

**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, January 27, 2016**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, January 27, 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 January 13, 2016 meeting minutes
4. Presentation relating to the proposed transitioning of Bluffdale Elementary to a Modified Traditional Schedule, Matt Young, Jordan School District.
5. Consideration and vote on a resolution approving a Mutual Aid Interlocal Agreement for Utah Public Works Emergency Management, applicant, Leon Berrett, staff presenter, Michael Fazio.
6. Presentation and discussion of the Branding Survey results and proposed Style Guide, staff presenter, Natalie Hall.
7. **PUBLIC HEARING** – Consideration and vote on a Rezoning Application from R-1-43 Residential to Civic Institutional for the City Park, Rodeo Arena, and Fire Station Site, located at approximately 2200 West 14400 South, City of Bluffdale, applicant, staff presenter, Grant Crowell.
8. **PUBLIC HEARING** – Consideration and vote on a Site Plan approval for a municipal office building (City Hall), located at 2200 West 14400 South, City of Bluffdale, applicant, staff presenter, Grant Crowell.
9. Consideration and vote on a resolution confirming the appointment of Board of Adjustment members, Mayor Derk Timothy.
10. Consideration and vote on a resolution confirming the appointment of a Representative for the Association of Municipal Governments, Mayor Derk Timothy.
11. Consideration and vote on a resolution appointing a Tree Board Member, Mayor Derk Timothy.
12. Mayor's Report
13. 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.

- 14. Discussion of Country Lane Estates Concept Plan, Ken Olson, applicant.
- 15. 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).
- 16. Adjournment

Dated this 22nd 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 AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV



**Wendy L. Deppe, CMC
City Recorder**

Note: The Bluffdale City Council will take a recess at approximately 9:30 p.m. and will evaluate the time needed to complete items not yet heard on the evening's agenda. Items the Council determines may take the meeting past 10:00 p.m. may be removed from the agenda and re-scheduled for the next regularly scheduled meeting. In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1. *Contact the City Recorder if you desire to give the Invocation.

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

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

Others: Matt Young, Jordan School District
Mike Anderson, Jordan School District
Susan Pulsipher, Jordan School District
Leon Berrett, Salt Lake County Public Works
Ken Olson
Jordan Argyle
Dusty Argyle
Jim Child, JRCA
Nick Berry, Planning Commissioner

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.

Vaughn Pickell offered the invocation.

Michael Fazio led the Pledge of Allegiance.

2. PUBLIC FORUM.

There were no members of the public wishing to speak.

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3. CONSENT AGENDA

Mayor Timothy removed approval of the minutes from the consent agenda.

3.1 Approval of the January 13, 2016, Meeting Minutes.

Mayor Timothy referenced page 8, line 5, and asked that “Title 12” be changed to “Title 10”. Justin Westwood stated that his name was printed as “Justin Wingate” in the minutes and he asked that that be corrected. It was recommended that approval be tabled to the next meeting to allow time for the suggested changes to be made.

Justin Westwood moved to table approval of the minutes to the February 10 meeting. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council.

4. Presentation Relating to the Proposed Transitioning of Bluffdale Elementary to a Modified Traditional Schedule, Matt Young, Jordan School District.

Matt Young was identified as a Member of the Jordan School Board who represents Bluffdale. Mr. Young introduced Mike Anderson who reported that in the fall of this year, Bluffdale Elementary will transition to a modified traditional schedule. The change is the result of a general desire to move to a traditional schedule. The goal is also for the school to release earlier. He pointed out that currently, Bluffdale Elementary dismisses at 4:00 p.m.

Mr. Anderson reported that class sizes were increased by 20% and they are able to provide for assistance in the middle of the day for instruction in teaching art, PE, and technology so that the teachers can use that time as prep time. By increasing class sizes by 20%, student groups will be split so that half of the class will arrive in the morning at 8:00 a.m. They are referred to as the “Early Birds”. During the first 75 minutes of the day those students will have small group instruction. At 9:15 a.m. the rest of the class arrives. They are referred to as the “Later Gators”. During a 4 ½-hour period in the middle of the day they will have large group instruction. At 2:30 p.m., the Early Birds are released. The Later Gators then remain for the 75-minute period for small group instruction in math and language arts.

