



**BLUFFDALE CITY COUNCIL  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD COMBINED  
MEETING AGENDA  
Wednesday, January 13, 2016**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, January 13, 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 December 9, 2015 and January 4, 2016 meeting minutes.
  - 3.2 Conditional Preliminary Acceptance of Sage Estates Phase 1 (A & B), beginning the warranty period for completed City Improvements.
4. Report on sale of Lease Revenue Bonds, Matt Dugdale, George K. Baum & Company.
5. **PUBLIC HEARING** – Consideration and vote on a Site Plan Application for Summit Academy K-8 Bluffdale Campus Charter School, located at approximately 1930 West 14400 South, Pace CM, applicants, staff presenter, Jennifer Robison.
6. **HEARING** – Consideration and vote on a resolution authorizing Eminent Domain to acquire property for Noell Nelson Drive (1000 West), staff presenter, Vaughn Pickell.
7. **PUBLIC HEARING** – Consideration and vote on amending the allowed uses found in Table 11-35-2 and Section 11-2-2 of the Bluffdale City Code to allow additional land uses in the I-1 Light Industrial Zone, Derek Blaylock, applicant, staff presenter, Paul Douglass.
8. **PUBLIC HEARING** – Consideration and vote on a Site Plan Application for a proposed Equestrian Facility and Caretaker's dwelling to be located at 14000 South Loumis Parkway, Lyle and Sammy Barbour, applicants, staff presenter, Paul Douglass.
9. Consideration and vote on Preliminary and Final Subdivision Plat Application for Plat Q-2A for 32 Townhomes including common areas and associated streets, located at approximately 15200 South Heritage Crest Way within the Independence Master Planned Community, Edge Homes, applicant, staff presenter, Jennifer Robison.

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

1. Roll Call
2. **CONSENT AGENDA –**
  - 2.1 Approval of the December 9, 2015 meeting minutes.
3. Training on Open and Public Meeting Laws, staff presenter, Vaughn Pickell. **(LBA Training held in conjunction with the Open and Public Meeting Laws Training)**
4. Adjournment

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

1. Roll Call
2. **CONSENT AGENDA –**
  - 2.1 Approval of the December 9, 2015 meeting minutes.
3. Training on Open and Public Meeting Laws, staff presenter, Vaughn Pickell. **(RDA Training held in conjunction with the Open and Public Meeting Laws Training)**
4. Consideration and vote on a resolution appointing and designating officers of the Redevelopment Agency Board, staff presenter, Vaughn Pickell.
5. Adjournment

#### **CONTINUATION OF BUSINESS MEETING**

10. Consideration and vote on a resolution designating the appointment of a Mayor Pro Tempore for 2016, Mayor Derk Timothy.
11. Consideration and vote on a resolution confirming the appointment of Alternate Representatives for the COG Committee, Mayor Derk Timothy.
12. Consideration and vote on a resolution appointing an individual to represent the City of Bluffdale on the South Salt Lake Valley Mosquito Abatement District Board, Mayor Derk Timothy.
13. Consideration and vote on a resolution appointing statutory officers, City Treasurer and City Recorder, Mayor Derk Timothy.
14. Consideration and vote on a resolution amending the Bluffdale Employee Policies and Procedures Manual related to appointed positions, staff presenter, Vaughn Pickell.
15. Training on Open and Public Meeting Laws, staff presenter, Vaughn Pickell. **(LBA and RDA Open and Public Meeting Laws Training held in conjunction)**
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. Discussion of 14-acre site, located at 550 West 14600 South, Brian Christensen, Simple Products Corporation, Jason Hagblom and Jaden Malan, Industrial Properties.
19. 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).
20. Adjournment

**Dated this 8<sup>th</sup> day of January, 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.**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

**Present:** Mayor Derk Timothy  
Alan Jackson  
Ty Nielsen  
Justin Westwood  
James Wingate (arrived at 6:33 p.m.)  
Boyd Preece

**Staff:** Mark Reid, City Manager  
Vaughn Pickell, City Attorney  
Grant Crowell, City Planner/Economic Development Director  
Jennifer Robison, Associate City Planner  
Paul Douglass, Associate City Planner  
Wendy Deppe, City Recorder

**Others:** Matt Dugdale, George K. Baum  
Derek Blaylock  
Steve Crandall, Summit Academy President  
Brian Christensen, Simple Products Corporation  
Jason Hagblom, Industrial Properties  
Jaden Malan, Industrial Properties  
Parametrix Personnel  
Tyler Bodrero, Academica West  
Jeremy Searle, Hales Engineering  
Josh Jensen, Silverpeak Engineering

**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 James Wingate who arrived shortly thereafter.

Josh Jensen offered the invocation.

Emily Swanson led the Pledge of Allegiance.

**2. PUBLIC FORUM:**

There were no members of the public wishing to speak.

**3. CONSENT AGENDA:**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

**3.1 Approval of the December 9, 2015, and January 4, 2016, Meeting Minutes.**

Justin Westwood pulled consent agenda item 3.1 from the agenda. He stated that he was not present at the January 4 meeting and asked that his name be removed from the minutes.

**Justin Westwood moved to approve the minutes of December 9, 2015, and January 4, 2016. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council.**

**3.2 Conditional Preliminary Acceptance of Sage Estates Phase 1 (A&B), Beginning the Warranty Period for Completed City Improvements.**

**Ty Nielsen moved to approve consent agenda item number 3.2, conditional preliminary acceptance of Sage Estates Phase 1 A and B and beginning the warranty period for completed City improvements. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Council.**

**4. Report on Sale of Lease Revenue Bonds, Matt Dugdale, George K. Baum & Company.**

Matt Dugdale from George K. Baum & Company, reviewed the successful bond process. He reported that the City went through a very intense process and had its credit assessed by rating analysts. The outcome was successful with the City receiving an A-1 rating. The process is very detailed and involves analysts reviewing the City's financial statements and interviewing staff. The rating was based on the City's healthy underlying credit qualities, a growing tax base, strong socio-economic measures, a strong financial position, substantial reserves, manageable debt, pension liabilities, and the structure of the bonds. The final amount of bonds issued was \$6,705,000 with Tuesday being the scheduled closing date after which money will be deposited in the City's account. The interest rate is very low at 3.57% for 30 years.

**5. PUBLIC HEARING – Consideration and Vote on a Site Plan Application for Summit Academy K-8 Bluffdale Campus Charter School, located at approximately 1930 West 14400 South, Pace CM, Applicants, Staff Presenter, Jennifer Robison.**

Associate City Planner, Jennifer Robison, presented the staff report and stated that the ordinance specifies that site plans for any building that is 15,000 square feet or larger requires a public hearing before the City Council. The Planning Commission held their public hearing the previous week. The application is for a charter school with the applicants being Pace Management who is represented by Tyler Bodrero. Mrs. Robison explained that staff's responsibility is to prepare and present information that is factual, technical, and in compliance with State law and City ordinances. Their job is to give the best direction possible and help the City Council make an informed decision.

Mrs. Robison reported that the previous week the Planning Commission met and a public hearing was held at which time numerous public comments were received. Since then, additional meetings

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

have been held. There was discussion that additional right-of-way needs to be purchased by the Lions Club along 14400 South. A meeting was held to discuss the matter. A meeting was also held the previous Friday with the Mayor and two engineering firms. Hales Engineering was hired by the applicant to perform a traffic analysis. The City also engaged Parametrix Engineering to look at the City's overall transportation plan knowing that a road is coming forward and that the widening of 14400 South is already on the Capital Facilities Plan. It was noted that the area will be important as increased traffic comes to the City. Mrs. Robison reported that Parametrix also performed a peer review of the Hales Engineering study. One of the concerns expressed by the Planning Commission was that representatives from the two engineering firms were not present at that meeting. Both were present tonight. City Engineer, Michael Fazio, was unable to be in attendance.

Mrs. Robison identified the location of the property purchased for the Summit Academy Charter School on a map displayed. State law requires that charter schools coordinate with the City the siting of the school. There are, however, some things the City cannot enforce such as site plans, landscaping, fencing, aesthetic considerations, and construction methods. Mrs. Robison stated that they obtain their building permit from the state and have their own independent inspector who gives reports to the City as the inspections are completed. The City, however, has no jurisdiction. The City may impose and coordinate on setbacks, height, bulk and massing, off-street parking, traffic circulation, construction staging, and traffic and public safety concerns.

A rendering of the proposed building was displayed. Areas were shown for future phases as well. The applicants were asked to identify the future locations of the additions to avoid having to go through a similar process when they come into build. Concerns expressed by the citizens and the Planning Commission pertained to traffic issues and road design. The portion shown in orange was to be purchased or acquired from the Lions Club. Another portion was identified that may need to be acquired for the sidewalk to facilitate the crosswalk.

