

**BLUFFDALE CITY
CITY COUNCIL,
PLANNING COMMISSION &
REDEVELOPMENT AGENCY**

COMBINED MEETING AGENDA

City Council Chambers

Wednesday, January 11, 2023, at 6:00 p.m.



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

Notice is hereby given that the Bluffdale City Council, Planning Commission and Redevelopment Agency will hold a combined meeting on Wednesday, January 11, 2023, at Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. The meeting will begin at **6:00 PM** or as soon thereafter as possible. This meeting will also be broadcast live to the public at: www.bluffdale.com. The public may comment at the meeting or by emailing comments to councilmeetingcomment@bluffdale.com by **4:00 PM** the day of the meeting. Emailed comments will be submitted to the City Council but will not be read at the meeting. Notice is further given that access to this meeting by the City Council may be by electronic means.

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

BLUFFDALE CITY COUNCIL AND PLANNING COMMISSION 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. **Call to Order:** (Roll Call).
2. **Discussion/Presentation Items:**
 - 2.1 Discussion on draft 2023 Economic Development Strategic Plan. *(Staff presenter Grant Crowell)*
 - 2.2 Discussion regarding creating a Special Service Area. *(Staff presenter Bruce Kartchner)*
3. **Council Discussion:**
4. **Adjournment.**

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

1. **Call to Order:** (Roll Call, Invocation, Pledge of Allegiance*).
2. **Minute and Agenda Approval:**
 - 2.1 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
4. **Presentation Items:**
 - 4.1 Administration of the Oath of Office to Bluffdale City Fire personnel. *(Judge Scott Mickelsen)*
 - 4.2 Recognition and appreciation of Tom Jones for his many years of service to the Bluffdale City Fire Department. *(Fire Chief Matt Evans)*
 - 4.3 Recognition and appreciation of the Public Works Department's work removing snow throughout the City. *(Staff presenter Shane Paddock)*
5. **Public Comment:** (This is a time and place for any person who wishes to comment on items *not* scheduled on the agenda for public hearing. Any person or group wishing to comment on any item not otherwise scheduled for public

hearing on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record or by emailing councilmeetingcomment@bluffdale.com. Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.)

6. **Consent Agenda:** (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately. No public comment will be permitted.)
7. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
8. **Action or Discussion Items or Items Continued from Previous Meeting:** (These items are considered by the City Council individually. No public comment will be permitted.)
 - 8.1 **Ordinance No. 2023-01** – Amending Section 6.30.010(A) of the Bluffdale City Code related to Detached Trailer Parking. *(Staff presenter Samantha Smith)*
 - 8.2 **Resolution No. 2023-01** – Appointing Planning Commission Members. *(Mayor Natalie Hall)*
 - 8.3 Discussion regarding Detached Accessory Dwelling Units. *(Staff presenter Grant Crowell)*
 - 8.4 Discussion regarding creating a Special Service Area. *(Staff presenter Bruce Kartchner)*

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

- a. **Call to Order:** (Roll Call)
- b. **RDA Discussion:**
 - i. Discussion of potential use of funds. *(Staff presenter Grant Crowell)*
- c. **Adjournment.**

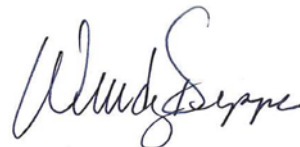
CONTINUATION OF CITY COUNCIL BUSINESS MEETING

9. **Staff Reports, Additional Council Discussion, and Calendaring Items:**
10. **Closed Meetings** - if any: (This meeting will be closed to the public for one of the stated purposes found in Utah Code § 52-4-205(1), which is usually for one of the following purposes: discussion of the character, professional competence, or physical or mental health of an individual; discuss collective bargaining; discuss pending or reasonably imminent litigation; discuss the purchase, exchange, sale, or lease of real property, including water rights or water shares).
11. **Adjournment.**

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda was submitted to the South Valley Journal, the Salt Lake Tribune, and the Deseret News; posted at the Bluffdale City Hall and on the City's website (www.bluffdale.com), delivered to each member of the Bluffdale City Council; and posted on the Utah State Public Notice website (www.pmn.utah.gov).

