



**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY
MEETING AGENDA
Wednesday, February 28, 2018**

Notice is hereby given that the Bluffdale City Council will hold a combined meeting Wednesday, February 28, 2018, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah, scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:30 P.M.

1. Roll Call, Invocation, Pledge of Allegiance*
2. **PUBLIC FORUM** – (4-minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).
3. **CONSENT AGENDA** –
 - 3.1 Approval of the January 10, 2018 meeting minutes.
 - 3.2 Approval of the January 24, 2018 meeting minutes.
 - 3.3 Approval of a resolution declaring certain assets surplus and authorizing the sale of said assets.
 - 3.4 Approval of a resolution of the Bluffdale City Council appointing Mr. Glenn Bronson as the Appeals and Variance Hearing Officer to act as appeal authority for the City of Bluffdale.
 - 3.5 Approval of a proclamation declaring April 2018 as Fair Housing Month in the City of Bluffdale.
4. Consideration and vote on a resolution approving the change of the name of Sovereignty Circle (a public street) to Valor Court, presenter, Venna Farnsworth, staff presenter, Michael Fazio.
5. Consideration and vote on resolution appointing an alternate Planning Commission Member, Mayor Timothy.
6. Presentation of the draft Floodplain Management Plan for the City of Bluffdale, presenters, U.S. Army Corps of Engineers, staff presenter, Dan Tracer.
7. Presentation and consideration of the Pony Express connector, HDR, Inc., staff presenter, Michael Fazio.
8. **PUBLIC HEARING** - Consideration and vote on Mountain Ridge Estates Preliminary and Final Subdivision Plat for thirteen lots, located at approximately 2795 West 15000 South, Brett Lovell and Thomas Heward, applicants, staff presenter, Caitlyn Miller.
9. Presentation and consideration of the amendments to the Bluffdale Water Master Plan I and II, staff presenter, Michael Fazio.
10. Consideration and vote on a resolution adopting the Bluffdale City Organization Chart regarding the organizational structure of City Departments, Officers, and Employees, staff presenter, Stephanie Thayer.

11. Consideration and vote on an ordinance adopting an Amended Consolidated Fee Schedule for Administrative, Service and Development Fees, including Water Rates, charged by the City of Bluffdale, staff presenters, Bruce Kartchner and Stephanie Thayer.
12. **PUBLIC HEARING** - Consideration and vote on a resolution adopting an Amended Budget for the 2017-2018 Fiscal Year, staff presenters, Bruce Kartchner & Stephanie Thayer. **(LBA & RDA Public Hearing held in conjunction)**

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call
2. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2017-2018 Fiscal Year, staff presenter, Bruce Kartchner & Stephanie Thayer. **(RDA Public Hearing held in conjunction with the Budget Hearing)**
3. Adjournment

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. Roll Call
2. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2017-2018 Fiscal Year, staff presenter, Bruce Kartchner & Stephanie Thayer. **(RDA Public Hearing held in conjunction with the Budget Hearing)**
3. Discussion relating to Simple Products, Inc., Incentive Analysis, staff presenter, Grant Crowell.
4. Adjournment

CONTINUATION OF BUSINESS MEETING

13. Mayor's Report
14. 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.

15. Discussion relating to future development at approximately 2700 West Bangerter Highway, Jeff Birrell, Birrell Services, Inc.
16. 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).
17. Adjournment

Dated this 23rd day of February 2018

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, 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

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 6:31 p.m.)
Dave Kallas
Ty Nielsen
Boyd Preece
Wendy Aston
- Staff:** Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Bruce Kartchner, Administrative Services Director
Michael Fazio, City Engineer
Dan Tracer, Assistant City Engineer
Caitlyn Miller, Associate City Planner
Stephanie Thayer, Accountant/Human Resources Director
Natalie Hall, Emergency Preparedness Manager
Wendy Deppe, City Recorder
- Others:** Glenn Bronson, Appeals and Variance Hearing Officer
Venna Farnsworth
Corrie Stezel, US Army Corps of Engineers
Dave Nazare, HDR, Inc.
Brett Lovell, Mountain Ridge Estates
Thomas Heward, Mountain Ridge Estates
Scott Carlston, Simple Products Corporation
Brian Christensen, Simple Products Corporation
Keith Steurer, Avenue Consultants
Jeff Birrell, Birrell Services, Inc.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

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

1. Roll Call, Invocation, Pledge of Allegiance.

All Members of the Bluffdale City Council were present with the exception of Alan Jackson who arrived a few moments later.

Lynn Watterson offered the invocation.

The Pledge of Allegiance was led by the Bluffdale 5th Ward Scout Troop. Three scout troops were represented consisting of scouts working on their Communication and Citizenship in the Community merit badges. The scouts were identified as Brandon Royce, Dalton Jarrett, Maxim Kravesky, Jensen

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Brown, Stewart Warner, Tyler Barnhiesel, Sam Ghiz, Ian Frederick, Colby Fox, Josh Lewis, Jack Sharp, Jonah Christensen, Kaden Slichta, Corbin Randall, Joey Petersen, Aiden Haslam, Corbin Jenkins, Nathan Carter. Scott Fox and Dale Phillips identified themselves as Scout Masters and David White was an Assistant Scout Master.

2. PUBLIC FORUM.

David Whitehead gave his address as 14399 South 1690 West and commented that the Smith's sign has been taken down. He asked if there were any updates on the status of that development. Mayor Timothy stated that Smith's is not coming to Bluffdale.

There were no further public comments. The Public Forum was closed.

3. CONSENT AGENDA:

3.1 Approval of the January 10, 2018, Meeting Minutes.

3.2 Approval of the January 24, 2018, Meeting Minutes.

3.3 Approval of a Resolution Declaring Certain Assets Surplus and Authorizing the Sale of Said Assets.

3.4 Approval of a Resolution of the Bluffdale City Council Appointing Mr. Glenn Bronson as the Appeals and Variance Hearing Officer to Act as Appeal Authority for the City of Bluffdale.

3.5 Approval of a Proclamation Declaring April 2018 as Fair Housing Month in the City of Bluffdale.

Ty Nielsen moved to approve the consent agenda. The motion was seconded by Wendy Aston. Vote on motion: Alan Jackson-Aye, Wendy Aston-Aye, Ty Nielsen-Aye, Boyd Preece-Aye, Dave Kallas-Aye. The motion passed unanimously.

4. Consideration and Vote on a Resolution Approving the Change of the Name of Sovereignty Circle (a Public Street) to Valor Court, Presenter, Venna Farnsworth, Staff Presenter, Michael Fazio.

City Engineer, Michael Fazio, reported that a few weeks ago the City received a request for a change of name for a street in Bluffdale.

Venna Farnsworth gave her address as 1052 West Sovereignty Circle. She was proposing to change the name of Sovereignty Circle to Valor Court. She has been a Bluffdale resident for 2 ½ years and built a home in Independence at the Point. There are currently two homes on the street with five more

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under construction. She brought five of the seven property owners together and obtained the signatures of Reed and Venna Farnsworth, Andrew and Lindsey Smith, Ben and Jessica Mann, Morgan and Mitch Petersen, and Mitch and Kylee Park, who all were in support of the name change. Ms. Farnsworth submitted their top five name choices to the County who approved two. Of the two, the residents selected Valor Court.

In response to a question raised, City Attorney, Vaughn Pickell, stated that the City Council has the discretion to change a street name. Typically, the City requires the support of at least 50% of the residents to change a street name. Mr. Fazio reported that Ms. Farnsworth has obtained the consent of nearly 100% of the property owners on the street.

