



**BLUFFDALE CITY COUNCIL  
MEETING AGENDA  
Wednesday, July 28, 2021**

Notice is hereby given that the Bluffdale City Council, will hold a meeting Wednesday, July 28, 2021, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah scheduled to begin promptly at **7:00 p.m.** or as soon thereafter as possible. This meeting will also be broadcast live to the public at: [www.bluffdale.com](http://www.bluffdale.com). The public may comment at the meeting or by emailing comments to [councilmeetingcomment@bluffdale.com](mailto:councilmeetingcomment@bluffdale.com). Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

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

1. Roll Call, Invocation, Pledge of Allegiance\*
2. **PUBLIC FORUM** – (4-minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present). Additionally, comments for this item and all Public Hearing items may be submitted via email to: [councilmeetingcomment@bluffdale.com](mailto:councilmeetingcomment@bluffdale.com).
3. **CONSENT AGENDA** –
  - 3.1 Approval of the June 22, 2021, Special City Council Meeting Minutes.
  - 3.2 Approval of the June 23, 2021, City Council, LBA & RDA Combined Meeting Minutes.
  - 3.3 Approval of the July 8, 2021, City Council Special Meeting Minutes.
  - 3.4 Approval of Resolution No. 2021-42, appointing Bluffdale Arts Advisory Board Members.
4. **PUBLIC HEARING** - Update and report regarding a proposed property tax increase by Jordan Valley Water Conservancy District for water service purposes, presenter, Sherrie L. Ohrn, Board of Trustees, Jordan Valley Water Conservancy District.
5. **PUBLIC HEARING** – Consideration and vote on Ordinance No. 2021-15, amending BCC § 6.20.020 (Truck Routes) and enacting BCC § 6.30 (Parking), staff presenter, Michael Fazio.
6. Consideration and vote on Resolution No. 2021-43, notice of pending sign ordinance, staff presenter, Todd Sheeran.
7. Mayor's Report
8. City Manager's Report and Discussion

9. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).

10. Adjournment

**Dated: July 22, 2021**

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET NEWS; POSTED AT THE BLUFFDALE CITY HALL, EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT [WWW.BLUFFDALE.COM](http://WWW.BLUFFDALE.COM) AND ON THE PUBLIC MEETING NOTICE WEBSITE, [WWW.PMN.UTAH.GOV](http://WWW.PMN.UTAH.GOV)

A handwritten signature in black ink, appearing to read 'Wendy L. Deppe', written in a cursive style.

**Wendy L. Deppe, CMC**  
**City Recorder**

In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1. \*Contact the City Recorder if you desire to give the Invocation or lead the Pledge of Allegiance.



**BLUFFDALE CITY COUNCIL  
SPECIAL MEETING AGENDA  
Tuesday, June 22, 2021**

**\*This meeting will only be conducted electronically\***

Notice is hereby given that the Bluffdale City Council will hold a special electronic meeting Tuesday, June 22, 2021, scheduled to begin promptly at **5:00 p.m.** or as soon thereafter as possible. There are various ways to participate in this electronic meeting:

1. Please check the City website for the most up-to-date details to access the electronic meeting: [www.bluffdale.com](http://www.bluffdale.com)
2. Email your comments to: [councilmeetingcomment@bluffdale.com](mailto:councilmeetingcomment@bluffdale.com) and include "Public Hearing" with the Agenda Item # in the subject line of the email.
3. Mail your written comments to: Bluffdale City Recorder, 2222 West 14400 South, Bluffdale, Utah 84065

All comments can be read aloud if you indicate to do so. All comments received will be forwarded to the Bluffdale City Council and will be included in the public record.

**BLUFFDALE CITY COUNCIL SPECIAL MEETING 5:00 P.M.**

1. Roll Call
2. **PUBLIC HEARING** – Consideration and vote on Resolution No. 2021-32, adopting the proposed tax rate for Salt Lake County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2021-2022, staff presenters, Bruce Kartchner and Stephanie Thayer.
3. **PUBLIC HEARING** – Consideration and vote on Resolution No. 2021-33, adopting the proposed tax rate for Utah County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2021-2022, staff presenters, Bruce Kartchner and Stephanie Thayer.
4. **PUBLIC HEARING** – Consideration and vote on Resolution No. 2021-34, adopting a Tentative Operating or Final Budget for the 2021-2022 Fiscal Year Budget, staff presenters, Bruce Kartchner and Stephanie Thayer.
5. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).
6. Adjournment

**Dated: June 18, 2021**

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET NEWS; POSTED AT THE BLUFFDALE CITY HALL, EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT [WWW.BLUFFDALE.COM](http://WWW.BLUFFDALE.COM) AND ON THE PUBLIC MEETING NOTICE WEBSITE, [WWW.PMN.UTAH.GOV](http://WWW.PMN.UTAH.GOV)

**Wendy L. Deppe, CMC  
City Recorder**

In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
SPECIAL MEETING MINUTES  
Tuesday, June 22, 2021**

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

8 **Staff:** Mark Reid, City Manager  
9 Todd Sheeran, City Attorney  
10 Bruce Kartchner, Administrative Services Director  
11 Natalie Hall, Emergency Preparedness Manager  
12 Stephanie Thayer, Chief Accountant/Human Resources Manager  
13 Wendy Deppe, City Recorder  
14 Angie Olsen, Deputy City Recorder  
15

16 Mayor Timothy called the meeting to order at 5:03 p.m.  
17

18 **BLUFFDALE CITY COUNCIL SPECIAL MEETING**  
19

20 **1. Roll Call.**  
21

22 All members of the City Council were present.  
23

24 **2. PUBLIC HEARING – Consideration and Vote on Resolution No. 2021-32, Adopting**  
25 **the Proposed Tax Rate for Salt Lake County for the Purpose of Levying Taxes within**  
26 **the City of Bluffdale for the Fiscal Year 2021-2022, Staff Presenters, Bruce Kartchner**  
27 **and Stephanie Thayer.**  
28

29 Mayor Timothy stated that Items 2 and 3 would be presented together but votes and adoption would  
30 be separate.

31  
32 Administrative Services Director, Bruce Kartchner, indicated that the City received the needed  
33 information from the State. Chief Accountant/Human Resources Manager, Stephanie Thayer,  
34 reported that the tax rate for Salt Lake County from the Auditor's Certified Tax Rate was set at  
35 0.001519. It was expected to generate \$1,657,017 in property tax revenue. The same tax rate was  
36 applied to Utah County which was expected to generate \$837. The comment was made that \$800  
37 was not much revenue based on the effort.  
38

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
SPECIAL MEETING MINUTES  
Tuesday, June 22, 2021**

1 Mayor Timothy opened the public hearing for agenda items two and three. There were no members  
2 of the public online and no e-mails received. The public hearing was closed.

3  
4 **Jeff Gaston moved to approve Resolution No. 2021-32. Mark Hales seconded the motion.**

5 **Vote on motion: Traci Crockett-Aye, Dave Kallas-Aye, Mark Hales-Aye, Wendy Aston-Aye,**

6 **Jeff Gaston-Aye. The motion passed unanimously.**

7  
8 **3. PUBLIC HEARING – Consideration and Vote on Resolution No. 2021-33, Adopting**  
9 **the Proposed Tax Rate for Utah County for the Purpose of Levying Taxes within the**  
10 **City of Bluffdale for the Fiscal Year 2021-2022, Staff Presenters, Bruce Kartchner**  
11 **and Stephanie Thayer.**

12  
13 **Jeff Gaston moved to approve Resolution No. 2021-33. Dave Kallas seconded the motion.**

14 **Vote on motion: Traci Crockett-Aye, Dave Kallas-Aye, Mark Hales-Aye, Wendy Aston-Aye,**

15 **Jeff Gaston-Aye. The motion passed unanimously.**

16  
17 **4. PUBLIC HEARING – Consideration and Vote on Resolution No. 2021-34, Adopting**  
18 **a Tentative Operating or Final Budget for the 2021-2022 Fiscal Year Budget, Staff**  
19 **Presenters, Bruce Kartchner and Stephanie Thayer.**

20  
21 Mr. Kartchner reported that the budget was adjusted to reflect the new tax rate. Other adjustments  
22 were made to the budget previously. Ms. Thayer reported that there were two other items besides  
23 the property tax revenue change consisting of the speed mitigation of \$20,000, and consulting  
24 services in Capital Projects.

25  
26 Mayor Timothy opened the public hearing. There were no online public comments or e-mails.

27 Mayor Timothy closed the public hearing.

28  
29 **Jeff Gaston moved to approve Resolution No. 2021-34. Mark Hales seconded the motion.**

30 **Vote on motion: Jeff Gaston-Aye, Traci Crockett-Aye, Dave Kallas-Aye, Mark Hales-Aye,**

31 **Wendy Aston-Aye. The motion passed unanimously.**

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
SPECIAL MEETING MINUTES  
Tuesday, June 22, 2021**

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

7 There was no closed meeting.  
8

9 **6. Adjournment.**

10 The Special Meeting adjourned at 5:10 p.m.  
11

12 \_\_\_\_\_  
13

14 Wendy L. Deppe, CMC  
15 Bluffdale City Recorder  
16

17 Approved: \_\_\_\_\_  
18



**\*\*\*AMENDED\*\*\***  
**BLUFFDALE CITY COUNCIL**  
**LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD**  
**REDEVELOPMENT AGENCY BOARD**  
**COMBINED MEETING AGENDA**  
**Wednesday, June 23, 2021**

Notice is hereby given that the Bluffdale City Council, LBA & RDA will hold a combined meeting Wednesday, June 23, 2021, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah scheduled to begin promptly at **6:00 p.m.** or as soon thereafter as possible. This meeting will also be broadcast live to the public at: [www.bluffdale.com](http://www.bluffdale.com). The public may comment at the meeting or by emailing comments to [councilmeetingcomment@bluffdale.com](mailto:councilmeetingcomment@bluffdale.com). Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

**WORK SESSION 6:00 P.M.** – (The work session is for identifying future items and other council discussion. In accordance with Utah Code § 52-4-201(2)(a), while the meeting may be open to the public, there will not be any opportunity for public input during the work session).

1. Roll Call
2. Presentations –
  - a. Discussion related to the Bangerter Environmental Study, presenter, Brian Allen, UDOT.
3. Council Discussion

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

1. Roll Call, Invocation, Pledge of Allegiance\*
2. **PUBLIC FORUM** – (4-minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present). Additionally, comments for this item and all Public Hearing items may be submitted via email to: [councilmeetingcomment@bluffdale.com](mailto:councilmeetingcomment@bluffdale.com).
3. **CONSENT AGENDA** –
  - 3.1 Approval of the May 12, 2021, City Council Meeting Minutes.
  - 3.2 Approval of the May 12, 2021, Special City Council & Planning Commission Combined Meeting Minutes (Economic Development).
  - 3.3 Approval of Resolution No. 2021-35, of the Bluffdale City Council awarding the On Call City Water Works Project.
4. CONTINUED – Consideration and vote on Resolution No. 2021-30, adopting a Water Regulation and Conservation Program for the City, imposing penalties for violations, and related matters, staff presenter, Michael Fazio.
5. Consideration and vote on Resolution No. 2021-36, adopting a Volunteer Policy for the City of Bluffdale, staff presenter, Todd Sheeran.