Published and posted on **January 05, 2023.**



Wendy L. Deppe, CMC
City Recorder

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

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Present:

City Council:

**Mayor Natalie Hall
Wendy Aston
Traci Crockett
Jeff Gaston
Mark Hales
Dave Kallas (arrived at 6:30 p.m.)**

Planning Commission:

Erik Swanson

Staff:

**Mark Reid, City Manager
Bruce Kartchner, Administrative Services Director
James Dunkelberger, City Attorney
Courtney Peterson, AV Technician
Grant Crowell, Community and Economic Development Director
Michael Fazio, City Engineer
Shane Paddock, Public Works Director
Matt Evans, Fire Chief
Jennifer Robison, Senior City Planner
Amanda Luker, Communications Specialist
Wendy Deppe, City Recorder**

BLUFFDALE CITY COUNCIL WORK SESSION

1. Call to Order.

Mayor Natalie Hall called the meeting order at 6:00 p.m.

All members of the City Council were present with the exception of Council Member Kallas, who joined the Work Session at approximately 6:30 p.m.

2. Discussion/Presentation Items:

2.1 Discussion on Draft 2023 Economic Development Strategic Plan. (Staff Presenter, Grant Crowell).

City Planner/Economic Development Director, Grant Crowell, reviewed the Draft 2023 Strategic Plan for Economic Development document with the Council. He explained that every year for the past several years a document has been prepared that focuses on economic development goals and

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objectives. There was a subcommittee that met twice in the fall. A few Planning Commission Members, City Council Members, and the Mayor served on the subcommittee. During the meetings, there were discussions about the document and specific items. The Purpose Statements were reviewed, which were as follows:

- To identify and define specific economic development goals, objectives, and strategies;
- To use information and data to strategically prioritize economic development activity, from both a City perspective and a citizen perspective;
- To prioritize economic development activities to efficiently utilize City resources;
- To set measurable goals regarding achieving stated objectives;
- To obtain direction, guidance, and support from the City Council to Staff and Planning Commission to help accomplish the City’s economic development goals;
- To adapt to changing economic conditions and priorities, and update the plan accordingly;
- To educate the development community regarding the City’s priorities to create an effective partnership;
- To utilize a regular subcommittee to discuss economic development progress and alignment with the City’s goals;
- To use economic development to create a revenue base to help provide services to the community;
- To establish desired business and community services within the community;
- To promote job creation and business incubators within the community; and
- To reduce unnecessary travel by having a mix of businesses and employment opportunities within the City of Bluffdale.

Mr. Crowell reviewed the Transportation and Infrastructure Section of the 2023 Strategic Plan for Economic Development Draft document. The objective was to “invest in and prioritize transportation, active transportation, and infrastructure projects/programs that will facilitate economic development activities.” The City believed transportation and infrastructure were important and will facilitate economic development activity. Several strategies were listed including completion of a 14600 South Master Plan. Components of 14600 South were underway such as the one-lane trestle and a study for the eastern side. There would need to be further study of the western side because there is a lot of traffic in the area connecting Redwood Road to I-15. The goal was for a plan to be implemented and completed from the trestle east to I-15 by May 1, 2023. By December 2023, the goal was to have a complete Corridor Study from the trestle west to Redwood Road. There would be additional discussions about funding and scope.