Ty Nielsen moved to approve the resolution approving the change of the name of Sovereignty Circle (a public street) to Valor Court, as presented. The motion was seconded by Alan Jackson. Vote on motion: Wendy Aston-Aye, Ty Nielsen-Aye, Boyd Preece-Aye, Dave Kallas-Aye, Alan Jackson-Aye. The motion passed unanimously.

5. Consideration and Vote on a Resolution Appointing an Alternate Planning Commission Member, Mayor Timothy.

Mayor Timothy reported that six candidates applied to fill the Alternate Planning Commission Member position. He explained that the Alternate Planning Commission Member attends all meetings and participates in discussion. If there all five members are present, the Alternate does not vote. Typically, when there is a permanent seat vacancy, the Alternate fills that position. Mayor Timothy proposed that Drew Sanders be appointed to serve in that capacity.

Dave Kallas moved to approve the nomination of Drew Sanders as the Alternate Planning Commission Member for a term ending February 21, 2022. The motion was seconded by Alan Jackson. Vote on motion: Ty Nielsen-Aye, Boyd Preece-Aye, Dave Kallas-Aye, Alan Jackson-Aye, Wendy Aston-Aye. The motion passed unanimously.

6. Presentation of the Draft Floodplain Management Plan for the City of Bluffdale, Presenters, U.S. Army Corps of Engineers, Staff Presenter, Dan Tracer.

Assistant City Manager, Dan Tracer, introduced Corrie Stezel from the Sacramento Office of the Army Corps of Engineers. He reported that the Engineering Department applied for and was awarded a grant about 1 ½ years ago to have the Army Corps create a Floodplain Management Plan for the City. The plan will identify flood risks in the City, identify tools to help mitigate the risk, and set forth practices and options the City can pursue in the future. In the last year, staff has worked with the Army Corps of Engineers and tonight the nearly completed version of the Floodplain Management Plan would be presented.

Ms. Stezel reported that the main objective of a Floodplain Management Plan (FMP) is to look at flood risk and identify potential activities to reduce flood risk before there is a flooding event. She

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identified it as a proactive tool as well. Ms. Stezel stated that Bluffdale's unique geographical location creates a unique flood risk. The FMP provides an opportunity to review strategies and tools to reduce risk, solicit input from stakeholders, capture the decision-making process, and help the City most effectively appropriate their resources. She reported that the FMP complies with Executive Order 11988, which makes Bluffdale eligible for Federal assistance, if needed, in the future.

Section 202 of the Water Resources Development Act of 1996, specific to the Army Corps of Engineers, requires their partners have an FMP in place before construction of any future projects. Ms. Stezel identified the nationwide goals of an FMP and stated that opportunities specific to Bluffdale have been added to the goals. A risk assessment was prepared to address Bluffdale's specific needs. An Evaluation of Strategies and Tools was presented showing what is and is not appropriate for the community and was prioritized into an Action Plan. The importance of public feedback was stressed with regard to the FMP.

The FPM Goals for Bluffdale were identified as.

- To actively manage and reduce flood risks to protect life and property.
- Identify and understand the unique flood risks of Jordan River, canals, and creeks that flow through the City.
- Create a balance between development needs and natural function of floodplains.
- Promote floodplain stewardship.
- Develop outreach tools and communication protocols.

Ms. Stezel presented the Draft Action Plan and explained that the action items were organized into short and long-term sections. She clarified that if the Draft Plan is adopted, the Council could revise it at any time. She requested that the Draft Action Plan be released for a 30-day public review, posted on the City's website, introduced in the newsletter, and have letters sent to the surrounding canal companies asking for their input. After a 30-day public review, they will take the feedback submitted and incorporate it into the document and present the document to the Council for potential adoption.

A question was raised about whether the plan needs to be in place to obtain federal funding in the event of a disaster. Ms. Stezel stated that FEMA funding and funding for future infrastructure are two separate categories. She agreed to investigate the matter further. She reiterated that it will impact Bluffdale when applying for grants outside of disaster situations.

Emergency Preparedness Manager, Natalie Hall, explained that the public outreach requires public input. The plan would be presented at their monthly Emergency Manager Meetings and presented to Section Leaders who represent individual areas of the City. There will also be a review at the Shakeout event. She explained that after the 30-day public input period, the plan will be presented to

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the Council. If the Council chooses to adopt the plan, it will be included in the Emergency Operation/Management Plan. It will be reviewed annually and assessed for additions and changes. Some mapping projects will also receive funding as a result of the plan. Mr. Fazio stated that the plan will be a living document and revisited at least annually.

Dave Kallas asked if the plan will restrict future development. Ms. Stezel explained that it will have no bearing on the Army Corps Permit System. City Manager, Mark Reid, commented that in the event of a disaster the City needs to have a plan in place in order to receive federal funding. It can also give the City additional points on the community rating system and can increase discounts for homeowners who wish to purchase flood insurance. Mayor Timothy stressed that it is an action plan.

Council Member Kallas asked if potential critical failures were identified in the Plan. Mr. Tracer explained that the critical infrastructure is identified in two sections of the plan. He noted that most of the flooding that has occurred was not heavy-storm related. There have also been canal breaches that have occurred over the last few decades. Staff was pursuing another grant with the Army Corps to further study and map particular areas, to assess breaching hazards. The consensus of the Council was to proceed and release the document to the public.

7. Presentation and Consideration of the Pony Express Connector, HDR, Inc., Staff Presenter, Michael Fazio.

Mr. Fazio reported that a few months earlier, interest was expressed in understanding how to connect or modify Pony Express so that it will work better in the future. Staff was directed to hire a consultant to study the matter further. Dave Nazare, from HDR, was retained to serve as a Consultant for the Pony Express Connector Plan. Mr. Nazare presented three proposed alternatives after working closely with staff. Each was refined, and one was developed that was believed to best meet the criteria. The study area was identified, and the following objectives were identified:

- Encourage truck traffic.
- Utilize Porter Rockwell Boulevard as opposed to Pony Express.
- Eliminate the Y intersection.
- Accommodate current and future development.
- Compare this interchange to other interchanges in the Wasatch Front for future functionality.

Mr. Nazare explained that the Transfer Agreement between Bluffdale City and UDOT for Porter Rockwell and a section of 14600 South had been taken into consideration. There will be allowable accesses onto Porter Rockwell at specific locations.

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Mr. Nazare presented Alternative Plan A pointing out it is located south of the mink farm and crosses over a gas easement. It bisects a neighborhood at Rosalind Court and leaves an intersection there very close to Porter Rockwell, which could be a problem in the future due to increased traffic. It would require reconstruction of Royal Mile as well as Mount Jordan Pit Road. It would also eliminate a section of Mount Jordan Pit Road and keep Pony Express in its current alignment. It will not help truck traffic exit Pony Express further south and the intersection is not identified in the jurisdictional transfer. Mr. Nazare thought the City could work with UDOT to possibly trade the access for another. The proposed plan would also eliminate a small park detention basin from Bluffdale City. Mr. Nazare explained that every option they considered would result in grade issues between Porter Rockwell Boulevard and Pony Express. He reported that there were other reasons they decided not to pursue plan Alternative A further.

Alternative B showed the connection, which tees into Pony Express, with Pony Express being widened to accommodate turning movements onto Royal Mile, the new connector, and Mount Jordan Pit Road. The T with Pony Express does not encourage traffic, specifically truck traffic, to go down to Porter Rockwell. It is an accessible location in the UDOT Transfer Agreement and is shown in the 2017 Plan as a signalized intersection. The grade for the plan exceeds what is allowable for design standards. It does not accommodate traffic into and out of the gravel pits. Mr. Nazare commented that there were numerous disadvantages to this alternative.

