



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

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, April 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 March 23, 2016 meeting minutes.
 - 3.2 Approval of the April 13, 2016 meeting minutes.
4. Consideration and vote on a resolution establishing a Bluffdale Youth Council, staff presenter, Vaughn Pickell.
5. **PUBLIC HEARING** – Consideration and vote on a Plat Amendment of Cascade Cove Subdivision, which Vacates a Trail Easement at approximately 3100 West 15000 South, Rob Hughes, Newlyn Green and Blake & Angela Bush, applicants, staff presenter, Paul Douglass.
6. **PUBLIC HEARING** – Consideration and vote on various amendments to Title 11-12 Parking Standards, Title 11-8E-12 R-MF Parking Standards, and 11-11G-17 Off Street Parking in the Bluffdale City Code, Bluffdale City, applicant, staff presenter, Jennifer Robison.
7. Mayor's Report
8. 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.

9. 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).

10. Adjournment

Dated this 22nd 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 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 (arrived at 7:25 p.m.)
Ty Nielsen
Boyd Preece
Justin Westwood
James Wingate
- Staff:** Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer
Jennifer Robison, Senior Planner
Paul Douglass, Associate Planner
Natalie Hall, Emergency Program Manager
Sergeant Shane Taylor
Newlyn Green, Employee and Cascade Cove Resident
Wendy Deppe, City Recorder
- Others:** Canon Law, Youth City Council Presenter
Nancy Lord, Youth City Council Advisor
Rob Hughes, Cascade Cove Resident
Blake Bush, Cascade Cove Resident
Angela Bush, Cascade Cove Resident
Dave Tolman, Aclaime at Independence
Steve McCutchan, Aclaime at Independence

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

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

1. Roll Call, Invocation, and Pledge.

All Members of the City Council were present with the exception of Alan Jackson.

Ty Nielsen offered the invocation.

Scouts in attendance identified themselves as Chase Hughes, Kenneth Rollins, Clay Hughes, and Christian Hughes. All were working on their Citizenship in the Community Merit Badges.

Ty Nielsen led the Pledge of Allegiance.

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2. PUBLIC FORUM.

Levi Hughes gave his address as 1810 West Rock Hollow Road and asked what the City was doing with the dirt from the City Hall Project. He stated that the trucks are not supposed to be using Rock Hollow Road but they are leaving rocks behind and some have gotten onto his property. He asked that the area be cleaned up. Mayor Timothy stated that it would be helpful to know which company is using Rock Hollow Road since many are hauling dirt. City Manager, Mark Reid, offered to have someone from the Streets Department take care of the situation.

3. CONSENT AGENDA

3.1 Approval of the March 23, 2016 Meeting Minutes.

3.2 Approval of the April 13, 2016 Meeting Minutes.

Ty Nielsen moved to approve the consent agenda. James Wingate seconded the motion. The motion passed with the unanimous consent of the Council. Alan Jackson was not present for the vote.

4. Consideration and Vote on a Resolution Establishing a Bluffdale Youth Council, Staff Presenter, Vaughn Pickell.

City Attorney, Vaughn Pickell, reported that the above resolution was proposed by Canon Law who drafted the resolution being considered tonight. The proposal is for the Youth Council to draft a charter that would be presented to the City Council for adoption. They would also recommend an advisor who would be approved by the City Council. A starting budget of \$200 was recommended with an ongoing annual budget as the Council sees fit.

Canon Law gave his address as 2644 West 14150 South and stated that in considering the proposal they did not want it to impact the time of any City employees. As a result, they proposed having an advisor appointed who is interested and passionate about helping youth. Ideally the advisor should be someone who has been involved in the community before and knows how government works. The name of Nancy Lord was suggested and Mrs. Lord expressed an interest in serving in that capacity. He thought she would make a great mentor. Mrs. Lord would also help draft the charter. Mr. Law commented that the requested budget amount was reduced since his last presentation to the Council. Mr. Law reported that they plan to attend a Leadership Conference the following weekend and an advisor should be present.