Mrs. Robison reported that the traffic analysis provided by Hales Engineering suggested that the crosswalk be moved to Frost Court, however, there would have to be an extension of the sidewalk to make that functional. The recommendation from the DRC and the City Engineer was that it be moved either to Frost Court or another appropriate location to be determined by the City Engineer.

The Planning Commission recommended the application be denied based on the following findings:

1. That the traffic flow and stoppage of the traffic during drop off and pickup times is unsafe.
2. The traffic will clog the City street at 14400 South specifically during pickup times.

The staff report contained a lengthy list of conditions of approval considered by the Planning Commission. At a minimum, the east and west bound right turn lanes need to be improved. Adequate signage was also recommended as well as the crosswalk and a fire lane. There were also issues with the culinary water designs that were of concern. In addition, no parking was to be allowed on 14400 South.

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

Jeremy Searle from Hales Engineering described the Traffic Impact Study (TIS) and stated that they looked at several things including the existing conditions, an initial build condition with 700 students, and a full buildout condition with 1,000 students. In performing the TIS they looked at the level of service for intersections, which is measured on an A through F scale. Anything that is a level of service D or above is considered to function adequately. They also look at queuing and on-site circulation. The intersections looked at as part of the study included 2200 West, Frost Court, the access to the school, the Maverik access, and the intersection at Redwood Road.

Mr. Searle reported that currently 14400 South is functioning fairly well during peak hours. A concern was identified with the Maverik access, which is very close to the Redwood Road intersection. It was noted that there are safety concerns with left turns both in and out. The report indicated that a possible mitigation measure was identified but Mr. Searle later found out that Maverik is planning to redevelop their site and potentially move the access further back. The potential change will help alleviate the safety concerns identified.

Mr. Searle stated that they next looked at the school and the number of trips that will be generated. Traffic counts were taken at three different charter schools to determine how many trips they are generating. It was determined that during the peak hour they expect roughly 358 cars to enter and exit the site. At the time the study was conducted they did not realize that the City had hired another consultant, Parametrix, to review the study. They developed their own rate and the number of cars they estimated was within five vehicles of what Mr. Searle's firm had predicted. He noted that a school shuttle is planned for the site that will provide an alternative way for students to get to school. The figures provided did not contain that option.

In response to a question raised, Mr. Searle stated that they determine the number of students and then develop a rate. The study found that the schools are very busy 15 minutes before school starts and the 15 minutes after school is dismissed. When exiting it is very difficult for cars to make left turns. The proposed access is advantageous in that it allows cars to turn right in and left in but when exiting they are only allowed to turn right out. He noted that right turns are much easier and faster than left turns. The City is contemplating a roundabout at 2200 West that would work perfectly with what is being proposed for the school. Cars that are turning right out of the school can come to the roundabout and easily go where they need to.

Mr. Searle reported that there are three stacking lanes. He stated that the pickup area is approximately 651 feet and can hold roughly 76 vehicles. There is also a drop off area that includes two lanes consisting of a bypass lane and a drop off lane. The drop off lane can hold about 18 vehicles and another 10 to 18 in the bypass lane that can get around. The exit lane can handle up to 26 vehicles. There are also another 40 pickup/drop off parking spaces. In all, up to 170 vehicles can be accommodated on the site in the stacking area in addition to the teacher parking stalls.

Mr. Searle indicated that they looked at the level of service for various intersections with the full build out of the school at 1,000 students. Redwood Road still functions at a level of service D or

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

better. The school access with the right out only currently functions at a level of service C. Recommended mitigation measures were described. At the egress a gray center median was recommended to enforce the right out only.

The study also looked at pedestrian safety. Mr. Searle stated that there are also several sidewalks already constructed in the area. The applicants are proposing to put a sidewalk across their frontage and across the Lions Club to connect to the existing sidewalk. That will allow students to cross Redwood Road at the signal. Traffic circulation issues were discussed. The average was 2.5 to 5 minutes to get through the line. Other options were recommended such as staggering drop off times.

Tyler Bodrero stated that at the Planning Commission Meeting there was discussion about Plans B and C to provide assurances that traffic can be controlled. Possible solutions were discussed such as building a future outbuilding that could have a combination community use. The proposal would be to add an additional 10 feet of asphalt to the lane near the playground to provide an alternate pickup/drop off lane that would provide a lot of additional stacking. Alan Jackson was concerned that 14400 South will become a drop off lane, since he has seen it at other charter schools.

Mayor Timothy thought it would be more beneficial for people who have already picked up their student to come around and exit before going all the way around and utilize the exit out. If that were the case, the emergency lane could do the same and allow additional queuing lanes. Mr. Searle stated that either could potentially be done but it would be a coordination effort between the City Engineer and the Fire Marshall in terms of how that will work. Ways to prevent cars from making left hand turns were discussed such as a concrete median that would enforce a right out only. Mr. Searle added that the pickup/drop off lanes could function as additional parking for nighttime and event parking.

Josh Jenson identified himself as the Civil Engineer/Site Planner and stated that when they initially looked at the site they ensured that the site was in compliance in terms of fire access because all sites are required to have two accesses for emergency vehicles. Because there was such a narrow area they were concerned that it may not be compliant. They also met with staff to review their requirements to ensure that they could meet them. Mr. Jenson stated that originally the accesses were proposed at a width of 24 feet. All three were ultimately increased to 26 feet because there was some debate between the Fire Marshall's Office and the City Engineer and they weren't sure what the outcome would be. Increasing the width would make them interchangeable. He noted that one could be reduced to 20 feet to make it a fire lane. If that is done, he recommended the westernmost lane be reduced in width.

In terms of snow removal, Mr. Jenson stated that they try to do landscape islands to the extent possible so that they have places to store the snow. They also try to create areas that are off the curb so that it can be pushed all the way to the edge of the parking. Alan Jackson asked if the traffic study took into account the buildup prior to pick up and drop off. He stated that while 170 vehicles will fit on the site, that leaves 183 that are not accounted for. From experience he had seen that cars stack up before and after school. Mr. Searle stated that the study focused on the peak hour when there will be

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

the most cars. It was noted that there are more cars in the morning because people are going to work at the same time.

Mr. Searle commented that of the 40 charter schools they have done, this was in the top three in terms of the number of people they can queue up on site and the number of available parking stalls. He commented that it probably has more queuing and stacking than most district schools because they have buses. Mr. Searle reminded the Council that Summit Academy is committed to doing a shuttle that holds 60 students. He remarked that it would not be feasible for any school to provide enough queuing and stacking on site for all of the students that would come at the same time. Mr. Jackson understood that but stated that they have to account for all 358 cars in one hour.

Mayor Timothy described the law in relation to this situation. He read from Title 10-9a-305 of the Utah Code, which specifies that a school district or charter school is subject to a municipality's land use ordinance. A municipality may subject a charter school to standards within each zone pertaining to setback, height, bulk and massing regulations, off-site parking, curb cut, traffic circulation, construction staging, and impose regulations upon the location of a project that are necessary to avoid unreasonable risks to health or safety. The standards to which a municipality may subject a charter school to limits the City in terms of what they can require. In this case, traffic circulation and safety can be regulated by the City. The standards that a municipality may subject a charter school to must be objective only and may not be subjective. Mayor Timothy explained that the traffic study that was conducted is considered to be objective and even though the outcome is known, it cannot be used as a City to deny the request.

Mayor Timothy stated that when the application was presented and staff was told that a traffic study was done, the City questioned it because the numbers seemed low. As a result, the City hired its own firm to confirm the school's traffic study or show that it was in error. In the end, the two traffic studies were very similar. Whatever the study shows as acceptable will be the City's responsibility. That concerned him as the Mayor because it creates a burden to the City. Having dealt with the State Legislature, he knows that their opinion is that regulations are in place to restrict cities since schools would have a very difficult time locating in any city in an area that is already built out because there would be a lot of opposition due to schools naturally generate a lot of traffic. The Legislature's belief is that a school solves more problems than it creates.

Mayor Timothy reported that he spoke to three mayors the previous week. He attended the Planning Commission where questions were raised that concerned him. For example, he did not believe that 2.2 students per car is realistic even though that is the objective number. He felt that a lot of enforcement will have to be done up front and make the inconvenience of parking in the queue better than the ticket they will get if they do not. He then explained the process for the Public Hearing of public comments would be limited to three minutes with each person being able to speak once. More time would be given to someone representing a group. He asked that those speaking be as objective as possible and share new thoughts rather than repeat points that have already been made.

Mayor Timothy opened the public hearing.

