



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, March 10, 2021**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, March 10, 2021, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah scheduled to begin promptly at **6:00 p.m.** or as soon thereafter as possible. This meeting will also be broadcast live to the public at: www.bluffdale.com. The public may comment at the meeting or by emailing comments to councilmeetingcomment@bluffdale.com. 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.

WORK SESSION 6:00 P.M. – (The work 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 work session).

1. Roll Call
2. Presentations –
 - a. Discussion related to the Day Ranch Park and the Rodeo arena, staff presenters, Jennifer Robison & Shane Paddock.
 - b. Discussion related to breakdown of costs for recreation (soccer, pickleball, clinics, etc.), staff presenter, Shane Paddock and Council Member Crockett.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 7:00 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). Additionally, comments for this item and all Public Hearing items may be submitted via email to: councilmeetingcomment@bluffdale.com.
3. **CONSENT AGENDA** –
 - 3.1 Approval of the February 10, 2021, City Council & Planning Commission Special Joint Meeting Minutes (Economic Development).
 - 3.2 Approval of the February 10, City Council Meeting Minutes.
 - 3.3 Approval of Resolution No. 2021-12, awarding the Independence Plat K Park Restroom project.
4. Presentation of the Fire Department Year End Statistical Report, staff presenter, Fire Chief Warren James.

5. Discussion related to the status, timing, costs, and funding of the Public Works building, staff presenter, Shane Paddock.
6. Discussion related to the City's Purchasing/Surplus policies, staff presenters, Todd Sheeran & Bruce Kartchner.
7. Mayor's Report
8. City Manager's Report and Discussion
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: March 5, 2021

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET 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 or lead the Pledge of Allegiance.



**BLUFFDALE CITY COUNCIL
BLUFFDALE CITY PLANNING COMMISSION
SPECIAL JOINT MEETING AGENDA
Wednesday, February 10, 2021**

Notice is hereby given that the Bluffdale City Council and the Bluffdale City Planning Commission will hold a special joint meeting Wednesday, February 10, 2021, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah, scheduled to begin promptly at **5:00 p.m.** or as soon thereafter as possible. This meeting will also be broadcast live to the public at: www.bluffdale.com 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 AND PLANNING COMMISSION JOINT BUSINESS MEETING 5:00 P.M.

1. Roll Call
2. WORK SESSION - Economic Development
3. 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).
4. Adjournment

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DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL AND
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SPECIAL JOINT MEETING MINUTES
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1 **Present:** City Council:

2
3 **Mayor Derk Timothy**
4 **Traci Crockett**
5 **Jeff Gaston**
6 **Mark Hales**
7 **Dave Kallas**

8
9 Planning Commission:

10
11 **Debbie Cragun**

12
13 **Staff:** **Mark Reid, City Manager**
14 **Todd Sheeran, City Attorney**
15 **Bruce Kartchner, Administrative Services Director**
16 **Natalie Hall, Emergency Preparedness Manager**
17 **Grant Crowell, City Planner/Economic Development Director**
18 **Shane Paddock, Public Works Director**
19 **Warren James, Fire Chief**
20 **Michael Fazio, City Engineer**
21 **Jennifer Robison, Senior City Planner**
22 **Ellen Oakman, Associate City Planner**
23 **Wendy Deppe, City Recorder**

24
25 **Excused:** **Wendy Aston**

26
27 **BLUFFDALE CITY COUNCIL AND PLANNING COMMISSION JOINT BUSINESS**
28 **MEETING**

29
30 **1. Roll Call.**

31
32 Mayor Derk Timothy called the meeting to order at 5:07 p.m.

33
34 All members of the City Council were present with the exception of Wendy Aston who was
35 excused.

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1 **BLUFFDALE CITY COUNCIL AND PLANNING COMMISSION ECONOMIC**
2 **DEVELOPMENT JOINT WORK SESSION**
3

4 **1. Welcome and Dinner - Grant Crowell**
5

6 City Planner/ Economic Development Director, Grant Crowell, welcomed those present.
7

8 **2. Review of Economic Development Strategic Plan.**
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10 Mr. Crowell reported that the intent is to review the Economic Strategic Plan periodically. The
11 overarching goals were addressed. With regard to Transportation Infrastructure, one of the
12 objectives was to prioritize transportation investments, projects, and programs. Another addressed
13 how to complete the 14600 South Master Plan. Mr. Crowell stated that the Redevelopment Agency
14 (“RDA”) put some funding toward that. He indicated that steps were being taken to help
15 implement it such as the 14600 South Trestle Alternative Study that began this week after years of
16 discussion and funding from the Wasatch Front Regional Council (“WFRC”). City Engineer,
17 Michael Fazio was leading the study on behalf of the City and qualified and experienced
18 consultants were on board as well as the Utah Department of Transportation (“UDOT”).
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20 Mr. Crowell reported that in addition to what the RDA contributed, was the potential to use the
21 same consulting team. A meeting was scheduled to discuss using funding from the RDA to
22 complete the 14600 South Master Plan and move it further toward the freeway. Mr. Crowell stated
23 that there is another project to the southwest where they would like to cross the train tracks with
24 pedestrian and bicycle facilities near Day Ranch. That would be a Salt Lake County-funded
25 project. They also discussed a multi-modal transportation system and its importance in the
26 community. Mr. Crowell reported that he and Mr. Fazio participated in similar discussions and
27 were following additional studies that have been conducted with the Southwest Vision and what
28 the WFRC is doing.
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30 Mr. Crowell commented that the Transportation Plan can be reviewed again once the General Plan
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12 Possible options and preferences of the property owners were discussed. Mr. Fazio stated that
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1 Mr. Crowell reported that the Council will receive the first initial report from the General Plan
2 team on March 24, 2021. Currently, the survey is live and can be accessed on the City’s website.
3 Links were also provided in the newsletter.

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5 Mr. Crowell reported on sign ordinances and stated that a new one was adopted last year. A few
6 new signs have come in since then. The one at the Summit Academy Charter School was identified
7 as a good example of a six-foot monument sign. Also, on 14400 South, Saddleback has installed
8 a few tenant signs.

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10 Mr. Crowell stated that staff continues to receive questions on Electronic Message Signs, which
11 were not adopted with the plan. The next step in the Sign Code may be to address them in more
12 detail. He reported that with respect to billboards, they have been allowed to be converted. Mayor
13 Timothy stated that Maverik is still interested in a sign for their Redwood Road location. The City
14 did not want to have multiple signs on the corner where every business could have its own sign.
15 The intent instead was for them to share a sign. Now that the City owns the property, there was
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17 explained that they plan to solicit development proposals for the property. They have not yet
18 addressed specifics. The standard that was adopted on Bangerter Highway is 25 feet for a tower
19 sign. At one time, Maverik wanted an 80 to 90-foot sign there. There should be future policy
20 discussions about that.

