



*****AMENDED***
BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, February 10, 2016**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, February 10, 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. ***Consideration and vote on a resolution adopting a Style Guide for the City of Bluffdale, staff presenter, Natalie Hall.
3. **PUBLIC FORUM** – (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).
4. **CONSENT AGENDA** –
 - 4.1 Approval of the January 13, 2016 and January 19, 2016 meeting minutes.
 - 4.2 Preliminary acceptance of Independence at the Point, Plat D-5 Park, and beginning the warranty period.
 - 4.3 Acceptance of Independence at the Point, Plat D-1, ending the warranty period.
 - 4.4 Acceptance of Independence at the Point, Plat H-1, ending the warranty period.
 - 4.5 Approve a resolution authorizing the City Manager to enter into an agreement with Acme Construction, Inc., for the Wood Hollow ULDC Canal Liner Bid.
5. Presentation and discussion regarding the Police Department Quarterly Statistical Report, staff presenter, Sergeant Shane Taylor.
6. Consideration and vote on a resolution to amend the Salt Lake County Officer Involved Critical Incident Task Force Interlocal Agreement, staff presenter, Police Chief Andrew Burton.
7. Consideration and vote on a resolution amending the Water Conservation Plan, staff presenter, Blain Dietrich.
8. Mayor's Report
9. City Manager's Report and Discussion

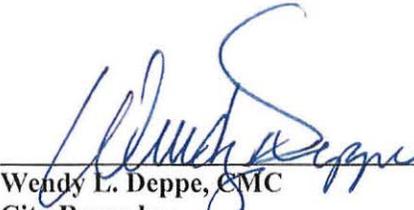
PLANNING SESSION

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.

10. Discussion of potential Commercial Development between PRB and Pony Express Road, south of 14600 South, Sean Dickson, Ridgemark Development, LLC, presenter.
11. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).
12. Adjournment

Dated this 8th day of February, 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.

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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
Andrew Burton, Police Chief
Shane Taylor, Police Sergeant
Blain Dietrich, Public Works Operations Manager
Matt Chadwick, Assistant City Engineer
Grant Crowell, City Planner/Economic Development Director
Natalie Hall, Emergency Program Manager
Wendy Deppe, City Recorder

Others: Sean Dickson, President of Ridgemark Development
Dr. Lyle Barbour
Kory Luker, Planning Commission Member

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.

Tom Lewis offered the invocation.

Scouts in Attendance presented the Color Guard and stated what badges they were working on. The Scouts present were identified as Seth Butterfield, Hunter Beckmillum, Gavin Thomasic, Jack Hansen, Nick Bonino, Mitchell Huber, Isaac Openshaw, Kaden Atkinson, Spencer Kelsey, Jaxson Wells, Packer Butler, Kyler Bonino, Zack Englebright, and Thomas Lewis. The Scouts were working on their Citizenship in the Community Merit Badges.

2. Consideration and Vote on a Resolution Adopting a Style Guide for the City of Bluffdale, Staff Presenter, Natalie Hall.

Emergency Program Manager, Natalie Hall, reported that the City has been meeting to work on branding the City and they have submitted the branding guide to the website company. The next step is to move forward to adopt a resolution for the style guide and how they will use the new logo. The logo to be used was identified. Ms. Hall clarified that the white space around the logo is part of the logo. She identified things that cannot be done to the logo including adding a

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shadow box, rotate it, stretch it, smash it, change color, alter size, use a watermark, or add any effects. The goal was to maintain a consistent color. The font was displayed and the ways it can be used were identified.

Ms. Hall stated that with the style guide on the font, the Council should decide how to roll out the logo and usage of the font. She noted that the logo will be heavily used in the website. The logo to be used on business cards was also discussed. City Manager, Mark Reid, stated that it was proposed that the cards have rounded corners rather than square.

Mayor Timothy stated that currently the City vehicles are all different and are not in the same location. He doubted that anyone would recognize a difference. He suggested there be a specific size and location and a standard on how vehicles are identified. Mr. Reid stated that they originally looked at a darker blue but it did not show up on darker vehicles. For that reason, they moved to a cyan blue. On police vehicles, the Mayor suggested a standard be discussed when the City starts to self-provide.