Alternative Plan C was determined to best meet the desired goals and objectives. It is a 35-mph curve that joins a recently approved storage facility. Mr. Nazare felt this was the best alignment to encourage truck traffic on Porter Rockwell and get off at Pony Express. If in the future Pony Express becomes a right-in/right-out at 14500 South, this would also serve as a better alignment. The proposed plan meets the grades of allowable design criteria. It was recommended that the existing Pony Express be abandoned to refine the current intersection so that it aligns with the previously plotted storage unit facility.

Alternative Plan C was the solution staff felt best meets the objectives of the Concept Report. Quantities and costs associated with the plan were calculated including retaining walls, drainage systems, curb, gutter, and sidewalk. Based on the 2017 costs from the ongoing Redwood Road Project, they created a 2017 estimate that includes design engineering, construction management, and overall construction. The 2017 cost would be \$4 million. This cost was inflated to 2024 which totals \$5.35 million.

Mr. Nazare reported that the connection is on the 1-6-year plan for Bluffdale City's Capital Facilities Plan (CFP). If the funding is not received, project phasing will be possible. The plan was priced out as an entire built from scratch project. Further research may lower the overall cost, depending on future development and traffic studies.

Mayor Timothy clarified that Pony Express is a UDOT road that the City maintains. He asked what UDOT's responsibility would be. Mr. Fazio was unsure but reported that he approached UDOT Region 2 Program Manager, Troy Petersen, and asked him to be a partner in the project so that they

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can receive better funding or better opportunities for funding. Mr. Nazare's opinion was that UDOT's position would be that they have a frontage road that is functioning and there is nothing currently on the long-range plan. He noted that that does not mean that they would not want to partner with Bluffdale City. He commented that the City's position could be that in the end this will help the interchange.

Mayor Timothy suggested Mr. Fazio pursue the Point of the Mountain Commission's efforts to help facilitate interest in the project. He offered to put Mr. Fazio in contact with someone on the board.

Mr. Nazare reported that the grade of the road would be 10% from one intersection to the other. It would flatten out to 6% across the intersection. The Mayor expressed concern with diverting truck traffic from one road to a steeper road and wanted to make sure that is taken into consideration. Mr. Fazio commented that the only alternative would be to extend the alignment further south. The Mayor suggested a roundabout so that the truck traffic would have to slow down rather than stop. This would allow those traveling east and then south to make a quarter turn.

Mr. Reid reported that half of the traffic from Geneva will come onto Porter Rockwell further south. As a result, they will not have to climb up and come back down. They will come up out of another intersection on Porter Rockwell.

Boyd Preece asked if UDOT had considered adding another interchange in the area if the road becomes obsolete. Messrs. Fazio and Nazare believed it would complement and work with another interchange. It was noted that the closest location for an interchange would be the border of the Geneva and Kilgore pit. The Mayor had heard that UDOT was not considering it and are going even further south. Mr. Reid stated that there is a possibility of extending Noell Nelson Drive to the freeway, which would be 1 1/3 mile south of the interchange.

The Council preferred Alternative C with possible improvements. It was suggested that as much WFRF funding as possible be pursued. Mr. Fazio agreed to work with UDOT Region 2 to include it in the State SDP plans. The goal was to divert truck traffic from the intersection of Pony Express and 14600 South. The intent was to keep it as a fully functioning intersection in the future and not miss future development opportunities.

Boyd Preece asked if the study was adequate to allow for development of other properties in the area. Mr. Fazio thought it would be adequate and stated that they are augmenting the study with a traffic study.

8. PUBLIC HEARING – Consideration and Vote on Mountain Ridge Estates Preliminary and Final Subdivision Plat for 13 Lots, Located at Approximately 2795 West 15000 South, Brett Lovell and Thomas Heward, Applicants, Staff Presenter, Caitlyn Miller.

Associate City Planner, Caitlyn Miller, presented the staff report and stated that the request is for 13 one-acre lots and a .25-acre detention basin, which would be dedicated to the City of Bluffdale.

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Additionally, there is an irrigation easement that will run between Lots 107 and 108 that will be in favor of all of the homeowners in the subdivision for irrigation water. The easement would connect to an existing ditch with service routed to all of the lots. The applicants expressed interest in xeriscaping the detention basin. Currently, the City only has an adopted standard for sod and sprinklers in detention basins, but the applicant expressed an interest in discussing that with the City Council.

The applicant, Brett Lovell, stated that they negotiated with the Catholic Church for over one year to purchase the property. They were working with Tom Heward who was unable to be present. With regard to the detention basin, the City currently requires sod and sprinklers. In the past they had worked with the Jordan Valley Water Conservancy District who is providing grants to eliminate park strips. They would like to ultimately have water-wise landscaping that will conserve water and be easy to maintain.

Dave Kallas asked if there is a home on Lots 111 and 112. Mr. Lovell responded that Thomas Heward owns a home there. He has a barn that the developers would like to maintain for Lot 111. Council Member Kallas asked about the setback. Ms. Miller explained that applicants are required by ordinance to submit a concept plan before submitting preliminary and final plat. Staff noticed that without the jog in the road, Mr. Heward's home is three feet too close to the setback, which was why the road has a slight curve to the east. When looking at the setbacks for the barn, they determined that it meets the accessory building setback, which is 10 feet from the side and 10 feet from the rear. Mr. Heward plans to relocate his driveway so that it will not cut across the corner of Lot 113 but will access 2815 West.

Mayor Timothy opened the public hearing.

Ms. Miller read a letter submitted by Edward and Debra Withers, who reside at 15136 South 2700 West, which was submitted and made part of the record. When the Withers purchased their home in November 2011, they were informed that the property directly behind theirs would never be subdivided as it was a permeant easement byway. They were opposed to Brett Lovell and Thomas Heward's application to subdivide the property as they believe it is unlawful and will adversely affect their property values.

Wendy Aston asked if the property was ever an easement. Ms. Miller was unsure as she had not done extensive research into the easements recorded on the property. It was noted that with preliminary and final subdivision plat applications, the applicants are required to submit a title report to the City. Staff reviewed the title reports and noticed that the easements were cross access easements, which primarily deal with the line down the center of the property, which will be a public street. Mr. Reid reported that the property was originally owned by the Catholic Church and intended to be used as a cemetery. Many inquired about purchasing it and were told by the landowner that it was not for sale. That had apparently changed.

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Ms. Miller read a letter submitted by Matthew and Susan Evans who reside at 15087 South 2990 West that was submitted and made part of the record. The Evans have lived in Bluffdale City for 13 years. They were sad to see that the open space will be changing but were pleased that the lots will be one acre in size. They had found Mr. Heward to be a great neighbor. They asked that Bluffdale City, with the additional traffic on 15000 South, provide proper streetlighting. They stated that this is a dark road with random, spotty streetlights. They asked that the cost of additional lighting not be borne entirely by the new homeowners.

Adam Drais gave his address as 2924 West 15250 South and asked what the water source would be for the water easement. He was informed that it would come from irrigation. Mr. Lovell stated that there is an easement near the Welby Jacob Canal and a manhole that ties into it. Mr. Drais stated that it appears that water is running through it without any maintenance and is washing out. He asked for confirmation that all of the irrigation water will be underground and not likely to continue to erode. Mr. Lovell assured him that it will all be underground and pressurized. In response to a question raised Mr. Drais, it was noted that the retention pond will be about one-quarter acre in size. He asked what the expectation would be from the City in terms of maintenance. His preference was for it to be maintained as something more than bare earth. Mayor Timothy stated that xeriscaping involves placing fabric with decorative rock or drought tolerant plants. The City's current plan for retention ponds is turf. Mr. Drais preferred plants to rocks. Other possible landscaping options were discussed. Mayor Timothy commented that turf is easy to maintain but plants require a great deal of ongoing maintenance on the part of staff. He noted that currently there is a detention pond associated with every development in the City.