21
22 Mr. Crowell explained that as the City continues to develop commercially, they will follow up on
23 signs regularly because it is a trend that occurs in communities with commercial growth. He
24 explained that some cities use their Special District Zone for commercial areas because many of
25 them have unique sign packages that go with a particular project. He stated that form-based codes
26 were discussed previously. There was a training and some of the follow-up may be included in
27 the new design ordinance. It was determined that much of it had a more urban application.
28 Mr. Crowell used 2700 West as an example and stated that they are working on aspects of the
29 GC-1 zone that would be applicable. What they have not done is reference the use table and add

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1 or delete various uses. They have not yet done proactive rezonings of parcels to different
2 categories that may fit better.

3
4 Mr. Crowell stated that sometimes a use table becomes embedded in a Development Agreement
5 such as the one with Rockwell Ridge. Bringhurst Station was in a special district. He stated that
6 sometimes special districts are negotiated. He encouraged the Council to review the table and
7 indicated that they can also look at the land use and zoning recommendations in the General Plan.

8
9 Traci Crockett asked about the City-owned property near Maverik. Mr. Crowell stated that
10 developers will be asked to come back with ideas on what could potentially be developed there.
11 The approach would be broad. Traci Crockett asked to be provided with a copy of the email that
12 is sent out.

13
14 Mr. Crowell next addressed marketing and branding in the City. He indicated that they have
15 renamed some roads in the City. For example, Camp Williams Road is now just Redwood Road.
16 Ways to improve the unique character and sense of community that exists in Bluffdale were
17 discussed. He reported that they have updated the street signs standards. Implementation strategies
18 were addressed.

19
20 Mayor Timothy suggested that all high-profile roads be changed to have the same branding
21 throughout the City and prioritize a year-to-year campaign.

22
23 Mr. Crowell next addressed Department Processes and Goals. He explained that each department
24 has resources to pursue its goals and they are integrated with other City departments.

25
26 Mr. Crowell highlighted the following processes that have taken place this year:

- 27
28 1. Implementation of the iWork portal that assists contractors and applicants to do
29 permitting electronically.
30 2. Reorganization of the Business License Department.
31 3. Update of the Business Licensing Code.

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1 4. Update of the Alcohol Licensing Code.

2
3 Administrative Services Director, Bruce Kartchner, commented that Public Works Director, Shane
4 Paddock also uses iWork, which makes the department more responsive to the needs of the
5 community. Mr. Kartchner felt it had been a good way to track things and move forward. He
6 stated that it has benefitted those wishing to come into the City.

7
8 Mr. Crowell commented that staff spent an entire year working on impact fees, which he
9 considered to be business-friendly, however, some applicants do not agree. It sets the City up for
10 projects and infrastructure but sometimes the fees are overwhelming to applicants. Staff expected
11 to receive requests for incentives.

12
13 Mr. Crowell next addressed RDA strategizes and stated that time was spent discussing the roles
14 and legal requirements of the RDA. He posted on the City's website a list of things that the funds
15 could be used for in the future as well as a few existing obligations. Requests will also be made.
16 He stressed the importance of utilizing potential incentives.

17
18 Mr. Crowell next addressed the potential for a grocery store and stated that they conducted a market
19 analysis to obtain additional data and presented it to several Associated Foods representatives. He
20 was confident that the Woodbury site is the most ideal. Another lead was provided by Council
21 Member Gaston from Utah County who staff spoke with about an option on the east side of the
22 City. Possible options were discussed. Mr. Crowell state that efforts to secure a grocery store in
23 Bluffdale would be ongoing.

24
25 **3. Discuss Entry Monument Goal and Strategies.**

26
27 Mr. Crowell reported that they have adopted a Style Guide regarding how to brand the City. If the
28 decision were made to put some investment in the budget the Council should determine where to
29 start.

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1 **4. Project Updates.**

2
3 There were no project updates.

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

10
11 There was no Closed Meeting.

12
13 **6. Adjournment.**

14
15 The Economic Development Meeting adjourned at 5:55 p.m.

16
17
18
19
20 _____
21 Wendy L. Deppe, CMC
22 City Recorder

23
24 Approved: _____
25



**Economic Development Joint Work Session of the
City Council and Planning Commission
February 10, 2021, 5:00 PM**

AGENDA

1. Welcome and Dinner
2. Review of Economic Development Strategic Plan
3. Discuss Entry Monument Goal and Strategies
4. Project Updates
5. Future Meeting Date (March 10, 2021, or April) and Potential Topics

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24 **Wendy Deppe, City Recorder**

25 **Excused:** **Wendy Aston**

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27 **BLUFFDALE CITY COUNCIL AND PLANNING COMMISSION JOINT BUSINESS**
28 **MEETING**

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30 **1. Roll Call.**

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20 discussions about that.

21
22 Mr. Crowell explained that as the City continues to develop commercially, they will follow up on
23 signs regularly because it is a trend that occurs in communities with commercial growth. He
24 explained that some cities use their Special District Zone for commercial areas because many of
25 them have unique sign packages that go with a particular project. He stated that form-based codes
26 were discussed previously. There was a training and some of the follow-up may be included in
27 the new design ordinance. It was determined that much of it had a more urban application.
28 Mr. Crowell used 2700 West as an example and stated that they are working on aspects of the
29 GC-1 zone that would be applicable. What they have not done is reference the use table and add

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1 or delete various uses. They have not yet done proactive rezonings of parcels to different
2 categories that may fit better.

3
4 Mr. Crowell stated that sometimes a use table becomes embedded in a Development Agreement
5 such as the one with Rockwell Ridge. Bringhurst Station was in a special district. He stated that
6 sometimes special districts are negotiated. He encouraged the Council to review the table and
7 indicated that they can also look at the land use and zoning recommendations in the General Plan.

8
9 Traci Crockett asked about the City-owned property near Maverik. Mr. Crowell stated that
10 developers will be asked to come back with ideas on what could potentially be developed there.
11 The approach would be broad. Traci Crockett asked to be provided with a copy of the email that
12 is sent out.

13
14 Mr. Crowell next addressed marketing and branding in the City. He indicated that they have
15 renamed some roads in the City. For example, Camp Williams Road is now just Redwood Road.
16 Ways to improve the unique character and sense of community that exists in Bluffdale were
17 discussed. He reported that they have updated the street signs standards. Implementation strategies
18 were addressed.

19
20 Mayor Timothy suggested that all high-profile roads be changed to have the same branding
21 throughout the City and prioritize a year-to-year campaign.

22
23 Mr. Crowell next addressed Department Processes and Goals. He explained that each department
24 has resources to pursue its goals and they are integrated with other City departments.

25
26 Mr. Crowell highlighted the following processes that have taken place this year:

- 27
28 1. Implementation of the iWork portal that assists contractors and applicants to do
29 permitting electronically.
30 2. Reorganization of the Business License Department.
31 3. Update of the Business Licensing Code.

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1 4. Update of the Alcohol Licensing Code.

2
3 Administrative Services Director, Bruce Kartchner, commented that Public Works Director, Shane
4 Paddock also uses iWork, which makes the department more responsive to the needs of the
5 community. Mr. Kartchner felt it had been a good way to track things and move forward. He
6 stated that it has benefitted those wishing to come into the City.

7
8 Mr. Crowell commented that staff spent an entire year working on impact fees, which he
9 considered to be business-friendly, however, some applicants do not agree. It sets the City up for
10 projects and infrastructure but sometimes the fees are overwhelming to applicants. Staff expected
11 to receive requests for incentives.