The Council and staff discussed the use of a tagline and determined that it would not be added at this time. Ms. Hall reported that the logo is currently on the F drive. Additionally, Red will volunteer their time for the next year and meet with the Council monthly at no additional charge to help with the roll out.

Alan Jackson felt that the logo should be used City-wide and be as consistent as possible. Mr. Reid questioned whether an effort should be made to replace previous logos or make sure that everything going forward has the new logo. Procedural issues were discussed.

Graphic Designer, Amanda Luker, was in attendance and stated that the font layout determination is not necessary.

The Council authorized the proposed logo to be moved forward with the website.

Ty Nielsen moved to table agenda item number 2 regarding adoption of the Style Guide for the City of Bluffdale until the corrections can be made at the February 23, 2016 City Council Meeting. 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.

3. PUBLIC FORUM.

Dr. Lyle Barbour gave his address as 14005 South Loumis Parkway and reported that they recently submitted a site plan that was approved for an equine facility and veterinary clinic. They are now in the process of working on approval of their building permits. The equine facility includes an indoor riding arena and horse barns. The veterinary clinic aspect will be separate. According to the Code they are not able to build a typical indoor riding arena/horse barns that are seen in other equine facilities in the area. Their vision is to build the buildings with an exterior metal finish that is typically seen with indoor riding arenas and horse barns. Dr. Barbour

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suggested the possibility of modifying the Code to allow equine facilities with an external metal finish.

Mayor Timothy stated that typically the City Council does not give feedback during the public forum because it does not give them time to think through an issue and study the facts. He encouraged Dr. Barbour to continue to work with staff and present a proposal in writing if so desired.

City Planner/Economic Development Director, Grant Crowell, stated that the question is whether the Code could be modified. He noted that this type of commercial operation was not anticipated in a residential zone. It was thought that the matter could potentially be included on a future agenda.

Kory Luker gave his address as 15227 South Republic Drive and addressed the issue of parking in Independence. He noted that recently they had notices put on cars for street parking, which goes against the ordinance. In his case they own three vehicles with a two-car garage and no visitor parking, which creates problems. They also have visitors who come from out of state and bring their vehicles and park. He asked if the Council had a solution to the problem. Mayor Timothy recommended the Council be given time to consider the situation and report back.

Mr. Reid reported that the Snow Plow Ordinance states that between November and April 1 that there be no parking on the street overnight. If there is a snow event, parking cannot occur on the street during the day or within 24 hours of the storm to give the plows a chance to clear the streets. During the summer, parking may occur on the streets.

Connie Robbins gave her address as 14455 South 2585 West and felt that the Council and Planning Commission should receive their agenda packets one to two weeks' sooner in order to give them more time to review the issues being discussed. She expressed her concerns the previous week at the Planning Commission Meeting. She asked the Council if they wished to receive their meeting packets sooner.

Ulises Flynn gave his address as 15192 South Skyfall Drive and addressed the issue of overnight parking in Independence. He referred to the homes in Fieldstone that have six homes on a shared driveway and asked about the potential of posting a sign specifying that it is not a thru street. It was noted that Skyfall Drive is the connection between Pony Express and Porter Rockwell. It was recommended that Public Works Operations Manager, Blain Dietrich, work with City Engineer, Michael Fazio, and post a sign, if approved.

Scout Thomas Lewis gave his address as 14847 Castle Valley Drive. Kyler Bonino gave his address as 15140 South 2700 West. They commented that the food at all three schools in Bluffdale (North Star Academy, Bluffdale Elementary, and Summit Academy) is not good. The Mayor stated that the City doesn't have control over the food served but would talk to them about it.

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4. CONSENT AGENDA

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- 4.3 Acceptance of Independence at the Point, Plat D-1, Ending the Warranty Period.
- 4.4 Acceptance of Independence at the Point, Plat H-1, Ending the Warranty Period.
- 4.5 Approve a Resolution Authorizing the City Manager to Enter into an Agreement with Acme Construction, Inc., for the Wood Hollow ULDC Canal Liner Bid.

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

5. Presentation and Discussion Regarding the Police Department Quarterly Statistical Report, Staff Presenter, Sergeant Shane Taylor.