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

Jay Bertoch gave his address as 2558 West Perschon Circle and expressed appreciation to the Council. His concern was not with the school itself but with the ingress and entrance to the school and the traffic problem it will create. He asked if the applicants had looked at the church given the access to Redwood Road and 2200 West. The barriers they plan to put on 14400 South will create additional problems. Mr. Bertoch suggested that the school be forced to change the site to accommodate the demand that will be created.

Scott Pavlakis gave his address as 14469 South Frost Court and stated that while he is not opposed to the school, he was concerned about safety and traffic flow. He stated that in his experience picking up and dropping off at charter schools he has found that the pickup is the problem and not the drop off. He commented that he has five years of experience at three different schools. He demonstrated the scenario using dominos to represent cars.

Connie Pavlakis gave her address as 14469 South Frost Court and identified herself as a member of the Planning Commission. As a resident of Frost Court she is not happy about what the City is trying to do to her one-acre quiet cul-de-sac. She stated that cars will come down her street to park because they will not want to wait in the queue. She was concerned about the safety of children there when the queuing doesn't work. Mrs. Pavlakis visited other charter schools and has seen what happens. She considered that to be factual and not subjective. She stated that backups will extend to Redwood Road and beyond. She felt that adding 40 parking stalls in the middle of a moving staging queue is unsafe and not a reasonable addition. The applicants claim there will be 2.19 students per car yet nothing on their study shows what that means per car. She stated that it equates to over 450 cars at capacity of 1,000 students. In addition, the applicants have no idea where the traffic will be coming from. They claim that they will provide shuttles from Independence back and forth but the parents are forced to pay for it. As a result, it will not get used or will create a hardship on those families.

Mrs. Pavlakis stated that putting cars westbound on 14400 South will eventually turn around and go east bound, which will result in a double impact on the queue. The cars ultimately need to get to 14400 South and turn left. Currently that left turn lane has an F rating and it will only get worse. The left hand turn lane coming from the opposite side of Redwood Road has an F rating as well that will get worse. She prepared a graphic to count the number of cars that fit there to scale. She stated that 10 will fit in the right turn pocket. The left turn pocket will hold approximately 12. After those turn pockets have reached capacity, oncoming traffic will be impeded and create a safety issue. Mrs. Pavlakis was glad to hear the Traffic Engineer who prepared the traffic study, admit that stopping to turn left into the Maverik creates a dangerous situation and causes backup onto Redwood Road.

Mrs. Pavlakis objected to the proposed roundabout and stated that doing so will impede pedestrians. She stated that a traffic light is needed and not a roundabout. The result will be to block 14400 South from Redwood Road to 2200 West, which is a main access for emergency responders. Mrs. Pavlakis could see no positive outcome and stated that the ingress on 14400 South is impossible to mitigate and the City by law is required to do what is reasonable. She urged the Council to do what is right for the City. She was not opposed to charter schools but did not think this was the location that

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

works best for the safety of citizens. She regretted that they were not being better neighbors to the City for coming forward with the request.

Mrs. Pavlakis stated that many charter schools have a no walking policy. This is not a safe place for students to be walking to their cars. She was worried that ultimately children will have to cross Redwood Road to be picked up by their parents. Mrs. Pavlakis referenced Bluffdale Elementary and has been in City meetings where it has been discussed in terms of the problem it creates on 2700 West. Bluffdale Elementary has 958 students enrolled and they serve only 700 at any given time because they are year round. They are bussing 592 students, which leaves just over 100 students and there is still a significant traffic problem. They have nine school buses coming to the school every day, two kindergarten buses, and nine special education buses. In total there are 20 buses coming to and from the school every day and all use 14400 South. Ultimately, the charter school will impact every other school in the area. She stated that traffic cannot be mitigated to allow for that. Next year Bluffdale Elementary will go to a traditional schedule and have two start times. Mrs. Pavlakis stated that this is proof that the City's infrastructure is not set up to handle the impact. She urged the Council to do what is right for the citizens.

Emily Swanson gave her address as 751 West Star Spangled Drive in Independence. She has three children at Summit Academy and currently children from 10 families walk to school. She expected this to continue after the new school is built. She stated that most of the families that are moving in have children under five years of age and will need schools in the very near future. She expected both Summit Academy and Bluffdale Elementary to be over capacity in the near future. For that reason, another school is needed. Ms. Swanson considered Summit Academy to be a great educational model and they have been very happy with their children's education. She noted that the administration works closely with the community. She lives on a street where she is definitely impacted by the traffic during school hours and from experience she stated that there is a 20-minute window when it is difficult for her to get out of her driveway. Ms. Swanson stated that she notices the impact in the afternoon much more than in the morning. She remarked that the City lacks sports facilities and the gymnasium at Bluffdale Elementary is fully booked for team practices and other events. Another facility would be used and needed. She asked if parking could be added to the upper portion where there is no grass. She also commented that she has seen instances where roundabouts work. She thought bringing Summit Academy to Bluffdale was the right thing to do.

Amanda Pay gave her address as 1382 West Black Wulff Drive in Sage Estates and stated that a comment was made earlier that the area is mostly comprised of retired people. She disagreed and stated that in Sage Estates, most of the families are very young and there are a lot of children. Ms. Pay has a child who attends Summit Academy and expressed support for the proposed charter school. She felt that building an elementary in the proposed location will help reduce traffic that would otherwise go to Bluffdale Elementary. In her experience driving her child to and from the charter school she has discovered that there is a 20 to 30-minute window with pickup and drop off and should not have a significant impact. She stated that if it becomes a problem they could possibly consider staggering start times, which will cut the impact in half. With regard to the shuttle that is provided, she appreciates it because it is voluntary and does not put a burden on parents. It costs \$10

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

per student and is beneficial. She also felt that a significant number of students walk, which has not been taken into consideration.

Connie Robbins gave her address as 14455 South 2585 West and stated that Summit Academy is a lottery so no one knows where students will go unless it is a predetermined lottery. She asked if more policemen will be hired to patrol the traffic around the school, which will involve more money out of the City budget. She did not feel it was the City's job to solve the problem and she recommended the request be denied. Ms. Robbins stated that the previous afternoon she visited Hawthorne Academy on 11400 South and 1400 West where school dismisses at 3:15 p.m. She was there at 2:45 p.m. and cars were parked all the way down 11400 South from 1300 West to 1576 West on the street. The parking lot was full with three lanes of queues going into two lanes rather than the one proposed. The traffic was on the south side of 11400 South all the way down the street. She was certain that the same thing will happen here.

Jeremy Brown gave his address as 14619 South 2400 West and pointed out that the traffic study did not include the school or the traffic from the other side of Redwood Road. He stated that he leaves his home at 8:00 a.m. every morning and there is a problem with cars coming into 14400 South from across Redwood Road and with people trying to get out of 14400 South onto Redwood Road. He drives past Hawthorne Academy every morning and he typically has someone make a U-turn in front of him as he is trying to pass. Parents are parked along the road and he observes people having problems getting in and out of the school. School faculty tries to make the situation better but it doesn't. Mr. Brown also asked how much it will cost to widen the road and do what is necessary. He stated that he would like to have the school in Bluffdale but suggested it be in a different location. He remarked that it is one of the worst intersections in the City and regardless of what is done the impact will be the same. He requested more information on impacts beyond the limited areas that were considered.

Diana Brantley gave her address as 1877 West City Village Way and identified herself as the Assistant Principal at the Bluffdale Summit Academy site. It is her opportunity to direct traffic each day. She has a timer and helps those who don't know the procedure to get through. She is highly motivated to move cars through quickly, efficiently, and safely. She has been very pleased with their loading procedure in the morning and there is no back up. They unload 16 cars at a time each morning and there are never any more than 16 cars waiting their turn. She agreed that afternoons are busier and require six additional teachers who stand on the curb. She uses a microphone to call the children so that they are queued up by the time their car reaches the curb. Teachers are there to help get them in the car safely. Their number one concern is safety. Because of that, they stagger their release time and send the first group of students out the door at 3:01 p.m. The next group goes at 3:04 p.m. and the last group leaves at 3:10 p.m. The longest she has ever loaded cars was until 3:30 p.m. They have around 700 students currently.

Mayor Timothy commented that Ms. Brantley makes it sound like the queuing flows smoothly. He asked how delays are handled. Ms. Brantley stated that when a car shows up and no child is there

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

waiting, they send the car to the overload area in front of the cars that are waiting. She explained that loading occurs on the curb and children do not walk through the parking area.

During a 20-minute period Ms. Brantley estimated that she directed no more than five cars to the overload area. She stated that they hold a new parent information night where they instruct the parents on the pickup and drop off procedures. Cars have signs in the windows with the name of their students. Teachers are also present to help load the children. If cars come early to wait, they are off the street. Ms. Brantley stated that she had never had more than 40 cars waiting prior to 3:10 p.m. Other parents come at 3:17 p.m. when all of the traffic is gone and there is no waiting. Ms. Brantley stated that the parking lot never actually fills up. In response to a question raised, Ms. Brantley stated the time between her calling a student's name to the time the car pulls out is less than 60 seconds. She stated that when parents arrive, children are waiting at the curb with teachers ready to load. She stated that lines need to move quickly.

