

**BLUFFDALE CITY COUNCIL
BLUFFDALE CITY PLANNING COMMISSION
SPECIAL JOINT MEETING MINUTES
Wednesday, February 26, 2020**

Present: Mayor Derk Timothy
Wendy Aston
Traci Crockett
Jeff Gaston
Mark Hales
Dave Kallas

Staff: Mark Reid, City Manager
Vaughn Pickell, City Attorney
Bruce Kartchner, Finance Director
Grant Crowell, City Planner/Economic Development Director
Trevor Andra, Assistant City Engineer
Jennifer Robison, Senior City Planner
Gina Miller, Deputy City Attorney
Wendy Deppe, City Recorder

ECONOMIC DEVELOPMENT WORK SESSION

Mayor Timothy called the meeting to order at 4:33 p.m.

1. Welcome and Dinner.

Mayor Derk Timothy welcomed those in attendance.

2. Report on Previous Action Items.

a. Vision Illustrations for Point of the Mountain.

City Planner/Economic Development Director, Grant Crowell, addressed the displayed illustrated vision for the Point of the Mountain. He informed the Council that a public website was created from the perspective of property owners in the area in order for the City Council to gather ideas. The designers were asked to craft ideas for the area and they provided a variety of options. Mr. Crowell reported that real estate prices need to increase to make it worth building tall buildings as well as an evolution of space over time.

b. Supermarket Study.

Mr. Crowell provided an update on the Supermarket Study. Mark Hales signed the agreement for the study with MTNRA. Mr. Crowell explained that experts in the supermarket industry have reported that e-commerce in a grocery store setting may hit a sales range ceiling of 12% to 14%. The Council would receive a report on the study and have an opportunity to ask questions once the study is completed.

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3. Priorities Discussion, Based on Previously Identified Council Topics.

Mayor Timothy updated the Council on the discussion that took place at the State Legislature Luncheon held earlier in the day. The group addressed how mayors and cities can be more unified with the State Legislature. He explained that the County's goals are not necessarily what the southwest part of the County needs.

Dan McKay, Developer for the Church of Jesus Christ of Latter-day Saints, attended the Legislative session and stated that a significant number of residents are purchasing through online sources, which is causing retail businesses to close. Times are evolving and it is significant to attract residents to the community to benefit from their online purchasing sales tax. However, the grocery store will not be replaced by an online presence. Mayor Timothy asked what the retail situation will be when the gravel pit is developed. He suggested developing business locations so that people will not have to leave the city to go to work.

Mr. Crowell presented an overview of Porter Rockwell heading west to Herriman. He described the portion of Geneva's operations and their development in the area. It was noted that this portion will connect with the DAI project.

Mr. Crowell reported that the Wasatch Front Regional Council ("WFRC") Onreach Map includes a FrontRunner stop in Bluffdale; however, there is not a plan to develop the site at the current time. As a result, the stop could potentially move. Mr. Crowell presented the potential FrontRunner options and gave potential ideas for development. The Point of the Mountain Vision video and Future Concept Plan were displayed. Mr. Crowell described the relationships and connections between the cities near Bluffdale. He also referred to a land use plan created by a neighboring city. He stated that there is the potential for cities to cooperate and work together.

It was reported that the worth of the 10-acre DAI project known as the "sore thumb" is approximately \$2.5 million. Jeff Gaston reported on his communication with DAI the previous week regarding potential options for the property. Mr. Crowell stated that there is currently a great deal of flexibility with the infrastructure in the area.

Jeff Gaston asked if the Public Works facility was included in the plan for the DAI property. Mayor Timothy reported that a location is needed for the Public Works facility; however, he prefers it be closer to, but not on Porter Rockwell. City Manager, Mark Reid, stated that the property for a Public Works facility has been discussed, however, staff has committed retail and restaurant businesses to the community.

Jeff Gaston stated that DAI discussed the option of acquiring businesses that are sales tax driven. Currently, this is the only potential property in the City that can provide goods and services.

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Mr. Reid reported on a meeting he had with Mr. Clyde and his planner. In their discussion, Mr. Clyde stated that there is no location on the Geneva property that his company would like to consider for a Public Works facility.

Mr. Crowell asked the Council to brainstorm ideas for the Clyde Plan that can be uploaded to the City website. It was confirmed that there is no overall density calculation. Mr. Reid explained that the designers used the Farmington Station model, which is a large retail site and applied it to the area. They felt this concept would fit well in the area.

Mr. Crowell referred to the Council's general list and suggested ideas to prepare the land for the future. Mayor Timothy stated that was he thinking from the perspective of 20 years in the future. The best place to determine a location for high-density housing is adjacent to I-15. Bluffdale City will need to make a statement to determine what densities the City will allow so that the Legislature will approve and fund an interchange. Eventually, the City will need to create a plan. Mayor Timothy added that Independence is considered high density in Bluffdale City and he felt this was the proper location for high-density housing. If an interchange can be acquired, there will be less impact with higher density.

Dave Kallas commented that the reasoning behind developing the area was to show WFRC, UTA, and others that Bluffdale is ready for infrastructure. He was not concerned about high-density housing in that area. Mayor Timothy stated it would be favorable for Bluffdale to have a variety of development types. Traci Crockett commented that the plan needs to be innovative and unique. Staff and the Council shared examples of various developments that have been innovative.

Mark Hales commented that there are currently no options to travel from Point A to Point B. This needs to be addressed in the high-density areas. He pointed out that the transportation component becomes critical to any kind of success and stated that Utah is not developed for mass transportation.