Police Chief, Andrew Burton, commented that with regard to placement of the logo, they want to have a unified approach. He reported that last quarter there were not many special events. With regard to training there were several certifications that took place in addition to SWAT training and instruction by the Utah Bomb Squad Task Force. Chief Burton reported that over the past year they have continued to have excellent investigative services and sent their detectives to advanced trainings. For a department of their size, they have an advanced level of investigative capability. They have a small, well-trained tactical team as well. They are a leader in victim advocacy and have a Victim Services Coordinator who handles those duties for both cities. Chief Burton also outlined other trainings and programs taking place in the City.

Chief Burton reported that Saratoga Springs was awarded a contract for a needs assessment in basic design of a police department building. Think Architecture was awarded the bid. He reported that the Saratoga Springs City Council authorized a budget amendment this year. Effective March 1 another sergeant, officer, and detective will be added. The result will be to relieve the burden on patrol supervisors and streamline the department. There will be 24-hour supervisor coverage and improved backup.

Mayor Timothy reported that he met with Congresswoman Mia Love last week and reminded her how well the situation is working with Bluffdale City contracting with Saratoga Springs for police services. She was proud of the fact that she was involved in establishing it. Chief Burton stated that he was also very pleased with how it has worked out. The Mayor reported that he is hosting

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the Conference of Mayors in Bluffdale in March and would like to invite Chief Burton to the luncheon and introduce him to the County Mayors.

Sergeant Shane Taylor presented the quarterly statistical report and reported that the fifth officer and traffic officer positions were put on an afternoon shift. From 12:00 p.m. to 10:00 p.m. in the winter months there will be 7-day per week coverage. In addition, with the afternoon coverage, one of the officers will be assigned to the trestle, which will help with response times. It will also provide a police presence on both sides of the community at the same time. If an officer needs immediate assistance they will have that going east to west. In essence they will have an east and west side patrol. The afternoon shift is a 10-hour shift and Chief Burton implemented it in Saratoga Springs. Officer Rosen, who teaches the DARE program and Officer Harwood, with Commercial Vehicle Enforcement, will have a double back day to focus on that and leave the other afternoon officer in the assigned area to provide double coverage and increased presence.

Sergeant Taylor reported that there were a total of 982 active cases in 2015. The average number of open cases is around 60. A new directive allows 90 days for investigations. He was very pleased with the investigations side of the department and stated that the City's detective is very competent and does an amazing job for Bluffdale.

Sergeant Taylor next discussed the Volunteers in Police Service (VIPS) and stated that in December five Bluffdale citizens attended the Citizens' Academy. He was pleased that the City Manager and staff has made it possible to equip them properly and provided them with uniforms. Sergeant Taylor highlighted a theft case involving Goal Zero that was solved by two officers in the City. The case is currently before the District Attorney's Office.

Sergeant Taylor reported on the Knight of Heroes event scheduled for March 18 that will involve Riverton, Herriman, and Bluffdale. That night representatives from fire and police will be honored in various categories. This year he nominated three officers for the award.

Sergeant Taylor reported that last Friday afternoon around 2:00 p.m. they received an accident call. They arrived on the scene at 16400 South Camp Williams Road and had to bring in two helicopters to transport the victims. The accident involved a Chevy Impala and a box truck. The truck was southbound in the outside lane and the Impala was in the northbound lane. The Impala crossed both northbound lanes, the center divider, and the inside lane and struck the box truck. The point of impact was about 70 mph on the driver's side of the truck. The driver was forced into the passenger side of the box truck. Both occupants of the truck were life flighted to the hospital. The driver of the sedan who caused the accident passed away at the hospital. Sergeant Taylor described data that can be retrieved from black boxes to determine acceleration speeds, whether seat belts were being worn, etc. The City's emergency response team was commended for their efforts. Chief Burton commented on the Total Station system and stated that it has been used six times in a one-year period in Saratoga Springs. It is used in death investigations to make out crime scenes.

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6. Consideration and Vote on a Resolution to Amend the Salt Lake County Officer Involved Critical Incident Task Force Interlocal Agreement, Staff Presenter, Police Chief Andrew Burton.

Chief Burton reported that the interlocal agreement was approved a few months earlier. The amendment to the agreement is to allow the Attorney General's Office to become a Member of the task force. He suggested that if the amendment is simple, that the Council give the Mayor the authority to sign without a Council resolution.