James Wingate commended Canon for being so diligent in his efforts to organize the Youth Council. He also commended Nancy Lord for her willingness to serve a great cause. He was confident that she would be a great advisor. The Council expressed support for Mrs. Lord. Nancy Lord stated that she was thrilled and honored to serve.

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Justin Westwood moved to pass a resolution establishing a Bluffdale Youth Council and appointing Nancy Lord as an Advisor for the Bluffdale Youth Council. James Wingate seconded the motion. Vote on motion: Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously. Alan Jackson was not present for the vote.

Mr. Reid stated that when the resolution was drafted they wanted to avoid confusion with the name and left out the word "City". The organization will be known as the Bluffdale Youth Council.

5. PUBLIC HEARING – Consideration and Vote on a Plat Amendment of Cascade Cove Subdivision, which Vacates a Trail Easement at approximately 3100 West 15000 South, Rob Hughes, Newlyn Green, and Blake and Angela Bush, Applicants, Staff Presenter, Paul Douglass.

Associate Planner, Paul Douglass, presented the staff report and stated that currently along the west border of Lots 14, 15, and 16 in the Cascade Cove Subdivision, the rear property is affected by a 10-foot public utility easement and a 10-foot trail easement. Tonight's discussion should focus on the vacation of the trail easement and not the public utility easement. The location of the trail was identified on a site map displayed.

Mayor Timothy asked why they would not vacate the portion on the north side of 15000 South. Mr. Douglass stated that the north side connects to many other trails and no request had been made. The Mayor recalled that at one time there was a small fire in the area and multiple engines had to be called to fight the fire because there were so many fences to get over. He stated that at the time it was obvious that no one uses the trail.

Mr. Douglass stated that he received a call from Pastoral Way resident, Jana Darby, who wanted the trail to be vacated so that the property owners can use it. Staff had spoken to various neighbors and found that the vacation of the easement would not block off other accesses that might already be in use.

Mayor Timothy opened the public hearing.

Rob Hughes gave his address as 15112 South Pastoral Way and stated that the trail dead ends into the Welby Jacob Canal, which is not part of the trail system. In terms of safety, it provides security for the residents.

Newlyn Green gave his address as 15056 South Pastoral Way stated that the neighbors were pleased that the City Council is considering the request. He stated that 82 public notices were sent around the neighborhood to those who may be opposed. He stated that he had only seen one person on the trail with livestock and they have since moved out of the City. He stated that if approved, the area will be nicely maintained by the residents.

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

In response to a question raised by Boyd Preece, Mayor Timothy clarified that the existing trail easement is not part of the Salt Lake County Trail System.

Ty Nielsen moved to approve the Plat Amendment for the Cascade Cove Subdivision, which would vacate a Trail Easement at approximately 3100 West 15000 South. Justin Westwood seconded the motion. Vote on motion: Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously. Alan Jackson was not present for the vote.

6. PUBLIC HEARING – Consideration and Vote on Various Amendments to Title 11-12 Parking Standards, Title 11-8E-12 R-MF Parking Standards, and 11-11G-17 Off-Street Parking in the Bluffdale City Code, Bluffdale City, Applicant, Staff Presenter, Jennifer Robison.

Senior Planner, Jennifer Robison, presented the staff report and stated that as the City grows and changes, the Planning Commission has gone through various developments that have been approved in Independence. As they have gained different types of housing types, the Planning Commission has asked staff to perform an analysis on parking standards to determine if the current standards need to be updated. What is before the Council is a recommendation from the Planning Commission with staff information for discussion.

A proposed ordinance was before the Council for possible adoption tonight. Mrs. Robison commented on a discussion on the issue of how single-family homes treat parking as well as attached units. The differences and variations were discussed. Other communities were also studied and it was found that South Jordan has several varieties of housing in the Daybreak area. Staff also looked at Saratoga Springs, Lehi, and the County. In studying the current ordinance, what was shown in black is what they currently have in the definition for residential parking. The current standard addresses residential development, which requires two parking spaces per unit plus visitor parking where appropriate.