Denny Neilson gave his address as 1761 West 14200 South and asked if the Council can deny the application according to Utah Code. Mayor Timothy stated that the City can deny the request.

Steve Crandall gave his address as 1935 Rock Hollow Road and identified himself as the Executive Director of Summit Academy. He had been involved in the planning of the new school as well as the other three schools. When he first came to Summit Academy nine years ago they had a situation similar to what was witnessed at Hawthorne Academy. He made it his mission to ensure that the neighborhood was not negatively impacted. Extensive renovations were done at the school so that the stacking and loading areas were all on site. That had been their goal ever since. Mr. Crandall stated that it is very important to them to impact the roads and neighborhoods as little as possible.

Dave Anderson gave his address as 14465 Frost Court and was torn in that he has students at Summit Academy, which he considers to be a great school. When they take their son to Summit Academy in Draper there is often a long wait. He takes them to school 20 minutes early to avoid waiting. He agreed that there will be a bottleneck on 14400 South.

Judy Dudley gave her address as 2590 West 14400 South and did not think they were comparing apples to apples as far as location. She stated that she has a difficult time accessing the freeway and was frustrated with traffic in the City. She commented that the proposed school site has an entirely different demographic than the other schools. She was concerned with the proposed school and how it will impact the City financially. Ms. Dudley noted that the City has one officer on duty at a time, which is problematic.

Leisha Thorne gave her address as 1319 Vera Lane and stated that her children go to Summit Academy in Bluffdale and they have been very happy there. She responded to comments made about the roundabout and the construction that will have to take place on 14400 South in order to mitigate the building of the school. Her understanding was that it was something that was planned before the school request came forward.

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

City Manager, Mark Reid, stated that when the New City Hall was contemplated 1 ½ years ago, they decided that a roundabout would be a good idea at the proposed corner. They have looked at it with the fire apparatus in mind and stated that the fire apparatus in Riverton goes through the roundabout nearly every day with no problem. It was felt that coming through a roundabout in the proposed location will actually help emergency responders get out onto 14400 South more safely and quickly. The roundabout has nothing to do with the school because it was contemplated before the proposal for the school was made. 14400 South has been on the Capital Facilities Plan to be widened for years. In 2013, it was scheduled for 2020 and one year ago it was set for 2018. The City has budgeted \$1.2 million for the widening using impact fees, which are not personal property taxes. The proposed widening will include the installation of curb, gutter, and sidewalk where it doesn't exist, storm drain facilities where they don't exist, and two travel lanes and a turn lane in the middle. The City has sufficient right-of-way to accomplish this without buying property.

Ms. Thorne commented that if the school doesn't go in something else will, and traffic will be affected. Her preference was to have a school there that the whole community can use.

Bill Petty gave his address as 14509 Frost Court and stated that on January 28 there will be an awards ceremony at North Star Academy who has a large parking lot with access on both sides of the road. They will be completely filled going down and around that road. He questioned where cars will park when the proposed school has similar types of programs. He recommended South Jordan be contacted to find out about the traffic statistics with Hawthorne Academy. He was concerned that the proposed location will be an unsafe place for a school. He was concerned that problems will also result from having a crosswalk and a roundabout.

Karen Sonntag gave her address as 14473 Frost Court and stated that she is the mother of two children with special needs, which makes bussing an issue. To get them in and out when there is snow will require the children to be picked up at the end of Frost Court because the bus cannot get in. She was concerned about the number of buses going back and forth and how that will impact the children, and particularly special needs children. Mayor Timothy commented that typically the City does not plow circles early in the process after a storm. Normally they are lower on the list of priorities. He suggested Mrs. Sonntag contact the City to let them know of the special need for the plow. He stated that that cannot be done with every circle but it can in this case because there is a special need.

Odila Conica gave her address as 814 West Star Spangled Drive and voiced support for a new high quality school in the neighborhood. She thought this was a great opportunity for the City to become partners with the school administration. She felt that having a good school in the area will increase home values. Ms. Conica observed that Summit Academy is willing to be a good neighbor. She commented that her children attend the school and it is very well run.

Gary Yates gave his address as 2395 West 14541 South and felt the real issue was safety and not whether a school is needed or desired. He reported that children are discouraged from walking to charter schools but several still do. He expressed concerns with safety.

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

Charles Ingram gave his address as 2603 West 14400 South and stated that while he is not opposed to the school, he felt that this particular site was problematic because of its location. Traffic problems already exist and this will only make things worse. He did not feel that as planned the situation will be safe.

Phyllis Adams considered this to be the perfect example of putting the cart before the horse. While she did not think the school was a bad idea, she felt it was proposed in the wrong place and will negatively impact the center of Bluffdale. She works at Bluffdale Elementary and has seen what happens when it snows. Buses can be one hour late getting special needs students home from school. She thought the applicants should have purchased more property than proposed that is off the main thoroughfare.

Ken Milne a Riverton resident, was not opposed to the school but objected to the 1,000 students. He owns property to the west of the school and suggested that the front parking area be better planned to absorb the traffic. He compared the proposed site to that of Oquirrh Hills Middle School, which has a massive parking lot. It has an in and out section for buses and two sections on the north and south for cars with four lanes and still backs up. He recommended the matter be tabled to allow for better planning to occur.

Mrs. Pavlakis requested that the public hearing remain open to address changes to the site plan. She stated that the ingress on 14400 South is where the major problem lies. If the ingress was off of Redwood Road, some of the major safety and traffic hazards may be able to be mitigated.

Mayor Timothy stated that closing the public hearing tonight does not prevent him from reopening it in the future.

Mark Reid gave his address as 15683 Thunder Dust Drive and stated that his biggest safety concern is the crosswalk because it is so close to the school exit. Those who are forced to turn right will be looking in the opposite direction and driving through the crosswalk. He suggested there be an assurance that the engineers are comfortable with the crosswalk to make sure that it is in a safe place.

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

Alan Jackson asked for input from City Attorney, Vaughn Pickell, to determine what the City's options are. If the Council denies the request he asked on what grounds that must be done. Mr. Pickell stated that the Council would have to make a finding that there are unreasonable risks to health and safety that cannot be mitigated by objective standards.

James Wingate commented that he met earlier in the evening with the principal of Channing Hall, a charter school in Draper that is comparable to the one proposed with 720 students. He stated that the other Summit Academy school in Bluffdale is in a residential area that is not on a main arterial road. A map of Channing Hall was displayed which showed that 150 East is a one-lane road in each

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

direction with no middle turn lane. The drop off and pickup procedure was described. The principal informed Council Member Wingate that she comes out personally with a stop sign to stop traffic as a crossing guard to let cars come out because traffic gets so backed up. In the morning, there is a backup near the traffic light. The principal stated that several parents park around the corner and walk to the school or wait for their children at a nearby park. They estimate that 200 cars come through the official channels every day and the rest do it through the park and neighborhood streets. Council Member Wingate felt that the traffic plan as described sounds very efficient but the reality is that parents will do whatever they can to get in and out without waiting.

Janie Philly, an Alpine resident, stated that the two school's parking lots cannot be compared and are completely different. She stated that Channing Hall has no parking whereas Summit Academy allows for parking and staging.

Ryan Hales from Hales Engineering commented on the crosswalk and stated that the City Engineer requested that it be moved. He indicated that it can be moved various places. Certain items are required for a crosswalk to be built. There has to be a certain number of students that will use it and it ultimately has to be approved and permitted by the City. He stated that it would be more efficient to not have a crosswalk and have students on the south side walk two blocks to the east and cross at the light with the crossing guard and then walk back on an improved sidewalk on the north side. Mr. Hales stated that charter schools routinely locate on parcels smaller than the one proposed. He did not believe that the comparison to Channing Hall was fair.

Mr. Hales stated that the property has been held for some time by the school district with the intent of building a school. The engineers have worked together to best address the traffic impacts. It was believed by the school district and Summit Academy that the proposed use is best for the parcel. Traffic count issues were discussed. It was noted that the boundaries of the traffic study were from Redwood Road to 2200 West near the proposed roundabout. A question was raised about whether ingress and egress could be through the LDS Church property. It was determined that that was not likely. With regard to fencing, it was reported that there will be fencing all the way around the property.

Staff recommended approval with conditions. To respond to the concerns expressed by the Planning Commission, Mr. Bodrero reported that he met with the school and the engineers who indicated that the traffic study was approved by the City Engineer and verified by an independent contractor. The data shows that it works but the citizenry wants assurances in the event it doesn't. Alternate plans were discussed. It was noted that there is a possibility to address traffic down the road that the current study does not show needing to be addressed.