Neil Swensen gave his address as 15068 South 2700 West. He asked that the Council be careful about approving plans and pointed out that the lot across from him contains a huge warehouse that does not comply with City Code.

Greg Wolfley gave his address as 15000 South 2790 West. He commented that he lives 248 feet from the project and was in favor of the proposed development. He supported one-acre lots in Bluffdale, particularly on the west side of the City.

There were no further comments. Mayor Timothy closed the public hearing.

Ty Nielsen moved to approve the Mountain Ridge Estates Preliminary and Final Subdivision Plat for 13 Lots, located at approximately 2795 West 15000 South subject to the following:

- 1. That all requirements of adopted City standards and ordinances are met.**
- 2. That the project adheres to all requirements of the International Fire Code and requirements of the City Fire Chief.**

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3. That the outstanding comments of the City Engineering Department regarding the detention basin landscaping and project construction drawings will be addressed prior to recordation of the final plat.
4. That adequate secondary water shares in accordance with Bluffdale City Code Section 8-5-3: "Water Required" will be provided prior to recordation of the final plat.
5. That prior to any grading of property or construction, a Land Disturbance Permit and SWPPP Permit be approved and construction activities be coordinated with the City Engineer's Office.
6. That the required public infrastructure improvements will be installed (or a public improvements bond will be paid) prior to the issuance of a Certificate of Occupancy.

The motion was seconded by Wendy Aston. Vote on motion: Boyd Preece-Aye, Dave Kallas-Aye, Alan Jackson-Aye, Wendy Aston-Aye, and Ty Nielsen-Aye. The motion passed unanimously.

9. **Presentation and Consideration of Amendments to the Bluffdale Water Master Plan I and II, Staff Presenter, Michael Fazio.**

Mr. Fazio reported that last year the new Water Master Plan was presented with the assistance of Hansen Allen & Luce. Staff recognized the need to make changes to the plan. They noticed that connecting the east and west systems through Porter Rockwell Boulevard would have been too expensive for the City and not achieved their original goals. Upon further review, they decided to split the water system to place storage and a connection on the west side that would provide water to the east side. They planned to reduce the storage needs from the west and east sides, Zones 1 and 2. This amendment would cover all of the information regarding the change. The presentation was only to change the Master Plan and was intended only for the Council's review.

With regard to a question raised about whether the two halves would still be connected, Mr. Fazio stated that they are connected through 14600 South. A major aqueduct that provides that connection. The valve that cuts the connection off only does so when needed. There is a 3-million-gallon storage tank that currently provides for these zones. There is also a pressure reducing station for zones 2E and 1E that are both fed by the pressurized tank and the aqueduct, which provides more volume. They abandoned the idea of coming through Porter Rockwell to install a storage tank that would provide more capacity. The current plan is for two 3 million-gallon tanks and one 2-million-gallon tank for equalization and emergency storage in the areas described.

Mayor Timothy asked what was being given up for this plan. Mr. Fazio explained that nothing would be given up, just the cost would be reduced. It was mentioned that the valve at the 48-inch line in 15000 South is controlled by the Jordan Valley Water Conservancy District and cannot be operated by Bluffdale. The Mayor clarified that if all sources of water on one side were to fail, Bluffdale would

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not be able to get water to the other side. Mr. Fazio stated that other valves could be used, but their water supply comes from JWCD. The Mayor asked if there was another source of water and if it was possible to supply water from one side to the other using just the storage tanks. Mr. Fazio stated that they could not. It was determined that something was being lost by not going down Porter Rockwell. The Mayor requested that more options be investigated to resolve the issue. UDOT would not allow the Porter Rockwell line, but there may be an option further south that could be considered later. It was determined that the plan should be reconsidered. If a short-term resolution cannot be found, a long-term resolution should be applied. Mr. Fazio said he would take all these concerns back and review their plans.

Boyd Preece asked if it was possible to increase the pressure in Bluffdale Heights. Mr. Fazio explained that the pressure should be increasing soon. If the pressure is still not adequate for a smaller pump station, a booster station may be considered. The Mayor suggested the pressures be checked monthly in each zone, so that residents will not have to be concerned that there is an open valve. It was stated that checking fire hydrants would be the best way to test pressure. It was noted that Public Works Director, Shane Paddock, has been a great addition and has helped improve the relationship between the Engineering and Public Works Departments.

10. Consideration and Vote on a Resolution Adopting the Bluffdale City Organizational Chart Regarding the Organizational Structure of City Departments, Officers, and Employees, Staff Presenter, Stephanie Thayer.

Accountant/Human Resources Director, Stephanie Thayer, presented the proposed Bluffdale Organizational Chart. She stated that the primary change was that the Development Coordinator will be moved to a full-time position as opposed to a part-time position. It was noted that Mr. Paddock has also been added to the Public Works Chart.

Boyd Preece moved to approve the adoption of the Bluffdale City Organizational Chart regarding the organizational structure of City departments, officers, and employees. The motion was seconded by Alan Jackson. Vote on motion: Dave Kallas-Aye, Alan Jackson-Aye, Wendy Aston-Aye, Ty Nielsen-Aye, and Boyd Preece-Aye. The motion passed unanimously.

11. Consideration and Vote on an Ordinance Adopting an Amended Consolidated Fee Schedule for Administrative, Service, and Development Fees, Including Water Rates Charged by the City of Bluffdale, Staff Presenters, Bruce Kartchner and Stephanie Thayer.

Ms. Thayer presented the Fee Schedule and pointed out that there were three revisions shown in red. On 5.1.100, page 8, verbiage was added to the Mixed Use and Special Development Zone to cover costs of applications, revised plans, and public noticing fees.

5.1.110-Page 8, reflects the switch from a Board of Adjustment to an Appeals Hearing Officer as well as the cost of that service. The change was from time spent to a flat fee of \$1,000, which is an

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estimated average of time-spent. In the last 12 years, there had not been an appeal, only variances. The proposed fee would be applied to variances. It was the opinion of the the Council that the fee was high for homeowners. It was estimated that each application would take 8 to 10 hours at a cost \$125 per hour. The Mayor questioned what other cities are charging. It was noted that Highland City charges \$300 and Bluffdale currently charges \$350. The City Manager has the opportunity to reduce the fee. It was determined that the fee would prevent others from approaching the City. It was decided that the fee should remain at \$350.

On 6.1.202-Page 12, The Engineering Department was proposing to assess a \$10 fee for their Standard Booklet, to cover printing costs.

Ty Nielsen moved to approve the adoption of the Amended Consolidated Fee Schedule for administrative services, and development fees, including water rates charged by the City of Bluffdale, with the exception that the Variance and Appeals rate remain at \$350. The motion was seconded by Alan Jackson. Vote on motion: Alan Jackson-Aye, Wendy Aston-Aye, Ty Nielsen-Aye, Boyd Preece-Aye, and Dave Kallas-Aye. The motion passed unanimously.

12. PUBLIC HEARING - Consideration and Vote on a Resolution Adopting an Amended Budget for the 2017-2018 Fiscal Year, Staff Presenters, Bruce Kartchner and Stephanie Thayer. (LBA AND RDA PUBLIC HEARING HELD IN CONJUNCTION).