Justin Westwood moved to adopt a resolution to amend the Salt Lake County Officer Involved Critical Incident Task Force Interlocal Agreement. 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.

Chief Burton commented on the National Night Out Against Crime event and stated that they would like to hold such an event in Bluffdale City. It would involve bringing police vehicles and equipment to display with the involvement of volunteers. It is intended to be an evening where members of the community can visit with police officers and see police cars and specialty equipment up close.

Alan Jackson recalled seeing media reports on the increase in personal protection firearm purchases. He asked if there was anything the City can do to help citizens be more capable with firearms. Chief Burton stated that they could offer classes, if desired. Ty Nielsen suggested a Concealed Carry class be conducted. Chief Burton stated that they could also possibly involve volunteers.

7. Consideration and Vote on a Resolution Amending the Water Conservation Plan, Staff Presenter, Blain Dietrich.

Mr. Dietrich reviewed the draft of the 2016 Water Conservation Plan and reported that the City is required by law to have a Water Conservation Plan in place and update it every five years. In the year 2000, the City adopted a resolution that was sponsored by Jordan Valley Water Conservancy District to document a 25% reduction by the year 2025. So far the City is on schedule with what was projected. Recommendations given by the company hired to assist with the plan included:

1. Maintain and evaluate customer classes based on water usage and adjust rates accordingly.
2. Develop and implement a water education program in public schools throughout the community.
3. In buildings older than 1992, encourage replacement of plumbing fixtures with more water-efficient options.
4. Appoint a Water Conservation Coordinator to oversee the City's water conservation efforts and provide regular feedback to the City Council and Public Works Department.

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5. Consider adopting a landscape ordinance to promote water-efficient landscaping and advanced irrigation systems in new commercial, industrial, and multi-family residential developments.

Mr. Dietrich reported that the tiered water rate structure is one of the major efforts that can push the City further. The first Water Rate Conservation Plan in 2006 included tiers but they did not go to the extreme proposed originally by Gilson Engineering. Mr. Dietrich thought Bluffdale had been proactive in terms of conservation. It was noted that culinary water is metered. A secondary reuse water metering pilot program was also proposed. Mr. Dietrich stated that a secondary source has been developed and a few residents are participating in the pilot program. Mayor Timothy clarified that the intent was to test the water metering system. Mr. Dietrich explained that it worked well but was only put in for one season.

It was mentioned that there has been a push across the state to place meters on secondary systems. In the past, many cities had unlimited secondary use. It was recommended that metering be implemented from the start. Mr. Dietrich stated that the backbone secondary reuse systems will require any new subdivision, unless they have an exemption, to install the system to the meter. Mr. Reid reported that that was not the case with Independence. Staff believed that because of the lot sizes and the amount of grass involved, installing a secondary system would be a cost that would be prohibitive. As a result, the City did not require a secondary system or a meter box. Mr. Dietrich reported that before it was passed, the developer had an engineering firm prepare a report showing the cost analysis. Mr. Reid clarified that there is a secondary system within the community but it services the schools, churches, parks, and trails.

Mr. Reid explained that when street projects are put in, dry lines are installed so that when the reuse system comes up from the South Valley Sewer Jordan Basin Plant, the pipes will be in place in the backbone of the major system. The Mayor stated that there is a trunk line from the south of the City border to the north of the City border. The only place it is not connected is between 2200 West and 6090 West. When the road is widened, that line will be put in so that there will be a secondary water connection.

Mr. Dietrich commented that simply converting to secondary water use rather than culinary water is not considered conservation. Water conservation is a reduction in water use or reuse of the same water twice. There was discussion about strengthening the tiered pricing. Staff expected to perform additional analysis and make recommendations in the future. Mr. Reid reported that over the past five years, Jordan Valley Water Conservancy District has given the City a 5% increase each year. During the budget season the City has increased the water rates charged to citizens by 5%. It is understood that there are areas of the City that use a lot of water because they do not have access to secondary water. As they look at increasing tiers to promote conservation, they need to keep those places in mind realizing that they don't have an alternative. Mr. Reid stated that there are individuals in his neighborhood who have access to secondary water but choose not to use it. In those instances, the tiered system would make it more costly to use culinary water for outdoor use.

