



**BLUFFDALE CITY COUNCIL  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING AGENDA  
Wednesday, May 25, 2016**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, May 25, 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 April 27, 2016 meeting minutes.
4. Presentation and discussion on the FY2017 Final Budget for the Bluffdale Arts Advisory Board (BAAB), presenter, Laura Garner.
5. **PUBLIC HEARING** – Consideration and vote on amendments to the General Plan from Civic Institutional to Low Density Residential and amending the R-1-43 Zone to R-1-10 Infill Overlay Zone for approximately 10.57 acres of property, located at approximately 1654 West 14600 South, Kenneth Olsen, applicant, staff presenter, Grant Crowell.
6. Consideration and vote on various amendments to Title 11-12 Parking Standards, Title 11-8E-12 R-MF Parking Standards, and 11-11G-17 Off Street Parking in the Bluffdale City Code, Bluffdale City, applicant, staff presenter, Jennifer Robison. **(Public Hearing previously held at the April 27, 2016 City Council meeting)**
7. Consideration and vote on a resolution authorizing the execution of an Interlocal Cooperation Agreement with Jordan School District for a trail easement and related improvements, staff presenter, Jennifer Robison.
8. Presentation and discussion on the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Blain Dietrich and Michael Fazio.

**LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING**

1. Roll Call

2. Presentation and discussion on the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Blain Dietrich and Michael Fazio. **(LBA FY2017 Final Budget discussion held in conjunction with the Budget presentation and discussion)**
3. Adjournment

#### **BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING**

1. Roll Call
2. Presentation and discussion on the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Blain Dietrich and Michael Fazio. **(RDA FY2017 Final Budget discussion held in conjunction with the Budget presentation and discussion)**
3. 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. Planning Session to discuss potential Special District (SD) zoning designation for Independence Park, located at approximately 14950 South Noell Nelson Drive, Dave Tolman & Steve McCutchan, applicants.
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 (if needed).
13. Adjournment

**Dated this 20<sup>th</sup> day of May, 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](http://WWW.BLUFFDALE.COM) AND ON THE PUBLIC MEETING NOTICE WEBSITE, [WWW.PMN.UTAH.GOV](http://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.

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**Present:** Mayor Derk Timothy  
Alan Jackson (arrived at 6:34 p.m.)  
Ty Nielsen  
Boyd Preece (arrived at (6:40 p.m.)  
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  
Stephanie Thayer, Accountant/HR Administrator  
Bruce Kartchner, City Treasurer  
Jennifer Robison, Senior Planner  
Paul Douglass, Associate Planner

**BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

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

**1. Roll Call, Invocation, and Pledge.**

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

Michael Fazio offered the invocation and led the Pledge.

**2. PUBLIC FORUM.**

There was no one in attendance who wished to address the Council.

**3. CONSENT AGENDA**

Approval of the minutes was removed from the consent agenda.

**3.1 Approval of the April 27, 2016 Meeting Minutes.**

Changes were made to the minutes. It was clarified that Levi Hughes commented rather than Robert Bass on page 7, line 3 of the April 27, 2016 minutes.

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**Justin Westwood moved to approve the April 27, 2016 minutes with the proposed modification. James Wingate seconded the motion. The motion passed with the unanimous consent of the Council. Alan Jackson and Boyd Preece were not present for the vote.**

**4. Presentation and Discussion on the FY2017 Budget for the Bluffdale Arts Advisory Board (BAAB), Presenter, Laura Garner.**

Bluffdale Arts Advisory Board Chair, Laura Garner, reported that during the 2015-2016 season they performed *Guys and Dolls*, *Battle of the Bands*, and *Brigadoon*. They also celebrated their 25-year anniversary and put on two concerts. Ms. Garner stated that next year they plan to do a band festival rather than a Battle of the Bands. They have cast their production of *How to Succeed in Business* and will be doing a fundraiser for Old West Town Days. Ms. Garner reported that in the fall, depending on funding, they will do either *Into the Woods* or a *Straight Play*. In April, they are scheduled to do *Beauty and the Beast* in addition to a couple of concerts. She expressed appreciation for the community support.

The BAAB works with Wasatch Arts Academy in Riverton and do a switch where Ms. Garner lends them costumes from her collection and they in turn allow the group to practice on their stage for free, which saves a lot of money. Rehearsal space is rented from Summit Academy High School. They have an agreement with Ms. Garner's costume company, Broadway Attire for Hire, which gives them access to her costumes. Anything the Arts Council gets back goes into Ms. Garner's shed so that it doesn't have to be stored or organized. Ms. Garner maintains the collection, which saves thousands of dollars.

Ms. Garner stated that they advertise in businesses and schools and rent rehearsal and performing space from Jordan School District. Over the last few years they have rented storage units from Rocky Mountain Storage who offers a reduced rate. In 2015, they logged a significant number of volunteer hours.

Ms. Garner presented the proposed budget and stated that in the last two years they paid \$2,500 in taxes on ticket and concession sales. They typically advertise in *The South Valley News*, which is under new management, and are now charging for advertising. She estimated that it will now cost \$2,000 to \$3,000 per year to advertise. Mayor Timothy questioned how effective their advertising has been. Ms. Garner stated that it has been effective because people who are in the arts read *The South Valley News*. She urged the Council to be generous in their funding.