Mr. Anderson explained that this model has been very successful in the Alpine School District. This is a pilot program and is expected to be successful. It answers the call for having a year round schedule to maximize the efficiency of their buildings. It also responds to the desire for a traditional calendar. Mr. Anderson stated that Bluffdale is uniquely geographic in terms of its boundaries, which is challenging in terms of transportation. As a result, busses cannot be run for both the Early Bird and Later Gator tracks. So, by default, anyone who rides the bus will be placed on the Later Gator track and those who are within walking distance, less than 1 ½ miles, will be placed on the Early Bird track. There will, however, be opportunities for parents to request an alternative track in the next few weeks.

It was clarified that the parents of students who are bussed that want to be on the Early Bird track will be responsible for their child’s transportation to school. Mr. Anderson stated that currently

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there are more students bussed than walk. As a result, students are needed to transition to the Early Bird schedule, which is expected to be popular.

In response to a question raised by City Manager, Mark Reid, Mr. Anderson stated that crossing guards will be needed for the Early Birds since they will be walking. If there are enough students walking for the later session, there could be a need for a crossing guard as well. He agreed to provide those figures as soon as they are available. It was noted that six crossing guards will be needed rather than four for a duration of nine months rather than 12. Mr. Anderson stated that Kindergarten students will not be affected by the revised schedule and there will continue to be morning and afternoon tracks.

With regard to class sizes, Mr. Anderson stated that they are funded on a class size ratio, which will be increased by 20%. First through third grade classes will increase to about 25 students. Grades 4 through 6 will have approximately 28 students per class with the additional 20%. Jordan School District officials have visited schools that use this model and they have seen class sizes of 32 to 35 students. Mr. Anderson pointed out that one of the benefits to teachers is a pay increase of 13% due to increased class time. It also will allow them more time for collaboration at the end of the week and prep time each day that they did not previously have. As a whole, they are excited about the proposed change.

Mr. Anderson reported that the district has held three open houses so far and overall parents are supportive of the change. James Wingate commented that when they lived in Alpine his children were on this schedule and it worked well for their family.

Matt Young from the Jordan School District stated that they are excited about the modified traditional schedule and feel it responds to the requests that patrons have. They are also excited about the opportunities it will create for small groups in critical learning areas. They will also be introducing arts, technology, and music in a new way. Mr. Young provided the Council with a copy of the District's Five-Year Building Plan. He reported that the district is interested in seeking input and guidance from the Council. He noted that they have tremendous growth needs and commissioned a professional demographer to project future growth numbers. In the Riverton area alone, which includes Bluffdale, they are anticipating 15% growth in the next 5 to 6 years. Bluffdale Elementary is expected to double in size by the year 2021 and have over 1,800 students. The district was looking to the Council for input on a possible location for a future school. Mr. Young stated that the Board is serious about doing an effective job to project future needs.

The first two projects on the plan include elementary schools that will break ground in the spring. These facilities will be funded out of capital reserves. Funding is still needed for the remainder of the schools. For that reason, the district is engaging City leaders to get input. Mayor Timothy asked about the estimated square footage of an average planned elementary school. Mr. Young stated that it accommodates 33 classrooms but square footage wise they are smaller than the last building that was built. In terms of utilization, they are similar. The two schools are located in Daybreak in South Jordan and the Anthem area of Herriman. Mr. Reid commented that the City should not expect the property purchased for the middle school to come in before 2023.

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Mr. Young stated that the Summit Academy site had been in the Jordan School District's possession since the 1950s. Geographically the current Bluffdale Elementary services this side of the City sufficiently. By constructing another elementary school on that corner would not service the current and future students of Independence as well as another location might.

5. Consideration and Vote on a Resolution Approving a Mutual Aid Interlocal Agreement for Utah Public Works Emergency Management, Applicant, Leon Berrett, Staff Presenter, Vaughn Pickell.

City Engineer, Michael Fazio, introduced Leon Berrett from Salt Lake County Public Works Division who would be introducing the agreement. Staff reviewed the agreement and concluded that it is a positive step for the City to take. The proposed agreement will allow the City to provide and/or receive help during a disaster in terms of arterial equipment and human resources. It also sets out criteria on how to provide compensation for services provided.

Leon Berrett described the agreement, which allows the City to terminate at any time. The City is not obligated to provide services if another member city asks for help. Help should only be offered if the City is able. In addition, the City does not have to ask for help. The benefits of the agreement were described such as setting up the framework for FEMA reimbursement. The agreement will obligate the City to conduct at least one exercise per year.