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Mayor Timothy asked about the potential for the City to require gray water reuse in homes. Mr. Dietrich was not aware of any such discussion at the Jordan Valley Water Conservancy level. He stated that water reclamation should be kept in mind and will help the City reach its 25% reduction goal. The Mayor pointed out that the water TDS is still higher than water from the canal. Mr. Dietrich agreed but stated that it has come down. Salt used in water softeners was discussed. He stated that water softeners do not really need to be used in Bluffdale. Staff suggested the possibility of getting cities in the south end of the valley that dump into the reclamation plant to help educate and encourage less salt use.

Boyd Preece suggested the possibility of using xeriscaping in park strips since they are a major source of waste. Mr. Dietrich agreed and felt that was a good thing for the City to consider. Efforts other cities have made to increase conservation were discussed. Mr. Dietrich commended his team for their efforts.

Mayor Timothy recommended that notices not be sent out Fridays since residents receive them and are unable to contact the City on weekends.

It was reported that at a recent Association of Municipal Governments Meeting, Jordan Valley Water Conservancy District made a presentation. It was reported that the system uses no pumps and the flow works on gravity. This time of year 32 million gallons of water pass through the plant. In July and August 180 million gallons per day go through.

Mr. Reid reported that staff is working on a Water Master Plan. City Engineer, Michael Fazio, informed him the previous day that they will be short on storage. Those details will be discussed as the budget comes forward and when the Council determines how money is spent in the Water Fund. Information will be provided on what other cities are doing in terms of rates.

Justin Westwood moved to approve the Water Conservation Plan, as presented in the packet. 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.

8. Mayor's Report.

Mayor Timothy reported that the Legislative Session is underway and the update that takes place weekly is an opportunity to ask questions and is very informative. This week it will be held at the Jordan Valley Hospital. Breakfast will be served. The benefit of the meeting is being able to talk to the Legislators afterward.

The Mayor remarked that he met with Congresswoman Mia Love the previous Friday. Four mayors were present. The meeting was informative and was intended to keep the lines of communication open.

9. City Manager's Report and Discussion.

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Mr. Reid reported that with the hiring of a Subdivision Inspector, they have received permission to move forward to hire a new Streets Worker. The end result will be to have a Streets Superintendent, a Streets Worker, and Kurt Deters when he is not acting in the capacity of Subdivision Inspector. An offer was extended to and accepted by Parks Supervisor, Mike Dahl. The City will now be looking to hire a new Parks Supervisor. There are also openings for Park Workers and Seasonal Park Workers. Interested individuals were encouraged to apply. The intent was to hire Dave Fenn as Parks Supervisor unless the Council feels the position should be opened to the public. The position was first to be opened up to internal employees after which a determination could be made about opening up to the public.

Mr. Reid commented on legislation pertaining to the City's Judge. The legislation specifies that any counties of the first, second, or third class (Bluffdale is a city of the first class) require their justice court judge to take law classes and earn their Juris Doctorate and be a member of the bar. Anyone currently serving as a judge will be grandfathered in. Bluffdale's judge is up for appointment in the next election and will likely be grandfathered for four or six years. Mayor Timothy's understanding was that even if they are going through an appointment, as long as they are currently sitting they can continue to serve. The judge is a long-term police officer and gives a lot of instruction at the community college. He has an impressive background but he is not an attorney.

Mr. Reid reported the Porter Rockwell Boulevard Segment 5 is moving forward. He explained that Segment 5 is the portion from Redwood Road to the River. A grant was received a number of years ago to build it in 2019. UDOT, through negotiations with the Mayor, agreed to fund it this year. The design process was underway. Mr. Reid noted that the project will be funded using grant monies and no City budget money will be used.

Mr. Reid stated that staff is also working on Segment 3, which is the continuation of Porter Rockwell Boulevard from where it currently ends in Independence to where it leaves Independence and goes into Geneva. They are working to relocate the utilities and completing the design. They are also moving forward on 1000 West (Noell Nelson Drive). All of the needed property has been acquired on the east side. Timing issues were discussed.

Mr. Reid indicated that the child of a City employee has serious medical problems. As a result, the Council implemented the Employee Catastrophic Leave Program that gives other employees the opportunity to donate vacation and comp time hours to the employee that has run short. He stated that it is greatly appreciated.