With regard to single-family detached housing, the Planning Commission indicated that two parking spaces per dwelling should be enclosed in a garage. In addition, a 20-foot minimum driveway would be required for all single-family dwelling units. Standards were also proposed for townhome, condo, multi-family, and cluster housing.

In the past, there was only one project with apartments. There is a zone called the Residential Multi-Family and in looking at guest parking standards they referred to that particular zone to see what the ratio was. The Planning Commission recommended that requirement be increased. They also provided a specific item for guest parking. The proposed changes were shown on the document in red. What was suggested for townhomes, condominiums, attached units, or single-family auto courts were two parking spaces for one or two-bedroom units, which would be

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similar to the single-family standard. Three parking spaces would be required for three or more bedroom units.

Mrs. Robison stated that the Planning Commission felt it was important to provide a driveway although it was recognized that there may be concerns with alley-loaded units. Apartment unit standards were the same with two parking spaces for one or two-bedroom units and three parking spaces for three or more bedroom units. It was noted that the requirement is exclusive of guest parking. One guest parking space would be required for every three dwelling units. The standards are important because they are a significant increase over the current standards. It was noted that concerns about parking have been raised.

Mrs. Robison stated that a few other provisions need to be changed. For example, any multi-family residential dwelling unit parking facilities shall be provided on the same lot as the use for which the parking facilities are required except for approved common or guest parking facilities. Staff had found that in projects with multi-family attached units, the lot consists only of the floor plan of the home. Parking was provided in other areas of the various projects.

Public street parking was next addressed. Mrs. Robison stated that parking on public streets shall not be allowed to satisfy the off-street parking or guest requirement for any residential dwelling unit. The Planning Commission thought it was important that they not allow on-street parking to be the standard.

Mrs. Robison indicated that all residential detached and attached units shall provide a driveway that is a minimum of 20 feet in length in the front of any garage. She stated that there was some concern expressed from developers who feel the proposed standard creates a hardship and burden for them.

Mayor Timothy asked about parking off of alleys and asked if alleys are always private. Mrs. Robison stated that thus far all of the alleys that have been approved have been private and are maintained by the HOA or the homeowner. The Mayor asked if a situation where someone blocks the alley would become a City issue. Mrs. Robison stated that staff feels that increasing the parking standard may meet the desired objective without having to construct a driveway. Mayor Timothy stated he did not believe there was enough parking in Independence and that the residents may feel that just because they purchased a home with a specific configuration with insufficient parking that it is the City's responsibility to provide more parking.

Mrs. Robison brought up a type of product the Council had not discussed with has an alley in the back involving cottages with detached garages. A decision was made to attach the garages to the homes since the developer felt it would make the product be more sellable. This allowed for additional parking in the back. Most have 20-foot driveways and areas next to the lot that can be used for parking. One of the comments from residents and builders was that the additional area provided can create a safety hazard. Children can play in the alleys and more than one car traveling down the alley can create a safety concern.

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Mayor Timothy spoke to South Jordan City about this very issue and noticed that their alley-loaded properties are always very clean. He spoke to residents who informed him that the HOA is very strict and tickets are issued for infractions. The Mayor spoke to the South Jordan Mayor who reiterated that in situations where the HOA is stringent, the issues can be resolved. He did not want the City to have to police situations where there is garbage in the back of properties.

Mrs. Robison stated that the units referenced have a rear alley but are single-family homes. When the units were approved they were not required to provide additional guest parking. As a result, guests typically park near the door on the public street.