12
13 Mr. Crowell next addressed RDA strategizes and stated that time was spent discussing the roles
14 and legal requirements of the RDA. He posted on the City's website a list of things that the funds
15 could be used for in the future as well as a few existing obligations. Requests will also be made.
16 He stressed the importance of utilizing potential incentives.

17
18 Mr. Crowell next addressed the potential for a grocery store and stated that they conducted a market
19 analysis to obtain additional data and presented it to several Associated Foods representatives. He
20 was confident that the Woodbury site is the most ideal. Another lead was provided by Council
21 Member Gaston from Utah County who staff spoke with about an option on the east side of the
22 City. Possible options were discussed. Mr. Crowell state that efforts to secure a grocery store in
23 Bluffdale would be ongoing.

24
25 **3. Discuss Entry Monument Goal and Strategies.**

26
27 Mr. Crowell reported that they have adopted a Style Guide regarding how to brand the City. If the
28 decision were made to put some investment in the budget the Council should determine where to
29 start.

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1 **4. Project Updates.**

2
3 There were no project updates.

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

10
11 There was no Closed Meeting.

12
13 **6. Adjournment.**

14
15 The Economic Development Meeting adjourned at 5:55 p.m.

16
17
18
19
20 _____
21 Wendy L. Deppe, CMC
22 City Recorder

23
24 Approved: _____
25



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, February 10, 2021**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, February 10, 2021, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah scheduled to begin promptly at **6:00 p.m.** or as soon thereafter as possible. This meeting will also be broadcast live to the public at: www.bluffdale.com. The public may comment at the meeting or by emailing comments to councilmeetingcomment@bluffdale.com. 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.

WORK SESSION 6:00 P.M. – (The work 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 work session).

1. Roll Call
2. Presentations –
 - a. Discussion related to City recreation needs, presenters, Shane Paddock and Traci Crockett.
 - b. Discussion related to selected City financial data, presenters, Bruce Kartchner and Stephanie Thayer.
3. Council Discussion

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 7:00 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). Additionally, comments for this item and all Public Hearing items may be submitted via email to: councilmeetingcomment@bluffdale.com.
3. **CONSENT AGENDA** –
 - 3.1 Approval of the January 13, 2021, City Council & Planning Commission Special Joint Meeting Minutes (Economic Development).
 - 3.2 Approval of the January 13, 2021, City Council, LBA & RDA Combined Meeting Minutes.
4. Presentation of the Police Department Annual Statistical Report, presenter, Police Chief Burton.

5. **CONTINUED FROM JANUARY 27, 2021: PUBLIC HEARING** - Consideration and vote on Ordinance No. 2021-03, a text amendment to BCC 14.40 (Reasonable Accommodation), BCC 3.10 (Business License Provisions) and BCC 1.140 (General Provisions), staff presenter, Todd Sheeran.
6. **PUBLIC HEARING** - Consideration and vote on Ordinance 2021-04, updating various provisions of the City's Business License regulations found in Title 3 of the Bluffdale City Code, regarding Alcoholic Beverage Licenses, staff presenter, Grant Crowell.
7. **CONTINUED FROM JANUARY 27, 2021:** Consideration and vote on Resolution No. 2021-04, regarding a reduction in Water bill for all disabled Veterans, staff presenter, Bruce Kartchner.
8. Mayor's Report
9. City Manager's Report and Discussion
10. 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).
11. Adjournment

Dated: February 05, 2021

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET 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 or lead the Pledge of Allegiance.

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**BLUFFDALE CITY COUNCIL
MEETING MINUTES
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1 **Present:** Mayor Derk Timothy
2 Traci Crockett
3 Jeff Gaston
4 Mark Hales
5 Dave Kallas
6

7 **Staff:** Mark Reid, City Manager
8 Todd Sheeran, City Attorney
9 Bruce Kartchner, Administrative Services Director
10 Natalie Hall, Emergency Preparedness Manager
11 Grant Crowell, City Planner/Economic Development Director
12 Shane Paddock, Public Works Director
13 Warren James, Fire Chief
14 Michael Fazio, City Engineer
15 Jennifer Robison, Senior City Planner
16 Ellen Oakman, Associate City Planner
17 Wendy Deppe, City Recorder
18

19 **Excused:** Wendy Aston
20

21 Mayor Timothy called the meeting to order at 6:02 p.m. The meeting was held electronically.
22

23 **WORK SESSION**

24
25 **1. Roll Call.**
26

27 All members of the City Council were present with the exception of Wendy Aston who was
28 excused.
29

30 **2. Presentations.**
31

32 **a. Discussion Related to City Recreation Needs, Presenters, Shane Paddock and**
33 **Traci Crockett.**
34

35 Public Works Director, Shane Paddock was asked to look at options for the formation of a
36 Recreation Department. He reported that over the past few months he has contacted other cities in
37 the area about what they offer. Most have adult and youth sports. Herriman, for example, contracts
38 the program out to football and soccer leagues and offers no individual programs. Some of the
39 activities they provide include basketball, outdoor soccer, exercise programs, pickleball, tennis,
40 softball, flag football, and volleyball. Some options for Bluffdale City would be City-sponsored

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1 soccer and recreation activities. They generally run from Pre-K through 7th grade. Some cities
2 offer up to 9th grade.

3
4 Mr. Paddock stated that there is space in the City that is not being utilized including the new middle
5 and elementary schools in the Day Ranch area. The City has agreements with the schools to utilize
6 their field space. They also have the option of contracting with private soccer leagues and
7 sponsoring local football, baseball, and basketball. Additional recreational activities for Bluffdale
8 include soccer, tennis, wellness, pickleball, volleyball baseball/softball, basketball, and Old West
9 activities clinics. Mr. Paddock explained that a Bluffdale Recreation Program would provide
10 recreational activities to promote health and wellness within the community and community
11 interaction and unity.

12
13 A recent survey to which 420 residents responded showed the demographics of the City with 88%
14 supporting a City sports program for youth. The initial budget cost would be for equipment. Most
15 cities provide soccer uniforms, which are purchased through registration fees. Many also promote
16 volunteer coaches and referees. In terms of staffing, Mr. Paddock stated that there is someone
17 currently in the City that could oversee the program. Contracts and paperwork would need to be
18 procured before moving forward.

19
20 Traci Crockett considered this to be something the City needs and promote unity. Mr. Paddock
21 envisioned the program starting with soccer and growing over time. He suggested that another
22 survey be circulated to get additional feedback from residents.

23
24 Dave Kallas and Mark Hales expressed their support. Mr. Paddock stated that the department
25 would initially fall under the purview of the Public Works Department.

26
27 Jeff Gaston stated that the program will be profitable for the City. It was suggested that they offer
28 soccer, basketball, and T-ball to youth ages three to nine years of age. Mr. Paddock stated that the
29 clinics will pay for themselves. In terms of timing, he was not sure the program could be in place
30 by spring but definitely by early fall. It was suggested that they not try for this spring but instead
31 pursue T-ball during the summer and be up and running by fall.