Mayor Timothy did not want to put the total burden of widening the road on the school because it was planned previously. To be fair, however, he acknowledged taxpayer dollars are being used to help solve the traffic problem.

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

Mr. Crandall described the lottery process used by charter schools and stated that under state law the school is allowed to give a geographical preference of up to a two-mile radius of the school. Because it is a public school they have to take first come first serve. If they have more applications than they have spaces available, they run a lottery. The projected number of students the first year was estimated at 450 to 600. He clarified that the school start time had not been determined and the first few days of school will typically be the most critical. The potential of staggering the school's start and dismissal times with Bluffdale Elementary would be helpful.

The issue of parking on Frost Court was discussed and will take effort to restrict. Safety was described as being of utmost importance. Mayor Timothy stated that the issue of parking on Frost Court would be discussed by the City Council. Mr. Crandall stated that the school has committed to do all it can to promote safety. The Mayor could see the potential for motorists to use Frost Court.

Mayor Timothy asked if there are ever activities that the entire school participates in. Mr. Crandall stated that activities tend to be more grade specific rather than involve the entire student body.

The Mayor referred to a statement made about the trestle, which is a major corridor through the City and on a one-lane road. The City struggled to get a traffic light there, which helps with priority depending on what direction traffic is going. The City is trying to do a jurisdictional transfer so that it will be under their control. The trestle is a problem and will continue to be. The City was working to make it less of a problem. Mayor Timothy stated that the trestle is a \$5.5 million problem that will not be solved easily. It was noted that crossing guards cost the City \$8,000 each per year and are the responsibility of the City to provide.

Alan Jackson was hesitant about the traffic studies and felt that they should have gone further east and west. He also wanted to see information about prestaging to prevent traffic problems from occurring. There is only room to pre-stage 76 vehicles since all others are accounted for afterwards. Jay Bertoch clarified that the Parametrix study addressed those issues.

Charles Allen from Parametrix reported that they were hired by the City to conduct an overall study and were asked to look at long and short-term conditions. Part of the study was to consider the impact of the charter school and focus on the a.m. and p.m. peak hours. The study identified two points of concern. First, that the school's entrance and exit driveways are too close. Those can be mitigated to some extent by restricting the exit driveway to right only. Second, the walk and bike access is not ideal for a school location. The school has plans to add a sidewalk in front of their property but the situation is tricky because other landowners are involved. In response to a question raised, Mr. Allen stated that 14400 South is a collector but is not projected to have a significant amount of growth to make it an arterial, which would be the next step.

James Wingate was most concerned about cars that are traveling westbound on 14400 South and turning right in. He questioned how they will get back onto Redwood Road, especially during the afternoon pickup. He recommended that the applicant speak with the Lions Club and see if they would be willing to sell some property on the far west end of the park for an additional stacking lane.

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

Mayor Timothy stated that the City is in discussions with the Lions Club to purchase that parcel. It was purchased previously from the Jordan School District for use as a future parking lot. If they were willing to provide an easement, the school would build the parking lot and use it for additional parking/staging. For the purpose of tonight's meeting he could not say for sure that that will happen.

Alan Jackson did not feel that the traffic study had adequately addressed the safety concerns identified. It was stated that Frost Court needs to be protected and signage is necessary. It was suggested that perhaps an officer should be assigned patrol to the school the first week of school at the entrance. It was thought that a certain amount of training needs to occur. Mayor Timothy stated that if approved, it will likely require one officer during the day.

Alan Jackson commented on cost and felt that bringing a school into the City is worth the cost. He asked about the status of the roundabout. Mr. Reid stated that it is being designed currently. The decision of whether to install it was up to the Council. The plan was to do it in conjunction with City Hall. The traffic study identifies concerns with motorists making U-turns when forced to turn right. Council Member Jackson was not sure that problem had been solved to his satisfaction.

Alan Jackson stated that developers have proposed uses in the area that would generate much less traffic than the proposed school and have been turned away because of safety concerns.

Boyd Preece felt that safety must be the number one priority. He thought it was difficult for the Council to deny the request without identifying the specific concerns. A citizen stated that an animation would illustrate the concerns more accurately.

Mr. Petty asked if anyone had ever spoken to the Police Department about the issue and whether they have concerns with safety issues. Officer Shane Taylor stated that the school will pose a problem in terms of public safety. He acknowledged, however, that schools are a good thing for the community. He commented that the volume will be double through the crosswalk, which will pose a major problem. He estimated that two to three additional officers will be needed. He stated that these types of things need to be considered. If there is a major accident, other resources will also be impacted. The location of the intersection will severely impact the situation because of the proximity of the entrance and exit. Officer Taylor stated that he fields complaints on a daily basis and tries to resolve traffic issues with the speed trailers and talking to people.

**Ty Nielsen moved to deny the request from the Summit Academy K-8, Bluffdale Campus Charter School, based on safety issues involving the location of the crosswalks, the closeness of the ingress and egress, and the impact to the intersection at 14400 South and Redwood Road. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Nay, James Wingate-Aye, Boyd Preece-Nay. The motion passed 3-to-2.**

The following motion was made at the conclusion of the Closed Meeting held at the end of the meeting.

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

Ty Nielsen moved to reconsider the vote on the site plan application for Summit Academy K-8, Bluffdale Campus Charter School, located at approximately 1930 West 14400 South at the next City Council Meeting or as soon as possible on an as-needed basis. 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.

**6. PUBLIC HEARING – Consideration and Vote on a Resolution Authorizing Eminent Domain to Acquire Property for Noell Nelson Drive (1000 West), Staff Presenter, Vaughn Pickell.**

Mr. Pickell reported that staff had been working on the Noell Nelson Drive project for some time in an effort to purchase the property. Offers were extended last July but the City had not received a signed offer. State law allows the City to exercise eminent domain for an authorized purpose, such as building a road, and that just compensation be paid. To accomplish that, a notice of hearing must be sent to the property owners and provide them with the required documentation from the property rights, which has been provided to the property owners and their counsel.

Mr. Pickell had been in discussions with the owners and their counsel on several occasions and felt they were very close with at least one of them. To date, however, they have no signed purchase agreement with any of the three property owners. The statute requires a hearing be held to allow the property owners from whom they are seeking the property to be heard. It does not require a public hearing but rather a hearing for the owners. The owners were identified as William J. Newman, Ron Osborne Trucking, Inc., and Ronald G. Osborne. None of the owners were present.

Mayor Timothy opened the hearing for the property owners to give them an opportunity to speak on the matter of eminent domain for the applicable properties. No one was present on behalf of the property owners. Mayor Timothy closed the hearing.

Mr. Pickell described the process and explained that if the resolution is passed, the City is authorizing the filing of an action of eminent domain against the property owners. The City would then become a plaintiff and file a complaint in district court and deposit the appraised value after which the City can make a motion for immediate occupancy and have an occupancy hearing soon thereafter. If the judge grants occupancy, it would be determined to be a permissible use necessary under certain preconditions for granting occupancy. The only remaining item at that time for trial would be the valuation.

Mr. Pickell stated that the reasons an agreement could not be reached between the City and the property owners was not related to money. He explained that if the property owners and the City reach an agreement after the matter goes to court, the legal proceedings will be dropped.

**Ty Nielsen moved to approve a resolution authorizing Eminent Domain to acquire the property necessary for Noell Nelson Drive (1000 West). Alan Jackson seconded the motion.**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

Mr. Pickell stated that proceeding in this manner was not something he desired and he put it off longer than perhaps he should have. It was noted that eminent domain is not something the City takes lightly. To Mr. Reid's knowledge, this was the first time it has ever been done in Bluffdale.

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

**7. PUBLIC HEARING – Consideration and Vote on Amending the Allowed Uses Found in Table 11-35-2 and Section 11-2-2 of the Bluffdale City Code to Allow Additional Land Uses in the I-1 Light Industrial Zone, Derek Blaylock, Applicant, Staff Presenter, Paul Douglass.**

Associate Planner, Paul Douglass, presented the staff report and stated that the applicant is the owner of several properties in the I-1 zone. During a recent discussion with staff about business licensing and potential tenants, staff became aware of the table's omission of four uses. They include automotive services, recreating and entertainment (indoor), personal instruction service, and printing shops. Mr. Douglass noted that there are current non-conforming uses so amending the text would help bring some of them into conformance and help with potential vacancies that exist. Staff did not believe there was a specific reason for the uses to be excluded from the land use table and felt they would be a good fit for the zone. Mayor Timothy commended staff for the creation of the table.

Mayor Timothy opened the public hearing. There were none who desired to speak. The public hearing was closed.

