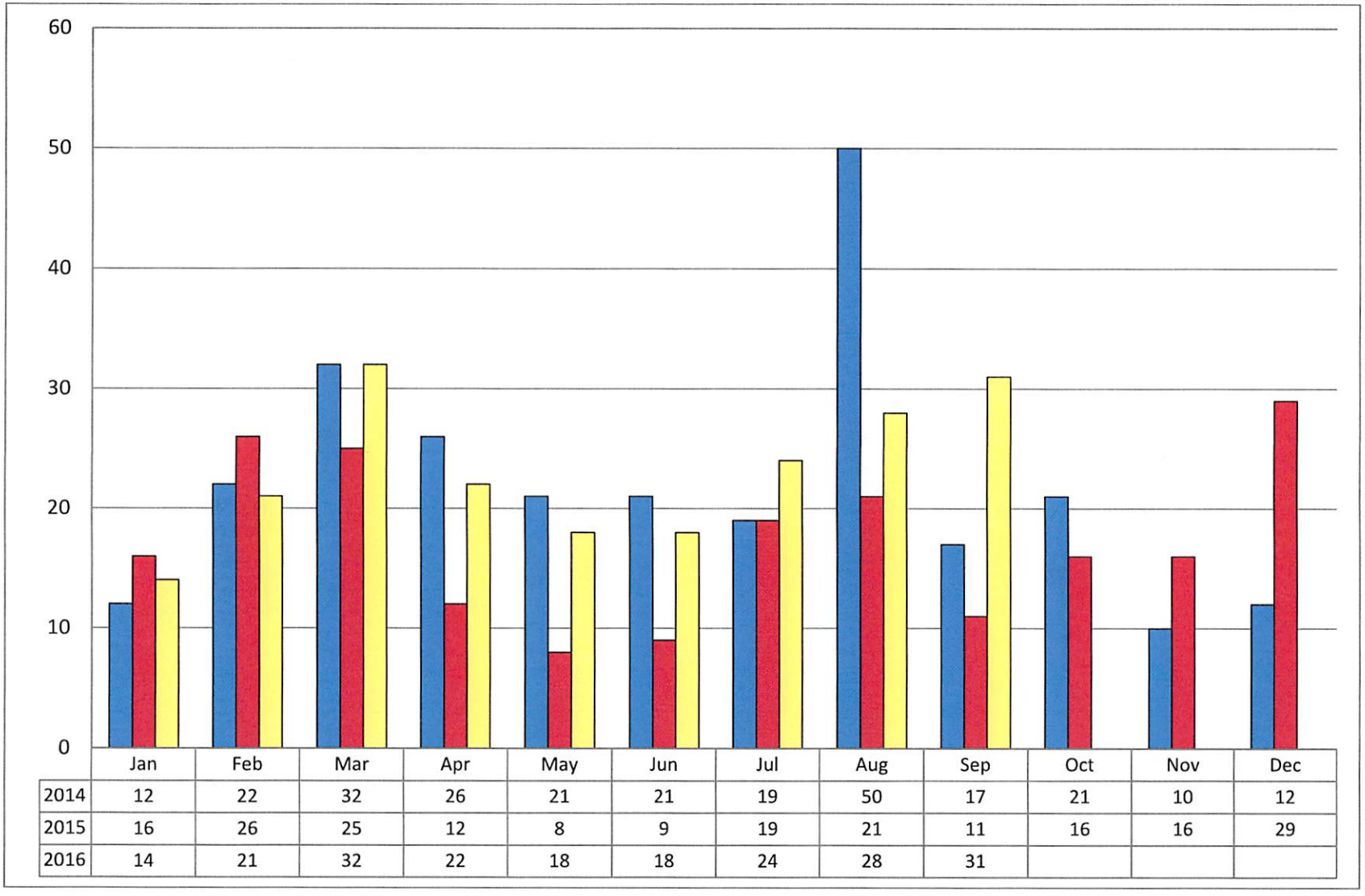
Active Cases	**488**	**1441**	**982**	

Bluffdale Police Department
Total Traffic Citations



Totals
2014 - 872 / 2015 - 767 / 2016 - 1057

Bluffdale Police Department
Total Arrests



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	12	22	32	26	21	21	19	50	17	21	10	12
2015	16	26	25	12	8	9	19	21	11	16	16	29
2016	14	21	32	22	18	18	24	28	31			

Totals

2014 - 220 / 2015 - 208 / 2016 - 208

Agenda Item 7

To: Mayor Timothy and City Council

From: Bruce M. Kartchner, CPA, Finance Director

Date: October 11, 2016

Subject: Water Rates and potential changes

Background

The City Council ("Council") requested that city staff review our water rates and determine if they are a in line with other cities as well as review whether they are adequate to pay the operating costs and fund the infrastructure expenditures the city incurs to provide water to the citizens.

Executive Summary

Based on our review, we propose increasing our current Tier 1 rate of $1.75 per 1,000 gallons be increased to $2.30 per 1,000 gallons. Of the total increase $0.10 is needed just to cover the cost increase from Jordan Valley Water Conservancy District. The remainder of the increase would be used to fund various water related capital projects that will be needed in the future based on our water master plan. This proposed increase is not sufficient to fund all potential projects.

Proposed Water Rates				
Base Rate				
Commercial	$ 30.00			
Residential	$ 12.00			
Tiered Rate per 1,000 gallons				
Tier 1	**$ 2.30**	0	to	10,000
Tier 2	**$ 2.75**	10,001	to	50,000
Tier 3	**$ 3.50**	50,001	to	100,000
Tier 4	**$ 4.20**	100,001	and greater	

Analysis

We presented some comparative rates and capital projects data to the Council in a meeting earlier this fiscal year. This memo is an update to the previous information provided.

The analysis is focused on the following areas:

- Rate Comparison -- Comparing our water rates to the rates other cities are charging their customers
- Operating Costs -- Reviewing our annual costs of providing the water to our customers
- Reviewing the impact of Jordan Valley Water Conservancy District's 2016/2017 price increase on our rates

- Growth -- Reviewing the need for the construction of future infrastructure and funding alternatives for those projects

Rate Comparison

As previously presented to the Council, comparative base fees range between $2.50 per month and $23.11 per month. Comparative rates per 1,000 gallons range between $1.04 per thousand and $5.33 per thousand. It was also noted that some cities have graduated per-thousand rates based on usage and some have a flat per-thousand rate regardless of usage. (See Schedule 1)

Current Bluffdale City Water Rates				
Base Rate				
Commercial	$ 30.00			
Residential	$ 12.00			
Tiered Rate per 1,000 gallons				
Tier 1	$ 1.75	0	to	10,000
Tier 2	$ 2.15	10,001	to	50,000
Tier 3	$ 2.85	50,001	to	100,000
Tier 4	$ 3.50	100,001	and greater	

Based on our review of the comparative rates, our current rates, as well as all other proposals in this memo, appear reasonable. Our rates are, and would be, neither the highest nor the lowest rates for both the base fee and the rate per thousand gallons used.

Operating Costs

We have reviewed the last 8 years' financial data related to the Water Fund and noted that the fund has been adequately covering our ongoing maintenance costs and our current debt payments. Overall no unusual increases or decreases in unappropriated fund balance have occurred which indicates that the rates are neither too high nor too low. Our current water rates appear to be reasonable and the proposed adjustments discussed in the next two sections, our water rates.

Cost of Water

We are a member agency of the Jordan Valley Water Conservancy District ("JVWCD") and currently purchase all of our culinary water from them. Every year JVWCD sends us a notice that the cost of the water we are purchasing is increasing. Richard Bay, General Manager, states that this year's increase is driven by two factors – inflation and population growth.

"The price pressure on our current water deliveries is inflationary," Bay said. "But the cost pressures on our future water supplies are greater than inflation because there's a real cost component that's growing. The reason is we're having to reach farther and farther from Salt Lake Valley for each new water source as our population grows."

Based on the increase in our cost of water from JVWCD (See Schedule 2), at a minimum we are proposing the following new water rate table:

Proposed Water Rates based on increased cost from JVWCD					
Base Rate					
Commercial	$ 30.00				
Residential	$ 12.00				
Tiered Rate per 1,000 gallons					
Tier 1	**$ 1.85**	0	to	10,000	
Tier 2	**$ 2.30**	10,001	to	50,000	
Tier 3	**$ 3.05**	50,001	to	100,000	
Tier 4	**$ 3.75**	100,001	and greater		

Growth

Currently the city collects a water impact fee related to new development. The impact fee calculation is included in the Impact Fee Facilities Plan which is part of the Capital Facilities Plan. The impact fee is calculated to pay for the increased infrastructure required to service the needs of the estimated new commercial and residential users. However, unlike other city assets for which we collect impact fees, the water department assets generate an ongoing revenue stream. This revenue stream results in a situation where the city can use water rates to pay for some, or all, of the infrastructure, and still properly allocate the cost of the assets to those receiving the benefit over the life of the assets. Furthermore, the impact fee calculation assumes that users of the same type will use the same amount of water, but using rates to pay for infrastructure those who are using more of the infrastructure naturally pay for more of it.

Of necessity, the analyses related to growth contained herein include assumptions and estimates. The attached water capital projects table (See Schedule 3) is based on estimated infrastructure needs included in our proposed water master plan and associated construction costs estimated by our City Engineer. The calculation of any needed water rate increase related to growth includes an assumption that the city will issue 20 year bonds at 4% to pay for the facilities and that the bond payments will be made from the increased revenue generated by the rate increase. Finally, the population growth estimates from our Capital Facilities Plan also are used to project water usage increases in the calculation of a potential rate increase. (See Schedule 4)

To illustrate the impact of capital projects on potential incremental rate increases, the attached calculation (Schedule 5) assumes that all of the projected capital projects except the pump station for re-use water will be funded by water rate increases and that the projects will be implemented in 2 phases. However, the model can be used to calculate the potential rate increase needed to pay for any percentage of the infrastructure implemented in any number of phases. The following rate table is an example of rates based on the illustrated calculation in Schedule 5.

Proposed Water Rates -- JVWCD + Capital Projects Phase 1					
Base Rate					
Commercial	$ 30.00				
Residential	$ 12.00				
Tiered Rate per 1,000 gallons					
Tier 1	**$ 2.30**	0	to	10,000	
Tier 2	**$ 2.75**	10,001	to	50,000	
Tier 3	**$ 3.50**	50,001	to	100,000	
Tier 4	**$ 4.20**	100,001	and greater		

Please note that rate increase related to capital projects would be in addition to the rate increase needed to pay the increase costs from JVWCD.

Comparative Rates:							Schedule 1
	Base	0 - 7.5	7.5 - 22.5	22.5 - 52.4	52.4 +		
Salt Lake City	9.51	1.21	1.73	2.40	2.53		
	Base	0 - 6	7-40	41 - 80	81 +		
Sandy	17.89	1.56	2.41	2.84	3.26		
	Base	All					
Riverton	2.50	3.91					
	Base	0 - 5	5 - 10	10 - 25	25 - 40	40 - 80	80 +
Herriman	17.89	1.70	1.80	1.95	2.25	2.60	3.40
	Base	0 - 5	5 - 20	20 - 50	50 - 100	100 +	
Draper	20.25	1.91 - 3.17	3.32 - 4.58	3.57 - 4.83	3.81 - 5.07	4.07 - 5.33	
	Base	0 - 7	7 - 20	20 - 50	50 +		
West Jordan	23.11	1.04	1.26	1.50	1.81		
	Base	All					
Murray	7.21	1.71					
	Base	0 -3	3 - 7	7 - 12	12+		
Saratoga	17.75	-	3.70	3.92	4.09		
	Base	0 - 5	5 - 30	30 +			
South Sale Lake	21.00	-	2.25	2.75			

Schedule 2

JORDAN VALLEY WATER CONSERVANCY DISTRICT

TENTATIVE ***2016/2017 Water Rates Summary***

(Rate Per Acre Foot)

	WINTER (Nov. 1 – Apr. 30)				SUMMER (May 1 – Oct. 31)			
Member Agencey (Rate per Acre Foot)	**2015/2016 Rates**	**2016/2017 Rate**	**$ Change**	**% Change**	**2015/2016 Rates**	**2016/2017 Rate**	**$ Change**	**% Change**
Bluffdale City Water								
Non-Pumped	$403.61	$412.96	$9.35	2.3%	$504.51	516.20	$11.69	2.3%
Upper JVWTP	434.22	443.52	9.30	2.1%	535.12	546.76	11.64	2.2%

Capital Project Funding Schedule		Schedule 3
Capital Projects:		
2 million gal. water tank	Potable	2,000,000
Pump station for new tank	Potable	500,000
7-8 million gal. reservoir	Secondary Water	5,600,000
Pump station - reclaimed water	Secondary Water	1,200,000
One water well	Potable	1,000,000
10,000 ' of 12 " distribution lines	Secondary Water	500,000
2200 West Reconstruction	Potable	1,200,000
1/2 Public Works Station	Potable	2,000,000
		14,000,000

Population Increase			**Schedule 4**
Source: 2015 IFFP			
			Growth %
			over 2016
Year	Population	Homes	base year
2010	7,684		
2011	7,839		
2012	8,227		
2013	9,774		
2014	10,839		
2015	11,977		
2016	13,175	3,589	
2017	14,492	3,948	1.10003
2018	15,942	4,342	1.20981
2019	17,376	4,733	1.31875
2020	18,766	5,112	1.42435
2021	20,080	5,470	1.52410
2022	21,285	5,798	1.61549
2023	22,562	6,146	1.71245
2024	23,803	6,484	1.80663
2025	25,112	6,840	1.90582
2026	26,368	7,182	2.00111
2027	27,686	7,541	2.10114
2028	28,932	7,881	2.19588
2029	30,234	8,236	2.29479
2030	31,443	8,565	2.38646
2031	32,701	8,908	2.48203
2032	33,846	9,219	2.56868
2033	34,861	9,496	2.64586
2034	35,732	9,733	2.71190
2035	36,447	9,928	2.76623
2036	36,994	10,077	2.80775
2037	37,364	10,178	2.83589
2038	37,737	10,279	
2039	38,039	10,362	
2040	38,267	10,424	
2041	38,459	10,476	
2042	38,651	10,528	
2043	38,806	10,570	
2044	38,883	10,591	
2045	38,918	10,601	
Mixed Use	5,458	3.54	19,317
1 Acre	3,730	3.96	14,771
10K'	691	3.96	2,736
Multi-Family	722	2.9	2,094
	10,601	3.67	38,918

Capital Project Funding Schedule							Schedule 5
				Paid for by rates		Paid by	
Capital Projects:			EDA Funds	Phase 1	Phase 2	Impact Fees	
2 million gal. water tank	Potable	2,000,000		2,000,000		-	
Pump station for new tank	Potable	500,000		500,000		-	
7-8 million gal. reservoir	Secondary Water	5,600,000			5,600,000	-	
Pump station - reclaimed water	Secondary Water	1,200,000	1,200,000			-	
One water well	Potable	1,000,000		1,000,000		-	
10,000 ' of 12 " distribution lines	Secondary Water	500,000			500,000	-	
2200 West Reconstruction	Potable	1,200,000		1,200,000		-	
1/2 Public Works Station	Potable	2,000,000		2,000,000		-	
		14,000,000	1,200,000	6,700,000	6,100,000	-	14,000,000
Annual Payment				492,998	448,849	-	
Required incremental fee increase per '000 Gallon				**0.412**	**0.375**		**0.786**
Rounded to the nearest $0.05				**0.45**			

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2016-

AN ORDINANCE ADOPTING AN AMENDED CONSOLIDATED FEE SCHEDULE FOR WATER RATES, CHARGED BY THE CITY OF BLUFFDALE

WHEREAS, the City Council desires to update the existing fees charged by the City; and

WHEREAS, the City Council finds that the fees set forth in the amended Consolidated Fee Schedule are reasonable and necessary and comparable to those imposed by other municipalities for similar administrative, services and/or development matters and that such fees are equitable in relation to the costs incurred by the City; and

WHEREAS, the City Council has determined that it is in the best interest of the health, safety and public interest of the residents and businesses within the City to amend the Consolidated Fee Schedule as more particularly set forth herein;

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

Section 1. Adoption. The Consolidated Fee Schedule of Bluffdale City is hereby adopted to read in its entirety as set forth in Exhibit "A" attached hereto and incorporated herein by this reference. All previously-adopted fee schedule ordinances and resolutions are repealed and superseded by this Ordinance.

Section 2. Effective Date. This Ordinance shall take effect immediately after recording in the Office of the City Recorder.

PASSED, ADOPTED AND DATED: November 16, 2016

_____
Mayor Derk P. Timothy

ATTEST:

_____
Wendy L. Deppe, City Recorder

Voting by the City Council:	"AYE"	"NAY"
Councilmember Jackson	_____	_____
Councilmember Nielsen	_____	_____
Councilmember Preece	_____	_____
Councilmember Westwood	_____	_____
Councilmember Wingate	_____	_____

Exhibit A
Consolidated Fee Schedule

Agenda Item 8

REQUEST FOR CITY COUNCIL ACTION

To: Mayor and City Council
From: Caitlyn Miller, Associate Planner
Date: November 10, 2016
Business Date: November 16, 2016
Subject: Approval of a text amendment to the Independence Village Residential Special District zone.
Staff Presentation: Caitlyn Miller

RECOMMENDATION AND CONDITIONS OF APPROVAL:
To approve a text amendment to the Independence Village Residential Special District zone Title 11-11I as recommended by the Planning Commission on November 9, 2016 subject to the following condition: that the lot dimensions listed in the land use table (Table 1) reflect those found in the concept plan.

Table 1

Land Use	Acres	Residential Density (DU/Ac)	No. of lots
40'x~~97~~ 90' SFD Lots	8.61	9.87	85
45'x108' SFD Lots	.56	8.92	5
50'x90' SFD Lots	9.95	7.63	76
55'x90' SFD Lots	1.61	8.07	13
60'x95' SFD Lot	.38	5.26	2
Public Dedicated Streets	5.88		
Residential subtotal	**26.99**	**6.70**	**181**
Fire Station Dedication	**1.28**		
Private Active Trail	.66		
Private Active (HOA Park)	2.42		
Private Passive (Canal)	1.99		
Detention Pond Dedication	.44		
Open Space subtotal	**5.51**		
1000 West Dedication	.80		
TOTALS	**34.58**	**5.23**	**181**

BACKGROUND SUMMARY:
The subject property is located at approximately 14774 South Noell Nelson Drive (1000 West) in the SD-R Independence Village Residential Special District zone. This phase consists of 88 of the total 181 detached single family lots planned in this project. The three phases in this project (totaling 34.58 acres) include 181 detached single family lots, an HOA owned park and trail, a retention pond, and a site for a future fire station.

PREVIOUS ACTIONS
- November 9, 2016: Planning Commission recommended approval 5-0.

SUPPORTING DOCUMENTS
- Ordinance
- Staff Report to Planning Commission

CITY OF BLUFFDALE, UTAH

Exhibit A – Proposed Changes to Ordinance 2016-12 (Independence Village SD-R)

ORDINANCE NO. 2016-18

AN ORDINANCE AMENDING THE INDEPENDENCE VILLAGE RESIDENTIAL SPECIAL DISTRICT (SD-R INDEPENDENCE VILLAGE), WHICH REVISES ORDINANCE TEXT AND ADOPTS A REVISED ACCOMPANYING PROJECT PLAN.

WHEREAS the City of Bluffdale Land Use Ordinance has adopted a Special District special purpose and overlay zone chapter which allows property owners to propose specific zoning regulations and plans for their properties;

WHEREAS an applicant and property owner representative have made a previous application to create the Independence Village Special District (Independence SD-R) which presented specific zoning regulations and plans to govern the subject property's development;

WHEREAS an applicant and property owner representative have made an application to amend the Independence Village Special District (SD-R) and associated project plan;

WHEREAS the proposed amendments and development project plan set forth herein have 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 and local ordinance to obtain public comment regarding the proposed amendments to the Land Use Ordinance and Zoning Map.

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

Section 1. Text Amendments and Project Plan Approval. The City Council hereby amends the chapter in the City's Land Use Ordinance entitled SD-R Independence Village Project Plan, which includes the project plan requirements for Independence Village to Title 11 of the Bluffdale City Code, as indicated in Exhibit 'B'

See Exhibit 'B'

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

EXHIBIT B

ARTICLE I. SD-R INDEPENDENCE VILLAGE PROJECT PLAN

11-111-1: PURPOSE:
11-111-2: EXISTING CONDITIONS
11-111-3: CONCEPTUAL SITE PLAN:
11-111-4: DEVELOPMENT STANDARDS AND DESIGN GUIDELINES:

11-111-1: PURPOSE:

The purpose is to develop Independence Village, a residential neighborhood consisting of 181 single family detached lots on public streets, an HOA owned and maintained park and trail and the dedication of a City fire station all on approximately 34.6 acres located east of Noell Nelson Drive (1000 West) at approximately 14900 South.

11-11-1-2: EXISTING CONDITIONS

Figure 1 shows the existing conditions on the property and immediate surroundings.

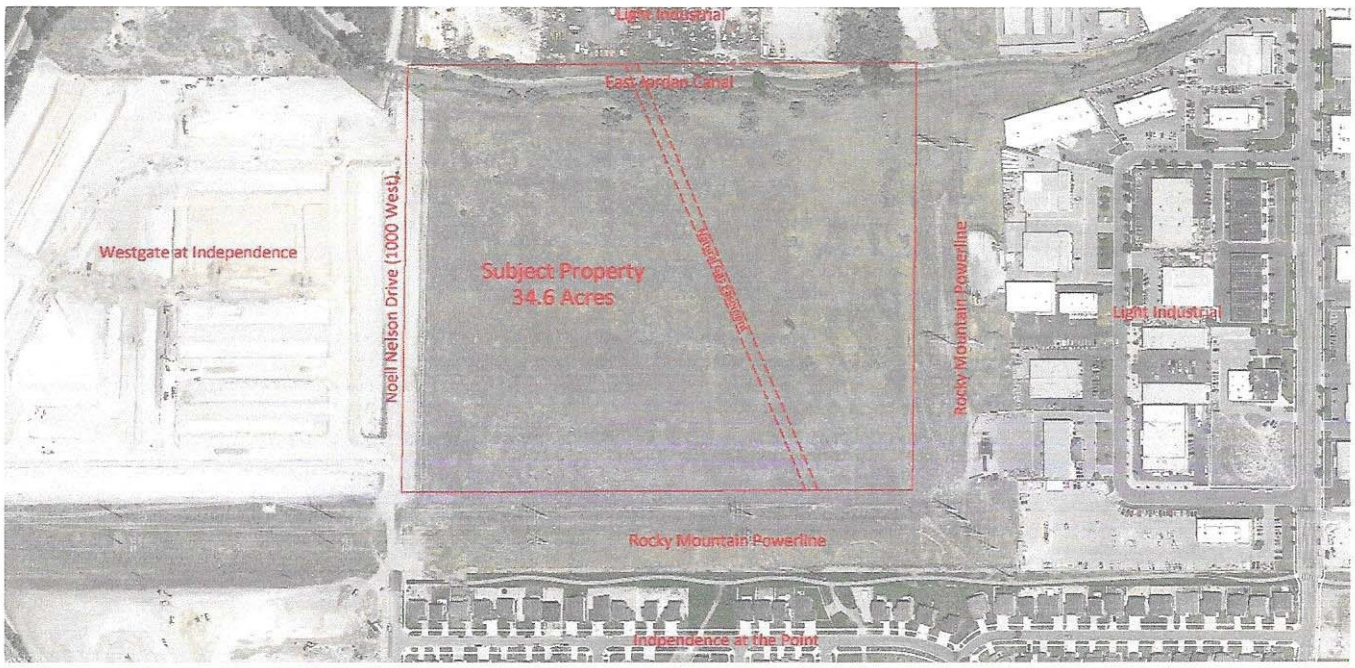


Figure 1

Table 1

Independence Village
Concept Plan Statistical Summary

Land Use	Acres	Residential Density (DU/Ac)	No. of Lots
40'x'90' SFD Lots	13.24	7.47	99
50'x90' SFD Lots	15.36	5.40	83
Residential Subtotal	**28.50**	**6.35**	**181**
Fire Station Dedication	**1.28**		
Private Active (Trail)	0.66		
Private Active (HOA Park)	1.35		
Private Passive (Canal)	1.99		
Open Space Subtotal	**4.00**		
1000 West Dedication	0.80		
Totals	**34.58**	**5.23**	**181**

Acres and residential densities shown in Figure 1, Table 1 and throughout the zone are approximations based upon best available information. Civil engineering and surveying will revise and refine the numbers.

Land Use	Acres	Residential Density (DU/Ac)	No. of lots
40'x90' SFD Lots	8.61	9.87	85
45'x108' SFD Lots	.56	8.92	5
50'x90' SFD Lots	9.95	7.63	76
55'x90' SFD Lots	1.61	8.07	13
60'x95' SFD Lot	.38	5.26	2
Public Dedicated Streets	5.88		
Residential subtotal	**26.99**	**6.70**	**181**
Fire Station Dedication	**1.28**		
Private Active Trail	.66		
Private Active (HOA Park)	2.42		
Private Passive (Canal)	1.99		
Detention Pond Dedication	.44		
Open Space subtotal	**5.51**		
1000 West Dedication	.80		
TOTALS	**34.58**	**5.23**	**181**

11-11-1-3 Conceptual Site Plan

1. Conceptual Site Plan

Figure 2 is the Independence Village Conceptual Site Plan.

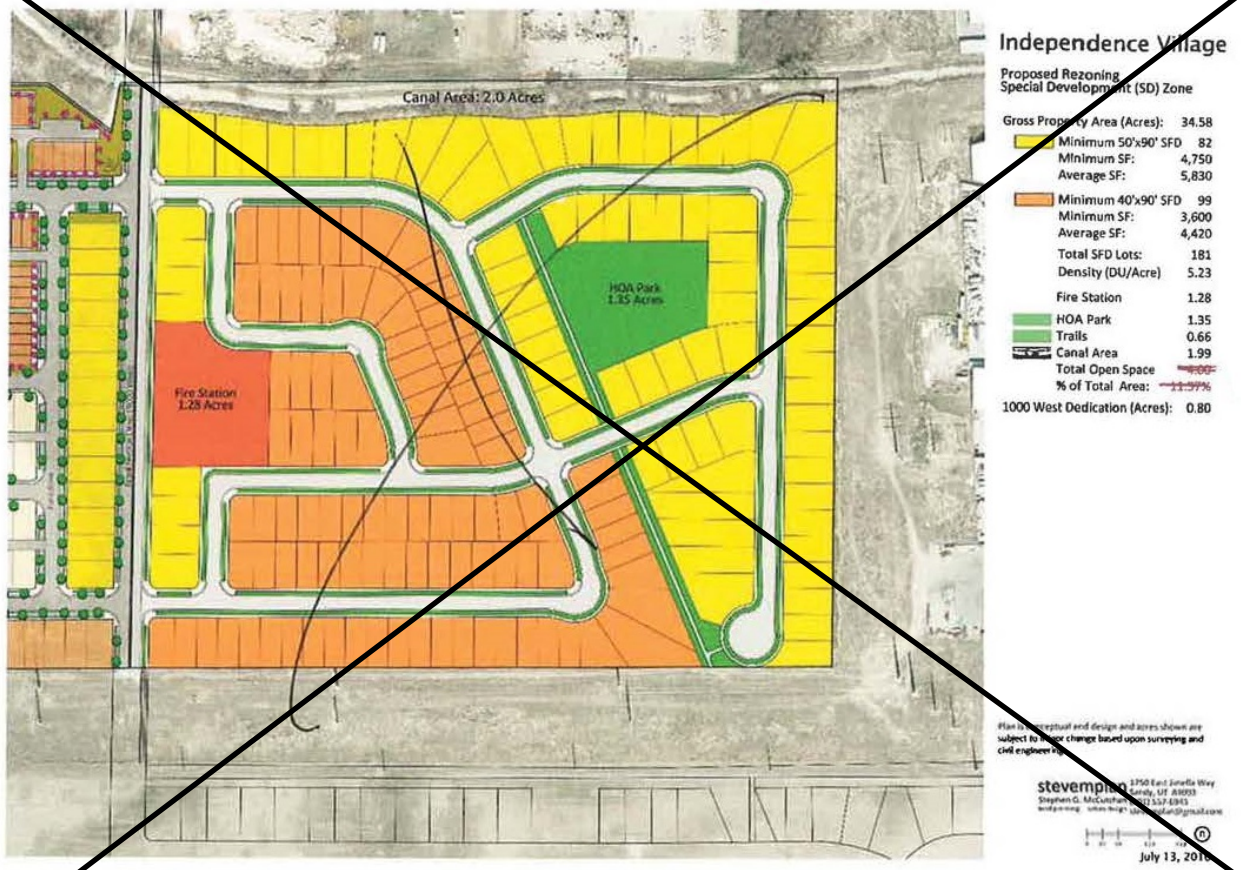
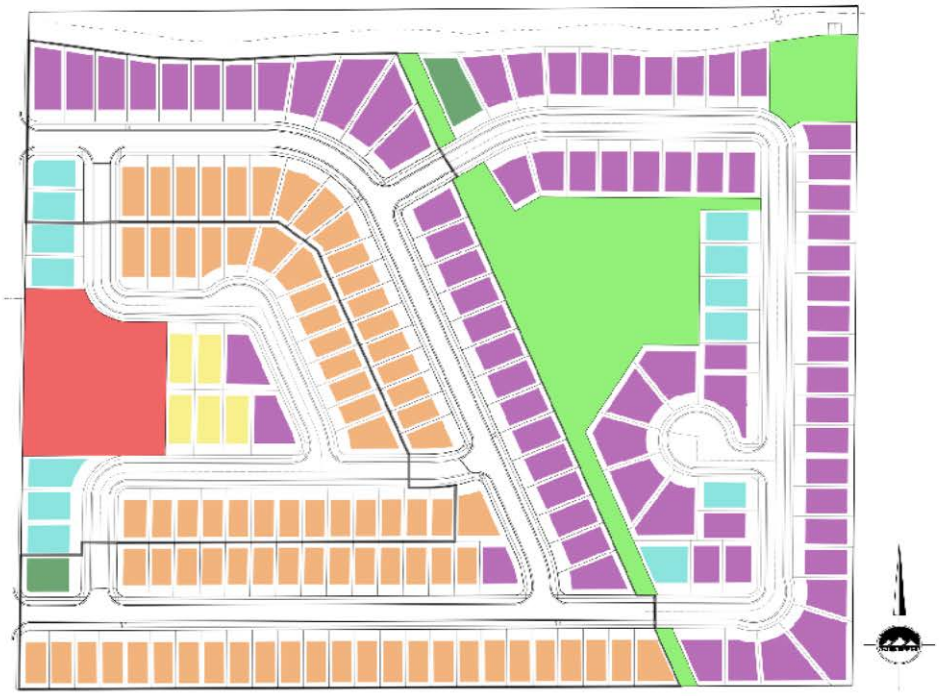

Canal Area: 2.0 Acres
HOA Park
1.35 Acres
Fire Station
1.28 Acres
Independence Village
Proposed Rezoning
Special Development (SD) Zone
Gross Property Area (Acres): 34.58
Minimum 50'x90' SFD 82
Minimum SF: 4,750
Average SF: 5,830
Minimum 40'x90' SFD 99
Minimum SF: 3,600
Average SF: 4,420
Total SFD Lots: 181
Density (DU/Acre) 5.23
Fire Station 1.28
HOA Park 1.35
Trails 0.66
Canal Area 1.99
Total Open Space
% of Total Area:
1000 West Dedication (Acres): 0.80
July 13, 2016

Figure 2

Figure 1 – Concept Project Plan



Independence Village
Special Development (RD) Zone

Gross Property Area (Acres)	34.58
Fire Station (Dedicated)	1.28
Trails	.66
HOA Park	2.42
Canal Area	1.99
Retention Pond (Dedicated)	.44
Total Open Space	5.51
1000 West Dedication	.80
Density (DU/Acre)	5.23

Minimum 60'x124' Average SF: 8432 Minimum SF:8432	2 lots
Minimum 55'x80' Average SF: 5421 Minimum SF: 4400	13 lots
Minimum 50'x85' Average SF: 5709 Minimum SF 4250	76 lots
Minimum 45'x108' Average SF: 4941 Minimum SF: 4860	5 lots
Minimum 40'x90' Average SF: 4420 Minimum SF: 3600	85 lots

Figure 2 - Lot sizes

Independence Village
Bluffdale, Utah

Gross Property Area 34.58 Acres
Total 181 Lots in 3 Phases

Land Use	Lot Size & Type	Qty	Phase 1	Phase 2	Phase 3
	Minimum 60'x95' SFD	2	1		1
	Minimum 55'x95' SFD	13	2	5	6
	Minimum 50'x95' SFD	76	27	2	47
	Minimum 45'x108' SFD	5		5	
	Minimum 40'x95' SFD	85	58	27	
Total		181	88	39	54

HOA Park	2.42 Acres
Private Trails	0.66
Canal	1.99
Detention Pond	0.44
Open Space Total	5.51
Fire Station	1.28

2. Fire Station Dedication

The property owner ~~intends to~~ shall dedicate a minimum of 1.15 acres along the east side of Noell Nelson Drive (1000 West) to Bluffdale City to construct and operate a fire station. This leaves a difference of 0.13 acres in the size of the fire station site, 1.28. The 0.13 acres is the equivalent of a 50 foot wide lot that was deleted to enlarge the fire station site. The property owner is requesting compensation for the net revenue lost in the 0.13 acres.