Administrative Services Director, Bruce Kartchner, explained that a detailed formal budget is passed in June of each year. The budget is based on estimates and expectations and throughout the year budget items can change. Normally, at least a few budget amendments are made each year. In between the budget amendments there are frequently items presented to the Council that require a change to the budget. Rather than making a budget amendment on each individual item, it has been the Council's prerogative to authorize staff to move forward. The individual changes are then incorporated into the amendment. There had been finetuning done due to changes in AICPA (American Institute of Certified Public Accountants) policy as well as the IRS. They are not subject to the IRS but follow similar guidelines. For example, small equipment purchases were moved to the Supplies category. At the end of the year as they prepare for the audit, the smaller items are moved into a different account through a journal entry. Rather than do that at the end of the year, they will adjust the category.

Ms. Thayer reviewed the proposed budget amendments to the General Fund. She pointed out that the Youth Council did not have a budget previously. The proposed budget was \$3,000 and covered the two largest items pertaining trips to the Capitol and Logan trips. It was noted that the Logan trip was more the expensive of the two. Mayor Timothy commented that nothing was spent to go do the Capitol. Council Member Kallas did not like the idea of taxing the citizens for these types of programs and for trips. He felt it was an expense that the youth or their parents should bear. The Mayer reported that he met with the Youth Council Mayor and discussed funding issues with her. He noted that the initial request came from the Advisor because they had not done any fundraising. He pointed out that this was is a one-time budgeted item and, in the future, Youth Council revenue is expected to come

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from fundraisers. The potential to fund half of the Youth Council budget was discussed. For the time being it was suggested that families be encouraged to fund the trips.

It was reported that there are over 12 members of the Youth City Council currently participating. The \$3,000 budgeted will be a one-time expenditure. A comment was made that the desire was to get more youth involved and no one should be prevented from participating based on ability to pay. Mayor Timothy stated that the intent of the Youth Council is to set long-term goals for the year and work toward it.

It was recommended that some of the Equipment budget be moved to the Office Supplies budget as they will only be expensing equipment that can be capitalized. In the Administration Department-Miscellaneous, there was a change pertaining to State law and how business licenses will be handled. There was the potential for refunds to be issued.

It was proposed that \$500 be added to the Historical Preservation Committee budget from the Administration Fund.

To the Law Enforcement Department, it was proposed that the budget be increased by \$10,000 for Police Services in an effort to keep some of the existing officers and remain competitive with salaries and benefits. Mr. Kartchner explained that this is just a portion of the total impact for the remainder of the year. Mayor Timothy stated that at the next City Council Meeting the Chief will provide more detailed information on yearly costs. Mr. Reid commented that next year's increase will be approximately \$40,000. The Mayor's understanding was that the increase will be \$57,000. He stated that the \$40,000 did not include the administrative portion of the contract.

Ms. Thayer reported that the Development Coordinator position was to be changed to full-time for the remainder of the year. The impact would be an increase of \$5,000 in Salaries and Wages and \$2,000 in benefits.

Ms. Thayer commented on the Building Department and stated that the Building Inspections budget was proposed to be increased by \$30,000 due to the number of building inspections, outsourced plan reviews, and apartments coming online.

An increase was proposed to salaries, wages, and benefits in the Code Enforcement Department. While still a part-time position, increased hours were needed to accommodate the workload. The proposed increase was \$10,000 for wages and \$3,000 for employee benefits. Mr. Reid explained that it was originally budgeted as a 20-hour per week position but is actually 25 to 28 hours per week.

Ms. Thayer reported that it was proposed that a line item be separated out in the Engineering Department that identifies development inspections for \$20,000. The Professional and Technical line item will remain unchanged.

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A Waste Management increase was proposed to cover unexpected growth as well as the 2.1% increase. Mayor Timothy commented on recycling and stated that nearly 100% want weekly recycling regardless of cost. There had been no adjustment to the Fee Schedule for rates to accommodate revenue, so it would need to be readjusted in the future.

It was recommended that the administrative fee be removed for the Bluffdale EDA and an adjustment made from 10% to 8%. Moving forward it will be assessed at 8%. It was unlikely that the RDAs and EDAs will be extended to adjust the percentage.

To offset the above expenditures with revenues, there was an Emergency Management Program grant received in the amount of \$10,000. Property taxes were trending upward and adjusted without affecting the use of fund balance. The current projected General Fund Balance with the changes was \$701,000.

Ms. Thayer next presented Capital Projects and stated that it was proposed that \$35,000 be added to the 14600 South Extension. The \$1.5 million would be offset by Corridor Preservation Funds. The remaining balance would be for widening and moving west outside of current scope. A Conservation Easement of \$350,000 was also proposed at 1300 West. Mr. Reid reported that an appraisal was conducted and \$155,000 was budgeted for the North Property plus \$40,000 for the South Parcel.

Ms. Thayer reported on the 14400 South Roundabout and Widening Project as well as the 2200 West paving, curb, and gutter. This fiscal year, that amount was reduced by half, which was what was projected to be spent. The total project amount will remain the same, but the amount will be split between two fiscal years. It was noted that the South Valley Sewer District portion of 2200 West and 14400 South road widening will be offset by a refund that was received. A remaining balance of \$1.8 million was projected in the Capital Projects Fund.

Ms. Thayer presented the Class C Roads Funds, which will be offset by half this fiscal year, due to the reduction in the impact of the 14400 South Project. This leaves \$410,000 projected in the Class C Roads Fund.

Ms. Thayer next presented the Eastern Bluffdale EDA and explained that it is the remainder of the \$220,000 in the General Fund. It will remove the charge for the administrative fee to 8% moving forward. Mr. Reid stated that normally they budget the entire fund so that projects can be completed without coming back for a budget adjustment. All projects must be approved by the RDA board, which makes a budget adjustment redundant.

Ms. Thayer next presented the Jordan Narrows EDA Fund with a proposed increase of \$400,000 for the wellhouse. The initial amount was to make sure the well was functioning. The increased amount was to cover the construction of a new pump, the housing, and a shed on top. This would include all pertinent equipment and is located in the Independence Apartment Complex. This would leave the fund with a balance of \$140,000. The additional \$400,000 would come from the fund balance, which was increased from \$2.055 million to \$2.455 million.

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Ms. Thayer presented the Local Building Authority Fund and reported that the Professional and Technical \$2,000 Trust Management Fee would be offset by Miscellaneous revenue as a result of a refund of an overpayment.

Ms. Thayer next introduced the Road Impact Fees Fund and stated that the 1780 West Collector Road Improvement and Land acquisition was moved from the Capital Projects Budget and is partially offset by a \$250,000 revenue. An increase of \$20,000 was proposed to the 14000 Redwood Road budget, which was a revised estimate due to change order.

Ms. Thayer indicated that the 14400 South Roundabout at 200 West funds were being reduced by 50% for this fiscal year and \$30,000 was being added to the Updated Impact Fee Facilities Plan. This may be divided between Water and Park Impact Fees at a later date but for the time being it will remain in Road Impact Fees. The Use of Funds balance was \$340,000. Mayor Timothy suggested that the Council negotiate a price for the update to the IFP prior to moving forward.

Ms. Thayer reported on the Storm Impact Fees and stated that it was proposed that a \$300,000 expenditure be added to reimburse for impact fees collected for the independent storm drain. It was to be offset by the use of Fund Balance, leaving the budget with \$114,000 remaining.

Ms. Thayer next reviewed the Water Fund and stated that it was proposed that the System Maintenance budget be increased by \$50,000 for the SCATA system. It was noted that the current data is not usable. The increase will correct the situation and provide the ability to identify problems before they occur.