6. Consideration and vote on Resolution No. 2021-37, amending the Bluffdale City Employee Policies and Procedures Manual, staff presenter, Stephanie Thayer.
7. Consideration and vote on Resolution No. 2021-38, enacting a policy related to Surplus Property, staff presenter, Todd Sheeran.
8. **PUBLIC HEARING** – Consideration and vote on Resolution No. 2021-39, adopting a Final Budget for the 2020-2021 Fiscal Year Budget, staff presenters, Bruce Kartchner and Stephanie Thayer. **(LBA & RDA Public Hearings held in conjunction)**

#### **LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING**

1. Roll Call
2. **PUBLIC HEARING** – To allow public input regarding (A) the Issuance and Sale of not more than \$16,000,000 aggregate principal amount of Lease Revenue Bonds, Series 2021; and (B) any potential economic impact that the project to be financed with the proceeds of the Series 2021 Bonds issued under the act may have on the private; and related matters, presenter, Matt Dugdale, Stifel Public Finance.
3. **PUBLIC HEARING** – Consideration and vote on Resolution No. 2021-04, adopting a Final Budget for the 2020-2021 Fiscal Year Budget, staff presenters, Bruce Kartchner and Stephanie Thayer. **(LBA Public Hearing held in conjunction with the City Budget Hearing)**
4. Adjournment

#### **BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING**

1. Roll Call
2. **PUBLIC HEARING** – Consideration and vote on Resolution No. 2021-03, adopting a Final Budget for the 2020-2021 Fiscal Year Budget, staff presenters, Bruce Kartchner and Stephanie Thayer. **(RDA Public Hearing held in conjunction with the Budget presentation & discussion)**
3. Adjournment

#### **CONTINUATION OF BUSINESS MEETING**

9. Mayor's Report
10. City Manager's Report and Discussion
11. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).
12. Adjournment

#### **AMENDED: June 22, 2021**

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET NEWS; POSTED AT THE BLUFFDALE CITY HALL, EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT [WWW.BLUFFDALE.COM](http://WWW.BLUFFDALE.COM) AND ON THE PUBLIC MEETING NOTICE WEBSITE, [WWW.PMN.UTAH.GOV](http://WWW.PMN.UTAH.GOV)



**Wendy L. Deppe, CMC**  
**City Recorder**

In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1. \*Contact the City Recorder if you desire to give the Invocation or lead the Pledge of Allegiance.



**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

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

8 **Staff:** Mark Reid, City Manager  
9 Bruce Kartchner, Administrative Services Director  
10 Natalie Hall, Emergency Preparedness Manager  
11 Todd Sheeran, City Attorney  
12 Grant Crowell, City Planner/Economic Development Director  
13 Michael Fazio, City Engineer  
14 Shane Paddock, Public Works Director  
15 Warren James, Fire Chief  
16 Jennifer Robison, Senior City Planner  
17 Wendy Deppe, City Recorder  
18 Angie Olsen, Deputy City Recorder  
19

20 **Others:** Katie Kourianos  
21 Larry Sumrall  
22 Tyler Allen  
23 Brian Allen  
24

25 Mayor Timothy called the meeting to order at 6:00 p.m.  
26

27 **WORK SESSION**  
28

29 **1. Roll Call.**  
30

31 All members of the City Council were present.  
32

33 **2. Presentations.**  
34

35 **a. Discussion Related to the Bangerter Environmental Study, Presenter, Brian**  
36 **Allen, UDOT.**  
37

38 City Engineer, Michael Fazio, reported that that environmental work began on several bridges on  
39 Bangerter Highway. He introduced Brian Allen from the Utah Department of Transportation  
40 ("UDOT"). Mr. Allen was managing the environmental project for all the bridges that will be

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 constructed on Bangerter Highway. With him was UDOT Public Involvement Manager, Katie  
2 Kourianos, and Environmental Engineer, Tyler Allen. Mr. Allen stated that he has worked with  
3 Mr. Fazio before and served as the Project Manager for the Porter Rockwell Boulevard Project.  
4 He presented an overview of the Bangerter Highway environmental studies. He explained that  
5 13400 South, 9800 South, and 4700 South were all funded for construction in 2023. The area from  
6 4100 South to California Street was funded for construction in 2028. The environmental document  
7 was to be completed in 2022/2023. 2700 West had not yet been funded. Mr. Allen stated that this  
8 project was the final push to make Bangerter Highway a fully operational freeway.

9  
10 Mr. Allen presented the 2700 West State Environmental Study to the City of Riverton several  
11 weeks prior. The purpose of the project was to improve safety and increase mobility. The scope  
12 was to replace the traffic signal with a freeway interchange. The intent was to reduce the number  
13 and severity of crashes, reduce travel time, and improve mobility in all directions. A pedestrian  
14 bridge was planned. Meetings with the school district and community were planned to relocate  
15 the bridge. Mr. Allen explained that the plans align with UDOT's vision for improving the quality  
16 of life through connecting communities, good health, a strong economy, and better mobility.

17  
18 A slide showing the draft schedule for the Environmental Study was presented. Mr. Allen  
19 described the different activities and stated that the environmental process is flexible. They were  
20 addressing multiple interchanges at one time. He provided a flyer that addressed how the State  
21 Environmental Study process works.

22  
23 Mr. Allen reported that they are in the early phase of the project and have met with the City on  
24 utility locations. They have several different interchange configurations to decide on because of  
25 the low volumes on 2700 West. Other interchanges on Bangerter are single-point urban  
26 interchanges. They plan to evaluate the costs, benefits, and environmental impact of shifting  
27 Bangerter Highway to the east or west. Mr. Allen explained that usually a highway is widened to  
28 one side or the other or both. Mr. Allen explained that UDOT does not pump water but relies on

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 gravity float systems. Mayor Timothy explained it needs to be looked at when they address 13400  
2 South.

3  
4 Mr. Allen showed a slide with several public outreach coordination efforts UDOT is pursuing to  
5 involve the public including social media, a website for Bangerter Highway, and public meetings  
6 including neighborhood specific meetings. Dates were to be finalized as the study progresses.  
7 They are meeting with staff monthly and presenting study milestones to the City Council.  
8 Mr. Allen described the various ways to communicate with the environmental project and  
9 construction teams.

10  
11 Mr. Allen addressed Mayor Timothy's questions regarding Bangerter going "over and under". He  
12 explained that the team will calculate the cost of the traditional approach and the "under" approach.  
13 The City will work with UDOT on design. The intersection will be closed for six to eight months  
14 for the construction of Bangerter to go under 2700 West to help reduce costs and address safety  
15 issues. Mr. Allen explained that past projects have cost \$2 to \$6 million. The Bangerter 3 Project  
16 included two "under" interchanges and was \$40 million over the estimate, which was mainly due  
17 to utility issues. Mayor Timothy asked about the sewer situation on the Bangerter 3 Project.  
18 Mr. Allen explained how the engineering worked. He stated that there are not as many utilities at  
19 the subject interchange but going "under" is still more complicated.

20  
21 Council Member Mark Hales asked when the subject project will be up for funding. Mr. Allen did  
22 not know but stated that the current Transportation Investment Fund ("TIF") was active to 2030.  
23 The subject project was ranked 10 on the funding list. Mr. Allen explained that the larger section  
24 of Bangerter Highway to California Street is funded through 2028 and the other three interchanges  
25 are funded through 2023. The subject project is the last interchange.

26  
27 Council Member Kallas commented that there will be pressure to complete the final portion of the  
28 project. He asked about a rumor that suggested that the highway would be a thru road without an  
29 on/off-ramp. Mr. Allen explained that there are many alternatives to evaluate. Council Member

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 Kallas expressed how important the interchange would be for the City's economic development  
2 plans.

3  
4 Mayor Timothy explained that Bluffdale and Riverton have agreed that it needs to be an  
5 interchange. Mr. Allen explained that the project team will do the analysis and bring it to UDOT  
6 management who will engage in conversations with the cities and State. Mr. Fazio stated that there  
7 was a possibility of a collapse of slopes because of seepage on the South Jordan Canal. He reported  
8 that this could cause canal system failure and future issues. Mayor Timothy provided a picture.  
9 There was discussion about studies that had been conducted and immediate concerns.

10  
11 Council Member Kallas inquired about the timing. Obstacles such as the railroad were discussed  
12 as well as the manufacture of girders and the timing of their delivery. Mr. Allen stated that the  
13 girders would most likely come later than desired.

14  
15 **3. Council Discussion.**

16  
17 Council Member Hales asked if they could discuss Closed Meeting items to be more efficient.  
18 Mayor Timothy expressed concern about doing that. City Attorney, Todd Sheeran needed to  
19 evaluate whether they could call Closed Meetings on an ad hoc basis.

20  
21 Mayor Timothy expressed safety and aesthetic concerns over semi-trucks that parked around the  
22 City. He gave the examples of a tankard truck on Heritage Crest Way in front of Listen Technology  
23 and a disconnected semitrailer on 15000 South. He presented photographs and addressed how  
24 traffic accidents can occur. He asked for the City Attorney's opinion. Mr. Sheeran explained that  
25 it is possible to enact an ordinance to restrict how many hours a trailer can be stored on a road. He  
26 also suggested the possibility of looking at business licenses in instances where the vehicle is  
27 related to a business. Signage and public awareness issues were discussed. Different ways of  
28 wording ordinances were addressed.

29

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 Mr. Sheeran stated that exceptions would be needed for construction trailers at construction sites.  
2 Issues concerning boats parked in Independence during summer were brought up. A City-wide  
3 overnight restriction was discussed. Mayor Timothy requested something in writing for the  
4 Council to look over as a starting point.

5  
6 Mayor Timothy brought up the issue of graffiti and asked who was responsible for removing it.  
7 He showed a picture of graffiti near the railroad right-of-way. Mr. Sheeran explained that it  
8 depends on who owns the property. If it is on Utah Transit Authority ("UTA") property, it is their  
9 responsibility. Mayor Timothy asked if someone from the City contacts UTA to have them remove  
10 it. Council Member Hales stated that he would ask Public Works Director, Shane Paddock to take  
11 care of it. The location of the graffiti was clarified and ongoing issues with repeated graffiti were  
12 addressed. The Jordan River Trail under the Bangerter Bridge was an area of concern.  
13 Mr. Paddock stated that he directs his crews to clean up as soon as possible.

14  
15 Council Member Hales asked if they could address the Closed Meeting immediately. Mr. Sheeran  
16 stated that it was best to wait for the scheduled time.

17  
18 City Manager, Mark Reid, asked if the Council would like to discuss fireworks. Mayor Timothy  
19 stated that it was discussed previously and additional authority was given to the Fire Chief. Fire  
20 Chief, Warren James explained that he and Mr. Sheeran met with the State Attorney General and  
21 State Fire Marshall. Utah State Law has restrictions on what can be restricted. There are small  
22 areas of land that were not included in any other restrictions including the south end of  
23 Independence and the park above Spring View Farms. He explained that the City cannot restrict  
24 it any further. He stated that if in the future the City wants more restriction options they should  
25 write to the State Legislature.