3. Parks, Open Space and Trails Plan

Within a small lot, single family detached neighborhood like Independence Village, active open space needs to be provided to compensate for the smaller, private rear yard areas. Each lot contains sufficient private rear yard open space for small family gathe rings, outdoor entertaining and small children play areas. Active park and trail areas will provide the opportunity for larger, family and neighborhood gatherings, picnicking and informal play areas for sports and similar recreation.

Independence Village's active open space includes a 0.66-acre private trail and a ~~1.35~~ 2.42-acre private park. The 0.44 acre detention pond shall be dedicated to the City of Bluffdale along with an easement along the storm drain.

The trail will connect with the City owned and maintained trail along the north side of Independence at the Point. Independence Village ~~will work with Rocky Mountain Power~~

shall obtain a permit from Rocky Mountain Power to permit the trail extension and connection across the powerline easement. The trail connection will allow Independence Village residents to access both park and school facilities within all of Independence. As a private HOA owned and maintained trail, the developer will not request City reimbursement for the value of the trail land and the improvements.

Independence Village proposes a privately owned and maintained HOA park of approximately ~~1.35~~ 2.42 acres. It is anticipated that the park will be an informal play area that includes turf, trees and an automatic irrigation system supplied by a secondary water system. As a privately owned and maintained park, the developer will not request reimbursement for the value of the park land and the improvements.

1.99 acres of the site is within an easement for the East Jordan Canal and will be dedicated to the canal company who will maintain the canal and its immediate surroundings. The developer shall build ~~a coated, chain link fence fence along the canal property line and the rear lot line of the adjacent lots.~~ an IVARC approved thematic fence along the rear lot line of the lots adjacent to the canal and along the east property line of the detention pond.

The total active and passive parks, trails and open space areas are approximately ~~4.00~~ 5.51 acres. This is ~~11.6%~~ 15.9% of the gross site area and ~~12.0%~~ 16.3% of the net site area, not including the Noell Nelson Drive 0.80-acre dedication.

4. Street Cross Sections

All of the streets in Independence Village are designed to be public streets constructed to the City's "Standard Residential A" street standard, generally described a 55 foot right of way, 25 feet of asphalt, 2.5-foot concrete curb and gutters, a 7.5 foot landscaped park strips and a 5 foot concrete sidewalks.

11-111-4: DEVELOPMENT STANDARDS AND DESIGN GUIDELINES:

The SD Zone requires specific development standards and regulations that apply to Independence Village. The purpose is to develop standards that will enhance the overall appearance of the neighborhood.

1. Permitted, Conditional and Accessory Uses

a. Permitted Uses: Unless specifically listed, any other use is not a permitted use, Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in Title 11:

Single-family dwellings, detached.

Childcare facilities (less than 6 children).

Parks and recreational facilities.

Public or private rights of way.

Public schools.

Public uses.

Public or private utilities and maintenance facilities.

Residential facilities for elderly persons or persons with a disability in accordance with Chapter 27 of Title 11.

Subdivisions pursuant to the subdivision ordinance and the densities approved in this SD-R Zone.

b. Conditional Uses: The following land use types are allowed as conditional uses. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with Chapter 20 of Title 11:

Religious buildings and structures.

c. Accessory Uses and Structures: The following land use types are allowed as accessory uses. Unless specifically listed, any other use is not allowed as an accessory use. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this section.

All accessory structures including garages, carports, sheds or similar structures shall be located in the rear one-half of the lot.

Accessory structures for the housing of animals or poultry is not permitted, other than incidental shelter for pets as allowed by city ordinance.

Home occupations pursuant to chapter 23 of Title 11.

Small wind power facilities as provided in chapter 33 of Title 11.

2. **Lot Areas, Widths and Depths**

1. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as "40'x90' SFD".**

   - Minimum lot area: 3,600 Square Feet

   - Minimum lot width: 40 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.

   - Minimum lot depth: There is no minimum lot depth.

2. ~~**Lots designated on Figure 1: Independence Village Conceptual Site Plan as "50'x90' SFD".**~~

   - ~~Minimum lot area: 4,500 Square Feet~~

   - ~~Minimum lot width: 50 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.~~

   - ~~Minimum lot depth: There is no minimum lot depth.~~

2. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as 45'x108' SFD"**

   - Minimum lot area: 4,860 Square Feet

   - Minimum lot width: 45 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.

   - Minimum lot depth: There is no minimum lot depth.

3. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as "50'x90' SFD".**

- Minimum lot area: 4,500 Square Feet

- Minimum lot width: 50 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac,the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.

- Minimum lot depth: There is no minimum lot depth.

4. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as "55'x90' SFD".**

- Minimum lot area: 4,950 Square Feet

- Minimum lot width: 55 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.

- Minimum lot depth: There is no minimum lot depth.

5. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as "60'x95' SFD".**

- Minimum lot area: 5,700 Square Feet

- Minimum lot width: 60 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks;

provided, that the requirement is satisfied at the building setback line.

- Minimum lot depth: There is no minimum lot depth.

6. Setbacks

1. Main Building

Front yard setbacks shall be a minimum of ten (10) feet. Front yard accessed garages facing a street shall be setback a minimum of twenty (20) feet.

Interior side yard setbacks shall be a minimum of five (5) feet. Side yards adjacent to a street shall be setback a minimum of ten (10) feet, except that garages facing a side street shall be setback twenty (20) feet.

Rear yards shall be setback a minimum of ten (10) feet.

2. Accessory Buildings

The side and rear yard setbacks for any permitted accessory building shall be a minimum of five feet (5').

3. Projections into Setbacks

Permitted: The following structures may be erected on or projected into any required setback:

Fences and walls in conformance with all applicable city ordinances and resolutions.

Appropriate landscaping.

Utility service boxes or similar structures.

Setback Areas: The following structures may be erected on or projected into any required front or rear setback not more than four feet (4'), and into a side setback not more than two feet (2'):

Cornices, eaves, sills, buttresses, bay windows or other similar architectural features.

Awnings, decks and planter boxes.

4. **Minimum Building Separations**

The minimum building separation between a main and accessory building on the same lot shall be ten (10) feet.

5. **Minimum and Maximum Building Heights**

A main building or structure shall not exceed thirty-five feet (35') in height, nor be lower than ten feet (10') in height, rear detached garages shall not exceed fifteen feet (15") and other accessory buildings such as sheds or carports shall not exceed ten feet (10') in height.

6. **Minimum Standards for Parking**

Each dwelling unit shall have a minimum of two (2) spaces located within a fully enclosed garage.

7. **Public Utility Easements**

Public utility easements need to be a minimum of five feet (5') in width.

8. **Minimum Standards for Architectural Design, Streetscape, Fencing and landscaping**

a. **Independence Village Architectural Review Committee {IVARC)**

The C,C & R's shall be recorded with any plat and shall form the Independence Village Architectural Review Committee (IVARC) and give it the power and responsibility to review all building construction within the development. The IVARC shall be comprised of a minimum of two (2) individuals who have experience in either design or construction. The minimum responsibilities of the IVARC shall be the following.

Prior to submittal to Bluffdale City for building permit review, the IVARC shall approve all dwelling unit types including the variety of elevations, materials, color schemes, landscaping and accessory buildings.

The IVARC shall provide Bluffdale City with an approved set of plans and a letter of approval that shall be included with the submittal package for building permit review.

The IVARC shall approve all conceptual and final landscape plans for the design and construction of the HOA Park and the trail.

Prior to submittal to Bluffdale City for building permit review, the IVARC shall approve all requests for fencing construction to insure that the Independence Village thematic fencing is to be constructed.

b. Architectural Design Guidelines

Consistent with the requirements of the SD Zone, Independence Village requires enhanced architectural elements and features that will result in homes that are thematic and include enhancements to visible side and rear facades from either public streets or the private park or trail. The following architectural design guidelines shall dictate the design and construction of homes within Independence Village:

Stucco, masonry, fiber cement siding and / or similar construction products shall be used on all exterior walls. No vinyl siding shall be permitted

A minimum of two (2) elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use or size of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials and color schemes.

A front facade shall include either masonry or fiber cement siding that covers a minimum of 30% of the facade not including the area of the garage door.

Windows and doors on the front facade shall be trimmed with wood or a wood-like product that is a minimum six inches (6") in width.

Covered porches shall be supported by a minimum six inch (6") wood or wood-like post that extend from a minimum thirty-six inch (36") and 12 inch (12") width based covered by the same

masonry or fiber-cement siding used on the front facade.

Where masonry is used on the front exterior at corners, it shall be wrapped around to the side exterior a minimum of 24 inches.

Rooflines shall not be flat or at a low angle, generally described as less than a 6:12 pitch.

Front facing garages shall be placed in line with the front elevation, be extended no more than five feet in front of the front elevation or be recessed behind the front elevation. It is encouraged that some of the homes extend the living space or a covered porch to the ten foot (10') front yard setback line or within five feet (5') of the front setback line.

Rear or side end facades that are visible to a street, the private park or trail shall include additional treatments such as, but not limited to, the addition of the front facade wainscoting down the visible side facade, additional fiber cement siding, additional windows, pop-outs and window or door wood or wood-like trims a minimum of six inches (6") in width.

c. **Streetscape Design, Street Trees and Front Yard Landscaping**

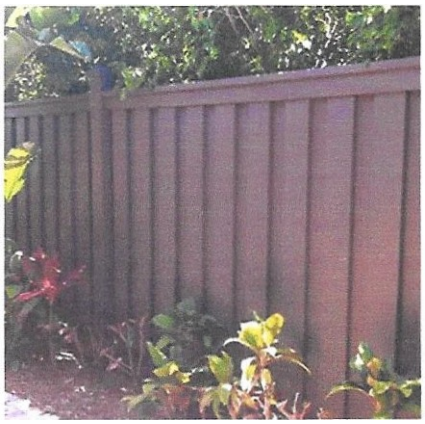
Independence Village streets will be public streets designed to the City's "Standard Residential A" street standard. The standard provides a 7.5 foot park strip and a 5 foot concrete sidewalk between the back of curb and the right of way / property line. To create a more cohesive neighborhood appearance, similar landscaping of the parkways shall be performed by the home builder. The following standards shall be followed in the landscaping of the front yards and street side yards.

Turf shall be planted in the parkways. Where possible, drought tolerant turf species may be used to reduce water usage.

Street trees shall be planted and maintained in compliance with City Code Title 7 Chapter 4. A licensed landscape architect shall ~~prepare a list of shade trees to be planted by street and the list shall be provided to the City Planner with each plat application. This list of trees shall be used as a requirement in assigning street trees.~~ select three trees from the City approved street tree list and submit these choices with the landscape plan in each plat application. These trees shall be installed by the home builder according to City guidelines and

maintained by the adjacent property owner.

The home builder shall landscape the front yards of all lots based upon a conceptual landscape plan approved by the IVARC. The landscaping shall include an automatic irrigation system supplied by the culinary water system. The landscaping shall include turf, shrubs and groundcovers.



The front yard landscaping shall be installed prior to issuance of a certificate of occupancy except that between the months of October and April, the home builder may delay the installation until the end of the following month of June if a bond is posted pursuant to the City's adopted fee schedule.

The home builder shall construct the IVARC approved thematic fencing between homes at a distance no more than five (5) feet behind the corner of the dwelling unit. The home builder shall also construct the IVARC approved thematic fencing along the length of the street side lot line from a distance no more than five (5) feet from the building corner and the lot rear corner.

As part of the IVARC approval, the home builder may choose to not build the fencing between homes if full landscaping including side and rear yards is installed.

e. Fencing

The consistent and uniform installation of thematic fencing will contribute to the Independence Village sense of neighborhood. The thematic fence, TREX Seclusions Woodland Brown, maintenance free fence.

Figure 3 shows the location of required fencing that will be installed by the home builder, except that the developer will install the fencing along the rear lot line of the lots adjacent to the

canal and along the east property line of the detention pond. The home builder will also be required to construct the thematic fencing between homes (interior side yard) no more than five (5) feet behind the house corner. The homeowner may choose to install additional thematic fencing along other lot lines not noted on Figure 3.

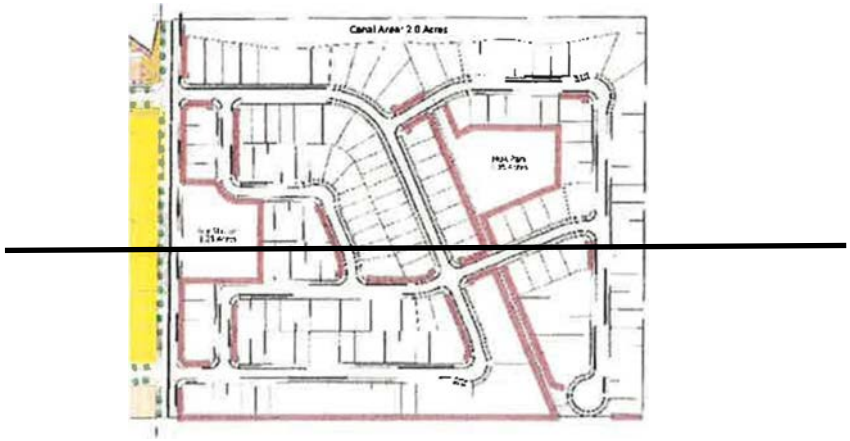
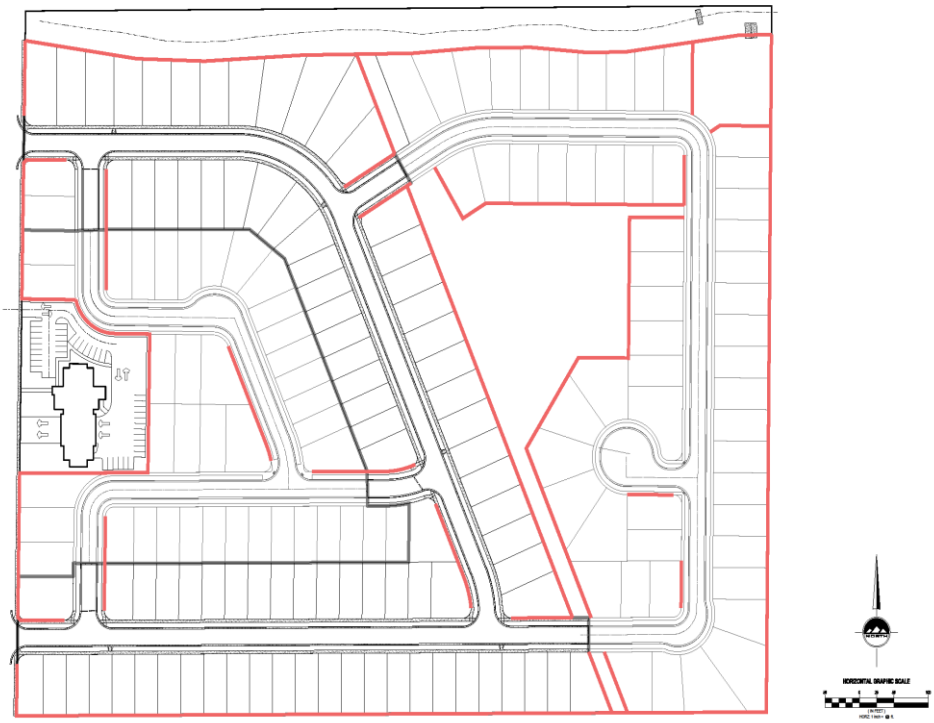


Figure 3 – Fencing Plan



APPROVED, ADOPTED AND PASSED and ordered published by the Bluffdale City Council, this ___ Day of _____, 2016.

CITY OF BLUFFDALE

_____

Mayor

ATTEST: [SEAL]

_____

Wendy Deppe

Bluffdale City Recorder

Council members Voting:

	AYE	NAY
Alan Jackson	____	____
Ty Nielsen	____	____
Boyd Preece	____	____
Justin Westwood	____	____
James Wingate	____	____

Planning Division
14175 South Redwood Road
Bluffdale, UT 84065
801.254.2200(p) 801.446.8642(f) TTY 7-1-1

STAFF REPORT
November 4, 2016

To: City of Bluffdale Planning Commission
Prepared By: Caitlyn Miller, Associate Planner

Re: Text Amendments to SD-R Independence Village Zone

Application No.:	2016-40
Applicant:	TPB147, LLC
Property Location:	14774 S Noell Nelson Drive
Acres Affected:	34.58
Zone(s) Affected:	SD-R Zone
Requests:	To amend specific sections the City of Bluffdale Land Use Ordinance 2016-12 (Independence Village SD-R Zone), including a revised project plan.

SUMMARY & BACKGROUND

The Applicant owns approximately 34.58 acres located at 14774 S Noell Nelson Drive. The property was rezoned from Heavy Commercial (HC) to the Independence Village Residential Special District (SD-R) in July 13, 2016. A project plan was submitted to the Planning Commission and City Council for review as part of this rezoning and was adopted as a component of the land use ordinance. The project plan depicted 181 detached single family residential lots, 4 acres of open space, and approximately 1.28 acres which are intended to be donated to the City for the construction of a fire station. When it was adopted the SD-R zone established the zoning regulations for the property including standards for lot size, density, permitted uses, setbacks, etc. The project plan depicted the layout of the open space and residential development; two sizes of detached single family lots and a privately owned and maintained park and trail connected to the city-wide trail system were included.

The Applicant is requesting an amendment to the SD-R zone to increase the variety of detached single family residential lot sizes and the amount of open space in the project. Instead of the original two lot sizes the Applicant has proposed five lot sizes for the residential development. Following the variety of lot sizes, the Applicant designed a retention pond to manage drainage from the development's streets. Because the streets of this development will be public streets this retention pond (and an easement over the storm drains) will be donated to the City. The Applicant has also increased the size of the HOA owned and maintained park from 1.35 acres to 2.42 acres. Additionally, the Applicant

will donate approximately 1.28 acres to the City for the purposes of constructing a fire station, which is consistent with the originally-approved project plan.

ANALYSIS

Proposed Changes:

1) Increased variety of detached single family lot sizes: the originally-approved project plan listed two detached single family home lot sizes. The Applicant has proposed a variety of five detached single family lot sizes which may be found in Table 1 of the Applicant's supporting documents. While there would be a greater assortment of lot sizes there would still be a total of 181 detached single family lots, so there is no increase in residential unit density.

2) Increased amount of open space: the Applicant has proposed an increase in the amount of open space in this development. In the original plan the development included 4.00 acres of open space; the proposed amendments would increase the open space to 5.51 acres. As part of the total 5.51 acres, the HOA owned and maintained park would increase from 1.35 acres to 2.42 acres.

3) Configuration of streets: the cul-de-sac, which was originally located at the southern end of the property, has been relocated more closely to the private HOA park. McKenna Road (the southernmost road) originally curved to meet Rutledge road, but now will continue through the project and connect with the easternmost road as it runs north and south. The HOA trail will still run adjacent to the HOA park and will cross two street segments. (See Figure 2, attached)

4) Retention pond: a retention pond has been added at the eastern end of Ellsworth Street to manage drainage from this development. The retention pond will be 0.44 acres in size and will be donated to Bluffdale City (along with an easement along the storm drain).

5) Fire station land donation: the Applicant still intends to donate the 1.28 acres for the fire station site. A time frame for the donation has been proposed in staff's recommendations for approval in the Preliminary Subdivision Application which was submitted concurrently with this Application.

6) Irrigation and secondary water: the Applicant discussed the need for the installation of irrigation systems supplied by secondary water on single family lots with staff. The Applicant and staff agreed the amount of irrigable land on each of the single family lots is insufficient to warrant putting in a secondary water irrigation system. The Applicant has proposed irrigating single family lots with culinary water. The HOA owned and maintained park and trail will still be irrigated with a secondary water system.

Items consistent with previously-approved plan:

1) Density: the previously approved project plan had a density of 5.23 dwelling units per acre (DU/ac). The Applicant is proposing a new project plan which also has a density of 5.23 DU/ac.

2) Number of lots: the original project plan proposed 181 detached single family lots. The newly proposed project plan also shows 181 detached single family lots of varying size.

3) Land use: there are no amendments proposed to change the land use within this development. The Applicant has proposed a development of detached single family homes with open space and a fire station site.

4) Fire station land donation: the SD-R Independence Village Ordinance states the Applicant's intention to donate a minimum of 1.15 acres to Bluffdale City to construct and operate a fire station. The Applicant lists the size of the intended fire station site as 1.28 acres. In the proposed amendments the Applicant states their continuing intent to donate the 1.28 acres for the fire station site. Staff has requested (in the recommendations of approval for the Preliminary Subdivision Application submitted concurrently with this Application) that the donation be made prior to the recordation of the Phase 1 plat.

General Plan and Existing Zoning. The Applicant's site is in the SD-R zone, which was approved by the City Council in July 13, 2016. Prior to being rezoned to the SD-R zone this property was zoned Heavy Commercial (HC). The General Plan listed this area as Mixed Use, which is why the area was approved as a residential development. The proposed amendments are consistent with the previously approved project plan and the General Plan.

Criteria for Approval. Modifications to the land use ordinance are a discretionary approval, which have no required findings. Broad discretion in interpreting the General Plan and the community's goals are given to the legislative body in amending the zoning ordinance. Public hearings are required at both the Planning Commission and City Council, before the Council decides to formally approve, deny, or modify the request. Findings are always suggested so the record can reflect the context of the decision.

RECOMMENDATION ON PROPOSED TEXT CHANGE

Staff recommends if the proposal is acceptable and for good cause the Planning Commission should forward a positive recommendation to the City Council for the SD-R Independence Village text amendment, application 2016-40. The Planning Commission should create findings to forward to the City Council. Findings which may be appropriate for a positive recommendation could include:

1. That the proposed amendments will not be detrimental to the health, safety, or general welfare of persons of property within the community.
2. That the proposed amendments will not change the previously approved land uses.

3. That the proposed amendments will not increase the residential density (dwelling units per acre).
4. That the proposed amendments will result in a better design of the project.
5. That the proposed amendments meet all statutory requirements for land use ordinance text amendments.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the proposed text amendments for the Independence Village SD-R zone, application 2016-40, based on the following findings:"

1. List all findings...

Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for the proposed text amendments to the Independence Village SD-R zone, application 2016-40, based on the following findings:"

1. List all findings …

CITY OF BLUFFDALE, UTAH

Exhibit A – Proposed Changes to Ordinance 2016-12 (Independence Village SD-R)

ORDINANCE NO. 2016-18

AN ORDINANCE AMENDING THE INDEPENDENCE VILLAGE RESIDENTIAL SPECIAL DISTRICT (SD-R INDEPENDENCE VILLAGE), WHICH REVISES ORDINANCE TEXT AND ADOPTS A REVISED ACCOMPANYING PROJECT PLAN.

WHEREAS the City of Bluffdale Land Use Ordinance has adopted a Special District special purpose and overlay zone chapter which allows property owners to propose specific zoning regulations and plans for their properties;

WHEREAS an applicant and property owner representative have made a previous application to create the Independence Village Special District (Independence SD-R) which presented specific zoning regulations and plans to govern the subject property's development;

WHEREAS an applicant and property owner representative have made an application to amend the Independence Village Special District (SD-R) and associated project plan;

WHEREAS the proposed amendments and development project plan set forth herein have 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 and local ordinance to obtain public comment regarding the proposed amendments to the Land Use Ordinance and Zoning Map.

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

Section 1. Text Amendments and Project Plan Approval. The City Council hereby amends the chapter in the City's Land Use Ordinance entitled SD-R Independence Village Project Plan, which includes the project plan requirements for Independence Village to Title 11 of the Bluffdale City Code, as indicated in Exhibit 'B'

See Exhibit 'B'

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

APPROVED, ADOPTED AND PASSED and ordered published by the Bluffdale City Council, this ___ Day of _____, 2016.

CITY OF BLUFFDALE

_____

Mayor

ATTEST: [SEAL]

_____

Wendy Deppe

Bluffdale City Recorder

Council members Voting:

	AYE	NAY
Alan Jackson	____	____
Ty Nielsen	____	____
Boyd Preece	____	____
Justin Westwood	____	____
James Wingate	____	____

EXHIBIT B

ARTICLE I. SD-R INDEPENDENCE VILLAGE PROJECT PLAN

11-111-1: PURPOSE:
11-111-2: EXISTING CONDITIONS
11-111-3: CONCEPTUAL SITE PLAN:
11-111-4: DEVELOPMENT STANDARDS AND DESIGN GUIDELINES:

11-111-1: PURPOSE:

The purpose is to develop Independence Village, a residential neighborhood consisting of 181 single family detached lots on public streets, an HOA owned and maintained park and trail and the dedication of a City fire station all on approximately 34.6 acres located east of Noell Nelson Drive (1000 West) at approximately 14900 South.

11-11-1-2: EXISTING CONDITIONS

Figure 1 shows the existing conditions on the property and immediate surroundings.