For GIS Maps Maintenance it was proposed that an additional \$5,000 be added for more GIS mapping. After splitting the 14400 South and 2200 West projects between two fiscal years, the offsetting use of fund balance would be reduced and leave \$1.1 million in the Water Fund. The Mayor questioned why the City has a SCATA system that is not unusable. Mr. Kartchner clarified that it is not that it was unusable, but the system is not collecting well. There are components in place that are detecting the information, but there are issues with communication at the various sites and the software. Mr. Fazio explained that the hardware is new, but the software was not effective and needs to be replaced.

Mr. Kartchner stated that there will be a higher monthly charge going forward for the SCATA system because the communication of each site will need to be upgraded. Mr. Fazio stated that fiber optics were also being considered. The Mayor asked if Rocky Mountain Power will let the City hang wire for free. Mr. Kartchner responded that because of the distances involved, it is probably impractical for the City to put its own hard-wired system in place. He thought it would be less costly to tap into existing fiber. Other alternatives were available as well including wireless microwave and broadband. Several options were being looked into currently. The Mayor wanted to make sure that all options are taken into account along with the long-term cost.

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

Ty Nielsen moved to approve the adoption of a Resolution adopting an amended budget for the 2017-2018 fiscal year, as presented. The motion was seconded by Boyd Preece. Vote on motion: Wendy Aston-Aye, Ty Nielsen-Aye, Boyd Preece-Aye, Dave Kallas-Aye, Alan Jackson-Aye. The motion passed unanimously.

LOCAL BUILDING AUTHORITY (LBA) OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call.

Chair Timothy called the meeting to order. All members of LBA Board were present.

2. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting an Amended Budget for the 2017-2018 Fiscal Year, Staff Presenters, Bruce Kartchner and Stephanie Thayer. (LBA Public Hearing Held in Conjunction with the Budget Hearing).

Mayor Timothy moved to approve the adoption of the Resolution adopting an amended budget for the 2017-2018 fiscal year. The motion was seconded by Alan Jackson. Vote on motion: Mayor Derk Timothy-Aye, Alan Jackson-Aye, Wendy Aston-Aye, Ty Nielsen-Aye, Boyd Preece-Aye, and Dave Kallas-Aye. The motion passed unanimously.

3. Adjournment.

Chair Timothy adjourned the LBA Meeting.

BLUFFDALE CITY REDEVELOPMENT AGENCY (RDA) BOARD MEETING

1. Roll Call.

Chair Ty Nielsen called the meeting to order. All Members of the RDA Board were present.

2. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting an Amended Budget for the 2017-2018 Fiscal Year, Staff Presenter, Bruce Kartchner and Stephanie Thayer. (RDA Public Hearing Held in Conjunction with the Budget Hearing).

Ty Nielsen moved to approve the adoption of the Resolution adopting an amended budget for the 2017-2018 fiscal year. The motion was seconded by Mayor Derk Timothy. Vote on motion: Alan Jackson-Aye, Wendy Aston-Aye, Ty Nielsen-Aye, Mayor Derk Timothy-Aye, Boyd Preece-Aye, and Dave Kallas-Aye. The motion passed unanimously.

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3. Discussion Relating to Simple Products, Inc., Incentive Analysis, Staff Presenter, Grant Crowell.

City Planner/Economic Development Director, Grant Crowell, presented the staff report and stated that sometime ago it was recommended that the Board hire a consultant to help with the fiscal analysis of the project, which would provide a basis to evaluate the request. Recently, the incentives reached \$1.2 million. The consultant was determined to have done decades of Redevelopment Agency work and came well qualified. From a tax revenue standpoint, the benefit of the project would be around \$500,000. After deducting the amounts that go toward affordable housing and administration, it would be around \$350,000. Before moving forward, general parameters would need to be set in terms of the amount or type of incentives. Mr. Crowell reported that one of the purposes of an EDA is job creation. Financing options were discussed.

Alan Jackson asked if there had been an update to moving UDOT's temporary pond. Mr. Crowell explained that there are two ponds being discussed. The non-temporary pond was described. The design for the pond's reconstruction would be more linear and located on the north end, which would allow use of the corner. The anticipated cost of reconstruction would be \$170,000. The design had been completed and was part of what the applicant believes are extraordinary costs for their project. Staff did not disagree and commented that perhaps the EDA could pay the costs more directly.

Mr. Crowell stated that \$1 million is a significant request and there was some disappointment that the consultant did not directly contact the applicants to get more details about the project. He apologized but stated that empirically, they do not believe that would change the final number drastically, which is \$500,000 to \$1 million. Another difficulty was the period for the Agency's life. He noted that five years does not allow for much accumulation of increment. There had been some discussion about extending that period. Mr. Crowell believed it would be difficult to do in the current climate with some of the other taxing entities.

Another difficulty with regard to an extension was that to make it appealing to the County, there should be large users identified, which is information other taxing entities want. He explained that with an EDA, the amount of increment that comes from a retail establishment is supposed to be incidental. There is a lack of services in the community, so input was sought from the Board before moving forward to draft the Participation Agreements. An issue raised was the stockpile of dirt on the property, which seemed to be another extraordinary cost. Mr. Crowell agreed that that was unusual.

Mayor Timothy asked if the development was intended to be divided so that individual property owners can develop their buildings or if the project will be built out then buildings individually sold or leased. Mr. Crowell stated that the applicant, Scott Carlston, from Simple Products and his team would address that that. It was noted that currently no subdivision plat is proposed. Mr. Crowell described the purpose of tonight's discussion and stated that the intent is to enter into a Participation Agreement between the Agency and the property owner entities. The desire was to set parameters before moving forward.

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Dave Kallas asked if the incentive is not awarded if the project would be completed. He wanted clarification because he was under the impression that when the project was presented to the Council that rezoning was completed. He was confused as to why they are now being asked to consider an incentive for a project that has already been approved and is under construction. Mr. Crowell stated that there are a more buildings to construct and more development costs to incur to realize the full vision of the project. He commented that there may be a point where this is all that can be done before assistance is needed. The applicants paid for two building permits and impact fees associated with the project, but there are no construction plans for Lots 3, 4, 5, 6, or 7. Alan Jackson pointed out that the project has been discussed for a long time, but as the applicants started on the project, new issues arose. A history of the project was given. Mr. Crowell described the proposed project layout.

Mr. Carlston provided a brief history of the project. It was clarified that the Porter Rockwell Monument is comprised of three pieces, two of which will be on the subject property. Mr. Carlson noted that when the property was purchased from the City, there was a UDOT detention pond. There was also a change to the Development Agreement to allow for their proposed office warehouses. The original plan also did not include any retail. There were plans in place to draw traffic to the retail locations. They realized that the retail would be more difficult to lease out. Mr. Carlston noted that banks are hesitant to provide lending for brick and mortar retail restaurants, which has been cause for concern. Impact fee issues were discussed. Mr. Carlston stated that originally the impact fees were estimated at \$650,000, but they have come in with a new table showing them at \$820,000, which is \$170,989 higher than planned.

With regard to the Feasibility Study Analysis, Mr. Carlston wished they had been contacted since many assumptions were made. In Section 3 of the Development Revenues, it was projected that the development could produce \$713,000 in total tax revenues over a five-year analysis period. The actual revenues that will be produced are heavily dependent upon the construction timing of the various buildings. If construction can be completed more quickly than anticipated in the analysis, the revenues could increase significantly. Mr. Carlston stated that they want to expedite the project, but will need assistance to do so with incentives and primary reimbursement costs. He stated that they could have projected construction costs for the development, but they were never asked.