Mr. Berrett identified himself as the Chairman of the Emergency Management Committee for the American Public Works Association (APWA). The intent of the agreement is to create a dynamic public works alliance. Personal and City preparedness will be encouraged. An annual APWA meeting will be held each fall. During the meeting, one hour is set aside for member organizations to receive updates. Mr. Berrett reported that many cities have signed up including two-thirds of the cities in Davis County. Their goal is to have 100% participation in the state.

Mr. Reid stated that the City's Emergency Preparedness Manager, Natalie Hall, is enthusiastic about the agreement. He commented on a recent emergency in Saratoga Springs where Bluffdale sent trucks to the site. FEMA offered reimbursement but the City turned it down. Mr. Berrett stated that whether to provide assistance will continue to be a City decision. The Utah Immunity Act was discussed. A report prepared for the Utah Seismic Safety Commission was presented, which is an earthquake report. The report addressed the impact of a 7.0 seismic earthquake in the valley. Statewide the cost would be over \$33 billion. The intent was to work with the State Legislature who was provided with copies of the report. The intent was to prepare for the aftermath of such an event.

James Wingate moved to approve a resolution approving a Mutual Aid Interlocal Agreement for Utah Public Works Emergency Management and authorize the Mayor or City Manager to sign it on behalf of the City. 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.

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6. Presentation and Discussion of the Branding Survey Results and Proposed Style Guide, Staff Presenter, Natalie Hall.

Ms. Hall presented the results of the recent branding survey and proposed style guide, which was provided to the Council Members. It was reported that a total of 285 people participated in the survey out of 2,500 households in the City, which is more than 10%. The gender of those who participated was 50/50. The primary age range of the majority of participants was 25 to 44. Ten of the participants were 55 or over.

Two logos were presented to the public with 58% preferring the image featuring a horse. The result of the first survey was that the branding should be natural, approachable, casual, feature a heritage opportunity, and happy people. The logo, seal, and tagline options were reviewed and discussed. Ms. Hall suggested that the Council choose a logo but not worry about the tagline now. Examples of the logo on letterhead, the flag, vehicles, various departments, and City seal were displayed. Hard copies of the logo in various shades of blue were distributed. Ms. Hall preferred the shade of blue with the most consistency. The Council preferred the darker blue and made a decision to move forward with the desired design. Mr. Pickell agreed to prepare a resolution and Ms. Hall was authorized to provide the design to the web designer.

7. PUBLIC HEARING – Consideration and Vote on a Rezoning Application from R-1-43 Residential to Civic Institutional for the City Park, Rodeo Arena, and Fire Station Site, Located at Approximately 2200 West 14400 South, City of Bluffdale, Applicant, Staff Presenter, Grant Crowell.

Mayor Timothy announced that the public hearings for agenda item numbers 7 and 8 would be held together but the motions would be separate.

City Planner/Economic Development Director, Grant Crowell, reported that the City Park site, rodeo arena, fire station, and future City Hall site are all currently zoned residential. The General Plan identified the area as not being residential in the future. The zoning still allows for residential, however, the long-range intent is for institutional and park uses. Doing so will also make municipal office buildings a permitted use. The proposed building plans were displayed and discussed.

Architect, Jim Child, presented the architectural design and displayed the color and materials pallet that is complementary of the site and the building. They also offer durability and longevity. Mr. Child explained that the masonry material was selected to combine the colors of the surface and metal panels to emphasize the entrance. Ty Nielsen expressed support for the tree selection. It was stated that the logo will not be displayed on the building itself but will be featured on the signage and will be etched on the glass. Mr. Child addressed the north facing side of the building, which will feature a separate entrance for the police and court areas. There will also be screening for equipment. In response to a question raised, Mr. Child stated that the entrance will be concealed and is not required to be gated. He reported that the planting areas will contain mulch and rocks.

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Mr. Crowell provided a draft of the proposed roundabout and drainage area. He reported that the Planning Commission forwarded a positive recommendation on both the zone change and the site plan. Boyd Preece commented on where the roundabout impacts the detention pond and stated that it can be very expensive to provide underground detention. He observed that with the trail on the site plan currently follows the edge of the parking. Council Member Preece recommended that it be straightened out and the top corner of the property used for detention. Mr. Reid stated that the water will flow toward the fire station. As proposed, the water would have to travel uphill. Boyd Preece recommended an alternative drainage option. Mr. Reid was interested in looking at that option and reported that the cost of putting it underground exceeds \$100,000.

Mayor Timothy opened the public hearing for agenda item numbers 7 and 8. There were no public comments. The public hearing was closed.