Mrs. Robison next discussed the Field Stone Homes project also known as auto courts or clustered units. The idea is very similar except that the homes face the alley instead of the public street. The concept, however, is the same. There are 118 units of this type with two spaces in the garage and all of the visitor parking on the street. Mayor Timothy stated that this is the product that results in the most complaints. Mrs. Robison agreed. Mr. Reid stated that in the summer the fronts of the alley-loaded homes are packed with cars because the homeowner finds it more convenient to park in front than to go around to the alley and pull into the garage.

Mrs. Robison stated that in the Marketplace, which has been approved, the areas shown in red were identified in the Project Plan as no parking zones. Visitor parking areas were identified. It was not yet known if it would be adequate. The mixed use ordinance at the time allowed for on-street parking. D.R. Horton has 58 of these types of units with two spaces in the garage. All of the visitor parking will have to be on the street or in a designated area near the park. It is a rear alley-loaded product. The alleys are 25 feet. Renderings of two-story units were shown with driveways with two spaces in the garage and two in the driveway.

The three-story products were next discussed. Each has an alley and a 10-foot approach. She asked the builder about that and was told that they need space to place the utilities for the units. The Westgate project was reviewed with the areas shown in red being no parking. The homes are single-family rear alley-loaded units with the on-street parking being counted as the visitor parking. The single-family alley-loaded units provide 45 on-street parking stalls. The projects have not all been developed and it was not yet known what the behaviors will be.

Approaches to some of the Holmes products was photographed. Some were determined to be slightly longer than 10 feet. They tend to alternate depending on the garage. The D.R. Horton townhome project was next discussed. The units have driveways and staff was not aware of a parking issue there. There are 20-foot driveways that can accommodate two cars as well as an additional 46 parking spaces that are provided throughout the project. The Iron Horse project was next discussed, which was one of the most recently approved. The units have driveways in addition to more visitor parking. Mrs. Robison noted that the developer went beyond what was required.

Sergeant Shane Taylor commented that the majority of complaints received have pertained to parking on the road. Mayor Timothy did not object to having the guest parking be part of the

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driveway and allowing tandem parking. With alley loaded units, he suggested they require additional off-street parking. Mr. Reid stated that if guest parking and overnight parking are not delineated between, there can be problems because streets are closed to overnight parking nearly half the year because of snow. Counting the on-street parking as part of the requirement should not be allowed.

The Council supported the concept of a minimum 20-foot driveway when it pertains to parking in front of a garage with public street access. Rear alley loaded driveways were dealt with differently. The Mayor did not think that parking on driveways in those situations should be counted because he doubted it would ever happen. With apartment units he supported two parking spaces for one or two bedroom units and three parking spaces for three or more bedroom units. He suggested the driveway requirement be defined.

City Planner/Economic Development Director, Grant Crowell, was asked about parking issues he experienced when he worked for Draper City. Mr. Crowell stated that most of the issues pertained to private streets in South Mountain. People renting out their basements was also an issue.

Mayor Timothy opened the public hearing.

Steve McCutchan from Aclaime at Independence, made a Parking Ordinance Revisions Presentation. He stated that he and his associates attended the previous week's Planning Commission Meeting. He had the following three concerns with the proposed ordinance:

1. Parking studies do not support three parking spaces for three or more bedrooms in attached or multi-family housing projects.
2. The alley garage Urban Townhome is valued as an affordable, for sale dwelling that permits a balance of single-family detached and attached homes and additional open space. The requirement for a 20-foot alley driveway would remove the value of these units.
3. One guest space per four dwellings is the industry standard for attached and multi-family housing.

With regard to three-bedroom units, Mr. McCutchan contacted Ryan Hales, from Hales Engineering and asked him about cars and the recommended number of parking spaces per unit. Mr. Hales indicated that 85% of the time these are estimated as the number of parking spaces needed for single-family detached units. Mr. McCutchan explained that single-family detached homes require more parking. Town homes require less parking than apartments because they tend to be occupied by single individuals or a couple. Apartments typically have a wide diversity of people.