Dave Kallas stated that the Clyde plan is more realistic than Bluffdale City's vision, however, the City's vision expresses the potential for the area.

Mayor Timothy stated that the Form-Based Code will be a focus since residents care more about the attractiveness of a building than what actually takes place inside of it.

Mr. Crowell stated that it is important to deliver a message with the City's goals of development to residents. The Mayor agreed to announce a future plan to Bluffdale residents that will help them be more accepting and improve community involvement.

Mr. Crowell stated that developers often approach him to discuss projects. Frequently, he is asked if he is aware that retail requires a certain number of rooftops. Mr. Crowell reviewed the formula necessary to determine how many rooftops are necessary for retail spaces. He pointed out that there are other factors involved in determining retail space.

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Mayor Timothy asked why Bluffdale City does not require developers to install conduit for Comcast. Residents want faster internet and having this feature will be significant for residents if the City wants them to shop online. Mayor Timothy asked staff to immediately begin to require developers to install faster internet into the utility. Mr. Reid described Riverton City's experience of adding conduit to developments along with the secondary water. City Attorney, Vaughn Pickell, explained that it is not currently being added, however, it is possible.

Mr. Crowell described options the Council could consider in determining their discussion for development on major City roads as well as community involvement.

Mayor Timothy suggested categorizing the tasks into groups. A list could be created and prioritized for the tasks that are low cost or that can be completed internally by staff. The other tasks could be grouped and prioritized by area.

Wendy Aston suggested there be two task lists. One would focus on economic development and the other would be specific to tasks that do not involve economic development. She explained that the purpose of the lists is to focus on action items for the City's economic development. She asked if there could be a moratorium on any type of sign until the Code is in place. In response to a question, Mr. Crowell stated that there have not been any applicants for signs to date. Council Member Aston was concerned that signs will be constructed throughout the City that have not been approved.

Mayor Timothy reported that Maverik's intention is for a sign to be tall enough to be seen from Bangerter Highway for their store located at 2700 West 14000 South. Mr. Crowell displayed the projected area and reviewed the ordinance requirement for the sign. Wendy Aston asked what the height is for a flyover at the road level on Redwood Road. There was discussion about the ordinance requirements and sign heights in the area. In response to a question from Mr. Reid about the Karl Malone sign, Mr. Crowell addressed how cities can use Special District Zoning in specific areas to allow for significantly taller signs.

The processes involved in acquiring signs were discussed as well as a moratorium or notice. Dave Kallas considered a moratorium to be overly aggressive. Wendy Aston asked what the time frame is to acquire a sign ordinance. Mayor Timothy stated that staff will work quickly, however, it will depend on what the Council determines.

Mr. Crowell explained that the Council needs to find a model to use for the ordinance. Discussion of the ordinance once it is drafted will occupy the majority of the time spent. He described his experience in Draper City and the process they went through to craft their ordinance.

Wendy Aston identified her concerns with the proposed Maverik sign and the issues that could arise with LED lights and residents in the area. She and the Mayor stated their preferences for expected requirements in the ordinance.

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Dave Kallas reported that the current ordinance requires businesses advertise the service they are offering on their site; however, the sign cannot be a billboard. The Council discussed potential ordinance requirements. Mr. Pickell stated that the Council can regulate the sign but not the content. Mayor Timothy stressed the need to be aware of the different requirements for billboards in various environments. For example, billboards off of I-15 can be brighter than billboards along Bangerter Highway next to residential development. Mr. Crowell suggested that the Council be flexible with respect to the variety of signs that will accompany proposed retail.

Senior City Planner, Jennifer Robison, suggested the City put a moratorium in place six months to take the time necessary to adopt a new ordinance.

Mayor Timothy commented that if the Council decide to pursue a moratorium, he would like to form a Mayor's Citizens Committee and invite stakeholders to be involved to assist in drafting the City's ordinance. The committee will meet frequently and have a deadline. Dave Kallas supported the Mayor's idea and recommended the committee have specific assignments to create recommendations for the ordinance. Mr. Reid suggested the committee provide examples and photos of recommendations. He commented that it would be beneficial to have stakeholders give recommendations for the Bringham development.

Mayor Timothy asked for support to establish a Citizens Committee, regardless of whether a moratorium is formed. He shared his last experience with a Citizens Committee and stated that the purpose of the committee is to provide recommendations that apply to them. This is a way for the City to receive recommendations from knowledgeable citizens. Mark Hales asked why the Mayor would form a Citizens Committee when the Council knows what it is needed. Mayor Timothy compared a Citizens Committee to a public hearing. Mark Hales did not want to waste time on a moratorium when decisions can be determined by the Council. The Mayor stated that the Citizens Committee could work parallel with the City Council with the outcome being a compromise of the two. The Citizens Committee would be an advisory group and the Council would not be required to follow their recommendations.

Dave Kallas explained that the benefits of enforcing the moratorium are to inform developers of the change of process. Wendy Aston preferred to review a rough draft of the sign ordinance at the next Council Meeting. Mr. Crowell stated that an ordinance establishing the moratorium will first need to be presented and will take longer than two weeks to prepare. Procedural and timing issues were discussed.

4. Future Meeting Date and Topics.

Mr. Crowell stated that the REDKOR sign presentation will be presented at the next City Council Meeting.

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5. **Closed Meeting Pursuant to Utah Code Section 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 Meeting.

6. **Adjournment.**

The Economic Development Work Session adjourned at 5:56 p.m.

Wendy Deppe

Wendy L. Deppe, CMC
City Recorder:

Approved: April 8, 2020