Mayor Timothy commended Ms. Garner for her efforts but wished they had better participation. He considered the absence of a venue in the City to be part of the problem. Potential solutions were discussed. Storage and manpower issues needed to build sets were acknowledged. The Mayor expressed appreciation to Ms. Garner for her diligence.

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Marketing issues were discussed. Alan Jackson recommended the City's website be utilized to generate additional traffic for the Bluffdale Arts Advisory Board (BAAB).

**5. PUBLIC HEARING – Consideration and Vote on Amendments to the General Plan from Civic Institutional to Low Density Residential and Amending the R-1-43 Zone to R-1-10 Infill Overlay Zone for Approximately 10.57 Acres of Property, Located at Approximately 1654 West 14600 South, Kenneth Olsen, Applicant, Staff Presenter, Grant Crowell.**

City Planner/Economic Development Director, Grant Crowell, presented the staff report and stated that the property was formerly owned by the school district. The site was identified on a site map displayed. Mr. Crowell explained that the General Plan shows it as Civic Institutional because it was previously owned by the school district. The new proposal gives a lot count of 16 rather than 18.

Mr. Crowell described the origin of the 30-lot rule. He explained that in 2013 there was a 10-lot rule. There were portions of Independence that served as the catalyst for changing it to 30. They also compared it to what other cities are doing. The Mayor stated that staff actually took pictures of the differences between the types of roads and what they serve.

Mayor Timothy felt that if the Council were to agree to a narrower road it should be private. Parking concerns were identified. He expressed concern with exceeding the 30-lot rule. Mr. Crowell stated that the proposed road width will be 28 feet. The average paved road width in Independence is 30 feet. The Mayor commented that a standard is set for a reason and recommended the 30-foot rule be adhered to.

The applicant, Ken Olsen, described the process he has been through and stated that originally he had 23 lots, which made it difficult for him to go to 18. What is proposed is a very upscale subdivision and the covenants will be recorded with the final plat. The property is in the IO Zone. The covenants will be enforced with homes being in at least the \$750,000 range. Mr. Olsen stated that he is proposing a private road. Sidewalks were also proposed within the project. Road standards were discussed. Mr. Olsen stated that there will be very strict covenants. One requirement will be no on-street parking other than occasional temporary visitors. Driveways will also be required to have three visitor parking spaces. The homes will have a minimum of 2,400 square feet on the main floor. There will also be numerous requirements regarding roof types and shingles.

Mr. Olsen considered the roads to be the main point of discussion. A trail that could be used as a secondary access was proposed to provide more walking space. He considered the reduction in the number of lots from 23 to 18 to be significant. Access issues were discussed. Mr. Olsen liked that the plan preserves the area where the lane comes off of 14600 South.

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Mayor Timothy opened the public hearing.

Shem Wayman gave his address as 14457 South 1625 West and stated that he will be most affected by the proposed development. He believed Mr. Olsen was trying to do the right thing for all involved. He appreciated that Mr. Olsen was trying to preserve the seclusion of the private lane and instead provide an alternative access. He has also increased the lot size.

Lyle Wilde gave his address as 14459 South 1690 West and stated that the back of his property borders the proposed development. Last time he appeared before the Council he spoke in opposition to it. He was concerned about the exact location of the property line. Mr. Olsen had a surveyor come out and the lines were determined to be in line with one another, which eliminated his objection to the property line issue. He also showed a proposed plat that included the walking trail the full length north to south along the edge of the development. His concern was that for development to take place on those lots they would have to cut away the hill, which he did not want to compromise. Lots 17 and 18 on the map raised similar concerns. It shows that their property comes up the hill to where the line is drawn. For them to make full use of the property they would either have to landscape the hill or cut it away.

Mr. Wilde commented that the intersection where the road splits going north and south off of 14600 South is very dangerous. He reported that he frequently witnesses near hits and potential accidents. He was concerned with allowing additional development without addressing the intersection. He asked that the Council revisit the issue at their earliest opportunity. Mayor Timothy explained that currently the intersection is owned by UDOT. Technically, the City cannot build anything there or collect impact fees to help with the widening and growth that will result from the development. They are in the process of a jurisdictional transfer on the road. He explained that even if it was owned by the City today, it would take a while to collect enough impact fees to accommodate it.

Chris McCandless was present representing CW Management and gave his address as 9067 South 1300 West #305. He expressed support for Mr. Olsen's subdivision.

Johnny Loumis, Jr. gave his address as 1690 Loumis Parkway and reported that Mr. Olsen has gone to great lengths to make the project work. Mr. Loumis stated that he has lived in Bluffdale his entire life and has knowledge of the west border. He described the topography of the area and stated that what is proposed does not compromise anything. In terms of Loumis Parkway, over the last 68 years, this is the safest the road has ever been.

