

**BLUFFDALE CITY
CITY COUNCIL &
LOCAL BUILDING AUTHORITY**

COMBINED MEETING AGENDA

City Council Chambers

Wednesday, July 26, 2023, at 7:00 p.m.



Mayor Natalie Hall
Councilmember Wendy Aston
Councilmember Traci Crockett
Councilmember Jeff Gaston
Councilmember Mark Hales
Councilmember Dave Kallas

Notice is hereby given that the Bluffdale City Council & Local Building Authority will hold a combined meeting on Wednesday, July 26, 2023, at Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. The meeting will begin at **7:00 PM** 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 by **4:00 PM** the day of the meeting. Emailed comments will be submitted to the City Council but will not be read at the meeting. Notice is further given that access to this meeting by the City Council may be by electronic means.

In the event the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 7:00 P.M.

1. **Call to Order:** (Roll Call, Invocation, Pledge of Allegiance*).
2. **Minute and Agenda Approval:**
 - 2.1 June 28, 2023, City Council Meeting Minutes.
 - 2.2 July 12, 2023, City Council Meeting Minutes.
 - 2.3 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
4. **Presentation Items:**
 - 4.1 **Jordan Valley Water Conservancy Proposed Tax Rate Increase** (*Presenter Sherrie Ohrn*)
5. **Public Comment:** (This is a time and place for any person who wishes to comment on items **not** scheduled on the agenda for public hearing. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record or by emailing councilmeetingcomment@bluffdale.com. Comments should be limited to not more than four (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.)
6. **Consent Agenda:** (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately. No public comment will be permitted.)
 - 6.1 **Resolution No. 2023-39-** Salt Lake County Vote Center Contract
7. **Action or Discussion Items; Items Continued from Previous Meeting:** (These items are considered by the City Council individually. No public comment will be permitted.)
8. **Public Hearing Items:** (Public comments must abide by the requirements listed above).

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

- a. **Call to Order:** (Roll Call)
 - b. **LBA Resolution No. 2023-04-** Consideration and Vote Awarding Public Works Building Contract (*Staff Presenter Shane Paddock and Bruce Kartchner*)
 - c. **LBA Discussion**
 - d. **Adjournment**
9. **Staff Reports, Additional Council Discussion, and Calendaring Items:**
10. **Closed Meetings** - if any: (This meeting will be closed to the public for one of the stated purposes found in Utah Code § 52-4-205(1), which is usually for one of the following purposes: discussion of the character, professional competence, or physical or mental health of an individual; discuss collective bargaining; discuss pending or reasonably imminent litigation; discuss the purchase, exchange, sale, or lease of real property, including water rights or water shares).
11. **Adjournment.**

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda was posted at the Bluffdale City Hall and on the City’s website (www.bluffdale.com), delivered to each member of the Bluffdale City Council; and posted on the Utah State Public Notice website (www.utah.gov.pmn).

Published and posted on **July 21, 2023.**



**Tami Timothy
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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1 **Present:**

2

3 **City Council:**

4 **Mayor Natalie Hall**

5 **Wendy Aston**

6 **Traci Crockett**

7 **Jeff Gaston**

8 **Mark Hales**

9 **Dave Kallas**

10

11 **Staff: Mark Reid, City Manager**

12 **Bruce Kartchner, Administrative Services Director**

13 **James Dunkelberger, City Attorney**

14 **Michael Fazio, City Engineer**

15 **Stephanie Thayer, Finance Manager**

16 **Ellen Oakman, Associate City Planner**

17 **Grant Crowell, Community and Economic Development Director**

18 **Matt Evans, Fire Chief**

19 **Courtney Petersen, AV Technician**

20 **Amanda Luker, Communications Specialist**

21 **Tami Timothy, City Recorder**

22

23 **BLUFFDALE CITY COUNCIL WORK SESSION**

24

25 **1. Call to Order.**

26

27 Mayor Hall called the meeting to order at 7:00 p.m. and welcomed those present.

28

29 All members of the City Council were present.

30

31 Alan Lord offered the invocation and led the Pledge of Allegiance.

32

33 **1. Minutes and Agenda Approval.**

34

35 **1.1 Approval of this Meeting’s Agenda.**

36

37 **Council Member Kallas moved to APPROVE the meeting agenda. The motion was seconded**

38 **by Council Member Aston. The motion passed with the unanimous consent of the Council.**

39

40 **2. Mayor and Council Reports.**

41

42 Mayor Hall reported on the following:

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- She attended Patriot Camp, which was for children from Riverton and Bluffdale. Each day they learned different things about our country and sang songs. On Friday, there was a program that was attended by Senator Burgess Owens. Each day featured a different guest speaker. Many valuable things were learned by the children who attended. The Mayor noted that Council Member Hales’ wife was heavily involved in Patriot Camp.
 - Mayor Hall attended the recent Salt Lake County Council of Mayors Meeting. They meet every other month and she serves as Chair. They are currently working to submit a plan for sheltering the homeless in the winter. Locations were being submitted for an overflow shelter as well as plans for the homeless in the community.
 - She attended the recent Wasatch Front Regional Council (“WFRC”) Transcom Meeting that meets to approve funding to be spent on transportation projects.
 - The Mayor of Herriman sponsored a Southwest Summit and invited representatives from Riverton, South Jordan, Herriman, and Bluffdale to attend. He also invited representatives from Lehi, Saratoga Springs, and Eagle Mountain, which was unprecedented. Often cities think in borders and focus on planning within their own county. This was for the entire southwest area of Salt Lake County and northern Utah County. It was helpful to discuss transportation and economic development. Legislators were present from both counties as well as representatives from the Utah Transit Authority (“UTA”), the Utah Department of Transportation (“UDOT”), WFRC, the Mountainland Association of Governments (“MAG”), and all of the mayors. There was a huge turnout. The group plans to meet quarterly to work on planning for the Utah/Salt Lake County areas, which are experiencing the highest level of growth in the State.
 - The production of *The Play That Goes Wrong* ran for several nights in the park. Refreshments were served free of charge. Over 500 were in attendance the last night. The set was great and the production was very funny. She thanked the Arts Council for the work that went into it.
 - A productive meeting was held about the upcoming rodeo.

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1 **4. Presentation Items.**

2
3 **4.1 Rodeo Queens Presentation. (Presenter Mayor Hall).**

4
5 Bluffdale Rodeo Queen, Savanna Drury reported that she and her attendants are advocates for the
6 Rodeo. They answer questions and represent Bluffdale. She became Queen after participating in a
7 contest that included horsemanship, a public speech, a modeling pattern, and an interview. The judges
8 reviewed the various categories, which were scored. The Council Members were invited to ask Miss
9 Drury questions.

10
11 Council Member Kallas asked Miss Drury if she participated in rodeo events as part of the contest.
12 Miss Drury indicated that she did not. There is a reigning pattern for the horsemanship portion in
13 addition to the pageant. She stated that she normally competes in Breakaway, which involves roping
14 a calf after which it releases off of the saddle.

15
16 Council Member Crockett asked about the trend to wear pink shirts to rodeos. Miss Drury stated that
17 the stock contractor for the rodeo is Circle J and most rodeos have a “Tough enough to wear pink”
18 night, which usually takes place on Saturday to commemorate Breast Cancer awareness.

19
20 1st Attendant, Olivia Green introduced herself and stated that her favorite event is Tie Down Roping.

21
22 2nd Attendant, Olivia Christensen’s favorite rodeo event is Barrel Racing, which highlights female
23 rodeo athletes. It is a fast-moving sport where the difference between 1st and 2nd place can be 1/10 of
24 a second. It is action-packed and exciting.

25
26 Hadlee King identified herself as the 1st Attendant to the Princess, who was unable to be present. Her
27 favorite event is Team Roping because they have to work together.

28
29 Nicole Smith was the 2nd Attendant to the Junior Princess. Her favorite rodeo event is Barrel Racing
30 because it is something she participates in. She enjoys it because it is fast-paced.

31

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1 Scarlett Maxwell identified herself as the Junior Princess of Bluffdale. Her favorite rodeo event is
2 Barrel Racing, which is fun to watch and participate in.

3
4 Kambree Elegante was the 2nd Attendant to the Junior Princess. Her favorite event is Barrel Racing
5 because it is fun to watch and entertaining.

6
7 Miss Drury reported that she and her attendants have participated in several rodeos. They attended
8 the Lehi Stock Parade and took part in the Grand Entry. She was also able to go to Herriman and
9 other local rodeos to promote the Bluffdale Rodeo. She described other events they have participated
10 in. They will participate in the Day of Celebration at the Parade where people can come and meet the
11 horses afterward. Photos were taken.

12
13 Mayor Hall reported that Rodeo tickets are on sale now and always sell out. She urged those interested
14 in attending to purchase tickets as soon as possible. The cost is \$13 per person.

15
16 The Lions Club Car Show fundraiser is scheduled for June 29 at the Bluffdale City Park from
17 4:00 p.m. to 9:00 p.m.

18
19 The Badlands Run was scheduled for July 15. The Summit Academy High School Track Team will
20 prepare breakfast as a fundraiser that day with all proceeds going toward a new track.

21
22 **4.2 Administration of Oath of Office to City Recorder, Tami Timothy (Presenter,**
23 **Judge Scott Mickelsen).**
24

25 The Oath of Office was administered to New City Recorder, Tami Timothy.

26
27 **5. Public Comment.**
28

29 *Alan Lord* gave his address as 3754 West Pheasant Hollow Lane and publicly apologized for
30 inaccurate information he presented two weeks ago during the budget discussion. He had some
31 numbers wrong that Administrative Services Director, Bruce Kartchner corrected him on. He studied
32 the financial statements in greater detail and learned more. He withdrew the information previously
33 submitted. Mr. Lord thanked the City Council for all they do to run the City. He recognized that

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1 there is a lot of angst and tension around budgeting and everyone has their own opinion. His goal
2 moving forward was to be a peacemaker to the extent possible. He stated that they can disagree but
3 not be disagreeable.

4
5 There were no further public comments. The public comment period was closed.