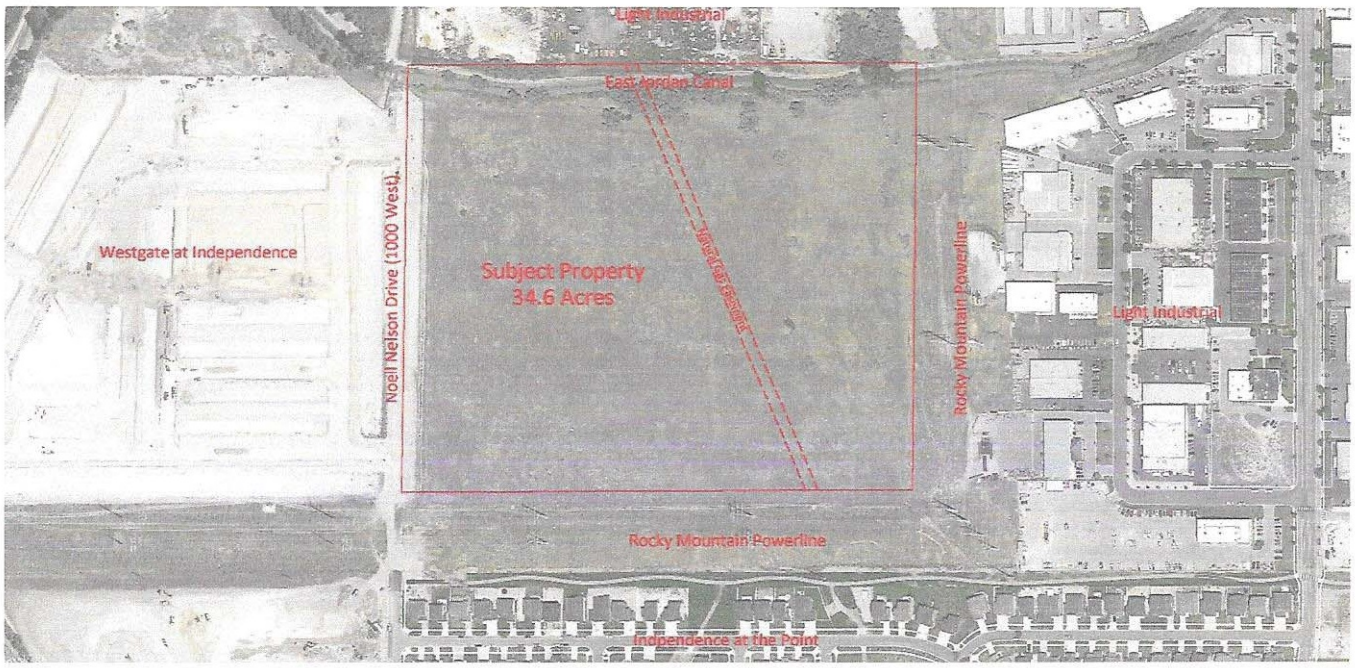


Figure 1

Table 1

Independence Village
Concept Plan Statistical Summary

Land Use	Acres	Residential Density (DU/Ac)	No. of Lots
40'x'90' SFD Lots	13.24	7.47	99
50'x90' SFD Lots	15.36	5.40	83
Residential Subtotal	**28.50**	**6.35**	**181**
Fire Station Dedication	**1.28**		
Private Active (Trail)	0.66		
Private Active (HOA Park)	1.35		
Private Passive (Canal)	1.99		
Open Space Subtotal	**4.00**		
1000 West Dedication	0.80		
Totals	**34.58**	**5.23**	**181**

Acres and residential densities shown in Figure 1, Table 1 and throughout the zone are approximations based upon best available information. Civil engineering and surveying will revise and refine the numbers.

Land Use	Acres	Residential Density (DU/Ac)	No. of lots
40'x90' SFD Lots	8.61	9.87	85
45'x108' SFD Lots	.56	8.92	5
50'x90' SFD Lots	9.95	7.63	76
55'x90' SFD Lots	1.61	8.07	13
60'x95' SFD Lot	.38	5.26	2
Public Dedicated Streets	5.88		
Residential subtotal	**26.99**	**6.70**	**181**
Fire Station Dedication	**1.28**		
Private Active Trail	.66		
Private Active (HOA Park)	2.42		
Private Passive (Canal)	1.99		
Detention Pond Dedication	.44		
Open Space subtotal	**5.51**		
1000 West Dedication	.80		
TOTALS	**34.58**	**5.23**	**181**

11-11-1-3 Conceptual Site Plan

1. Conceptual Site Plan

Figure 2 is the Independence Village Conceptual Site Plan.

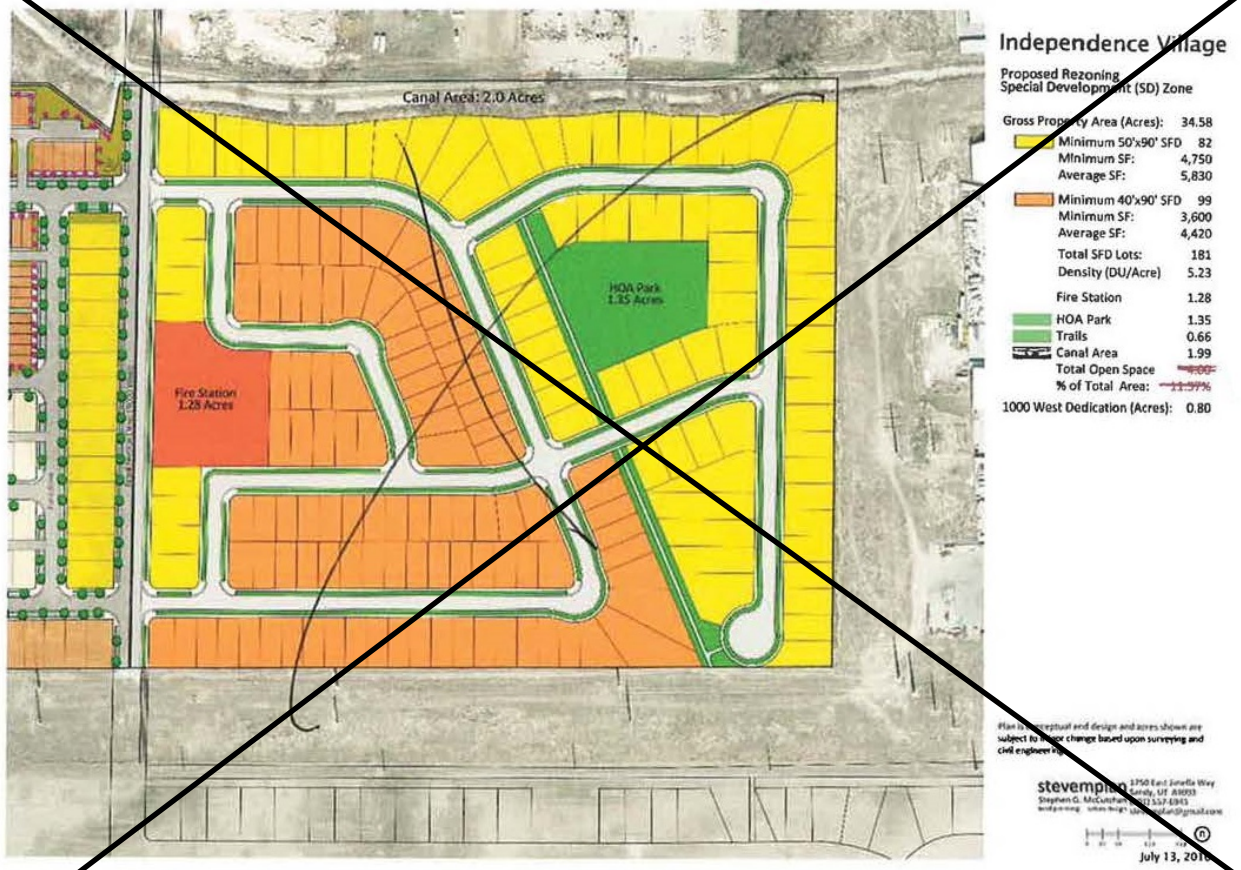
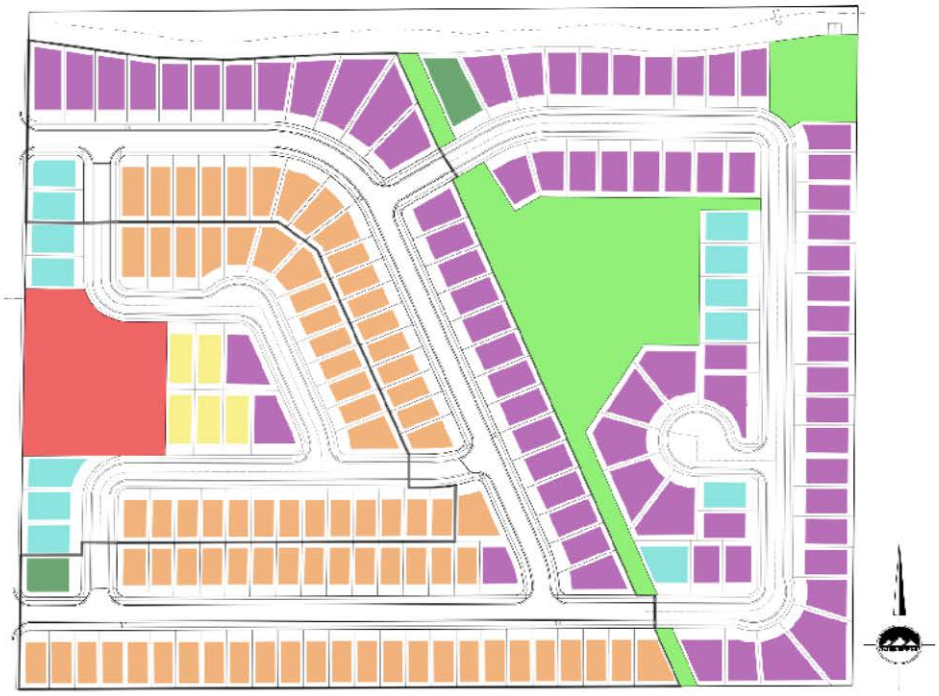

Canal Area: 2.0 Acres
HOA Park
1.35 Acres
Fire Station
1.28 Acres
Independence Village
Proposed Rezoning
Special Development (SD) Zone
Gross Property Area (Acres): 34.58
Minimum 50'x90' SFD 82
Minimum SF: 4,750
Average SF: 5,830
Minimum 40'x90' SFD 99
Minimum SF: 3,600
Average SF: 4,420
Total SFD Lots: 181
Density (DU/Acre) 5.23
Fire Station 1.28
HOA Park 1.35
Trails 0.66
Canal Area 1.99
Total Open Space
% of Total Area:
1000 West Dedication (Acres): 0.80
July 13, 2016

Figure 2

Figure 1 – Concept Project Plan



Independence Village
Special Development (RD) Zone

Gross Property Area (Acres)	34.58
Fire Station (Dedicated)	1.28
Trails	.66
HOA Park	2.42
Canal Area	1.99
Retention Pond (Dedicated)	.44
Total Open Space	5.51
1000 West Dedication	.80
Density (DU/Acre)	5.23

Minimum 60'x124' Average SF: 8432 Minimum SF:8432	2 lots
Minimum 55'x80' Average SF: 5421 Minimum SF: 4400	13 lots
Minimum 50'x85' Average SF: 5709 Minimum SF 4250	76 lots
Minimum 45'x108' Average SF: 4941 Minimum SF: 4860	5 lots
Minimum 40'x90' Average SF: 4420 Minimum SF: 3600	85 lots

Figure 2 - Lot sizes

Independence Village
Bluffdale, Utah

Gross Property Area 34.58 Acres
Total 181 Lots in 3 Phases

Land Use	Lot Size & Type	Qty	Phase 1	Phase 2	Phase 3
	Minimum 60'x95' SFD	2	1		1
	Minimum 55'x95' SFD	13	2	5	6
	Minimum 50'x95' SFD	76	27	2	47
	Minimum 45'x108' SFD	5		5	
	Minimum 40'x95' SFD	85	58	27	
Total		181	88	39	54

HOA Park	2.42 Acres
Private Trails	0.66
Canal	1.99
Detention Pond	0.44
Open Space Total	5.51
Fire Station	1.28

2. Fire Station Dedication

The property owner ~~intends to~~ shall dedicate a minimum of 1.15 acres along the east side of Noell Nelson Drive (1000 West) to Bluffdale City to construct and operate a fire station. This leaves a difference of 0.13 acres in the size of the fire station site, 1.28. The 0.13 acres is the equivalent of a 50 foot wide lot that was deleted to enlarge the fire station site. The property owner is requesting compensation for the net revenue lost in the 0.13 acres.

3. Parks, Open Space and Trails Plan

Within a small lot, single family detached neighborhood like Independence Village, active open space needs to be provided to compensate for the smaller, private rear yard areas. Each lot contains sufficient private rear yard open space for small family gathe rings, outdoor entertaining and small children play areas. Active park and trail areas will provide the opportunity for larger, family and neighborhood gatherings, picnicking and informal play areas for sports and similar recreation.

Independence Village's active open space includes a 0.66-acre private trail and a ~~1.35~~ 2.42-acre private park. The 0.44 acre detention pond shall be dedicated to the City of Bluffdale along with an easement along the storm drain.

The trail will connect with the City owned and maintained trail along the north side of Independence at the Point. Independence Village ~~will work with Rocky Mountain Power~~

shall obtain a permit from Rocky Mountain Power to permit the trail extension and connection across the powerline easement. The trail connection will allow Independence Village residents to access both park and school facilities within all of Independence. As a private HOA owned and maintained trail, the developer will not request City reimbursement for the value of the trail land and the improvements.

Independence Village proposes a privately owned and maintained HOA park of approximately ~~1.35~~ 2.42 acres. It is anticipated that the park will be an informal play area that includes turf, trees and an automatic irrigation system supplied by a secondary water system. As a privately owned and maintained park, the developer will not request reimbursement for the value of the park land and the improvements.

1.99 acres of the site is within an easement for the East Jordan Canal and will be dedicated to the canal company who will maintain the canal and its immediate surroundings. The developer shall build ~~a coated, chain link fence fence along the canal property line and the rear lot line of the adjacent lots.~~ an IVARC approved thematic fence along the rear lot line of the lots adjacent to the canal and along the east property line of the detention pond.

The total active and passive parks, trails and open space areas are approximately ~~4.00~~ 5.51 acres. This is ~~11.6%~~ 15.9% of the gross site area and ~~12.0%~~ 16.3% of the net site area, not including the Noell Nelson Drive 0.80-acre dedication.

4. Street Cross Sections

All of the streets in Independence Village are designed to be public streets constructed to the City's "Standard Residential A" street standard, generally described a 55 foot right of way, 25 feet of asphalt, 2.5-foot concrete curb and gutters, a 7.5 foot landscaped park strips and a 5 foot concrete sidewalks.

11-111-4: DEVELOPMENT STANDARDS AND DESIGN GUIDELINES:

The SD Zone requires specific development standards and regulations that apply to Independence Village. The purpose is to develop standards that will enhance the overall appearance of the neighborhood.

1. Permitted, Conditional and Accessory Uses

a. Permitted Uses: Unless specifically listed, any other use is not a permitted use, Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in Title 11:

Single-family dwellings, detached.

Childcare facilities (less than 6 children).

Parks and recreational facilities.

Public or private rights of way.

Public schools.

Public uses.

Public or private utilities and maintenance facilities.

Residential facilities for elderly persons or persons with a disability in accordance with Chapter 27 of Title 11.

Subdivisions pursuant to the subdivision ordinance and the densities approved in this SD-R Zone.

b. Conditional Uses: The following land use types are allowed as conditional uses. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with Chapter 20 of Title 11:

Religious buildings and structures.

c. Accessory Uses and Structures: The following land use types are allowed as accessory uses. Unless specifically listed, any other use is not allowed as an accessory use. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this section.

All accessory structures including garages, carports, sheds or similar structures shall be located in the rear one-half of the lot.

Accessory structures for the housing of animals or poultry is not permitted, other than incidental shelter for pets as allowed by city ordinance.

Home occupations pursuant to chapter 23 of Title 11.

Small wind power facilities as provided in chapter 33 of Title 11.

2. **Lot Areas, Widths and Depths**

1. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as "40'x90' SFD".**

   - Minimum lot area: 3,600 Square Feet

   - Minimum lot width: 40 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.

   - Minimum lot depth: There is no minimum lot depth.

2. ~~**Lots designated on Figure 1: Independence Village Conceptual Site Plan as "50'x90' SFD".**~~

   - ~~Minimum lot area: 4,500 Square Feet~~

   - ~~Minimum lot width: 50 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.~~

   - ~~Minimum lot depth: There is no minimum lot depth.~~

2. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as 45'x108' SFD"**

   - Minimum lot area: 4,860 Square Feet

   - Minimum lot width: 45 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.

   - Minimum lot depth: There is no minimum lot depth.

3. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as "50'x90' SFD".**

- Minimum lot area: 4,500 Square Feet

- Minimum lot width: 50 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac,the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.

- Minimum lot depth: There is no minimum lot depth.

4. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as "55'x90' SFD".**

- Minimum lot area: 4,950 Square Feet

- Minimum lot width: 55 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.

- Minimum lot depth: There is no minimum lot depth.

5. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as "60'x95' SFD".**

- Minimum lot area: 5,700 Square Feet

- Minimum lot width: 60 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks;

provided, that the requirement is satisfied at the building setback line.

- Minimum lot depth: There is no minimum lot depth.

6. Setbacks

1. Main Building

Front yard setbacks shall be a minimum of ten (10) feet. Front yard accessed garages facing a street shall be setback a minimum of twenty (20) feet.

Interior side yard setbacks shall be a minimum of five (5) feet. Side yards adjacent to a street shall be setback a minimum of ten (10) feet, except that garages facing a side street shall be setback twenty (20) feet.

Rear yards shall be setback a minimum of ten (10) feet.

2. Accessory Buildings

The side and rear yard setbacks for any permitted accessory building shall be a minimum of five feet (5').

3. Projections into Setbacks

Permitted: The following structures may be erected on or projected into any required setback:

Fences and walls in conformance with all applicable city ordinances and resolutions.

Appropriate landscaping.

Utility service boxes or similar structures.

Setback Areas: The following structures may be erected on or projected into any required front or rear setback not more than four feet (4'), and into a side setback not more than two feet (2'):

Cornices, eaves, sills, buttresses, bay windows or other similar architectural features.

Awnings, decks and planter boxes.

4. **Minimum Building Separations**

The minimum building separation between a main and accessory building on the same lot shall be ten (10) feet.

5. **Minimum and Maximum Building Heights**

A main building or structure shall not exceed thirty-five feet (35') in height, nor be lower than ten feet (10') in height, rear detached garages shall not exceed fifteen feet (15") and other accessory buildings such as sheds or carports shall not exceed ten feet (10') in height.

6. **Minimum Standards for Parking**

Each dwelling unit shall have a minimum of two (2) spaces located within a fully enclosed garage.

7. **Public Utility Easements**

Public utility easements need to be a minimum of five feet (5') in width.

8. **Minimum Standards for Architectural Design, Streetscape, Fencing and landscaping**

a. **Independence Village Architectural Review Committee {IVARC)**

The C,C & R's shall be recorded with any plat and shall form the Independence Village Architectural Review Committee (IVARC) and give it the power and responsibility to review all building construction within the development. The IVARC shall be comprised of a minimum of two (2) individuals who have experience in either design or construction. The minimum responsibilities of the IVARC shall be the following.

Prior to submittal to Bluffdale City for building permit review, the IVARC shall approve all dwelling unit types including the variety of elevations, materials, color schemes, landscaping and accessory buildings.

The IVARC shall provide Bluffdale City with an approved set of plans and a letter of approval that shall be included with the submittal package for building permit review.

The IVARC shall approve all conceptual and final landscape plans for the design and construction of the HOA Park and the trail.

Prior to submittal to Bluffdale City for building permit review, the IVARC shall approve all requests for fencing construction to insure that the Independence Village thematic fencing is to be constructed.

b. Architectural Design Guidelines

Consistent with the requirements of the SD Zone, Independence Village requires enhanced architectural elements and features that will result in homes that are thematic and include enhancements to visible side and rear facades from either public streets or the private park or trail. The following architectural design guidelines shall dictate the design and construction of homes within Independence Village:

Stucco, masonry, fiber cement siding and / or similar construction products shall be used on all exterior walls. No vinyl siding shall be permitted

A minimum of two (2) elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use or size of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials and color schemes.

A front facade shall include either masonry or fiber cement siding that covers a minimum of 30% of the facade not including the area of the garage door.

Windows and doors on the front facade shall be trimmed with wood or a wood-like product that is a minimum six inches (6") in width.

Covered porches shall be supported by a minimum six inch (6") wood or wood-like post that extend from a minimum thirty-six inch (36") and 12 inch (12") width based covered by the same

masonry or fiber-cement siding used on the front facade.

Where masonry is used on the front exterior at corners, it shall be wrapped around to the side exterior a minimum of 24 inches.

Rooflines shall not be flat or at a low angle, generally described as less than a 6:12 pitch.

Front facing garages shall be placed in line with the front elevation, be extended no more than five feet in front of the front elevation or be recessed behind the front elevation. It is encouraged that some of the homes extend the living space or a covered porch to the ten foot (10') front yard setback line or within five feet (5') of the front setback line.

Rear or side end facades that are visible to a street, the private park or trail shall include additional treatments such as, but not limited to, the addition of the front facade wainscoting down the visible side facade, additional fiber cement siding, additional windows, pop-outs and window or door wood or wood-like trims a minimum of six inches (6") in width.

c. **Streetscape Design, Street Trees and Front Yard Landscaping**

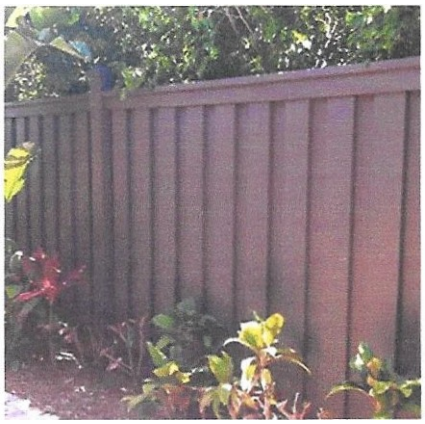
Independence Village streets will be public streets designed to the City's "Standard Residential A" street standard. The standard provides a 7.5 foot park strip and a 5 foot concrete sidewalk between the back of curb and the right of way / property line. To create a more cohesive neighborhood appearance, similar landscaping of the parkways shall be performed by the home builder. The following standards shall be followed in the landscaping of the front yards and street side yards.

Turf shall be planted in the parkways. Where possible, drought tolerant turf species may be used to reduce water usage.

Street trees shall be planted and maintained in compliance with City Code Title 7 Chapter 4. A licensed landscape architect shall ~~prepare a list of shade trees to be planted by street and the list shall be provided to the City Planner with each plat application. This list of trees shall be used as a requirement in assigning street trees.~~ select three trees from the City approved street tree list and submit these choices with the landscape plan in each plat application. These trees shall be installed by the home builder according to City guidelines and

maintained by the adjacent property owner.

The home builder shall landscape the front yards of all lots based upon a conceptual landscape plan approved by the IVARC. The landscaping shall include an automatic irrigation system supplied by the culinary water system. The landscaping shall include turf, shrubs and groundcovers.



The front yard landscaping shall be installed prior to issuance of a certificate of occupancy except that between the months of October and April, the home builder may delay the installation until the end of the following month of June if a bond is posted pursuant to the City's adopted fee schedule.

The home builder shall construct the IVARC approved thematic fencing between homes at a distance no more than five (5) feet behind the corner of the dwelling unit. The home builder shall also construct the IVARC approved thematic fencing along the length of the street side lot line from a distance no more than five (5) feet from the building corner and the lot rear corner.

As part of the IVARC approval, the home builder may choose to not build the fencing between homes if full landscaping including side and rear yards is installed.

e. Fencing

The consistent and uniform installation of thematic fencing will contribute to the Independence Village sense of neighborhood. The thematic fence, TREX Seclusions Woodland Brown, maintenance free fence.

Figure 3 shows the location of required fencing that will be installed by the home builder, except that the developer will install the fencing along the rear lot line of the lots adjacent to the

canal and along the east property line of the detention pond. The home builder will also be required to construct the thematic fencing between homes (interior side yard) no more than five (5) feet behind the house corner. The homeowner may choose to install additional thematic fencing along other lot lines not noted on Figure 3.

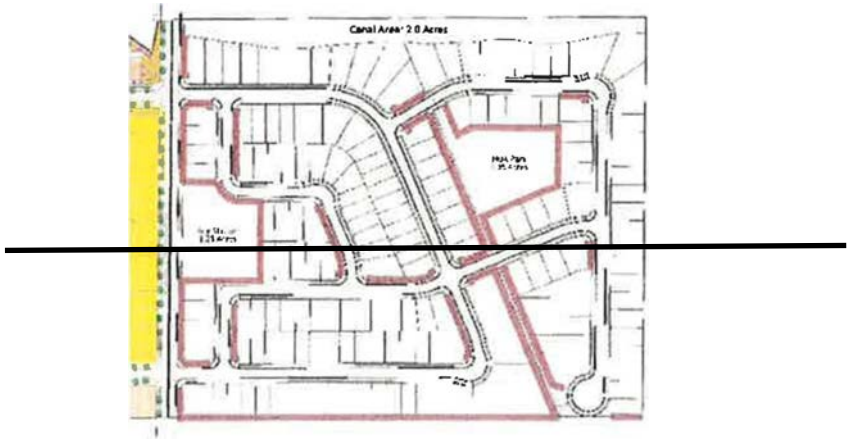
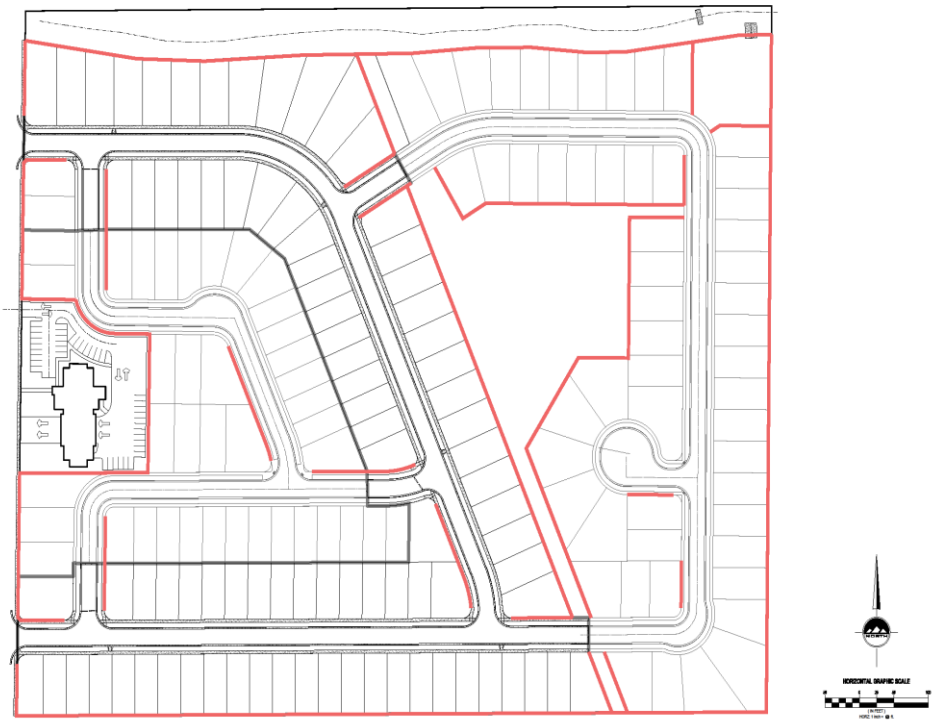


Figure 3 – Fencing Plan



Agenda Item 9

REQUEST FOR CITY COUNCIL ACTION

To:	**Mayor and City Council**
From:	**Caitlyn Miller, Associate Planner**
Date:	**November 10, 2016**
Business Date:	**November 16, 2016**
Subject:	**Approval of Independence Village Phase 1 subdivision creating 88 detached single family lots.**
Staff Presentation:	**Caitlyn Miller**

RECOMMENDATION AND CONDITIONS OF APPROVAL:

To approve the Independence Village Phase 1 Preliminary and Final Subdivision Plat as recommended by the Planning Commission on November 9, 2016 subject to the conditions listed below:

1. That all requirements of the City Code and adopted ordinances or modifications made by the Planning Commission and City Council are met and adhered to for the proposed subdivision.
2. That the final plat and all relevant construction drawings comply with the Bluffdale City Engineering Standards and Specifications and all recommendations by the City Engineer and Public Works Department prior to recordation of the final plat.
3. That the project adheres to all requirements of the International Fire Code and requirements of the City Fire Chief (i.e. the installation of two additional fire hydrants).
4. That all private and public easements be conveyed in a form acceptable to the City Attorney prior to the recordation of the final plat.
5. ~~That the donation of the fire station site and the retention pond (along with any required associated easements) be conveyed in a form acceptable to the City Attorney prior to the recordation of the final plat.~~ ***This recommendation was struck per the recommendation of the Bluffdale City Planning Commission.***
6. That prior to any grading of property or construction, a Land Disturbance Permit and SWPPP Permit be approved and construction activities be coordinated with the City Engineer's office.
7. That adequate secondary water shares for the purpose of irrigating the HOA owned and maintained park be provided to the City prior to recordation of the final plat.
8. That access is obtained from Rocky Mountain Power in the name of Bluffdale City for trail access through RMP's power corridor.
9. That an approved permit is obtained from Salt Lake County Flood Control accepting storm water discharge into the East Jordan Canal.
10. That a letter is obtained from the East Jordan Canal owner accepting discharge into the canal.

BACKGROUND SUMMARY:

The subject property is located at approximately 14774 South Noell Nelson Drive (1000 West) in the SD-R Independence Village Residential Special District zone. This phase consists of 88 of the total 181 detached single family lots planned in this project. The three phases in this project (totaling 34.58 acres) include 181 detached single family lots, an HOA owned park and trail, a retention pond, and a site for a future fire station.

PREVIOUS ACTIONS

- November 9, 2016: Planning Commission recommended approval 5-0.