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

Alan Jackson asked about the lot on Loumis Parkway and how a lot is officially counted. City Manager, Mark Reid, explained that with regard to the 30-lot rule, public safety is taken into consideration with each lot. The final determination of whether to include any particular lot in

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the 30 is ultimately up to the Council. Mayor Timothy felt that the ability of emergency vehicles and citizens to get in and out was important to take into account. He explained that the standard is 30 and was set for a reason. Alan Jackson stated that there was extensive discussion and research that led them to the 30-lot standard. He was not in favor of discarding the standard but thought there were valid arguments for not counting one specific lot that has access from Loumis Parkway.

The Council expressed support for the proposed width. With regard to the number of lots, Mayor Timothy stated that Wood Duck Hollow may make it possible to add one lot, which seemed reasonable. The Council was comfortable specifying that the access to the one lot would be from Loumis Parkway even though the driveway access is not. The developer was commended for coming up with the solution rather than relying on the City.

**James Wingate moved to amend the General Plan from Civic Institutional to Low Density Residential and amend the R-1-43 Zone to R-1-10 Infill Overlay Zone for approximately 10.75 acres of property at approximately 1654 West 14600 South with the stipulation to allow 18 lots in the development contingent on the proposal of CW Management to have only 13 lots in Wood Duck Hollow for Phases 3 and 4. The lot on the corner of Loumis Parkway was determined to meet the 30-lot rule for emergency services due to access being off of Loumis Parkway. Justin Westwood seconded the motion. Vote on motion: Boyd Preece-Aye, James Wingate-Aye, Justin Westwood-Aye, Ty Nielsen-Aye, Alan Jackson-Nay. The motion passed 4-to-1.**

**6. Consideration and Vote on Various Amendments to Title 11-12 Parking Standards, Title 11-8E-12 R-MF Parking Standards, and 11-11G-17 Off-Street Parking in the Bluffdale City Code, Bluffdale City, Applicant, Staff Presenter, Jennifer Robison (Public Hearing Previously Held at the April 27, 2016 City Council Meeting).**

Mayor Timothy reported that a public hearing was held previously on the proposed matter. Senior Planner, Jennifer Robison, presented the staff report and stated that parking numbers were examined based on what exists. The proposed changes were reviewed and included not allowing on-street parking to count toward the project's off-street parking requirements. In addition, some of the additional ratios for guest parking will be different. Staff recommended that all driveways be included on all units. The plans approved by the City include the number of parking stalls that exist currently. If the Planning Commission recommendation were applied to these particular projects, what is proposed is what the numbers would have shown. The numbers remain consistent with what staff is recommending for existing units with driveways.

Mrs. Robison recommended that the guest ratio remain at 1:4 per dwelling unit because some of the guest parking could be accommodated in the driveway. For units without driveways, the ratio is slightly higher. The emphasis of much of the discussion pertained to the Fieldstone-type homes with auto courts. Definitions were provided for single-family and two-family products.

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Units with garages would be required to have two-car garages. Single-family and two-family units would be required to have a 20-foot minimum driveway. No additional guest parking was required for single-family units. Mrs. Robison explained that there are a total of 118 units, which would equate to 40 parking stalls.

Mayor Timothy asked if there was a requirement for where the guest parking would be in relation to the three homes it is attached to. Mrs. Robison explained that there was discussion about placing it in different areas rather than being isolated in one spot. Mayor Timothy commented that there may be areas where a consolidated guest parking area would be well served, however, on the opposite end of the street where the last six or 12 units are, the guest parking is so far away that it will not be used and should not be counted. Mrs. Robison recommended the Council consider that some of the extra parking spaces will eliminate some landscaping and other project amenities. She explained that the multi-family condominium and townhome units with a driveway will see an increase in the guest parking requirement from 1 to 4 because they have the option to park in the driveway.

The Mayor was concerned about the length of the driveways and the fact that people use their garages for storage. This eliminates the ability to park there and results in cars and guests parking on the street. He considered rear-loaded units to be problematic. He did not see how that could be solved simply by dealing with the parking issue.

Mrs. Robison explained that increasing the ratio slightly requires a few more parking spaces but overall most are consistent with what is already provided. Appreciation was expressed to Mrs. Robison for her work.

Mayor Timothy opened the meeting to public comment.

Steve McCutchan a Sandy resident, reported that they prepared a lengthy letter analyzing their concerns. The letter was finalized prior to staff's recommendation being presented. He commented on the Marketplace and stated that the Independence project originally encouraged on-street parking as guest parking. Westgate included more parking stalls. Mr. McCutchan expressed support for the staff recommendation.

Justin Westwood liked Mr. McCutchan's auto court design as it provides parking directly off the street. Mr. McCutchan reported that he worked as a Designer for Woodside Homes for 20 years and that is how they do all of their auto courts. He was surprised that Fieldstone was able to do what they did and considered it a "travesty".

Kory Luker commented that his concern with auto courts was the lack of a driveway. He also recommended that issues with snow removal be addressed. He supported the 1:3 ratio but stated that in some cases it may not be adequate. He commented that on his side of the street there are two cars that do not fit in the garages.

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There were no further public comments. The Mayor closed the public comment period.

