



**BLUFFDALE CITY COUNCIL  
MEETING AGENDA  
Wednesday, April 13, 2016**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, April 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 March 09, 2016 and March 23, 2016 meeting minutes.
  - 3.2 Preliminary acceptance of Kailye Anne Amended Subdivision, and beginning the warranty period.
  - 3.3 Approve a resolution accepting Glover Landscaping as the low bidder and authorizing the City Manager to sign the 2016-2018 Grass Mowing and Trimming contract.
4. Presentation on Radon Gas, presenter, Eleanor Divver, DEQ's Indoor Radon Coordinator.
5. Presentation and discussion regarding the Bluffdale Traffic manual, BYU project, staff presenter, Michael Fazio.
6. Presentation on creating a Youth City Council for the City of Bluffdale, presenter, Canon Law.
7. **PUBLIC HEARING** - Consideration and vote on a resolution authorizing disposal of a significant parcel of real property, staff presenter, Vaughn Pickell.
8. Consideration and vote on a resolution authorizing execution of a Pipeline Relocation Agreement in the vicinity of 15200 South Porter Rockwell Boulevard, staff presenter, Michael Fazio.
9. Consideration and vote on a resolution authorizing the City Manager to enter into an agreement with the lowest bidder for the City Arena Improvement Project, staff presenter, Michael Fazio.

10. Mayor's Report
11. 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.

12. Discussion on Jordan River Parkway, presenter, Mayor Derk Timothy.
13. 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).
14. Adjournment

**Dated this 8<sup>th</sup> day of April, 2016**

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



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

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

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**Present:** Mayor Derk Timothy  
Alan Jackson  
Ty Nielsen (arrived at 6:37 p.m.)  
Justin Westwood  
James Wingate  
Boyd Preece

**Staff:** Mark Reid, City Manager  
Vaughn Pickell, City Attorney  
Grant Crowell, City Planner/Economic Development Director  
Michael Fazio, City Engineer  
Blain Dietrich, Public Works Operations Manager  
Natalie Hall, Emergency Program Manager  
Sergeant Shane Taylor  
Wendy Deppe, City Recorder

**Others:** Eleanor Divver, State of Utah/DEQ Indoor Radon Coordinator  
Jan Poulson, Radon Induced Lung Cancer Survivor  
BYU Students Presenting the Capstone Project Speed Reduction Manual:  
Christopher Bender  
Christian Cordova  
Natalia Brown  
Samuel Minneer  
Canon Law, Youth City Council Presenter  
Tanner Garner, Potential Youth City Council Participant  
Julie Davis, President of the Utah Association of Youth Councils  
Gary Garrett, Bluffdale Lions Club President  
Brian Christensen, Simple Products Corporation

**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 Ty Nielsen who arrived shortly thereafter.

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

**2. PUBLIC FORUM.**

Michael Memmott gave his address as 14773 Rising Star Way and presented the petition submitted to revise the fencing regulations for the Marketplace Subdivision at Independence at the Point. He stated that the community as a whole would like to comply with the fencing

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requirement; however, they were seeking a less costly option such as vinyl fencing rather than the proposed Trex brand specified in the Development Agreement. City Attorney, Vaughn Pickell, stated that the fencing was specified by the developer and was not required by the City.

Mayor Timothy stated that staff would have to research the matter and determine what legal right the City would have to make such a change. He noted that restrictions like this one are legally binding. Mr. Pickell agreed to get in touch with Mr. Memmott.

There were no further public comments.

**3. CONSENT AGENDA**

**3.1 Approval of the March 9, 2016, and March 23, 2016, Meeting Minutes.**

**James Wingate moved to approve the minutes of March 9, 2016. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Council.**

The minutes of March 23 were tabled and Justin Westwood, James Wingate, and Boyd Preece were asked to email the City Recorder with their changes.

**3.2 Preliminary Acceptance of Kailye Anne Amended Subdivision, and Beginning the Warranty Period.**

**Justin Westwood moved to approve agenda item number 3.2. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council.**

**3.3 Approve a Resolution Accepting Glover Landscaping as the Low Bidder and Authorizing the City Manager to Sign the 2016-2018 Grass Mowing and Trimming Contract.**

Mayor Timothy stated that six bidders submitted bids. He wanted to make sure the Council was able to review them before making a decision. Glover Landscaping was determined to be the low bidder for the City's grass mowing and trimming contract at a cost of \$42,923. He explained that the City contracts out the mowing of parks every few years. The Mayor stated that the bid is not a fixed price since there may be contingencies such as extra mowings. The contract was based on one mowing every week and included every task they are contracted to do. It was reported that the highest bid was \$221,000, which was significantly higher.