Mr. Carlston commented that the area has remained vacant for the first 10 years of the EDA and without the tax increment, the 14-acre parcel will likely remain vacant. He commented that they have started to move dirt on the site and are heavily invested in the amount of \$3.5 million. Mr. Carlson noted that the analysis does not include data on jobs and employment and does not include information on the average wages within the development due to a lack of information on the actual businesses. Mayor Timothy asked why the consultant did not talk to the applicant. Mr. Carlston commented that the incentive and reimbursement funds will benefit Porter Rockwell Boulevard as well as the other buildings.

Mr. Carlston described the costs paid by Simple Products that are associated with the EDA. These included road improvements to Porter Rockwell Boulevard to 14600 South at a cost of \$719,483.

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This contract was awarded the previous week to Staker Parsons, who included in their bid the relocation of the UDOT detention pond in the amount of \$168,000. The total cost was \$887,000. Mr. Carlston commented that the bank will not lend on infrastructure, so the majority of the funds must be paid for by Simple Products.

In discussions with Mr. Crowell and Mr. Kartchner, it became apparent that the pond was being built to UDOT specifications. The difference between their specifications and City Code was \$210,000 more because it is a UDOT road. Road improvement costs were described. Their traffic study analysis determined that Simple Products should pay \$115,000 or 16%. If the EDA is not involved, the cost would be 84% or \$604,000.

The engineering for the road improvements was done by Avenue Consultants and Horrocks Engineering. Horrocks began the work but was replaced by Keith Steurer with Avenue Consultants who took over and has done a great job. Mr. Carlston stated that they have spent \$213,433 out-of-pocket designing the road for both the City and their project. The removal of the excess dirt, which was discussed previously, was removed at a cost of \$174,192.

With regard to the relocation of the CenturyLink lines beneath the UDOT detention pond, Rocky Mountain Power offered to move the power lines for free but will charge \$90,000 to move the CenturyLink lines. Mr. Carlston felt he could get that cost reduced to \$50,000. Boyd Preece questioned whether the City should be involved. Mr. Pickell stated that they should not because it is not a City project. He explained that Franchise Agreements are clear that they will relocate their facilities for a City project. They will not, however, move them at no cost for a private development. Possible options were discussed to incorporate a City project. Mr. Pickell was unsure how CenturyLink would react if it was determined that a 50% share of the project was Bluffdale's. Funding options were discussed.

Mr. Crowell asked how an agreement would be structured as the buildings are being taken down. Mr. Carlston stated that he had no expectation currently. His major concern was getting something in place to handle Porter Rockwell Boulevard. He noted that the more buildings they take down the more taxes that come to the City, which could be used as an incentive. In response to a question raised by the Mayor, Mr. Carlston identified which buildings would be leased and which would be purchased.

The Mayor clarified that some spaces would be preleased in the front that could provide services to area residents. Mr. Carlston stated that there has been a lot of interest, so they are anxious to start work on the project. He commented that they will make sure that at least 66% of each building is leased before going vertical. Phasing issues were discussed. Mr. Carlson clarified that most of the expenditures need to be paid up front.

It was clarified that Simple Products will be completing Porter Rockwell the length of the property. Mr. Steurer stated that there had been many discussions between the City and UDOT concerning the final width of the road. They also changed the layout of how Porter Rockwell will connect to I-15.

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With the proposed changes to the prison development to the north, the alignment will now go through the intersection. UDOT has asked to set aside a seven-lane corridor for future use. The current plan is to provide three lanes plus shoulder lanes on either side of the road, as well as improve the full width of the right-of-way. Mr. Steurer stated that they are doing more than widening and are completely regrading the road for the future seven-lane roadway.

Alan Jackson recommended that a few RDA Board Members and staff meet and work through some of the numbers and then bring a recommendation to the rest of the Board. Mr. Crowell was asked to oversee the process.

4. Adjournment.

Chair Ty Nielsen adjourned the RDA Meeting.

CONTINUATION OF REGULAR BUSINESS MEETING

13. Mayor's Report.

Mayor Timothy reported that the Legislature is in session. He commented that it seemed that the Legislature was getting more comfortable doing their own land use and penalizing or threatening to penalize cities to force them into certain land uses. The Oversight Committee for HB-175 went that direction, which he found disappointing, particularly since there has been so much opposition. The City's representative was aggressively in favor of it, despite public opposition. The Oversight Committee was created to undue anything they felt a municipality or district was doing improperly. Alan Jackson indicated that a news report stated that the bill was pulled. Another report indicated that the House passed HB-175 with a 44-to-29 vote. It was now waiting to be read into the Senate. The Mayor expressed his displeasure.

Mayor Timothy commented on a situation where a school advisor walked the halls and observed that students who were loners also ate lunch alone and had no social support. The advisor was asked by a blind cheerleader if there was anyone she could help. With her involvement, the students who were loners soon formed a group and blossomed. Ultimately, the "Golden Gate Club" was established. It was named after an incident that took place in the 1970s where a man in his 30s wrote on a suicide note that if anyone smiled at him on his way to jump off the Golden Gate Bridge, he would not take his own life. The man ultimately jumped to his death. Mayor Timothy stated that he received a lot of criticism for his recent article entitled *Faceless Social Media*. He commented that he had a purpose and felt it was the right thing to do.

The Mayor commented on a recent police recognition and stated that it was very well done. He commended Chief Burton who does a very good job of recognizing officers. He stated that commendations help with retention and create a sense of teamwork. He encouraged all to attend the Knight of Heroes.

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14. City Manager's Report and Discussion.

Mr. Reid reported on the following:

- The Knight of Heroes will take place on Friday, March 23 from 6:00 to 8:30 p.m.
- A draft agenda was distributed for the Strategic Planning Session for input from the Council. The session was scheduled for March 16 from 9:00 a.m. to 1:30 p.m.
- An email was received from Alan Jackson about an RV parked on private property while development was underway. Priority issues were discussed.
- It was noted that animal rights issues in the Narrows had been on staff's list of things to do but had been put behind a few other higher priority items and not yet addressed. Staff asked for guidance on what the priority should be.
- Mr. Reid reported that the bid for the 14400 South 2200 West project was awarded to Geneva who submitted a bid of \$7.5 million. Approximately \$1.4 million of that is South Valley Sewer's portion of the project. A Construction Meeting was scheduled for the following day with the goal being to bore beneath the canal before April 1. A Special Meeting was held to give Geneva as much time as possible to complete the work.
- A bid opening recently took place on the Pump House in Independence with the bid coming in at \$407,000.
- Shane Paddock would like to go out to bid on mowing of the parks. Mr. Reid suggested it be divided into two portions. He explained that the City had had difficulty hiring enough seasonal workers to meet the need. He commented that if they have half outsourced and the other half done in house they can make it work with the number of employees the City will be able to attract. They also discussed offering a \$50 incentive for seasonal employee referrals. The pay is \$12 per hour, which is competitive. The City had been able to hire enough employees, but they could not start work until June, which is about six weeks beyond when they are needed. The pros and cons of each option were discussed.
- Mr. Reid commented on the conservation easement and stated that work was ongoing. Staff would be meeting with Robbie from Woodside Homes, who needs an easement through the property, to discuss cost sharing.
- An update was given on the New Fire Station. Mr. Reid reported that the roof decking had been installed and the fencing around the property had been completed. Hughes Construction was on schedule. The ambulance had been ordered and a grant that was being pursued to pay for the fire truck fell through. Currently, they were looking to staff the station with the existing apparatus the City already owns while staff applies for another grant. Mayor Timothy stated

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that staff was given another year to search for another grant. In the meantime, the City's backup engine will be used. He stated that the older engine is reliable and in good condition, however, because it is more than 10 years old, it lowers the City's rating. Mr. Reid's recollection was that the cost of the pumper truck was \$750,000 to \$1,000,000 and the fire engine the City is seeking costs \$450,000 to \$500,000. It was noted that the cost of the ambulance was just under \$200,000. An ambulance was put on order because it is a high priority. He did not recommend using the backup ambulance on the front line but stated that it could be used as a backup for the rodeo and special events.