SUPPORTING DOCUMENTS

- Staff Report to Planning Commission

Development Review Committee
14175 South Redwood Road
Bluffdale, UT 84065
801.254.2200(p) 801.446.8642(f) TTY 7-1-1

DRC STAFF REPORT
November 4, 2016

To: City of Bluffdale Planning Commission
Prepared By: Caitlyn Miller, Associate Planner, on behalf of the DRC

Re: Independence Village Phase 1 Preliminary and Final Subdivision Plat
Application No.: 2016-40
Applicant(s): TPB147, LLC
Gregory Haerr
Project Location: 14774 South Noell Nelson Drive
General Plan: Mixed Use
Zoning: SD-R Independence Village
Acreage: Approximately 10.55 acres
Request: Recommendation of Preliminary and Final Subdivision Phase 1 Plat approval for 88 detached single family lots.

SUMMARY

The Applicant desires the Planning Commission and City Council to consider the Preliminary and Final Plat for Phase 1 of the Independence Village subdivision consisting of 88 detached single family lots. The property is located at 14774 South Noell Nelson Drive in the SD-R zone. The project plan included in the SD-R zone provided for 181 detached single family lots to be completed in three phases. Phases 2 and 3 will follow this application at a later date.

ANALYSIS

General Plan and Zoning. The proposed subdivision complies with the General Plan as Mixed Use and the zoning is SD-R, which is a special district zone. When this zone was established zoning regulations such as lot size, frontage, and setbacks were determined concurrently with the project's concept plan. If approved, there will be one hundred eighty-one detached single family lots for future homes, an HOA owned and maintained park and trail, and a new fire station site.

Anticipated Uses and Layout.
The lots in the subdivision will have frontage along public streets. Access is provided by two points of ingress and egress along Noell Nelson Drive (1000 West). The Independence Village development will consist of detached single family homes, an HOA owned and maintained park and trail, and site for a future Bluffdale City fire station.

Width and Cross Section. Title 2016-12 addresses the required right of way width and construction materials as follows: "*All of the streets in Independence Village are designed to be public streets constructed to the City's " Standard Residential A" street standard, generally described a 55 foot right of way, 25 feet of asphalt, 2.5-foot concrete curb and gutters, a 7.5 foot landscaped parkstrips and a 5 foot concrete sidewalks*."

Adequate Public Facilities and Infrastructure. All adequate public facilities exist or will be created with the project construction for each phase of this project.

Lot Sizes, Setbacks. Lot sizes within this development vary: 60'x95', 55'x95', 50'x95', 45'x108', and 40'x95'. The Applicant has proposed these five lot sizes with a minimum front and rear setback of ten feet (10') and side setback of five feet (5'). Garages shall be setback twenty feet (20') from the front lot line or street side lot line. None of the lots have a depth requirement.

Design/Architecture. The City's role in architectural review of the future homes is generally limited to verifying that the Independence Village Architectural Review Committee (IVARC) approves the home and site plan design prior to building permit submittal.

Secondary Water Shares. City ordinance requires secondary water shares to be provided in the name of the City and subdivision. Water share certificates with the adequate water requirement of 3 acre feet per gross acre of real property developed shall be acquired and provided to the City by the applicant prior to the recordation of the final plat. The Applicant has proposed through Ordinance 2016-18 that single family lots in this development may be irrigated using culinary water. The Applicant and staff discussed the requirement of an irrigation system supplied by secondary water and found that the small lot sizes in this development (and minimal irrigable land therein) did not warrant the installation of a secondary water system on each lot. The HOA owned and maintained park and trail will still be irrigated with secondary water.

DRC REVIEW AND COMMENTS

On behalf of the City Manager, the City's staff involved in development review and administration meets together as a Development Review Committee (DRC). The DRC generally consists of the City Manager, City Attorney, City Engineer, Public Works Operations Manager, the City Planner, and other outside consultants as needed from time to time. The comments of the DRC members have been included in this staff report and the recommended conditions of approval for the project.

City Engineer. The subdivision is subject to the Bluffdale City Engineering Standards and Specifications or recommendations of the City Engineer. Requirements for construction by the City Engineer and Public Works Department are included as conditions of approval.

Fire Chief. Fire Chief Roberts requires two (2) additional fire hydrants for approval. These will be listed as a conditional of approval.

City Planner. The Planning Division is recommending approval with the recommended conditions.

DRC STAFF RECOMMENDATION FOR THE INDEPENDENCE VILLAGE PRELIMINARY AND FINAL PLAT APPLICATION:

DRC Staff recommends that the Planning Commission forward a positive recommendation to the City Council for The Independence Village Preliminary and Final Phase 1 Subdivision Plat Application subject to the following conditions:

1. That all requirements of the City Code and adopted ordinances or modifications made by the Planning Commission and City Council are met and adhered to for the proposed subdivision.
2. That the final plat and all relevant construction drawings comply with the Bluffdale City Engineering Standards and Specifications and all recommendations by the City Engineer and Public Works Department prior to recordation of the final plat.
3. That the project adheres to all requirements of the International Fire Code and requirements of the City Fire Chief (i.e. the installation of two additional fire hydrants).
4. That all private and public easements be conveyed in a form acceptable to the City Attorney prior to the recordation of the final plat.
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8. That access is obtained from Rocky Mountain Power in the name of Bluffdale City for trail access through RMP's power corridor.
9. That an approved permit is obtained from Salt Lake County Flood Control accepting storm water discharge into the East Jordan Canal.
10. That a letter is obtained from the East Jordan Canal owner accepting discharge into the canal.

MODEL MOTIONS FOR THE INDEPENDENCE VILLAGE PHASE 1 APPLICATION:

Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the Independence Village Phase 1 Preliminary and Final Subdivision Plat Application 2016-40 subject to the conditions and based on the findings presented in the staff report dated November 4, 2016, (or as modified by the conditions below):"

1. List any additional findings and/or conditions.

Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for Independence Village Phase 1 Preliminary and Final Subdivision Plat Application 2016-40 based on the following findings:"

1. List all findings for denial…

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

INDEPENDENCE VILLAGE

14774 SOUTH NOELL NELSON DRIVE
BLUFFDALE, UTAH

ENSIGN

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
November 2, 2016

INDEPENDENCE VILLAGE
FOR REVIEW - OCTOBER 31, 2016

INDEX OF DRAWINGS

1-1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	OVERALL SITE PLAN AND PHASING PLAN
C-101	SITE PLAN
C-102	SITE PLAN
C-200	GRADING PLAN
C-201	GRADING PLAN
C-300	DRAINAGE PLAN
C-301	DRAINAGE PLAN
C-302	DRAINAGE PLAN
C-400	UTILITY PLAN
C-401	UTILITY PLAN
C-500	EROSION CONTROL PLAN
C-600	DETAILS
C-601	DETAILS
C-602	DETAILS
PP-1	PLAN AND PROFILE
PP-2	PLAN AND PROFILE
PP-3	PLAN AND PROFILE
PP-4	PLAN AND PROFILE
PP-5	PLAN AND PROFILE
PP-6	PLAN AND PROFILE
PP-7	PLAN AND PROFILE
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE PLAN
L-200	LANDSCAPE DETAILS

Received
NOV 04 2016
Bluffdale City

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS " THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

DEVELOPER:

TP DEVELOPMENT INC.
5469 WALKER ESTATES CIRCLE
HOLLADAY, UT 84117

GREGORY HAERR
801-634-8000
greg@haerr.com

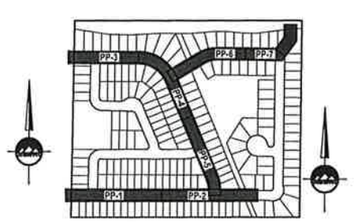
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

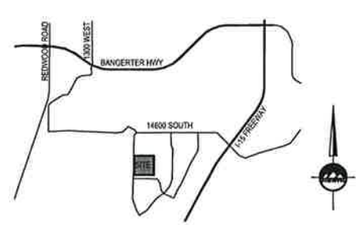
KEY MAP



KEY MAP
NO SCALE

NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO BLUFFDALE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = SOUTH QUARTER CORNER SECTION 11, T4S, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4496.02

ENGINEER:

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

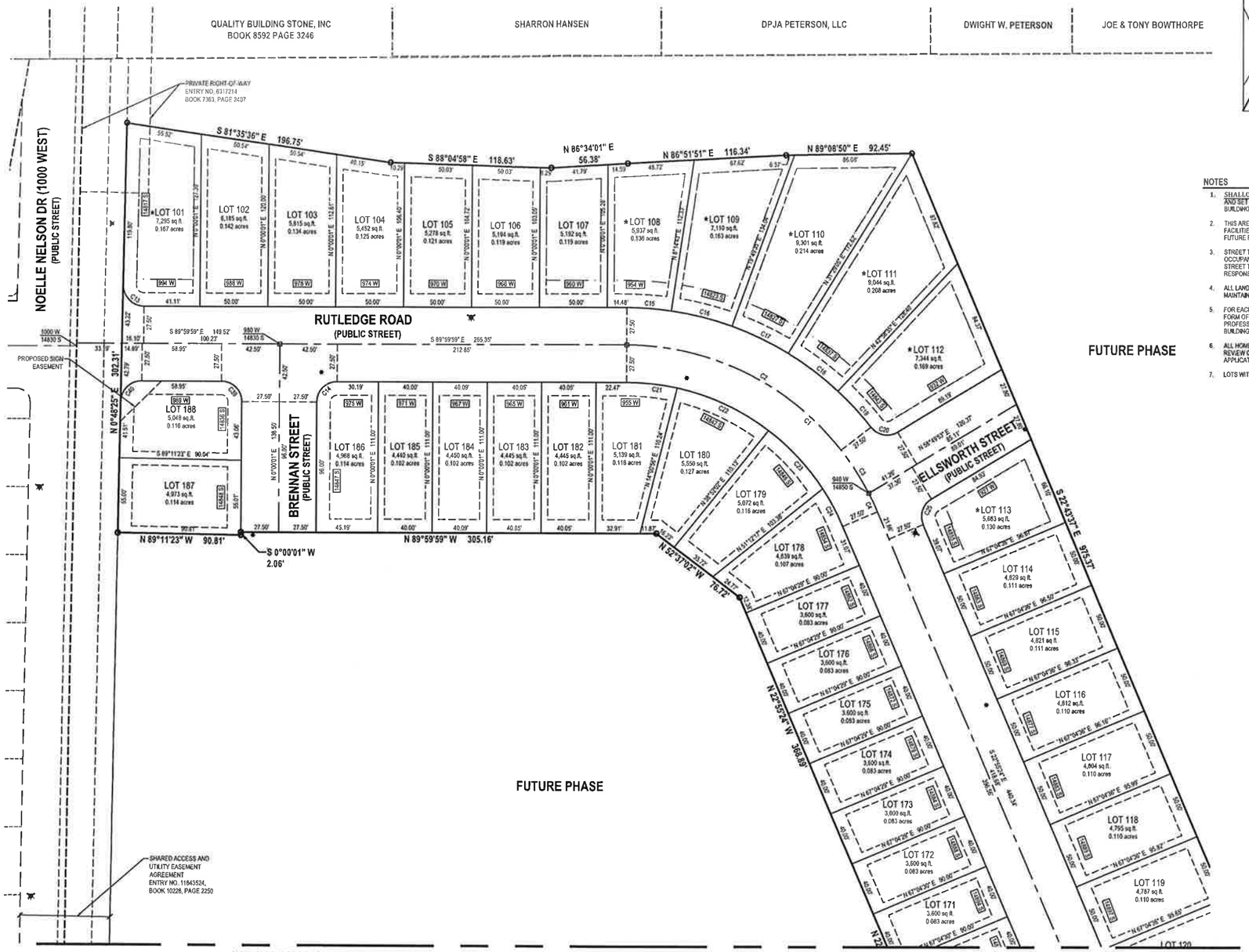
CEDAR CITY
Phone: 435.865.1453

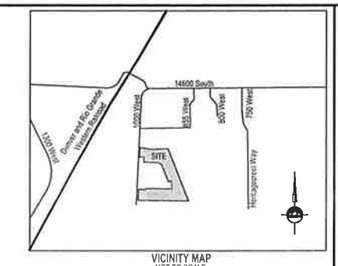
RICHFIELD
Phone: 435.896.8548

COLORADO SPRINGS
Phone: 719.575.9110

INDEPENDENCE VILLAGE PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH





VICINITY MAP
NOT TO SCALE

NOTES

1. SHALLOW SEWER DEPTHS!!! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
3. STREET TREES TO BE INSTALLED IN THE PARKSTRIP PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ALL DWELLINGS IN ACCORDANCE WITH THE APPROVED STREET TREE PLAN. ALL PARKSTRIP LANDSCAPING, IRRIGATION AND MAINTENANCE IS THE RESPONSIBILITY OF ADJACENT HOME OWNER OR HOME OWNERS.
4. ALL LAND DRAINS AND STORM DRAINS LOCATED ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE HOA.
5. FOR EACH BUILDING PERMIT SUBMITTAL, THE CITY REQUIRES A CERTIFICATION IN THE FORM OF A GRADING AND DRAINAGE PLAN FOR EACH LOT, STAMPED AND CERTIFIED BY A PROFESSIONAL ENGINEER. THIS SHOULD BE SUBMITTED WITH THE SITE PLAN AND BUILDING PERMIT. NO BUILDING PERMIT WILL BE ISSUED WITHOUT THIS.
6. ALL HOMES SHALL BE APPROVED BY THE INDEPENDENCE VILLAGE ARCHITECTURAL REVIEW COMMITTE (IVARC) AND APPROVAL SHALL BE INCLUDED WITH BUILDING PERMIT APPLICATION.
7. LOTS WITH * NEXT TO NUMBER MEET BUILDING SETBACKS AT 20 FEET BACK.

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- FIRE HYDRANT
- STREET LIGHT

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as INDEPENDENCE VILLAGE PHASE 1 SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point being North 89°40'00" East 2,563.87 feet along the section line and North 189.33 feet from the Southwest Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 00°48'25" East 222.19 feet;
thence North 89°42'53" East 150.77 feet;
thence North 00°48'37" East 20.18 feet;
thence North 89°44'42" East 529.90 feet;
thence North 00°48'37" East 94.06 feet;
thence North 11°04'12" West 55.00 feet;
thence Southwesterly 32.56 feet along the arc of a 972.50 foot radius curve to the right (center bears North 11°04'12" West and the chord bears South 84°20'15" West 32.51 feet with a central angle of 10°48'54");
thence South 89°44'42" West 30.97 feet;
thence North 22°55'24" West 368.89 feet;
thence North 52°37'02" West 76.72 feet;
thence North 89°59'59" West 305.16 feet;
thence South 00°00'01" West 2.06 feet;
thence North 89°11'23" West 90.81 feet;
thence North 00°48'25" East 302.31 feet;
thence South 81°35'36" East 196.75 feet;
thence South 88°04'58" East 118.63 feet;
thence North 86°34'01" East 56.38 feet;
thence North 86°51'51" East 116.34 feet;
thence North 89°08'50" East 92.45 feet;
thence South 22°43'37" East 975.37 feet;
thence South 27°27'06" East 61.79 feet;
thence South 22°43'37" East 105.20 feet;
thence South 89°44'07" West 1,039.15 feet to the point of beginning.

Contains 547,185 square feet or 12.562 acres and 88 Lots

DATE

KAREN F. WHITE
P.L.S 191326

LICENSED PROFESSIONAL LAND SURVEYOR No. 191326 KAREN F. WHITE State of Utah

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

INDEPENDENCE VILLAGE PHASE 1 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By:

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20 _____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____ WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

LENDER'S CONSENT

The described tract of land hereon is subject to a Deed of Trust in favor of Zions First National Bank. By the lender's signature below, the lender consents to dedication for perpetual use of the public all parcels of land shown on this plat as intended for public use and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust in favor of the dedication of the land to public use.

ZIONS FIRST NATIONAL BANK

By: _____

Its: _____

LENDER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

On this ____ day of _____ 20____, personally appeared before me _____ Who being by me duly sworn did say that he/she is the _____ of Zion'sFirst National Bank, a national banking association, and that the foregoing instrument was signed in behalf of said national banking association and he/she acknowledged to me that said national banking association executed the same.

NOTARY PUBLIC _____
My Commission Expires: _____
Residing in _____ County.

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CONTACT
TP DEVELOPMENT, INC
5469 WALKER ESTATES CIRCLE
HOLLADAY, UTAH 84117

ROCKY MOUNTAIN POWER _____ DATE _____
QUESTAR _____ DATE _____
COMCAST CABLE _____ DATE _____

INDEPENDENCE VILLAGE PHASE 1 SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 2
PROJECT NUMBER: 5719D
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY*: PMH
DATE: 11/07/16

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.253.4449
WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____, BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS _____ DAY OF _____, 20_____, BY THE SOUTH VALLEY SEWER DISTRICT
SOUTH VALLEY SEWER DISTRICT, MANAGER

CITY ENGINEER APPROVAL
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
BLUFFDALE CITY ENGINEER DATE

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____, BY THE BLUFFDALE CITY ATTORNEY.
BLUFFDALE CITY ATTORNEY

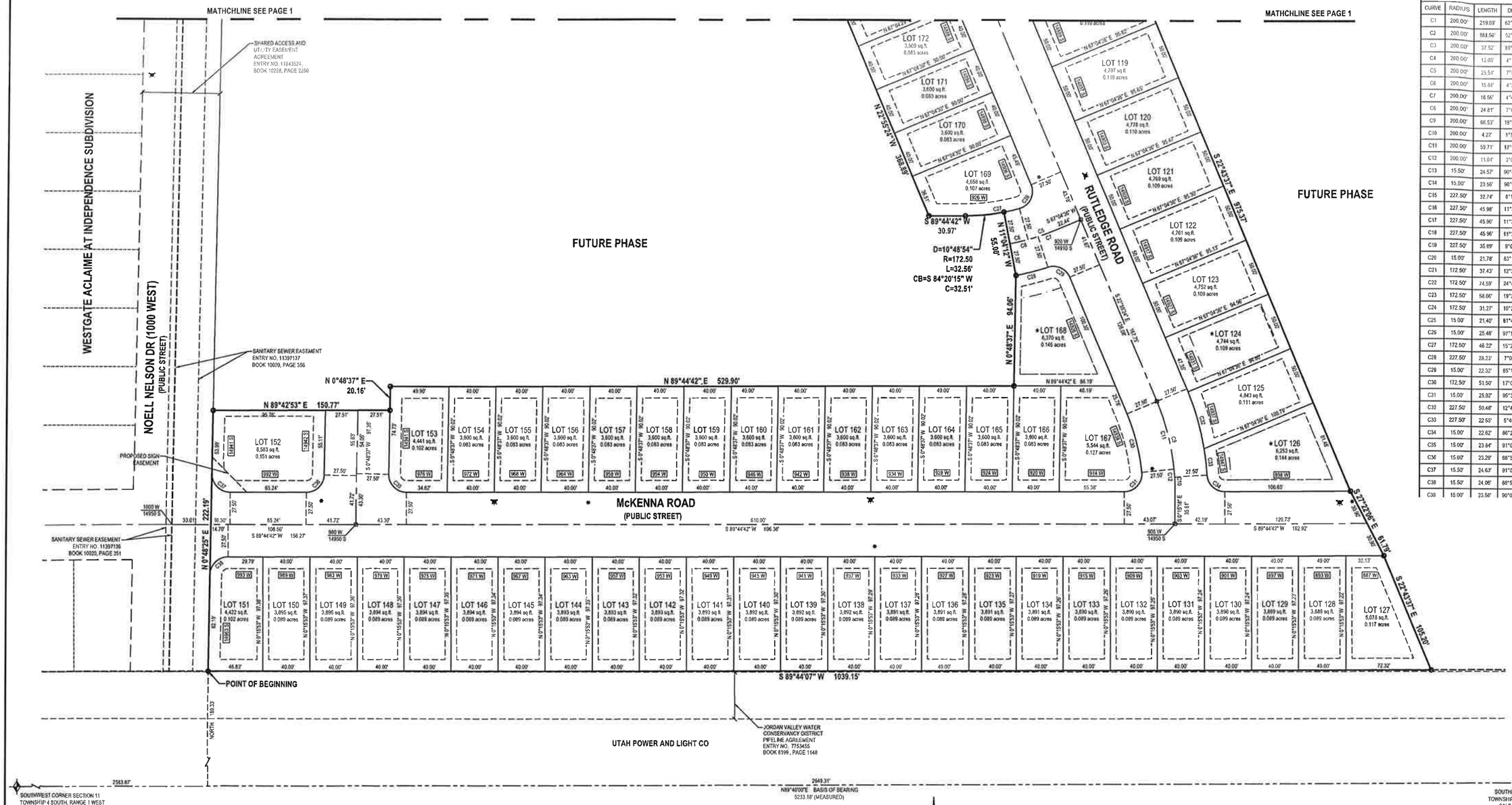
PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____, BY THE BLUFFDALE CITY PLANNING COMMISSION.
CHAIR, BLUFFDALE CITY PLANNING COMMISSION

CITY COUNCIL APPROVAL
PRESENTED TO THE MAYOR AND BLUFFDALE CITY COUNCIL THIS _____ DAY OF _____, A.D., 20 _____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CITY RECORDER MAYOR

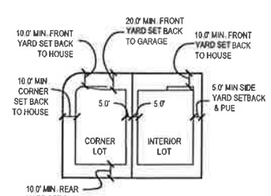
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES
DEPUTY SALT LAKE COUNTY RECORDER

INDEPENDENCE VILLAGE PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00'	219.09'	62°45'49"	N58°37'04"W	208.30'
C2	200.00'	183.56'	52°00'52"	N63°39'33"W	175.39'
C3	200.00'	37.52'	10°44'58"	N32°36'38"W	37.47'
C4	200.00'	15.05'	4°18'45"	N25°01'47"W	15.05'
C5	200.00'	25.54'	7°19'00"	N70°44'05"E	25.52'
C6	200.00'	15.84'	4°32'13"	N76°39'42"E	15.83'
C7	200.00'	16.56'	4°44'40"	N69°26'56"E	16.56'
C8	200.00'	24.81'	7°06'32"	N75°22'32"E	24.80'
C9	200.00'	66.53'	19°03'31"	N13°23'39"W	66.22'
C10	200.00'	4.22'	1°12'33"	N3°15'37"W	4.22'
C11	200.00'	59.71'	17°06'19"	N14°22'15"W	59.49'
C12	200.00'	11.04'	3°09'45"	N4°14'13"W	11.04'
C13	15.50'	24.57'	90°48'24"	S44°35'47"E	22.07'
C14	15.00'	23.56'	90°00'00"	S45°00'01"W	21.21'
C15	227.50'	32.74'	8°14'42"	N85°52'38"W	32.71'
C16	227.50'	45.98'	11°34'52"	N75°57'51"W	45.91'
C17	227.50'	45.96'	11°34'30"	N64°23'10"W	45.88'
C18	227.50'	45.96'	11°34'30"	N52°48'40"W	45.88'
C19	227.50'	35.89'	9°02'18"	N42°30'16"W	35.85'
C20	15.00'	21.76'	83°11'06"	S79°34'37"E	19.91'
C21	172.50'	37.43'	12°25'52"	N83°47'03"W	37.35'
C22	172.50'	74.59'	24°48'30"	N65°10'52"W	74.01'
C23	172.50'	58.66'	19°29'02"	N43°03'06"W	58.38'
C24	172.50'	31.27'	10°23'11"	N28°07'00"W	31.23'
C25	15.00'	21.40'	81°45'17"	S17°57'14"W	19.63'
C26	15.00'	25.48'	97°19'00"	N25°44'06"E	22.52'
C27	172.50'	46.22'	15°21'06"	N82°04'09"E	46.08'
C28	227.50'	28.23'	7°06'32"	N75°22'32"E	28.21'
C29	15.00'	22.32'	85°15'20"	N65°33'04"W	20.32'
C30	172.50'	51.50'	17°06'19"	N14°22'15"W	51.31'
C31	15.00'	25.02'	95°33'47"	N41°57'48"E	22.22'
C32	227.50'	50.48'	12°42'50"	N15°53'59"W	50.38'
C33	227.50'	22.55'	5°40'41"	N6°42'14"W	22.54'
C34	15.00'	22.62'	86°23'25"	S47°03'36"E	20.53'
C35	15.00'	23.84'	91°03'55"	S44°43'21"E	21.41'
C36	15.00'	23.28'	88°56'05"	N45°16'39"E	21.02'
C37	15.50'	24.63'	91°03'43"	S44°43'27"E	22.12'
C38	15.50'	24.06'	88°56'17"	S45°16'33"W	21.72'
C38	15.00'	23.56'	90°00'00"	N44°59'55"W	21.21'



TYPICAL LOT SET BACKS
NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- FIRE HYDRANT
- STREET LIGHT

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

CONTACT
TP DEVELOPMENT, INC
5469 WALKER ESTATES CIRCLE
HOLLADAY, UTAH 84117

SHEET 2 OF 2
PROJECT NUMBER: 5719D
MANAGER: RQE
DRAWN BY: KPW
CHECKED BY: PNH
DATE: 11/2/16

ENSIGN

SALT LAKE CITY
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.884.2983

ATTEST: CITY RECORDER MAYOR

INDEPENDENCE VILLAGE PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

RECORDED #

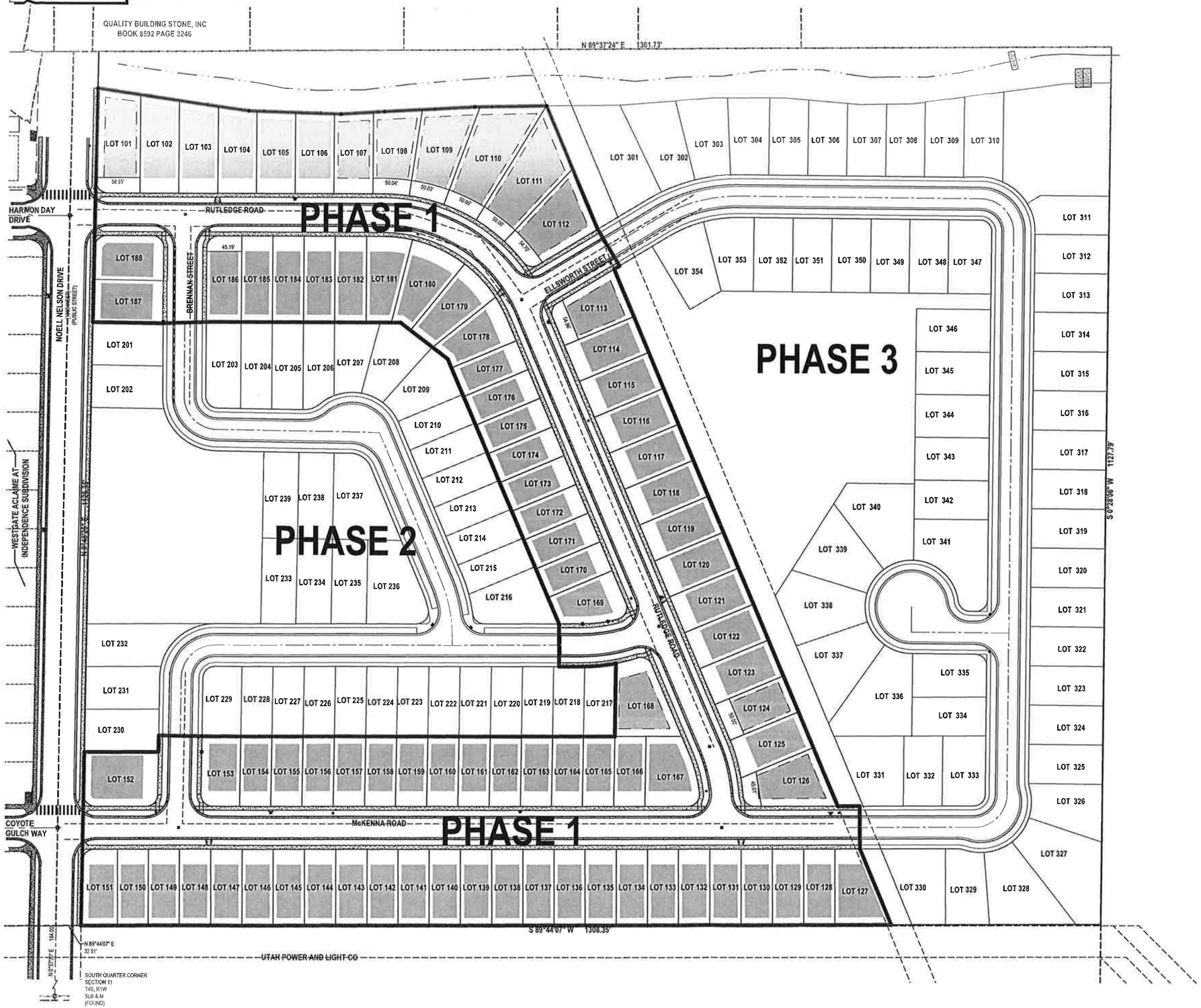
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES DEPUTY SALT LAKE COUNTY RECORDER

BENCHMARK
SOUTH QUARTER CORNER
SECTION 11, T4S, R1W
SLB &M
ELEVATION = 4496.02

811 Know what's below. Call before you dig.
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL SIGNAGE AND STRIPING TO COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, MUTCD.