**Justin Westwood moved to amend the allowed uses found in Table 11-35-2 and Section 11-2-2 of the Bluffdale City Code to allow additional land uses in the I-1 Light Industrial Zone, based on the following:**

**Findings:**

- 1. That the proposed amendments will allow for the efficient development of existing and future industrially zoned property and will potentially decrease vacancy rates.**
- 2. That the proposed amendments will bring any existing non-conforming automotive service, printing shops, personal instruction service, or recreation and entertainment (indoor) into zoning compliance.**
- 3. That the proposed amendments preserve the intent of the zoning ordinance for the I-1 Zone.**
- 4. That the proposed amendments will not be detrimental to the health, safety, or general welfare of persons or property within the community.**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

Ty Nielsen 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.

**8. PUBLIC HEARING – Consideration and Vote on a Site Plan Application for a Proposed Equestrian Facility and Caretaker’s Dwelling to be Located at 14000 South Loumis Parkway, Lyle and Sammy Barbour, Applicants, Staff Presenter, Paul Douglass.**

Mr. Douglass presented the staff report and stated that the applicant appeared before the Planning Commission the previous week at which time they unanimously recommended approval. The parcel was identified on a site map displayed. Mr. Douglass reported that currently there is an existing home on the site. The proposed site plan includes a veterinary office, an indoor riding arena, horse barn, and outdoor riding arena. The facility was proposed to be built in phases over the next few years. It was noted that the caretaker dwelling was limited to 1,000 square feet in size.

Mayor Timothy opened the public hearing. There were no members of the public wishing to speak. The public hearing was closed.

**Ty Nielsen moved to approve a site plan application for a proposed equestrian facility and caretaker’s dwelling to be located at 14000 South Loumis Parkway subject to the following:**

**Conditions:**

- 1. That the applicant submits a lighting plan for the site.**
- 2. That all plats comply with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer and Public Works Department for all relevant construction and plat drawings prior to the final plat recording of each phase.**
- 3. That 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 shall be issued without this.**
- 4. That after construction, before a Certificate of Occupancy is issued, the building shall submit a certification by a Professional Civil Engineer that the lot was actually graded according to the initial engineered plan and that no construction has interfered with that plan.**
- 5. That the single water share be continued as is for a R-1-43 as determined by the City Attorney.**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

Justin Westwood 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.

9. **Consideration and Vote on Preliminary and Final Subdivision Plat Application for Plat Q-2A for 32 Townhomes including Common Areas and Associated Streets, located at approximately 15200 South Heritage Crest Way, within the Independence Master Planned Community, Edge Homes, Applicant, Staff Presenter, Jennifer Robison.**

Mrs. Robison presented the staff report and stated that since the original plat was presented, the applicant changed the name of the subdivision to Iron Horse. The location of the site was shown on the plat map displayed. Iron Horse Plat A consists of 32 units of the overall project of 97 total townhome units within the Independence at the Point project. The Planning Commission reviewed the site plan and recommended approval subject to the conditions set forth in the staff report. Parking issues were discussed. Mrs. Robison stated that adequate parking was provided throughout the project.

Ty Nielsen moved to approve the Iron Horse Preliminary and Final Subdivision Plat A subject to the following:

**Conditions:**

**Plat A**

1. That all requirements of the City Code and adopted ordinances are met and adhered to for each proposed plat.
2. That all plats comply with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer and Public Works Department for all relevant construction and plat drawings prior to the plat recording.
3. That the project adheres to all requirements of the International Fire Code.
4. That the plat specific CC&Rs, if applicable, are recorded with the final plats at the County Recorder's Office for Iron Horse Plat A.
5. That all building permit submittals for homes have written or stamped approval from the Independence Development Review Committee (IDRC), pursuant to the requirements of the DA prior to being submitted to the City.
6. That all public park strips, landscaping, irrigation, and maintenance adjacent to the project is the responsibility of the homeowner's association (HOA). Street trees are

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

required to be installed in the park strip adjacent to Heritage Crest Way in accordance with the approved Independence Project Street Tree Plan.

**Site Plan**

1. That all requirements of the City Code, adopted ordinances, adopted building and fire codes and DA requirements are met and adhered to for this subdivision.
2. That the plat specific CC&Rs are recorded with the Iron Horse Plat A final plat, prior to the issuance of building permits for any dwelling unit within this site plan.
3. That all site plan features, building architecture and elevations, color scheme, fencing detail, and landscaping shall adhere to the approved site plan and the conditions of the IDRC approval.
4. That all landscaping, irrigation, and private open space maintenance is the responsibility of the HOA.
5. That each applicant submits a landscaping phasing plan that illustrates minimum landscaping installation around each constructed building and associated park strip landscaping, prior to the final inspection for any constructed building or dwelling in the project. The City Planner shall approve the landscaping phase plan and no Certificates of Occupancy for any structure shall be issued unless all landscaping is installed pursuant to the approved landscaping and phasing plan.
6. That any construction or land disturbance adjacent to Porter Rockwell Boulevard be approved by the City Engineer prior to commencing any construction activities.
7. That if the developer desires to connect the City secondary water system within the Independence Project, the developer shall provide adequate water shares to the City and pay all required connection fees.

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.

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

1. **Roll Call.**

All Members of the LBA Board were present.

2. **CONSENT AGENDA:**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

**2.1 Approval of the December 9, 2015 Meeting Minutes.**

**Boyd Preece moved to approve the consent agenda. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the LBA Board.**

**3. Training on Open and Public Meeting Laws, Staff Presenter, Vaughn Pickell. (LBA Training held in conjunction with the Open and Public Meeting Laws Training).**

Mr. Pickell presented a training on Open and Public Meeting laws and stated that it is required annually for every public body. He reported that the Open and Public Meetings Act defines a meeting as the convening of a quorum of members to conduct any sort of business or to discuss any matter. That includes workshops, field trips, and strategy and planning sessions.

Alan Jackson asked about a situation where a developer might invite the Council to a meeting when they don't know who will be present. Mr. Pickell stated that that can be an issue because they could conceivably do City business without proper notice or in the proper forum. Mayor Timothy stated that it is the party's responsibility to know not to invite a Council Member to such a meeting and it is the Council Member's job to walk away if a situation is inappropriate. Mr. Pickell explained that public notices are provided for things that might not actually be meetings, such as parties.

Mr. Pickell reported that meetings include electronic meetings although accommodation must be given for those who want to attend in person. The required notice is 24 hours, which has to be written, and the date, time, and place of the meeting must be specified. The notice must also be posted on a public meeting website and in the body's principal office and delivered to the newspaper. Written minutes are required to be kept that include the date, time, and place of the meeting, who is present, and the substance of the matters discussed. Audio recordings are required except for off-site visits and where a vote is required. Minutes must contain the voting record, the name of each person who provided comment, and any other information that any member of the body asks to be included.

Written minutes are the official record of meetings and a procedure must be in place for approving them. Mr. Pickell stated that that will be done at the next meeting. Minutes must be made available to the public within a reasonable time and the audio recording must be available within three business days. For closed meetings, a quorum must be present and two-third of the quorum must vote to go into a closed meeting. A reason must be specified for the closed meeting. The reasons are specified in the statute and include litigation strategies, real property acquisition, collective bargaining, and security measures. A record must be kept of the reason for the closed meeting, the location, and the record of those who voted to go into closed meeting. Another reason for a closed meeting is a person's character, professional competence, or health of an individual. For closed meetings, audio recordings are required while minutes are not.

Mr. Pickell described violations of the Open and Public Meetings Act and stated that they can include the ability of the court to void any of the actions taken. If the Act is knowingly or intentionally violated, it is a criminal offense and can include prosecution.

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

**4. Adjournment.**

The LBA Meeting was adjourned.

**Ty Nielsen moved to next address the Planning Session. Alan Jackson seconded the motion. The motion passed with the unanimous consent of the Council.**

The Council next address agenda item number 18 after which they addressed the agenda items as printed.

**BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING**

RDA Vice Chair, Ty Nielsen, assumed the Chair and called the meeting to order.

**1. Roll Call.**

All Members of the RDA Board were present.

**2. CONSENT AGENDA:**

**2.1 Approval of the December 9, 2015, 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 RDA Board.**

**3. Training on Open and Public Meeting Laws, Staff Presenter, Vaughn Pickell, (RDA Training held in conjunction with the Open and Public Meeting Laws Training).**

The above matter was addressed previously in the meeting.

**4. Consideration and Vote on a Resolution Appointing and Designating Officers of the Redevelopment Agency Board, Staff Presenter, Vaughn Pickell.**

Mr. Pickell described the process of appointing and designating officers of the Redevelopment Agency. The RDA consists of six members of the City Council who should select the Chair and Vice Chair.