**Ty Nielsen moved to approve the resolution allowing the City Manager to accept Glover Landscaping as the low bidder and authorizing him to sign the 2016-2018 grass mowing and trimming contract. 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.**

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**4. Presentation on Radon Gas, Presenter, Eleanor Divver, DEQ's Indoor Radon Coordinator.**

Eleanor Divver, Department of Environmental Quality, introduced Jan Poulson who is a Radon induced lung cancer survivor. Ms. Poulson's message was it can happen to anyone. She stated that lung cancer is the deadliest of all cancers and kills more people annually than breast, colon, and prostate cancers combined. It is usually detected in Stages 3 or 4 because there are no symptoms, which frequently makes it too late to treat successfully. Ms. Poulson reported that there is a new low dose CT scan for high risk patients but very few fall into that category. It also carries a stigma since people assume you are a smoker if you have lung cancer, which is not true. Ms. Poulson reported that Radon is the second leading cause of lung cancer. She was diagnosed with Stage 3 lung cancer in May of 2007. She had her right lung removed followed by radiation and chemotherapy. She has had periodic scans for the last five years and remains cancer free. In 2014, she began to have symptoms of dementia and at a routine physical a fist size tumor was found in her brain. At that time, it was discovered that the lung cancer had metastasized to her brain. Ms. Poulson then had traditional brain surgery followed by two gamma knife surgeries, which is a radiation procedure, to move more tumors. The last tumors were removed in December of 2014. In January of 2015, she began taking a new chemotherapy pill and since that time she has been cancer free.

Ms. Poulson stated that it is her passion while she is healthy to help educate people about lung cancer and raise awareness of radon. She stated that when they first purchased their home it tested at 2.2. The action level set by the EPA is 4.0. In 2002, 10 years after they purchased their home, they did a remodel and never thought to test again for radon. The inspector required them to bring the entire home up to Code. He never commented on the high radon levels in the area. After she was diagnosed, the home retested at 24.9, which is six times the designated safety level. A mitigation system was immediately installed, which brought the level down to 1.7.

Ms. Poulson stated that she is a proud member of the Utah Radon Coalition and shares her story to help raise awareness. She also serves on the Board of the American Lung Association and is an Advocate and Event Planner for Longevity, which raises funds for lung cancer research. She urged the Council to join her in their efforts to help communities change building codes to deal with the radon problem. It is recommended that every home be tested. It was estimated that 1 in 3 homes in Utah have high levels of radon.

Ms. Divver reported that radon is a naturally occurring radioactive gas that gets into homes because of the breakdown of uranium. Any home can have a high level of radon. It gets in through a variety of ways, which were described. It was reported that in the United States there are 240,000 cases of lung cancer every year with 160,000 deaths. 21,000 are thought to be from radon. Utah's rates are 29.9 for every 100,000 compared to national rates of 60.4. Kentucky has the highest smoking rate and is at 92.4. Utah's smoking rates are very low in comparison to the next highest. This means that lung cancer rates should be very low, however, they are not. Ms. Divver reported that there is no safe level of radon because no form of radiation is safe. They know, however, that at certain levels they can be as safe as possible.

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Mr. Divver indicated that smoking rates for Utah are 12.2% and Kentucky is at 30.2%. In Salt Lake County, 22,530 radon tests have been conducted. The highest level reported was 152.6 in Sandy. A home in Bluffdale was tested at 143. She explained that 90 is comparable to smoking 9 packs of cigarettes per day. The average level in Salt Lake County is 4.3. A map was displayed showing that 1 in 2 homes in Bluffdale have elevated levels. Ms. Divver's goal was to do an outreach with residents. In Daybreak, the City of South Jordan paid for test kits, which cost \$5 each. Fund raising methods for test kits was discussed. Ms. Divver stated that Green and Healthy Homes, a Salt Lake County organization, set aside \$70,000 for Riverton and Daybreak in South Jordan. For those with high levels that can't afford mitigation, funding is available. A family of five earning \$52,000 or less would qualify for the mitigation system.