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1
2 Administrative Services Director, Bruce Kartchner stated that in terms of City-sponsored items,
3 they are not profit centers. He explained that the reason City-sponsored teams cost less than clubs
4 because the City subsidizes the overall cost. Club costs were reviewed. The main cost is field
5 rentals and the City has its own fields. They usually pay \$150 to \$200 per game for a field in
6 addition to referee fees of \$100 to \$150 for competition leagues per game. There are also insurance
7 costs of \$2 per player per season. Uniforms also need to be purchased. Clubs pay for coaches
8 while the coaches are volunteers in City leagues. Initial costs the City would have to cover would
9 be minimal. Mr. Kartchner stated that the key is putting together a solid budget that includes the
10 initial costs the City will bear. Ongoing costs can be covered by user fees.

11
12 Mr. Paddock stated that adults would like to have organized sports as well. He felt that the program
13 will evolve over time and there seemed to be a lot of support. Mayor Timothy commented that
14 when they first began developing pickleball courts many questioned why so many were being built.
15 Now, he never hears comments that there are too many since the demand is so great. Mr. Paddock
16 stated that they are working on a system that will allow groups to play in 45-minute increments so
17 that everyone gets a turn.

18
19 **b. Discussion Related to Selected City Financial Data, Presenters, Bruce**
20 **Kartchner and Stephanie Thayer.**
21

22 Mr. Kartchner reported that every year as they go through budget rotations they have historically
23 prepared a budget amendment around this time to determine where we are, what needs have
24 changed during the year, and present a budget amendment. Rather than doing one in February, in
25 order to meet Coronavirus Aid, Relief, and Economic Security (“CARES”) Act requirements, a
26 budget amendment was done in December instead. They were in the process of determining if
27 there needs to be another budget adjustment, possibly in March. Currently, however, it was not
28 anticipated. Another budget amendment was to be put forward in June.

29
30 Mr. Kartchner stated that COVID-19 has impacted the budget in interesting ways. The January
31 numbers were finalized and a report was provided to the Council showing some of the General

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1 Fund Balance information. Currently, they are 58.3% through the year. As a result, they would
2 expect revenues to be at least 58.3%. Tax revenues are roughly at that amount. Sales taxes are
3 received two months late so, in addition to the 58.3%, they have an additional \$450,000 to
4 \$500,000 in sales taxes related to the first seven months of the year that have not yet been received
5 and that are not included in the number. They are, therefore, ahead of budget. That is not unusual
6 since the bulk of the property taxes are collected from November through January.

7
8 Mr. Kartchner explained that sales taxes were expected to be lower than last year by roughly 20%
9 based on the projections based on COVID-19 shutdowns. Sales tax numbers, however, remained
10 above the previous year. For the first five months of this year, they are above where they were last
11 year, which was unexpected. The bulk was due to online sales but statewide sales taxes were not
12 down.

13
14 Mr. Kartchner next reported on projections for the Franchise Tax, which relates to energy.
15 Collections for the first half of the calendar year, which is the last half of the fiscal year are always
16 off. He explained that as growth continues, there are certain taxes that will continue to increase.
17 Franchise Taxes should track closely to growth in residential users. As commercial comes in it
18 can be of huge benefit.

19
20 Permit revenue issues were next addressed and are far higher than projected. Currently, they are
21 at 116% of budget for the year with five months remaining. Mr. Kartchner mentioned the need for
22 another employee for the Building Department to help with permitting and tracking, which has
23 been much higher than last year. It was noted that interviews were to be conducted this week.

24
25 Mr. Kartchner reported that water revenues continue to increase, which is indicative of the growth
26 that has been seen. The City has a contract with Jordan Valley Water Conservancy District where
27 they pay a certain amount for water they have committed to purchase. They allow the City to
28 purchase more water than is specified in the minimum contract. Due to growth, staff has been
29 looking to increase the amount and recontracting with them to increase the base amount. The
30 benefit is that they have been able to accommodate growth, which was planned for years ago.

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1
2 Mayor Timothy was proud of the infrastructure built in the City, especially with respect to water.
3 Mr. Kartchner stated that in secondary water, sales have increased and are ahead of budget. They
4 are looking to install a pump station on 15000 South at the canal. City Engineer, Michael Fazio,
5 stated that the design of the pump station is nearly complete. They have approached Gerber to
6 provide a cost at which time they will determine whether to add another pump. Currently, they
7 are focusing on the building.

8
9 Mr. Kartchner reminded the Council of the Eastern Bluffdale and Jordan Narrows Economic
10 Development Areas (“EDA”). Funds are not collected from the Gateway Redevelopment Area
11 (“RDA”) since it goes directly to Woodbury to pay for their bond under the original contract. The
12 Eastern Bluffdale and Jordan Narrows EDAs are both significant and have money available for
13 infrastructures and incentives. He stated that they have to be judicious in how the funds are used
14 but they are available to create incentives for certain entities and provide infrastructure that benefits
15 the areas as a whole.

16
17 Mr. Kartchner explained that the fund balance shows the beginning fund balance as of July 1. Tax
18 revenues are taxes that have been collected so far this year. An additional collection generally
19 occurs in March or April. He reported that a portion of the funds has also been committed to low-
20 income housing as well as projects that are currently budgeted that have been pulled from the
21 overall amount. If they were to spend all of the money they have anticipated, committed to, and
22 have collected, they would have roughly \$10 million in the Eastern Bluffdale EDA and \$6.8
23 million in the Jordan Narrows EDA that can be used for infrastructure and incentives.

24
25 In response to a question raised, Mr. Kartchner stated that an eligible expense for an EDA must be
26 specific to the EDA. He explained that EDA funds are being used for the stormwater project on
27 14600 South because it is needed and will benefit the area. If someone were dedicated to
28 promoting economics in the subject area, their salary could potentially be paid from the EDA.

29
30 Mr. Kartchner commented on personnel and stated that as they have hired for certain positions
31 there have been challenges, particularly attracting people with technical knowledge and

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1 background. He recommended that they look at salaries across the board to see where the City fits
2 in. There is a service they subscribe to that provides that information and historically staff has
3 reviewed that information to see where they fall. One of the challenges is that Deputy City
4 Recorder, Gina Miller has submitted her resignation effective this month. They have placed an ad
5 for a new Deputy City Recorder and would like to hire someone with experience. Only one
6 application had been received in the last two weeks from someone with no relevant experience. A
7 salary increase may be needed to make it competitive. He noted that often shifting salaries has a
8 domino effect.

9
10 Mr. Kartchner had been concerned over the last several years about the decrease in impact fee
11 funds due to building a lot of infrastructure as a result of growth and drawing down on the funds.
12 They have updated the impact fee plan and fee schedule and see that the increase is replenishing
13 the funds in order to continue with the needed construction. All of the funds, with the exception
14 of the storm drain, are well over the anticipated budget amount. He stated that growth has been
15 substantial with permits being very high. That is of benefit since they collect the associated impact
16 fees. It has also increased because of the change in the impact fee structure.