Mr. Crowell reported that the strategies for the future I-15 interchange adjacent to Point Crossing continued to be a topic of discussion. Since last year, the City has verified with the Utah Department of Transportation (“UDOT”) and the Wasatch Front Regional Council (“WFRC”) that it was still part of the plan. The City engaged with property owners adjacent to the future interchange, which included Geneva Properties. The intention was to continue to work on that. There had been a meeting with a neighboring city to the south, so other cities were also engaged. Mr. Crowell reported that it had been a few years since the Parks and Trails Plan was updated. Additionally, the Transportation Plan was

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a few years old. There was a desire to have both of those elements updated by the end of 2023. The Parks and Trails Plan Update was already funded.

Mayor Hall wondered if there was funding in place for all of the strategies listed in the Transportation and Infrastructure Section of the document. She noted that the 14600 South Master Plan needs to be completed and asked if there was funding to do that. Mr. Crowell reported that the east side study was funded by the Eastern Bluffdale EDA. City Engineer, Michael Fazio, believed there was funding in the budget to complete the West Side Corridor Study as well. Mr. Crowell offered to verify that. Mayor Hall noted that the study could be discussed further at the next combined City Council and Planning Commission Meeting. She suggested that the Joint Meeting review what is and is not currently funded. Anything that is not funded could be added to the future plans so that the strategic goals can be completed. Mr. Crowell stated that the Parks and Trails Plan was funded with Impact Fees. The Transportation Plan update could be funded as part of the Transportation Impact Fees. An updated Impact Fee Analysis would be brought to the City Council within the next few months for review.

The Planning and Zoning Section of the Plan document was reviewed. Mr. Crowell reported that there were updates from the previous year as the General Plan had been updated. One of the strategies was to ensure that zoning along key corridors and gateway nodes reflect the economic development goals of the City. He explained that the gateways and nodes had not changed and included 2700 and Bangerter, Redwood and Bangerter, Redwood and Porter Rockwell Boulevard, and the 14600 South corridor. None of the main areas had changed but the question was whether zoning changes needed to occur.

Mr. Crowell reviewed the first goal listed under the Planning and Zoning Section, which was to develop a Town Center/Main Street Plan in a central area of the community, possibly near Redwood Road and 14400 South. There may need to be an analysis of mixed-use development. Mayor Hall noted that a lot of cities have a main street or a point of focus. That was not the case in Bluffdale. It might be an appropriate time to discuss where this main street should be and some of the design standards. She suggested that the discussion take place between the Planning Commission and City Council. Mr. Crowell noted that the first part of the process could be a map exercise and brainstorming. If something more robust is desired, the City could seek assistance later in the year.

Another goal listed under the Planning and Zoning section related to the development of a Small Area Land Use Plan or study along 14600 South. Mr. Crowell explained that this goal would dovetail into the Housing Plan that the Council will review in a few weeks. There had been requests along 14600 South that would continue since it is one of the fastest-growing areas in the United States. A significant amount of housing and commercial development was proposed for Phase 1 of The Point. It was important to consider how that relates to Bluffdale. If the City looks at the potential for mixed-used housing in the area, it could be one of the criteria in the Housing Plan. He noted that the Housing Plan would be presented at the next meeting. It was important to identify an area in the community where mixed-use zoning may be appropriate.

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The third goal in the Planning and Zoning Section of the Plan document was to update the zoning, road design, subdivision, and property disposition plan for City property on Redwood Road and Bangerter Highway. That was being done. Mr. Crowell reported that there was a draft of a plat and a road design for a collector road. It would still be possible to utilize the Impact Fee funding. A broker had been selected. Additional information would be shared with the City Council in the future.

Mr. Crowell reviewed the Marketing, Branding, and Image section of the document. The objective was to promote a positive public image that is attractive to residents and commercial investment. The intention was to enhance the desirability of Bluffdale. There had been discussions about renaming key streets to improve recognition. This included 2700 West. It could commemoratively be named Wardle Business Park or it could be fully renamed. There needed to be additional discussions about how to best move forward with that specific goal. Mr. Crowell explained that there was also a suggestion to construct gateway monuments with signage at key entry points. The City would need to look for available funding and determine a starting point. He referenced the signage in Riverton and explained that there were many different ways to tie messaging together. The goal was to find at least one place to put a gateway monument in the current year.