26  
27 In response to a question raised regarding three cities that restricted all fireworks, Chief James  
28 stated that the Salt Lake City Fire Chief indicated that the Mayor reasoned that they can restrict  
29 what they wish because they are the Capital City. South Salt Lake has an ordinance allowing the

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 Fire Chief to impose restrictions for any fire hazard any time of the year. The Attorney General,  
2 however, has indicated that they are acting outside of their legal purview. Midvale City chose to  
3 enact an ordinance against the advice of their legal counsel. It was noted that Draper will expand  
4 their restrictions as well. On Red Flag Days the City has the ability to restrict at will.

5  
6 Mayor Timothy reported that the City Council gave the Fire Chief authority and felt it was the  
7 right decision based on how knowledgeable the Fire Chief is on the issues. Chief James stated that  
8 they will be enforcing their restrictions on July 3rd and 4th. An investigator from the Fire  
9 Department will work each night to help with citations and enforcement. It was reported that the  
10 door-to-door campaign in Bringham Station was underway. Firefighters were working on a film  
11 for the City website focusing on fireworks safety.

12  
13 Chief James was asked how the citations will work. He explained that State law requires that  
14 officials see an individual light the fuse or a bystander takes a picture of someone lighting a fuse  
15 and signs a complaint. He explained it is almost impossible to enforce.

16  
17 Mayor Timothy stated that if a fire is started there is a more defined recourse. Chief James stated  
18 that if a fire is started, they can pursue the cost of firefighting. Citations can be issued ranging  
19 from \$250 to \$1,000. One of his concerns was an overwhelmed 911 system. He stated that they  
20 are advertising non-emergency lines to call in the case of illegal fireworks.

21  
22 The Fire Department will provide one more map that will include more areas that will be restricted  
23 including a section below Hidden Valley Middle School, an extension on Spring View by the river,  
24 and a section on 14600 South between the river and 1300 West. There was concern about the  
25 fireworks at Old West Days. The 12 to 15-minute show will cost \$6,000. It can be increased to  
26 22 minutes for \$10,000. There was discussion of whether to leave it as is, cancel due to fire  
27 restrictions, or expand it. Chief James stated that the Chiefs are encouraging their cities to continue  
28 with their fireworks displays and forego private fireworks. Three head nods were requested to

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 include the item in the following year’s budget adjustment. Three head nods were given to expand  
2 the fireworks show.

3  
4 Chief James was asked about the possibility of a significant fire outside of the City and the  
5 availability of fire units. Chief James stated that all grass trucks are being staffed and Wasatch  
6 Smokies is allowing the City to use their grass truck for the evenings of July 3 and 4. Extra staff  
7 was planned for Type 1 Engines. It was clarified that one would be placed at 14600 South in the  
8 River Bottom, one at the south end of Independence, and one in the Bringhurst Station area. The  
9 structural engines will stay with the fire stations. The decision to do ice cream as was done the  
10 prior year was discussed. Firefighters were adamant that it was well-received by the public and an  
11 opportunity to engage in public education. They decided to take ice cream around again.

12  
13 It was reported that Bluffdale City is responsible for valley-wide responses during the month of  
14 July. The chiefs will rotate. Mayor Timothy asked for clarification. Chief James explained that  
15 there is a Communications Chief for the valley. If responses go beyond the point that the computer  
16 can recommend calls, the Communications Chief makes the recommendations. The position is  
17 rotated monthly. For 2021, July is Bluffdale's month. It was noted that they do not allow the  
18 computer to deplete areas of fire resources.

19  
20 **4. Adjournment.**

21  
22 The Work Session adjourned at 6:43 p.m.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

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

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

20 **Others:** Troy Andra  
21 Kayla Tibbitts  
22 Japeth McGee  
23 Randy Larsen  
24 Connie Robbins  
25

26 **BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**  
27

28 Mayor Timothy called the Regular Business Meeting to order at 7:01 p.m.  
29

30 **1. Roll Call, Invocation, Pledge of Allegiance.**  
31

32 All members of the City Council were present.  
33

34 Council Member Hales offered the invocation and led the Pledge of Allegiance.  
35

36 **2. PUBLIC FORUM**  
37

38 *Troy Andra* gave his address as 15112 South Mountainside Drive. He stated that he spoke to Ben  
39 Henrie from Code Enforcement and was referred to Dan Tracer regarding an issue with a neighbor  
40 mowing grass and blowing it into the storm drain. It was noted that it has been five years and the



**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 matter is not yet resolved. Mr. Andra stated that he sent in pictures to the City and personally  
2 spoke to members of the Council. He wondered if one of the reasons the stormwater cost was  
3 going up was to pay for the cost of maintenance to clean out the storm drains.

4  
5 Mayor Timothy did not believe his neighbor was the primary reason for the Storm Drain Fee  
6 increase and did not realize it was still an issue. Mr. Andra reported that he sent in pictures when  
7 15000 South and 2700 West was being cleaned. He recognized that storm drains need to be  
8 vacuumed out. It was clarified that there is more than one individual putting things in the storm  
9 drains but one specific neighbor has been very problematic. Mr. Andra explained that Mr. Tracer  
10 indicated that he could not issue a citation because a judge would not sign off on it. Mayor Timothy  
11 asked Mr. Reid to look into the issue. Mr. Andra stated that the Code specifies that it is not allowed  
12 to blow grass into the road. According to Officer Robbins, it is a safety issue for people riding  
13 motorcycles.

14  
15 *Kayla Tibbits* was very emotional and looking to get an ordinance amended in an effort to open a  
16 nail salon off of 14600 South. Currently, personal services are not allowed in the zone. Ms.  
17 Tibbits had planned to move into the building in the coming days. She expressed a desire to have  
18 the issue taken care of quickly and stated that she previously sent emails to the City Council. It  
19 was noted that not much can be done in two days because the ordinance change needs to be posted.  
20 A nail salon did not seem to be an issue in the area. Two weeks were given as a timeframe for  
21 changing the ordinance. Mayor Timothy stated that expanding a City-wide personal services  
22 ordinance would be a good idea. Other Council Members agreed. There was some question as to  
23 why personal services were originally not allowed. Mayor Timothy believed it was an oversight.  
24 It was suggested that the City be the applicant for the ordinance change rather than Ms. Tibbits.  
25 Timing issues were discussed. City Planner/Economic Development Director, Grant Crowell, was  
26 asked to include the matter on the next meeting agenda, if possible.

27  
28 A Tentative Business License was discussed as an option as well as a Special Meeting to address  
29 the issue. An electronic meeting was scheduled for July 8.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1  
2 *Laura Garner* who represents the Bluffdale Arts Advisory Board reported that their production of  
3 *39 Steps* would be opening the following day. She invited the Council to attend. She inquired  
4 about volunteer policies and how they will affect her organization. Council Member Hales had  
5 similar questions. Mayor Timothy encouraged her to address the issue when that agenda item is  
6 discussed.

7  
8 There were no further public comments. The public comment period was closed.

9  
10 The Council next addressed agenda item number five after which they followed the agenda as  
11 printed.

12  
13 **3. CONSENT AGENDA**

14  
15 **3.1 Approval of the May 12, 2021, City Council Meeting Minutes.**

16 **3.2 Approval of the May 12, 2021, Special City Council and Planning Commission**  
17 **Combined Meeting Minutes (Economic Development).**

18 **3.3 Approval of Resolution 2021-35, of the Bluffdale City Council Awarding the**  
19 **On-Call City Water Works Project.**

20  
21 **Wendy Aston** moved to approve the Consent Agenda. **Jeff Gaston** seconded the motion. **Vote**  
22 **on motion: Traci Crockett-Aye, Dave Kallas-Aye, Mark Hales-Aye, Wendy Aston-Aye, Jeff**  
23 **Gaston-Aye. The motion passed unanimously.**

24  
25 **4. CONTINUED - Consideration and Vote on Resolution No. 2021-30, Adopting a**  
26 **Water Regulation and Conservation Program for the City, Imposing Penalties for**  
27 **Violations, and Related Matters, Staff Presenter, Michael Fazio.**

28  
29 City Engineer, Michael Fazio, reported that the above item was tabled previously. He worked  
30 with Mr. Sheeran to revise the language and conduct research. They discovered that the Mayor  
31 and Council are authorized to enact certain measures in response to drought situations. The  
32 language was changed to reflect a recommendation rather than a mandated water use reduction.  
33 Mr. Fazio stated that the City's water use such as in City Parks will be directed by staff.

34

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 Mayor Timothy stated that as a City they should be responsible for water every year not just in  
2 drought years. He explained that because of COVID-19 the City implemented ideas that they will  
3 continue to pursue. He suggested taking a proactive approach to water resources using the newest  
4 technology. Mr. Fazio agreed and stated that the City is continuously monitoring water use and  
5 irrigation with smart systems and by other means.

6  
7 Mr. Fazio explained that Public Works Director, Shane Paddock, has been working to revise the  
8 City's system. They have received grants from Jordan Valley Water Conservancy District  
9 (“JVWCD”) to install new sensors and smart clocks. Mayor Timothy studied the Public Works  
10 water data and was impressed with the advanced technology the City uses. He expressed a desire  
11 for the City to be on the cutting edge of technology even when there is no drought.

12  
13 Council Member Crockett asked about the penalties for violations. Mr. Fazio explained that it is  
14 a water rate that is based on usage, which doubles the cost of water. He would discuss the situation  
15 with JVWCD who may have to consider other measures. It was clarified that it does not  
16 necessarily double the rates. The first step is a 35% increase. The next is 35% off the base rate.

17  
18 **Dave Kallas moved to approve Resolution No. 2021-30. Traci Crockett seconded the motion.**  
19 **Vote on motion: Jeff Gaston-Aye, Traci Crockett-Aye, Dave Kallas-Aye, Mark Hales-Aye,**  
20 **Wendy Aston-Aye. The motion passed unanimously.**

21  
22 **5. Consideration and Vote on Resolution No. 2021-36 Adopting a Volunteer Policy for**  
23 **the City of Bluffdale, Staff Presenter, Todd Sheeran.**  
24

25 Mr. Sheeran reported that he was asked to make changes to the City's volunteer policy and  
26 discovered that there was none. He looked at what other cities had done and designed a policy  
27 that would work for the City and volunteers. He stressed that this is the first draft and changes  
28 will be needed. It was sent to staff recently and had not yet received much feedback. Mayor  
29 Timothy praised the volunteers and stated that the subject resolution will prevent him from  
30 volunteering for the City. Several Council Members agreed.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1  
2 Mayor Timothy expressed appreciation to Ms. Garner and all City volunteers. He stated that their  
3 input is valuable.

4  
5 Ms. Garner stated that she received notification of the proposed resolution earlier in the evening.  
6 There was discussion as to whether Ms. Garner was consulted on the matter. She indicated that  
7 had not been. Ms. Garner asked for clarification on who is considered a volunteer. Council  
8 Member Hales explained that it is anyone who is not paid. Ms. Garner listed people who would  
9 be considered volunteers including the Arts Advisory Board, parents, and teenagers. She gave  
10 examples of projects where she had 65 teens and youth working as volunteers. The Council  
11 determined that they would be considered volunteers. Ms. Graner explained that for the upcoming  
12 production of *Annie* many are sewing, making props, and organizing events.