6
7 **6. Consent Agenda.**

8
9 **6.1 Resolution No. 2023-31- Approval of Interlocal Agreement with Salt Lake County**
10 **and Other Municipalities Regarding Administration of County-Wide**
11 **Community Development Block Grant (“CDBG”) Programs.**

12
13 **6.2 Resolution No. 2023-33- Approval of Cooperative Agreement with Utah Division**
14 **of Forestry, Fire and State Lands and Bluffdale.**

15
16 **Council Member Aston moved to APPROVE the Consent Agenda. The motion was seconded**
17 **by Council Member Crockett. The motion passed with the unanimous consent of the Council.**

18
19 **7. Action or Discussion Items; Items Continued from Previous Meeting.**

20
21 **7.1 Discussion and Vote on Ordinance No. 2023-08 – TABLED APRIL 26, 2023–**
22 **Amending Bluffdale City Land Use Ordinances Regarding Accessory Dwelling**
23 **Units, Bluffdale City Code (“BCC”) Chapter 11.340 and Associated Definitions**
24 **in BCC 11.20, City of Bluffdale, Applicant. (Staff Presenter, Grant Crowell).**

25
26 Community and Economic Development Director, Grant Crowell, reported that the City is required
27 to have three menu items on the State's Moderate-Income Housing Plan reporting. One of the items
28 addresses areas of the community to be investigated for future mixed-use zoning adjacent to high-
29 capacity transportation corridors. They are required to report back to the State on what would be
30 presented. One was Detached Accessory Dwelling Units (“D-ADU”) for which they just completed
31 a six-month process. The deadline was moved from October to August. One of the other remaining
32 two menu items was to address land use. The City reported to the State previously that they would
33 look at the corridor around the Point Prison Site Redevelopment and have a discussion tonight with
34 the City Council.

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1 The east side of Bluffdale Boulevard was identified as the first menu item discussed. State Code has
2 requirements for the zoning or rezoning for higher-density or moderate-income residential
3 development in commercial or mixed-use zones near major transit investment corridors, commercial
4 centers, or employment centers. Staff believes that 14600 South, Porter Rockwell Boulevard, and the
5 Point would qualify. The State offered to conduct a Work Session with the City Council in 2023
6 regarding potential mixed-use opportunities along the high-capacity transportation corridor of 14600
7 South. Mr. Crowell reported that the Legislature intends to do more every year to show progress.
8 What has been done in years past was described. The focus now should be on what was done this
9 year. Potential opportunities in the City were described. Mr. Crowell commented that going forward
10 they may need to start looking at other places in the community to meet the first menu item.

11
12 Mr. Crowell reported on the influencing factors. For example, traffic is increasing and will continue
13 to do so exponentially with the development of the Point. Industrial development could be a barrier
14 or potentially an opportunity to provide workforce housing nearby. He described transit-supportive
15 density, which could be 50 units per acre or higher. He learned earlier in the day that there has been
16 an analysis of light rail. He reported that the Point of the Mountain Transit Alternative Study began
17 a few years ago to look at light rail. The conclusion was that light rail is expensive. Bus Rapid Transit
18 was thought to be a more valuable option. There were requests to have UDOT and UTA recalculate
19 the numbers. It was noted that light rail is twice as costly as Bus Rapid Transit. The closest place
20 transit might be to Bluffdale was at the Point, on the east side of I-15 in Draper, or at one of the exits
21 that will serve the Geneva development in the future.

22
23 Mr. Crowell commented that the corridor is constrained and provides very little opportunity. Staff
24 believed it will be necessary to look at other areas or come up with new menu items and update the
25 General Plan in the future if a location in the community cannot be found. He mentioned that the City
26 will have to come up with a plan every year going forward that can be mandated by the State. Mr.
27 Crowell noted that the City only exists because the State allows it to and they identify the rules under
28 which it can operate. That is the form of government in the State of Utah.

29

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1 Council Member Kallas commented on the importance of Transportation funding. The State has
2 made it clear that if the mandates are not followed, the City will not qualify for the funding.
3 Mr. Crowell reported that last year 90 jurisdictions received a non-compliance letter. Bluffdale
4 received one but remedied the non-compliance. If a city is not successful in becoming compliant, a
5 \$250 per day fine will be imposed that will accumulate and be owed to the Olene Walker Housing
6 Fund, which provides affordable housing throughout the State of Utah. They have added that as an
7 additional incentive.

8
9 Mr. Crowell reported that the Tax Increment Financing (“TIF”) Funding is more complicated with
10 much of it involving State routes. The City has not previously applied for or nominated projects.
11 With some of the Active Tax Increment Financing (“ATIF”), the City will likely apply for some of
12 this funding in the future. It is a scoring criteria and the City may want to vie for things that could
13 potentially benefit the community. The City does its best to report what they are working on.
14 Bluffdale has limited land and different types of opportunities.

15
16 In response to a comment made by Council Member Hales, Mr. Crowell stated that in the future the
17 City will need to identify strategic locations and be able to identify what was done. He believed that
18 the intent was for the Legislature to have ways to address the housing crisis.

19
20 Mayor Hall clarified that the menu items this year were Accessory Dwelling Units (“ADU”) and
21 negotiating with Salt Lake County to be a member of its Housing Trust Fund. A third menu item still
22 needed to be identified. Possible options were 14600 South and Redwood Road. Direction was
23 sought from the Council. Mr. Crowell stated that much of the issue involves property constraints.
24 Less than one year from now they should be thinking about the next place they may want to look or
25 identify a new menu item and amend the General Plan.

26
27 Mayor Hall asked about property on Redwood Road and 14400 South on the former Maverik site.
28 Mr. Crowell estimated there were two acres in total. Council Member Kallas asked about the mixed-
29 use zoning or rezoning of a property. Mr. Crowell confirmed that it would qualify if there is housing.
30 He noted that Regional Commercial does not include housing as a use.

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1
2 Council Member Kallas asked if there are any pending or submitted applications on any of the
3 Regional Commercial areas. Mr. Crowell responded that there is one Regional Commercial property
4 in the City. An application had not yet been submitted. The applicants have met with City staff and
5 their investors and are proceeding with a schedule in mind. Council Member Kallas reported that he
6 spoke with representatives from the Point and thought it would be worth looking at the Regional
7 Commercial Zone to potentially update the Use Table to allow for Retail Commercial and High-
8 Density Residential above. He questioned whether that would meet the qualification of menu item
9 number three. Potentially they could take out uses that do not meet the residential or retail
10 commercial. He suggested the Council consider a pending ordinance indicating that they plan to make
11 changes in terms of residential use on the property. Currently, there is no pending applicant.

12
13 Mayor Hall commented that the property in question is located at 14600 South on the border. It would
14 apply to all Regional Commercial Zones. Different uses were proposed and the applicants are now
15 considering a data center. Council Member Kallas was suggesting that they do a pending ordinance
16 indicating that they plan to update the Regional Commercial to be a residential and retail use. During
17 the pending ordinance period, they structure it so that it meets the qualification for number three.
18 Support was expressed for that option.

19
20 Mr. Crowell stated that to do a pending ordinance, an ordinance needs to be drafted, which will take
21 time to develop. Another option would be more intense. Some of the evaluation of the reporting
22 would be by individuals. That interpretation will occur from those who conduct the reviews and the
23 Department of Workforce Services, which is fairly rigorous. He commented that when discussing
24 transit they talk about walking distance. He suggested they come up with a narrative that is reasonably
25 accepted. They might be able to indicate that they have made progress by adding it to the zone. He
26 stated that they have an interesting relationship with the development community in that the City
27 doesn't involve them and then changes the rules.

28
29 Council Member Kallas commented that in 2020 they did not have an ordinance but discussed it and
30 agreed on a pending ordinance. At the last Council Meeting, they reviewed a draft. He asked if what

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1 was discussed would be considered pending because the Council has asked that it be drafted. City
2 Attorney, James Dunkelberger was unsure and would need to review the Code. He believed, however,
3 that simply discussing it unnoticed in a meeting is insufficient.

4
5 Mr. Crowell stated that the takeaway may be to come back in a Work Session to review the zone and
6 discuss whether to increase the density. They could then determine what would remain in the use
7 table. He commented that pending ordinances are awkward and do not change the ordinance. He
8 suggested the City get solid legal advice. He recommended that staff conduct research and come back
9 with information on pending ordinance moratorium scenarios. The zone referenced is very small and
10 does not contain much information. The Council should consider whether they want it to be more
11 robust. Staff should clearly understand the baseline parameters.

12
13 Mayor Hall asked about zone or density changes on the south end of Redwood Road. Council
14 Member Kallas suggested that the Council focus on this area for now. Council Member Crockett
15 commented on 14600 South and stated that they recently opened Porter Rockwell, which is not yet to
16 capacity but the intersection is at failure. When reference is made to the potential for 100 units per
17 acre, she was concerned. The State wants the City to allow for high-density corridors when the
18 onramp at 14400 South will be unusable. With the Geneva properties, another freeway onramp is
19 needed and will help facilitate denser development. She was willing to look at higher densities but
20 was not sure it would work since the State infrastructure is not keeping up.

21
22 Mr. Crowell stated that it is difficult for the State to keep up. He commented that the last piece of
23 Independence does not have to remain at eight units per acre and could be increased. He noted that
24 it is near the area in question. There are some areas where pockets of higher density could be
25 considered. He thought they could be successful in reporting some findings this year but wanted to
26 look to the future as well.

27
28 Mayor Hall suggested that the focus be on the 14600 South corridor and obtain information for the
29 next Work Session on Retail Commercial zones. Council Member Hales suggested they look at other
30 places and was not in favor of high-density residential there. He suggested it be strictly commercial.

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1 He considered Redwood Road to be a better option on the Geneva property. Mayor Hall commented
2 that the State will not accept it and turned down the City’s application last year. Council Member
3 Hales reported that that was based on location. Mr. Crowell stated that they informed the State that
4 they would have a work session and talk about it. This is the process. Looking forward, it would be
5 helpful to say that they will look at the General Plan and zoning frameworks over the next six months.

6

7 **8. Public Hearing Items.**

8

9 **8.1 Ordinance No. 2023-13 – Impact Fee Plan and Analysis (Staff Presenter, Michael**
10 **Fazio).**

11

12 City Engineer, Michael Fazio reported that the Impact Fee Plan and Analysis are reviewed as needed.
13 He introduced City Consultant, Cody Deters who was instrumental in preparing the new update. The
14 City is growing so updates to the Impact Fee Plan are needed regularly. The last update was in
15 2020/2021 as a result of pressure from commercial entities.