Mayor Hall asked if it was possible to use Redevelopment Agency (“RDA”) or Economic Development Agency (“EDA”) funds for signage in applicable areas. A complete design could be done and as funding becomes available, the monument signs could be installed. Mr. Crowell offered to revisit the map and the funding sources. It is important to place signs where relocation was not likely. Alternatively, the signs could be modular so they could be lifted and moved as needed. Mayor Hall asked that the design process move forward. There could be a presentation about what the signs could look like. This could include example signs from other cities. From there, the Council could determine where the different signs and monuments will be placed throughout the City. Administrative Services Director, Bruce Kartchner, reported that there is \$100,000 in Capital Projects that was set aside for signage and branding. Those funds could be used anywhere in the City.

The third strategy in the Marketing, Branding, and Image section related to a robust communication program. The intention was to provide regular updates and relevant information to residents and businesses using various forms of media. Mr. Crowell noted that Communications Specialist, Amanda Luker, was hired and her work has improved communication. The fourth strategy pertained to a Community Survey. The goal was to complete it by the end of 2023. Mayor Hall believed the survey timing was important. Mr. Crowell explained that a subset of the community survey could be utilized to flesh out some economic development-related preferences.

The Economic Development and Business-Friendly Processes Section of the 2023 Plan document was reviewed. Mr. Crowell reported that the intention was to utilize the existing tools, be business-friendly, provide resources when necessary, streamline processes to the extent possible, create a positive customer service culture, and update codes and regulations. Mr. Crowell believed there was a positive customer service culture in the City already. The first strategy was to set priorities and focus the limited resources on achievable economic development goals. There had been discussions about preference lists from the City Council and the RDA. He believed there was more work to be

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done there. The second strategy was to prioritize the use of the RDA and EDA funds. It was important to know how the RDA Board and the City Council want to prioritize the existing limited resources.

The third strategy had to do with facilitating targeted businesses or industries. Mr. Crowell explained that there will be regular updates on the ongoing efforts and actions. The fourth strategy was to maximize the development of City-owned parcels on Redwood Road. The fifth strategy was to develop a comprehensive and data-driven understanding of the revenue and fiscal impacts of various land uses, including high-density residential. Any outstanding questions about land uses could be answered. Mr. Crowell reported that a few years ago, representatives from Zions Public Finance made a presentation and shared scenarios with the Council. A lot had changed since then, so it might be worthwhile to revisit that. The last strategy related to the expansion of business relations and promotions activities utilizing the existing Staff resources. He reviewed past promotions and explained that the desire was to brainstorm additional ideas.

Mayor Hall expressed appreciation for the work Mr. Crowell had done on the subcommittee. She noted that it was a new year so the Council needed to determine how often Joint Meetings between the City Council and Planning Commission should take place. In 2022, it was determined that the meetings would take place once per quarter. The Council supported continuing with quarterly meetings. Dates would be determined after tonight's meeting. It was noted that it would be worthwhile for Staff to share presentations at the quarterly meetings. Mayor Hall suggested that the Council choose the topics.

Mayor Hall noted that Staff was working diligently on the studies and plans listed in the Transportation and Infrastructure Section of the Plan document. Mr. Crowell discussed the third strategy and stated that a Request for Proposal ("RFP") was recently released. The hope was that submittals would be received shortly. There will likely be a Selection Committee and a member of the Council could join. As far as the Transportation Plan, Hales Engineering was asked to submit a proposal for an update since they prepared the previous plan.

For Planning and Zoning, Mayor Hall believed the second goal tied into the transportation discussions. Mr. Crowell clarified that the study on 14600 South discussed in the Transportation and Infrastructure Section was largely focused on the corridor. In Planning and Zoning, the focus was land use planning in the area. Council Member Crockett liked the idea of focusing on 14600 South. Residents had concerns about 14600 South as a whole, so it was important to understand what the full corridor will look like. It was determined that Goal 2 in the Planning and Zoning section would be discussed during the first quarterly meeting.