13  
14 There was discussion regarding the roles of volunteers including some who only work for one day  
15 and parents who help with sets or costumes. Ms. Garner explained that she would not volunteer if  
16 it requires fingerprints and interviews. She stated that the ordinance would essentially prohibit  
17 Arts Advisory Board productions. Ms. Garner if it would be difficult to conduct background  
18 checks and collect fingerprints from all of the volunteers. Mayor Timothy agreed with  
19 Ms. Garner's sentiments.

20  
21 Ms. Garner stated that if the resolution were to pass, she would be forced to look for work because  
22 it would shut down theater productions. She read a quote regarding the importance of community  
23 theater. Mayor Timothy stated that if the resolution passes he will stop being Mayor.

24  
25 Council Member Aston agreed with Ms. Garner and stated that the resolution should have been  
26 broader. There was discussion about the reasoning behind the resolution and some of the important  
27 parts of the resolution that could be included later. Issues of liability with volunteers working  
28 around children were addressed. It was agreed that there need to be some provisions in place.  
29 There was discussion about enacting a specific rule for two adults with minor volunteers at all

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 times. Mayor Timothy suggested having the City Attorney draft something less restrictive than  
2 the current resolution.

3  
4 **Jeff Gaston moved to deny Resolution No. 2021-36. Traci Crockett seconded the motion.**

5 **Vote on motion: Jeff Gaston-Aye, Traci Crockett-Aye, Dave Kallas-Aye, Mark Hales-Aye,**  
6 **Wendy Aston-Aye. The motion passed unanimously.**

7  
8 **6. Consideration and Vote on Resolution No. 2021-37, Amending the Bluffdale City**  
9 **Employee Policies and Procedures Manual, Staff Presenter, Stephanie Thayer.**

10  
11 Mr. Sheeran reported that he was asked to compile several items to be amended in the Employee  
12 Policies. He explained that they include the following:

- 13
- 14 • Restrictions for on-call employees from 30 miles to 45 miles;
  - 15 • Adding a section making the City Council eligible for the City's retirement program;
  - 16 • An allowance and severance pay for full-time FLSA-exempt employees; and
  - 17 • A cellphone reimbursement policy.
- 18

19 The Fire Department also removed provisions related to procedures such as shift changes. A  
20 question was raised regarding the purchase of City surplus. Mr. Sheeran explained that it is  
21 allowed on a limited basis and is used mainly for electronic devices. He gave an example of his  
22 outdated City phone and explained that the Policy prohibits large items such as vehicles.

23  
24 Council Member Gaston requested that the changes to departments heads and severance contracts  
25 were postponed until there was an opportunity for the Council to have further discussion in a  
26 Closed Session. Mr. Sheeran clarified that the policy applies to positions and not specific people.  
27 Concern was expressed that individuals who perform those duties will know who they are. He  
28 suggested that the matter be discussed in a Closed Session. It was clarified that the policy  
29 authorizes the City Manager to create contracts with ceilings and parameters.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1  
2 **Jeff Gaston moved to approve Resolution No. 2021-37, amending the Bluffdale City**  
3 **Employee Policies and Procedures Manual with the exclusion of 1.50.060, Allowances and**  
4 **Severance, with the item returning at the next scheduled meeting, if available. The motion**  
5 **failed due to a lack of a second.**

6  
7 There was discussion regarding 1.50.060. An alternative motion was suggested.

8  
9 Mayor Timothy explained that because it is a resolution, staff can bring it back to the Council at  
10 any time and it does not need to be tabled. Mr. Sheeran stated it is good to have Council direction  
11 on when to bring it back. Council Member Gaston asked for more clarification on facts before  
12 moving forward. Council Member Gaston’s previous motion was discussed. Mayor Timothy  
13 suggested that there be a motion with an added statement directing staff to bring the item back at  
14 the next City Council Meeting.

15  
16 **Dave Kallas moved to approve Resolution No. 2021-37. Mark Hales seconded the motion.**  
17 **Vote on motion: Vote on motion: Mark Hales-Aye, Wendy Aston-Nay, Jeff Gaston-Nay,**  
18 **Traci Crockett-Aye, Dave Kallas-Aye. The motion passed 3-to-2.**

19  
20 **7. Consideration and Vote on Resolution No. 2021-38, Enacting a Policy Related to**  
21 **Surplus Property, Staff Presenter, Todd Sheeran.**

22  
23 Mr. Sheeran reported that he was directed by the Council to draft a Surplus Property Policy,  
24 however, it was being done in conjunction with a Purchasing Policy and was not yet ready. The  
25 issue arose from real estate the City owns and the lack of policies in place to address surplus  
26 property. Mr. Sheeran reported that it appears that the prior City Attorney was following an  
27 unwritten policy. The City needs to have a policy in place to ensure that it is operating fairly.

28  
29 The Policy includes only limited exceptions for employees to negotiate for only electronic devices.  
30 There are allowances if an item is deemed diminutive at under \$200. A Director can surplus it as

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 long as the procedure is documented. Higher amount items have a different process laid out in the  
2 policy.

3  
4 Real property is delineated between significant property versus non-significant property based on  
5 Utah State Law. Real property used for public rights-of-way, trails, or open space under one acre  
6 and under an appraised value of \$25,000 can be disposed of by the City Manager. This is important  
7 for roadway expansions and other alignment issues and would not burden the City Council every  
8 time small slivers of land need to be disposed of. Significant property will come to the City  
9 Council and be properly noticed.

10  
11 Council Member Aston asked if it was better to keep it as-is with any surplus property decisions  
12 being made by the Council. Mayor Timothy considered it to be a Staff ‘spending limit’.

13  
14 Administrative Services Director, Bruce Kartchner, stated that the wording does not narrow down  
15 individual component levels but addresses miscellaneous items. They can deal with certain  
16 matters without bringing them to the Council every time. Mr. Reid was not in favor of selling  
17 anything to employees because of the issue of ‘arms lengths transactions’ and special deals. He  
18 was uncomfortable bringing every transaction to the Council but also acknowledged that there are  
19 a lot of requests. He expressed concern over whether items were being disposed of fairly.

20  
21 There was discussion about how often the Council has dealt with surplus item decisions. Mr.  
22 Paddock was asked how he gets rid of surplus. He explained that most of it goes to auction after  
23 being brought to Council. Equipment and other large items always go before the Council for a  
24 decision. There was discussion about the time and effort of staff with regard to the actual value of  
25 items. It was clarified that the items being discussed were diminutive. It was suggested that  
26 outdated Fire Department equipment be donated to an applied technology center or Utah Fire and  
27 Rescue Academy. The policy allows for the option of donations. Other potential donation items  
28 were identified such as benches.

29

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 There was discussion about the wording of the policy. Mr. Kartchner was asked if he wanted an  
2 opportunity to work on the policy with Mr. Sheeran. He stated that he was comfortable with the  
3 policy. A question was raised as to whether they could make a change to Section 2.5, which  
4 addresses the difference between items that are less than \$200, items between \$200 and \$5,000,  
5 and items that are over \$5,000. It was suggested that they add a provision that specifies that all  
6 City property that is deemed obsolete, surplus, or unusable be disposed of through the City  
7 Council. It was noted that the policy includes various levels for different staff members and the  
8 decisions they can make. Mayor Timothy explained that the wording could be changed to require  
9 all surplus decisions be brought back to the Council.

10  
11 **Dave Kallas moved to approve Resolution No. 2021-38 with the change that any level of staff**  
12 **approval for disposal of property is removed and to instead have the approval come from**  
13 **the City Council. Wendy Aston seconded the motion. Vote on motion: Mark Hales-Aye,**  
14 **Wendy Aston-Aye, Jeff Gaston-Aye, Traci Crockett-Aye, Dave Kallas-Aye. The motion**  
15 **passed unanimously.**

16  
17 **8. PUBLIC HEARING – Consideration and Vote on Resolution No. 2021-39 Adopting**  
18 **a Final Budget for the 2020-2021 Fiscal Year Budget, Staff Presenter, Bruce**  
19 **Kartchner, and Stephanie Thayer. (LBA & RDA Public Hearings Held in**  
20 **Conjunction.**

21  
22 Mayor Timothy reported that the discussion on agenda item number eight is also for item number  
23 three of the LBA Meeting and item number two of the RDA meeting. Each resolution will be  
24 passed individually.

25  
26 Mr. Kartchner addressed the budget and explained that an annual budget is prepared.  
27 Modifications are made throughout the year for which the Council is asked to make amendments  
28 to the budget. The current budget ends on June 30, 2021, and final changes were identified. A  
29 broad scope included purchases related to COVID-19 and other unexpected changes to expense  
30 needs. There were also additional revenues. Mr. Kartchner reminded the Council that according



**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 to State Law, the budget must balance. He praised Chief Accountant/Human Resources Director,  
2 Stephanie Thayer, for her work to assure that the budget is balanced.

3  
4 Ms. Thayer reviewed the formatting of the budget packet columns and explained that the “original  
5 budget” was clarified as being the budget created before the current amendments. Many of the  
6 adjustments were from offsetting revenues such as in the Building Department, Sanitation, and  
7 Court. Ms. Thayer explained that there is grant money in the Fire Department. Mr. Kartchner  
8 described the circumstances for instances of large changes in miscellaneous money. Ms. Thayer  
9 explained that the biggest adjustment was for miscellaneous money due to an overpayment that  
10 was refunded.

11  
12 The largest number included the contribution to Capital Projects. Mr. Kartchner did not know if  
13 they would be moving the entire \$2.5 million to Capital Projects. He suspected that it may be less.  
14 If there is more, they will be limited to \$2.5 million. There was concern about not having enough  
15 money allocated for Capital Projects in the past and there was discussion about the required  
16 contribution percentage. Ms. Thayer reported that the biggest items in Capital Projects were the  
17 transfer in from the General Fund and an accounting record of a UDOT property transfer.  
18 Mr. Kartchner explained that the UDOT transfer related to the property acquired at the corner of  
19 Redwood Road and Bangerter Highway. It was clarified that there was no actual cash or money  
20 involved in the transaction.

21  
22 Mayor Timothy asked what would be transferred from UDOT to the City for Porter Rockwell  
23 Boulevard and 14600 South. Mr. Kartchner estimated that it was \$4.5 million. Ms. Thayer  
24 explained that more Class C Road Funds could be utilized than for slurry seal/crack seal use.  
25 Mr. Kartchner stated that this would free up money in Capital Projects. Ms. Thayer stated that  
26 there are administration charges for the EDA and RDA accounts. Mr. Kartchner commented that  
27 because the revenue is higher than budgeted, the Administrative Fee was recalculated per the actual  
28 money collected and not the budget.

29

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 Transportation Impact Fees were collected and reimbursements were paid out. The same was true  
2 for the Storm Drain Impact Fee Fund. Both were offset with revenue. Mr. Kartchner stated that  
3 the sale of homes in developments was quicker than developers expected. This increased the  
4 impact fee revenue. Developer and builders worked with the City at the beginning of the year to  
5 project a budget based on the number of homes expected to sell.

6  
7 The Water Bond Issuance costs were presented and include an \$8 million bond for a new tank.  
8 They were not included in the previous budget.