16

17 Mr. Deters thanked staff who have been wonderful to work with. He reported that the statute specifies
18 that an impact fee is the payment of money imposed upon new development activity as a condition of
19 development approval to mitigate the impact of new development on public infrastructure. When
20 someone connects to a City system there is a financial impact and they are using capacity that is either
21 already built or will need to be built. They need to pay their proportionate share of that impact. It
22 applies to new homes and new businesses but does not apply to someone who is remodeling their
23 home or finishing their basement.

24

25 Mr. Reid reported that for those who may be tearing down an existing home and rebuilding a new
26 one, the impact fee has already been paid on the old home and does not apply. The impact fee applies
27 only to new builds.

28

29 Mr. Deters explained that the impact fee methodology that they utilized was based on statute, which
30 requires that impact fee money be spent within six years of being collected. The planning horizon is
31 between zero and 10 years. The first step is to look at demand and determine what is going to happen
32 in the City over the next 10 years in terms of residential and commercial growth. They also look at

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1 the current level of service being provided to constituents. They need to perpetuate that forward and
2 continue to provide that level of service. The first place they will look to satisfy that demand on the
3 system is excess capacity in the current facilities that can be utilized. In the event there is no excess
4 capacity, they will need to build new facilities to meet that demand.

5
6 Mr. Deters commented that they next look at funding and how to pay for new infrastructure or
7 infrastructure that is already in place with excess capacity. Grant money is something that cannot be
8 used for impact fees. If the City goes into debt and issues bonds, the interest-carrying cost and the
9 cost to put the bonds in place can be included in the impact fee.

10
11 Mr. Deters reported that in September 2020, the City adopted impact fees requiring residential to pay
12 \$17,426, multi-family pays 75% of that total. It was proposed that the impact fee be increased slightly
13 to \$17,643 or \$13,232 for multi-family. Park and stormwater impact fees increased while public
14 safety, transportation, and water decreased. Retail entities will now pay \$10,964 per 1,000 square
15 feet for one Equivalent Residential Unit ("ERU").

16
17 Mr. Reid pointed out that with commercial, the City does not collect an impact fee for Parks.
18 Mr. Deters addressed demand and the various methodology components. Staff and the City
19 Consultants reviewed all of the land use in the City and determined the likely development pattern in
20 the next 10 years. As of last year, there were 5,857 ERUs. Over the next 10 years, they anticipate
21 adding 1,769 including 1,535 new residential units and 234 commercial units. Transportation is
22 measured based on the number of new trips that are on the road. What is estimated is 36,208 new
23 daily trips, which is significant.

24
25 Level of service issues were discussed. For Parks, the measurement for the level of service is how
26 much money the City has invested into park facilities per residential ERU. Currently, the City has
27 invested \$7,597. The desire was to continue to perpetuate that level of service into the future. Some
28 have contested how the measurement is calculated but it is the best for the City in Mr. Deter's opinion
29 because the money can be invested any way the Council sees fit as long as it is Parks and Recreation
30 Services.

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1
2 The level of service for Public Safety is the square footage of building space per ERU, which is 4.39
3 square feet per ERU for residential and commercial. For commercial, a component can also be
4 charged for equipment that is over \$500,000. The commercial equipment expense per ERU is \$2,519.
5 The level of service for Transportation is known as Service Level D, which is a term of art in
6 transportation planning. The level of service for Stormwater storage is a 100-year storm event over
7 a 24-hour period. It will drain fully in 48 hours. For conveyance, a 10-year storm event over 24
8 hours.

9
10 Mr. Deters reported that the level of service for Culinary and Pressured Water is driven by State
11 standards that deal with source, storage, and pressure during peak flow events. With regard to existing
12 capacity, when new demand comes on the system they are assuming that for Parks, Public Safety, and
13 Stormwater there is no excess capacity. For water, the analysis shows there is approximately \$6
14 million in excess capacity. The Zone 1 West Tank, Zone 1 West Transmission, the South Pressurized
15 Irrigation (“PI”) Pump Station, and the proportionate share of the bonds that were issued in 2020. In
16 Transportation, there is \$7.18 million in excess capacity in the seven-road segments. Every time
17 someone connects, it is analyzed. Each time they perform an impact fee analysis they see with
18 individual roads have had their capacity reduced. At some point, all of the capacity will be gone and
19 the City will have repaid the General Fund for the costs.

20
21 Mr. Kartchner reported that the excess capacities are illustrative of the comments made with respect
22 to the budgetary items in that much of the costs that are due to growth occur prior to, and sometimes
23 several years prior, to the revenue that is coming in because of the growth. Property taxes, impact
24 fees, and other things that will help to maintain and fund projects come in after the infrastructure is
25 in to be able to handle it. It cannot take place the other way around because the growth cannot be
26 supported unless the infrastructure is in ahead of time.

27
28 Mr. Deters next addressed new facilities and stated that they anticipate building \$8.7 million in new
29 parks and trails over the next 10 years. New facilities for Public Safety include two primary facilities

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1 including one that is a new 12,000-square-foot facility estimated to cost \$6.5 million. Another fire
2 truck also needs to be purchased within the next several years at a cost of approximately \$590,000.

3
4 For Storm Drain, two major projects are anticipated. One is on 14400 South and near the East Jordan
5 River Trail. \$2.6 million is the total cost of the facilities with some of that to cure current deficiencies.
6 As a result, only \$1.7 million is available for impact fees. The rest has to be paid out of the Storm
7 Drain Utility Fund.

8
9 New facilities for Transportation were planned that can be allocated to growth. Other projects will
10 be funded separately. \$9.7 million in new roads need to be built in advance of growth. Mr. Reid
11 indicated that there are various road projects to be built. Typically \$1 to \$2 million per year is set
12 aside in the Capital Improvements Plan to fund this item out of the General Fund. The City has no
13 way to pay for them other than Impact Fees and General Fund.

14
15 Mr. Deters next addressed new facilities for Water. Seven different components were identified for
16 the water facility that will need to be built in the future at a cost of \$6.2 million. \$3.2 million is to
17 correct deficiencies with just over \$3 million allocated to new growth. The impact fee was expected
18 to increase slightly for single-family and in most cases will be almost even for commercial depending
19 on the Transportation category.

20
21 Mr. Deters explained that the impact fees shown are the maximum amount that the City can charge
22 for these categories. The City can choose to charge less but cannot charge more. He noted that it is
23 difficult to do a comparison on retail but in most cases, it will go down. Once the impact fee is
24 adopted there is a 90-day effective date before going into effect.

25
26 Mayor Hall opened the public hearing. There were no public comments. The public hearing was
27 closed.

28
29 Council Member Hales asked if changing the impact fee structure will create issues with previously
30 imposed impact fees. Mr. Dunkelberger indicated that it will not. Mr. Kartchner stated that the
31 reduction according to the Impact Fee Plan shows that they should be fine although they are estimates

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1 and projections. Over time they find that generally, they are dealing with the dollars now that they
2 will be collecting for the next two years. During that time there will be inflation and the impact fees
3 generally do not cover it. For that reason, they end up making up some of the difference through
4 capital projects.

5
6 Council Member Hales asked if impact fees are needed for ADUs since they will essentially be a new
7 home. Mr. Kartchner commented that that is a policy decision for the Council to determine whether
8 they are impacting the City. Mr. Deters stated that other cities he has worked for have not considered
9 that. His opinion was that clearly there is an impact but as has been suggested, it is a policy decision.
10 Council Member Crockett did not think that now was the time to look at that. Council Member Hales
11 was of the opinion that if there is an ordinance in place it needs to be enforced. If not, it should be
12 eliminated. Council Member Crockett stated that the absence of an ordinance for an ADU means that
13 they are not permitted.

14
15 Council Member Aston commented that impact fees are restricted money and can only be spent on
16 certain things. Wages cannot be paid out of impact fees, it has to be something new, and they cannot
17 replace things with impact fees.

18
19 **Council Member Aston moved to APPROVE Ordinance 2023-13. Council Member Crockett**
20 **seconded the motion. Vote on motion: Council Member Aston-Aye, Council Member Kallas-**
21 **Aye, Council Member Crockett-Aye, Council Member Hales-Aye, Council Member Gaston-**
22 **Aye. The motion passed unanimously.**

23
24 Mr. Reid mentioned that some impact fees will be decreasing, such as for Public Safety. They are
25 fixed per unit and to avoid confusion, he proposed that staff bring forward a resolution to take the
26 existing impact fee and reduce it to the new level for the next 90 days until the new one comes into
27 effect. The intent was to prevent people from suing the City for not implementing it on time and to
28 avoid confusion.

29

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1 **8.2 Resolution No. 2023-34 – Final Budget Adjustment 2022-2023 (Staff Presenters,**
2 **Stephanie Thayer and Bruce Kartchner).**
3

4 Mr. Kartchner commented that the initial budget is based on projections and estimates of what is
5 going to happen. As they get into the year, they find a variety of items that change. In the past, staff
6 has approached the Council about approval for known adjustments. There is always a mid-year
7 budget adjustment to account for specific changes. This final budget adjustment is reflective of
8 authorizations that have been given as well as additional information that has been utilized to identify
9 specific costs that were more than what was originally budgeted.

10
11 Finance Manager, Stephanie Thayer reported that the original budget was dated back to the last
12 adjustment that was made in March. The proposed changes were identified. In the Facilities
13 Department, adjustments were made to the Buildings and Grounds Maintenance as well as Utilities.
14 Due to inflation, buildings are aging and repairs are needed more often. Utility costs have also
15 increased. Investment was made in the LED light conversion of the streetlights. In the future that
16 will save on electric bills. In the Engineering Department, more Development Inspections were done
17 than anticipated. Adjustments were made to the Recreation Department in that there were more
18 expenses but also more participation. With the Fire Department, there was a head nod to purchase
19 the BC Truck early. Mr. Kartchner noted that they saved about \$10,000 on that truck by purchasing
20 one that was available.