- Three applications were made for solar blue-sky grants. A grant was requested for solar panels on the City Building, the New Fire Station, and the Old Fire Station and all three were awarded at full cost. The estimated amount awarded was \$250,000 to \$300,000. Mr. Reid indicated that the City committed to spend the funds with or without the grant on the New Fire Station. Assistant City Engineer, Dan Tracer, and Construction/Grading Inspector, Theone Kartchner, were commended for their efforts in obtaining the grant.
- With regard to the 14400 South Project, Mr. Reid stated that on the west end they used Neighborhood Representative, Quinn Barton, to coordinate questions with the citizens. Staff met with Jack Asay and Blaine Perry the previous day who agreed to serve in that capacity on the new project on 14400 South and 2200 West. Emergency Preparedness Manager, Natalie Hall, was in the process of putting together a web page to obtain feedback. The intent was to coordinate neighborhood issues and concerns.
- Mr. Reid reported on the Maverik and stated that an extension was received for the one contract. With regard to the contract to purchase Maverik, they are well underway on the Reimbursement Agreement. Mr. Pickell reported on the timing of events and expected the zoning and general planning hearings to take place later in March. The Development Agreement will be addressed at the last meeting in March. Mr. Reid stated that the City will act as the applicant to rezone the new property being purchased. Staff contacted UDOT who wished to rezone their property at the same time. The two properties in the middle were identified as the Westerner and Crump properties and will not be rezoned. Staff would, however, contact the property owners to see if they would like to be involved. What was proposed was a General Plan change to General Commercial to Bangerter Highway and then rezone every participating property to General Commercial in the corridor.
- An email was available for each City Council Member at on the City's website. The Mayor recommended that each City Council Member have a Bluffdale email address to use for City business. If a personal email address is used, it becomes GRAMA requestable and personal emails can become public. IT issues were discussed. It was requested that a 15-minute setup tutorial take place during the Strategic Planning Session.
- Mr. Reid reported on the Veteran's Memorial and stated that Dan Arns has done extensive research on veterans who have lived in Bluffdale. He found more than 100 additional names

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to be added to the monument. He also found medals of which one was given to Mr. Arns to give to his uncle.

- The Monument Committee took the City's preferred option and met with Perry Commercial who opted for something modern. Perry thought the option presented was far too large and old looking. They also wanted assurance that it will not get in the way of their future signage. They suggested doing something similar to the "Welcome to Bluffdale" sign with rock on the bottom. They also felt that the monument should be placed off the street and closer to the canal. Kevin was preparing a new rendition. Mayor Timothy suggested that the monument instead be placed on the Simple Products side. Ty Nielsen did not want the sign to be modern and remarked that it does not represent Bluffdale. The Mayor directed Mr. Reid to hold off on the sign for the time being and place the monument on the Simple Products corner. Mr. Reid doubted that Simple Products will support the proposed design. They would like a gray marble slab with writing rather than a 6'10" monolith. The Mayor did not support placing the sign on the canal side where it will not be visible.

PLANNING SESSION

There were no Planning Session items.

15. Discussion Relating to Future Development at Approximately 2700 West Bangerter Highway, Jeff Birrell, Birrell Services, Inc.

Jeff Birrell from Birrell Services, Inc. presented a proposed concept plan and stated that he has lived and operated his business from Bluffdale for several years. His business has continued to grow, and he would now like to construct a new building. About one year ago they hoped to purchase the subject property, but it was under contract for development as a retirement center. That did not come to fruition and the property was put back on the market. Mr. Birrell made an offer in on the property and would like to develop retail drive thrus on both sides. On the top he would like to place a collaborative workspace consisting of banquet rooms and offices for rent that would be similar to the Salt Mine in Midvale.

Mr. Birrell hoped to develop a banquet facility in Bluffdale where people can gather. The proposed use is envisioned in Neighborhood Commercial. The issue was that he would like to construct his building in the back, which is not permitted. He was proposing to construct a 25,000 square-foot building similar to the Tilts at the end of the Mountainview Corridor. His main hours of operation would be 10:30 p.m. to 6:30 a.m. with most work being done off-site. Mr. Birrell stated that he owns a lot of equipment with the majority being kept inside. He would need a yard for the rest. He has 25 power washers that are used to wash trailers throughout Utah, Arizona, Idaho, and Colorado. He also owns seven sweeper trucks that are typically in use off site. Mr. Birrell stated that he also has four small sweeper trucks that are in used off site nearly every night and parked during the day.

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He liked the idea of bringing more retail to Bluffdale and considered the location next to the park to be ideal. The current property owner will not go under contract until he receives confirmation from the City that they will approve what is proposed. Mr. Crowell commented that the construction sales and service aspect of the proposed operation would need to be heavy commercial per the Code. As a result, the General Plan and zoning would need to be adjusted. With regard to height, Mr. Birrell commented that the plan specifies a maximum of 35 feet, which could be adjusted. He noted that he would accept a restriction of 35 feet, if required.

Mr. Birrell commented that currently Neighborhood Commercial allows buildings of up to 5,000 square feet in size. He currently occupies a 10,000 square-foot facility and has outgrown it. He hoped to be able to stay in Bluffdale.

Mayor Timothy was not sure how the public will receive the proposal. Mr. Birrell stated that the park is on the left-hand side and Neighborhood Commercial is on the right. Across the street is a church and next to that the zoning was recently changed to General Commercial to allow for hobby garages.

Mayor Timothy was not opposed to what was proposed. Mr. Reid suggested Mr. Birrell consider that eventually there will be an interchange in the area similar to the one at Redwood Road, and a road will likely be needed in the back to provide access.

Mr. Birrell identified the surrounding uses and stated that with his business they work at night and will not disturb their neighbors. He explained that the yard will be fully fenced to secure the \$6 million worth of equipment he owns. The entrance to the yard was identified on a map displayed. Mr. Crowell stated that the proposal would be compatible with the Heavy Commercial zone. He stated that there are numerous options in the Heavy Commercial zone that do not exist in the Neighborhood Commercial or General Commercial zones.

Procedural issues were discussed. The property owner, Dave Exeter, asked why the proposal would not fit within a conditional use to avoid changing the zoning. Mr. Crowell stated that it would be at the Council's discretion to add Construction Sales and Service as an allowed use in Neighborhood Commercial and on the use table. It would be necessary to change the text of the zoning ordinance to allow the applicant to apply in that zone. He pointed out that Neighborhood Commercial is more restrictive. Mr. Exeter was frustrated that the Neighborhood Commercial zone is so restrictive and commented that it has caused him to lose numerous buyers. Mr. Pickell pointed out that the change to Neighborhood Commercial was requested by Mr. Exeter and his neighbor to the north.

Mr. Crowell stated that under the current framework the best option would be for the applicant to pursue a Heavy Commercial designation. Mayor Timothy suggested that Mr. Birrell work with the Planning Department to find the most workable solution.

16. 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


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**Form of a Water Right or Water Shares, Security Issues, or Any Alleged Criminal
Misconduct (If Needed).**

There was no Closed Meeting.

17. Adjournment.

Mayor Timothy adjourned the City Council Meeting at 11:14 p.m.



Wendy L. Deppe, CMC
City Recorder:

Approved: March 28, 2018