Mr. Reid stated that as has been reported in the news, Bluffdale has a rabbit problem. Brad Neilson, who lives next to the water treatment facility, counted 40 rabbits leaving his yard at one time to cross back over the canal into the hills. A number of individuals along the canal have also reported that the rabbits are coming out of new construction areas in Herriman where their habitat has been disturbed. They are looking for places to relocate. They have found hay opportunities in residential areas and have taken up residence there. Pellet guns have been used to eradicate the rabbits. The City is now being asked to dispose of the carcasses and Waste Management has

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refused to take them. Staff continued to monitor the situation. Another option was to take the carcasses to the Salt Lake Landfill.

Mr. Reid commented on the Night Out Against Crime and stated that during Old West Days they have the Thursday Night Car Show. A portion could be set aside for a police display. Emergency Preparedness staff would like to take the following week and organize block parties. Throughout the City, anyone who would like a block party can arrange for a police officer and fire unit to make an appearance at their event. The effort helps with the neighborhood communication effort and coordination.

With respect to crossing guards, Mr. Reid stated that with the implementation of the new schedule by the Jordan School District, the City has looked at how the Alpine School District utilizes their crossing guards. Currently the City pays crossing guards \$15.50 per crossing. Other cities pay \$8 to \$9 per hour. The new program will more than double the amount of time crossing guards are working but the pay would be less than it is currently. Staff was continuing to look at the situation and will make a recommendation to the Council during the budget session. They will also submit policies on how to determine where to assign crossing guards. The Alpine School District looks at each intersection and if it has more than 10 children that cross, they assign a crossing guard. Places like Redwood Road that have a signal that is button activated and as a result, do not require a crossing guard. Bluffdale has chosen to place a crossing guard there even though only two children cross.

Mr. Reid reminded the Council that March 11 at 12:00 p.m. is the City Hall groundbreaking and March 18 at 6:30 p.m. is the Knight of Heroes event.

With regard to Connie Robbins' suggestion about providing Council packets earlier, he stated that staff would be open to the wishes of the Council. Staff's experience was that deadlines are set and packets tend to go out on Fridays. Staff was willing to make the change if the Council feels they need more time to review packets in advance of the meetings. With regard to Planning Commission packets, it takes no effort for staff to add the Council to the Dropbox notification indicating that it is available. Alan Jackson expressed an interest in receiving it. Mr. Reid commented that the Council should never be pressured to make a decision if they do not feel they have had enough time to review the specifics of an issue being discussed. Currently, staff's goal is to have the packet available by the Friday before a meeting at 12:00 p.m. He noted that City Recorder, Wendy Deppe, works late in an effort to get packets out. Mr. Reid commented that it takes a lot of time and effort to move items from the Planning Commission to the City Council.

Mr. Crowell commented on the horse barn proposed by Dr. Barbour and stated that if the Council does not object to the idea of trying to reconcile those types of facilities, he could draft proposed language. The consensus of the Council was for Mr. Crowell to draft an amendment.

PLANNING SESSION

Justin Westwood reported that next month for the Association of Municipal Governments they are meeting with the Parks and Recreation Department. He reported that there are \$70 million ZAP

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tax funds available this year. If the City can put forward some projects, there is a good chance they can get funding. Mr. Reid stated that typically the City receives \$7,000 to \$8,000 every year with most of it going to the Bluffdale Arts Advisory Board. He agreed to look at that option, however, for the parks that are being completed.

10. Discussion of Potential Commercial Development between PRB and Pony Express Road, South of 14600 South, Sean Dickson, Ridgemark Development, LLC, Presenter.

Sean Dickson from Ridgemark Development, LLC, reviewed the proposed rezone for the commercial development. He was present with two of his partners. He stated that they have a vision for this particular location and reported that this particular location between Porter Rockwell and Pony Express consists of two different parcels. One is owned by Steve Schroeder and the other larger adjacent parcel was recently acquired by a group he had heard was presenting a concept for an industrial park. Mr. Dickson stated that their vision for the property is a greater use of the land than an industrial park. Their intention is to continue to investigate what potential could result. A gas station was proposed as well as a retail restaurant, a neighborhood market, open space on a very steep slope, and an office park.