Ty Nielsen moved to approve the rezoning application from R-1-43 Residential to Civic Institutional for the City Park, Rodeo Arena, and Fire Station Site based on the following:

Findings:

1. **That the proposed changes are consistent with the General Plan.**
2. **That the proposed changes solidify the City's long term intent with the City Park property.**
3. **That the proposed changes will not be detrimental to the health, safety, and general welfare of persons or property within the area.**

James Wingate 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 Approval for a Municipal Office Building (City Hall), Located at 2200 West 14400 South, City of Bluffdale, Applicant, Staff Presenter, Grant Crowell.**

Ty Nielsen moved to approve the site plan for the Municipal Office Building (City Hall). James Wingate seconded the motion.

Council Member Wingate made a friendly amendment to change the address of the new facility to 2222 West 14400 South. Ty Nielsen accepted the friendly amendment.

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 a Resolution Confirming the Appointment of Board of Adjustment Members, Mayor Derk Timothy.**

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Mayor Timothy reported that Van Neilson has been serving on the Board of Adjustment and has done a good job. The Mayor's policy was that anyone who is serving, doing a good job, and has good attendance he will automatically reappoint. His reasoning was that they are familiar with the process, are part of a team, and are willing to serve. The Mayor recommended Van Neilson be reappointed to the Board of Adjustment. He noted that there was an additional vacancy on the Board as well and suggested that an appointment be made that represents the areas of the City that are not currently represented such as Parry Farms or Spring View Farms.

Boyd Preece suggested that Travis Higby be considered. Nick Berry suggested recommended his neighbor, Joe Santori, be considered. With regard to the frequency of meetings, it was noted that the Board of Adjustment meets on an as-needed basis but at least once annually.

James Wingate moved to pass a resolution confirming the appointment of Van Neilson as a member of the Board of Adjustment with a term to expire February 1, 2020. 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.

10. Consideration and Vote on a Resolution Confirming the Appointment of a Representative to the Association of Municipal Governments, Mayor Derk Timothy.

Alan Jackson described the requirements for serving on the Association of Municipal Governments and reported that the group meets the 2nd Monday of the month at 12:00 p.m. He stated that he has served on the board for two years but because of his work schedule has not been able to attend every meeting. The meetings are informative. Last year they toured the Operations Center. Speakers also come from various areas of the County to keep the group informed.

Ty Nielsen moved to adopt a resolution confirming the appointment of Justin Westwood to serve as the City's representative on the Association of Municipal Governments with a term to expire on January 25, 2017. 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.

11. Consideration and Vote on a Resolution Appointing a Tree Board Member, Mayor Derk Timothy.

Mayor Timothy presented the name of Blain Dietrich to be reappointed to the Tree Board. He stated that Mr. Dietrich has served on the Board and has done a very fine job.

Ty Nielsen moved to adopt a resolution appointing Blain Dietrich to the Tree Board with a term to expire on February 1, 2019. James Wingate 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. Mayor's Report.

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Mayor Timothy updated the Council on Porter Rockwell Boulevard and reported that a meeting was held with UDOT to address the issue of a jurisdictional transfer between Porter Rockwell Boulevard and 14600 South. The last time the issue was addressed there was discussion about Segment 5 being a separate piece. The intent was for it to go forward now and then wait for the rest of the transfer to occur and go through the Public Works Committee to discuss corridor preservation. Those efforts were going well. The Mayor expressed concern about the radius of the transition on Porter Rockwell Boulevard connecting to 14600 South. He was worried about it being developed as a radius and then have the road go straight through. He noted that about eight months ago he noticed that the flyovers on Bangerter were shown on the Wasatch Front Regional Plan. He stated that it would take the transition of traffic from Bangerter to I-15 without a traffic signal. This would accommodate traffic from Porter Rockwell Boulevard for motorists continuing on 600 West.

With the relocation of the prison, the Mayor was confident that it will go straight. The direction from the UDOT Region 2 Director was that it would be unwise for the City to build the curve when they know it will go straight. The Mayor proposed developing a square corner and not building in the radius. Ty Nielsen expressed his support.

Alan Jackson asked about the Environmental Study. Mayor Timothy explained that UDOT knows that they will have to include it when they prepare 600 West. The Mayor also volunteered Mr. Fazio to meet with the other city engineers as part of the Technical Committee dealing with a study taking place to connect Tooele County with Salt Lake County over the mountain.