HORIZONTAL GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TP DEVELOPMENT INC.
5460 WALKER ESTATES CIRCLE
HOLLADAY, UT 84117
CONTACT:
GREGORY HAERR
PHONE: 801-634-8000

INDEPENDENCE VILLAGE

14774 SOUTH NOELL NELSON DRIVE
BLUFFDALE, UTAH

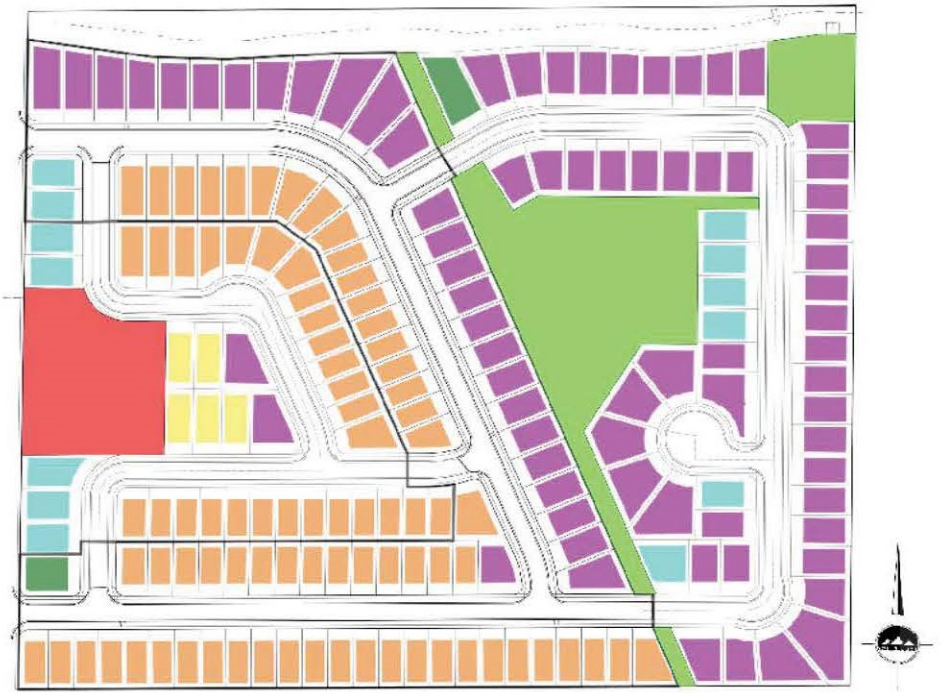
LICENSED PROFESSIONAL ENGINEER
7690015
CHAD R. THOMAS
10-31-16
STATE OF UTAH

OVERALL SITE PLAN AND PHASING PLAN

PROJECT NUMBER 5719D	PRINT DATE 11/2016
DRAWN BY C. OESTREICH	CHECKED BY C. THOMAS
PROJECT MANAGER R. ELDER	

C-100

Figure 1 – Concept Project Plan



Independence Village
Special Development (RD) Zone

Gross Property Area (Acres)	34.58
Fire Station (Dedicated)	1.28
Trails	.66
HOA Park	2.42
Canal Area	1.99
Retention Pond (Dedicated)	.44
Total Open Space	5.51
1000 West Dedication	.80
Density (DU/Acre)	5.23

Minimum 60'x124' Average SF: 8432 Minimum SF:8432	2 lots
Minimum 55'x80' Average SF: 5421 Minimum SF: 4400	13 lots
Minimum 50'x85' Average SF: 5709 Minimum SF 4250	76 lots
Minimum 45'x108' Average SF: 4941 Minimum SF: 4860	5 lots
Minimum 40'x90' Average SF: 4420 Minimum SF: 3600	85 lots

Agenda Item 10

Legal Department
14350 South 2200 West
Bluffdale, UT 84065
(801) 254-2200 Fax (801) 253-3270

To: Mayor and City Council Members

From: Vaughn R. Pickell, AICP, City Attorney

Date: November 16, 2016

Re: Simple Products Development Agreement

Mayor and City Council Members:

Simple Products Corporation has applied to amend the Aclaime at Bluffdale development agreement (Market Place). Presently, the Developer's property is designated "commercial." The "Developer has revised the proposed project plan, attached as an exhibit to the development agreement amendment, and it sets forth the concept plan for the development.

The City also has been under contract to sell some surplus property to Simple Products. The property was not needed for the ultimate intersection design and improvements at 14600 South and Porter Rockwell Boulevard. The proposed agreement takes this property into account. Although the earlier agreement lapsed without closing, they have proposed an addendum to extend the deadlines to sell the property. In fact, the Engineering Department has recommended we retain some of the curve for the ultimate right-of-way for PRB, and that we also acquire some from Simple Products in an exchange. I have attached an exhibit of that. If the development agreement is approved, the City Manager can proceed to make the property exchange inasmuch as the disposal of a significant parcel of real property has already been authorized by the City Council.

Sample Motion

I move to approve a Resolution Authorizing Execution of an Amended Development Agreement with Simple Products Corporation.

Sincerely,

Vaughn R. Pickell, AICP
City Attorney

AMENDED DEVELOPMENT AGREEMENT
FOR
ACLAIME AT INDEPENDENCE
(Affecting a portion of BLAND PROPERTY/ROCKWELL NEIGHBORHOOD)

THIS AMENDED DEVELOPMENT AGREEMENT FOR ACLAIME AT INDEPENDENCE (BLAND PROPERTY/ROCKWELL NEIGHBORHOOD) ("Agreement") is made and entered into this ___ day of _____, 2016 (the "Effective Date"), by and between City of Bluffdale, a Utah municipal corporation ("City") and Simple Products Corporation, a Utah corporation ("Developer") as successor in interest to the prior developer, BLR Development, Inc., a Utah corporation and BLC Investment, LLC, a Utah limited liability company; ("Owners"). As used hereafter, the term "Developer" includes the Permitted Transferee, Simple Products Corporation, the new owner of a commercial parcel identified in that certain Amended and Reinstated Development Agreement recorded in the office of the Salt Lake County Recorder on February 25, 2014, and identified in the attached legal descriptions.

R E C I T A L S

A. Developer is the owner of approximately 17.45 acres of ground within the City which was previously referred to as "The Bland Property" which consisted of a larger tract of approximately 44.3 acres of ground. The 17.45 acres is more particularly described in Exhibit A.

B. The "Bland Property" is part of a larger project within the Independence Project which was indirectly owned by Aclaime Bluffdale, LLC, an affiliate of BLC Investment, LLC, and BLR Development, Inc., and is known as "Aclaime at Independence" (the "Aclaime at Independence Project" or "Aclaime at Independence Property").

C. The City and Artemis Investments, LLC, (the "Original Developer"), entered into a certain Development Agreement for Independence at Bluffdale (the "Original Development Agreement") dated December 11, 2007, (the "Original Effective Date"). The Original Development Agreement was amended pursuant to a First Amendment to Development Agreement dated March 11, 2008 (the "First Amendment") and that certain Second Amendment to Development Agreement dated May 3, 2011 (the "Second Amendment"). The Original Development Agreement, the First Amendment and the Second Amendment have been collectively referred to and may be referred to herein as the "Artemis Development Agreement."

D. The Artemis Development Agreement related to the development of the Independence Property located within the City and situated between the Union Pacific Railroad right of way on the west and the Pony Express Road on the east, 14600 South on the north and the Geneva gravel pit on the south, all are more particularly described in the Artemis Development Agreement. The "Bland Property," a portion of which is the subject of this amendment, is part of that Independence Property.

E. There is an existing Development Agreement with the City, governing the use and

development of the parcels described herein.

F. The "Bland Property" was also part of a larger group of parcels, referred to in the Artemis Development Agreement as the "Rockwell Neighborhood," which was comprised of 73 acres and included 17.5 acres of commercial, 40.1 acres of residential and 15.4 acres of open space ("Rockwell Property").

G. Since execution of the Artemis Development Agreement, the rights thereunder have been transferred to parties other than the Original Developer.

H. On or about January 14, 2013, Aclaime Bluffdale, LLC, acquired the "Bland Property." Aclaime Bluffdale, LLC, had the rights to develop the Bland Property and desired to do so in accordance with the terms and conditions set forth in an Amended and Restated Development Agreement recorded February 2, 2014, in the office of the Salt Lake County Recorder.

I. Concurrent with the adoption of this Agreement, the Parties desire to approve a new plan and amend the current Development Agreement relating to a portion of the Bland Property only, in the form attached hereto and incorporated herein as Exhibit B (the "Rockwell Ridge Business Park"), which includes design guidelines relating to the subject Property (the "Design Guidelines").

J. The original Bland Project Plan establishes the use, maximum permitted density, proportion of unit types, and general configuration of the Bland Property, subject to applicable City Ordinances, defined below. Notwithstanding the foregoing, the parties deem that the Bland Project Plan is general in nature and is subject to refinement through further processing of the individual phases (collectively, "Phases," and individually as "Phase") of the Bland Property from time to time based on the Developer's more precise engineering studies required with each final plat submitted for review and approval by the City. For purposes of this Agreement, a "Phase" shall constitute a specific area of the Bland Property that the Developer intends to develop at one time. While the Bland Project Plan is general in nature, the rights granted herein with respect to the Bland Property are previously vested as set forth in prior Agreements.

K. At present, the Property owned by Developer is designated commercial in the Marketplace Development Agreement and Project Plan of February 2014. Developer is a light industrial company that has both retail sales and online sales and its intended use for the Property ~~more closely mirrors a~~ includes both light industrial/mixed use and retail ~~designation rather than a~~ commercial ~~designation~~.

L. Concurrent with the adoption of this Agreement, the Parties desire to approve a new concept plan related to the subject property only, in the form attached hereto and incorporated herein as the Rockwell Ridge Business Park (the "Rockwell Ridge Business Park Plan").

M. The City has authority to enter into this Agreement pursuant to Section 10-9a-

102(2) of the Utah Code and Section 1-29-1 of the Bluffdale City Code, and desires to enter into this Agreement with the Developer for the purpose of guiding the development of Rockwell Ridge Business Park Plan in accordance with the terms and conditions of this Agreement and in accordance with applicable City Ordinances, rules and regulations, land use policies and legislative approval conditions.

N. This Agreement is consistent with, and all preliminary and final plats within the Project are subject to and shall conform with the City's General Plan, Land Use Ordinance, and City Subdivision Ordinance ("the Subdivision Ordinance"), and any permits issued by the City pursuant to City Ordinances, regulations, and the City of Bluffdale Standard Drawings and Specifications (except as modified by the Rockwell Ridge Business Park Plan).

O. The Parties intend to be bound by the terms of this Agreement as set forth herein, and the Parties intend that this Agreement supersede all prior Development Agreements to the extent set forth herein, and not with respect to any other property subject to the prior Development Agreements. All other agreements shall continue in full force and effect with respect to all other real property described therein and to this Property to the extent not modified herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt of sufficiency of which is hereby acknowledged, the City and the Developer hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.

2. Property Development. Subject to City Council approval, the Project, which consists of the 17.45 acres identified previously herein and as more particularly set forth in attachments hereto, shall be developed consistent with a project plan attached hereto, Bluffdale Zoning Ordinance, the Bluffdale Subdivision Ordinance, all other applicable city ordinance, the Bluffdale Standard Drawings and Specifications, all as adopted by the City and in existence as of the date of this Agreement ("City Ordinances") as well as design guidelines, project plans and the Agreement itself. For purposes of this Agreement, the term "Bluffdale Standard Drawings and Specifications" shall include the City's own standards as well as all adopted codes, including but not limited to the Utah State Construction Code, the Utah State Fire Code, American Association of State Highway Transportation Officials (AASHTO) standards, American Public Works (APWA) and American Water Works Association (AWWA) standards, as such standards exist and have been adopted by the City on the Effective Date.

3. Project Plan and Design Guidelines.

a. Approval of the Project Plan. The "Project Plan," attached hereto and incorporated herein as Exhibit B, establishes the land use and development rights for the Property and general configuration for the Project. The Project shall be developed by the Developer in accordance with the Project Plan, Design Guidelines and City Ordinances. The City's approval and execution of this Agreement grants the Developer the right to develop the

Property and construct the Project in accordance with the uses approval processes, improvements and general configuration of development set forth in this Agreement, the Project Plan and the Design Guidelines. All Developer submittals must comply with the Design Guidelines and Project Plan. The Design Guidelines and Project Plan may be amended from time to time with the approval of the City Council and the Developer after receiving a recommendation from the Planning Commission as set forth in Section 3(b) below. Developer acknowledges and agrees that the Developer's ability to develop the Property according to the general configurations set forth in the Project Plan and Design Guidelines is contingent upon the Developer providing all engineering required by the City under the Subdivision Ordinance and the City's approval of such engineering in accordance with the City Ordinances.

b. Amendment to Project Plan or Design Guidelines. The Project Plan satisfies the concept plat requirement for the Project. If the Developer is seeking change from existing zoning to another use, the Developer shall be required to obtain an appropriate recommendation from the Planning Commission and approval from the City Council. Planning Commission recommendations and City Council approval of the amendment may require public hearings. For purposes of this Agreement, the Developer requests to: (i) change the width of a road within the Project identified in the Project Plan if a proposed road width in a preliminary or final plat differs from the road widths approved in the Design Guidelines and Project Plan, (ii) change the connection points of collector or major roads within the Project as identified in the Project Plan (i.e. changes in the location of intersections and connection points as opposed to changes in the location or alignment of collector or major roads), (iii) change the location of land uses within the Project (i.e. commercial to mixed use), and (iv) change of use shall constitute Major changes as defined in prior Development Agreements, and shall require approval by the City Council. All other changes shall be "minor changes", which shall only require approval of the City Managers or designee.

4. Subdivision of the Property. The Design Guidelines and Project Plan do not constitute a subdivision of the Property or any portion thereof. All subdivisions of the Property shall comply with the City Ordinances, Design Guidelines, Project Plan, and this Agreement. Subdivision plat approval, obtained in accordance with the provisions of the Mixed Use Ordinance and the relevant provisions of the Subdivision Ordinance, will be required for each subdivision plat. The Developer shall work with the City Staff to create the final plat and construction drawings for the Project. The City Staff shall submit the Developer's proposed preliminary and final plats to the Planning Commission for recommendation and the City Council for review and approval at such time as the Developer (i) has submitted a preliminary plat and construction drawings that comply with the Design Guidelines, Project Plan, this Agreement and City Ordinances and (ii) has received initial comments from the Bluffdale City Development Review Committee ("DRC") on its submissions, provided, however, that if the DRC identifies any significant design or engineering problems in the plat or construction drawings, the Developer shall be required to resolve such problems to the reasonable satisfaction of the DRC prior to having the Planning Commission or City Council review such plat and construction drawings. The Developer shall be entitled to apply for approval of the preliminary and final plats concurrently for a subdivision if such plats are documented and approved in accordance with City Ordinances.

Execution of this Development Agreement does not constitute final subdivision approval by the City which subdivision approval will be granted pursuant to City Ordinance and after appropriate hearings on the matter.

5. Development of the Property. The Property shall be developed by the Developer in accordance with the requirements contained herein:

a. Compliance with City Ordinances and Development Standards. The Property, all portions thereof, and each Phase shall be developed in accordance with this Agreement, the Design Guidelines and Project Plan, and the City Ordinances. Specifically, the Project Plan shall act as the concept plan for the Project, and the Design Guidelines establish the specific standards for the Project.

b. Density Requirements: Existing Property in the Project: The maximum number of commercial buildings, and square footage is as set forth in Exhibit B.

c. Roads and Traffic.

i. Street Plan. The general layout and location of public roads as depicted in the Project Plan constitute general guiding principles the Developer shall observe in establishing the layout and design for each Phase of the Project. All public roads shall provide service to the general areas depicted in the Master Street Plan and the Project Plan and shall be constructed consistent with City Ordinances including the widths set forth therein, unless changes are required by City Council, in which case roads may realign with approval of City Council on the advice and consent of City Staff. Final location of 14600 South Porter Rockwell Boulevard and any other public streets are subject to City staff and engineering input including compliance of City Ordinances and City Engineers review and approval. Signage and traffic signals relating to roads constructed by the Developer shall comply with the City Ordinances. Except as otherwise provided in the Design Guidelines and Project Plan or in this Agreement, the Project shall be designed and constructed according to the Design Guidelines and Project Plan, and the asphalt and road base requirements set forth in the City Ordinances as of the Effective Date. The Developer agrees to use commercially reasonable efforts to work with the City, the canal companies, UDOT, and all other appropriate entities including utility companies to coordinate the alignment of roads accessing the Property.

ii. Road Dedications. The roads designated in the Project Plan as public roads shall be dedicated to the City or to UDOT as the case may be and shall be constructed by the Developer according to the Design Guidelines and Project Plan and the asphalt and road base requirements set forth in the City Ordinances as of the Effective Date or as otherwise required by UDOT.

d. Architectural Requirements; Design Guidelines. Attached to this Agreement as Exhibit B and incorporated herein are the Design Guidelines for the Property, which are consistent with the standards set forth in the Mixed Use Zone. All structures erected in the Project shall comply with the Design Guidelines.

e. Utilities and Infrastructure.

i. General. The Developer shall install or pay for the installation by the appropriate entity of the following utilities and infrastructure: roads, curb, gutter, sidewalks, natural gas, underground electrical service, telephone, cable, storm drain, flood control, sewer, and culinary water for each Phase when developed. In addition, the Developer shall install or pay for installation of a secondary water system. Installations shall be done in accordance with the City's design requirements and construction standards in existence as of the Effective Date, and the design and construction standards imposed by the relevant service provider, except as such standards or specifications are modified by the Design Guidelines or Project Plan. The Developer shall be responsible to pay for all required inspections of such improvements by the City (exclusive of any inspections involving third-party cable service providers).

ii. Culinary Water System Development. Developer shall install or pay for the installation of a culinary water supply system to serve the Property in accordance with the final plats submitted by the Developer and approved by the City, which shall include water transmission and distribution lines within the boundaries of the Property. The culinary water system shall connect to and become part of the City's water system, and shall comply with the City Ordinances.

iii. Storm Drain Facilities. The Developer shall install such on-site storm drains and detention ponds within Open Space as required by City Ordinances in existence as of the Effective Date, and indicated in the final plat for each Phase. Subsequent to the Developer's installation of storm drain improvements within the City and dedication of such improvements to the City, and the expiration of any warranty period, the City shall accept maintenance responsibilities for the storm drain infrastructure in the public street rights-of-way.

iv. Maintenance of Private Drives. The Developer or an owners' association shall assume full responsibility for the maintenance of any and all private drives in the Project owned by an owners' association or designated as common area. The Developer or an owners' association shall also assume full responsibility for snow removal within all private drives in the Project. The Developer or owners' association shall contract with a professional maintenance company for such responsibilities, and shall require the snow removal provider to not place snow from any private drive within any public right-of-way. If snow is placed in a public right-of-way, the City shall have the right to remove such snow and bill the relevant owners' association for the removal costs.

v. Secondary Water. The Developer shall construct a secondary water system and dedicate the amount of secondary water required by the City Ordinances to the City, to be held in co-ownership with the applicable owners' association, so the open space areas of the Project can be irrigated with secondary water.

vii. Dedication or Donation. The Developer shall dedicate to the City all public streets and public improvements in each Phase as such Phase is developed together with public utility easements as required by the City. The City shall accept such dedication as provided herein and agrees that the following dedication language shall be acceptable to the City:

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner(s) of all the hereon described tract of land hereafter known as_____, for good and valuable consideration received, does/do hereby dedicate and convey to Bluffdale City for perpetual use of the public, all parcels of land shown on this plat as a public roadway, and does/do hereby dedicate and convey to Bluffdale City and to each public utility providing utility services, non-exclusive easements for installation and maintenance of public utilities over, on under and across the utility easements as shown on this plat. This dedication is subject to any easements of record as of the date hereof.

6. Payment of Fees.

a. General Fees. The Developer, or the subject property owner, as applicable, shall pay to the City in a timely manner all required fees, including, but not be limited, to all subdivision processing and recording fees, and inspection fees, which are due or which may become due in the ordinary course pursuant to the City Ordinances. Such fees shall be based on the City's fee schedule as adopted and amended by City Ordinance from time to time. The Developer and all owners of any portion of the Property shall have a duty to pay all standard required fees assessed by the City in those amounts which are approved and in effect at the time the fees are actually paid to the City.

7. City Obligations. Subject to compliance with the terms of this Agreement by Developer, Permitted Transferees (as defined in Section 17 below) or Developer Affiliates (as defined in Section 17 below), the City agrees as follows:

a. Public Improvements. To maintain the public improvements associated with the Project and dedicated to the City following satisfactory completion thereof by the Developer, its Permitted Transferees or Developer Affiliates, and acceptance of the same by the City and commencement of the warranty period in the manner set forth in City Ordinance or rule.

b. Standard Services. To provide standard municipal services to the project including, without limitation, snow removal on public streets and police and fire protection, subject to the payment of all fees and charges charged or levied therefore by the City that are generally applicable to other similar properties in the City.

c. Culinary Water Service. To provide culinary water service after culinary water systems are constructed by Developer and inspected and approved by the City.

d. Secondary Water. To provide secondary water service after final plats are recorded and the Secondary Water System is constructed by the Developer and approved by the City, utilizing Draper Irrigation Company as the secondary water service provider.

e. Acceptance of Improvements. To maintain project and/or the Improvements dedicated to the City following satisfactory completion thereof by the Developer, a Permitted Transferee or Developer Affiliate, acceptance of the same by the City, subject to all applicable warranty work required by the Developer under the City's Subdivision Ordinance in existence as of the Effective Date.

8. Construction Standards and Requirements.

a. General. All construction on the Property at the direction of the Developer shall be conducted and completed in accordance with the City Ordinances as of the Effective Date, the Design Guidelines, Project Plan and this Agreement. Prior to final City release of construction security for the infrastructure on any Phase of the Property, "as built" drawings in both hard copy and electronic format shall be provided without cost to the City. The electronic format of such "as-builts" shall be designated by the City. Improvements and landscaping for the Property shall be constructed at least to the level of the Design Guidelines and Project Plan. The Developer shall cause to be constructed public improvements, as indicated in this Agreement, the Design Guidelines and the Project Plan, as such improvements are required to provide necessary and customary access and municipal services to each Phase of the Property.

b. Security for Infrastructure. Security to guarantee the installation and completion of all public improvements located within the Property on a Phase-by-Phase basis for each final plat shall be provided by the Developer, Developer Affiliates or Permitted Transferees as required by the City Ordinances. The Developer, Developer Affiliates or Permitted Transferees shall provide an escrow bond for the final plat of the Project, which security shall be reduced periodically upon written request by the Developer and proportionately in a timely manner as such improvements are built by the Developer and are thereafter inspected and approved by the City, following the City's standard practice for such reductions, which inspection and approval shall not be unreasonably withheld, conditioned or delayed. In addition, the Developer shall post revegetation/restoration security on passive Open Space areas as reasonably required by the City to secure completion of any required revegetation and restoration to passive Open Space areas constructed upon by the Developer.

c. Required Studies. The City may require further and/or updated soil and geological studies, which the City, in its sole and reasonable discretion, shall determine are necessary.

d. Indemnification and Insurance during Construction.

i. Developer Indemnification. The Developer agrees to indemnify and hold the City and its officers, employees, agents and representatives harmless from and

against all liability, loss, damage, costs, or expenses, including attorneys' fees and court costs incurred or arising from or as a result of the death of any person or any accident, injury, loss, or damage whatsoever caused to any person or to the property of any person (a) which shall occur within the Property during the Developer's construction of infrastructure improvements or occur in connection with any off-site work done for or in connection with the Property and (b) which shall be directly, substantially and proximately caused by any negligent or intentional acts of the Developer or its agents, servants, employers, or contractors. The Developer shall neither be responsible for (and such indemnity shall not apply to) the negligent or intentional acts of contractors who are not in the Developer's employ, nor to acts of third parties.

ii. Insurance. During the period from the commencement of work on the Property and ending on the date when all work is inspected and approved by the City, the Developer shall furnish or cause to be furnished to the City by general or subcontractors under the Developer's employ satisfactory certificates of liability insurance from reputable insurance companies evidencing commercial general liability insurance policies in the amount of at least $1,000,000.00 single limit, naming the City as an additional insured. Developer shall maintain or require all contractors and other employers performing any work on the Property to maintain adequate general liability insurance, worker's compensation insurance and public liability coverage.

e. City and Other Governmental Agency Permits. Before commencement of construction or development of any buildings, structures or other improvements upon any portion of the Property by the Developer, the Developer shall, at its expense, secure or cause to be secured, any and all permits which may be required by the City or any other governmental entity having jurisdiction over the Developer's work. The City shall reasonably cooperate with the Developer in seeking to secure such permits from other governmental entities, canal companies, and public or private utility companies.

f. Rights of Access. Representatives of the City shall have a reasonable right of access to the Property and any portion thereof during the period of any construction to inspect or observe any work or proposed development on the Property. For purposes of this provision, "reasonable right of access" shall mean access during normal business hours, or at other such times as necessary to inspect or observe work.

g. Compliance with Law. The Developer shall comply with all applicable federal, state and local laws pertaining to the Developer's activities in connection with the Property, and any Phase thereof.

h. Inspection and Approval by the City. The City may, at its option, perform periodic inspections and quality assurance tests of any public improvements, such as streets and utilities, being installed and constructed by the Developer or its contractors. No work involving excavations shall be covered until the same has been inspected by the City's representatives and the representatives of any other entities having jurisdiction over the particular improvements involved. The City shall promptly inspect any such excavations after notice by the Developer. The Developer shall warrant the materials and workmanship of all infrastructure

improvements installed by Developer for a period that is twelve (12) months, or as otherwise provided by Utah law, from and after the date of approval by the City of the improvements in that Phase and commencement of the warranty period. The City shall, at the time of acceptance and/or commencement of the warranty period, if requested by the Developer in writing, provide written confirmation of the date of acceptance and commencement of the warranty period for the improvements for each Phase, and written confirmation of the end of the warranty period.

i. Use and Maintenance during Construction. The Developer covenants and agrees that, during construction, it shall develop the Property for the uses set forth in the Design Guidelines and Project Plan, as restricted and limited by the Agreement. From the commencement of construction until the City's acceptance of infrastructure improvements constructed by the Developer and the commencement of the warranty period (the "Developer's Construction Period"), the Developer shall keep the subject portion of the Property free and clear from any unreasonable accumulation of debris, waste materials and any nuisances, and shall make its best efforts to contain its construction debris so as to prevent its scattering, due to reasonably anticipated events of wind and water. The Developer shall likewise keep the streets reasonably free from mud, snow, and erosion debris during the Developer's Construction Period.

9. Vested Rights and Reserved Legislative Powers.

a. Vested Rights. As of the Effective Date of this Agreement Developer shall have the vested right to develop and construct the Project in accordance with the uses, maximum permissible density, intensity, and general configuration of development established in the Design Guidelines and Project Plan, as supplemented by this Agreement (and all Exhibits), subject to compliance with the City Ordinances in existence as of the Effective Date.

b. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers such legislation shall not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

10. Default. An "Event of Default" shall occur under this Agreement if any party fails to perform its obligations hereunder where due and the defaulting party has not performed the delinquent obligations within sixty (60) days following delivery to the delinquent party of written notice of such delinquency. Notwithstanding the foregoing, if the default cannot reasonably be cured within that 60-day period, a party shall not be in default so long as that party commences to cure the

default within that 60-day period and diligently continues such cure in good faith until complete. Notwithstanding the foregoing, any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes; labor disputes; inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; war; civil commotions; fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

a. Remedies. Upon the occurrence of an Event of Default, the non-defaulting party shall have the right to exercise all of the following rights and remedies against the defaulting party:

i. All rights and remedies available at law and in equity, including injunctive relief, specific performance and/or damages as to the defaulting party.

ii. The right to withhold all further approvals, licenses, permits, including building permits, or other rights associated with the Project or development activity as described in this Agreement until such default has been cured.

ii. The right to draw upon any security posted or provided in connection with the Project by the defaulting party.

The rights and remedies set forth herein shall be cumulative.

11. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer:	Simple Products Corportion Brian Christensen 138 E. 12300 S. #C-165 Draper, UT 84020
With a copy to:	James Dunn 1108 West South Jordan Parkway Ste A South Jordan, UT 84095
To the City:	City Manager Bluffdale City 14350 South 2200 West Bluffdale, UT 84065
With a copy to:	Vaughn Pickell Bluffdale City Attorney 14350 South 2200 West Bluffdale, UT 84065

All Developer Affiliates and Permitted Transferees shall receive notice in the manner set forth in this Section, and their addresses shall be included in this Agreement at the time that they become parties to this Agreement. Any party may change its address for notice by giving written notice to the other party in accordance with the provisions of this Section.