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Mr. McCutchan commented on the alley loaded townhome project and stated that they build them because they provide a lot of flexibility. He explained that the urban townhome product has satisfied the entry level affordable unit need in the marketplace. It also allows for more open space for parks and trails. He commented that in Westgate they have nearly twice as much active park as is required. The urban townhome also replaces the need to build apartments to develop vested units. He stated that it costs more to build urban townhomes than alley loaded units. If the change is made they will choose to no longer build that product. Mr. McCutchan suggested that the guest parking ratio remain at 1-to-4.

Mr. McCutchan stated that they are currently working on Day Ranch, which is the largest of the Aclaime projects. Specifics of the project were described. Mr. McCutchan stated that something they are doing successfully in Day Ranch is the smaller lot single-family cluster units and the urban townhomes, which have a more than ample supply of off-street parking built into the units. He looked at the design studies conducted and stated that they substantially exceed the 1-to-4 ratio. He agreed with Boyd Preece that they should show how they are providing adequate guest parking for the units.

Mr. McCutchan stated that Marketplace was designed around the idea that on-street parking would be considered guest parking. It was noted that on-street parking is an integral part of the project. He commented that much of the concern about parking comes from the fact that the street section is very narrow. They have tried to limit parking to one side of the street. That leaves 21 feet of drive aisle on the streets. He noted that the private streets are three-feet wider from curb to curb than the public street section.

Mr. Reid stated that in Bluffdale there is no mass transit to alleviate the need for cars. In Utah, typically everyone who has a license has a car, which creates a need for parking.

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

James Wingate preferred that if the Council feels that parking needs to be increased that they not dictate to a developer how they provide it. He suggested they be specific mathematically rather than in terms of the product created.

Alan Jackson clarified that if the parking is allocated for the 20-foot driveway, it would need to be provided somewhere else that is acceptable. The Mayor liked the 20-foot driveway requirement because if it is shorter than that cars will park on the street. He was not opposed to 20-foot driveways in association with townhomes. Alan Jackson preferred the single-family units and was not necessarily opposed to moving from single-family to front loaded townhomes with 20-foot driveways.

Possible procedural options were discussed.

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Ty Nielsen moved to table the matter and direct staff to email the Council asking that comments be submitted and combine them into a single document. Alan Jackson seconded the motion.

The Council seemed to be in agreement with regard to the 20-foot minimum driveway in the front. There was some question about the rear alley length but it seemed to the Mayor that if the parking is provided elsewhere that it is less of a concern. He suggested that the existing requirement for rear alley driveways remain as it is currently and include additional verbiage dealing with guest parking. The Council should provide staff with feedback on the number of guest parking stalls that should be provided for each unit type. All were in agreement that on-street parking should not count toward the parking requirement. Mayor Timothy thought the major question in dealing with guest parking was how many stalls are required and where they are located. The tandem parking issue should also be addressed.

Mrs. Robison stated that guest parking was suggested at a ratio of 1-to-3. The tandem parking could be eliminated because it is required to be in other places. Mayor Timothy felt strongly about not counting the on-street parking because one-third or more of the year it is not allowed.

Vote on motion: Ty Nielsen-Aye, Justin Westwood-Nay, James Wingate-Aye, Boyd Preece-Aye, Alan Jackson-Aye. The motion passed 4-to-1. Justin Westwood indicated that he voted against the motion as he would not be present at the next meeting where a vote will be taken on the matter.

Dave Tolman asked that more demographic information be provided.

7. Mayor's Report.

Mayor Timothy reported that the Wasatch Front Regional Council recently held a meeting at Riverton City Hall in the Council Chambers. The way it was organized was more interactive and well done. At the next small area meeting the Mayor recommended Bluffdale have a stronger presence.

The Mayor stated that some time ago the Jordan School District made a presentation at the Jordan Coalition Meeting about the "Leader in Me" Program. He was impressed by the presentation but stated that they were requiring the City to come up with funding to offer the programs in schools. Ultimately, the Jordan School District funded Bluffdale's "Leader in Me" Program. In addition, the new principal is an expert in the "Leader in Me" program. The Mayor was very impressed by the children involved in the program.