21
22 Mr. Thayer reported that Tasers and Cartridges were purchased for the Police Department using
23 American Rescue Plan Act ("ARPA") funds. Mr. Reid stated that the Police Department is moving
24 to a new Taser, which is very expensive. A contribution was added for the Bluffdale Arts as a
25 requirement as part of its Zoo, Arts, and Parks ("ZAP") grant. The Jordan Crossing Community
26 Recreation Area ("CRA") was an area where expenses were incurred over time for consultants. It
27 was inactive so the transfer was made to close that out.

28
29 The transfer done at the end of the year to fund future capital projects has a target of around 18%.
30 Once the revenues come in, they can make the transfer. The State minimum is 5% with a maximum
31 of 35%. With the offsetting revenue to come to a zero-balanced budget they are using Sales and Use

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1 taxes to offset those adjustments. Mr. Kartchner noted that sales taxes are running ahead of budget.
2 Staff was comfortable that the budgeted amount will be collected.

3
4 Capital Projects were next addressed. In Professional and Technical, there was a sale of property that
5 generated revenue with fees. The estimate needed to be revised to reflect the actual. A flooding event
6 took place at Parry Farms Park that was unexpected. Insurance or emergency funds from the State
7 may cover that cost.

8
9 A large adjustment was needed for revenue that came in from a UDOT PRB that was announced
10 previously. \$5 million was received due to the efforts of Mr. Fazio. They were able to reduce the use
11 of Capital Fund balance significantly as a result of the large revenue amounts that were received. Mr.
12 Reid stated that the \$5 million was committed to the trestle project. The State has committed \$29
13 million. To take it from Porter Rockwell Boulevard and put it right back into 14600 South, which
14 was the road that the City transferred.

15
16 Ms. Thayer reported that the Arts Council had more performances this year and a good turnout. The
17 adjustments show that they are sustaining their account well with the revenue received to cover those
18 expenses. A grant was received for the Healthy Bluffdale Coalition that will have some correlating
19 expenses. There were additional consulting and improvements of controls over the water electronic
20 management system. It helps the system run more efficiently, which will result in future savings. Mr.
21 Kartchner noted that this year they were able to manage water flows so efficiently that the increase
22 received from the Water Department was less than 1% from Jordan Valley Water Conservancy
23 District (“JVWCD”), which is a significant reduction from the 5% or 6% that they received the prior
24 year. Prior to that, they have consistently been between 2% and 4%. Mr. Reid also noted that the
25 JVWCD targeted a 5% increase for all agencies. For Bluffdale to only get 1% because of their
26 reductions was notable. Ms. Thayer stated that in the Water Fund refunds need to be issued in the
27 miscellaneous category.

28
29 Mr. Thayer indicated that grant money was received in the Fire and Police Protection Fund that will
30 be used for their Employee Assistance Program (“EAP”) Mental Health Grant. That fund will start

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1 with a fund balance. Mr. Kartchner mentioned that that same amount is included in the 2024 fiscal
2 year budget. They received the cash early and will become part of the fund balance within the Fire
3 and Police Protection Fund that will be available for use next year. Money in that fund can only be
4 spent on fire and police protection services.

5
6 Mayor Hall opened the public hearing. There were no public comments. The public hearing was
7 closed.

8
9 **Council Member Kallas moved to APPROVE Resolution 2023-34. Council Member Aston**
10 **seconded the motion. Vote on motion: Council Member Aston-Aye, Council Member Kallas-**
11 **Aye, Council Member Crockett-Aye, Council Member Hales-Aye, Council Member Gaston-**
12 **Aye. The motion passed unanimously.**

13
14 **BLUFFDALE CITY REDEVELOPMENT AGENCY (“RDA”) BOARD MEETING**

15
16 **1. Call to Order.**

17
18 RDA Chair, Dave Kallas called the meeting to order. All Board Members were present.

19
20 **2. Public Hearing Items.**

21
22 **2.1 RDA Resolution No. 2023-04 – Final Budget Adjustment 2022-2023 (Staff**
23 **Presenter, Stephanie Thayer and Bruce Kartchner).**

24
25 It was noted that the public hearing on the above item took place as part of the Regular Meeting.

26
27 **Board Member Crockett moved to APPROVE RDA Resolution No. 2023-04. Board Member**
28 **Hales seconded the motion. Vote on motion: Board Member Crockett-Aye, Board Member**
29 **Hall-Aye, Board Member Hales-Aye, Board Member Gaston-Aye, Board Member Aston-Aye,**
30 **Chair Kallas-Aye. The motion passed unanimously.**

31
32 **3. RDA Discussion.**

33
34 There was no discussion.

35

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1 **4. Adjournment.**
2

3 The RDA meeting was adjourned.
4

5 **BLUFFDALE CITY COUNCIL REGULAR MEETING**
6

7 Mayor Hall resumed the Chair.
8

9 **9. Staff Reports, Additional Council Discussion, and Calendaring Items.**
10

11 Mr. Reid reminded the City Council that a Closed Meeting needed to be held to discuss real estate
12 issues.
13

14 Mr. Reid reported that the City Offices will be closed for the Tuesday, July 4th holiday.
15

16 Senior City Planner, Jennifer Robison, updated the City Council on the Park with a July 31 projected
17 completion date. The contractor was working diligently to make that happen. Some of the amenities
18 that have come on recently included the skateboarding bowl, which has been poured and still being
19 worked on. The skate and bike facilities were expected to be completed in time for the opening.
20 Signage was being worked on as well. Staff has been working with American Ramp Company who
21 was doing a great job.
22

23 Completion of North Park has been the focus. The playground will be completely installed by the
24 end of the week with a few weeks needed to install the turf. It has a 15-year warranty and after
25 speaking with other cities and the County, they are all going to artificial turf because it lasts longer.
26 The 225 pavers purchased were delivered to the engravers. The Dog Park has been last on the priority
27 list and will be completed after the celebration. Mrs. Robison urged the residents to not entre the site.
28 A lot of construction is still taking place and several elements need to be completed.
29

30 Mayor Hall asked that Kevin do a drone flyover to show the progress and put it on the YouTube
31 channel and share it on social media to help satisfy the curiosity of residents. She stated that the Dog
32 Park will have its own celebration and should be addressed separately to allow people to bring their
33 dogs to the event. Mrs. Robison stated that it has been a team effort and thanked all who have been
34 involved.

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1
2 Mr. Reid reported that Juneteenth took place recently. There was also a jury trial in the City. It took
3 place on a Friday night and went until 9:00 p.m. He thanked the City Prosecutor and Police Officers
4 for their work. The four jury members were selected from throughout the County. Mr. Reid noted
5 that the City Council Chambers also serves as a Justice Court with detention cells in back.

6
7 Mayor Hall reported that the Parade is coming up in August. She asked the Council Members to let
8 her know if they would like to use the City Council float trailer.

9
10 **10. Closed Meeting.**

11
12 **Council Member Kallas moved to go into Closed Session to discuss the purchase, exchange, sale,
13 or lease of real property after a short recess. The motion was seconded by Council Member
14 Crockett. Vote on motion: Council Member Crockett-Aye, Council Member Hales-Aye,
15 Council Member Gaston-Aye, Council Member Aston-Aye, Council Member Kallas-Aye. The
16 motion passed unanimously.**

17
18 The City Council was in Closed Session from 8:58 p.m. to 10:10 p.m.

19
20 **11. Adjournment.**

21
22 **Council Member Hales moved to ADJOURN. The motion was seconded by Council
23 Member Gaston. The motion passed with the unanimous consent of the Council.**

24
25 The City Council Meeting adjourned at approximately 10:11 p.m.

26
27
28
29
30 _____
31 Tami Timothy
32 City Recorder

33 Approved: _____

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1 **Present:**

2

3 **City Council:**

Mayor Natalie Hall

4

Traci Crockett

5

Jeff Gaston (joined the meeting at 7:11 p.m.)

6

Mark Hales

7

Dave Kallas

8

9 **Staff:**

Bruce Kartchner, Administrative Services Director

10

James Dunkelberger, City Attorney

11

Michael Fazio, City Engineer

12

Ellen Oakman, Associate City Planner

13

Grant Crowell, Community and Economic Development Director

14

Kjersti Jarman, Community Development Coordinator

15

Courtney Petersen, AV Technician

16

Amanda Luker, Communications Specialist

17

Tami Timothy, City Recorder

18

19 **BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

20

21 **1. Call to Order.**

22

23 Mayor Hall called the meeting order at 7:00 p.m.

24

25 All members of the City Council were present with the exception of Jeff Gaston who arrived a
26 short time later.

27

28 Salt Lake County Representative, Suzanne Harrison offered the Invocation and led the Pledge of
29 Allegiance.

30

31 **2. Minutes and Agenda Approval.**

32

33 **2.1 June 14, 2023, City Council, LBA, and RDA Combined Meeting Minutes.**

34

35 **2.2 Approval of this Meeting's Agenda.**

36

37 **Council Member Hales moved to APPROVE Agenda items 2.1 and 2.2. The motion was**
38 **seconded by Council Member Crockett. The motion passed with the unanimous consent of**
39 **the Council.**

40

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1 **3. Mayor and Council Reports.**
2

3 Mayor Natalie Hall reported on the following:
4

- 5 • The Lions Club hosted a car show at Bluffdale City Park. They do a lot for Bluffdale,
6 including the Easter Egg Hunt, help with the Rodeo, and serve schools and other areas of
7 the community. The Car Show was successful with a good turnout.
- 8 • July’s Meet the Mayor took place.
- 9 • Mayor Hall also met with several businesses. She looks forward to getting to know the
10 owners of both new and old businesses in Bluffdale.
- 11 • Mayor Hall visited Café Zupas for a friends and family opening. Their Grand Opening
12 was scheduled for the following day. She praised the new, innovative, open design. She
13 was able to tour the kitchen where all of their soups are made on-site.
- 14 • Tomorrow was the final day to register for Bluffdale’s Annual Badlands Run scheduled for
15 Saturday morning. The 5K/10K run is a long-standing tradition. Summit Academy High
16 School is in need of a track and is making breakfast to support the run. Donations will be
17 accepted.
- 18 • Bluffdale’s Old West Days Rodeo tickets are on sale. They will sell out fast and those
19 wishing to attend can purchase them online. The cost is \$13 and makes for inexpensive,
20 fun family entertainment.
- 21 • The previous night, the non-denominational The Front Church and the Church of Jesus
22 Christ of Latter-day Saints collaborated to bring in 150 youth camp volunteers to paint the
23 bleachers for the rodeo. Mayor Hall commended them for their dedication to serving the
24 community. The bleachers look great and were to be numbered the following week.