For the Marketing, Branding, and Image section, Mayor Hall asked that the focus will be on creating a robust plan for key signage. There could be a presentation from City Staff and then additional discussions could take place. As for the Economic Development and Business-Friendly Processes section, it was determined that Strategy 2 would be the first area of focus.

2.2 Discussion Regarding Creating a Special Service Area. (Staff Presenter, Bruce Kartchner).

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Mr. Kartchner shared information about the creation of a Special Service Area or Special Service District. He explained that the laws regarding Special Service Districts are like many other State Laws in that they changed regularly. What was being done in one city may not be possible for Bluffdale because the rules and regulations have changed. Staff was still fine-tuning the information and expected there to be at least one more Work Session on the matter. He informed those present that Council Member Kallas submitted a number of questions related to Special Service Districts. Those questions would be answered during the meeting.

The first question posed was as follows:

- “What is the Legislative process to create a district, including dates and deadlines?”

Mr. Kartchner reported that it is set by statute and specifically identified in Utah Ann. Code 17D. If desired, the Council could adopt an initial resolution outlining what the district will be called and how it will be handled. That was an initial resolution but not the final resolution. Once the initial resolution passes, there is a 60-day period when residents can protest the creation of a Special Services District. There are specific details about what the protest could entail. If the requirements are met, a different path would need to be taken. If the requirements of the protest are not met, the Council would then pass a final resolution to set up the district. The City had not yet determined if the final resolution was subject to a referendum. That was something City Staff was still looking into.

Mr. Kartchner reported that an adequate protest involves the owners of real property located in the service area that covers at least 25% of the total private land area and equal to at least 15% of the value of all private real property in the area, or the number of registered voters within the area, equal in number to at least 25% of the votes cast in the applicable area for the President of the United States most recent election. Essentially, 25% of the property owners must be in favor of moving forward with the Special Service District. If those thresholds are not met, the Council would be able to pass a final resolution to implement the Special Service District.

Council Member Kallas asked if there was a difference between a Special Service District and a Special Service Area. Mr. Kartchner explained that there is a bit of confusion there. Staff was still looking into the question but it appeared to be the same. The final details would be shared with the Council after additional research is done. City Attorney, James Dunkelberger, referenced the Unified Fire Service Area (“UFSA”). He believed it was a district but it is referred to as an area. The Code does not have a definition for a Special Service Area. It is called a Special Service District. There are assessment areas that cities can have but they are under a different title and have a different purpose. Mr. Kartchner reported that as he read the Code, it appeared that with any Special Service District, an area is incorporated into that specific district. That was the reason for the confusion.

The second set of questions posed by Council Member Kallas was:

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- “Who can or must be on the Board? Will the entire City Council be on the Board? Will members be appointed and not elected?”

Mr. Kartchner reported that Board Members can be registered voters in the Special Service District, officers, or employees of the municipality that creates the district. The City Council can be the Board but not everyone has to serve on the Board. He explained that Board Members can be elected or appointed. There is a lot of flexibility. Mayor Hall asked how that is determined and how leadership is chosen. Mr. Kartchner explained that those decisions will be part of the organizational documents.

Another question posed was:

- “Can the City contribute to the district via transfers from General Funds or other funds?”

Mr. Kartchner explained that based on Utah Annotated Code §17D, the City can transfer any General Fund money to the Special Service District if desired. The City can also use Impact Fees to acquire certain large assets related to the service. Fire trucks were used as an example. The Impact Fees in that instance would follow the same laws as they do currently.

Another question posed by Council Member Kallas was:

- “Can a Special Service District transfer funds to the City General Fund?”

This was denied; however, the Special Service District can be required to pay its portion of various shared costs in the City.