12. General Term and Conditions.

a. Attorneys' Fees. In the event of any lawsuit between the parties hereto arising out of or related to this Agreement, or the Project, the prevailing party or parties shall be entitled in addition to the remedies and damages, if any awarded in such proceeding, to recover its or their costs and reasonable attorneys' fees.

b. Integration. This Agreement, together with the Exhibits hereto, integrates all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements or previous agreements between the Parties, whether oral or written with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the Parties hereto.

c. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

d. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted).

e. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach, by the City, or for any amount which may become due to the Developer, or its successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

f. No Third Party Rights. The obligations of the Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City, the Developer and any Permitted Transferees or Developer Affiliates.

g. Further Documentation. This Agreement is entered into by the parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement may be necessary. The Parties agree to negotiate in good faith with respect to all such future agreements.

h. Relationship of Parties. This Agreement does not create any joint venture, partnership; undertaking, business arrangement or fiduciary relationship between the City and the Developer.

i. Agreement to Run With the Land. This Agreement shall be recorded in the Office of the Salt Lake County Recorder against the Property and is intended to and shall be deemed to run with the land, and shall be binding on all successors in the ownership of any portion of the Property.

j. Performance. Each party, person and/or entity governed by this Agreement shall perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt or inconvenience any other party, person and/or entity governed by this Agreement, the development of any portion of the Property or the issuance of final plats, certificates of occupancy or other approvals associated therewith.

k. Applicable Law. This Agreement is entered into under and pursuant to and is to be construed and enforceable in accordance with the laws of the State of Utah.

l. Construction. This Agreement has been reviewed and revised by legal counsel for both the City and the Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

m. Consents and Approvals. Except as expressly stated in this Agreement, the consent, approval, permit, license or other authorization of any party under this Agreement shall be given in a prompt and timely manner and shall not be unreasonably withheld, conditioned or delayed. Any consent, approval, permit, license or other authorization required hereunder from the City shall be given or withheld by the City in compliance with this Agreement, the Design Guidelines, Project Plan and the City Ordinances.

n. Approval and Authority to Execute. Each of the parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

o. Termination.

i. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the final plat for the Project has not been recorded in the Office of the Salt Lake County Recorder within ten (10) years from date of this Agreement (the "Term"), or upon the occurrence of an Event of Default that is not cured as set forth in this Agreement, the City shall have the right, but not the obligation at the sole discretion of the City Council, to terminate this Agreement as to the defaulting party (i.e., the Developer, a Permitted Transferee or Developer Affiliate, as the case may be).

ii. Any termination may be effected by the City by giving written notice of intent to terminate to the defaulting Party. Whereupon the defaulting Party shall have sixty (60) days during which such Party shall be given an opportunity to correct

any alleged deficiencies and to take appropriate steps to complete its Phase of the Project (or in the case of the Developer, the remainder of the Project). Such notice and cure period shall be in addition to any notice and cure period provided under Section 10, the 'Default" Section, above. Notwithstanding the foregoing, if the default cannot reasonably be cured within that 60-day period, a Party shall not be in default so long as that Party commences to cure the default within that 60-day period and diligently continues such cure in good faith until complete. In the event of a default by a Party other than the Developer, the City shall provide a notice of default to the Developer upon the defaulting Party's failure to cure within the notice and cure period and the Developer shall have the right, but not the obligation, to cure such default(s) bring an additional thirty (30) day period or such additional time as reasonably necessary provided that the Developer commences and diligently pursues such cure within the 30-day period. In the event the defaulting Party fails to satisfy the concerns of the City with regard to such matters, and the Developer declines in writing to cure such default(s), the City shall be released from any further obligations under this Agreement to the specific defaulting Party and the same shall be terminated as to such defaulting Party.

iii. Upon termination of this Agreement for the reasons set forth herein, following the notice and process required hereby, the obligations of the City and the defaulting Party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner. This Agreement shall remain in full force and effect as to the non-defaulting Parties.

13. Developer's Assignment of Ownership or Development of Any Portion of the Project.

a. Assignment of Obligation to Construct the Infrastructure Improvements on Property. The Developer shall not assign its obligation to construct infrastructure improvements to any unaffiliated third party without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed. In determining whether to approve an assignee, the City shall limit its inquiry to whether the proposed assignee has a sufficient amount of development experience and sufficient financial capacity to perform the obligations of the Developer under this Agreement. If the City does not object in writing to a proposed assignment within fifteen (15) calendar days of receiving the Developer's notice of a proposed assignment, the City shall be deemed to have provided consent hereunder. Nothing in this Section shall be construed as limiting the Developer's right to enter into a contract with an unaffiliated third party for the construction or installation of such infrastructure improvements on behalf of the Developer.

b. Sale or Transfer of Parcels or Lots by Developer after Completion of Project Improvements. The Developer shall not be required to notify the City with regard to the sale or transfer of any platted lot or parcel in the Property after completion of project improvements for a given Phase and purchasers of such platted lots and parcels shall not accede to any of the rights of the Parties hereto. Any conveyances to the City, an entity designated by the City, any other governmental entity or owners' association as contemplated in the Design

Guidelines and Project Plan and this Agreement shalt also be exempt from any notice requirement to the City.

c. Transfer of All or Any Portion of the Property to an Affiliate. Nothing in this Agreement Shall be construed as prohibiting the Developer from transferring all or any portion of the Property, or any of its obligations with regard to the construction of infrastructure improvements, to one or more affiliates of the Developer (each, a "Developer Affiliate"). Developer Affiliate means a legal entity whose members or shareholders include some of the same persons or entities as the members of the Developer. In such an event, the Developer shall be entitled to make such transfer upon written notice to the City, provided, that such Developer Affiliate(s) assume the obligations of the Developer under this Agreement that pertain to the property transferred, as evidenced by such Developer Affiliate(s) execution of an assignment and assumption agreement to that effect.

d. Developer's Control Over Remaining Property. In the event of a transfer or sale by the Developer of less than all of the Property, the Developer shall, nevertheless, retain exclusive control over the portions of the Property not sold or transferred, and the transferee(s) shall have no right to control or object to any subsequent amendment of this Agreement, and the Developer may make any modifications thereto without notice to, or the consent of, any such transferee(s).

e. No Transfer of City Obligations. The City shall not have the right to convey, assign or be released from its obligations under this Agreement.

f. Transfer of Assets; Continuing Obligation. If the Developer sells or transfers all or any portion of the Property, then (i) the City shall require the purchaser of the assets to assume the Developer's obligations under this Agreement; and (ii) the City shall be named as third party beneficiary of (and shall be permitted to enforce directly against the purchaser) such assumed obligations.

14. No Waiver. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

15. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions shall continue in full force and effect.

16. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

17. Priority and Subordination. The Developer agrees to use commercially reasonable efforts to obtain subordination from all lenders with liens senior to the encumbrance created by this Agreement on the Property.

18. Amendment. This Agreement may be amended only in writing signed by the Parties hereto.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

"CITY"

CITY OF BLUFFDALE

By: _____
Derk Timothy
Its: Mayor

ATTEST:

_____
City Recorder

"DEVELOPER"

SIMPLE PRODUCTS CORPORATION

By: _____
Its: _____

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

On the _____ day of November~~June~~, 2016 personally appeared before me, Derk Timothy, signer of the foregoing Amended Development Agreement, who duly acknowledged to me that he executed the same.

_____
Notary Public

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

On the _____ day of November~~June~~, 2016 personally appeared before me, Brian Christensen, signer of the foregoing Amended Development Agreement, who duly acknowledged to me that he executed the same.

_____
Notary Public

LEGEND

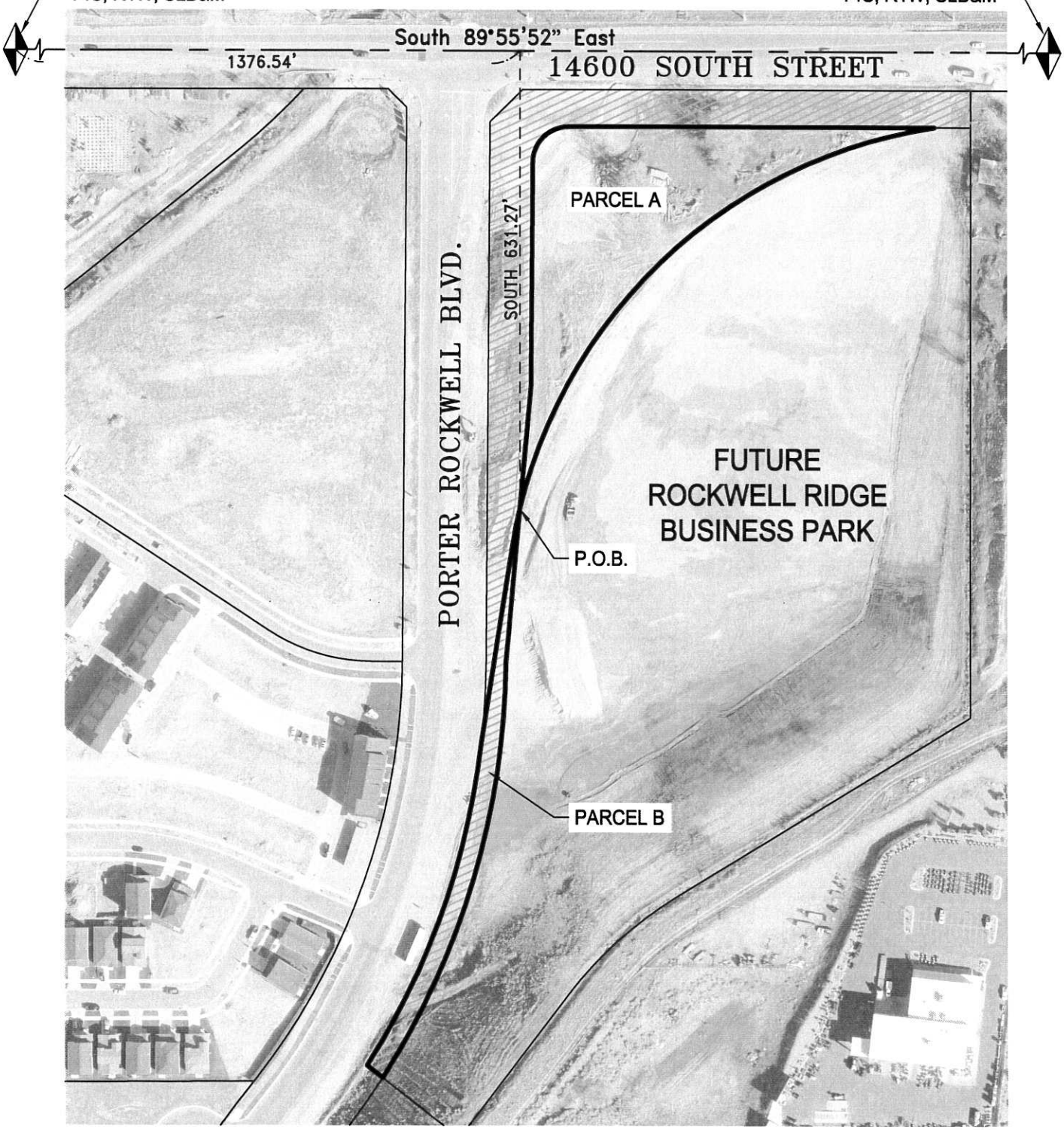
SECTION CORNER

SECTION LINE

FUTURE ROAD R/W

0 200

Scale in Feet



BLUFFDALE EST. 1848

ROCKWELL RIDGE EXCHANGE	DESIGNED KT	DATE 11/10/16	PROJECT NO. N/A
	DRAWN KT	DATE 11/10/16	SHEET NO. 1 OF 1
EXHIBIT MAP	CHECKED MF	DATE 11/10/16	DRAWING NO. N/A

Path: G:\Projects\ACTIVE\Porter Rockwell\Survey\Descriptions & Exhibits\Rockwell Ridge Exchange.dwg | plot date: November 10, 2016 | plotted by: Kthompson

REQUEST FOR CITY COUNCIL ACTION

To:	Mayor and City Council
From:	Grant Crowell
Date:	10 November 2016
Business Date:	16 November 2016
Subject:	Rockwell Ridge Business Park Project Plan – Amendment to Development Agreement Project Plan for Aclaime at Independence (Bland Property / Rockwell Neighborhood)
Staff Presentation:	Grant Crowell
Applicant Presentation:	Scott Carlston

RECOMMENDATION: To approve the Project Plan as an Exhibit to the amendment to the Aclaime at Independence Development Agreement.

BACKGROUND AND SUMMARY:
The proposal modifies the project plan for a portion of the Aclaime at Independence (Bland/Rockwell Neighborhood), which lies on the east side of Porter Rockwell Boulevard, south of 14600 S. The current, adopted version of the Project Plan for the subject area was adopted by the City Council as an exhibit to a Development Agreement on February 11, 2014.

In the 2014 Project Plan, the subject area was designated as commercial with restrictions on the land uses that did not allow light industrial type development. At the time of approval, the subject area was anticipated to be developed in a more retail type commercial development pattern, different from the industrial park type uses prevalent to the west in the City's Heritage Crest industrial park.

The current proposal adds new provisions, exhibits, and concept plans in the attached Project Plan that will control and replace the 2014 plans for the subject property. The applicant has created a more flexible development project by specifying the allowed land uses in the Development Agreement and Project Plan to allow specific commercial and light industrial land uses in defined land use areas. Retail commercial is the focus on the north end of the project near 14600 South and light industrial uses are proposed to be allowed on the south half of the project. Additionally, the proposal presents a conceptual site plan and design guidelines that will govern administrative site plan approvals in the future.

PREVIOUS LEGISLATIVE/CITY ACTION
-8/17/16: Planning Commission recommended approval, 3-2, with no additional findings.
-9/14/16: City Council tabled action

SUPPORTING DOCUMENTS
-Revised Proposed Project Plan
-Proposed Development Agreement is with City Attorney Packet for this item

Exhibit B

Project Plan Amendment

Rockwell Ridge Business Park

Bluffdale, UT

Property Owner / Applicant:

Simple Products Corporation

138 East 12300 South C-165

Draper, UT 84020

Representative:

Jason Hagblom - Newmark Grubb Acres

376 East 400 South Suite 120

Salt Lake City, UT 84111

Preparers:

Aeurbia

CIR Engineering, llc

stevemplan, llc

November 10, 2016

A. PURPOSE

The Marketplace Development Agreement and Project Plan were approved by the City in February 2014. At that time the development of the commercial parcel east of Porter Rockwell Boulevard was left conceptual with the understanding that at the time actual development was considered, an amended Development Agreement and Project Plan would be submitted, reviewed and approved.

Simple Products Corporation (known hereafter as SPC) has purchased the roughly 14.04 acre parcel and is currently working with Bluffdale city to purchase the 3.44 acre parcel on the northwest corner (shown at right in red color) and proposes to bring their new corporate headquarters, warehouse and retail outlet to Bluffdale City at this location. The $16 million dollar project will be called Rockwell Ridge Business Park and will create an estimated 100+ jobs along with retail sales tax revenue for Bluffdale City. Currently, SPC has its corporate office in Draper and its warehouse / distribution center in Sandy. These will be consolidated at Rockwell Ridge Business Park. The development will include a mix of retail, service commercial and light industrial.

Vicinity Aerial Photo (Site Shown in Red)

The site is currently designated Commercial in The Marketplace Development Agreement and Project Plan with specific zoning use restrictions. SPC is a light industrial company that has retail sales both at its building and online. To allow SPC to operate at the site, the strictly commercial designation will need to be revised. SPC is proposing the revision that will divide the property into a strictly retail commercial area and an area that will allow both retail commercial and light industrial. This Project Plan includes two lists of permitted uses for the property, a retail commercial list and a light industrial list. The retail commercial list will be permitted anywhere on the property. The Light Industrial uses will be restricted to the south half. It is in SPC's interest to lease as much of the site as retail commercial as possible and the planned project has been designed with retail end-users in mind (shallow buildings, small divisible increments, multiple storefronts/signage, etc.

B. CONCEPTUAL SITE PLAN

At the time of review and approval of The Marketplace, it was determined that Porter Rockwell Road would curve in a northeasterly direction allowing traffic to continuously flow from the 14600 South / Interstate 15 interchange to Porter Rockwell Boulevard and ultimately to Redwood Road and the Mountain View Corridor. The figure to the right was used at the public hearings to illustrate the conceptual location of the new curve of Porter Rockwell Boulevard and the intersection of 14600 South.

Since that time, the State of Utah has decided to move the Utah State Prison from its current Draper location to a site near the Salt Lake City Airport. Furthermore, Bluffdale City determined that Porter Rockwell Boulevard will ultimately continue north across 14600 South and through the prison property and connect with Bangerter Highway, passing through the prison property. Therefore, Bluffdale City has agreed to sell SPC the right-of-way purchased from The Aclaime Group that accommodated the Porter Rockwell Boulevard curve and SPC will develop the entire property.

Figure 1 is the Rockwell Ridge Business Park Conceptual Site Plan. The figure at right is the statistical summary from Figure 1. Since the Final Site Plan approval is a separate review, these numbers may be revised in the future.

Table 1, to the right is an enlargement of the Site Plan statistical summary.

LOT AREAS:

		SQ. FT. / ACRES
LOT		674,354 SQ. FT. / 15.48 ACRES
	SLOPE AREA(NO IMPROVEMENTS)	213,626 SQ. FT. / 4.90 ACRES
	LOT IMPROVEMENTS AREA	460,728 SQ. FT./10.58 ACRES
	BUILDING FOOTPRINT	0 SQ. FT. / 0.00 ACRES
	ASPHALT	172,746 SQ. FT. / 3.97 ACRES
	TOTAL LANDSCAPING	66,725 SQ. FT. / 1.53 ACRES
	PARKING LANDSCAPING	0 SQ. FT. / 0.00 ACRES
	REMAINING LANDSCAPING	66,725 SQ. FT. / 1.53 ACRES
	TOTAL LANDSCAPING(WITH SLOPE AREA)	280,351 SQ. FT./6.44 ACRES (41.6% PROVIDED)

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA LANDSCAPING	8,058 SQ. FT.	15 SQ.FT. PER STALL (OR 4,560 SQ. FT. REQ'D)
TOTAL LANDSCAPING	308,299 SQ. FT.	66.92% PROVIDED (REQ'D 69,109 SQ. FT.)

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T	
OFFICE	56,000 SQ. FT.	186.7	(1/300)
RETAIL	28,500 SQ. FT.	47.5	(1/600)
MANUFACTURING	20,000 SQ. FT.	50.0	(1/400)
WAREHOUSE	39,590 SQ. FT.	4.0	(1/10,000)

TOTAL REQUIRED:	289 (288.2)
TOTAL PROVIDED:	304 (101.33% PROVIDED)
ACCESSIBLE SPACES	8 (7 REQ'D 201 TO 300)
BICYCLE SPACES	32 (?? REQ'D ????)

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

Table 1

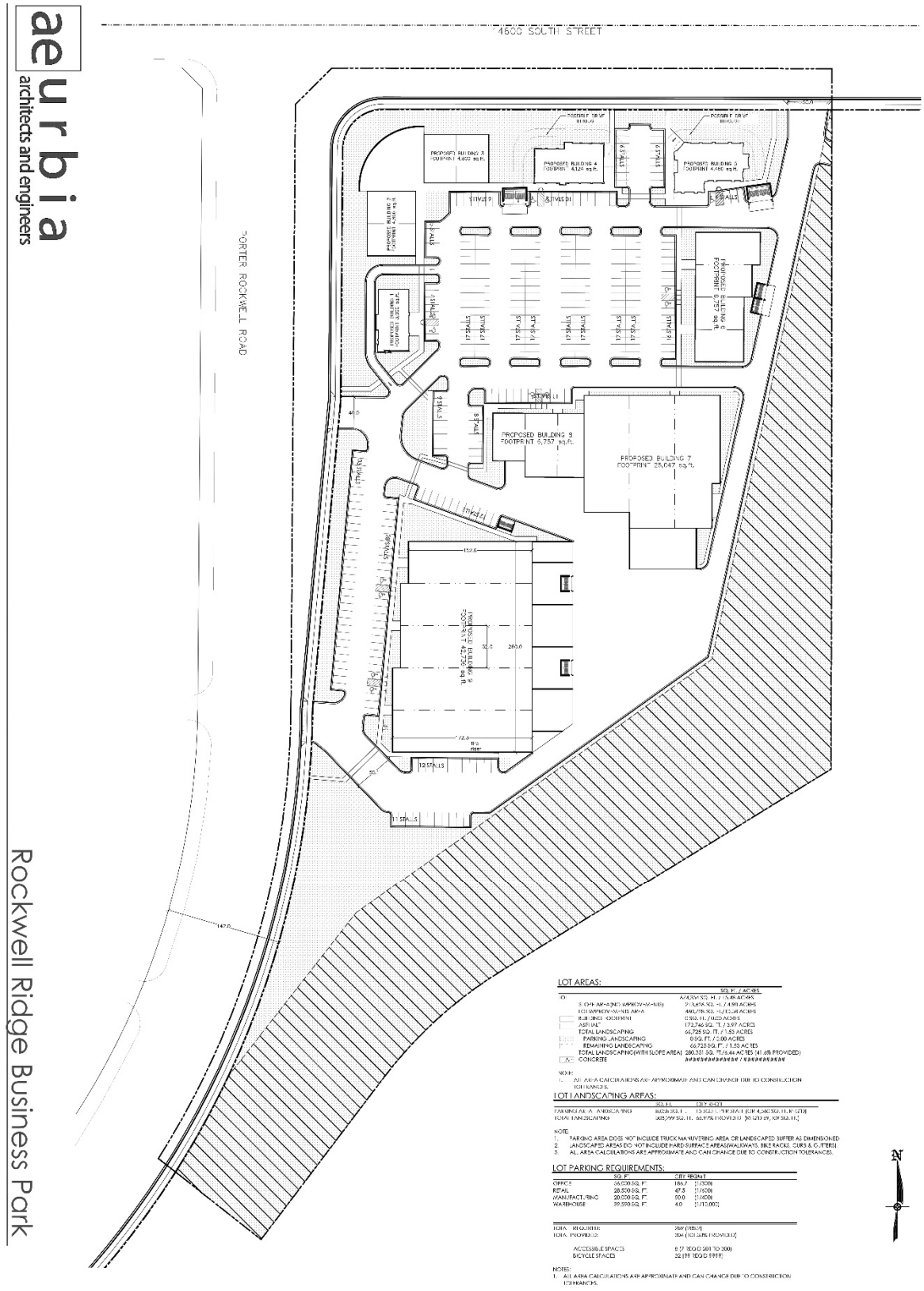


Figure 1 – Conceptual Site Plan

C. PERMITTED USES

Rockwell Ridge Business Park is divided between two areas labeled "A" and "B" on Figure 2 – Permitted Uses. Area A is a retail commercial only area and both the building types and the permitted uses are suitable for a retail commercial center. Area B permits both all the retail commercial uses permitted in Area A and a short list of light industrial uses. The uses permitted in shown in Table 2.

AREA A

COMMERCIAL USES:	Approval Required
Automotive sales and services (within enclosed building)	P
Business services	P
Construction sales and services, no outside storage	P
Convenience store	P
Funeral home	P
Gas station	P
Hospital	P
Hotel	P
Loan center	P
Medical services	P
Office, general	P
Personal service and instruction establishments	P
Preschool/Daycare center	P
Reception center	P
Recreation, gym and entertainment (indoor)	P
Religious buildings and structures	P
Restaurant	P
Retail, general	P
Trade or technical school	P
Veterinary service	P

AREA B

INDUSTRIAL USES:	Approval Required
All of the businesses permitted above under the heading "Commercial Uses"	P
Commercial and recreational vehicle sales and rental provided no vehicles are stored outside of an enclosed building	P
Convention facility	C
Laundry services	P
Maufacturing, limited	P
Wholesale and warehousing (includes major distribution centers)	P
Printing shops	P
Public or private utilities and maintenance facilities	C

P = Permitted Use

C = Conditional Use Permit required based upon the requirements of Bluffdale City Code Title 11 Chapter 20.

Table 2

Permitted Uses

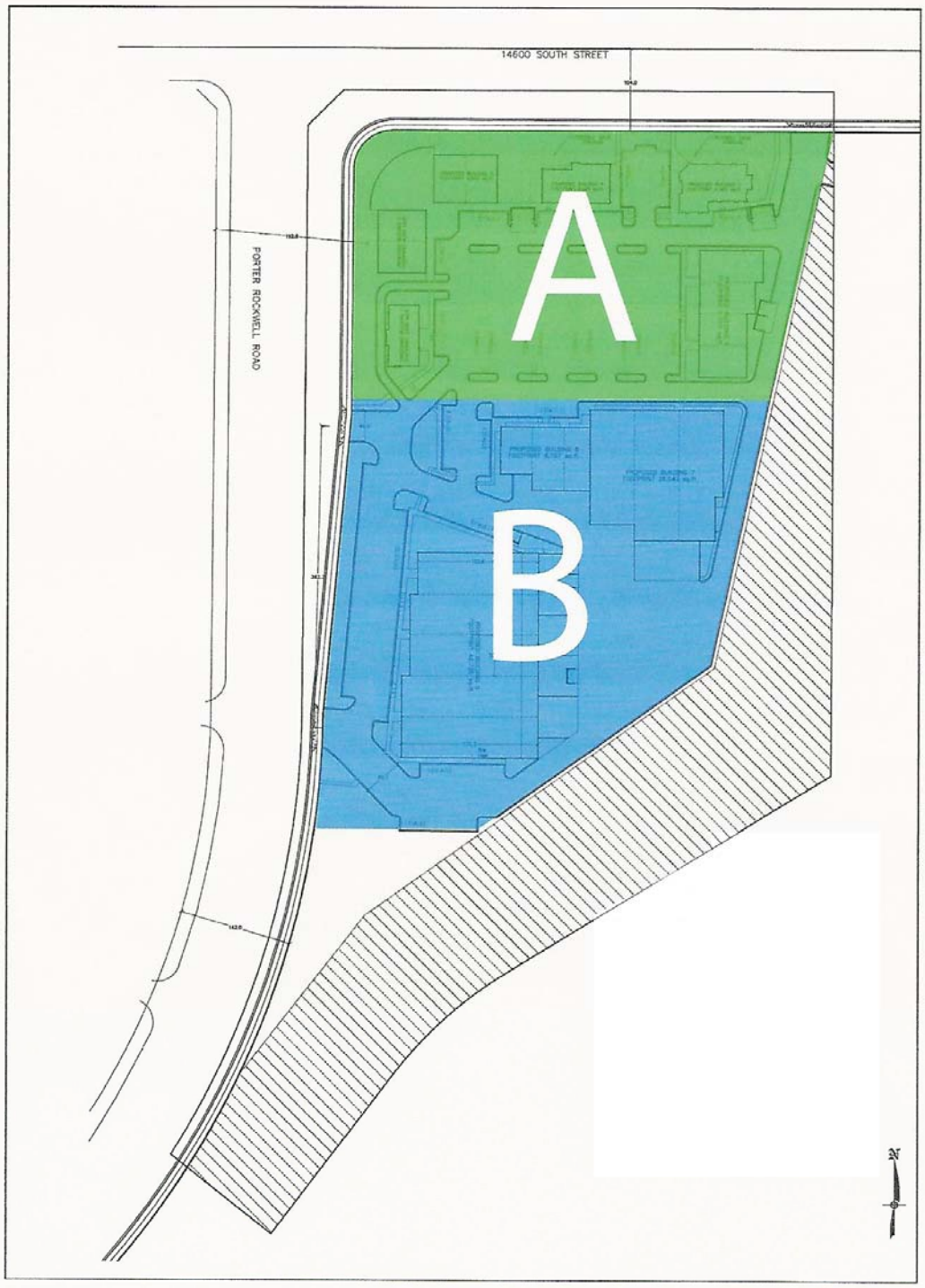


Figure 2

D. DEVELOPMENT STANDARDS

The Conceptual Site Plan proposes a development plan that meets all of requirements of 11-11G-12: Development Requirements and Standards. No additional development standards are required. Site plan approval is required and, based upon compliance with the Development Agreement and Project Plan, may be approved administratively by City Staff.

E. DESIGN GUIDELINES

The Rockwell Ridge Business Park Design Guidelines are included to manage the development of the project and ensure that the appearance of buildings, landscaping, parking areas, loading areas and drive aisles and signage reflect the design quality required herein. With review by both The Marketplace Architectural Review Committee (TMARC) and Bluffdale City, as part of the Site Plan Approval, the development of the Rockwell Ridge Business Park will reflect the high quality design wanted by the property owner / user, the neighbors and the community.

a. Architecture

SPC is proposing to develop a Class A retail / business park with high quality buildings designed with multiple architectural features that provide a variety of building appearances. The architectural features include

- glass atrium-like building corner entrances,
- concrete projections, covered entries and capped roof features at interior entrances,
- variable roof lines,
- large expanses of windows and
- use of multiple, complementary color schemes in earthtones.

Figures 3 to 12 are illustrations of the buildings to be constructed. The plans are conceptual and subject to change as part of Site Plan Approval.

Figure 3

Figure 4

Figure 5

Figure 6

Figure 7

Figure 8

aeurbia architects and engineers

ROCKWELL BUSINESS PARK
Bluffdale, Utah

Figure 9

aeurbia architects and engineers

ROCKWELL BUSINESS PARK
Bluffdale, Utah

Figure 10

Figure 11

Figure 12

b. Signs

The Rockwell Ridge Business Park will have a comprehensive sign program that includes a monument sign on corner of 14600 South and Porter Rockwell Boulevard, building business park identification signs and wall signs for building tenants. Examples of proposed signage is included on Figures 3 – 12. Figure 14 is a conceptual illustration of the proposed wall signs and monument sign. It includes general sizes, materials and construction. The Site Plan approval will include details of the signs to be constructed.

c. Landscaping

Figure 13 the Concept Landscape Plan. It is a conceptual plan and illustrates the areas to be landscaped. Final design and numbers will be approved with Site Plan approval.

Concept Landscape Plan – Figure 13

EL01- PAINTED CONCRETE TILT UP PANEL
EL02- DARK BRONZE STOREFRONT WINDOW/DOOR
EL03- SIGNAGE LOCATION, PER SEPARATE PERMIT AND REVIEW PROCESS(ALL SIGNAGE MUST FIT WITHIN 10'-4'x2'-6" AREA, CONTRASTING COLOR FROM BACKGROUND)
EL04- CONCRETE REVEAL LINE 3" MIN.
EL05- LIGHT GAUGE METAL FRAMED AND METAL WRAPED TOP CAP
EL06- BUSINESS PARK SIGN
EL07- FRAMED CANOPY ROOF, T.P.O. ROOFING
EL08- KNOCK OUT PANEL FOR FUTURE WINDOW
EL09- DARK BRONZE CURTAIN WALL WINDOW
EL10- PAINTED CONCRETE MONUMENT SIGN, PROVIDE LANDSCAPE TO REAR AND SIDES
EL11- SIGNAGE MUST FIT WITHIN 20'-6'x2'-3" AREA, LETTERING TO BE OF CONTRASTING COLOR

aeurbia architects and engineers

14600 AND PORTER ROCKWELL
BLUFFDALE, Utah

EL01- PAINTED CONCRETE TILT UP PANEL
EL02- DARK BRONZE STOREFRONT WINDOW/DOOR
EL03- SIGNAGE LOCATION, PER SEPARATE PERMIT AND REVIEW PROCESS(ALL SIGNAGE MUST FIT WITHIN 10'-4'x2'-6" AREA, CONTRASTING COLOR FROM BACKGROUND)
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aeurbia architects and engineers

14600 AND PORTER ROCKWELL
BLUFFDALE, Utah

Figure 14

CITY OF BLUFFDALE, UTAH

RESOLUTION No. 2016-

A RESOLUTION AUTHORIZING EXECUTION OF AN AMENDED DEVELOPMENT AGREEMENT WITH SIMPLE PRODUCTS CORPORATION.