Mr. Dickson stated that their desire is to serve the residents of Spring View Farms and Independence. He felt that many residents are leaving Bluffdale to go to Lehi and Draper. Not only would the development help retain that business but pull business from South Mountain as well. They saw the potential for contemporary style office condos. Mr. Dickson remarked that the south end of the valley is lacking office condos that are available for purchase for smaller businesses. They envision developing the upper portion into a business park of two or three level offices for sale.

Their intent is to work with the landowners to make the vision a reality. They considered a collaboration between the two parcels to be the best overall use of the land. Mr. Dickson reported that there is a significant elevation change between the two properties and it will require creativity and vision to pull a project together successfully. Mr. Dickson stated that with regard to the new landowner, they had heard that the group that was proposing the industrial park closed on the property. Their communication to this point had been through their agent. The intent was to do what is best for the property and the area residents.

In response to a question raised by the Mayor, Mr. Dickson identified a high pressure gas line on the property. Roy Bartee, the President of Ridgemark Development, stated that they are looking at a number of different options to push the soil and spread it around. He stated that there is a very steep slope coming down to the curb on the north. Various options were being considered on how to push and redistribute the soil and ease the slope between what they are showing as office and the lower section of the grocery retail. Mr. Bartee stated that UDOT will not allow many entries off of the curve after the stop light. The first one will be 375 feet away. As a result, they are contemplating a route off of Pony Express and ultimately to the lower portion of the development. Timing and phasing issues were discussed. Mr. Bartee expected to push for office first above

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Pony Express and then work with the grocer on a demand analysis. His desire would be to get them in as soon as possible.

Boyd Preece confirmed that residents of Independence desire a grocery store nearby. Mr. Dickson stated that the intent would be to put the development in motion this year. Mayor Timothy stated that the City is looking at taking truck traffic from the higher elevation and diverting it off of the frontage road down to Porter Rockwell Boulevard. He questioned if that would impact the developers' decision. He noted that ultimately 14600 South will go straight through to 600 West on Porter Rockwell Boulevard. Mr. Dickson considered that to have a much greater impact on the residents of Independence than their office building.

Mr. Reid referenced the pond next to the freeway and suggested that it be moved and locate a gas station there. It was noted that that property was recently annexed into Bluffdale. Another section of property owned by the City was identified. Mayor Timothy stated that the Council would like to account for the intersection going straight through. He stated that it must be unified and the pieces need to fit together. Mr. Dickson stated that in looking at the measurement from where the slope ends to the curve, the inclusion of the corner opens up a lot more opportunity. Support was expressed by the Council for a gas station on the corner.

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

Ty Nielsen moved to go into Closed Meeting to 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 water right or water shares, security issues or any alleged criminal misconduct. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Council.

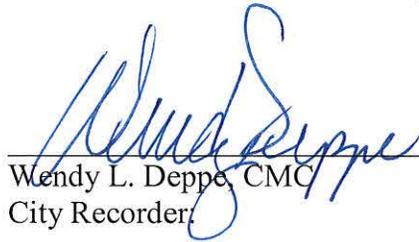
The City Council was in Closed Session from 9:13 p.m. to 9:33 p.m.

12. Adjournment.

Ty Nielsen moved to adjourn. 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.

The City Council Meeting adjourned at 9:33 p.m.

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Wendy L. Deppe, CMC
City Recorder

Approved: March 23, 2016



**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, February 10, 2016**

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
Matt Chadwick, Assistant City Engineer
Grant Crowell, City Planner/Economic Development Director
Wendy Deppe, City Recorder

At approximately 9:13 p.m. Mayor Derk Timothy called the meeting to order.

Motion: Ty Nielsen moved to go into Closed Meeting to 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 water right or water shares, security issues or any alleged criminal misconduct.

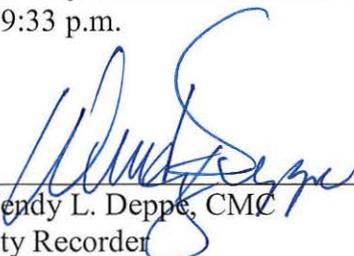
Second: Justin Westwood seconded the motion.

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

The City Council was in Closed Session from 9:13 p.m. to 9:33 p.m.

Imminent litigation 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 9:33 p.m.



Wendy L. Deppe, CMC
City Recorder



Approved: March 23, 2016