25
26 **4. Presentation Items.**
27

28 **4.1 Salt Lake County Tax Relief Programs. (Presenter Suzanne Harrison).**
29

30 Newly-elected Salt Lake County Council Member, Suzanne Harrison thanked Mayor Hall and the
31 City Council for the opportunity to make a presentation on some tax relief programs. As a
32 representative of an at-large seat, County Council Member Harrison represents all Salt Lake

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1 County residents, including Bluffdale. In speaking with people throughout the community, County
2 Council Member Harrison has noticed that many are struggling with cost-of-living stresses. She
3 was sponsoring an effort to include an insert in the Notice of Valuation mailing that will go out to
4 every property owner to inform them of County programs that can provide assistance. The goal is
5 to get information to those who may qualify for services beyond just property owners. County
6 Council Member Harrison asked that the Council encourage residents to look out for their
7 neighbors and help spread the word.

8
9 Tax relief is available for property owners who may qualify if they are low-income, veterans, blind,
10 or have other disabilities. There are several categories of property tax relief and unfortunately,
11 very few apply and take advantage of it. Part of the challenge is that many are not aware of it. She
12 referred to their website, which is www.slco.to/taxrelief where residents can obtain information on
13 property tax relief programs and if they qualify. Application must be made by September 1 through
14 the County Treasurer.

15
16 County Council Member Harrison called attention to another website,
17 www.slco.to/assistranceprograms, that offers programs such as Meals on Wheels, assistance for
18 emergency home repairs, or Internet costs for lower-income households. Many do not know about
19 these services and the site is not specific to property owners.

20
21 County Council Member Harrison thanked the Mayor and Council for allowing her to make a
22 presentation. Mayor Hall offered to put the information on the Bluffdale website and publish it in
23 the newsletter.

24
25 **5. Public Comment.**
26

27 Police Chief, Andrew Burton reported that the Police Department provides very efficient law
28 enforcement services to the citizens of Bluffdale at the lowest cost possible. After the most recent
29 budgeting process, there has been a very modest increase in the contract for Bluffdale law
30 enforcement. Much of that was beyond their control due to inflation. There was a small increase

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1 in wages for officers, corporals, and sergeants. They are still at the low end of law enforcement
2 salaries in Salt Lake County but they make up for it in other ways.

3
4 Chief Burton characterized the situation as the Police Department is holding its own but his
5 recommendation was to add one more officer and patrol vehicle as soon as the City is financially
6 able to. There has been an increase in workload not just in the number of calls for service and
7 number of incidents but in the types of calls that require more than one officer. Some require two
8 or more backup officers and others simply require more units.

9
10 Chief Burton reported that they could use another officer in Bluffdale, which would increase safety
11 and efficiency in response times. They appreciate the support from the Mayor, City Council, staff,
12 and the citizenry of Bluffdale.

13
14 There were no further public comments. The public comment period was closed.

15
16 **6. Consent Agenda.**

17
18 There were no Consent Agenda items.

19
20 **7. Action or Discussion Items; Items Continued from Previous Meeting.**

21
22 **7.1 Resolution No. 2023-36 – Impact Fee Reduction (Staff Presenter, Michael**
23 **Fazio).**

24
25 City Engineer, Michael Fazio, presented a proposal to enact a reduction in some Impact Fees prior
26 to the 90-day period enacting currently approved reductions. The Impact Fee reductions were
27 passed at the last City Council Meeting and were scheduled to take effect in 90 days. The City
28 Manager is asking to immediately reduce the current Impact Fees for some categories, including
29 the Water System, Transportation, and Public Safety to what they will be in 90 days. Commercial
30 will be reduced for the Water System. At 90 days, the Transportation Fee for Commercial will be
31 reduced as scheduled.

32
33 **Council Member Hales moved to APPROVE Resolution No. 2023-36 – Impact Fee**
34 **Reduction. The motion was seconded by Council Member Kallas. Vote on motion: Council**

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1 **Member Kallas-Aye; Council Member Crockett-Aye; Council Member Hales-Aye; Council**
2 **Member Gaston-Aye. The motion passed unanimously.**

3
4 **8. Public Hearing Items.**

5
6 **8.1 Resolution No. 2023-32 – Scientific Lab Special Use Permit. (Staff Presenter,**
7 **Kjersti Jarman).**

8
9 Community Development Coordinator, Kjersti Jarman presented a resolution to pass the Scientific
10 Lab Special Use Permit for Canyon Labs Holding located at 16217 South Bringhurst Boulevard,
11 Building B, Suite 600. They applied for their Scientific Alcohol License and have met all the
12 requirements to obtain local consent for the license.

13
14 Mayor Hall opened the public hearing. There were no public comments. The public hearing was
15 closed.

16
17 **Council Member Kallas moved to APPROVE Resolution No. 2023-33 – Scientific Lab Special**
18 **Use Permit. The motion was seconded by Council Member Hales. Vote on motion: Council**
19 **Member Crockett-Aye; Council Member Hales-Aye; Council Member Gaston-Aye; Council**
20 **Member Kallas-Aye. The motion passed unanimously.**

21
22 **8.2 Resolution No. 2023-35 – King’s Cross Development Agreement. (Staff**
23 **Presenter, Grant Crowell).**

24
25 Community and Economic Development Director, Grant Crowell presented the proposed
26 Development Agreement addressing the impact of a road project currently being planned with the
27 Redevelopment Agency (“RDA”). Property acquisition and appraisals have been done and there
28 are projects underway.

29
30 Near 14600 South and Noell Nelson Drive is King’s Cross Brixton. The owners of the property
31 recently developed the Covent Garden Project, Marble Arch, Center Point, and other projects in
32 Bluffdale. They provide spaces for smaller companies to work in the Heavy Commercial and
33 Industrial zone. The RDA successfully partnered with Covent Garden to make the old gravel road

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1 on 855 West into a paved, dedicated public street. The RDA authorized the implementation of
2 Phase 2 to extend the street to Noell Nelson Drive. Funding is available with five property owners,
3 however, some have already developed and others have not, which makes paving a gravel road
4 complicated. The Agreement addresses the impacts, acquisition, and land use, which is why the
5 matter is schooled for a public hearing.

6
7 Approximately three-fourths of the zoning is Heavy Commercial and one-fourth or 20% is
8 Industrial. The General Plan does not make a significant distinction between Heavy Commercial
9 and Industrial because the Allowed Use Table is essentially the same with a few nuances. All local
10 industrial parks have Heavy Commercial and Light Industrial zoning that is side by side.

11
12 The development was underway before finalizing the public street project, which means there will
13 have impacts. The former right-of-way, which was a 50-foot gravel road, is planned to be widened
14 to offer better performance over time and make it less constrained. The proposed road is 59 feet
15 wide. An additional nine feet was not anticipated in the original building design. This impacts the
16 overall real estate that is available for development, the setbacks, and the landscaping percentage.
17 It is, however, a value proposition to have a public street there. The agreement includes negotiation
18 terms for the road dedication, which is favorable as they are less than the appraised value.

19
20 Mr. Crowell presented the colors on the map representing different owners staff is working with.
21 They need an electronic gate, a fence relocation, help figuring out how it impacts their site plan, a
22 propane tank at a U-Haul business, and fencing. The Planning Commission is typically the land
23 use authority for site plans. The Agreement includes site plan elements that the City Council
24 doesn't usually deal with. This is a 90,000-foot flex-space park similar to other things the
25 community provides. It could be condominiumized or retained with various-sized units to the East
26 Jordan Canal to the south and maximizing setbacks and use of the space. The hope was to provide
27 two accesses off a newly paved City street.

28

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1 Timing issues in the Agreement were discussed. Ownership, construction, and contracting will
2 need to be negotiated. The City intends to get ownership and coordinate the bidding and building
3 sequence while addressing the need to provide public utilities.

4
5 Mr. Crowell presented a rendering of what a flex-space project is. Because of the additional nine
6 feet of road, there will be setbacks of approximately six feet. The developers utilize newer
7 technologies for energy efficiency and cost savings. The design requirements can be met in a
8 number of different ways with various materials. They are asking for modifications to the glazing
9 requirements as this is the back of the building and it is up against landscaping. Procedural issues
10 were discussed.

11
12 With regard to landscaping, the overall percentage is less than the zone requires because the extra
13 nine feet of road impacted the amount of available land. The front and rear setbacks can be reduced
14 without any approval up to a total of 20 feet. Mr. Crowell reviewed the structure of the agreement.
15 The Development Agreement will help the RDA get the project done. The City is working to make
16 acquisitions amicable, which has impacted the property.

17
18 State Code provides that if some zoning provisions are addressed that would not necessarily be
19 allowed by the underlying zone, it can be done through a Development Agreement. It must,
20 however, be treated as a land use ordinance for hearing purposes. For that reason, it was reviewed
21 by the Planning Commission who forwarded a positive recommendation to the City Council.

22
23 Minimum standards will be used to evaluate the site plan and include a reduction in the front
24 setbacks, the overall landscaping percentages, and adjust some setbacks, glazing percentages, and
25 building materials. The Justification Letter was provided in the packet. In a site plan scenario, the
26 Planning Commission occasionally looks at deviations from compliance.

27
28 The developers need nearly one acre of property for the proposed project. The price of the Property
29 and Road Reimbursement is well under the appraised value, which exceeds \$700,000. Working
30 together to accommodate some of the constraints provides value and reduces the price. Obligations
31 include moving forward on the acquisitions and doing the work in a timely manner. It was noted

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1 that winter conditions may prevent completion. Mr. Crowell commented that this is what the
2 Eastern Bluffdale Economic Development Agency (“EDA”) contemplated.

3
4 Council Member Kallas asked what percentage of the cost of building the road will be incurred by
5 the City. It was reported that the intent is for the cost to be covered by the RDA. Council Member
6 Kallas brought up a mural that was discussed with the modified setbacks. The Council has been
7 looking for places to add items of interest and in this case, the City is covering the cost of a road
8 that brings value to the property owners. He recommended adding design elements to make the
9 setback reductions possible. A mural could bring a desired element to the City. Council Member
10 Crockett supported exploring the idea. Mr. Crowell pointed out that the considerations for the
11 reduced setback included the fact that there is an existing buffer in the form of the East Jordan
12 Canal, which has trees and vegetation.