Ms. Divver reported that Green and Healthy Homes refurbishes homes for asthma triggers and lead. They also test for radon. Radon is drawn into homes during the winter months. Typically, when the ground is frozen, radon gas takes the path of least resistance, which is into a home. She stated that the test kits are simple and inexpensive. They cost \$7.95 on the State's website. They can also be purchased at most hardware stores but the cost is higher. A certified tester charges \$75 to \$200. Ms. Divver stated that the short-term test kits are very reliable and effective. They recommend that if a home tests between 4 and 9 that a second test be performed. If test results are still high, a long-term test should be performed. The cost to mitigate is \$1,500. Assistance can be provided to get in touch with a certified mitigator.

Mayor Timothy had heard that the Spring View Farms area has tested high. He was interested in the two available kits going to people in that area. Feedback was sought once the testing is complete. The Mayor also recommended that schools be tested along with public buildings. Ms. Divver stated that schools are tested for free. She was in the process of writing a grant with UDOH and would be happy to put Bluffdale on their calendar. Approval would be required of the school district and the principal.

Mayor Timothy considered the information provided to be very valuable. He reported that his mother was diagnosed with lung cancer but never smoked. He was certain that radon was a cause.

**5. Presentation and Discussion Regarding the Bluffdale Traffic Manual, BYU Project, Staff Presenter, Michael Fazio.**

City Engineer, Michael Fazio, gave an overview of the Capstone Program and introduced the BYU Capstone Team consisting of Christian Cordova, Christopher Bender, Natalia Brown, Samuel Minneer, and Shad Petersen.

Sam Minneer introduced the project and stated that they will send all of the materials prepared as a result of the manual to Mr. Fazio for final approval. Chris Bender presented an overview of the Executive Summary. He stated that the manual covers a variety of topics with the main one being speed reduction measures. They looked at four types of speed reduction including vertical,

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horizontal, narrowing, and non-construction measures. They also prepared different matrixes and flow charts to determine which traffic calming measures are most suitable for Bluffdale.

Mr. Bender described the main reason for the need for traffic calming. It was reported that Bluffdale's population has quadrupled since 1990 and doubled since 2000. As the population increases, the number of speeders increases. The most common request from citizens is more stop signs. Research has shown that adding an excessive number of stop signs actually increases pedestrian injuries and has an adverse effect. A list of speed reduction measures, other than stop signs, were described that will reduce speeds and prevent accidents.

The first five speed reduction measures that were researched were vertical measures. These included applications that adjust the elevation on the street over short distances. This causes vehicles to slow. Examples include speed bumps, speed tables, raised crosswalks, raised intersections, and textured pavements.

Natalia Brown reported that the group rated four different tools that will help the City determine which measures are most appropriate for a specific site. The first was a matrix that summarizes how effective a measure is. Seven categories were proposed that were considered important for Bluffdale to consider. They included available shoulder space, emergency vehicles, drainage considerations, noise pollution, pedestrian safety, snow removal, and bicycle safety. Aspects of each were shown on a matrix. The last tool was a flow chart to show possible solutions.

The first area examined by the group was 3600 West and 13800 South. A study was first conducted to determine the number of cars that go through the intersection in a day and how fast they are traveling. The data was then analyzed and appropriate action recommended. It was determined that this intersection qualifies for stop signs. If the City Engineer feels that stop signs will interrupt the flow of traffic or that they are unnecessary, two other options were identified.

The second intersection studied was 2200 West and 14400 South. The data showed that stop signs are not warranted. Mayor Timothy stated that motorists frequently stop at the intersection as if there is a stop sign. He asked how that situation could be addressed. It was recommended that a roundabout be used in this instance. It was determined that in this case there is adequate room for a roundabout.

Two other areas were studied but data was not available to determine whether stop signs would be required. The City was encouraged to perform speed studies of those intersections. The Mayor stated that the City looked forward to using the manual, which is a very good tool. Appreciation was expressed to the students for the time and expertise.

**6. Presentation on Creating a Youth City Council for the City of Bluffdale, Presenter, Canon Law.**

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Canon Law reported that several months ago he began working on the above project as his Eagle Scout project. He explained that Youth City Councils are normally composed of 8 to 10 youth ages 14 through 18. What is required is a passionate advisor. They have been able to find that person in Nancy Lord who expressed interest and is a former City Council Member. The group will meet bi-monthly and use a variation of Robert's Rules of Order. Ideally they would be part of the Utah Association of Youth Councils.