**Ty Nielsen moved to approve the various amendments to Title 11-12 Parking Standards, Title 11-8E-12-R-MF Parking Standards, and 11-11G-17 Off-Street Parking in the Bluffdale City Code to provide standards for a variety of housing types including off-street and guest parking requirements. Justin Westwood seconded the motion. Vote on motion: Boyd Preece-Aye, James Wingate-Aye, Justin Westwood-Aye, Ty Nielsen-Aye, Alan Jackson-Aye. The motion passed unanimously.**

**7. Consideration and Vote on a Resolution Authorizing the Execution of an Interlocal Cooperation Agreement with Jordan School District for a Trail Easement and Related Improvements, Staff Presenter, Jennifer Robison.**

Mrs. Robison presented the staff report and stated that the previous night the Jordan School District met and approved the easement for a trail to provide a connection to the City Park Trail and an east west connection, which is difficult to obtain. There was also discussion about providing access off of the parking lot for major events. It was noted that staff had been working on the proposal for over one year. The school will still own the property and provide an easement to provide the trail access.

Mrs. Robison stated that construction would have to be completed by the time school begins in August. Work was expected to commence on July 2. Impact fees were allocated for some City Park and Rodeo Area improvements. The location of the 10-foot asphalt trail was identified. The existing fence will remain on the north side and an additional fence will need to be installed on the opposite side of the school property. Parents expressed concern about their children gaining access.

In response to a question raised by the Mayor, Mrs. Robison commented on a box owned by CenturyLink that cannot be moved. Mayor Timothy asked about the specifics of the Franchise Agreement with CenturyLink. City Attorney, Vaughn Pickell, stated that the agreement refers to anything in the public ways such as street rights-of-ways.

Mr. Reid asked about lighting. Mrs. Robison stated that staff spoke to Sergeant Taylor about lighting. His suggestion was to provide it. Mrs. Robison indicated that a quote was received for lighting consisting of a 10-foot pole with LED lights. Staff will propose both options to the City Manager. Mayor Timothy suggested input also be received from the residents. Mr. Reid suggested they not have lighting because the trail leads into an area that does not have it. The result would be to attract people down the trail where they eventually would find themselves in the dark. If lighting is not installed, the Mayor recommended putting in conduit to allow for it later.

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Ty Nielsen commented on the law regarding root growth on an adjacent property and stated that once it crosses the property line, the property owner has the prerogative to do with it as he pleases. If, however, he kills the tree, the neighboring property owner could be liable. The Mayor asked how children can be protected during construction. It was recommended that a construction fence be installed. City Engineer, Michael Fazio, stated that it would be bid out.

Mrs. Robison identified a new access that will be created at the arena for large events. A gate will be located on the southeast corner of the property. The sidewalk will remain open at all times and will not be gated. The cost will not be shared. Mrs. Robison explained that when the City changed their mind about the rodeo arena access, the school installed curb and gutter around the entire property so that drop offs and pick-ups can take place on the south end as well. The school is providing the land. Mrs. Robison reported that final construction numbers have not yet been completed. They believe it will be a great asset to help the community have more access.

**Ty Nielsen moved to approve the resolution authorizing the execution of an Interlocal Cooperation Agreement with Jordan School District for a Trail Easement and Related Improvements. Justin Westwood seconded the motion. Vote on motion: Boyd Preece-Aye, James Wingate-Aye, Justin Westwood-Aye, Ty Nielsen-Aye, Alan Jackson-Aye. The motion passed unanimously.**

**8. Presentation and Discussion on the Final Budget for the 2016-2017 Fiscal Year, Staff Presenters, Blain Dietrich and Michael Fazio.**

Public Works Operations Manager, Blain Dietrich, discussed the issue of staffing. In the budget he requested two new staff members in the Public Works Department; one new full-time Parks Worker and one new full-time Streets Worker. The request was due to a significant increase in the number of parks. Staff has 40 acres of lawn to mow and 80 acres of park to maintain. In addition, there are about 150 acres of open space. Currently, there are four full-time employees. The proposed new hire would increase that number to five.

Mr. Dietrich stated that planning was underway for a splash pad, which would be enjoyed by the citizens but will require maintenance by staff. Another Parks Worker will likely be needed once the splash pad is operational and to maintain additional parks that will come on line. Currently the department has three seasonal workers who are college students.

Mr. Dietrich described the next request for Streets and explained that they have changed some streetlights out to LEDs and converted one subdivision. They also met with Rocky Mountain Power officials and found that there is some incentive money remaining to change streetlights over to LED. The hope was to recapture funds through that project. In addition, \$200,000 was budgeted above and beyond the \$100,000 from last year that was not spent. Currently, there are two full-time employees in the Parks Department and three in the Streets Department.

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Mr. Dietrich explained that equipment is often funneled from one department to another. The intent is to take two trucks from the Water Department and move them to Animal Control. To replace the trucks in the Water Department staff is asking to acquire a panel truck and dump truck. Mr. Dietrich felt they could be more efficient with a panel truck that is not as large as the crane truck.

Mr. Dietrich explained that the tilt trailer backhoe is large enough to haul the backhoe. The Mayor expressed support for that purchase. With regard to the street sweeper, it is very useful and gets a lot of use. The sterling dump truck was next discussed. Mr. Dietrich stated that they have a 2001 truck with a salter that is in poor condition. Staff continues to maintain it but at some point it will need to be replaced. A paint sprayer was also requested to keep parking lots and crosswalks maintained.