13
14 The applicant, Shivam Shah, gave his address as 14078 South Canyon Vista Lane in Draper. He
15 stated that the focus of the project is small warehouses. They have seen significant growth in Salt
16 Lake and Utah Counties with this type of project. Their primary focus is on small businesses.
17 They have received interest from 75 small businesses that will benefit the local economy. They
18 have worked with the City for more than 1 ½ years and have identified a site in a neglected area
19 of the City. The buildings will be constructed of Concrete Masonry Units (“CMU”) blocks and
20 metal architectural panels. He noted that they come in multiple colors, such as greens, earth tones,
21 or browns.

22
23 Mayor Hall asked about the possibility of creating a mural to mitigate the decreased setbacks.
24 Mr. Shah stated that a mural was not being considered. He did not expect there to be much
25 residential traffic in the area. Mayor Hall commented on the potential of obtaining grant funding.
26 Council Member Kallas commented that it was just a concept and noted that the City is making a
27 significant investment in the project. In terms of ownership, Mr. Shah stated that he plans to retain
28 ownership but may condominiumize some of the buildings in the future.

29

DRAFT – FOR DISCUSSION PURPOSES ONLY

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1 Mr. Shah referenced blue and grey buildings he developed off of 855 West. He was praised by the
2 Planning Commission for the blue color. He is debating between earthy grey, brown, or green. A
3 significant amount of landscaping is proposed including 26 trees in the back. Other features
4 include security cameras, auto lights, fiber internet, and solar panels. Mr. Shah insisted that a
5 mural in this location would be very challenging. Council Member Kallas reiterated that a
6 significant investment is going into this part of the City and while the neighborhood now is mostly
7 fields and open space, the point of investing in it was to try to attract more investment. Mr. Shah
8 suggested a mural could potentially fit on the northeast side of the building. He offered to discuss
9 it in more detail with staff.

10
11 Mayor Hall opened the public hearing.

12
13 Administrative Services Director, Bruce Kartchner read an email received from Steve at Quality
14 Building Stone, who expressed support.

15
16 *Valena Miller*, the owner of Quality Building Stone, expressed concern about a 59-foot right-of-
17 way in front of her building. She supports King’s Cross but was concerned that it will be close to
18 her front door, leaving nowhere for customers to park. She proposed moving it closer to Ron
19 Osborne Trucking. She sold property to the City to build Noell Nelson Drive but she respectfully
20 asked that they move the road further from her front door.

21
22 There were no further public comments. Mayor Hall closed the public hearing.

23
24 In response to a question raised, Mr. Crowell clarified that the RDA Board has already budgeted
25 for the project and there is a provision for good-faith efforts to get the road constructed within a
26 certain amount of time. The challenge is that they cannot do the road until they address the
27 alignment.

28
29 Mayor Hall asked if the setbacks were contingent on the completion of the road. Mr. Crowell
30 clarified that they are using a line that assumes where the right-of-way will be and measures the
31 setbacks from there. If they were measuring from the current gravel, there wouldn’t be an issue.

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1 They could also go back to establishing the minimum improvements they could make on an old
2 gravel road and the minimum amount of pavement that will meet Fire Code. He did not anticipate
3 further RDA action.

4
5 Council Member Hales asked for clarification that this agreement does not identify where the road
6 will go. Mr. Crowell clarified that it is based on their assumption of where everything is designed
7 and the utility plans. It is also based on relevant and current information.

8
9 Mayor Hall asked about the consequences of tabling the matter until the engineering is completed,
10 the land is purchased, and the neighbors have agreed to the location of the road. Mr. Crowell
11 pointed out that it would be difficult to complete the Site Plan Review without knowing where to
12 place the buildings.

13
14 Council Member Kallas agreed that he wants to see the project come to fruition and for the road
15 to go through. This is a big investment on the part of the City and an effort to bring life to that
16 corner. He recommended that before building out the project and expending RDA money, they
17 figure out where they stand on the road alignment with the neighbors. He felt there was time to
18 work that out. He requested resolving that and then coming to the RDA before doing a request for
19 a proposal on the road. He also wanted to give the developer time to consider a mural. He was
20 willing to move forward but wanted to bring the matter back for a discussion on the City's
21 investment in the road.

22
23 Council Member Crockett supports the project but stated that there are still questions to be
24 answered prior to granting approval or that conditions should be included in the motion.

25
26 Mr. Crowell summarized the questions as consideration of a potential mural and whether the
27 alignment will change significantly enough to change the site plan.

28
29 In response to a question raised, City Engineer, Michael Fazio, reported that they have started the
30 alignment and shifted as far north as possible. Some utilities have to be in the right-of-way. They

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1 could potentially put it all on the Ron Osborne Trucking property but there are existing utilities
2 and a sewer line going there.

3
4 **Council Member Gaston moved to APPROVE Resolution No. 2023-35 – King’s Cross**
5 **Development Agreement. The motion was seconded by Council Member Kallas. Vote on**
6 **motion: Council Member Gaston-Aye; Council Member Kallas-Aye; Council Member**
7 **Crockett-Aye; Council Member Hales-Aye. The motion passed unanimously.**

8
9 **8.3 Ordinance No. 2023-12 – Quail Ridge Infill Overlay Zone Text Amendment.**
10 **(Staff Presenter, Ellen Oakman).**
11

12 Associate City Planner, Ellen Oakman reported that the above ordinance is an amendment to the
13 text of the Quail Ridge Infill Overlay (“IO”) Zone. This is a 1.96-acre area with six current lots at
14 Bluffdale Boulevard and Redwood Road. The amendment would update the infill overlay
15 standards. The R-1-10 Zone will allow flexibility in development. They previously rezoned the
16 property to Infill Overlay and created a subdivision with six approved lots. The plat is in the
17 recording process. There will be amendments to the IO Zone to further accommodate their
18 constrained site. They want to amend the setbacks to allow duplexes. The property owner was
19 present at the Work Session and would like to proceed with the duplex idea. The zone allows that
20 flexibility. The Planning Commission recommended approval with the modification to not allow
21 duplexes.

22
23 The existing text mentions the 1.96 acres and allows for integrated sidewalks. The current setbacks
24 have been amended to 20 feet in the front, 10 feet and eight feet on the sides, and 20 feet in the
25 rear. Ms. Oakman displayed the text with the proposed amendments. The front setback was
26 changed to 20 feet for the garage and 10 feet for the home. Lots 1 and 6 require a minimum setback
27 of 20 feet for clarity. The side setbacks would be amended to five feet per side. No change was
28 proposed to the rear setbacks. Duplexes would be allowed on all lots in the subdivision under
29 single ownership. Lot widths would be reduced to a minimum of 60 feet at frontage instead of the
30 existing 100 feet. The updated concept includes a standard sidewalk and park strip instead of the
31 sidewalk.

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1
2 Ms. Oakman presented the Concept Plan, which includes duplexes and single-family homes. The
3 applicant is proposing to allow all recommended changes. The Planning Commission
4 recommended approval with the modification to not allow duplexes.

5
6 Council Member Crockett asked for clarification about Accessory Dwelling Units (“ADU”). The
7 current text allows for ADUs in basements. She asked if single-owner duplexes would be allowed
8 to have ADUs as well. Ms. Oakman believed that one ADU per single-family dwelling would still
9 be allowed. Mr. Crowell clarified that the ordinance did not intend for ADUs to be attached to
10 multi-family structures. He considered a duplex to be disqualified because it is a type of multi-
11 family structure, however, it can be added to the IO Zone if clarification is needed. His
12 interpretation was that a duplex is not a single-family dwelling and an ADU requires a single-
13 family dwelling.

14
15 Mayor Hall opened the public hearing.

16
17 *Art Thraen* gave his address as 14570 South 1690 West to the subject property. He expressed
18 opposition to the construction of duplexes. The cul-de-sac is a right turn only off of 14600 South.
19 Those entering the cul-de-sac will have to go to 14600 South and 1690 West and make a U-turn,
20 which will create traffic problems. He also stated that every duplex could potentially be a rental.
21 Parking issues were also of concern. It was noted that no parking is allowed on 14600 South. Due
22 to traffic and public safety concerns, Mr. Thraen expressed opposition to the proposed amendment.

23
24 *Lyle Wilde* gave his address as 14459 South 1690 West and was opposed to any increase in density
25 in the area. When 1690 West was extended to Redwood Road, it took all the traffic funneled on
26 1690 West to 14400 South from the front of his home and alleviated the traffic problems. He
27 expressed concern that adding more traffic will be counterproductive to the improvement made.
28 The limited parking does not lend itself to any social activities or gatherings. The traffic situation
29 is challenging and there have been accidents. Mr. Wilde recalled that the project was originally
30 approved for three large lots. He believes that the proposed larger project is a recipe for disaster.
31 He felt that the density should be kept as low as possible.

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1
2 *Kelly Brown* gave her address as 1755 West Moyle Circle and was opposed to more homes that
3 will impact traffic at the new light. There have been several serious accidents and people drive
4 too fast. He did not understand why the City was adjusting the setbacks from the County standards.
5 Mr. Brown expressed opposition to duplexes in the area as well.

6
7 *David Spencer*, who resides at 14434 South 1690 West echoed the comments concerning parking.
8 He understands that it is a concept and not a final design. He recalled that the Planning
9 Commission discussed each duplex having its own driveway to allow for additional parking,
10 however, Lot 1 only has a single driveway. He reiterated that there are problems with parking and
11 traffic. He drove by the site recently and questioned whether there was enough flat ground to build
12 six houses on. He expressed opposition to changing the setbacks and frontage requirements and
13 insisted that they were established for a reason. He expressed strong opposition to the proposed
14 duplexes. While he sympathized with the developer, he opposed the entire project.

15
16 *Jacob Barlow* gave his address as 14501 South 1690 West and expressed opposition to duplexes,
17 which will generate a lot more traffic. He noted that people are already cutting across 1690 West.
18 He stated that there will be congestion going up to Redwood Road. People will cut through 1690
19 West to avoid it, which will exacerbate the situation. He seconded the previous comment about
20 the land being on a hillside. He did not object to single-family homes but stated that duplexes will
21 create parking issues.