Mr. Law reported on the benefits of Youth City Councils, which include benefits to the City and the youth. Participants learn leadership skills, teamwork, how city governments work, parliamentary procedure, how to make a difference, and how to organize things that will actually cause change to happen. Youth City Councils organize and orchestrate community events and work with other organizations. Bluffdale's Youth City Council will also work with the City on events like Old West Days.

The budget being requested is \$750 per year that would go toward t-shirts, membership in the Association of Youth City Councils, and attendance at Legislation Day at the State Capitol. Additional funds would be used for events. The group may also have fundraisers to raise additional funds. The Youth City Council will take pressure off of the City Council and Mayor and allow youth to be involved on a deep level. Advisors will apply and be approved by the City Council and the Youth City Council will be modeled after the City Council. They will also have a charter that will be created by people who apply to become Youth City Council Members. Once the charter is written up by those members, it will be brought to the City Council for approval.

Mayor Timothy asked about the charter, how the initial organization is drafting the charter, and how they will be educated on what it should look like. Mr. Law responded that they will work closely with experts. Julie Davis, for example, has been an advisor to Youth Councils for about 16 years and has served as the head of the Association for about three years. Nancy Lord will also serve as an Advisor and they have already worked on ideas for charters. Various resources are available from charters that have already been created that can be drawn from.

Tanner Garner remarked that he and Mr. Law have been friends for several years and both have been heavily involved in speech and debate and on student congresses. They both share a passion for government and politics and being involved in the political process. He thought a Youth City Council would be a beneficial way for Bluffdale youth to get involved. The benefits included teaching youth about money. They would be given a budget and would have to work within. They would also recognize that their decisions matter and cost the citizens money. Leadership skills are developed as Members organize service projects and events. They will also better understand how local governments work. Mr. Garner expressed his support.

Gary Garret acknowledged the need for a Youth City Council in Bluffdale. He stated that based on the City's population, he should have 80 Lions Club Members in the community. Currently, there are only eight. He offered his help and support.

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Julie Davis, a Clinton resident, described how she got involved with the Youth Association of Youth Councils and with the Clinton Youth City Council for the last 16 years. She stated that she has four children, five grandchildren, and works full-time for the LDS Church. She described the events Youth City Councils participate in as well as benefits, which included scholarships as a result of service hours. The importance of parental support was stressed. Ms. Davis highly recommended that Bluffdale establish a Youth Council.

Alan Jackson asked about the selection process. Ms. Davis stated that in the past they conducted interviews to select Members. Terms would be renewed annually.

Mr. Law thought the Youth City Council could do a lot of good, both for the youth serving on it and the community. He stated that a special assignment could be given to the Youth Council for projects like radon testing, which requires a lot of man hours. Youth interested in serving on the Youth City Council were present to demonstrate that there is interest in the community.

Mayor Timothy asked Mr. Law what they would want the first project to be. Mr. Law stated that they would likely start with something that would involve helping someone else on a project that already has some organization. This could include Old West Days, for example. Once the group is established, the Mayor asked what kind of project they would like to oversee and organize as a group. Mr. Law recommended a charitable event or service project.

Mr. Law was commended by the Mayor for his presentation. He expressed his support. The Council expressed support for the resolution included in the packet. Action could not be taken, however, because the matter was not noticed as an action item. The resolution was to be put on the next agenda for action. The Council wanted to see the charter before allotting funds.

Justin Westwood reported that he was approached by Mr. Law last summer and he is very passionate about the project. Mr. Law presented himself very well and had done his homework. Costs associated with the group were discussed such as Legislative Day, which costs \$50 per participant. Council Member Westwood suggested the higher amount proposed be budgeted and expressed his support. He considered the group to be very worthwhile.

Ms. Davis stated that Mr. Law wanted to have the charter done and presented to the Council tonight. She suggested it be a collective effort so that the group knows what is involved and has ownership. The intent was to have the request accepted tonight in order to move forward and begin the application process. The goal was to make a presentation to the Council prior to the budget session. City Manager, Mark Reid, stated that the group could also approach the Lions Club to see if they would offer some sort of a match. Mr. Garrett stated that the Lions Club is in full support and would sponsor the police dog program.

Ms. Davis encouraged the Council to hold off on a charter until the Youth City Council has a 501(c) 3 designation.