17
18 Water impact fees are particularly high because they were exceptionally low considered to
19 surrounding cities. The water impact fee increased significantly, which is comparable to other
20 cities. There is a separate hookup fee that is essentially the cost of installing the meter.

21
22 **3. Council Discussion.**

23
24 Traci Crockett addressed bringing back the tabled text amendment regarding senior zoning to see
25 what kind of support there would be with conditions added. One would be to specify that the area
26 serve as a buffer for commercial and be a certain distance from a major arterial road. Over the
27 past few weeks, she had studied the issue in detail and felt strongly that what is proposed would
28 be a great project for the City. She felt strongly that it will protect one-acre lots and give the City
29 more control over what is allowed.

30

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1 Dave Kallas asked for clarification and if the project can be reconsidered. City Attorney, Todd
2 Sheeran stated that it can be since the first item was a text amendment and not part of a land use
3 application. The request can be brought back at any time even though it was voted down. With
4 regard to the matter that was tabled, a motion could be made during the regular meeting to
5 reconsider it.

6
7 Procedural and noticing issues were discussed. Jeff Gaston was opposed to reconsideration and
8 did not support the project, which he considered a total failure on the part of the developer. Some
9 residents claimed to have been threatened by the developer and as a result, he would not reconsider
10 the request.

11
12 **4. Adjournment.**

13
14 The Work Session adjourned at 7:00 p.m.

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**BLUFFDALE CITY COUNCIL
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Wednesday, February 10, 2021**

1 **Present:** Mayor Derk Timothy
2 Traci Crockett
3 Jeff Gaston
4 Mark Hales
5 Dave Kallas
6

7 **Staff:** Mark Reid, City Manager
8 Todd Sheeran, City Attorney
9 Bruce Kartchner, Administrative Services Director
10 Natalie Hall, Emergency Preparedness Manager
11 Grant Crowell, City Planner/Economic Development Director
12 Shane Paddock, Public Works Director
13 Warren James, Fire Chief
14 Michael Fazio, City Engineer
15 Stephanie Thayer, Accountant/Human Resources
16 Ellen Oakman, Associate City Planner
17 Wendy Deppe, City Recorder
18 Police Chief, Andrew Burton
19

20 **Excused:** Wendy Aston
21

22 **BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**
23

24 Mayor Timothy called the Regular Business Meeting to order at 7:02 p.m.
25

26 **1. Roll Call, Invocation, Pledge of Allegiance.**
27

28 All members of the City Council were present with the exception of Wendy Aston, who was
29 excused.

30 Emergency Preparedness Manager, Natalie Hall, offered the invocation and led the Pledge.
31

32
33 **Traci Crockett moved to reconsider and vote on Ordinance 2021-01, a proposed Zoning Text
34 Amendment Applicant to enact BCC-11.80.060 for a Residential Senior Independent Living
35 Zone including all development standards and requirements. Dave Kallas seconded the
36 motion.**

37
38 City Attorney, Todd Sheeran read from Roberts Rules of Order and stated that if a motion to
39 postpone indefinitely is made, it kills the main motion for the duration of the meeting, however,

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1 members can bring up the main motion again at the same meeting through reconsideration of the
2 vote. Members can also bring up the main motion before the assembly at another meeting. Mayor
3 Timothy clarified that if it is brought up in the same meeting the motion must differ from the one
4 that was tabled.

5
6 In response to a question raised, Traci Crockett stated that she has spoken to the applicant, people
7 who are opposed to it, and those who are in favor of it. She had spent countless hours researching
8 the matter since the last meeting. Jeff Gaston had heard nothing but negative comments on it.
9 Many were proud of the Council Members for sticking to their campaign promises and denying
10 the application.

11
12 Traci Crockett disagreed and stated that no one reached out to her to bring the matter back. She
13 considered it a good project and one that will benefit the City. Jeff Gaston stressed that if it is
14 allowed they will be breaking their campaign promises as it will change one-acre lots and divide
15 the City further. He saw no reason to bring it back. Dave Kallas stated that they have already
16 rezoned one-acre lots and created commercial zoning. The request places a buffer around that
17 commercial zoning. He considered it a good land use tool to make that transition. Changes were
18 proposed that make it better.

19
20 **Vote on motion: Mark Hales-Aye, Jeff Gaston-Nay, Traci Crockett-Aye, Dave Kallas-Aye.**
21 **The motion passed 3-to-1.**

22
23 **Traci Crockett moved to reconsider and vote on Ordinance 2021-02, a proposed Zoning Map**
24 **Amendment Application for approximately 4.5 acres for a Residential Senior Independent**
25 **Living Zone located at approximately 13975 South 2700 West at the next City Council**
26 **Meeting. Dave Kallas seconded the motion. Vote on motion: Mark Hales-Aye, Jeff Gaston-**
27 **Nay, Traci Crockett-Aye, Dave Kallas-Aye. The motion passed 3-to-1.**

28
29 The matter was to be reconsidered at the next meeting.
30

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1 **2. PUBLIC FORUM**

2
3 *Nate Ray* gave his address as 1045 Albion Meadow Way and identified himself as the Pastor of
4 The Front Church, which is a new non-denominational Christian church coming to Bluffdale.
5 They have an exciting opportunity on February 27 at 8:30 a.m. when they are partnering with the
6 USDA’s Farmers to Families Program. They will be getting a semi-truck full of food and giving
7 it to those in need. Something similar was done in September in the Summit Academy High School
8 parking lot where they were able to bless over 450 families in the Valley and gave away 33,000
9 pounds of food. They were excited to do it again. Pastor Ray asked if the City of Bluffdale would
10 be interested in serving their 30 volunteers refreshments and beverages.

11
12 Fire Chief, Warren James, stated that recently the Fire Department placed an order for a pallet of
13 bottled water. The delivery person caused damage to a City structure that had since been repaired.
14 As a result, they were given another pallet that they cannot use before it expires. It could be offered
15 for this event.

16
17 Jeff Gaston suggested that the City make donate breakfast through the local Beans and Brews. He
18 appreciated the gesture to help families in Bluffdale. Administrative Services Director, Bruce
19 Kartchner offered to prepare a proposal. Members of the City Council also offered to pay the cost.
20 City Manager, Mark Reid, stated that the City Council has budget money available. The cost was
21 not expected to exceed \$200. Jeff Gaston stated that he would pass the information on to the City
22 Council Members.

23
24 *Connie Robbins* gave her address as 14455 South 2585 West. She was infuriated by the previous
25 motion to reconsider the previous decision on the senior housing project. She was not in favor of
26 developing the property and stated that once the developers break up the property it will set a
27 precedent and happen elsewhere. She was furious about the action taken by the City Council and
28 accused them of not caring about what happens on that side of the City. She claimed that the
29 residents do not support breaking up the lots. Once that happens they will be like every other city.
30 She commented that the Planning Department wants further development and higher densities and
31 is looking for opportunities for their own children to live in Bluffdale. She suggested that they

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1 start like everyone else and live somewhere else first. She stated that the Council does not care
2 about the residents.

3
4 There were no further public comments.