9  
10 Mayor Timothy opened the public hearing. There were no public comments. The public hearing  
11 was closed.

12  
13 **Mark Hales moved to approve Resolution No. 2021-39. Dave Kallas seconded the motion.**  
14 **Vote on motion: Wendy Aston-Aye, Jeff Gaston-Aye, Traci Crockett-Aye, Dave Kallas-Aye,**  
15 **Mark Hales-Aye. The motion passed unanimously.**

16  
17 **LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING**

18  
19 Mayor Timothy called the LBA Meeting to order at 8:22 p.m.

20  
21 **1. Roll Call.**

22  
23 All members of the LBA Board were present.

24  
25 **2. PUBLIC HEARING – To allow Public Input Regarding (A) the Issuance and Sale of**  
26 **Not More than \$16,000,000 Aggregate Principal Amount of Lease Revenue Bonds,**  
27 **Series 2021; and (B) Any Potential Economic Impact that the Project to be Financed**  
28 **with the Proceeds of the Series 2021 Bonds Issued Under the Act May Have on the**  
29 **Private; and Related Matters, Presenter, Matt Dugdale, Stifel Public Finance.**

30  
31 Matt Dugdale from Stifel Public Finance was unable to attend. Randy Larsen was present in his  
32 absence. Mr. Larsen explained that the public hearing is a statutory requirement and part of the  
33 resolution approved previously to provide for public comment on the issuance of Building  
34 Authority Bonds with a lease-purchase arrangement. The collateral would be the Public Works

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1 Building itself. He stated that there is no required action of the Council at this time other than to  
2 open and close the public hearing.

3  
4 Mayor Timothy opened the public hearing. There were no public comments. The public hearing  
5 was closed.

6  
7 Council Member Kallas asked if the bond had been issued. It had not and it was not certain that it  
8 would be issued for the full \$16 million. Council Member Kallas had concerns and questions. It  
9 was noted that the Council would be in full control and no decisions made without Council  
10 approval. Mayor Timothy asked if the amount included a location change. Mr. Kartchner reported  
11 that he included specific money in the plan for property acquisition and development costs. He  
12 did not factor in a 20 to 25 percent inflation rate for construction costs. He would need to readdress  
13 the total bond amount if inflation continues.

14  
15 **3. PUBLIC HEARING – Consideration and Vote on Resolution No. 2021-04, Adopting**  
16 **a Final Budget for the 2020-2021 Fiscal Year Budget, Staff Presenters Bruce**  
17 **Kartchner and Stephanie Thayer. (LBA Public Hearing Held in Conjunction with**  
18 **the City Budget Hearing.)**

19  
20 Mayor Timothy reported that the above item was discussed previously and the public hearing held.

21  
22 **Derk Timothy moved to approve Resolution No. 2021-04. Wendy Aston seconded the**  
23 **motion. Vote on motion: Mark Hales-Aye, Wendy Aston-Nay, Jeff Gaston-Nay, Traci**  
24 **Crockett-Aye, Dave Kallas-Aye. The motion passed unanimously**

25  
26 **4. Adjournment.**  
27  
28 The LBA meeting adjourned at 8:27 p.m.

29  
30 **BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING**

31  
32 RDA Chair, Dave Kallas, assumed the Chair and called the meeting to order at 8:27 p.m.

33

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1   **1.   Roll Call.**

2  
3   All members of the RDA Board were present.

4  
5   **2.   PUBLIC HEARING – Consideration and Vote on Resolution No. 2021-03, Adopting**  
6   **a Final Budget for the 2020-2021 Fiscal Year Budget, Staff Presenters, Bruce**  
7   **Kartchner and Stephanie Thayer. (RDA Public Hearing Held in Conjunction with**  
8   **the Budget Presentation and Discussion).**

9  
10   Wendy Aston moved to approve Resolution No. 2021-03, adopting a Final Budget for the  
11   2020-2021 Fiscal Year Budget. Jeff Gaston seconded the motion. Vote on motion: Mark  
12   Hales-Aye, Wendy Aston-Nay, Jeff Gaston-Nay, Traci Crockett-Aye, Dave Kallas-Aye. The  
13   motion passed unanimously.

14  
15   **3.   Adjournment.**

16  
17   The RDA Meeting adjourned at 8:28 p.m.

18  
19   **CONTINUATION OF BUSINESS MEETING**

20  
21   **9.   Mayor’s Report.**

22  
23   Mayor Timothy reported on the following:

- 24  
25       • The City met with the County regarding its General Plan and intent to change it per input  
26       from the cities and public. He believed the County was doing a good job of involving the  
27       cities and public. The plan deals specifically with unincorporated areas of the County and  
28       how they can be developed. Bluffdale only adjoins Camp Williams, which is federal  
29       property. In the meeting, Bluffdale emphasized that whatever they decide to do in the  
30       process with the public should be what is done. Mayor Timothy indicated that there would  
31       be more meetings to come.
- 32       • All recent meetings have been virtual with the exception of meetings with individual groups  
33       of mayors outside of normal meetings. In-person meetings were to resume starting with  
34       the Conference of Mayors.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**10. City Manager’s Report and Discussion.**

Mr. Reid reported on the following:

- Changes taking place within the Police Department included hiring a New Lieutenant. Sergeant Robinson, the Precinct Commander, would be filling the position. There were other changes in the personnel. Two officers left the Department and new ones were hired.
- Staff met with homeowner Zach Larsen who would like to purchase property behind his home in Parry Farms. A long-term lease was decided on and was being worked out.
- A meeting with Woodside took place regarding the purchase of park property. A transaction was anticipated within the next 30 days.
- Woodside complained about the Impact Fees. The Water Impact Fee increased from \$750 to \$4,200 and ultimately reduced to \$3,600.
- The City was prepared to begin design work on the park with the purchase of the additional 10 acres.
- Bird Scooters was interested in bringing in an entrepreneur to manage the rental of scooters. No action would be required by the City. It was noted that there were issues with scooter rentals in Draper. There was discussion that it may not be appropriate in Bluffdale. The service area map for the scooters and the likelihood of them being utilized in Bluffdale was discussed. Areas where the scooters and motorized vehicles are allowed were identified. Special rules for Bluffdale, contracts, and ordinances were addressed.
- A new holiday called Juneteenth has not been recognized by the State. Bluffdale will wait for the State to act on it.
- A grant was set to be received for \$968,000, which would be added to the budget before June 30th. An additional \$968,000 was expected shortly after and will be included in the next budget year. There are specific things it can be used for such as water projects.
- There is another grant the City was pursuing.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL,  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING MINUTES  
Wednesday, June 23, 2021**

- 1 • The Mayor suggested that the Grand Marshall for the August 14 parade could be Emily
- 2 Swanson who did the Community Garden and Eric Swanson of the Hamm Radio Club.
- 3 The City will arrange for the Council Members to be in the parade.
- 4 • The Youth Council consisting of 10 to 12 individuals met.
- 5 • The Closed Meeting will include three items regarding real property.

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

12  
13 **Mark Hales moved to go into Closed Meeting to discuss real property acquisition. Dave**  
14 **Kallas seconded the motion. Vote on motion: Mark Hales-Aye, Wendy Aston-Aye, Jeff**  
15 **Gaston-Aye, Traci Crockett-Aye, Dave Kallas-Aye. The motion passed unanimously.**

16  
17 The City Council was in Closed Meeting from 9:00 p.m. to 9:59 p.m.

18  
19 **Wendy Aston moved to adjourn the Closed Meeting. Mark Hales seconded the motion. Vote**  
20 **on motion: Mark Hales-Aye, Wendy Aston-Aye, Jeff Gaston-Aye, Traci Crockett-Aye, Dave**  
21 **Kallas-Aye. The motion passed unanimously.**

22  
23 **12. Adjournment.**

24  
25 The City Council Meeting adjourned at 10:00 p.m.

26  
27  
28 \_\_\_\_\_  
29 Wendy L. Deppe, CMC  
30 City Recorder

31  
32 Approved: \_\_\_\_\_

**DRAFT - FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
CLOSED MEETING MINUTES  
Wednesday, June 23, 2021**

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

8 **Staff:** Mark Reid, City Manager  
9 Todd Sheeran, City Attorney  
10 Bruce Kartchner, Administrative Services Director  
11 Michael Fazio, City Engineer  
12 Grant Crowell, City Planner/Economic Development Director  
13 Shane Paddock, Public Works Director  
14 Wendy Deppe, City Recorder  
15

16 At 9:00 p.m., Mayor Derk Timothy called the meeting to order.  
17

18 **Motion:** Mark Hales moved to go into Closed Meeting to discuss real property acquisition.  
19

20 **Second:** Dave Kallas seconded the motion.  
21

22 **Vote on Motion:** Jeff Gaston-Aye, Traci Crockett-Aye, Mark Hales-Aye, Dave Kallas-Aye,  
23 Wendy Aston-Aye. The motion passed unanimously.  
24

25 The Council discussed real property acquisition issues.  
26

27 The Closed Session adjourned at 9:59 p.m.  
28

29 **Motion:** Wendy Aston moved to adjourn the Closed Meeting.  
30

31 **Second:** Mark Hales seconded the motion.  
32

33 **Vote on Motion:** Jeff Gaston-Aye, Traci Crockett-Aye, Mark Hales-Aye, Dave Kallas-Aye,  
34 Wendy Aston-Aye. The motion passed unanimously.  
35  
36  
37

38 \_\_\_\_\_  
39 Wendy L. Deppe, CMC  
40 City Recorders  
41

42 Approved: \_\_\_\_\_



**BLUFFDALE CITY COUNCIL  
SPECIAL MEETING AGENDA  
Thursday, July 08, 2021**

**\*THIS MEETING WILL ONLY BE CONDUCTED ELECTRONICALLY\***

Notice is hereby given that the Bluffdale City Council will hold a special electronic meeting Thursday, July 08, 2021, scheduled to begin promptly at **7:00 p.m.** or as soon thereafter as possible. There are various ways to participate in this electronic meeting:

1. Please check the City website for the most up-to-date details to access the electronic meeting: [www.bluffdale.com](http://www.bluffdale.com)
  2. Email your comments to: [councilmeetingcomment@bluffdale.com](mailto:councilmeetingcomment@bluffdale.com) and include "Public Hearing" with the Agenda Item # in the subject line of the email.
  3. Mail your written comments to: Bluffdale City Recorder, 2222 West 14400 South, Bluffdale, Utah 84065
- All comments can be read aloud if you indicate to do so. All comments received will be forwarded to the Bluffdale City Council and will be included in the public record.

**BLUFFDALE CITY COUNCIL SPECIAL MEETING 7:00 P.M.**

1. Roll Call
2. **PUBLIC HEARING** – Consideration and vote on Ordinance No. 2021-12, amending Table 11.350.020 of the Bluffdale City Code to allow Personal Services Establishments as a permitted use in the I-1 Light Industrial Zone, staff presenter, Ellen Oakman.
3. Adjournment

**Dated: July 02, 2021**

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET NEWS; POSTED AT THE BLUFFDALE CITY HALL, EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT [WWW.BLUFFDALE.COM](http://WWW.BLUFFDALE.COM) AND ON THE PUBLIC MEETING NOTICE WEBSITE, [WWW.PMN.UTAH.GOV](http://WWW.PMN.UTAH.GOV)

**Wendy L. Deppe, CMC  
City Recorder**

In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1.