Mayor Timothy commented that he has been doing "Meet the Mayor" the third Wednesday of every month for some time. He hoped there would be more participation considering that that is the best way for him to solve problems. Despite low participation he intended to continue it.

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Mayor Timothy reported on the City Hall Training and invited those interested to participate in the training.

8. City Manager's Report and Discussion.

Mr. Reid commented on the Trex fencing issue. Mr. Pickell explained that he spoke to the applicants who want to change to vinyl. He then received a call from their neighbor who doesn't want the change. He asked for direction from the Council and stated that the development agreement specifies Trex of a specific color and style. Mayor Timothy's opinion was that if they plan to amend the development agreement it should be because the majority, if not all, of the residents support it. He commented that every homeowner purchased their property knowing that Trex fencing was required. Mr. Pickell stated that at least one person objects to the requirement. He noted that there is already some Trex fencing installed. Mayor Timothy considered that fact to make it a done deal. Previously it had been represented that there was no Trex fencing installed.

Mrs. Robison stated that a portion of Trex fencing has been installed along Porter Rockwell and around the City Park. She stated that from a planning standpoint, there is a project plan in place and it is a smaller area of development. The fence was part of an aesthetic aspect of the site plan approval. The continuity of having a fence throughout the development also looks better. Staff had concerns with some of the architectural elements on the homes. She supported any effort to enhance the aesthetic qualities of the neighborhood. She thought the fencing was important to maintain as part of the project plan. The builders were aware of the requirement and should have made the residents aware of it. Mrs. Robison stated that the City has not had much input on architectural standards and has relied on the Technical Review Committee. The consensus of the Council was to leave the requirement unchanged.

Mr. Reid reported on the City Hall project and stated that the basement has been dug as well as the area for the footings. The steel rebar has been installed and the footings poured on the far east end.

Mr. Reid indicated that the previous Saturday was the Great Shake Out event. Due to weather, the event took place inside the bay and went well. It was estimated that 200 people participated. Mr. Reid expressed thanks to Ms. Hall for her work.

Mr. Reid reported that currently the City's police vehicles are black and white. The City recently purchased six all black vehicles. When the logo was designed, they began with a dark blue but felt it would not look good on a black car. A rendering was shown of the logo in cyan on the black car. Once a badge is designed the Chief would like to put an image of the badge on the car as well. Mr. Reid thought it would be a very distinctive look. Mayor Timothy personally did not like the look of the badges on the cars. The decision was made to leave the badge off of the cars and let the future Police Chief make the final decision.

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Mr. Reid reported that the Police Awards Banquet was held recently where several Bluffdale officers received awards. Alan Jackson was thanked for attending. The Major Accident Team was singled out as being the unit of the year.

Mr. Reid addressed the budget and stated that at the first meeting in May a preliminary budget will be presented. Normally at that meeting an overview of the budget is given with very little discussion. He expected to propose a 3% increase for staff that includes a 2% cost of living increase and 1% merit increase. Mr. Reid stated that a cost of living increase has not been given in some time. Without it employees can top out and never have the ability to get an increase. Three scheduled meetings will be held before the budget has to be approved. In the past, Special Meetings have been conducted as needed. Mayor Timothy asked to be provided with the budget in Excel separate from the packet. Mr. Reid agreed to make it available in that format to the City Council as well.

Mr. Reid reported that the Rodeo improvements are underway. The schedule is to have it done by June 1.

The following week website training will be conducted to train staff on how to add and manipulate items on the website.

Mr. Reid reported that stop signs were installed on 2700 West and 4000 West and 13800 South.