5
6 **3. CONSENT AGENDA**

7
8 **3.1 Approval of the January 13, 2021, City Council and Planning Commission**
9 **Special Joint Meeting Minutes.**

10
11 **3.2 Approval of the January 13, 2021, City Council, LBA, and RDA Combined**
12 **Meeting Minutes.**

13
14 **Dave Kallas moved to approve the consent agenda. Jeff Gaston seconded the motion. The**
15 **motion passed with the unanimous consent of the Council.**

16
17 **4. Presentation of the Police Department Annual Statistical Report, Presenter, Police**
18 **Chief Burton.**

19
20 Police Chief, Andrew Burton, presented the Police Department Annual Statistical Report. He
21 addressed the Police Department’s areas of focus and stated that they provide professional and fair
22 services. This year there is a New School Resource Officer at Hidden Valley. The program was
23 going very well.

24
25 Chief Burton reported that a Canine Incident Review process was recently implemented and a bill
26 was passed in the Legislature pertaining to canine operations. Bluffdale already complies with all
27 provisions of the bill and the Police Department already complies with many of the provisions
28 being considered. Adjustments were made to some of their training and policies based on
29 experiences with social unrest and demands from the public.

30
31 Chief Burton reported that in spite of COVID-19, they still supported several events. A Citizens
32 Academy was conducted and nearly completed prior to the COVID-19 restrictions being imposed.
33 Eight or nine citizens participated with the remaining two sessions to be completed at some point.

34

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, February 10, 2021**

1 A new trail program was implemented along the river. They were not seeing a lot of problems but
2 they are patrolling the trails along the river parkways. New officers were hired that they are very
3 happy with. Trainings were conducted in de-escalation training, use of less-lethal methods, race
4 relations, implicit bias understanding, and autism awareness training. Chief Burton explained that
5 they are adjusting their training to address issues that are of interest to the public.

6
7 Chief Burton reported that the Police Department adjusted well to the COVID situation and
8 continued 24-hour patrol operations. They have begun the vaccination process, which is not
9 mandatory, and are currently at 45% participation. He did not expect to have more than 50%
10 participation.

11
12 Calls for service in 2020 increased in most categories other than traffic-related cases. It was
13 estimated that for 2021, calls for service will increase by 8% over 2019. That was based on the
14 average increase in calls of 7.9% from 2012 to 2019 and an analysis of the last six months of 2020
15 during which time there was an increase in calls for service of 8.4%. Traffic cases were back to
16 normal. Calls for service dropped by 7% in 2020. In 2020, calls for service per officer per year
17 were reasonable at 936. If there is an 8% increase as proposed, they will have calls for service per
18 officer per year of 1,085.

19
20 Calls for service requiring a report increased by 6% in 2020. Chief Burton stated that typically
21 when that number reaches 1,050 calls for service per officer per year, they become more reactive
22 rather than proactive. Looking forward, the expectation for 2025 is nearly 16,000 calls for service
23 per year. Based on that number, they will need to add new patrol officers over the next few years.
24 He felt that hiring one officer per year would likely keep up with the demand. Mayor Timothy
25 asked for feedback from Chief Burton on when to add more officers. His preference was to do it
26 in smaller increments rather than wait and hire several officers. Chief Burton explained that the
27 threshold of 1,000 calls for service per officer per year is a good benchmark. His recommendation
28 was to add one patrol officer. In terms of hiring, he supported having a mix of new and more
29 seasoned officers.

30

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, February 10, 2021**

1 Chief Burton was asked about the potential for a canine unit in Bluffdale. He stated that there are
2 canines in the department that respond in Bluffdale, which he considered adequate. He explained
3 that some calls require more than one officer and those types of calls are increasing slightly. That
4 is something that is not easily measured but is being looked at.

5
6 Chief Burton reported that citations have dropped significantly and have occurred in surrounding
7 cities as well based on a three or four-month period when there was a substantial reduction in
8 traffic. This year, however, they were on track to increase. Accidents were down during the same
9 period. With regard to response times, he was pleased with where they are. He noted that they
10 have a goal of seven minutes for Priority One calls. He stated that there are many agencies outside
11 of Utah where response times are three or four times greater.

12
13 Calls for service are tracked by day of week and time of day. This is done to assign appropriate
14 manpower during busy periods. Overlap times are based on this type of information. The Part 1
15 Crime Report showed an increase over 2019 where they went from 4% of the calls for service to
16 6% this year. It was primarily due to larcenies involving vehicle burglaries, porch thefts, and other
17 types of theft. All have increased during COVID. Last year there was a change in the way sex
18 assault-related cases were reported under Part 1 crimes. It was about the same this year.

19
20 How a patrol officer's time is spent was described. Chief Burton stated that during his obligated
21 time he handles calls and prepares reports. He also has administrative time that involves personnel
22 actions and training. Occasionally he gives tours or presentations, which are easy to measure in
23 numbers but not in time spent. During an officer's unobligated time he conducts patrols and
24 performs school zone enforcement.

25
26 Chief Burton stated that an increase has been seen in the kinds of calls that require two and
27 sometimes three officers. For instance, domestic violence calls have increased substantially.
28 Officer safety is the first priority. He stated that people are the most important and they hire quality
29 officers and provide top quality training. Attracting quality people takes effort and once hired,
30 training takes time.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, February 10, 2021**

1
2 Dave Kallas asked about morale at the department. Chief Burton stated that it is very good. Even
3 though they are a small department, in Utah they are considered a mid-sized agency. They provide
4 a lot of opportunities. They have a small SWAT team that is well trained and well equipped. They
5 also have a Major Accident Team, which is unusual for an agency of their size. They have the
6 tools necessary to conduct on-scene diagnostics. They also have Canine Units, a Commercial
7 Vehicle Inspector, and School Resource Officers. As a result, officers have opportunities to
8 participate in specialty assignments, which helps with retention. Their Step Pay Plan is
9 competitive and mid-range in terms of Salt Lake agencies but on the upper end for Utah County
10 agencies. There has been a drift away from larger agencies based on certain circumstances. The
11 officers like working in the department and have a good leadership team.

12
13 Chief Burton reported that leads by example and works patrol once a week. He expects his
14 Assistant Chief, Lieutenant, and Sergeants to do the same. Many officers came to the department
15 with the intent of getting their foot in the door in law enforcement and moving onto a larger
16 department but ended up staying. Other officers come from larger departments because of the
17 reputation of their agency. They have great facilities and great vehicles that officers like.

18
19 Dave Kallas was proud of the law enforcement team and felt they had done a good job. Chief
20 Burton stated that it has been challenging due to social unrest combined with COVID-19. He was
21 impressed by their resiliency. He stated that every Thursday night he spends time in Bluffdale.
22 Mayor Timothy commented that he missed doing ride-alongs with the Chief. Currently, no ride
23 alongs were taking place due to COVID.

24
25 Appreciation was expressed to Chief Burton and his team. Traci Crockett stated that as a citizen,
26 all of her interactions with the Police Department have been positive. She commended Chief
27 Burton and the Police Department for their efforts.