Mr. Dietrich reported that the Rodeo Committee proposed the purchase of a groomer that was approved by the City Council. Mr. Reid reported that a consultant was hired to help with the Rodeo Committee who is a salesman for Black Widow and Arena Blend. Mayor Timothy stated that that particular brand of groomer was discussed frequently. The Arena Blend had also been sought after since before the consultant was hired. Ty Nielsen stated that he has used the Black Widow and found it to be of very high quality. Mr. Reid stated that they are purchasing an \$8,000 groomer and will need to buy a \$40,000 to \$100,000 tractor to pull it. City Treasurer, Bruce Kartchner, stated that he has seen used Black Widows for sale from time to time. Mr. Dietrich was not proposing to get rid of the current tractor and recommended it be kept as a backup along with the current groomer. He suggested a foil mower be put on the existing tractor in order to do more mowing along the trails than has been done in the past and keep it in use. Mr. Reid recommended that the tractor remain attached to the arena since the rodeo grounds needs to be groomed almost daily.

Mr. Dietrich stated that another mini-excavator was requested. Mayor Timothy supported that expenditure. One more mule was also proposed to be used at the park. Mr. Dietrich stated that the demand is greatest during major events.

Mayor Timothy commented on priorities following a winter storm. He observed that the City has numerous trails that are not being plowed over the winter. He asked Mr. Dietrich to find a snow blower that will be safe for use around the public. Snow removal issues were discussed. Snow removal with a snow blower versus a plow was discussed.

Various projects were discussed. Mr. Dietrich reported on the carport used by the Police and Fire Departments. There was discussion about adding a second one. Mr. Reid commented that once the City has its own police force they will want a fenced off area to store vehicles that are impounded. The area would be an extension of the existing carport and expand the parking lot.

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Mr. Dietrich next reported on the storm drain project to fix the undersized pipe and keep the storm water from flooding homes. Mr. Reid stated that a property owner agreed to work with the City and cover the cost of storm drain through his property since he eventually wants to develop it.

Mr. Dietrich reported on parks and stated that the parking in the Main Park needs to be completed. A new stage pavilion was also built that Mr. Dietrich hoped to obtain lighting for. It had been funded a few times but never completed. The intent was to complete it with the City Hall Project.

Mr. Dietrich stated that no heat was put into the Parks Building due to lack of funds, however, staff felt they could run a gas line and install overhead heaters in the building to help provide a place in the winter for work to be done on trucks. The Parry Farms Park was next discussed. The detention pond was expanded but all of the work had not yet been completed. The Mayor commented that the residents expect the City to complete the park. Mr. Dietrich stated that the HOA has been very good to work with and even helped with Spring Cleanup. They have also offered to participate in the cost of the improvements. Mr. Reid indicated that two years ago they offered to contribute \$40,000 toward the park.

Mayor Timothy indicated that he has not gotten a response on the restroom improvements. Mr. Reid stated that the goal was to get Salt Lake County to participate. Possible alternatives were discussed. Mr. Dietrich hoped to continue moving forward with the improvements if funding is available. Mayor Timothy stressed the importance of moving forward.

With regard to the Vintage Park, it was discovered that it is not in the Impact Fees Facilities Plan (IFFP) scheduling. He thought there was a desire to keep it moving forward. A consultant was hired who provided five different scenarios. Mr. Reid reported that the goal is to redo the IFFP, which is a four to six-month project. Bruce Kartchner was asked to review the Park Impact Fees and determine how much belongs to Independence and how much can be diverted from Independence to spend elsewhere. They need to come up with a dollar amount and then a priority list. Mr. Dietrich gave a brief history of the Vintage Park and stated that it was never owned by Johnny Loumis and was donated to the City by the developers with the caveat that it be developed as a park. It was noted that it was former Parry property.

Water projects were next discussed. Mr. Dietrich reported that water deficiency projects were funded. Staff had been working with Horrocks Engineering on water and easement issues. Mr. Reid explained that there is a water line deficiency where there is a two-inch line and they need an eight-inch line. It cannot be funded with impact fees and involves deficiencies in the system. As a result, the cost has to be paid for out of the Water Fund. Currently, there is \$800,000 for the identified projects. The intent is to complete half of them this year and half next year.

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The SCADA system was next discussed, which controls the water system. It can detect when the pumps are running, what level the tanks are at, if there are breaks in the line, and what the pressures are. The system notifies Mr. Dietrich if there is a problem. Mayor Timothy stated that the system is required for the tracking of the water conservation goal. Mr. Dietrich reported that the second pump station is added down Narrows Road known as the Redundant Source Project. Jordan Valley Water Conservancy District was 18 months behind providing the City with water although the City's pump system was in place. Testing began in February and now that the pumps can be run they can fine-tune and complete the SCADA system.

Mr. Dietrich stated that because of growth and development, the Water Department went over budget in new infrastructure. The good news was that they collect fees for every water meter and brought in more than was projected.