**Mayor Derk Timothy moved to adopt RDA Resolution 2016-01 with Ty Nielsen serving as Chair, Alan Jackson as Vice Chair, and Mark Reid as Secretary/Treasurer. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the RDA Board.**

**5. Adjournment.**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

The RDA Meeting adjourned.

**CONTINUATION OF BUSINESS MEETING**

Mayor Timothy resumed the Chair.

**10. Consideration and Vote on a Resolution Designating the Appointment of a Mayor Pro Tempore for 2016, Mayor Derk Timothy.**

Mayor Timothy explained that the position of Mayor Pro Tempore fills the Mayor's position when he is unavailable or refuses to act. He suggested that whoever is designated be appointed as his Alternate COG Representative, which must be done by ordinance. That would allow the person elected to vote in the Mayor's place in the Public Utilities Committee, the RGC, Trans Com, and the Wasatch Front Regional Council. Bruce Kartchner served in that capacity for the last six years during which time he only filled in for the Mayor on three occasions. Mr. Reid pointed out that most of the meetings are held during the day in downtown Salt Lake City.

**Justin Westwood moved to pass a resolution appointing Alan Jackson as Mayor Pro Tempore for 2016. Ty Nielsen 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.**

**11. Consideration and Vote on a Resolution Confirming the Appointment of Alternate Representatives for the COG Committee, Mayor Derk Timothy.**

**Ty Nielsen moved to approve a resolution confirming the appointment of Alan Jackson as the Alternate Representative on the COG Committee. Boyd Preece 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.**

**12. Consideration and Vote on a Resolution Appointing an Individual to Represent the City of Bluffdale on the South Salt Lake Valley Mosquito Abatement District Board, Mayor Derk Timothy.**

Mayor Timothy reported that Heather Pehrson served previously as the City's representative. He noted that there was a very little time between her resignation on the Council and her term ending with the South Salt Lake Valley Mosquito Abatement District Board. As a result, the decision was made to wait until the new City Council is seated so that everyone has a say in who is selected. It was reported that meetings are held quarterly during the day.

**Ty Nielsen moved to approve a resolution appointing James Wingate as Bluffdale's Representative on the South Salt Lake Valley Mosquito Abatement District Board. Boyd**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

Preece 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.

**13. Consideration and Vote on a Resolution Appointing Statutory Officers, City Treasurer and City Recorder, Mayor Derk Timothy.**

Mayor Timothy stated that the above officers are appointed every municipal election cycle. He recommended that Bruce Kartchner continue as City Treasurer and Wendy Deppe continue as the City Recorder.

**Ty Nielsen moved to approve a resolution appointing statutory officers Bruce Kartchner as City Treasurer and Wendy Deppe as City Recorder as stated in the resolution. Boyd Preece 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.**

With regard to the City Treasurer position, Mayor Timothy's thought was that eventually the City Treasurer will become the Finance Director. Mr. Reid commented that it was probably a position the City should have filled a few years ago. The City continues to utilize the services of Contract Accountant, Dave Sanderson, but eventually he will have to be phased out and someone hired full-time. Mayor Timothy commented on success the City has had by bringing on a City Engineer and a City Attorney. He felt that being proactive is extremely important. Having a Finance Director in house would mean having someone looking after the City's financial position and being involved in the daily operations. He envisioned the Finance Director helping the City Manager as well. The Mayor recommended the City bring on a Finance Director as soon as possible.

**14. Consideration and Vote on a Resolution Amending the Bluffdale Employee Policies and Procedures Manual Related to Appointed Positions, Staff Presenter, Vaughn Pickell.**

Mr. Pickell reported that the Policies and Procedures Manual was proposed to be amended so that the Treasurer is classified as a Tier 2 full-time eligible employee. Mr. Reid clarified that full-time eligible is a definition in the State Retirement policy. The Treasurer would be a part-time employee but eligible for retirement. Mr. Pickell explained that the policy is drafted so that all appointed officials in the City are in that category. One other change was proposed to the list of exempt positions. Because there was no City Attorney when the manual was drafted, it was listed as an exempt employee.

**Ty Nielsen moved to approve a resolution amending the Bluffdale Employee Policies and Procedures Manual related to appointed positions. 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.**

**15. Training on Open and Public Meeting Laws, Staff Presenter, Vaughn Pickell. (LBA and RDA Open and Public Meeting Laws Training held in conjunction).**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

The above matter was addressed previously.

**16. Mayor's Report.**

Mayor Timothy commented on a recent discussion with UDOT and stated that another meeting is scheduled for the following Tuesday. The Mayor and the City's Lobbyist, Greg Curtis, spoke to UDOT and characterized it as the most effective discussion they have had thus far with regard to the jurisdictional transfer. Because the bridge to cross the Jordan River is so expensive, there is no way the City can pay for it alone or with Wasatch Front Regional Council. As a result, the City needs federal or state help. The City has been in discussions with its U.S. Representative but being that she ran on a campaign of not being in favor of earmarks, he had not had a favorable response. The Mayor thought the most viable option was to do the jurisdictional transfer with the state and get on the state system and the Transportation Committee's radar and get on the priority list for funding. The Mayor was concerned that the City won't make the best deal possible in which case they would lose future capital in their discussions. He agreed to update the Council on the details of the discussion that takes place and get their feedback on how to proceed.

The Mayor reported that he has been working for the past six years to get on the Public Utilities Committee, which votes on Corridor Preservation Funds. He commended the other mayors for seeing the vision of Porter Rockwell Boulevard and expressing that in their voting. Mayor Timothy serves on the Regional Growth Committee, which provides long-term financing for transportation. He explained that every four years the long-term transportation plan is updated and voted on. It was most recently done in May of 2015. He wanted to make sure that Porter Rockwell Boulevard stays where it is going forward. Being on Phase 1 does not mean that financing will be received within the next four years but it does mean that funding can be applied for. Short-term funding is also available in the amount of \$40 million per year for transportation. The Mayor stated that that is a difficult list to get on to. He noted that he is now on that committee, which will be advantageous. He also serves on the Salt Lake Valley Conference of Mayors (COM), which is an informal meeting just for mayors. There is no agenda and nothing official is voted on.

The Mayor next addressed the Council of Government, which is an official body where members vote. All of the different committees that go through COG take action on the recommendations made by the various committees. He also serves on the Military Installation Development Authority (MIDA), which is an appointment by the governor. Meetings are held in Kaysville and are the way local governments interface with the military. Mr. Reid remarked that it is a difficult committee to influence because most of the mayors are from up north. With regard to regional transportation, the Wasatch Front Regional Council Board covers five counties so there are many people who want to serve there. Mayor Timothy serves on that board as well.

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

Mr. Reid reported that the Legislature will soon be in session and accordingly, the Legislative Policy

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

Committee (LPC) had its first meeting the previous Monday. It was noted that the LPC highlights the issues that are addressed. One of the issues that is getting a lot of attention is body cams for police. The City's representative is putting forth a bill that many are not happy about. Mayor Timothy stated that there are three bills proposed so far. Mr. Reid indicated that the League of Cities and Towns has not decided which one to support, if any. The police chiefs feel this is something they should regulate themselves and not deal with control from the Legislature. Mr. Reid reported that the City has three votes on the LPC. Currently, Mr. Reid is the only City representative who attends those meetings. He stated that others could also attend. Meetings are held every Monday while the Legislature is in session at the Capitol at 11:30 a.m.

Mr. Reid reported that the three large pine trees out in front of the fire station that used to be across the street in the park had been moved. Many of the healthier smaller trees had also been moved.

Mr. Reid reported that the site plan for the New City Hall will be presented at the next meeting along with the rezoning for the footprint. The branding questionnaire is currently available. With regard to electronic devices, Mr. Reid stated that each Council Member was given an allowance of \$2,000 to be used toward the purchase of a desired device that is expected to last for the next four years.

With regard to the Fire Station, Mr. Reid stated that funding is available that comes via impact fees. The current Fire Station continues to be paid off using impact fees. When a new one is built, the City will likely bond and commit sales tax to it and pay it off with impact fees as they are received.

**PLANNING SESSION**

**18. Discussion of 14-Acre Site, located at 550 West 14600 South, Brian Christensen, Simple Products Corporation, Jason Hagblom and Jaden Malan, Industrial Properties.**

Brian Christensen from Simple Products gave an overview of their proposal. He explained that Simple Products is a manufacturer and distributor of LED lighting projects, primarily flashlights. They are looking to relocate from Sandy to Bluffdale and have researched the areas and looked at properties both north and south of the Point of the Mountain. They are interested in the subject property in Bluffdale and thought it was a good place for the type of structure they are proposing to be built. They are interested in acquiring additional property adjoining the subject parcel. The applicants met with UDOT and the DRC, conducted a market study, completed Phase 1 of their environmental site assessment, and prepared the plans based on the acquisition of adjacent property. Plan B shows an alternative in the event they cannot acquire the additional property.