13. City Manager's Report and Discussion.

Mr. Reid reported that the City Hall Groundbreaking Ceremony is scheduled for Friday, March 11 at 12:00 p.m.

The Knight of Heroes event is approaching and consists of the South Valley Chamber of Commerce, which includes Riverton, Herriman, and Bluffdale. That night a police officer and fire fighter from each city is honored. In the past, a team of fire fighters were put forward who worked on the same incident. There will be an auction and dinner and awards will be given. The auction begins at 6:00 p.m. and the dinner at 6:30 p.m. The Mayor, Justin Westwood, Alan Jackson, and Ty Nielsen planned to attend. Anyone else wishing to attend was asked to contact Mr. Reid. The Mayor stated that the event is good for the morale of the City's police officers and fire fighters. It is also a good opportunity to get to know other cities. The event takes place at the Assembly Hall in the Herriman Fire Station.

Mr. Reid reported on parks and stated that funds were budgeted to begin the process of designing the park near The Bluffs north of the Loumis Parkway Church. It was noted that the City owns a five-acre parcel that has been set aside. The property has been farmed for the last five years and the farmer did a good job of clearing the land for the City. The next step will be to select a design firm to help design the park. A proposal was received from the developer of Sage Estates and Spring View Farms to fit two small little league fields on the site, which would take up the entire

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five acres. Staff felt the property would be better suited for an open space park with a few amenities rather than completely used for baseball. Mayor Timothy recommended that the 11 communities in the area be involved in the design.

With regard to Parry Farms Park, Mr. Reid stated that \$200,000 was budgeted with just over \$100,000 having been spent so far. This spring the intent is to bring in power at an estimated cost of \$9,000. That would leave enough for landscaping and parking. Additional funding could be allocated for more amenities, if desired, as part of the upcoming budget adjustment. Mayor Timothy's impression was that the HOA was expecting the City to put amenities in alongside what they are doing. Mr. Reid stated that to date the HOA has not put any amenities in but they have committed to spend \$40,000. They also have a tot lot that was purchased and is being stored. The remaining \$80,000 will not be enough to complete the basketball court, the pavilion, the pickle ball court, or the restroom. There is, however, enough to do some landscaping.

Mayor Timothy stated that he spoke to the County who is interested in discussing a shared restroom facility. His understanding was that the County could possibly build the facility and the City would maintain it.

PLANNING SESSION

Justin Westwood offered information on crossing guards and stated that he knows two individuals who may be interested in positions in Bluffdale. Mayor Timothy liked the idea of the crossing guards being local. Mr. Reid stated that applications are taken and those individuals are used as substitutes until a permanent position opens up. It was noted that with respect to a crossing guard for the new charter school, there is already one at Redwood Road. The question was whether two are needed there. It was noted that students are expected to go to Redwood Road and crossover to the school.

Mr. Reid reported that the design of 14400 South will have to be finalized. If they go to an 80-foot section, they may have to buy some homes. Mayor Timothy pointed out that the City consciously made a decision to complete Loumis Parkway in one year rather than two. The timing of the roundabout was also discussed. A determination needed to be made with regard to whether to do it simultaneous with the City Hall project or link it with the 2200 West reconstruction.

Mayor Timothy stated that there had been discussion about purchasing property on the corners. He recommended they at least acquire the property as soon as possible. Mr. Reid agreed that that would be a good direction to take. The Mayor did not recommend doing it with the City Hall project since that would be too overwhelming for staff. The consensus of the Council was to begin the property acquisition process.

Alan Jackson confirmed that the Legislative Roundup begins on Saturday at 8:00 a.m. at Riverton Hospital. Breakfast will be served.

14. Discussion of Country Lane Estates Concept Plan, Ken Olson, Applicant.

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Ken Olson identified himself as the owner of the property, which was previously owned by the Jordan School District. He reviewed the Country Lane Estates Concept Plan, which was provided in the Council Members' packets. The location of the property was identified on a map displayed. Mr. Olson was asking that the zoning be changed to R-1-10. He stated that the average lot width will be 100 to 120 feet. He stated that the project fits in the area which already has R-1-10.

Currently the property Mr. Olson owns is master planned as Civic. He felt that his proposed change to the Master Plan will have less of an impact than what could have resulted from traffic, parking lots, and buildings. Surrounding development was described. Mr. Olson stated that currently the entrance is through Wood Duck Hollow, however, the entrance is only 85 feet wide and would not be wide enough to accommodate the proposed designer home lots. His intent is to do something exclusive. Access and traffic circulation issues were discussed. Mr. Olson hoped to have a permanent gate into the project to redirect traffic to 14600 South. It was reported that there are 38 homes between Loumis Parkway and the proposed subdivision.