Mr. Reid commented that there was discussion about hiring a person to serve as the Fleet Manager. He reached out to Dick Bell who previously worked as a Fleet Manager for the County. He indicated that Mr. Bell agreed to help the City perform general maintenance of its fleet. He remarked that the Rodeo Arena needs more work and direction from the Council. In particular, the bleachers, snack shack, parking lot, restroom, and area around the arena were of concern. Mr. Reid explained that over the past several budget seasons they have had some of the work budgeted and then pulled back. There have also been differences of opinion about what should be the ultimate finished product.

Mr. Dietrich reported that a representative from a bleacher manufacturer will be meeting with staff who will prepare the final numbers based on the direction given at the last meeting. He estimated the cost at \$1.4 to \$1.9 million depending on the number of seats and whether the bleacher is covered or not. That was something that more guidance and direction was needed on. Mr. Reid stated that the Arena Committee came back with a vision of what a 5,000 seat arena would look like and cost. They estimated the cost to be \$3.9 or \$4.9 million for a 5,000-seat arena. Staff was not sure the City wanted to be able to seat so many people. Mayor Timothy did not think that was an Arena Committee recommendation.

Mr. Reid stated that before proceeding to replace the bleachers they need to come to grips with whether to take the current 2,000-seat rodeo arena and increase it to a 3,500 to 5,000-seat event or keep it as a rodeo arena for small events. Staff was focusing on bleachers and coming in with various sizes and costs. Mr. Reid asked people to watch and observe how many parking spots around the arena can be identified. If a 5,000-seat arena is built, parking will be an issue and people will have to park on 15000 South.

Alan Jackson commented that Old West Days is growing every year and the decision should partially be based on how big they want it to get. Justin Westwood asked about the County Equestrian Park. Mr. Dietrich indicated that he had heard that they plan to tear it down. There was a lot of public outcry that resulted in the decision to keep it for the time being. Mr. Reid

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commented that horse enthusiasts use the arena every weekend. In order to justify the cost of a 5,000-seat arena they may need to bring in events during the summer months, which may keep horse enthusiasts from using it. Mr. Dietrich reported that he had been involved in the arena discussion from the beginning. Former Mayor Nelson acquired the bleachers as surplus. They are an old scaffolding type of system that no longer meets OSHA standards and requires a significant amount of maintenance.

In response to a question raised by Alan Jackson, Mr. Reid stated that the bleachers are filled at least once annually for the demolition derby and are nearly filled for the rodeo. No other event that he was aware of seats more than 500 people. Mr. Dietrich reported that he had been contacted by organizations that love the dirt and arena but do not like the bleachers. With a better bleacher system and more seating he thought they would bring in more good horse events.

Mrs. Robison was asked to comment on the pros and cons of arena versus horse events since she served on the Arena Committee. She clarified that she is not a horse person and does not use the arena. Those who want the arena want it to be more local so that they can use it on a daily basis. The Arena Committee has not met for some time so she was not sure if their feelings had changed. Mr. Reid was depending on Mr. Kartchner to specify how much is actually available. If it is the second, third, or fourth priority the matter could be brought back to the Council in February for a budget adjustment. Another option was to do a special budget adjustment anytime the Council is ready to move forward if they are not prepared to do so by the second meeting in June when the budget is approved. Concern was expressed with trying to attract large events and not allowing horse people to use the facility on a daily basis. If events are sought after there will need to be someone to oversee recruiting and marketing.

City Engineer, Michael Fazio, commended Mr. Dietrich and the Public Works Department for their outstanding work. A summary was given on various projects. With regard to road maintenance projects, Mr. Fazio stated that most of the roads in Bluffdale have recently been slurried and crack sealed. Staff was working with the County on road maintenance work. The Noell Nelson Drive project was described. Mr. Reid reported that it was design ready two years ago but there were issues with land acquisition.

With regard to 13970 South, it was reported that the City is in the process of revising the plans for Smith's Marketplace. It was clarified that the developer is building the project and the City is providing reimbursement. With regard to the light at the intersection, the City has a three-way agreement with UDOT who will provide all of the infrastructure. Bluffdale City and Woodbury will split the cost of the labor to install it.

Porter Rockwell Boulevard Segment 3 was next discussed. Mr. Fazio explained that the relocation of two high voltage transmission power poles owned by Rocky Mountain Power will cost the City approximately \$750,000. The cost to relocate the high pressure gas lines is \$30,000. The City approved \$2.4 million for the project. Work was to begin in June.

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With regard to Porter Rockwell Boulevard, Segment 5, a consultant was selected to complete the design. It was estimated that \$5 million was needed to complete the project. The goal was to have the design completed by November at which time it would be put out to bid.

Mr. Fazio reported that \$400,000 was budgeted for the project to add additional lines for the storm drain work in White Tail Cove. Coordination was underway with Jay Page to complete the design. The hope was that funding would be obtained from the State or UDOT to help with various projects. It was noted that there are gaps in the sidewalk along 13800 South and in the sidewalk on 14000 South near North Star Academy.

Mr. Fazio indicated that he would like to continue the GIS program and reported that he was working with a consultant on the matter.