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**7. PUBLIC HEARING – Consideration and Vote on a Resolution Authorizing Disposal of a Significant Parcel of Real Property, Staff Presenter, Vaughn Pickell.**

Mr. Pickell reported that the City has worked in the past to acquire a right-of-way for Porter Rockwell Boulevard. Initially it was planned to occur toward I-15 but later plans showed it a T-intersection making the curve surplus property. In order to dispose of a significant parcel of real property, a public hearing is required along with 14-day newspaper notice, which was accomplished. At the conclusion of the public hearing the Council should consider a resolution to dispose of the surplus property.

Mr. Pickell stated that the property is located on the southeast corner of 14600 South and Porter Rockwell Boulevard. Mayor Timothy reminded those present that funds were received from Corridor Preservation through the Public Utilities Committee of COG. They need to approve the sale price because their money was invested. According to the rules, the money has to go back through the process. It was noted that the property is in excess of two acres in size. Mr. Fazio reported that the property is triangular in shape and is being severed from the right-of-way. They will still be preserving about 140 feet of right-of-way.

Mayor Timothy opened the public hearing. There were no public comments. The public hearing was closed.

**Ty Nielsen moved to approve a resolution authorizing the disposal of a significant parcel of real estate located on 14600 South and Porter Rockwell Boulevard comprised of 2.015 acres of property. 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. Consideration and Vote on a Resolution Authorizing the Execution of a Pipeline Relocation Agreement in the Vicinity of 15200 South Porter Rockwell Boulevard (Segment 3), Staff Presenter, Michael Fazio.**

Mr. Fazio reported that as the City moves forward to construct the third section of Porter Rockwell, there are several obstacles. One is a Questar high pressure pipeline. Staff has been working with Questar to bury the line in order to complete construction. The Mayor considered it a crime to allow a pipeline to be above ground and require the City to pay the cost of burying it. He resented that the City is burdened to deal with and pay for the problem.

Mayor Timothy asked at what point a building permit is required when a utility builds in the City. Mr. Fazio stated that a permit is required when a line cuts through a City right-of-way. The Mayor stated that the City always has to bear the burden of the cost of cheap, inappropriate installations. The cost was estimated at \$209,000 and was to be borne by the City. The Mayor suggested that possible options be considered to ensure that the expenditure is necessary. It was suggested that if the line is replaced in the next two years that Questar reimburse some of the City's costs. Mr. Reid doubted they would agree to that.

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**James Wingate moved to approve a resolution authorizing execution of a Pipeline Relocation Agreement in the vicinity of 15200 South and Porter Rockwell Boulevard. 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.**

**9. Consideration and Vote on a Resolution Authorizing the City Manager to Enter into an Agreement with the Lowest Bidder for the City Arena Improvements Project, Staff Presenter, Michael Fazio.**

Mr. Fazio reported that on April 4 bids were opened for the City Arena Improvement Project. Two bids were received with the low bidder being J. Lyne Roberts and Sons, Inc. with a bid of \$123,723. The bidder was aware of the scope of work and the timeline with a deadline of June 1. Mr. Fazio recommended approval of the low bid.

Council Member Wingate indicated that he is familiar with the company as one of the principals lives in Spring View Farms.

**Ty Nielsen moved to approve a resolution authorizing the City Manager to enter into an agreement with J. Lyne Roberts and Sons, Inc. in the amount of \$123,723 for the City Arena Improvements Project. 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.**

**10. Mayor's Report.**

Mayor Timothy reported that a grant was applied for to develop a Master Transportation Plan in order to update the plan and include complete streets. It also includes the Active Transportation portion of the plan. Ultimately, the City received \$50,000 from the Wasatch Front Regional Council with at least a 25% match. The Mayor explained that Wasatch Front Regional includes five counties but Salt Lake County contributed to the County requests.

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

Mr. Reid reported that at the last meeting Otis Grant asked the Council to consider changing the corral setback, which is currently 75 feet. He noted that Mr. Grant had been cited for a violation. Since then Mr. Grant has come into compliance by moving the horses and vacating the corral. The City, in turn, dismissed the case.

Staff met and discussed the distance. Council Member Nielsen suggested 40 feet would be appropriate. Staff liked the 75-foot requirement since it provides a buffer for adjacent homeowners. Mr. Reid stated that Mr. Grant could come into compliance on his property if he moves his corral elsewhere. Guidance from the Council was sought. It was noted that there are a significant number of homes that are out of compliance.