22
23 The developer, *Joe Wilkins* gave his address as 470 South Woodland Hills Drive, in Woodland
24 Hills. He originally planned to develop a secluded subdivision but after submitting their plans they
25 were approached by the City because the road project was included in the Master Plan. He did not
26 oppose it because he was told it would be fair, he would be made whole, and he would not be taken
27 advantage of. In the end, there have been inadvertent consequences to working with the City. He
28 willingly worked with the City under those terms. All of the traffic previously went through 1690
29 West and was horrible. He pointed out that everyone has acknowledged that eliminating the traffic
30 has been of benefit and he believed that a Traffic Study would show a change of less than 1%. He

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1 referenced three lots that are under contract for a single-family home, not a duplex. He has had 12
2 to 15 people interested in lots but because of the setbacks, the canal easement, and the Utah
3 Department of Transportation (“UDOT”) easement, he will lose customers due to a lack of space.

4
5 Mayor Hall asked if they have a front view that better shows where the driveways will be and the
6 single-family homes versus the duplexes. Mr. Wilkins did not have that information and stated
7 that what is being presented is just a concept.

8
9 *Justin Westwood* gave his address as 14641 South King Quail Way and identified himself as a
10 former Member of the City Council. He stated that turning off of his street up the hill is blinding
11 at night and there have been several accidents on Redwood Road. He characterized traffic as poor
12 in the evenings and there is not much parking. Because of its shape, there is an estimated 80-foot
13 drop down to 1690 West. He would support the lot line adjustments if he was still on the City
14 Council but the duplexes make it feel cramped. When similar projects were proposed to the City
15 Council, there was never enough parking. They required more parking and it was still inadequate.
16 He agreed that there will not be enough parking for social gatherings and vehicles can only enter
17 from one direction. Left-hand turns will also be impossible. He agreed that the developer
18 purchased a bad piece of property and that the City needs to make him whole. He did not, however,
19 feel that duplexes were the way to do that.

20
21 Mayor Hall asked Mr. Fazio to address the traffic concerns. She recognized that it is a dangerous
22 part of the road and it is difficult to see. She wondered if a traffic circle was an option there.
23 Mr. Fazio identified where the majority of the accidents are occurring. One of the reasons is
24 because of a gutter, which people slow down to avoid. This dynamic has been reported by the
25 police and UDOT who have studied accidents. In terms of traffic, they want it to be right-in right-
26 out. They do not want people turning left into the area. Mr. Fazio reported that additional traffic
27 is always an issue. He estimated that 10,000 vehicles pass through the area each day. The traffic
28 generated by the circle will not have a significant impact on the traffic in general but the way the
29 traffic anchors the road will have an impact, which is the purpose of the feature.

30

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1 Traffic circulation issues were discussed. Mr. Fazio stated that five years from now, the underpass
2 crossing will be open, which will generate more traffic. The area will probably be four lanes by
3 then, and there will be a concrete median constructed. Mayor Hall questioned where the land will
4 come from to widen the road. Staff was discussing options. Mr. Fazio identified parcels the City
5 is considering purchasing but until they have a project, he cannot justify purchasing land. Staff is
6 preparing a Corridor Study to come up with the geometry they need. They could consider
7 purchasing land now to avoid higher prices later.

8
9 There were no further public comments. Mayor Hall closed the public hearing.

10
11 In response to a question raised, Ms. Oakman confirmed that six lots were permitted with the
12 previous subdivision. The history of the project was discussed. It began as three lots, which were
13 permitted as part of the land exchange around 2020. Council Member Kallas and Mayor Hall
14 recalled seeing the plan more recently but Council Member Crockett pointed out that they came
15 recently to ask for the setbacks to be changed with the six lots. Ms. Oakman clarified that this is
16 what was approved. Minor modifications were made due to the constrained site but it was for six
17 single-family lots and not duplexes and with slightly different development standards.

18
19 Council Member Crockett stated that she drives this road several times each day and she often opts
20 for 1690 West. Because there are six lots currently, the question was the impact of a duplex versus
21 a single-family home. She did not think problems with duplexes will differ from single-family
22 homes because there can be two occupants in a duplex or single-family home with an ADU. The
23 parking issues would be the same. Once work starts on the bridge, the road will be closed, which
24 will create problems. When the bridge is open, the impact of 10,000 cars per day will be much
25 greater. She did not think that six new residents versus 12 will make a noticeable impact. She
26 supported approval and recommended adding a clarification that ADUs are not allowed to avoid
27 four residents per household in what are already multi-family homes.

28
29 Council Member Hales stated that while a single-family home could potentially have an ADU, a
30 duplex guarantees it. Council Member Crockett agreed that it will be a problem.

31

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1 Council Member Hales argued that there is no room for homes there. The proposal is for 600-
2 square-foot homes with two-car garages. He was in favor of development but wants to see the
3 resident made whole. The developer previously requested townhomes and is now requesting the
4 same number of units in the same space.

5
6 Council Member Kallas reported out the original proposal was for multi-family, which was then
7 separated into six lots. Several Council Members supported the idea and would have approved
8 townhomes so he asked for townhomes. The Council commented that at the time it was a solution
9 to the problem.

10
11 Council Member Hales stated that the neighbors don't support it and the same concept was voted
12 down previously. They are and now asking the same question differently. Council Member
13 Crockett disagreed. Council Member Hales clarified that they were under contract for the purchase
14 of the lot, not for a single-family home. Ms. Oakman clarified that the Planning Commission
15 recommended approval with the modification to disallow duplexes.

16
17 Mr. Wilkins confirmed that there has been interest in three single-family homes rather than
18 duplexes. Plans have been drawn for Lots 5 and 6. He stated that the contracts keep falling through
19 because of the setback restraints. He disputed the comment that there 600-square-foot homes were
20 proposed. Council Member Hales pointed out that the main floor would be 600 square feet on Lot
21 6. Mr. Wilkins stated that that was the case with a duplex. Council Member Hales stated that that
22 is the concept that is part of the proposal. He identified a lot that he would be happy to sell it to
23 the City for future use.

24
25 Mr. Kartchner proposed that they find a solution that will help facilitate the ultimate widening of
26 the road while simultaneously relieving some of the financial pressures the road created. He
27 suggested tabling the matter to see if they can find alternatives.

28
29 Council Member Kallas expressed support for the idea of preserving some corridors there. As it
30 is now, he feels that the turn-off Redwood Road is too narrow. He drives the road every day and
31 watches school buses being forced to drive over the sidewalk. He felt that the Planning

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1 Commission's work deserves consideration. He supported moving forward to approve the
2 Development Agreement as recommended by the Planning Commission without the duplexes.
3 Moving forward, staff can engage in discussions with the developer about the potential purchase
4 of the two lots that were to be duplex lots.

5
6 Council Member Gaston added that the residents do not seem to care about the setbacks as much
7 as the duplex issue. The developer and residents have a good rapport although they may not always
8 agree. He supported moving forward.

9
10 Council Member Kallas mentioned that there was some public comment against adjusting the
11 setbacks. The issue was created by the City so they have to be reasonable and accommodate for
12 setback adjustments.

13
14 **Council Member Kallas moved to APPROVE Ordinance No. 2023-12 – Quail Ridge Infill**
15 **Overlay Zone Text Amendment as recommended by the Planning Commission, including the**
16 **exclusion of the proposed language regarding allowing duplexes. The motion was seconded**
17 **by Council Member Gaston. Vote on motion: Council Member Kallas-Aye; Council**
18 **Member Crockett-Aye; Council Member Hales-Nay; Council Member Gaston-Aye. The**
19 **motion passed 3-to-1.**

20
21 **9. Staff Reports, Additional Council Discussion, and Calendaring Items.**
22

23 Mr. Kartchner requested budget changes going into the new fiscal year. There were two different
24 projects that when the 2024 budget was passed that they anticipated would be completed by the
25 end of June that were not. He asked for a head nod to extend the two projects that were not
26 budgeted for 2024, which will be included in the next budget adjustment.

27
28 One item was the plan to purchase the Rose Creek property next to Redwood Road north of the
29 current Public Works Building using grant money from the County. They would like to include
30 an expense of \$850,000 and the offsetting grant revenue to cover those costs. A head not from the
31 Council was given.

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1
2 The other project they hoped to complete involves two irregular parcels on the Bangerter
3 Highway/Redwood Road Project from UDOT. They have the final contract to acquire them from
4 UDOT. The purchase will represent a change in the budget of \$150,000 or less. A head not from
5 the Council was given.

6
7 Mr. Kartchner offered a reminder that property tax notices are being sent out from the County
8 Assessor’s Office, which is different from the invoice that will be going out from the County
9 Treasurer’s Office. With the notice going out now, the County Assessor is showing a tax increase
10 for the City of Bluffdale as a standalone line item. They have been in discussions with the
11 Treasurer's Department, which issues the invoice, and assured them that when the invoices come
12 out, it will show the two separate line items denoting that the City has a property tax. The
13 individual Public Safety Services Fund has a levy that will be handled separately. He stated that
14 citizens may call and raise questions. It was noted that the County Assessor uses a different
15 printing template than the County Treasurer.

16
17 **10. Closed Meeting.**

18
19 There was no Closed Meeting.

20
21 **11. Adjournment.**

22
23 **Council Member Gaston moved to ADJOURN. The motion was seconded by Council**
24 **Member Hales. The motion passed with the unanimous consent of the Council.**

25
26 The City Council Meeting adjourned at approximately 9:30 p.m.

27
28
29
30
31 _____
32 Tami Timothy
33 City Recorder

34 Approved: _____



REPORT TO BLUFFDALE CITY COUNCIL REGARDING A PROPOSED PROPERTY TAX RATE INCREASE FOR 2023

July 12, 2023

Jordan Valley Water Conservancy District is proposing a property tax increase for its fiscal year 2023/2024 budget.

A public hearing is scheduled for August 9, 2023, at 6:00 p.m., where citizens will be able to attend and ask questions or make comments.

A growing service area and increasing water demands require additional water supplies and infrastructure, costing millions of dollars.