WHEREAS on February 11, 2014, the City of Bluffdale ("City") and BLR Development, Inc., BLC Investment, LLC, L.H. Perry Investments, LLC, and Quest Development Company, LLC, entered into a development agreement with the City of Bluffdale for the Aclaime at Independence (Bland Property/Rockwell Neighborhood) ("Market Place Development Agreement");

WHEREAS Simple Products Corporation ("Developer") has purchased a portion of the Market Place project and now desires to amend the Market Place Development Agreement to accommodate Developer's business, "a light industrial company that has both retail sales and online sales," and the "intended use for the [Developer's property] more closely mirrors a light industrial/mixed use designation rather than a commercial designation";

WHEREAS the parties to the attached Amended Development Agreement for Aclaime at Independence desire to memorialize the terms of the agreement between them; and

WHEREAS the Bluffdale City Council finds that proposed agreement will further the public health, welfare, and safety;

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL AS FOLLOWS:

Section 1. **Authorization to Execute Amended Development Agreement.** The City Council hereby authorizes and directs the Mayor to execute the Amended Development Agreement in substantially the same or similar form attached hereto.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED: November 16, 2016.

CITY OF BLUFFDALE

_____

Mayor

ATTEST: [seal]

_____
City Recorder

Voting by the City Council:	Yes	No
Councilmember Jackson	____	____
Councilmember Nielsen	____	____
Councilmember Preece	____	____
Councilmember Westwood	____	____
Councilmember Wingate	____	____

Agenda Item 11

SUMMIT ACADEMY

Bluffdale City
14350 S 2200 W
Bluffdale, UT 84065
c/o Mr. Mark Reed

October 18, 2016

RE: Summit Academy Impact Fee Reduction

Dear City Council,

Summit Academy recognizes the countless hours you spend in service to the community and thanks you for your help and support of the school and throughout the expansion process to this new campus on 14400 South. We know the council appreciates the need for public school infrastructure in the community and the positive impacts associated with it. We at Summit recognize the impact that a school can have on surrounding infrastructure and the balance work a City Council has to maintain. Both the City and the school are given charge to use tax dollars as wisely as possible to create the most positive impact for those they serve. In light of this, we are writing to request a reduction in impact fees and offer some items to consider with this request.

While the city has a fee schedule and plan in place for calculating impact created by new development, there are a few factors that do not make it into that calculation. Such factors include off site public improvement costs, real property deeded to city for offsite improvements and tangible benefits of shared use of public school facility and fields. There were also requests made by the City during the approval phase that were accommodated at an added expense to the school which included moving the building north on the site, adding additional asphalt parking and stacking lane volume, expanding the onsite retaining volume to include 5% City/Public Storm Water, and installing a future irrigation dry line in front of the School. These real costs are shown in the Offsite Roadway Cost Breakdown Sheet attached.

This current facility will house a max of 700 K-6 students. A geographical preference for Bluffdale residents is in place for enrollment like the other Bluffdale campuses. Future expansion of this campus will facilitate room for up to 300 additional students and an additional full size gym for city/community shared use when that phase is approved by the City Council. Summit Academy is appreciative of the partnership with Bluffdale City. Many of our facilities are used for city events and we look forward to furthering this relationship with additional facilities to benefit the school and the surrounding community.

SUMMIT ACADEMY

We have received the proposed impact fees per the city's fee schedule. To date all of the impact fees have been paid less the Transportation Fee of $658,700.00. Based on actual count data collected in September by Hales Engineering, as outlined in their updated Traffic Memorandum dated October 4, 2016 (see attached), we feel that the City should assess a Transportation Fee of $352,800.00. Furthermore we feel that a reduction to that fee is appropriate based on roadway improvements made outside of the school frontage totaling $120,191.56 (see attached Cost Breakdown Sheet). Also having paid $43,667.63 for a Storm Drain Impact Fee where the school has built and maintains two onsite storm water retention systems we feel that fee should be credited to the overall fees. Using these numbers we suggest the remaining impact fee to be paid is $188,940.81.

It should be noted that other Public Charter Schools in the area have been assessed far less than the cities calculated impact and in most cases this year and in years past have had impact fees waived completely. This includes schools in Salt Lake, Davis and Utah Counties. (see attached Fees Paid To Other Municipalities Sheet) The current issued traffic impact fee is well in excess of triple the highest traffic impact fee we are aware of. Summit Academy respectfully requests that the City Council consider all of the off site public improvements costs, the design consideration change costs, the shared use function of the school facility within the community and the actual vehicle trip rates in the pm peak hour to reduce the total impact fee required of the public school at this new campus.

While candidly we would like to see impact fees reduced to zero and waived completely as other municipalities have done, including Bluffdale City on the Independence campus, we realize that may not be possible. Based on the items outlined in this letter we feel that an impact fee balance of **$188,940.81** to be paid would be fair. We look forward to the opportunity to come before the City Council to further discuss the impact fees for this project.

Thank you for your time and consideration in this matter.

Sincerely,

Steve Crandall
Executive Director, Summit Academy

enc: Hales Traffic Memo dated October 4, 2016
Offsite Roadway Cost Breakdown Sheet
Fees Paid to Other Municipalities Sheet

MEMORANDUM

Date: October 4, 2016

To: Steve Crandall, Summit Academy Director

From: Hales Engineering

Subject: Bluffdale Summit Academy K-8 Enrollment Demographics

UT15-808

The purpose of this memo is to report on the actual number of vehicle trips and to compare to the projected number of vehicle trips generated for the Bluffdale Summit Academy K-8 Public Charter School.

Data Collection

Hales Engineering collected count data on Wednesday September 7, and Wednesday September 14, 2016 at the new Bluffdale Summit Academy K-8 school. The counts included pedestrians walking to the school as well as vehicles that used the church parking lot area to pick up/drop off students. It was noted that only a couple vehicles used the church during the morning drop off period. However, during the afternoon, there were about 25 vehicles that used the church to pick up students. Typically, the students would go play in the adjacent park and wait for their parents. The number of vehicles entering and exiting the school (including the nearby church parking lot) for both data collection dates, are shown in Table 1. Table 1 also includes the projected number of trips to the school. The average difference and percent difference between the actual counts and the projected trips are also shown in Table 1.

Table 1: Trip Generation Comparison

Bluffdale - Summit Academy K-8						
Trip Generation Comparison						
	Period	Entering	Exiting	Total	Peds	Occupancy
9/14/2016	AM	266	199	465	5	2.56
	PM	146	176	322	145	3.49
9/7/2016	AM	244	225	469	10	2.20
	PM	171	226	397	141	2.89
Trip Generation	AM	250	205	455	-	2.19
Average Difference betweeen Actual Counts & Trip Generation		5	7	12	-	Average AM Occupancy = 2.38
Percent Difference betweeen Actual Counts & Trip Generation		2%	3%	3%	-	-
Hales Engineering, September 2016						

Comparison

As shown in Table 1, the actual number of vehicle trips to/from the school were very close to the project number of vehicle trips. The overall difference between the projected and actual counts was approximately 3 percent.

Transportation Impact Fees

Hales Engineering reviewed the Bluffdale City Capital Facilities Plan; Including Impact Fee Facilities Plan, Impact Fee Analysis, August 2015. According to the plan, the transportation impact fees are based on a single family home equivalent trip generation. Using the project costs that are planned over the next 6 years, the plan determines that a city wide impact fee of $3,360 per single family home (with a p.m. peak hour trip rate of 1) will be used. Table 9-6 then adjusts the $3,360 impact fee based on the p.m. peak hour trip rate for different land uses, using trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation (9th Edition, 2012). For example, the p.m. peak hour trip rate for a single family home is 1 trip, so 1 x $3,360 = $3,360 per single family home. According to ITE, an elementary school is anticipated to generate 0.28 trips per student during the p.m. peak hour of the generator. Therefore, the transportation impact fee would be 0.28 trips per student x $3,360 per trip = $941 per student. So the total impact fee using this method would be 700 students x $941 per student = $658,700.

Proposed Reduction

The $941 dollars per student is shown in Table 9-6 in the Bluffdale City 2015 IFFP, is calculated assuming the rate of 0.28 trips per student during the p.m. peak hour of the generator. However, the other rates in Table 9-6 are calculated using the p.m. peak hour rates (one hour between 4 - 6:00 p.m.). Using the p.m. peak hour of adjacent street traffic (one hour between 4 - 6:00 p.m.), the average rate according to ITE is 0.15 trips per student. Using this rate, the transportation impact fee would be 0.15 trips per student x $3,360 per trip = $504 per student. So the total impact fee would be 700 students x $504 per student = $352,800.

Conclusions

Hales Engineering makes the following conclusions and recommendations:

- Hales Engineering collected data at the new Bluffdale Summit Academy K-8 Public Charter School on two days in September.
- The data collection showed that the actual number of vehicles trips was within 3% of the projected number of trips in the TIS at the school.
- The Bluffdale IFFP develops a transportation impact fee per student using rates from the Institute of Transportation Engineers (ITE) Trip Generation (9th Edition, 2012).
- The other rates shown in the Bluffdale IFFP 2015 Table 9-6 – Recommended Transporation Impact Fee Schedule are calculated with the p.m. peak hour trip rate (one-hour between 4 – 6:00 p.m.). However, the elementary school rate is calculated with the p.m. peak hour of the generator, which results in a higher rate.
- Using the lower p.m. peak hour rate (one-hour between 4 – 6:00 p.m.), the transportation impact fee is calculated to be $504 per student.
- Due to the community benefits of a school, it is recommended that the lower trip generation rate be used to calculate the transportation impact fee, resulting in a fee of $504 per student.
- Assuming a full build out of 700 students, the total transportation impact fee would be $352,800 (700 students x $504 per student = $352,800).
- It is recommended that the hard cost improvements that have already been made by the school to the adjacent roadways that would apply to the city capital improvements be subtracted from the transportation impact fee.

If you have any questions regarding this memo, please feel free to contact us.

Summit Academy Bluffdale Campus 14400 S.
Offsite Roadway Cost Breakdown Sheet
Updated 8/18/16

Description	Qty	Unit	Unit Cost	Total	Qty	Unit	Unit Cost	Total	Qty	Unit	Unit Cost	Total
School Road Widening Section					Lions Club Road Widening Section				Lions Club Taper Section			
Mobilization	1	ea	$ 750.00	$ 750.00	1	ea	$ 750.00	$ 750.00				
Traffic Control	1	ea	$ 6,000.00	$ 6,000.00	1	ea	$ 5,000.00	$ 5,000.00	1	ea	$ 1,000.00	$ 1,000.00
Remove Existing Curb	170	lf	$ 11.50	$ 1,955.00	186	lf	$ 11.50	$ 2,139.00	129	lf	$ 11.50	$ 1,483.50
Saw Cut	1	ea	$ 1,500.00	$ 1,500.00	1	ea	$ 1,500.00	$ 1,500.00				$ -
Paint Striping and Removal	1	ea	$ 4,750.00	$ 4,750.00	1	ea	$ 4,750.00	$ 4,750.00				$ -
Street Signs w/ anchor	7	ea	$ 950.00	$ 6,650.00	6	ea	$ 950.00	$ 5,700.00				$ -
Cut Roadway to Subgrade	1	ea	$ 2,000.00	$ 2,000.00	1	ea	$ 2,500.00	$ 2,500.00	1	ea	$ 500.00	$ 500.00
10" Granular Fill	4550	sq ft	$ 1.60	$ 7,280.00	731	sq ft	$ 1.60	$ 1,169.60	594	sq ft	$ 1.60	$ 950.40
8" Roadbase	900	sq ft	$ 1.40	$ 1,260.00	3006	sq ft	$ 1.40	$ 4,208.40	594	sq ft	$ 1.40	$ 831.60
5" PG 64 Asphalt	900	sq ft	$ 3.70	$ 3,330.00	3006	sq ft	$ 3.70	$ 11,122.20	594	sq ft	$ 3.70	$ 2,197.80
Remove existing approach				$ -	1	ea	$ 500.00	$ 500.00				$ -
New Driveway approach				$ -	1	ea	$ 3,800.00	$ 3,800.00				$ -
Subgrade Prep	9048	sq ft	$ 0.25	$ 2,262.00				$ -				$ -
30" Curb	170	lf	$ 19.00	$ 3,230.00	186	lf	$ 19.00	$ 3,534.00	129	lf	$ 19.00	$ 2,451.00
5' X 4" Sidewalk	850	sq ft	$ 5.75	$ 4,887.50	1840	sq ft	$ 5.75	$ 10,580.00	645	sq ft	$ 5.75	$ 3,708.75
Roadbase for Concrete	1275	sq ft	$ 0.90	$ 1,147.50	2304.5	sq ft	$ 0.90	$ 2,074.05	967.5	sq ft	$ 0.90	$ 870.75
Remove Trees				$ -	5	ea	$ 1,800.00	$ 9,000.00				$ -
Remove Stumps				$ -	5	ea	$ 300.00	$ 1,500.00				$ -
Haul off Roadway Cut	166	cy	$ 12.00	$ 1,992.00	334	cy	$ 12.00	$ 4,008.00				$ -
Compaction Testing/ Geotech	1	ea	$ 1,500.00	$ 1,500.00	1	ea	$ 2,000.00	$ 2,000.00	1	ea	$ 500.00	$ 500.00
Remove Existing Storm Drain box	1	ea	$ 900.00	$ 900.00				$ -				$ -
Remove Existing Pipe	20	lf	$ 20.00	$ 400.00				$ -				$ -
Tie to Existing Box	1	ea	$ 3,500.00	$ 3,500.00				$ -				$ -
Inlet Box	1	ea	$ 2,300.00	$ 2,300.00				$ -				$ -
12" PVC	13	lf	$ 40.00	$ 520.00				$ -				$ -
Re-locate existing Fire Hydrant				$ -	1	ea	$ 4,000.00	$ 4,000.00				$ -
Fence R&R				$ -	186	lf	$ 13.50	$ 2,511.00				$ -
Landscape & Irrigation @ Pk Strip	850	sq ft	$ 5.00	$ 4,250.00	1840	sq ft	$ 5.00	$ 9,200.00	645	sq ft	$ 5.00	$ 3,225.00
Future 6" Dry Irrigation Line	170	lf	$ 35.70	$ 6,069.00								
Subtotal School Road Improvement				$ 68,433.00				$ 91,546.25				$ 17,718.80
Enbgineers Site Redesign per CC	1	ls	$ 10,500.00	$ 10,500.00								
Additional Stacking Lane per CC	1500	sf	$ 5.50	$ 8,250.00								
On-Site South Storm Detention (increased for public storm water)	5	%	$ 41,585.00	$ 2,079.25								
Cost of Land deeded to City for Road	1850	sf	$ 4.50	$ 8,325.00								
Subtotal School Costs				$ 29,154.25				$ 109,265.05	Subtotal Other Roadway Improvements			
Total School				$ 97,587.25				$ 109,265.05				
GC OH&P	10	%		$ 9,758.73				$ 10,926.51				
Grand Total School Roadway				$ 107,345.98				$ 120,191.56	Grand Total Other Roadway Improvements			

FEES PAID TO OTHER MUNICIPALITIES

YEAR	CITY	SCHOOL NAME	TRAFFIC IMPACT ASSESSED	TRAFFIC IMPACT PAID	# Students	
2016	***BLUFFDALE***	***Summit Academy***	***$ 658,700.00***	***$ -***	***700***	***PROPOSED FEES***
2016	VINEYARD	Freedom Academy	$ -	$ -	500	
2016	SALT LAKE CITY	Wallace Stegner Academy	$ -	$ -	550	SLC has a one year moratorium on impact fees
2015	SOUTH JORDAN	Early Light Academy Addition	$ -	$ -	300	City does not charge impact fees for public schools
2015	LEHI	Ascent Academy - Lehi Campus	$ 18,688.75	$ 18,688.75	750	Power impact was largest fee
2015	SYRACUSE	Syracuse Arts Academy - SR 193 Campus	$ 138,396.00	$ -	700	City does not charge impact fees for public schools
2015	SOUTH JORDAN	Hawthorn - South Campus	$ -	$ -	700	City does not charge impact fees for public schools
2013	PROVO	Freedom Academy	$ 69,000.00	$ 69,000.00	550	
2014	PLEASANT GROVE	Lincoln Academy	$ -	$ -	300	
2014	SOUTH JORDAN	Mountain West Montessori Academy	$ -	$ -	550	City does not charge impact fees for public schools
2014	TOOELE	Scholar Academy	$ 12,604.00	$ 12,604.00	550	
2014	WEST JORDAN	Ascent Academy - West Jordan Campus	$ 13,060.00	$ 13,060.00	750	
2014	FARMINGTON	Ascent Academy - Farmington Campus	$ 72,962.75	$ 72,962.75	550	

CITY OF BLUFFDALE, UTAH

RESOLUTION No. 2015-

A RESOLUTION APPROVING AN IMPACT FEE REDUCTION FOR SUMMIT ACADEMY K-6 SCHOOL.

WHEREAS the City of Bluffdale adopted an impact fee enactment, capital facilities plan, and impact fee facilities plan (Ord. No. 2013-18) pursuant to Title 11, Chapter 36a, of the Utah Code;

WHEREAS, pursuant to the impact fee enactment the City may adjust impact fees imposed under certain circumstances;

WHEREAS Summit Academy K-6 School ("Applicant") has requested an adjustment of the transportation impact fees to respond to specific circumstances in this specific case, such as the impact to the City's roadway system;

WHEREAS the City Council has duly considered all the materials submitted by the Applicants;

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL:

Section 1. **Approval of Impact Fee Adjustment.** The City Council hereby reduces the transportation impact fee to $_____ for the K-6 phase based upon the data and studies submitted by the developer. An expansion of the school in the future to additional grades (7-8) shall require an additional impact fee to offset the impact of the additional impact to the City's transportation system.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED: November 16, 2016.

CITY OF BLUFFDALE

_____

Mayor

ATTEST: [seal]

_____
City Recorder

Voting by the City Council:	Yes	No
Councilmember Jackson	____	____
Councilmember Nielsen	____	____
Councilmember Preece	____	____
Councilmember Westwood	____	____
Councilmember Wingate	____	____

Agenda Item 12

CONTRACT

by and between

GENEVA ROCK PRODUCTS, INC.

and

CITY OF BLUFFDALE

This Contract is entered into this 28th day of October, 2016, by and between Geneva Rock Products, Inc., ("Geneva Rock"), and the City of Bluffdale, a municipal corporation of the state of Utah ("the City"). Geneva Rock and the City are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

A. The City desires to construct a five lane arterial roadway, known as Porter Rockwell Boulevard.

B. Rocky Mountain Power currently owns and maintains power lines located on the property which prohibit the City from constructing Porter Rockwell Boulevard.

C. The City desires to relocate the power lines owned by Rocky Mountain Power in order to facilitate the construction of Porter Rockwell Boulevard.

D. Geneva Rock desires the relocation of the power lines to make better use of its property.

E. Rocky Mountain Power needs to move the power lines to land currently owned by Geneva Rock.

F. Rocky Mountain Power requires an easement from Geneva Rock in order to facilitate the move.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and received, the Parties agree to the following terms and conditions:

TERMS AND CONDITIONS

1. EASEMENT

Geneva Rock shall grant a sixty-foot (60') easement to Rocky Mountain Power located in the vicinity of Porter Rockwell Boulevard and more specifically described and set forth in the attached Exhibit. This easement shall be granted upon execution of this Agreement.

2. CONTRIBUTION

A. Geneva Rock agrees to contribute funds to the relocation cost of moving the power lines in an amount up to $200,000.00. Geneva Rock shall reimburse City $200,000.00 within 30 days of receiving an invoice.

B. The City agrees to contribute any additional funds in a reasonable and necessary amount in order to facilitate the relocation of the power lines.

C. Geneva Rock will supply Rocky Mountain Power and it's designated subcontractor any and all concrete needed for the power line relocation construction on Geneva's property at Geneva's list price, and all invoices for said concrete will be applied as a credit to the above stated $200,000.00 reimbursement to Bluffdale City.

3. GRADES

Geneva Rock shall work with Rocky Mountain Power to preserve the ground elevation along the power line alignment to prevent any future changes of the power poles elevation along this alignment.

4. INDEMNIFICATION

The City shall indemnify, defend and hold Geneva Rock and its officers, employees, agents and assigns, harmless against any and all claims or liability arising out of this agreement. Geneva Rock shall indemnify, defend and hold The City and its officers, employees, agents and assigns, harmless against any and all claims or liability arising out of this agreement.

5. ATTORNEY'S FEES

In any suit or action, arising out of or related to this Agreement, involving a claim, counterclaim or cross-claim made by either Party against the other Party, the substantially prevailing Party shall be entitled to recover the costs and fees (including, without limitation, reasonable attorneys' fees, the fees and costs of experts and consultants, copying, courier and telecommunication costs, and deposition costs and all other costs of discovery) incurred by such substantially prevailing Party in such suit or action, including, without limitation, any post-trial or appellate proceeding, or in the collection or enforcement of any judgment or award entered or made in such suit or action.

6. INTEGRATION

This agreement contains the entire agreement of the Parties with respect to the subject matter, and replaces and supersedes in the entirety all prior agreements between the Parties related to the same subject matter.

7. MODIFICATION

Any alteration, change, modification or amendment of this Agreement, in order to become effective, shall be made by written instrument executed by all parties hereto.

CITY OF BLUFFDALE	GENEVA ROCK PRODUCTS, INC.
	James D. Stebling
Mark Reid, City Manager	By: James D. Stebling
	Its: President

ACKNOWLEDGMENTS

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the 28TH day of OCTOBER, 2016, personally appeared before me JAMES D. GOLDING, who being by me duly sworn did say that he or she is the PRESIDENT of Geneva Rock Products, Inc., and that the foregoing instrument was signed in behalf of said corporation by authority thereof.

Melissa Mickelsen
Notary Public

MELISSA MICKELSEN
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 678976
COMM. EXP. 08-20-2018

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the ____ day of _____, 2016, personally appeared before me Mark Reid, who being by me duly sworn did say that he or she is the City Manager of the City of Bluffdale, a Utah municipal corporation, and that the foregoing instrument was signed in behalf of said City of Bluffdale by authority thereof.

_____
Notary Public

REV05042015
Return to:
Rocky Mountain Power
Lisa Louder/Brian Bridge
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: Porter Rockwell 138kV - CW/Lone Peak 138kV
WO#: 10058290
RW#: 2016R0058

RIGHT OF WAY EASEMENT

For value received, Geneva Rock Products, Inc., ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 60.00 feet in width and 1,890.00 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, or under the surface of the real property of Grantor in **Salt Lake** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit "**A**" attached hereto and by this reference made a part hereof:

Legal Description: A right of way 60 feet in width, being 30 feet on each side of the following described survey line:

Beginning on a northwesterly boundary line of the Grantor's land at a point 2,051.9 feet south and 721.7 feet west, more or less, from the northeast corner of Section 14, T. 4 S., R. 1 W., S.L.M.; thence S.22°17'E. 27.9 feet, more or less; thence S.36°01'E. 1,245.6 feet, more or less; thence S.23°21'W. 548.4 feet, more or less; thence S.34°02'E. 68.4 feet, more or less, to a easterly boundary line of said Grantor's land, said easterly boundary line also being the westerly right of way line of Pony Express Drive, being on said land and being in the E ½ of the NE ¼ of said Section 14, also being in the NW ¼ of the SW ¼ of Section 13, Township and Range aforesaid; containing 2.60 acres, more or less, or 113,425.6 sq. ft.

Assessor Parcel No. 33-14-400-009

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future

right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this _____ day of _____, 20___.

_____

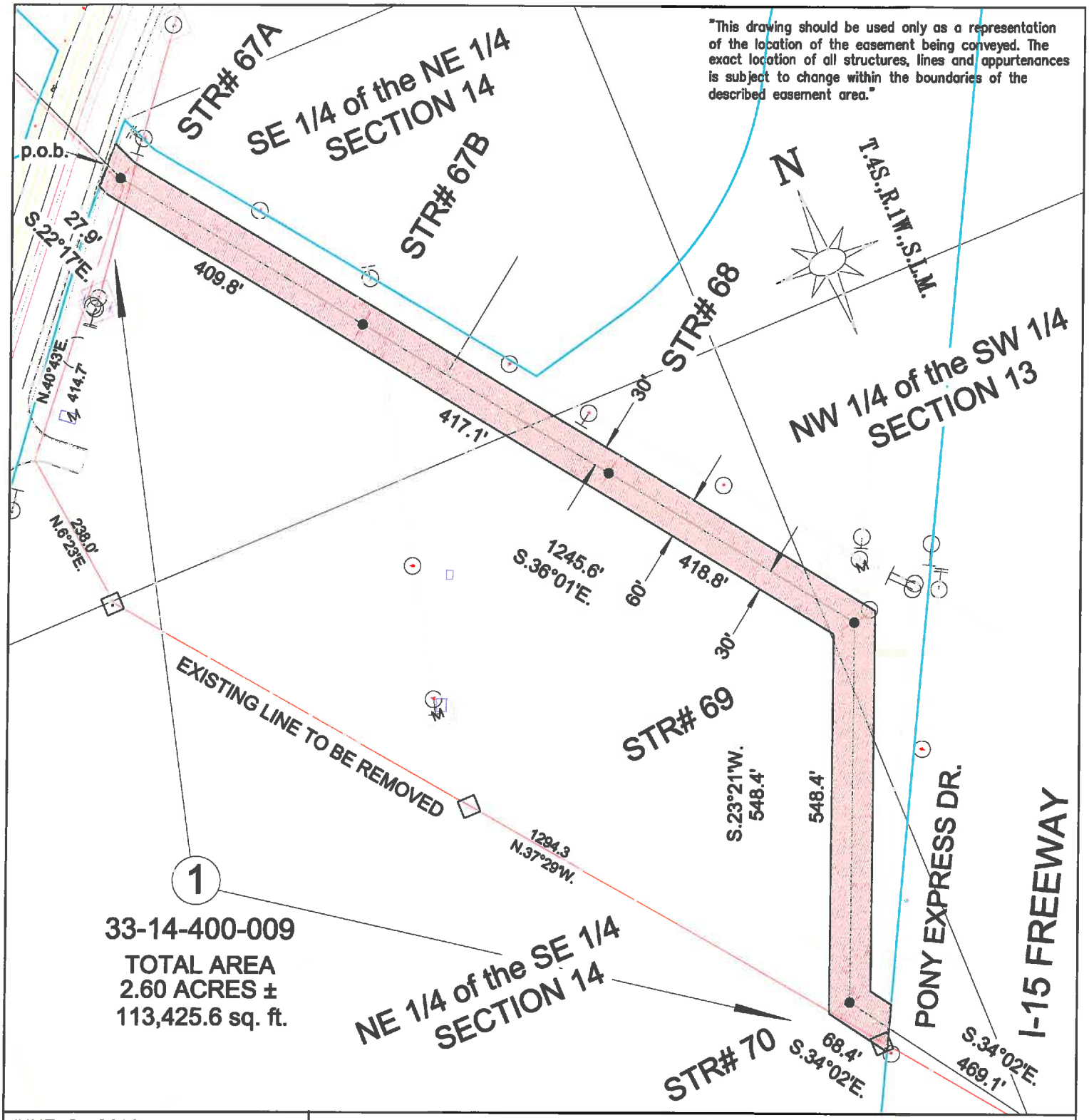
Geneva Rock Products, Inc. - GRANTOR

STATE OF_____)
) ss.
County of _____)

On this ____ day of _____, 20____, before me, the undersigned Notary Public in and for said State, personally appeared _____ (representative's name), known or identified to me to be the person whose name is subscribed as _____(title/capacity in which instrument is executed) of _____ and acknowledged to me that (he/she/they) executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
(Notary Signature)



JUNE 2, 2016	EXHIBIT "A"
SPONSOR: N. KINDALL	CAMP WILLIAMS - LONE PEAK 138 KV DC LINE
SURVEYED BY: U.P.&L.	RELOCATION ON GENEVA ROCK PROPERTY
DRAWN BY: W.T.L.	BLUFFDALE CITY, SALT LAKE COUNTY, UTAH
CHECKED BY:	
PLOT SCALE: 1 = 1	
CAD file: [illegible]	ROCKY MOUNTAIN POWER — TRANSMISSION
APPROVAL ISAAC OAKESON SUPERVISORENGINEERING/ENVIRONMENTAL	SCALE: 1" = 200' · SHEET 1 OF 1 · WO 10058290 · REV.

CITY OF BLUFFDALE, UTAH

RESOLUTION No. 2016-

A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BY AND BETWEEN GENEVA ROCK PRODUCTS, INC., AND THE CITY OF BLUFFDALE.