**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
SPECIAL MEETING MINUTES  
Thursday, July 8, 2021**

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

8 **Staff:** Bruce Kartchner, Administrative Services Director  
9 Jennifer Robison, Senior City Planner  
10 Ellen Oakman, Associate City Planner  
11 Angie Olsen, Deputy City Recorder  
12

13 Mayor Timothy called the meeting to order at 7:01 p.m.  
14

15 **BLUFFDALE CITY COUNCIL SPECIAL ELECTRONIC MEETING**  
16

17 **1. Roll Call.**  
18

19 All members of the City Council were present.  
20

21 **2. PUBLIC HEARING – Consideration and Vote on Ordinance No. 2021-12, Amending**  
22 **Table 11.350.020 of the Bluffdale City Code to Allow Personal Services**  
23 **Establishments as a Permitted Use in the I-1 Light Industrial Zone, Staff Presenter,**  
24 **Ellen Oakman.**  
25

26 Associate City Planner, Ellen Oakman, presented the staff report and stated that the City Council  
27 has been asked to consider a text amendment to add Personal Service Establishments as a permitted  
28 use in the I-1 Zone. The use is currently allowed in other similar commercial zones but is not  
29 allowed in the I-1 Zone. The applicant is seeking to open a nail salon, which is classified as a  
30 Personal Service Establishment use. A map of the area was displayed. Ms. Oakman explained  
31 that personal service establishments provide non-medical services to individuals as a primary use.  
32 Examples include barbershops, beauty salons, day/health spas, hair salons, nail salons, shoe repair  
33 shops, tanning salons, tailors, and similar businesses not including tattoo establishments.  
34

35 Mayor Timothy opened the public hearing. There were no public comments. The public hearing  
36 was closed.  
37

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY COUNCIL  
SPECIAL MEETING MINUTES  
Thursday, July 8, 2021**

1 **Mark Hales moved to approve Ordinance No. 2021-12, amending Table 11.350.020 of the**  
2 **Bluffdale City Code to allow Personal Service Establishments as a permitted use in the I-1**  
3 **Light Industrial Zone. Wendy Aston seconded the motion. Vote on motion: Mark Hales-**  
4 **Aye, Wendy Aston-Aye, Jeff Gaston-Aye, Traci Crockett-Aye, Dave Kallas-Aye. The motion**  
5 **passed unanimously.**

6  
7 **3. Adjournment.**

8  
9 The City Council Meeting adjourned at 7:06 p.m.

10  
11  
12 \_\_\_\_\_  
13 Wendy L. Deppe, CMC  
14 City Recorder  
15  
16 Approved: \_\_\_\_\_

**THE CITY OF BLUFFDALE, UTAH  
A MUNICIPAL CORPORATION**

**RESOLUTION NO. 2021-42**

**A RESOLUTION APPOINTING MEMBERS TO THE BLUFFDALE ARTS ADVISORY BOARD**

**WHEREAS**, the City of Bluffdale (the “City”), passed an ordinance creating the Bluffdale Arts Advisory Board on August 13, 2002; and

**WHEREAS**, the City believes that it is in the best interest of the public to appoint members to serve on the Bluffdale Arts Advisory Board.

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

**Section 1.** The new members of the Bluffdale Arts Advisory Board, and their respective terms, shall be as follows:

Member	Term Ending
Laura Garner	June 30, 2023
Marianne Dunn	June 30, 2023
Amanda Luker	June 30, 2023
LeeRoy Nielson	June 30, 2023
Malinda Severn	June 30, 2023
Scott Stanley	June 30, 2023

**Section 2.** This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED this 28th day of July, 2021.

BLUFFDALE CITY CORPORATION

By: \_\_\_\_\_  
Mayor Derk P. Timothy

ATTEST:

By: \_\_\_\_\_  
Wendy L. Deppe, City Recorder

Voting by the City Council:

Yes No

Councilmember Aston	_____	_____
Councilmember Crockett	_____	_____
Councilmember Gaston	_____	_____
Councilmember Hales	_____	_____
Councilmember Kallas	_____	_____



## REPORT TO BLUFFDALE CITY COUNCIL REGARDING A PROPOSED PROPERTY TAX RATE INCREASE FOR 2021

July 28, 2021

Jordan Valley Water Conservancy District is proposing a property tax increase for its fiscal year 2021/2022 budget.

A public hearing is scheduled for August 11, 2021, 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 2021/2022 TENTATIVE BUDGET:

Total budgeted revenue	\$84.5 million
Property tax revenue as a percentage of total budgeted revenue	27%
Amount of additional revenue from the proposed property tax increase	\$1.8 million
Percent increase in property tax revenue	9.4%
Percent increase in property tax revenue to the total annual cost of water (average residence)	1.3%



### PROPERTY TAX INCREASE BASED ON A HOME OR BUSINESS VALUE OF \$465,000:

	Home	Business
Current annual property tax	\$86.19	\$156.71
New annual property tax	\$94.37	\$171.59
Annual property tax increase	\$8.18	\$14.88

### PURPOSE FOR ADDITIONAL PROPERTY TAX REVENUE:

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

Treatment plant expansion	\$65.3 million
New storage reservoir	\$23.4 million
New booster pump station	\$10.5 million
New debt/bonds to be issued	\$180 million

**BLUFFDALE CITY  
ORDINANCE 2021-15**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLUFFDALE,  
UTAH, AMENDING BLUFFDALE CITY CODE SECTIONS 6.20.020 (TRUCK  
ROUTES) AND 6.30 (VEHICLE AND TRAILER PARKING), WHICH RELATES  
TO DESIGNATION OF TRUCK ROUTE STREETS AND PARKING WITHIN THE  
CITY.**

**WHEREAS**, Utah Code § 10-9a-102 grants the Bluffdale City (the “City”) authority to enact ordinances that the Bluffdale City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

**WHEREAS**, the subject text amendment adds a couple streets as designated truck routes and regulates overnight vehicle and trailer parking; and

**WHEREAS**, the City Council has held a public hearing and reviewed the subject text amendment; and

**WHEREAS**, the City Council finds that the subject text amendment will enhance the public health, safety, and welfare.

**NOW THEREFORE**, be it ordained by the Council of the Bluffdale City, in the State of Utah, as follows:

**SECTION 1:**            **AMENDMENT** “6.20.020 Truck Routes” of the Bluffdale Municipal Code is hereby *amended* as follows:

AMENDMENT

6.20.020 Truck Routes

A. Definitions:

**AUTHORIZED TRUCK ROUTE:** A way over certain roads within the city limits, as designated herein, over and along which a restricted vehicle must operate. **GROSS VEHICLE WEIGHT RATING:** The registered gross weight of the vehicle, including both the weight of the vehicle and any potential load.

**NARROW AUTHORIZED TRUCK ROUTE:** Any portion of an authorized truck route that is less than thirty four feet (34') in total paved width.

**RESTRICTED VEHICLE:** Any truck or other vehicle, or combination of vehicles, with a gross vehicle weight rating of more than twenty six thousand (26,000) pounds,

including, but not limited to, semitractors with attached trailers or trailer assemblies, so called "belly dump" and "side dumper" earthmoving vehicles, dump trucks, trucks with "pup" trailers, and other similar vehicles. (Ord. 2009-03, 3-10-2009)

- B. Designated Restricted Vehicle Route: It is unlawful for any person to operate or allow the operation of a restricted vehicle upon any public street within the city, except the following public streets, which are designated as the city's authorized truck routes:

State Road 68 (Redwood Road/Camp Williams Road);

State Road 154 (Bangerter Highway);

State Road 140;

Pony Express Road;

Concord Park Drive;

Honda Park Drive;

Heritagecrest Way;

Rock Hollow (east of 1800 West)

Iron Horse Blvd;

Porter Rockwell Blvd;

790 West (north of 14600 South); and

800 West (south of 14600 South). (Ord. 2009-13, 9-22-2009)

- C. Exceptions: The restriction set forth in subsection B of this section shall not be construed to prohibit any of the following:
1. The operation of a restricted vehicle upon any street where necessary to the conduct of business at a destination point, provided travel or delivery is made by the most direct and shortest route from an authorized truck route to the destination point. For purposes of this subsection, conduct of business at a destination point shall include the delivery of merchandise to or from local businesses, established truck terminals, or residences or the operation of a restricted vehicle delivering to or returning from construction sites where it is not possible to use an authorized truck route.
  2. The operation of emergency vehicles upon any street in the city.
  3. The operation of a restricted vehicle operated by the city, governmental, quasi-governmental, military and public utilities performing in their official capacity (including, but not limited to, a restricted vehicle engaged in snowplowing and

similar activities) and any contractors engaged in the repair, maintenance or construction of roads, road improvements, or public utilities within the city.

4. The operation of a restricted vehicle upon any officially established detour, during the period in which such official detour exists.
5. The travel of a restricted vehicle to or from a private residential or commercial lot or parcel (owned by the operator of the vehicle or by a person who knowingly consents to the parking of the vehicle upon the lot) provided travel is made by the most direct and shortest route from an authorized truck route to the destination point.

D. Parking:

1. No restricted vehicle shall be allowed to be parked on the public streets or sidewalks in areas of the city zoned residential, except while actually loading or unloading merchandise or household goods, and in no event shall any such restricted vehicle remain parked for longer than eight (8) hours. For purposes of this subsection, a restricted vehicle shall be deemed parked, even though the motor is running, if the vehicle is left standing for any period in excess of three (3) minutes when the same is not attended by a driver lawfully authorized to drive said restricted vehicle (except when unloading or loading as set forth herein). (Ord. 2009-03, 3-10-2009)
2. Without limiting the generality of subsection C 1 of this section, the city engineer and the city manager shall have the authority, acting jointly, to post signs restricting parking for all vehicles on any portion of a narrow authorized truck route, or within one hundred feet (100') of any such narrow authorized truck route. No vehicles shall be allowed to be parked on those portions of the authorized truck routes posted in accordance with the previous sentence.

E. Penalty: The owner, operator or driver of a restricted vehicle violating the provisions of this section shall be guilty of a class B misdemeanor and subject to penalty as provided in section 1-4-1 of this code.

F. Installation And Maintenance Of Signs: The city manager shall cause all authorized truck routes to be clearly signposted to give notice that this section is in effect. No person shall be charged with violating the provisions of this section by reason of operating a restricted vehicle upon a street on which restricted vehicle travel is prohibited unless appropriate signs are posted and maintained. The preceding sentence shall not apply to any charge of violating a parking restriction contained in this section. (Ord. 2009-03, 3-10-2009; amd. 2013 Code)

**SECTION 2:            ADOPTION “6.30 VEHICLE AND TRAILER PARKING”**  
of the Bluffdale Municipal Code is hereby *added* as follows:

ADOPTION

6.30 VEHICLE AND TRAILER PARKING(*Added*)



**SECTION 3:**        **ADOPTION** “6.30.010 General Restriction” of the Bluffdale Municipal Code is hereby *added* as follows:

ADOPTION

6.30.010 General Restriction(*Added*)

- A. No person shall park a vehicle, boat trailer, recreation trailer, camper, or other licensed or unlicensed vehicles for a period of time longer than seven (7) calendar days on any public street or right-of-way.
- B. No person shall park a vehicle, boat trailer, recreation trailer, camper, or other licensed or unlicensed vehicles overnight on the following public streets:
  - 1. Noell Nelson Dr.
  - 2. Porter Rockwell Blvd.
  - 3. Redwood Rd.
  - 4. 14400 South (east of Redwood Rd.)
  - 5. Loumis Parkway
- C. Whenever it becomes necessary for any person or persons engaged in construction work on or in a building longer than the legal limit in this Section, a permit shall be issued by the City Engineer. Notwithstanding, cones and other safety measures must be in place at all times.