Mayor Timothy reported that originally when the City determined that they wanted to reserve the corner, it was because they wanted the property for the turn onto the freeway and make it the primary U-turn. He noted that that was before they knew the prison was relocating. Because the prison will be gone within five years, he was confident that it will go straight through because a new interchange is being built at 600 West and Bangerter and this road points right to it. The traffic counts off of Porter Rockwell Boulevard will be so high that the interchange at 14600 South will eventually not be

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

able to accommodate the traffic. The 2040 Transportation Plan with the Wasatch Front Regional Council contemplates fly overs at the interchange between Bangerter and I-15, which will better handle the traffic. In his mind, everything pointed to this road going straight through. If they decide to plan for the curve in case they will build a shoddy corner that would have been good if they would have known. For the City, to pursue the road going straight is a better option. Mayor Timothy stated that when the property is sold, the money will go back to COG through the Public Utilities Committee because they paid for the City to buy the property.

Mr. Christensen commented that they are considering Option A because it is a much better option. In looking at the property the City owns, there are slivers that start at the bottom and another at the top. He stated that the majority of the property is not usable unless it is attached to the subject property. The City owns 3.4 acres and the actual usable portion is 1 ½ to 2 acres. If they acquire it, they can use the entire parcel. Mr. Christensen explained that the type of facility they are looking to construct is in an area that is mixed use and commercial mixed use. They are proposing to change the area shown in red and amend the text for the project plan to allow the intended uses. He noted that they are ready to build as soon as they can get the plan approved. The type of property they are looking to build is well suited for the area as it grows and can become more retail oriented.

Mr. Crowell agreed with the Mayor that the plans are pointing toward a road going north, however, there is a six-month old record of decision from the Highway Administration that has it going another way. That would need to be codified through UDOT's own processes. It would be difficult for the City to predict what kind of right-of-way should be preserved for a road and drainage. Mr. Christensen stated that their timing is short because they are consolidating five locations into one. They have leases to deal with and a 1 ½ year time frame. They hope to get some resolution. He commented that if the road curves with Plan B he would be happy to move forward with it as soon as possible. His concern was if the road goes straight and they have a parcel that is built out.

Mr. Crowell stated that realistically the City is a few years away from knowing what the property needs will be. There had been a lot of discussion about scenarios involving what might go to the north but it was not evaluated. The Mayor stated that there was some discussion of extending the Environmental Impact Study through Draper but he did not know if it would be straight or curved and the study stopped at the City boundary. Both options, however, were still included. Mr. Crowell stated that the area was planned as retail because the Independence project as a whole over time has pushed retail to the periphery and less was available for future residents. If staff knows what direction the Council wants to go in terms of land uses, they can work with their attorney to prepare a draft.

Justin Westwood liked what they had planned with the road going straight with the condition that it is their road. If the applicants are on board with it going straight, he would support it. Mayor Timothy's recollection was that the next meeting with Carlos was scheduled for January 19 at which time they will discuss the jurisdictional transfer. Mayor Walker was given a deadline to let him know which option Draper City prefers. His deadline was prior to Mayor Timothy's meeting with Carlos. He expected to know more by noon on Tuesday.

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

Jason Hablom from New Market Commercial Real Estate stated that he specializes in industrial flex. He was asked to look at the property and give his opinion on it eventually becoming a grocery store/gas station/restaurant. He was told that it was at least 10 years out. If that type of development could be supported, it would have already occurred east of I-15.

Mr. Reid stated that in looking at the site, Porter Rockwell and 14600 South have four good corners, assuming that Porter Rockwell goes up to 600 North. They have three and Draper has one. Two of the City's other sites have a canal running through the prime area. As a result, this is their only corner on Porter Rockwell and it is the only site with the potential for what is being considered. Mr. Crowell stated that it is also in the EDA, which includes a retail project.

Mr. Christensen stated that the original designs were more suited to light industrial. They actually shrunk the size of the buildings to encourage retail and to occupy them more quickly. They accomplished that by adding smaller parcels. A question was raised about what would encourage the future owner to allow the area to be retail. Mr. Christensen noted that retail rents are much higher. He stated that filling the space up was not an issue. He explained that rates have increased significantly in Draper and Sandy with up to a 20% increase. They feel that this is the type of retail that is popular now and will grow over time. Mr. Christensen reported that they are only under contract to purchase the property and if they cannot move on this property they will have to go elsewhere. Mr. Christensen hoped to locate in Bluffdale and for the project to go forward.

Mayor Timothy acknowledged that the applicants have a timeline and if the City is not interested in Plan A, he would not want to approach UDOT about it. All of the Council Members, with the exception of Boyd Preece, expressed support for Plan A. If there is a curve, all of the Council Members agreed with Plan B with a decision to be given to Mr. Christensen by January 19.

James Wingate commented that in conjunction with his job at Blue Stakes, excavators contact them to request that sites be marked for utility digging. A call was received recently from a contractor who gave a road name in Heritage Crest. They did not have the street on the map data so he searched through the plats he had received from the Planning Commission without success. It was ultimately determined to be a different road and the road names had changed. Council Member Wingate suggested that a mechanism be put in place to ensure that road name changes are disseminated properly. He proposed that Mr. Reid direct Mr. Fazio's team to update the map data used by VECC for 911 as soon as the plat records. He felt it was a liability issue for the City to have a plat that has been recorded for several weeks and still not have the map data available for 911 responders.

Boyd Preece addressed possible solutions for the mink farm. Mayor Timothy stated that the matter has been discussed in the past but it has not been something the City Council was willing to do.

Justin Westwood commended the Public Works Department for their snow plowing efforts. He did, however, receive complaints from a few citizens about Rock Hollow Drive and the newer part of the City. A homeowner on two occasions had his sod and sprinklers damaged. It was recommended that

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, January 13, 2015**

a solution be reached to prevent damage in the future. Mr. Reid asked for specifics on the location of the damage.

Mayor Timothy commented on the future 911/CAD/record keeping and stated that cities within the County have come together and agreed to go to one system. All either use Versaterm or Spillman with the exception of Draper who is on Fatpot. The County put out an RFP thinking that one of the major companies would get the low bid, which was not the case. The County narrowed it down to two systems, which are much more advanced than what is currently being used. Details of the proposed systems were described. Mr. Reid asked that when the conversion takes place that Bluffdale City be allowed to go last since about the same time the City will have its own police force in place and will want the dispatch system set up.

With regard to police services, Mr. Reid reported that there are three officers on duty during the day. There is also a detective and a sergeant on staff. Alan Jackson was glad to see the City move quickly toward self-providing. Mayor Timothy agreed and stated that the City's relationship with Saratoga Springs has been a good one that will be maintained to provide back up in the future.

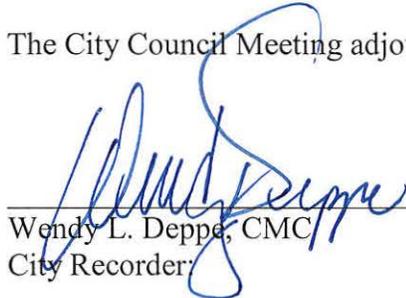
**19. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including Any Form of a Water Right or Water Shares, Security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

James Wingate moved to go into Closed Session pursuant to Utah Code §52-4-205(1) in regard to pending or imminent litigation. 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.

The City Council was in closed session from 12:41 a.m. to 1:25 a.m.

**20. Adjournment.**

The City Council Meeting adjourned at 1:25 a.m.

  
Wendy L. Deppe, CMC  
City Recorder



Approved: February 10, 2016

**BLUFFDALE CITY COUNCIL  
CLOSED MEETING MINUTES  
Wednesday, January 13, 2016**

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

**Staff:** Mark Reid, City Manager  
Vaughn Pickell, City Attorney  
Grant Crowell, City Planner/Economic Development Director  
Wendy Deppe, City Recorder

At approximately 12:41 a.m., Mayor Derk Timothy called the meeting to order.

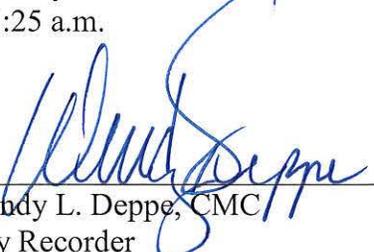
**Motion:** James Wingate moved to go into Closed Meeting pursuant to Utah Code §52-4-205(1) to discuss pending or imminent litigation.

**Second:** 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.

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 1:25 a.m.

  
Wendy L. Deppe, CMC  
City Recorder



Approved: February 10, 2016