James Wingate identified the biggest traffic problem in the City as the intersection at 14400 South and 1690 West. He asked if money was set aside to provide for a consultant. Mr. Fazio stated that staff was working with a consultant in an effort to construct a roundabout. Mr. Reid stated that it is not a City road so very little work has been done on it.

Mr. Fazio commented on the proposed traffic light at the trestle. He reported that a permit was applied for with UDOT. The City hopes to get some participation from UDOT. The current plans include a motion detection system that will alert trucks to use the roundabout or change direction. Mr. Reid recommended installing the traffic semaphore but leaving the detection system off until money is received for the exchange. Mr. Fazio stated that the County has a program for traffic lights and can install them at a reduced cost. He proposed entering into an agreement with Salt Lake County to maintain the traffic light. The County has its own installers and are much less expensive than commercial installers. Mr. Reid offered to provide the cost difference information and then let the Council decide. The estimated cost was \$250,000.

Boyd Preece displayed an aerial photo and indicated that a ramp is needed on the corner of Battle Drive to access the park and walking trail. There are also trail systems throughout Independence that do not have connectivity across roads. He suggested ramps be constructed to provide trail connections along Allegiance Drive. Mr. Reid agreed to include the projects discussed in the budget after which the Council can vote on them. Boyd Preece also voiced concern over a proper crossing of Porter Rockwell for parents walking children to school from the Bluffdale Heights Neighborhood. He suggested that a trail could possibly be installed as an additional work order with the Porter Rockwell Boulevard segments. There was not a resolution proposed with the Porter Rockwell crosswalk yet other than it warrants further investigation and consideration.

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Mr. Reid explained that staff's intent is to come back in two weeks and have the Council weigh in on the proposed budget expenditures. A decision needs to be made on the Rodeo Arena. He questioned whether there was enough time between now and next month to adequately study the issue. If that is the case, it could be removed from the budget and discussed separately. Mr. Reid wanted to see the bleachers completed but indicated that regardless they will not be done for the August events. His suggestion was that they come back in August and September and address it.

Accountant/HR Administrator, Stephanie Thayer, indicated that the budget numbers keep changing as staff works through it. Mr. Reid stated that staff's intent is to include a budget worksheet in the packet. If updates occur between then and the following Wednesday, a summary sheet will be distributed. It was noted that the new budget will be made available in Dropbox.

**LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING**

**1. Roll Call.**

All Members of the Local Building Authority were present.

**2. Presentation and Discussion on the Final Budget for the 2016-2017 Fiscal Year, Staff Presenters, Blain Dietrich and Michael Fazio (LBA FY 2017 Final Budget Discussion Held in Conjunction with the Budget Presentation and Discussion).**

The above matter was discussed as part of the Regular Meeting. There were no additional comments.

**3. 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.

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**2. Presentation and Discussion on the Final Budget for the 2016-2017 Fiscal Year, Staff Presenters, Blain Dietrich and Michael Fazio. (RDA FY2017 Final Budget Discussion Held in Conjunction with the Budget Presentation and Discussion).**

The above matter was addressed as part of the Regular Meeting. There were no additional comments.

**3. Adjournment.**

The RDA Meeting was adjourned.

**CONTINUATION OF BUSINESS MEETING**

Mayor Timothy resumed the Chair.

**9. Mayor's Report.**

Mayor Timothy reported that there has been a renewed interest in the Jordan River Commission. At the first City Council Meeting in June they will make a brief presentation. Mr. Kartchner will take their agreements and current documentation and provide the Council with a synopsis from a Finance Director's perspective.

The Mayor commented on the Meet the Mayor issues and stated that there have been some setbacks involving a Falls at Boulden Ridge resident who is in violation. The Mayor explained that laws are in place and it is the responsibility of the person doing the work to follow the rules. Safety issues the City is aware of will be enforced, however, issues such as sheds being built on an easement will be a lower priority.

**10. City Manager's Report and Discussion.**

Mr. Reid reported that at the most recent County Council Meeting the County Council approved \$1.5 million in transportation funds for Bluffdale. They have been working on the matter with Greg Curtis for about 18 months. Given the way funds are processed, he was not sure when it should be budgeted.

Mr. Newman met with staff about Noell Nelson Drive and committed to build a road. He agreed to call back the next day to provide staff with the final numbers. That was about one week ago and staff has not heard back. A different bid was obtained. Mr. Reid explained that the Westgate property has a 100-building permit limit. In order to proceed they need the road built. Cost estimates were to be included in a Reimbursement Agreement in order to move forward. Mr. Reid stated that they are putting a tar type of material down along with the insulation and

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backfilling them. The backfill was nearly complete. The sub rough plumbing and electrical was going in currently.

Mr. Reid reported that the City Offices will be closed on Memorial Day. That same day at 9:45 a.m. at the Bluffdale City Cemetery, the American Legion will make a presentation. A tent would also be set up for veterans. Mr. Reid commented that the Parks Department does a marvelous job of getting the cemetery ready for Memorial Day.

Mr. Reid indicated that the Demolition Derby is scheduled for Saturday, June 11. He spoke to Rick Crane about obtaining tickets for the Council.

The first Movie in the Park was scheduled for Friday, June 10 at the City Park at dusk.