Council Member Kallas asked if it would be best to have a district for both fire and police or if it would be better to have two separate districts. Mr. Kartchner explained that City Staff reached out to other cities but had not yet received all of the responses. Ultimately, it is a policy decision. Pros and cons will need to be weighed for either scenario.

The next question was:

- “Are there any State Laws or restrictions to be aware of?”

Mr. Kartchner noted that this was an open-ended question. If there are specific concerns that the Council wants Staff to address, they could be explored. He reported that the Utah Association of Special Districts has an Executive Director whom the City was attempting to contact.

Another question posed by Council Member Kallas was:

- “How does governance work?”

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This question pertained to whether the Fire or Police Departments will report to the Special Service District or the City of Bluffdale. Mr. Kartchner explained that it would depend on how the Special Service District is set up by the Council. The City Manager could serve as the Manager for district operations or it could be separated from an Administrative Control Board. The Council could structure the Special Service District in various ways. He noted that the City Council will retain the right to modify, limit, or revoke control.

The next question raised by Council Member Kallas was

- “What are the financial accounting and reporting requirements?”

Mr. Kartchner explained that the Special Service District will have its own fund and will be similar to how the Local Building Authority (“LBA”) and RDA currently operate. Some of the finite details were still being determined. An audit would be required but it appeared that State Law allows it to be incorporated under the City Audit. For example, the RDA is required to have an audit but it is part of the City audit. He believed a Special Service District would fit into the City audit in the same way. If it does not, there would need to be an additional audit process, which would have associated costs.

3. Council Discussion.

There was no Council Discussion.

4. Adjournment.

Council Member Hales moved to ADJOURN the Bluffdale City Council Work Session. Council Member Gaston seconded the motion. The motion passed unanimously.

The Work Session Adjourned at 6:53 p.m.

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Present:

City Council:

**Mayor Natalie Hall
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Jeff Gaston
Mark Hales
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Planning Commission:

Erik Swanson, Planning Commission Member

Staff:

**Mark Reid, City Manager
Bruce Kartchner, Administrative Services Director
James Dunkelberger, City Attorney
Courtney Peterson, AV Technician
Grant Crowell, Community and Economic Development Director
Michael Fazio, City Engineer
Shane Paddock, Public Works Director
Jennifer Robison, Senior City Planner
Wendy Deppe, City Recorder
Judge Scott Mickelsen
Matt Evans, Fire Chief
Chris Aston, Fire Fighter
Jamie Spencer, Fire Fighter
Tom Jones, Fire Fighter
Mike Dahl, Fire Fighter**

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

1. Call to Order.

Mayor Hall called the meeting order at 7:01 p.m.

All members of the City Council were present.

CJ Aston offered the Invocation and led the Pledge of Allegiance.

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2. Minutes and Agenda Approval:

2.1 Approval of this Meeting's Agenda.

Council Member Hales moved to APPROVE the Meeting Agenda. Council Member Crockett seconded the motion. The motion passed with the unanimous consent of the Council.

3. Mayor and Council Reports:

Mayor Hall reported on the following:

- The Christmas Party was held the previous month and those involved in the City had been invited. There were several anonymous donors for the food and donations from businesses. Mayor Hall expressed her gratitude to the donors. The party was a wonderful way to thank the City employees and all who serve in the City of Bluffdale throughout the year.
- Mayor Hall was invited to attend a special Christmas Service at The Front Church. She explained that The Front Church is a community church in Bluffdale that meets at Summit Academy.
- The Mayor attended an unveiling of the fundraising efforts at Riverton High School. She explained that this has been the most successful year of fundraising in the history of Riverton High School with \$262,229.23 raised. The funds will benefit the Utah Children's Justice Center.
- Salt Lake County had its inauguration recently. Eight people were sworn in overall and included New County Recorder, Lannie Chapman and Sheldon Stewart, who is the Bluffdale Representative for Salt Lake County.
- Mayor Hall met with Utah State Representative, Jeff Stenquist, who is the New House Representative for Bluffdale. She also met with Mark Strong and Dan McKay. City priorities were shared with Representative Stenquist.
- Meet the Mayor takes place the first Wednesday of each month.
- Mayor Hall attended the Jordan School District Board Meeting. The New Board Members were sworn in during that meeting.
- Mayor Hall recently attended the Jordan Education Foundation Appreciation Luncheon. The programs the foundation offers were introduced and some refugee students spoke. Mayor Hall explained that the foundation relies solely on donations and provides for students, families, and teachers. This includes beds, clothes, food, and after-school services. She noted that there is a student there from Herriman High School, which has a dense refugee population. The foundation provides technology so that the lessons from the teacher are automatically translated into their native language. That same technology can be used to help the teacher understand the questions being asked by students. Mayor Hall encouraged those present to find out more about the foundation.
- Mayor Hall asked the Council Members to think about the positions they are currently serving in and if they are satisfied or want a new position. A new Mayor Pro Tempore is needed and will be discussed at the next meeting.

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4. Presentation Items:

4.1 Administration of the Oath of Office to Bluffdale City Fire Personnel. (Judge Scott Mickelsen).

Fire Chief, Matt Evans, reported that four individuals were recently promoted including two Battalion Chiefs, one Captain, and one Lieutenant. Chris Aston was to be sworn in as Battalion Chief and Jamie Spencer was promoted to Captain. The other Battalion Chief and Lieutenant were unable to be present and would be sworn in at a later date. Judge Scott Mickelsen administered the Oath of Office to Chief Aston and Captain Spencer. The Council congratulated both and photographs were taken. Family members pinned on their badges.

4.2 Recognition and Appreciation of Tom Jones for His Many Years of Service to the Bluffdale City Fire Department. (Fire Chief Matt Evans).

Chief Evans recognized Tom Jones for his 27 years of service in the Bluffdale City Fire Department. He was presented with a shadow box and certificate. Chief Evans expressed appreciation for Mr. Jones' dedicated service. The Council congratulated Mr. Jones and photographs were taken.

4.3 Recognition and Appreciation of the Public Works Department's Work Removing Snow Throughout the City. (Staff Presenter Shane Paddock).

Mayor Hall reported that this has been the heaviest winter Bluffdale has experienced in over a decade. It was important to recognize and appreciate the Public Works Department for its snow removal efforts. Public Works Director, Shane Paddock, reported that there have been recent snow events. He shared a video called *Snowfall in Bluffdale* that included information about the City Code and parking after a snowstorm. During snow events, information can be found on the City website. There is snow removal information there as well as a snowplow tracker. He noted that a lot is also shared via social media.

Mr. Paddock shared information about a recent snow event that lasted from January 1 to January 3, 2023. 188 Staff hours were logged with the most time being between 12:00 a.m. to 9:00 p.m. Operators worked various shifts. Mr. Paddock reported that the operators are largely Public Works Department employees. During the snow event, 1,462 miles were logged throughout the City. A lot of area was covered and the main roads were the focus. In terms of salt, approximately 48 tons were used over a 2 ½ day period. During the last snowstorm, five plows were out for repairs, which cost an estimated \$3,000. Most of the vehicles are now back up and running. Some of the repairs were standard but some were the result of aging equipment.

Approximately 30 residents expressed concern through phone, email, and social media. Those concerns were compiled and the department responded to some. Most of the concerns pertained to blocked driveways. It is important for residents to understand that the plow drivers are doing their best. The intention was to keep the roads clean and clear. During the last snow event, there were a

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lot of issues in cul-de-sacs. By the time the plow drivers were able to reach the cul-de-sacs, residents had plowed the driveway snow into the road, which at that point is impossible to move. He hoped that through social media and additional education, residents will come to understand the importance of snow placement.