28

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, February 10, 2021**

1 **5. CONTINUED FROM JANUARY 27, 2021: PUBLIC HEARING – Consideration**
2 **and Vote on Ordinance Number 2021-03, a Text Amendment to BC 14.40 (Reasonable**
3 **Accommodation), BCC 3.10 (Business License Provisions) and BCC 1.140 (General**
4 **Provisions), Staff Presenter, Todd Sheeran.**
5

6 Mr. Sheeran reported that the above agenda item was tabled because the agenda did not specify
7 that it was a public hearing. The request includes three elements, which were described. The
8 reasonable accommodation involves treatment facilities and changes to what the City will require
9 in terms of new arguments raised at the hearing and witnesses. The second involves a process for
10 the application and fees. The desire was to establish definitive timelines. They specified 90 days
11 to allow an applicant to move forward. The third involved the computation of time and appealing
12 within a specific number of calendar days rather than business days.

13
14 Dave Kallas asked for confirmation that no policy is being changed with respect to the reasonable
15 accommodation. Mr. Sheeran stated that it involves the hearing. New arguments were presented
16 and the City was expected to have rebuttal expert witnesses on a new argument they did not know
17 was to be presented.

18
19 Mayor Timothy opened the public hearing. There were no public comments. The public hearing
20 was closed.

21
22 **Dave Kallas moved to approve Ordinance Number 2021-03, a Text Amendment to BC 14.40**
23 **(Reasonable Accommodation), BCC 3.10 (Business License Provisions), and BCC 1.140**
24 **(General Provisions). The motion was seconded by Jeff Gaston. Vote on motion: Traci**
25 **Crockett-Aye, Dave Kallas-Aye, Mark Hales-Aye, Jeff Gaston-Aye. The motion passed**
26 **unanimously.**

27
28 **6. PUBLIC HEARING – Consideration and Vote on Ordinance 2021-04, Updating**
29 **Various Provisions of the City’s Business License Regulations Found in Title 3 of the**
30 **Bluffdale City Code, Regarding Alcoholic Beverage Licenses, Staff Presenter, Grant**
31 **Crowell.**
32

33 City Planner/Economic Development Director, Grant Crowell, reported that based on a discussion
34 the City Council had at a recent study meeting, staff prepared updates to the City’s Alcohol

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, February 10, 2021**

1 Licensing Code. The impetus of the changes was to allow additional retail license options for local
2 consent that could facilitate a bar license for ‘Bout Time Pub and Grub and a hotel license to be
3 issued in a zoning district that was previously approved by the City Council. Additionally, due to
4 numerous changes to Utah State Code that occur nearly annually, definitions were updated as well
5 as vocabulary about classifications of retail and off-premise beer retailers and other changes.

6
7 Mr. Crowell stated that the biggest policy decision was whether to allow certain additional types
8 of retail licenses in the community and whether to place limits on them. The first section of the
9 ordinance was definitions. It was noted that the Utah Alcoholic Beverage Control Act is updated
10 annually. Some changes included the following:

- 11
12 • How “Bar Licenses” and “Bar Establishment Licenses” are defined.
13 • The definition of “Beer”.

14
15 Because they hope to have a hotel in the community at some point, the zoning was approved
16 accordingly. There is a different kind of license, which was why they defined “Hotel License”.

17 Mr. Crowell stated that Maverik is now an off-premise beer retailer to be consistent with State
18 Code. Retail licenses are for consumption on-premise. There are several types from restaurants
19 with full menus to beer-only menus. Establishments that are a conglomeration of restaurants could
20 be the same.

21
22 Mr. Crowell explained that there are no distance requirements in State Code for off-premise beer
23 retailers. There are proximity requirements for retail on-premise, which is 200 feet as the crow
24 flies or 600 feet from a walking path. The City established a policy regarding the number of
25 licenses they would consider for local consent. He noted that one bar license is allowed to be
26 issued in the City, which is a significant policy change. With regard to Hotel licenses, one would
27 be allowed in the STX Gateway Zoning District, which is where the City has specified that one bar
28 or hotel license will be allowed.

29

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, February 10, 2021**

1 Mr. Crowell reported that Taverns are now On-Premise Beer establishments and not allowed in
2 the City. Other items that were not listed or allowed included the Airport License and Arenas.
3 There is no State law regarding hours beer can be sold at Maverik and the City follows State law.
4 Bar Establishment Licenses include dining clubs, equity clubs, etc. with a bar license. Dave Kallas
5 clarified that the intent of the changes was to modernize the Code and allow two policy changes.
6 He did not object to a few bars but did not think they should be unlimited in the Code.

7
8 Rim Ryan from 'Bout Time Pub and Grub stated that they are ready to build and explained
9 Bluffdale's local consent. Mr. Crowell stated that just because local consent is granted by the local
10 jurisdiction, they still have to go through a procedure with the State, which does not have a quota
11 system. Mr. Ryan stated that they already have a license and can work through that expeditiously.

12
13 Mayor Timothy opened the public hearing. There were no public comments. The public hearing
14 was closed.

15
16 Mark Hales asked how it is regulated. Mr. Crowell explained that a bar does not have a restriction
17 of 70%. Dan Eckersley from 'Bout Time Pub and Grub stated that their business is in Colorado
18 and they are not required to have a 70/30 mix. Their problem is with the way Utah sales and
19 alcohol work in that they can never get to the 70/30 because of the cost and value of alcohol. As
20 a result, it is difficult to maintain a balance.

21
22 Dave Kallas asked if the bar can serve food and alcohol. Mr. Eckersley stated that because they
23 are a bar, they are required by law to have food available that is made on-premise during all hours
24 that they have alcohol available. He reported that their kitchen is open from 10:00 a.m. to 1:00 a.m.
25 to meet that requirement. Once they have the shell, their building should be completed within 60
26 days. Once local consent is granted they can submit an application.

27
28 **Jeff Gaston moved to approve Ordinance 2021-04, updating various provisions of the City's**
29 **Business License Regulations found in Title 3 of the Bluffdale City Code, regarding Alcoholic**
30 **Beverage Licenses. Traci Crockett seconded the motion. Vote on motion: Traci Crockett-**
31 **Aye, Dave Kallas-Aye, Mark Hales-Aye, Jeff Gaston-Aye. The motion passed unanimously.**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, February 10, 2021**

1
2 **7. CONTINUED FROM JANUARY 27, 2021: Consideration and Vote on Resolution**
3 **No. 2021-04, Regarding a Reduction in Water Bill for All Disabled Veterans, Staff**
4 **Presenter, Bruce Kartchner.**
5

6 Dave Kallas stated that the matter was sponsored by Wendy Aston who asked that it be brought
7 up. She planned to participate remotely but was unable to do so and asked that the matter be tabled.
8 Todd Sheeran stated that because it is a resolution and does not have noticing requirements, it can
9 be tabled to a future meeting.

10
11 **Dave Kallas moved to table agenda item number seven to the next meeting. Mark Hales**
12 **seconded the motion. Vote on motion: Traci Crockett-Aye, Dave Kallas-Aye, Mark Hales-**
13 **Aye, Jeff Gaston-Aye. The motion passed unanimously.**

14
15 **8. Mayor’s Report.**
16

17 Mayor Timothy reported on the following:

- 18
19 • The area mayors met again with the Legislature and will meet one more time this
20 Legislative Session. They have been meeting electronically, which has worked fairly well.
21 He stated that the Legislature that serves the southwest quarter of the County is united.