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Ty Nielsen compared the situation to enforcing speed limits and was concerned that the requirement was overly restrictive. Mr. Reid stated that Mr. Grant could either move his corral and come into compliance or request a variance. The Mayor thought it was important that even on a corner property, he is able to come into compliance. He stated that it should be clarified whether the 75 feet refers to the distance from property owner's home or a neighboring home. He commented that there are people who have one acre lots who do not have horses and did not move to Bluffdale for horses. Those people may not want to be next to a mink farm. He also knew from experience what it is like to live next to someone who does not keep their stalls clean. The Mayor reported that he had received very few complaints on the issue. It was noted that only three citations have been issued since 2000.

Alan Jackson commented on enforcement and stated that when complaints are received, the City address the issue. He noted that complaints drive compliance. He expressed support for leaving the setback at 75 feet. The majority of the Council was in favor of keeping the setback as-is and taking no action.

Mr. Reid reported that a *Shake Out* exercise is planned. Emergency Program Manager, Natalie Hall, stated that the City Council Members should have been contacted by their section leader to participate in the drill on Saturday, April 23. The drill will be City-wide and helps satisfy requirements of a federal grant. The grant has very specific requirements, one of which is to hold three drills that meet certain criteria. The drill criteria and specifics were described. The Mayor thanked Ms. Hall for all she does for the City.

Ms. Hall thanked the City Council for getting their photos taken for the City website. She agreed to update the website.

Ms. Hall stated that a meeting was scheduled with the website company later in the week where they will present the most recent version. There will then be a three-day training to finish building the website content. They will continue to add content to the website, which will be ready to go live in June.

Mr. Reid reported that earlier in the week Bluffdale received the Tree City USA award. Ty Nielsen was present along with Public Works Operations Manager, Blain Dietrich. Mr. Reid indicated that this is the 11<sup>th</sup> year the City has received the award. Mayor Timothy suggested that going forward it take place before the last possible opportunity. Ty Nielsen stated that the intent is to meet the third week of May to put a plan in place.

Mr. Reid indicated that excavation is underway for the New City Hall and they have reached the basement level minus two feet. Initially they thought it was 15 feet and brought in two feet of fill to bring it back up to the 13-foot level. He later heard that they plan to go to 17 feet and then bring it up to 15 feet. They are now at their lowest level and should begin bringing in the engineered fill. In response to a question raised, Mr. Reid explained that the holes for the

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thermal field are off to the west and are not close to the City Hall itself. The well field will be beneath part of the parking lot and the new trail; it will not be in the basement of City Hall.

It was reported that Matt Chadwick has accepted employment in the Uintah Basin with the Bureau of Indian Affairs. A brief open house was to be held for him on Thursday, April 14 at the Fire Station from 2:00 p.m. to 4:00 p.m. All were invited to attend. Mr. Chadwick's last day was Friday, April 15, 2016.

Mr. Reid reported that staff was approached by Ken Milne who has a resident in Bluffdale Heights that is willing to transport mink manure on a monthly basis. The annual cost is \$3,000. He asked if the City would be willing to pay half the cost. The pens are periodically cleaned out and the manure is stockpiled in a wind row. As a result, the smell and flies have increased. Mr. Reid thought it would be in the City's interest to expend \$1,500 to help mitigate the problem. It was suggested that Mr. Dixon still do his part. The desire was not for the City and the citizens to mitigate the problem due to his neglect. It was noted that the owner is not required to haul the manure offsite. It was discovered that with the manure being hauled away the smell and flies are greatly reduced. Last year the manure was taken to the large LDS Church farm in Riverton, which is now being converted to a shopping mall. The resident with the truck has found a place to take it. Three Members of the Council agreed to proceed.

Mr. Reid reported that a number of people in Southern Parry Farms have volunteered to do a service project. One of the possible projects involves the cemetery. Mr. Dietrich indicated that the City Cemetery is very mature and some of the larger trees and roots have grown and encroach on some of the gravesites. Staff recommended some of the mature growth be removed and pulled back to the fence where they can start over with young growth. Mr. Reid confirmed that funds had been allocated for the project. He asked for authorization to have volunteers come in the next few weeks and remove most of the mature trees along the south side against the Audio Enhancement Building as well as between the Public Works Building and start over with new landscaped growth.