Mr. Crowell stated that the simple way to address the situation would be to zone the property R-1-10 rather than pursuing the CRO Zone. He described it as a transitional parcel and stated that the zoning is on the border. When the General Plan was prepared a few years earlier, they drew the map around the existing development pattern. For consistency, Mr. Crowell suggested that a General Plan Amendment be bundled with the Zone Change Application. Road circulation and maintenance issues were discussed. Private versus a private road options were discussed. The Mayor stated that if it were a private road the City would have no say if they choose to make it a gated community.

Mr. Crowell stated that the City does not have an ordinance restricting gated communities. Mr. Reid pointed out that the road to the south currently is private and the road to the north is public. Mayor Timothy stated that an opportunity for a thoroughfare through the area is limiting. Access issues were discussed.

Mr. Olson referred to the Private Lane Ordinance and stated that he supports the idea of private lanes that meander. Possible traffic circulation patterns were described. Ty Nielsen was not in favor of a gate and was concerned that it will impede emergency vehicles. It was noted that only residents and fire personnel would have access to the gate. Mr. Olson's preference was for it to be private because of current and future heavy traffic in the area.

Mr. Reid stated that at one time there was discussion of blocking off 1690 West and making it a cul-de-sac. That way everyone from Sage Estates that wants to access Redwood Road would have to get on 14600 South and go out to Redwood Road. That would eliminate the corner near the light. It does, however, make the area similar to 14600 South and it becomes a collector.

Mr. Olson requested the Council change the zoning to R-1-10 with conditions. The issue of a private versus a public road would be addressed at a later date. Mayor Timothy felt that generally the consensus of the Council was to support the zone change. It seemed that the Council would likely want the road to be private if there is to be a gate at the other end. He thought that was an issue that needs to be discussed further. After further review by the Planning Department, it may

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be determined that a connection is needed there. The Mayor commented that the road in question used to be on the Transportation Plan and the City Council chose to take it off because it did not seem to fill a need. The Council asked staff to study the issue further and offer direction.

A question was raised about why it would be more desirable for the road to be private as opposed to public. Alan Jackson felt it was a matter of access. Connectivity issues were discussed. Alan Jackson recommended that approval be granted with a temporary gate. If the City in the future determines that the road needs to go through, it could be required at that time. Mr. Pickell stated that that was an option but recommended that at the planning stage a determination be made as to whether it is public or private. The Mayor directed Mr. Olson to work with Mr. Crowell in the meantime.

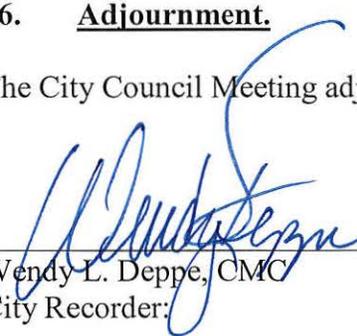
15. **Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including Any Form of a Water Right or Water Shares, Security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

Ty Nielsen moved to go into closed meeting pursuant to Utah Code §52-4-205(1) to discuss the professional competence of an individual and real property acquisition issues. 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 a Closed Meeting from 9:25 p.m. to 10:12 p.m.

16. **Adjournment.**

The City Council Meeting adjourned at 10:12 p.m.



Wendy L. Deppe, CMC
City Recorder:



Approved: February 24, 2016

**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, January 27, 2016**

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

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

At approximately 9:25 p.m. Mayor Derk Timothy called the meeting to order.

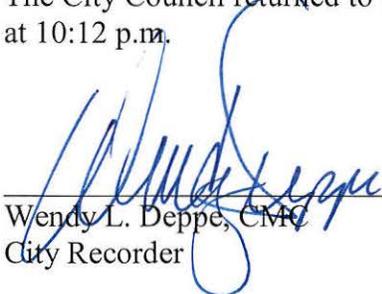
Motion: Ty Nielsen moved to go into Closed Meeting pursuant to Utah Code §52-4-205(1) to discuss the professional competence of an individual and real property acquisition issues.

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.

The professional competence of an individual and real property acquisition issues were discussed.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 10:12 p.m.


Wendy L. Deppe, CMC
City Recorder



Approved: February 24, 2016