With regard to the gate at The Bluffs Apartments, Mr. Reid spoke to the Fire Chief earlier in the day who indicated that a new gate is nearly done and should be installed in the next few days at The Bluffs Apartments. At one point the City donated a camera system to them so that they could focus one of the cameras on the gate because there had been ongoing problems with it.

Mr. Reid commented on reduced speed warning signs on Loumis Parkway and stated that they are on order. The other signs have already been installed.

### **PLANNING SESSION**

Boyd Preece commented on the recent DARE graduation and stated that he and Alan Jackson both attended.

James Wingate commented on the trestle with respect to trucks and stated that one of the issues is that their navigation/GPS system routes them that way. He contacted several data providers who sell the mapping data to the GPS companies. Some did not realize that it is an underpass and thought it was a regular street level crossing. Council Member Wingate contacted several companies including Google and Garmin to report what the actual clearance is. He also provided them with photographs.

Council Member Wingate reported that he received an email from a Parry Farms resident who is concerned about noise from Porter Rockwell Boulevard when Segment 5, south of Parry Farms is built. She asked that action be taken to mitigate the noise. James Wingate recommended the Council communicate expectations about what kind of noise mitigation will take place. Mayor Timothy stated that when Parry Farms was built, Porter Rockwell Boulevard was in their backyards. In 2010, UDOT moved it to the current alignment so that it was not as close. With regard to a sound wall, if UDOT were constructing the road they would not build a sound wall. Mr. Reid recommended that Mr. Fazio look into the criteria required. Mr. Fazio stated that the issues were studied during the environmental process where they thoroughly analyzed the entire

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area in Segment 5. Meetings were held with neighbors and they showed that there would not be an impact. The Mayor pointed out that the road was planned before the homes were built there. He remarked that there is some liability when someone buys a home next to a future road.

Mayor Timothy commented earlier about a resident who complained that Redwood Road and Camp Williams Road being the same is very confusing. When people use a GPS to find Redwood Road they cannot find the resident's home, however, when they use Camp Williams Road his home is shown in an incorrect location. James Wingate stated that the problem can be solved by using an alias.

**11. Planning Session to Discussion Potential Special District (SD) Zoning Designation for Independence Park, Located at Approximately 14950 South Noell Nelson Drive, Dave Tolman and Steve McCutchan, Applicants.**

Mr. Tolman gave an overview of the Potential Special District Zoning Designation and stated that they have been working on the proposal for some time. The location of the property was identified and is on the east side of Noell Nelson Drive. The Rocky Mountain Power Corridor was shown as well as the East Jordan Canal. Two options were presented. The current proposal involves a single-family detached product. The layout of the community was shown with larger lots in yellow and smaller lots in orange. The proposed Fire Station was also shown. A private park was proposed as well as a trail that will connect to the trail system. Mr. Tolman stated that they feel that what is proposed will be a nice addition. With all of the homes in the area he thought it would be beneficial.

Details of the proposal were described. For example, the HOA will manage the park and the trail system will connect to the Independence Trail System. It could connect to Westgate by crossing the street. The intent was to notify people of connectivity to trails and ensure safety from heavily traveled roadways.

They included architectural upgrades in the package, enhancements to exterior materials, and additions to end units that run along Noell Nelson Drive. They also proposed enhancements to fencing. Trex fencing was proposed. Mayor Timothy commented on fencing and stated that he had not received complaints about Trex because of cost, however, there are other composite fencing materials that are not the Trex brand that are similar and much cheaper.

Mr. Tolman stated that he and his partners spent a lot of time looking at all of the composites and found none that matched the look and quality that Trex offers. The price was negotiated with CFC that reduced the price from \$55 to \$45 per foot. The other composite fencing would not be much of a savings at \$25 to \$38 per foot. For a slightly higher cost, the quality would be much better. Mr. Tolman recommended that builders be upfront with potential buyers about the cost and allow them to include that amount in their loan if they desire and avoid coming up with the cost upfront.

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Mr. Tolman stated that the previous week he spoke with several homeowners about the situation and let them know that they received rear yard landscaping as part of the purchase. If they had not provided that, the builder would have been required to install the Trex fencing. He felt that most of the time it was a matter of communication. He felt strongly that the enhancements were given in exchange for density. Mayor Timothy liked the extras included in the project and the Trex fencing.

Mayor Timothy commented that he would not object to the fencing being included in the purchase price. This would also ensure that it is included in the loan. Mr. Tolman agreed to consider it going forward. Cost issues were discussed.

Mr. Tolman asked about the Fire Station being located in the middle of a residential area and if that was of concern to the Council. Alan Jackson did not have an issue with it. Mr. Tolman stated that he addressed it with the builders who were all supportive. He considered it to be a benefit to the neighborhood. The Mayor liked the idea but hoped the firemen would be considerate of the siren going off during late night hours.

Kory Luker, a Planning Commission Member and Republic Drive resident, commented on the trail connection that runs from Independence through the RMP easement.

**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.**

A Closed Meeting was not needed.

**13. Adjournment.**

The City Council Meeting adjourned at 10:38 p.m.

  
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Wendy L. Deppe, CMC  
City Recorder

Approved: June 22, 2016\_\_\_\_\_