**SECTION 4:**        **ADOPTION** “6.30.020 Exceptions” of the Bluffdale Municipal Code is hereby *added* as follows:

ADOPTION

6.30.020 Exceptions(*Added*)

Exceptions to this Chapter:

- A. Vehicles or apparatuses owned by public or quasi-public entities.

**SECTION 5:**        **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 6:**        **EFFECTIVE DATE** This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND ADOPTED BY THE BLUFFDALE CITY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Aston	_____	_____	_____	_____
Councilmember Crockett	_____	_____	_____	_____
Councilmember Gaston	_____	_____	_____	_____
Councilmember Hales	_____	_____	_____	_____
Councilmember Kallas	_____	_____	_____	_____
Presiding Officer		Attest		

\_\_\_\_\_  
Derk P. Timothy, Mayor, Bluffdale  
City

\_\_\_\_\_  
Wendy Deppe, City Recorder  
Bluffdale City

**RESOLUTION NO. 2021-43**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, PROVIDING NOTICE OF A PENDING ORDINANCE TO AMEND THE RESIDENTIAL YARD SIGN SECTION OF CITY CODE.**

**WHEREAS**, pursuant to Utah Code § 10-9a-509(1)(a)(ii), the Bluffdale City Council (the “City Council”) of the City of Bluffdale (the “City”) desires to provide notice of a pending land use ordinance regarding proposed changes to Title 11.220 (Signs) of the Bluffdale City Code (“City Code”); and

**WHEREAS**, the City has prepared a draft ordinance, which is attached hereto as **Exhibit A**; and

**WHEREAS**, the City Council finds that studying the issues presented in the draft ordinance and potentially adopting the draft ordinance is in the best interest of the public health, safety, and welfare.

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

**SECTION 1. Notice of Draft Ordinance.** Notice is hereby given that the City Council intends to consider and potentially adopt an ordinance that will change the requirements for residential facilities for handicapped persons. The draft ordinance is attached hereto as **Exhibit A**.

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

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY THE FOLLOWING VOTE:**

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

Mayor: \_\_\_\_\_  
Derk P. Timothy

Attest: \_\_\_\_\_  
City Recorder

**EXHIBIT A**

(Draft Ordinance)

**BLUFFDALE CITY  
ORDINANCE 2021-XX**

**\*\*\*\*\*DRAFT ORDINANCE\*\*\*\*\* AN ORDINANCE OF THE CITY  
COUNCIL OF THE CITY OF BLUFFDALE, UTAH, AMENDING BLUFFDALE  
CITY CODE SECTION 11.220, WHICH RELATES TO RESIDENTIAL YARD  
SIGNS.**

**WHEREAS**, Utah Code § 10-9a-102 grants the Bluffdale City (the “City”) authority to enact ordinances that the Bluffdale City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

**WHEREAS**, the subject text amendment amends the regulations for residential yard signs; and

**WHEREAS**, the City Council and Planning Commission has held public hearings and reviewed the subject text amendment; and

**WHEREAS**, the City Council finds that the subject text amendment will enhance the public health, safety, and welfare.

**NOW THEREFORE**, be it ordained by the Council of the Bluffdale City, in the State of Utah, as follows:

**SECTION 1:**            **AMENDMENT** “11.220.030 Definitions” of the Bluffdale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.220.030 Definitions

The following terms shall be defined as provided in this section for the purpose of use within this chapter:

**ALTERATION OF SIGN:** Changing or rearranging, other than the sign copy, any structural part, enclosure, lighting type, component, or location of a sign.

**ANIMATION OR ANIMATED SIGNS:** A sign which exhibits any of the following: A. The movement or the optical illusion of movement of any part of the sign structure, design, or a pictorial segment, including the movement of any illumination; B. Flashing or strobe effects; or C. The spinning or other movement of a sign, or portion thereof; However, digital time and temperature signs, and analog time devices shall not be considered animated.

**AREA OF A SIGN:**

- A. For signs designed with a cabinet, the area of the sign will be that of the cabinet face, excluding the outer edge of any border.
- B. For signs not designed with a cabinet, the area of the sign is ninety percent (90%) of the area enclosed within the smallest regular geometric shape needed to completely encompass all letters, logos, and insignias of the sign, including horizontal spacing between letters, logos, and insignias.

Words, abbreviations, logos, and insignias may be calculated independently to determine the area of such signage.

**AWNING SIGN:** Signs, placed on or integrated into canopies mounted on the exterior of a building.

**BACKLIGHTING:** Illumination, the source of which is not itself visible, positioned inside or behind a sign face such as behind raised letters and awnings or inside sign cabinets where the illumination is seen through the letters or sign face.

**BANNER:** Plastic, fabric, or any other pliable material intended to be hung either with or without a frame, typically placed between two (2) poles or hung on the wall of a building, but does not apply to flags and emblems of political, professional, religious, educational, or corporate organizations flown on a flagpole.

**CABINET:** The enclosure of a sign, not including the mounting structure or decorative elements of the sign structure, upon which text, logos, and insignia are mounted and within which the majority of electrical components, if needed, are located.

**CHANGE OF COPY PANEL:** A sign or portion of a sign designed to permit regular manual change of copy with language other than the name of the business.

**CHANGE OF SIGN FACE:** The changing of the face of a sign or the sign face which does not affect the structural elements of the sign and only affects the name or logo shown on the sign structure.

**CLEAR VIEW AREA FOR SIGNS:** A triangular space at the intersection of the driveway and adjoining curb determined by a diagonal line connecting two (2) points measured thirty feet (30') equidistant from the point of the intersection along the curb and the driveway, then connecting those points to form a triangle.

**COMMERCIAL SPEECH:** Any speech which bears advertising, reference to a specific product, or commercial transaction on behalf of a company or individual who is economically motivated for the speech.

**ELECTRONIC DISPLAY SIGN (EDS):** Any non-appurtenant advertising structure, or portion thereof, that displays electronic images, graphics or pictures, with or without textual information. Such a non-appurtenant advertising structure has the capability of being changed or altered by electronic means on a fixed display screen composed of a series of lights, including light emitting diodes (LEDs), fiber optics, plasma displays, light bulbs, or other illumination devices within the display area where the message is displayed. Electronic display signs include computer programmable, microprocessor controlled electronic or digital displays.

**ELECTRONIC MESSAGE CENTER SIGN:** An on-premises sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means. Television or video monitors used as window signs are considered electronic message centers.

**FACE OF SIGN OR SIGN FACE:** The surface of a sign cabinet upon, against, or through which letter, logos, or insignias are displayed or illustrated.

**FREESTANDING SIGN:** Any permanent sign type that is constructed independent of and not connected to a building or other structure.

**HALO OR REVERSE CHANNEL ILLUMINATION:** Illumination, the source of which is not itself visible, positioned inside or behind the text of a sign where the illumination is seen around and not through the letters of the sign.

**HANDBILL:** A poster, flier, handout, brochure, leaflet, or other advertisement, typically made of non- or semi-durable materials, attached to permanent signage, traffic signage, utility elements, vehicles, or passed out to persons.

**HEIGHT OF SIGN:** The vertical dimension of a sign.

**ILLEGAL SIGN:** Any sign:

- A. Erected without first obtaining a sign permit that would otherwise be a permitted sign;
- B. Not otherwise established to be a legal nonconforming sign by the terms of this chapter; or
- C. Erected after the effective date of this chapter that has been determined to be a nonpermitted sign type.

**INDIRECT LIGHTING:** A source of external illumination located away from the sign, which lights the sign, but which may or may not itself be visible.

**INFLATABLES:** Any device supported by heated air, forced air, or other gases for the purpose of drawing attention to a business.

**INFORMATIONAL SIGN:** A sign which provides information, such as directional flow of vehicular or pedestrian traffic, entrance, exit, no parking, handicapped parking, loading area, and does not exceed four (4) square feet of sign area.



LOGO: A graphic symbol representing an activity, use, or business.

MAINTENANCE OF A SIGN: The replacing, repairing, or repainting of a portion of a sign structure made undesirable by ordinary wear and tear, weather, or accident. Maintenance does not include the changing of colors or materials of any part of the sign.

MASTER SIGN PROGRAM: Sign specifications and details approved as a package that define or identify allowed signage allotted to individual businesses throughout a multi-business commercial center.

MONUMENT SIGN: A freestanding, typically low-profile sign mounted on a base, detached from the building.

NONACCESSORY SIGN; BILLBOARD: A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises, and only incidentally on the premises, if at all.

NON-APPURTENANT SIGN: Any sign which advertises products, services or business establishments which are not located, conducted, manufactured or sold upon the same premises upon which the sign is erected.

NON-APPURTENANT ADVERTISING STRUCTURE (BILLBOARD) SIGN: A non-appurtenant sign, commonly referred to as a billboard, that is mounted or otherwise affixed to a pylon or other support structure.

NONCONFORMING SIGN: Any sign or non-appurtenant advertising structure which was lawfully erected and maintained prior to such time as it came within the purview of this chapter, and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this chapter.

OFF PREMISES SIGN: A sign located outside of the property or development boundary where the referenced business is located, the referenced product is sold, or the referenced service is offered.

ON PREMISES SIGN: Any sign identifying or advertising a business, person, activity, goods, product, or service located within the property or development boundary where the sign is located.

PAN FORMED/CHANNEL LETTER: An individual letter, which is three-dimensional and is constructed by means of a three-sided channel, the open side of which may face a wall or be faced with a translucent panel, which is placed away from the wall.

PERMANENT SIGN: Any permitted sign type which is:

- A. Intended to be and is so constructed:
  1. Of a lasting and enduring material;
  2. To remain unchanged in character, position, and condition exclusive of wear

- and tear;
- 3. As a freestanding sign or wall or building; and
- B. Identified as a permanent sign type within this chapter.

**POLE SIGN:** A permanent freestanding sign mounted atop one (1) or more poles where the bottom of the banner is at least six feet (6') from the ground.

**POLITICAL SIGN:** Any sign designed for the purpose of supporting or opposing a candidate, proposition, or other measure at an election or for any other noncommercial expression not related to the advertisement of any product, service, or the identification of any business.

**PORTABLE, MOVABLE, AND HANDHELD SIGN:** Any sign which varies its location basis, not otherwise classified in this chapter as a permanent or temporary sign, which may or may not be carried, worn, maneuvered, or manipulated as a means to draw attention from passers-by, including the use of vehicles.