Summary information regarding Jordan Valley's proposed property tax increase:

FROM JORDAN VALLEY'S 2023/2024 TENTATIVE BUDGET:

Total budgeted revenue	\$98.7 million
Property tax revenue as a percentage of total budgeted revenue	29%
Amount of additional revenue from the proposed property tax increase	\$2.3 million
Percent increase in property tax revenue	9.3%
Percent increase in property tax revenue to the total annual cost of water (average residence)	1.8%



PROPERTY TAX INCREASE AMOUNT FOR A HOME OR BUSINESS:

	\$400,000		\$550,000		\$700,000	
	Home	Business	Home	Business	Home	Business
Current annual property tax	\$68.64	\$124.80	\$94.38	\$171.60	\$120.12	\$218.40
New annual property tax	\$75.02	\$136.40	\$103.15	\$187.55	\$131.29	\$238.70
Annual property tax increase	\$6.38	\$11.60	\$8.77	\$15.95	\$11.17	\$20.30

PURPOSE FOR ADDITIONAL PROPERTY TAX REVENUE:

Major capital projects and debt needs over the next five years, which property tax helps support.

Treatment plant upgrades and expansion	\$69.6 million
Two new storage reservoirs	\$40.0 million
New Southwest Aqueduct segment	\$35.0 million
New wells and groundwater development	\$10.3 million
Debt service from \$190 million of new bonds to be issued	\$30.0 million

**CITY OF BLUFFDALE, UTAH
RESOLUTION NO. 2023-39**

**A RESOLUTION OF THE BLUFFDALE CITY COUNCIL APPROVING A VOTE
CENTER AGREEMENT WITH SALT LAKE COUNTY
FOR THE 2023 MUNICIPAL ELECTION**

WHEREAS, the Bluffdale City Council (“*Council*”) met in regular meeting on July 26, 2023, to consider, among other things, approving an interlocal Vote Center Agreement (the “*Vote Center Agreement*”) with Salt Lake County on behalf of the County Clerk’s Election’s Division (the “*County*”), to allow the County access to certain property of Bluffdale City (the “*City*”) for use as a polling place; and

WHEREAS, the Utah Interlocal Cooperation Act (UTAH CODE ANN. § 11-13-101, *et seq.*) (the “*Act*”) provides that two local governmental entities are authorized to enter into agreements with each other, upon a resolution to do so by their respective governing bodies, to do what each agency is authorized by law to perform; and

WHEREAS, the County and the City are governmental entities as contemplated in the Act; and

WHEREAS, the County and the City are authorized to enter into an agreement for County use of City property for a polling place; and

WHEREAS, the City has determined that it is in the best interests of the inhabitants of the City to enter into the Vote Center Agreement with the County for such use of the City property; and

WHEREAS, the Vote Center Agreement has been prepared for approval which sets forth the purpose thereof, the extent of participation of the parties, and the rights, duties and responsibilities of the parties.

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

Section 1. The Adoption. The Vote Center Agreement is hereby adopted as set forth in Exhibit “A” attached hereto and incorporated herein by this reference.

Section 2. Authorization to Sign Agreement. The Mayor is hereby authorized to sign the Vote Center Agreement for and in behalf of the City.

Section 2. Effective Date. This resolution shall become effective immediately upon its passage and authorizes and directs the Mayor to execute and cause to be delivered the same.

PASSED, ADOPTED AND APPROVED this 26th day of July, 2023.

By: _____
Mayor Natalie C. Hall

ATTEST:

Tami Timothy, City Recorder

Voting by the City Council:

Aye

Nay

Councilmember Aston
Councilmember Crockett
Councilmember Gaston
Councilmember Hales
Councilmember Kallas

Salt Lake County Standard Form Contract

D.A. No. 23CIV001004

Reviewed June 9, 2023

VOTE CENTER AGREEMENT

This Agreement is entered into by and between Salt Lake County, a body corporate and politic of the State of Utah, on behalf of its Clerk’s Office (the “County”); and _____ (the “Owner”), a(n):

- individual _____
- limited partnership _____
- proprietorship _____
- corporation of the State of _____
- general partnership _____
- limited liability company of the State of _____
- other: _____

with its principal place of business at _____.
The County and the Owner may be referred to as the “Parties.”

RECITALS

WHEREAS, the County wants to contract with Owner for the access and use of certain premises for the conduct of elections by its Clerk’s Office; and

WHEREAS, the Owner is willing to allow the County to use the premises subject to the terms and conditions of this Agreement.

AGREEMENT

NOW THEREFORE, in exchange for valuable consideration, including the mutual covenants contained in this Agreement, the Parties covenant and agree as follows:

1. Access and Use of Vote Center

A. ELECTION DAY: the Owner hereby agrees to lease the following premises (“Vote Center”) located at:

Room number (if applicable) _____

to the County for use as a polling place in accordance with Utah Code § 20A-5-403 and other relevant laws and regulations. The Owner shall give the County access to, and exclusive use of, the Vote Center for the following election(s) conducted by the County:

The Primary Election to be held on _____
The General Election to be held on _____

The Owner shall ensure access to the County from 5:30am until approximately 10:00pm for said election date(s).

B. EARLY VOTING: The Owner hereby agrees to lease the Vote Center to the County for use as an early voting polling place in accordance with Utah Code § 20A-3a-603 and other relevant laws and regulations. The Owner shall give the County access to, and exclusive use of, the Vote Center for the following early voting period(s):

The Primary Election: from _____ to _____

The General Election: from _____ to _____

The Owner shall ensure access to the County from 2:00pm until approximately 8:00pm for said early voting period(s).

C. EQUIPMENT DROP OFF: The County shall arrange to deliver the voting equipment to the Vote Center prior to use. The County will let the Owner know when to expect delivery. The Owner's preferred time for equipment drop-off is:

Morning

Afternoon

Evening

2. Consideration

The County shall pay the following amount to the Owner as a fee for each election in which the County uses the Vote Center to conduct an election:

\$0 (fee waived)
\$50.00

3. Term

This Agreement shall commence on the day that is entered into by the Parties and expire on the _____ day of _____, 2023.

4. Termination

Either Party may terminate this Agreement upon written notice to the other Party at any time, except the Owner may not terminate this Agreement within fourteen days before any of the early voting periods or election dates without the consent of the County.

5. Liability

The County is a governmental entity under the Governmental Immunity Act, Utah Code §§ 63G-7-101 to -904 (2023) (the "Immunity Act"). The Parties agree that the County and the Owner are each responsible and liable only for their own wrongful or negligent acts or those that are committed by their agents, officials, or employees. The County does not waive any defenses or limits of liability otherwise available under the Immunity Act or any other applicable law. The County maintains all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.

6. Vote Center

The Owner shall work with the County to ensure that the Vote Center complies with the requirements of Utah law including, but not limited to, issues concerning inaccessibility to the

Vote Center by a person with a disability. The County shall have the right to physically inspect the Vote Center prior to any election to ensure access by a person with a disability.

7. Contact Information

Primary Contact (Person who oversees the operation of the Vote Centers)

Name: _____ Email: _____
Day Phone: _____ Cell Phone (after hours): _____

Primary Building Contact

(Person responsible for equipment drop off and pick up; opening and closing of the Vote Centers)

Name: _____ Email: _____
Day Phone: _____ Cell Phone (after hours): _____

Secondary Building Contact

(Person responsible if the primary building contact is unavailable)

Name: _____ Email: _____
Day Phone: _____ Cell Phone (after hours): _____

IN WITNESS WHEREOF, the Parties execute this Agreement as of the latest day and year indicated below.

SALT LAKE COUNTY:

Mayor or Designee

Date: _____

Recommended for Approval:

By: _____
Clerk or Designee

Date: _____

OWNER:

By: _____

Name: _____

Title: _____

Date: _____

**LOCAL BUILDING AUTHORITY
OF THE
CITY OF BLUFFDALE, UTAH**

RESOLUTION NO. 2023-04

**A RESOLUTION OF THE LOCAL BUILDING AUTHORITY OF THE CITY OF
BLUFFDALE, UTAH, SELECTING HOGAN & ASSOCIATES
CONSTRUCTION, INC., AS THE GENERAL CONTRACTOR FOR A PUBLIC
WORKS BUILDING, PROJECT NO. COB23001BLDG**

WHEREAS the Local Building Authority of the City of Bluffdale, Utah (“LBA”), is undertaking a project to construct a new Public Works building (“Project”);

WHEREAS, as part of the Project, the LBA needs the professional assistance, expertise, and experience of a qualified general contractor (“GC”);

WHEREAS the LBA advertised a request for proposals and received proposals from four (4) firms;

WHEREAS a selection team, consisting of the representatives from the Project staff, reviewed all proposals and interviewed the four (4) firms; and

WHEREAS it is the best interests of the LBA and City of Bluffdale to select Hogan & Associates Construction, Inc. (“Hogan”) as the GC for the Project;

**NOW, THEREFORE, BE IT RESOLVED BY THE LOCAL BUILDING
AUTHORITY OF THE CITY OF BLUFFDALE, UTAH, AS FOLLOWS:**

Section 1. Selection of GC. The LBA selects Hogan to serve as the GC for the Project. The LBA hereby authorizes and directs the Chair or his designee to execute such documents and instruments as necessary to engage Hogan as the GC.

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

PASSED, ADOPTED AND APPROVED: July 26, 2023.

**LOCAL BUILDING AUTHORITY OF
THE CITY OF BLUFFDALE, UTAH**

Natalie Hall, Chair/President

ATTEST:

[seal]

Tami Timothy, Secretary-Treasurer

Voting by the Board:

Yes

No

Chair/President Hall

Trustee Aston

Trustee Crockett

Trustee Gaston

Trustee Hales

Trustee Kallas



Project:	Public Works Building Complex
Bid Opening Date:	Thursday, June 29, 2023
Total Number of Bids:	four
Low Bid:	\$18,500,000
Low Bid Company:	Hogan & Associates Construction, Inc

Bid Tabulation

No.	Company	Bid Amount	Difference from Low Bid
1	Hogan & Associates Construction, Inc.	\$ 18,500,000	\$0
2	Big - D Construction, Corp	\$ 18,736,283	\$236,283
3	North Ridge Construction Inc.	\$ 18,988,500	\$488,500
4	Kier Cnstruction Corporation	\$ 22,167,361	\$3,667,361

Line items 20 & 21 removed from all bids