Ty Nielsen was concerned about the removal of vegetation being done all at once. He questioned whether it ought to be done in phases. Mr. Dietrich stated that the trees are Chinese Elms for the most part and Lilac bushes. The intent was to plant desirable trees to replace the ones that are removed. Mayor Timothy recommended slow growth large trees be intermingled with faster growing trees.

Mr. Fazio reported that recently he was asked to be involved in the Oquirrh Connection Study consisting of a toll road from Herriman to Tooele. The City was not asked to contribute financially. Mayor Timothy stated that he volunteered the City to help because that traffic is an additional burden on the City and he wanted a voice.

Mr. Reid reported that on Tuesday, April 19 at 12:00 noon at the Officers Club at Camp Williams there will be an Awards Luncheon honoring the Saratoga Springs Police Department. Alan Jackson planned to attend.

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Wednesday, April 13, 2016**

**PLANNING SESSION**

Alan Jackson reported that he was approached by some neighbors about the possibility of installing a stop sign at 2700 West and 15250 South. He has gone through the intersection a few times and nearly got hit. Mr. Fazio agreed to look into the situation.

The Mayor asked if the City could produce a plaque or recognition for the BYU students who made a presentation earlier in the evening. Mr. Pickell and Mr. Fazio agreed to take care of it.

Justin Westwood reported that the previous day he met with the Association of Municipal Governments who met with Salt Lake County Parks and Recreation and discussed the Regional Park, which will be a huge draw. For that reason, Mayor Timothy was surprised that they turned the City down on the Safe Sidewalk grant in the area. He recommended the City reapply. Alan Jackson agreed to attend the May 10 meeting in Council Member Westwood's absence. Justin Westwood also indicated that he would not be present at the May 11 City Council Meeting.

James Wingate reported on a recent Mosquito Abatement District Meeting. He reported that the Zika Virus continues to make the news. Together with the Salt Lake County Health Department, the District has put together a newsletter piece that they requested be published in local city newsletters. He agreed to forward the article to Mr. Reid for inclusion in the Bluffdale newsletter. Council Member Wingate reported that none of the type of mosquito that carries the virus has been discovered in Utah this year. West Nile is of greater concern since last year there were 49 mosquitos caught in traps that tested positive. Two humans tested positive. It was reported that doctors are not required to report West Nile cases because of privacy laws. As a result, there are likely more people who have it than are aware of it since not everyone feels the effects.

Boyd Preece reported that he spoke to Mr. Fazio about a possible solution on 14600 South and 1690 West into Loumis Parkway. Mr. Fazio presented the concept and stated that the intent is to come off of Redwood Road and install a median, which forces motorists to travel south and to the roundabout. The consensus of the Council was to proceed with the study.

**12. Discussion on Jordan River Parkway, Presenter, Mayor Derk Timothy.**

Mayor Timothy reported that the above matter is the result of the last piece of property the County needs to purchase to complete the Jordan River Parkway Trail from Utah County to the Great Salt Lake. The property is located in Bluffdale. The County has been trying to purchase it for more than two years from UTA who is determined to get the full amount they paid rather than what it is worth. The County's issue is that UTA only wants to give enough for an easement. UTA would still control what happens or they want so much for the property that it is not realistic for the County to pay.

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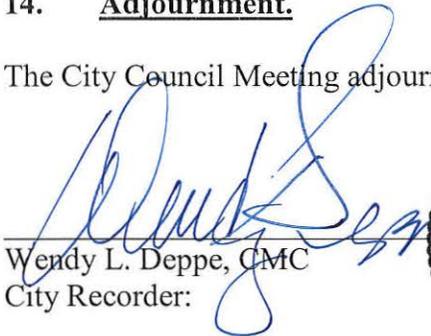
In their negotiations, UTA agreed that if Bluffdale City will allow them to have what is currently allocated and they continue to include it in the calculation of units, they will sell it for a reasonably excessive price rather than an exorbitant price. Mayor Timothy felt that if the County is getting full price for the land, they should not get units for their calculations on future development of the property. He, however, believed that because of the current zoning, the development would require the open space and they would have to deed it to the City regardless. The City's response would be for UTA to sell the property to the County. The City will then include it in the calculation of the open space when it is developed per the current allowance. The Mayor intended to relay that information to the County and let them negotiate.

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

There was no closed session.

14. **Adjournment.**

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

  
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Wendy L. Deppe, CMC  
City Recorder:



Approved: **April 27, 2016**