**POST AND PANEL SIGN:** A free-standing sign supported by two (2) posts or columns, one (1) on each side of the sign. The sign itself does not have a base and does not contact the ground. A post and panel sign may be permanent or temporary.

**PYLON SIGN:** A freestanding, high profile, on-premises sign completely self-supported where the cabinet is significantly elevated above the ground and of a larger size than freestanding signs allowed by this chapter. By reference, pylon sign also includes pole signs and tower signs.

**RESIDENTIAL YARD SIGN:** A non-commercial sign placed in a residential zone or at a residential dwelling. Residential yard signs may include political signs, ideological signs, no trespassing signs, alarm signs, and beware of dog signs.

**SHINGLE SIGN:** A sign identifying the tenant of the adjoining space and which:

- A. Is suspended from a roof overhang, covered porch, or covered walkway; or
- B. Hangs or swings freely from a support mounted to the wall of a building.

**SIGN:** Any identification, description, illustration, or device which is in view of the general public and which directs attention to a person, place, commodity, activity, institution, organization, or business. Sign shall include any and all structural and supportive apparatus, identification, description, illustration, or device. Sign shall not include any flag or insignia of the United States, State of Utah, Salt Lake County, Bluffdale City, official historical plaques of any governmental agency, or emblems of professional, religious, educational, or corporate organizations flown on a flagpole.

**SIGN ALLOWANCE:** The total cumulative sign type and area for all signs allowed to any one (1) business, development, or applicant.

SNIPE SIGN: A sign or other advertisement, typically made of non- or semi-durable materials, mounted to a tree, or utility pole, or to the ground by nails, staples, a wire frame, or similar device within a right-of-way, including public or private park strips and medians or on public property.

TEMPORARY SIGN: Any sign not permanently attached to the ground, wall, or building, intended to be displayed for a limited period of time.

TOWER SIGN: A high profile, on premises sign completely self- supported by supports or other sign apparatus independent of any building or other structure with architectural or decorative elements incorporated into the supports as well as the sign.

VEHICLE SIGN: Any magnetic, painted, permanently attached, or temporarily attached sign which is affixed to a vehicle or trailer. This definition does not apply to banner signs attached to vehicles, signs or lettering on public transit vehicles, taxis or company vehicles operating during the normal course of business or parked in a legally designated on-site parking space at the location of the company owning the vehicle.

WALL SIGN: An on-premises sign attached to or erected against a wall.

WINDOW SIGN: Any sign, graphic, screen, or visual presentation which is placed to be read from the exterior of a building that is:

- A. Painted or drawn onto a windowpane;
- B. Mounted onto the outside of a windowpane; or
- C. Mounted within three feet (3') of the windowpane on the inside of the building. (Ord. 2020-18, 8/26/2020)

**SECTION 2:            AMENDMENT “11.22.100 Signs Not Requiring A Permit” of the Bluffdale Municipal Code is hereby *amended* as follows:**

#### AMENDMENT

#### 11.22.100 Signs Not Requiring A Permit

Signage outlined in this section are allowed and does not require a sign permit or fee.

- A. Official Signs: Signs required or authorized for by law, statute, or ordinance, including: 1) traffic control and devices to identify streets; 2) signs associated with and limited to information and directions required by the building code, fire code, or other city codes; 3) signs specifically designed to meet the requirements of the Americans with disabilities act; 4) signs erected by public utility companies or construction area

signs to warn of danger or hazardous conditions; and 5) cornerstones, commemorative tablets, and historical signs.

1. Such signs may be of the type, number, area, height, location, or illumination authorized by the applicable law, statute, or ordinance.
2. No such sign shall be placed in a public right of way unless specifically authorized or required by law, statute, or ordinance.
3. On premises street address identification cannot exceed two (2) square feet in area and is limited to one such sign per use or building, whichever is greater.
4. Cornerstones, commemorative tablets, and historical signs cannot exceed four (4) square feet in area per face and four feet (4') in height if freestanding, and such signs must be nonilluminated or indirectly illuminated.

B. Flags: Flags of any nation, organization of nations, state, county, city, religious group, civic group, fraternal organization, or any educational institution in a number and specification as follows:

1. In residential zones:
  - a. A maximum of one flagpole not to exceed thirty five feet (35') in height may be installed for every single-family detached residential unit; or
  - b. A maximum of two (2) flagpoles not to exceed thirty five feet (35') in height each may be installed for every multi-family development.
2. In nonresidential zones:
  - a. Lots or developments of less than one acre may install one flagpole not to exceed sixty feet (60') in height;
  - b. Lots or developments of greater than one acre but less than two (2) acres may install up to two (2) flagpoles not to exceed sixty feet (60') in height each; or
  - c. Lots or developments greater than two (2) acres may install up to three (3) flagpoles not to exceed sixty feet (60') in height each, one of which may be increased to not more than eighty feet (80') in height.
3. All flagpoles of twenty feet (20') or more in height shall obtain a building permit from the city for the footing structure, pursuant to adopted building codes.
4. The size of the flag, when measured diagonally, shall not exceed one-third (1/3) of the height of the flagpole. Flagpoles, if designed to accommodate such, may hold more than one flag so long as the combined size of all flags, when measured diagonally, do not exceed one-half (1/2) of the height of the flagpole.
5. Flags may be illuminated using directional uplighting only as specified in 11.160.190 of this title.

C. Nonresidential Zones: In nonresidential zones:

1. Window signs when:
  - a. The total area of such signs does not exceed twenty five percent (25%) of the total window area;
  - b. The windows in which the signs are placed are on the ground floor level of the building or business unit;

- c. One exposed neon sign not exceeding four (4) square feet in area shall be allowed per street frontage as a part of allowed window signage; and
    - d. Window sign shall not be a computer monitor, television screen, or electronic message center.
  - 2. Two (2) A-frame signs when:
    - a. Not taller than three feet (3') high;
    - b. Not wider three feet (3');
    - c. Displayed during hours of operation for any licensed business;
    - d. Not be placed within any right of way unless the building is located less than five feet (5') from the right of way property line in which case A-frame signs may be placed within the park strip area;
    - e. Not located on or over any sidewalk or pedestrian walkway or to obstruct the view of vehicular traffic approaching, at, or leaving any intersection or access/egress for any parking area; and
    - f. Not illuminated.
  - 3. A single portable sign, not to exceed two feet (2') in vertical dimension and two feet (2') in horizontal dimension, on private property, subject to the following:
    - a. Such signs shall be set back a minimum of ten feet (10') from any right of way property line;
    - b. Such signs shall not be located within the parking area of any nonresidential property or within any clear vision area;
    - c. Such signs shall not rest upon or be attached to any other signage, utility pole or device, or sign identified by subsection A of this section;
    - d. Such signs shall not be located within or obstruct any public or private sidewalk or other pedestrian walkway; and
    - e. Such signs shall be located:
      - (1) On the property containing the enterprise for which the sign represents; or
      - (2) In the case of a multi-tenant property, within one hundred feet (100') of the enterprise for which the sign represents.
  - 4. Vehicle signs when set back from a minimum of fifty feet (50') from any public or private right of way, park strips, medians, or roundabouts.
- D. Holiday Decorations: Holiday decorations or displays associated with any national, local, or religious holiday or celebration when:
  - 1. Displayed for not more than forty-five (45) days prior to and not more than fourteen (14) after the holiday;
  - 2. Contained entirely within the boundaries of the lot or premises where they are erected;
  - 3. Placed so as to avoid confusion with authorized traffic control device; and
  - 4. Conforming to all traffic safety standards, including restrictions in clear view areas.
- E. Signs On Residential Properties Subject To Sale, Lease, Rent Or Auction: Properties

subject to sale, lease, rent, or auction shall be allowed the following signage without necessity of an application for or issuance of a sign permit:

1. Residentially Zoned Properties:

a. Properties subject to sale, lease, rent, or auction shall be allowed one on site sign of one of the following types:

(1) One "T" shaped post sign subject to the following requirements:

(A) Such sign shall be a maximum of nine (9) square feet hanging from a "T" shaped mounting post;

(B) Such sign shall be set back from the property line not less than five feet (5');

(C) Such sign shall be allowed, without necessity of a permit, for the duration of the property's sale, lease, rent, or auction.

(2) One yard sign subject to the following requirements:

(A) The maximum area of each such signs shall be four (4) square feet;

(B) The maximum height of such signs shall be three feet (3');

(C) Such sign shall be set back from the property line not less than five feet (5'); and

(D) Such sign shall be allowed, without necessity of a permit, for the duration of the property's sale, lease, rent, or auction.

b. Properties subject to sale, lease, rent, or auction shall be allowed off site signs as follows:

(1) Such signs may be used to direct traffic to a residence for sale, lease, rent, or auction.

(2) Such signs shall be used only when a representative is on duty at the residence for sale, lease, rent, or auction or the property owner is present at the property for inspection.

(3) The maximum number of such signs shall be three (3), as follows:

(A) One sign at the intersection of the arterial or collector street closest in driving distance to the property; and

(B) Two (2) signs at intersections leading from the first sign to the property.

(4) The placement of such signs shall require permission of the owner of properties on which the signs are to be placed.

(5) The maximum area of each such signs shall be four (4) square feet.

(6) The maximum height of such signs shall be three feet (3').

2. Nonresidentially Zoned Properties: Properties subject to sale, lease, rent, or auction shall be allowed signs as follows:

a. Window signs according to the provisions of subsection C1 of this

section; or

b. One freestanding sign for which:

- (1) The maximum area of such sign shall be forty-eight (48) square feet;
- (2) The maximum height of such sign shall be eight feet (8');
- (3) Illumination is by indirect lighting only; and
- (4) Removal is required immediately upon issuance of a sign permit for a new occupant or a building permit to renovate the subject space.

F. ~~Political~~ Residential Yard Signs: ~~Political~~ Residential yard signs ~~are may be erected prior to any election without necessity of a permit~~ subject to the following requirements:

1. Such signs must be located on private property, with the owner's permission.
2. Such signs may not be located ~~within any on City-owned: property, public right of way, public~~ roundabout, or triangular clear view area.
3. Such signs are subject to all requirements and provisions of the Utah Code ~~Annotated~~ and other laws as may be applicable.

G. Temporary Banner Signs During Period Of Street Construction:

1. Temporary banner signs may be placed in the public right of way to mark points of ingress and egress.
2. The maximum display period for temporary banner signs used during periods of street construction shall only be for the duration of the construction period.
3. Businesses may qualify for this exception only if the street construction is materially impairing the primary access to the business.
4. Such signs shall be removed within ten (10) business days after construction is done and the material impairment to the primary access to the business is concluded.

H. ~~Signs for Municipal Uses~~ Municipal signs and City-sponsored events. (Ord. 2020-18, 8/26/2020)

**SECTION 3:            SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 4:            EFFECTIVE DATE** This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND ADOPTED BY THE BLUFFDALE CITY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Aston	_____	_____	_____	_____
Councilmember Crockett	_____	_____	_____	_____
Councilmember Gaston	_____	_____	_____	_____
Councilmember Hales	_____	_____	_____	_____
Councilmember Kallas	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Derk P. Timothy, Mayor, Bluffdale  
City

\_\_\_\_\_  
Wendy Deppe, City Recorder  
Bluffdale City