WHEREAS the City of Bluffdale ("City") owns and operates a system of roads and streets ("System");

WHEREAS the City is constructing a segment of the Porter Rockwell Boulevard, which requires the relocation of electrical transmission lines on property owned by Geneva Rock Products, Inc. ("Geneva");

WHEREAS the relocation of the transmission lines can be achieved if a new easement is granted by Geneva and if Geneva contributes $200,000 towards the relocation expenses; and

WHEREAS the City Council finds that the relocation of the transmission lines pursuant to the terms outlined in the attached agreement will further the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL AS FOLLOWS:

Section 1. **Authorization to Execute Encroachment Agreement.** The City Council hereby authorizes the City Manager to execute a Contract by and between Geneva Rock Products, Inc., and the City of Bluffdale in the form attached hereto.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED: November 16, 2016.

CITY OF BLUFFDALE

_____

Mayor

ATTEST: [seal]

_____

City Recorder

Voting by the City Council:	Yes	No
Councilmember Jackson	____	____
Councilmember Nielsen	____	____
Councilmember Preece	____	____
Councilmember Westwood	____	____
Councilmember Wingate	____	____

Agenda Item 2.1

LBA

BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING AGENDA
Wednesday, June 08, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, June 08, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:30 P.M.

1. Roll Call, Invocation, Pledge of Allegiance*

2. **PUBLIC FORUM** – (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).

3. **CONSENT AGENDA –**

   3.1 Approval of the May 11, 2016 meeting minutes.

   3.2 Preliminary acceptance of Independence Plat E-5, and beginning the warranty period.

   3.3 Acceptance of Independence G-3 Park and Trails (West Pocket Park), ending the warranty period.

   3.4 Preliminary acceptance of Wood Duck Hollow Phase 1, and beginning the warranty period.

   3.5 Approval of a resolution approving a Franchise Agreement by and between Wirelessbeehive.com, LLC, dba Beehive Broadband, and the City of Bluffdale.

4. Presentation of the Police Quarterly Statistical Report, Sergeant Shane Taylor.

5. Presentation of children safety concerns at Bluffdale Elementary, presenter, Adrienne Donner, Chair, Community Council.

6. Presentation and discussion relating to a new Introduction to the Jordan River Commission, presenter, Laura Hanson, Executive Director, Jordan River Commission.

7. Consideration and vote on a resolution approving a Reimbursement Agreement for Westgate Partners, LLC, regarding transportation impact fees for construction of Noell Nelson Drive, staff presenter, Vaughn Pickell.

8. Presentation and discussion on the Final Budget for the 2016-2017 Fiscal Year, staff presenter, Stephanie Thayer.

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call

2. **CONSENT AGENDA –**

   2.1 Approval of the May 11, 2016 meeting minutes.

3. Presentation and discussion on the Final Budget for the 2016-2017 Fiscal Year, staff presenter, Stephanie Thayer. **(LBA FY2017 Final Budget discussion held in conjunction with the Budget presentation and discussion)**

4. Adjournment

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. Roll Call

2. **CONSENT AGENDA –**
   2.1 Approval of the May 11, 2016 meeting minutes.

3. Presentation and discussion on the Final Budget for the 2016-2017 Fiscal Year, staff presenter, Stephanie Thayer. **(RDA FY2017 Final Budget discussion held in conjunction with the Budget presentation and discussion)**

4. Adjournment

CONTINUATION OF BUSINESS MEETING

9. Mayor's Report

10. City Manager's Report and Discussion

PLANNING SESSION

Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code § 52-4-201(2)(a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.

11. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).

12. Adjournment

Dated this 3rd day of June, 2016

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, BLUFFDALE CITY FIRE STATION, AND THE COMMUNITY BULLETIN BOARD AT THE BLUFFS APARTMENTS; EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV

Wendy L. Deppe, CMC
City Recorder

Note: The Bluffdale City Council will take a recess at approximately 9:30 p.m. and will evaluate the time needed to complete items not yet heard on the evening's agenda. Items the Council determines may take the meeting past 10:00 p.m. may be removed from the agenda and re-scheduled for the next regularly scheduled meeting. 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.

With regard to the bleachers, Mayor Timothy recommended more time be spent making sure they do the right thing. By February of 2017, he hoped to have a firm answer on what the options are. In terms of parking, it was noted that for a 5,000-seat facility, 600 parking stalls would be required. Mr. Reid stated that parking should be available in the school parking but if not, the church parking lot or the parking lot in the new park can be utilized. Even though both are used, a decision needs to be made without counting them.

Participation in the Jordan River Commission was discussed. Alan Jackson stated that he had always been in favor of it but in the past it has not been approved. Mr. Reid objected to how much Bluffdale has to pay compared to other cities but commented that it is only $5,000 per year. Mayor Timothy stated that even if there is no financial gain to the City the political benefits alone will be worthwhile. In addition, a representative from the City would need to participate. Alan Jackson volunteered to serve in that capacity.

Mr. Reid commented that crossing guards need to assigned for the various school schedules.

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call.

All Members of the Local Building Authority were present.

2. CONSENT AGENDA.

2.1 Approval of the May 11, 2016 Meeting Minutes.

Ty Nielsen moved to approve the consent agenda. James Wingate seconded the motion. The motion passed with the unanimous consent of the Board.

3. Presentation and Discussion of the Final Budget for the 2016-2017 Fiscal Year, Staff Presenter, Stephanie Thayer. (LBA FY2017 Final Budget Discussion Held in Conjunction with the Final Budget Presentation and Discussion).

The above matter was addressed as part of the Regular Meeting.

4. Adjournment.

The LBA Meeting was adjourned.

BLUFFDALE CITY REDEVELOPMENT AGENDA BOARD MEETING

RDA Chair, Ty Nielsen, assumed the Chair.

Mr. Crowell stated that he has received numerous calls about this issue and there appears to be a great deal of interest. Mr. Reid agreed and stated that there will also be a lot of opposition. Alan Jackson stated that at some point it becomes an enforcement issue. Mr. Reid recalled that the original discussion about detached garages, plumbing was not allowed in order to prevent them from being converted to apartments. They moved away from that since it is convenient for property owners to have a restroom in a garage because in many cases it is set back from the home. Unfortunately, this leads to violations. Mr. Capel appreciated the input from the Council and stated that he was not yet ready to take action.

11. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including Any Form of a Water Right or Water Shares, Security Issues, or any Alleged Criminal Misconduct.

Justin Westwood moved to go into Closed Meeting to discuss pending or imminent litigation. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council.

The Council was in closed meeting from 9:49 p.m. to 10:16 p.m.

12. Adjournment.

The City Council Meeting adjourned at 10:16 p.m.

Wendy L. Deppe, CMC
City Recorder

Approved: July 13, 2016

Approved by the LBA _____

Approved by the RDA September 14, 2016

BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, June 8, 2016

Present: **Mayor Derk Timothy**
Alan Jackson
Ty Nielsen
Boyd Preece
Justin Westwood
James Wingate

Staff: **Mark Reid, City Manager**
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Blain Dietrich, Public Works Operations Manager
Michael Fazio, City Engineer
Bruce Kartchner, City Treasurer
Brittany Skinner, Assistant City Attorney
Wendy Deppe, City Recorder

At approximately 9:49 p.m. Mayor Derk Timothy called the meeting to order.

Motion: Justin Westwood moved to go into Closed Meeting to discuss pending or imminent litigation.

Second: Ty Nielsen seconded the motion.

Vote on Motion: The motion passed with the unanimous consent of the Council.

Pending or imminent litigation issues were discussed.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 10:16 p.m.

Wendy L. Deppe, CMC
City Recorder

CITY OF BLUFFDALE CORPORATE SEAL UTAH

BLUFFDALE CITY REDEVELOPMENT AGENCY CORPORATE SEAL UTAH

Approved: July 13, 2016

Approved by the LBA _____

Approved by the RDA September 14, 2016

BLUFFDALE

EST. 1848

*****AMENDED*****
BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND REDEVELOPMENT AGENCY BOARD
COMBINED MEETING AGENDA
Wednesday, June 22, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, June 22, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:30 P.M.

1. Roll Call, Invocation, Pledge of Allegiance*

2. **PUBLIC FORUM –** (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).

3. **CONSENT AGENDA –**

   3.1 Approval of the May 25, 2016 meeting minutes.

   3.2 Preliminary acceptance of Independence Plats L and N-1, and beginning the warranty period.

   3.3 Approval of a resolution declaring certain assets surplus and authorizing the sale of said assets.

4. **PUBLIC HEARING** – Consideration and vote on an ordinance vacating a portion of a public street between the section line and the east right of way line of 1690 West Street at approximately 14353 South 1690 West, Debbie Holt, applicant (continued from the January 6, 2016 Planning Commission meeting), staff presenter, Paul Douglass.

5. **PUBLIC HEARING –** Consideration and vote on amending the General Plan from Very Low Density to Low Density Residential and a Zone Map Amendment from R-1-43 to R-1-10 at approximately 14780 South 1690 West, Dale Bennett & Garth Johnson, applicants, staff presenter, Paul Douglass.

6. Consideration and vote on a resolution approving a Cable Television Franchise Agreement between the City of Bluffdale, Utah, and Comcast of Utah II, Inc., staff presenter, Vaughn Pickell.

7. Consideration and vote on a resolution authorizing execution of an Interlocal Cooperation Agreement with Salt Lake County providing for the transfer of up to $1,500,000 of County Transportation Funds to the City of Bluffdale, staff presenter, Vaughn Pickell.

8. ***Consideration and vote on a resolution of the Bluffdale City Council authorizing the City Manager to enter into agreements awarding a contract for the Park to Park Connection Project and establishing a contingency, staff presenter, Michael Fazio.

9. ***Consideration and vote on a resolution of the Bluffdale City Council authorizing the City Manager to enter into agreements awarding a contract for the Design Improvements of Segment 5 of Porter Rockwell Boulevard, staff presenter, Michael Fazio.

10. Consideration and vote on a resolution authorizing the City's participation in the Utah Retirement Systems Firefighters System for current full-time Firefighters, or the date of hire for future full-time Firefighters, staff presenter, Stephanie Thayer.

11. Consideration and vote on a resolution adopting the Certified Tax Rate for Salt Lake County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2016-2017, staff presenter, Stephanie Thayer.

12. Consideration and vote on a resolution adopting the Certified Tax Rate for Utah County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2016-2017, staff presenter, Stephanie Thayer.

13. **PUBLIC HEARING –** Consideration and vote on a resolution adopting an Amended Budget for the 2015-2016 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(LBA & RDA Public Hearings held in conjunction)**

14. **PUBLIC HEARING –** Consideration and vote on an ordinance adopting an amended Consolidated Fee Schedule for Administrative, Service and Development fees, including Water rates, charged by the City of Bluffdale, staff presenters, Mark Reid and Stephanie Thayer.

15. **PUBLIC HEARING –** Consideration and vote on a resolution adopting the Budget for the 2016-2017 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(LBA & RDA Public Hearings held in conjunction)**

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call

2. **CONSENT AGENDA –**
   2.1 Approval of the May 25, 2016 meeting minutes.

3. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2015-2016 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(LBA Public Hearing held in conjunction with the City Budget Hearing)**

4. **PUBLIC HEARING** – Consideration and vote on a resolution adopting the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(LBA Public Hearing held in conjunction with the City Budget Hearing)**

5. Adjournment

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. Roll Call

2. **CONSENT AGENDA –**

2.1 Approval of the May 25, 2016 meeting minutes.

3. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2015-2015 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(RDA Public Hearing held in conjunction with the City Budget Hearing)**

4. **PUBLIC HEARING** – Consideration and vote on a resolution adopting the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(RDA Public Hearing held in conjunction with the City Budget Hearing)**

5. Adjournment

CONTINUATION OF BUSINESS MEETING

16. Mayor's Report

17. City Manager's Report and Discussion

PLANNING SESSION

Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code § 52-4-201(2)(a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.

18. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).

19. Adjournment

Dated this 21st day of June, 2016

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, BLUFFDALE CITY FIRE STATION, AND THE COMMUNITY BULLETIN BOARD AT THE BLUFFS APARTMENTS; EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV

Wendy L. Deppe, CMC
City Recorder

Note: The Bluffdale City Council will take a recess at approximately 9:30 p.m. and will evaluate the time needed to complete items not yet heard on the evening's agenda. Items the Council determines may take the meeting past 10:00 p.m. may be removed from the agenda and re-scheduled for the next regularly scheduled meeting. 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.

With regard to salary increases, James Wingate asked if they could see a comparison to neighboring cities. Mr. Reid stated that traditionally Bluffdale has been substantially lower. Council Member Wingate prepared a comparison and emailed it to the City Council Members for review. He wanted to have data to support the City's decision. He looked at the cities of Riverton, Herriman, Draper, Lehi, and Saratoga but questioned whether it was a fair comparison since they all have much higher populations. He also looked at cities with similar populations.

Mayor Timothy opened the public hearing. There were public comments. The public hearing was closed.

Ty Nielsen moved to adopt the budget for the 2016-2017 fiscal year. Justin Westwood seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call.

All Members of the Local Building Authority were present with the exception of Alan Jackson, who was excused.

2. CONSENT AGENDA.

2.1 Approval of the May 25, 2016 Meeting Minutes.

Mayor Derk Timothy moved to approve the consent agenda. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Board.

3. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting an Amended Budget for the 2015-2016 Fiscal Year, Staff Presenters, Mark Reid and Stephanie Thayer. (LBA Public Hearing Held in Conjunction with the City Budget Hearing).

Justin Westwood moved to adopt the Amended Budget for the 2015-2016 fiscal year. Ty Nielsen seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Chair Derk Timothy-Aye. The motion passed unanimously.

4. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting the Final Budget for the 2016-2017 Fiscal Year, Staff Presenters, Mark Reid and Stephanie Thayer. (LBA Public Hearing Held in Conjunction with the City Budget Hearing.)

The above matter was addressed as part of the Regular Meeting.

Justin Westwood moved to adopt the final budget for the 2016-2017 fiscal year. Ty Nielsen seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Chair Derk Timothy-Aye. The motion passed unanimously.

5. Adjournment.

The LBA Meeting was adjourned.

BLUFFDALE CITY REDEVELOPMENT AGENDA BOARD MEETING

RDA Chair, Ty Nielsen, assumed the Chair.

1. Roll Call.

All Members of the Bluffdale City Redevelopment Board were present with the exception of Alan Jackson, who was excused.

2. CONSENT AGENDA.

2.1 Approval of the May 25, 2016, Meeting Minutes.

Justin Westwood moved to approve the consent agenda. James Wingate seconded the motion. The motion passed with the unanimous consent of the Board.

3. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting an Amended Budget for the 2015-2016 Fiscal Year, Staff Presenters, Mark Reid and Stephanie Thayer. (RDA Public Hearing Held in Conjunction with the City Budget Hearing).

The above matter was addressed as part of the Regular Meeting.

Mayor Derk Timothy moved to approve the amended budget for the 2015-2016 fiscal year. Justin Westwood seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Chair Ty Nielsen-Aye, Justin Westwood-Aye, Mayor Derk Timothy-Aye. The motion passed unanimously.

4. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting the Final Budget for the 2016-2017 Fiscal Year, Staff Presenters, Mark Reid and Stephanie Thayer. (RDA Public Hearing Held in Conjunction with the City Budget Hearing).

The above matter was addressed as part of the Regular Meeting.

BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, June 22, 2016

Present: **Mayor Derk Timothy**
Ty Nielsen
Boyd Preece
Justin Westwood
James Wingate

Staff: **Mark Reid, City Manager**
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer
Brittany Skinner, Assistant City Attorney
Wendy Deppe, City Recorder

At approximately 9:53 p.m. Mayor Derk Timothy called the meeting to order.

Motion: Justin Westwood moved to go into closed meeting regarding the professional competence or health of an individual.

Second: James Wingate seconded the motion.

Vote on Motion: The motion passed with the unanimous consent of the Council.

Issues pertaining to the professional competence and health of an individual were discussed.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 9:55 p.m.

Wendy L. Deppe, CMC
City Recorder

CITY OF BLUFFDALE CORPORATE SEAL UTAH

BLUFFDALE CITY REDEVELOPMENT AGENCY CORPORATE SEAL UTAH

Approved: July 27, 2016

Approved by the LBA _____

Approved by the RDA September 14, 2016

BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD, AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 22, 2016

There were no planning session items discussed.

18. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including Any Form of a Water Right or Water Shares, Security Issues, or any Alleged Criminal Misconduct.

Justin Westwood moved to go into closed meeting regarding the professional competence or health of an individual. James Wingate seconded the motion. The motion passed with the unanimous consent of the Council.

The Council was in closed meeting from 9:53 p.m. to 9:55 p.m.

19. Adjournment.

Justin Westwood moved to adjourn. James Wingate seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 9:55 p.m.

Wendy L. Deppe, CMC
City Recorder

CITY OF BLUFFDALE CORPORATE SEAL UTAH

BLUFFDALE CITY REDEVELOPMENT AGENCY CORPORATE SEAL UTAH

Approved: July 27, 2016

Approved by the LBA _____

Approved by the RDA September 14,2016

Agenda Item 3

LBA

LOCAL BUILDING AUTHORITY
OF THE
CITY OF BLUFFDALE, UTAH

RESOLUTION NO. 2016-____

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE, UTAH, ESTABLISHING A PROCEDURE FOR APPROVAL OF MINUTES.

WHEREAS the Local Building Authority of the City of Bluffdale, Utah ("LBA"), is required to keep minutes of its board meetings pursuant to the requirements of the Open and Public Meetings Act, Title 52, Chapter 4, of the Utah Code; and

WHEREAS the LBA Board desires to set a formal procedure for approval of minutes as there often can be significant periods of time between meetings;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE, UTAH, AS FOLLOWS:

Section 1. **Approval of Minutes.** The LBA Board hereby directs the Secretary-Treasurer to send a draft of the LBA Board minutes to the members of the Board of Trustees, at which time they shall have 10 days to submit corrections. The Secretary-Treasurer shall make the corrections submitted and re-distribute the minutes. After 10 days have passed without receiving additional requests for corrections, the minutes shall be deemed approved.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon its passage.

PASSED, ADOPTED AND APPROVED: November 16, 2016.

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE, UTAH

_____
Derk P. Timothy, Chair/President

ATTEST: [seal]

_____
Wendy Deppe, Secretary-Treasurer

Voting by the Board:	Yes	No
Chair/President Timothy	____	____
Trustee Jackson	____	____
Trustee Nielsen	____	____
Trustee Preece	____	____
Trustee Westwood	____	____
Trustee Wingate	____	____

Agenda Item 2.1

RDA

BLUFFDALE

EST. 1848

BLUFFDALE CITY COUNCIL AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING AGENDA
Wednesday, September 14, 2016

Notice is hereby given that the Bluffdale City Council and the Bluffdale Redevelopment Agency Board will hold a combined meeting Wednesday, September 14, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:30 P.M.

1. City Council Photograph by Wayman Studio.

2. Roll Call, Invocation, Pledge of Allegiance*

3. **PUBLIC FORUM –** (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).

4. **CONSENT AGENDA –**
   4.1 Approval of the August 24, 2016 meeting minutes.
   4.2 Preliminary acceptance of Iron Horse Plat C Subdivision, and beginning the warranty period.
   4.3 Acceptance of Palisade Acres Subdivision, ending the warranty period.
   4.4 Acceptance of Deer Orchard Cove, ending the warranty period.

5. Presentation and discussion regarding the level of Police Service/Coverage in the City, staff presenter, Police Chief Burton.

6. **PUBLIC HEARING –** Consideration and vote on an Amendment to the Zoning Map from Heavy Commercial (HC) to General Commercial (GC-1) for 4.66 acres shown as Plat J, located at approximately 15200 South Pony Express Road, 4 Independence, LLC, applicant, staff presenter, Jennifer Robison.

7. Consideration and vote on a Resolution authorizing execution of an Amended Development Agreement with Simple Products Corporation, including an amended Project Plan, staff presenters, Grant Crowell and Vaughn Pickell.

8. Consideration and vote on a Preliminary and Final Subdivision Plat Applications for The Highlands Phase 2 for 5.11 acres to create four (4) residential lots located in the R-1-43 Residential (1 acre) Zone at approximately 14132 South 1850 West, Skye Phase V, applicant, staff presenter, Jennifer Robison.

9. Consideration and vote on a Resolution of the Bluffdale City Council authorizing the City Manager to enter into agreements awarding a contract for General Services, ADA Ramps and Various Concrete Flatwork, and establishing a Maximum Expenditure for FY 2016-2017, staff presenter, Dan Tracer.

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. Roll Call

2. **CONSENT AGENDA –**
   2.1 Approval of the June 08, 2016 meeting minutes.
   2.2 Approval of the June 22, 2016 meeting minutes.

3. Consideration and vote on a Resolution of the Bluffdale City Redevelopment Agency Board Authorizing a Transfer from the Eastern Bluffdale EDA Fund and the Jordan Narrows EDA Fund to the Bluffdale City Park Impact Fees Fund, staff presenter, Bruce Kartchner.

4. Consideration and vote on a Resolution of the Bluffdale City Redevelopment Agency Board Authorizing Use of the Housing Allocation for Construction of a Public Park and an Accompanying Secondary Water Pump Station, Finding that Those Improvements Constitute Infrastructure Improvements Related to Housing in a Project Area where Blight Has Been Found to Exist, staff presenter, Bruce Kartchner.

5. Consideration and vote on a Resolution of the Bluffdale City Redevelopment Agency Board Authorizing Reimbursement to the City of Bluffdale Funds for the Construction of Noell Nelson Drive, staff presenter, Bruce Kartchner.

6. Adjournment

CONTINUATION OF BUSINESS MEETING

10. Mayor's Report

11. City Manager's Report and Discussion

PLANNING SESSION

7. Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code § 52-4-201(2)(a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.

8. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).

9. Adjournment

Dated this 9th day of September, 2016

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, BLUFFDALE CITY FIRE STATION, AND THE COMMUNITY BULLETIN BOARD AT THE BLUFFS APARTMENTS; EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV

Wendy L. Deppe, CMC
City Recorder

Note: The Bluffdale City Council will take a recess at approximately 9:30 p.m. and will evaluate the time needed to complete items not yet heard on the evening's agenda. Items the Council determines may take the meeting past 10:00 p.m. may be removed from the agenda and re-scheduled for the next regularly scheduled meeting. 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.

DRAFT – FOR DISCUSSION PURPOSES ONLY

BLUFFDALE CITY REDEVELOPMENT AGENCY
BOARD MEETING MINUTES
Wednesday, September 14, 2016

Present: **Mayor Derk Timothy**
Alan Jackson
Ty Nielsen
Boyd Preece
Justin Westwood
James Wingate

Staff: **Mark Reid, City Manager**
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Jennifer Robison, Senior City Planner
Caitlyn Miller, Associate City Planner
Dan Tracer, Assistant City Engineer
Bruce Kartchner, Finance Director
Blain Dietrich, Public Works Operations Manager
Andrew Burton, Police Chief
Wendy Deppe, City Recorder

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

RDA Chair, Ty Nielsen, assumed the Chair.

1. Roll Call.

All Members of the Bluffdale City Redevelopment Agency Board were present.

2. CONSENT AGENDA –

2.1 Approval of the June 8, 2016 Meeting Minutes.

2.2 Approval of the June 22, 2016 Meeting Minutes.

Mayor Timothy moved to approve the consent agenda. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the RDA Board.

Mr. Reid commented that many times there are several months between RDA and LBA meetings, which affects approval of the minutes. The desire was to change the way minutes are approved. Once the minutes are available, within a certain number of days they become accepted once the Board Members have had an opportunity to review them and make changes. Mr. Pickell offered to prepare a resolution of the Redevelopment Agency Board authorizing the procedure outlined.

3. Consideration and Vote on a Resolution of the Bluffdale City Redevelopment Agency Board Authorizing a Transfer from the Eastern Bluffdale EDA Fund and the Jordan Narrows EDA Fund to the Bluffdale City Park Impact Fees Fund, Staff Presenter, Bruce Kartchner.

City Finance Director, Bruce Kartchner, explained that as each of the EDAs have been created there is a difference in the taxation of the property in terms of the property taxes that go into a specific fund that can be spent to create a various percentage in those areas. 20% of the fund is to be used specifically for a housing allowance that is designed to facilitate and benefit low income housing. The proposed resolution authorizes the EDA fund to transfer the park impact fees into the Park Impact Fund so that they can be spent.

James Wingate asked about the threshold to be considered low income. Mr. Pickell stated that it is 80% of area median income.

Mayor Timothy moved to adopt a resolution allowing the Bluffdale City RDA to authorize a transfer from the Eastern Bluffdale EDA Fund and the Jordan Narrows EDA Fund to the Bluffdale City Park Impact Fees Fund. Alan Jackson seconded the motion. The motion passed with the unanimous consent of the RDA Board.

4. Consideration and Vote on a Resolution of the Bluffdale City Redevelopment Agency Board Authorizing Use of the Housing Allocation for Construction of a Public Park and an Accompanying Secondary Water Pump Station, Finding that Those Improvements Constitute Infrastructure Improvements Related to Housing in a Project Area Where Blight has Been Found to Exist, Staff Presenter, Bruce Kartchner.

Mr. Kartchner reported that when the Bluffs Apartments were originally built one specific lot in the plat was donated to the City and specifically restricted for use as a park. The property has been sitting vacant for the years since. With respect to the 20% housing allowance money, in the event that infrastructure is built, there are other specific requirements that have to be adhered to in order for it to qualify. One requirement is that the infrastructure has to immediately benefit residents of the low income housing areas and has to be within an area that has already been designated as a blighted area. When the RDA was originally created it was designated as a blighted area so it fits within those parameters.

Mr. Pickell described the difference between an EDA and an RDA and stated that to form an RDA there must be a finding of blight. Since blight was found, there are funds available to complete some projects. The resolution proposes that the funds be allowed to be spent to build a park. In order to facilitate irrigating the park, the funds will be used to build a pump at the reclamation center to pump the water to the park. They will then charge an existing line in Loumis Parkway.

Mr. Reid explained that there is one RDA and two EDAs. The Eastern Bluffdale EDA does not have an affordable housing component in the project area. As a result, the Jordan Narrows EDA has the Beacon Hills Apartments and the RDA has the Bluffs Apartments. The intent is to take the 20% affordable housing money from the Eastern Bluffdale EDA to the RDA to put toward affordable housing. Mr. Kartchner stated that the allowance funds normally have to be spent within the area it is created. With respect to the housing allowance, however, it can be spent anywhere. If it cannot be spent within the City, funds can be sent to the Olene Walker Fund. Mr. Reid stated that they are looking at Vintage Park near the Bluffs Apartments because they feel that is the infrastructure that would mostly benefit the affordable housing area.

Justin Westwood moved to adopt a resolution authorizing the use of the Housing Allocation for construction of a public park and an accompanying secondary water pump station finding that those improvements constitute infrastructure improvements related to housing in a project area where blight has been found to exist. James Wingate seconded the motion. The motion passed with the unanimous consent of the RDA Board.

5. Consideration and Vote on a Resolution of the Bluffdale City Redevelopment Agency Board Authorizing Reimbursement to the City of Bluffdale Funds for the Construction of Noell Nelson Drive, Staff Presenter.

Mr. Kartchner reported that the City is moving forward to construct an extension of Noell Nelson Drive from the north side of Independence at the Point to 14600 South. The road has been on the Capital Facilities Plan and they had the ability to collect and have been collecting impact fees to pay for the transportation infrastructure. Those impact fees, however, frequently do not come into the City's coffers as quickly as they might be needed to build the infrastructure. In this case, staff

is requesting that RDA Board authorize the loaning of EDA funds to the Impact Fee Fund to cover construction costs until the impact fees are collected and can paid back to the EDA.

Mr. Kartchner stated that they would also like authorization to pay for the box culvert that went over the irrigation ditch on the south end of the new segment. That will be paid for out of EDA money as a benefit to the EDA area to provide additional access to the businesses there and enhance their ability to create new jobs.

Mr. Kartchner explained that there are two components to the resolution. The first is to loan fees to build the road. The second is to pay for the culvert over the ditch.

James Wingate moved to adopt a resolution of the Bluffdale City Redevelopment Agency Board authorizing a loan to the City of Bluffdale Funds for the Construction of Noell Nelson Drive. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the RDA Board.

6. Adjournment.

The RDA Meeting adjourned.

_____
Wendy L. Deppe, CMC

City Recorder:

Approved: _____

Agenda Item 3

RDA

BLUFFDALE CITY REDEVELOPMENT AGENCY

RESOLUTION NO. 2016-____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BLUFFDALE CITY REDEVELOPMENT AGENCY ESTABLISHING A PROCEDURE FOR APPROVAL OF MINUTES

WHEREAS the Board of Directors ("Board") of the Bluffdale City Redevelopment Agency ("Agency") is required to keep minutes of its board meetings pursuant to the requirements of the Open and Public Meetings Act, Title 52, Chapter 4, of the Utah Code; and

WHEREAS the Agency Board desires to set a formal procedure for approval of minutes as there often can be significant periods of time between meetings;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BLUFFDALE CITY REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. **Approval of Minutes.** The Agency Board hereby directs the Secretary-Treasurer to send a draft of the Agency Board minutes to the members of the Board of Directors, at which time they shall have 10 days to submit corrections. The Secretary-Treasurer shall make the corrections submitted and re-distribute the minutes. After 10 days have passed without receiving additional requests for corrections, the minutes shall be deemed approved.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon its passage.

PASSED, ADOPTED AND APPROVED: November 16, 2016.

BLUFFDALE CITY REDEVELOPMENT AGENCY

_____
Ty T. Nielsen, Chair

ATTEST:

_____
Mark Reid, Secretary-Treasurer

Voting by the Board of Directors of the Redevelopment Agency:

	"AYE"	"NAY"
Mayor Timothy	_____	_____
Councilmember Jackson	_____	_____
Councilmember Kartchner	_____	_____
Councilmember Nielsen	_____	_____
Councilmember Pehrson	_____	_____
Councilmember Westwood	_____	_____