22
23 **9. City Manager’s Report and Discussion.**
24

25 Mr. Reid reported on the following:

- 26
27 • Public Works Director, Shane Paddock presented an Employee Recognition Award to
28 Monica Thornley who was recognized for her outstanding work performance in the Public
29 Works Department. She serves as the Public Works Office Assistant and has been
30 instrumental in streamlining many daily operations within the department. She helped
31 implement their iWorks work order software, which has greatly increased efficiency,
32 accuracy, and response times in the Public Works Department with approximately 1,200
33 work orders received in just over one year. She is effective in assisting the City’s
34 Accounting Department with processing Public Works expenses, purchase orders, and

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**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, February 10, 2021**

1 ensuring that City policies are followed. She has also been instrumental in streamlining
2 the City’s reservation system. Ms. Thornley willingly accepts assignments and
3 responsibilities outside of her normal job description. She is the first point of contact for
4 incoming calls to the Public Works Department, which is extremely important. She helps
5 resolve issues in a kind, professional, and respectable manner. The Public Works
6 Department was pleased to have Ms. Thornley as a member of their staff.

- 7 • It was reported that 94% of the City’s firefighters have been vaccinated.
- 8 • A letter was received from Dan McCay regarding progress in getting a positive response
9 for being included in the Infrastructure and General Government Appropriations
10 Committee to have the trestle considered. They were pleased to have been awarded a grant
11 to conduct the study.
- 12 • Goldenwest Credit Union is now open for business. A Ribbon Cutting was in the process
13 of being scheduled.
- 14 • Todd Sheeran provided an update on legislative items. One of great significance was
15 accessory dwelling units, which overrides local authority to regulate size and parking.
16 From a local perspective that could be problematic since Independence has other issues
17 where on-street parking could be of concern. The bill does not require off-street parking.
18 The Utah League of Cities and Town is working to amend it to include additional language.
- 19 • Staff will be bringing forward the City’s surplussing policy for review as well as changes
20 to the purchasing policy.

21
22 **10. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character,**
23 **Professional Competence, or Health of an Individual, Collective Bargaining, Pending**
24 **or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including**
25 **any Form of a Water Right or Water Share, Security Issues, or any Alleged Criminal**
26 **Misconduct.**

27
28 **Mark Hales moved to go into closed session to discuss the character, professional**
29 **competence, or health of an individual. Traci Crockett seconded the motion. Vote on**
30 **motion: Traci Crockett-Aye, Dave Kallas-Aye, Mark Hales-Aye, Jeff Gaston-Nay. The**
31 **motion passed 3-to-1.**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, February 10, 2021**

1
2 The City Council was in Closed Session from 8:39 p.m. to 9:01 p.m.
3

4 **11. Adjournment.**

5
6 The City Council Meeting adjourned at 9:04 p.m.
7

8
9 _____

10 Wendy L. Deppe, CMC
11 City Recorder

12
13 Approved: _____

DRAFT - FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, February 10, 2021**

1 **Present:** Mayor Derk Timothy
2 Wendy Aston (via telephone)
3 Traci Crockett
4 Jeff Gaston
5 Mark Hales
6 Dave Kallas
7

8 **Staff:** Todd Sheeran, City Attorney
9 Stephanie Thayer, Accountant/Human Resources
10

11 At 8:39 p.m. Mayor Derk Timothy called the meeting to order.
12

13 **MOTION:** Mark Hales moved to go into Closed Session to discuss the character, professional
14 competence, or health of an individual.
15

16 **SECOND:** Traci Crockett seconded the motion.
17

18 **VOTE ON MOTION:** Vote on motion: Dave Kallas-Aye, Jeff Gaston-Aye, Traci Crockett-Aye,
19 Mark Hales-Aye. The motion passed unanimously. Wendy Aston did not participate in the vote.
20

21 The Council discussed issues related to the character, professional competence, or health of an
22 individual.
23

24 The City Council resumed the regular meeting at 9:01 p.m.
25
26
27

28 _____
29 Wendy L. Deppe, CMC
30 City Recorder

31 Approved: _____



Memo

Date: March 5, 2021
From: Shane Paddock, Public Works Director *S.P.*
To: Mark Reid, City Manager
Mayor Timothy
City Council
RE: Independence Plat K Park Restroom Bid Results

On February 16, 2021 the City posted a bid for the Independence Plat K Park Restroom Project.

This project will connect sewer service, construct and connect the water service as well as repair the asphalt, sidewalk curb and gutter for the new restroom in the Independence Plat K park.

The bids were opened March 4, 2021. There were four bidders. The lowest bidder was Ridge Rock, Inc. of Bluffdale, Utah. Their bid for the project as advertised is \$22,785.

Ridge Rock, Inc. has completed many construction projects for the City, and we are satisfied with the quality of their work.

I recommend awarding the Independence Plat K Park Restroom Project to Ridge Rock, Inc. and approving the resolution authorizing the City Manager to enter into an agreement for the City with Ridge Rock, Inc., as well as authorizing the contract amount with a 10% contingency for a contract total of \$25,064.

This project is scheduled to be completed by May 3, 2021. The fixtures are scheduled to be set May 5th with the restroom open to the public shortly thereafter.



BIDS

Project:	Independence Plat K Park Restroom
Bid Opening Date:	4-Mar-21
Total Number of Bids:	four
Apparent Low Bid:	\$22,785
Low Bid Company:	Ridge Rock, Inc.
Average Bid Amount:	\$49,746

Bid Tabulation

No.	Company	Bid Amount	Difference from Low Bid
1	Newman Construction, Inc.	\$74,510	\$51,725
2	Strong Solutions, LLC	\$63,445	\$40,660
3	R. Cherrington Enterprises, LLC	\$38,245	\$15,460
4	Ridge Rock, Inc.	\$22,785	\$0

RESOLUTION NO. 2021-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, AUTHORIZING THE CITY MANAGER TO ENTER INTO THE INDEPENDENCE PLAT K PARK RESTROOM AGREEMENT WITH RIDGE ROCK, INC., AND ESTABLISHING A CONTINGENCY.

WHEREAS, Bluffdale City (the “City”) is obligated to maintain its parks within the City; and

WHEREAS, the City and Ridge Rock, Inc. (“Contractor”) desire to that Contractor maintain the Independence Plat K Park Restroom Project within the City; and

WHEREAS, the Bluffdale City Council (the “City Council”) finds that entering into said agreement would be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH:

SECTION 1. Authorize to Sign. The City Council hereby authorizes the City Manager to enter into a general services agreement for the Independence Plat K Park Restroom Project with Contractor in accordance with the submitted bid documents.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, ON THIS 10TH DAY OF MARCH, 2021 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Councilmember Aston	_____	_____	_____	_____
Councilmember Crockett	_____	_____	_____	_____
Councilmember Gaston	_____	_____	_____	_____
Councilmember Hales	_____	_____	_____	_____
Councilmember Kallas	_____	_____	_____	_____

Mayor: _____
Derk P. Timothy

Attest: _____
City Recorder