With regard to VECC, Mr. Reid indicated that dispatch is provided by Valley Emergency Communications Center in West Valley. They dispatch all agencies in Salt Lake County except for Salt Lake City, Sandy City, the UPD, the Granite School District, the Highway Patrol, and the Airport. Since Bluffdale contracts with Saratoga Springs, they are dispatched out of the Utah Valley Dispatch Center (UVDC). Mr. Reid approached VECC and asked them for a 50% discount on fees. They agreed to the reduction, which saved the City \$25,000 per year. He explained that the UVDC charges the City 100% of the 911 fees to dispatch police and they will not reduce the fees like VECC did. They want to get as much money out of the City as possible because Bluffdale has no power or say in long term matters.

Mr. Reid was troubled by the fact that they have proposed to make VECC a taxing district similar to UFA and UPD. This would mean that every household would be assessed an amount of property tax to fund VECC. Mr. Reid informed VECC that if they need more money, they have a County-wide program from which to collect money and he recommended that be used rather than collecting property taxes. Mr. Reid explained that under the property tax scenario, residents would be assessed based on their property tax valuation. In addition, large non-profits that are not taxed would pay nothing for 911.

PLANNING SESSION

Boyd Preece referenced the Radon presentation made at a recent meeting. He spoke with a representative from IHC who clarified that they purchased 100 kits for Riverton and they went

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quickly. Mayor Timothy recommended the City have a major campaign to get as many homes tested as possible. He also recommended that new homes be required to have a mitigation system. He hoped someone would take charge and see what other entities will donate kits so that as many homes as possible can be tested.

It was reported that Justin Westwood and James Wingate would not be in attendance at the May 11 City Council Meeting. Council Member Wingate asked to participate via teleconference. It was noted that it is difficult to hear when Council Members participate via teleconference. Mayor Timothy preferred no teleconference.

9. 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.

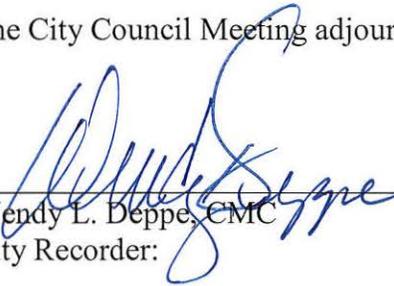
Ty Nielsen moved to go into Closed Meeting pursuant to Utah Code §52-4-205(1) to discuss land acquisition and pending litigation. Alan Jackson seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council was in closed session from 9:15 p.m. to 10:00 p.m.

James Wingate asked how to address questions relating to negotiations for the jurisdictional transfer. Mayor Timothy stated that it was postponed because he wants to try to get another \$1.5 million for land acquisition before the trade is made. Mr. Reid stated that currently it is to \$200,000. UDOT should pay for it because it is their road.

10. Adjournment.

The City Council Meeting adjourned at 10:03 p.m.


Wendy L. Deppe, CMC
City Recorder:



Approved: May 25, 2016

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CLOSED MEETING MINUTES
Wednesday, April 27, 2016**

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

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

At approximately 9:15 p.m. Mayor Derk Timothy called the meeting to order.

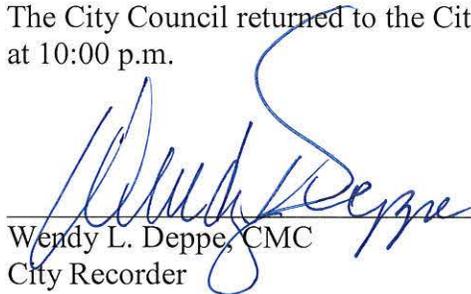
Motion: Ty Nielsen moved to go into Closed Meeting pursuant to Utah Code §52-4-205(1) to discuss land acquisition and pending litigation.

Second: Alan Jackson seconded the motion.

Vote on Motion: The motion passed with the unanimous consent of the Council.

Land acquisition and pending litigation issues were discussed.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 10:00 p.m.


Wendy L. Deppe, CMC
City Recorder



Approved: May 25, 2016