Mr. Paddock reported that operator challenges were reported that included vehicles parked along roadways. He explained that when this occurs, it is not possible to distribute salt on the roads because it will damage vehicles. Additionally, there were problems with cul-de-sac owners piling the snow in the middle of the road, which is time-consuming to address. Mr. Paddock reminded those present that vehicles must not be parked on the streets during a snowstorm or for a period of 48 hours after a snow event. Placing snow on streets and gutters is also prohibited. There are certain priority streets in the City and those are focused on first. The main roads are Level One and side roads, cul-de-sacs, and dead-end streets are Level Two roads.

Due to the recent snowstorm, there were challenges throughout the City. Mr. Paddock reported that there had been issues with the water system that caused operators to come in. There was so much rain before the snow that it saturated some of the equipment, which caused the systems to go down. Mr. Paddock reported that the Parks Department has other responsibilities as well, which included the maintenance of approximately 15 miles of trails, five miles of sidewalks, and crosswalks. During every snow event, the Parks Department tries to ensure that the school zones and crosswalks are clear. Most of the trails had reopened after a few days. He noted that the Parks Department also handled four burials over the last two weeks. The ground was very saturated, which was difficult.

Mr. Paddock thanked the City employees for their hard work. He was grateful to work with so many dedicated individuals. The Council applauded the efforts of the City employees. Mayor Hall asked Ms. Luker to share the Public Works Department presentation details on the City website. She asked Mr. Paddock to share information about the SCADA system as well. He explained that the SCADA system controls the water system. This includes drinking water and secondary water. It is a critical piece of equipment that operators monitor. A lot of other cities have faced similar issues due to the rainstorm prior to the actual snowfall.

Mr. Paddock reported on a recent 12-inch main line break in the middle of 14600 South at the roundabout. A line came apart and caused a lot of damage. Luckily, the on-call operator arrived within 20 minutes and shut the system down. Otherwise, there could have been major flooding. The issue was ultimately resolved. Mr. Paddock informed the Council that on average there are two to three breaks per month. Many are service breaks due to aging infrastructure. Mayor Hall thanked all for their work.

5. Public Comment.

There were no public comments.

6. Consent Agenda.

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- 6.1 None.
- 7. Public Hearing Items.
 - 7.1 None.
- 8. Action or Discussion Items or Items Continued from Previous Meeting:
 - 8.1 Ordinance No. 2023-01–Amending Section 6.30.010(A) of the Bluffdale City Code Related to Detached Trailer Parking. (Staff Presenter, Samantha Smith).

Mayor Hall reported that Ordinance No. 2023-01 is an amendment to the Bluffdale City Code related to detached trailer parking. This was something the Council had been working on for some time. City Attorney, James Dunkelberger, shared the proposed language for Section 6.30.010(A). He explained that the amendment was a reaction to the difficulties for those who park trailers in any given location. The proposed language would put the onus on the owner of the trailer. This would ensure that the streets remain clear of detached trailers.

Council Member Hales asked what the difference was between an alibi defense and other types of defenses. Mr. Dunkelberger explained that the Code revision made a special provision for certain defenses. He reported that certain information needs to be provided proactively when an alibi defense is given. For example, if the claim is that there was consent, it would require notice of the intent to make that defense but also a material witness to that defense. It gives the Prosecutor notice of others who may be involved in the defense as well.

Council Member Kallas wondered if there was an ongoing case. Mr. Dunkelberger responded that there is not under the current ordinance. It had been difficult to justify issuing citations for violations in the past because it was challenging to demonstrate who actually parked the trailer. That was the reason for the amendment. Council Member Kallas believed the ticket would be issued to the owner. Mr. Dunkelberger clarified that both the owner and the person who parks the detached trailer could be cited under the revised Code. Assistant City Attorney, Samantha Smith conducted some research about how other cities are handling the issue. This was the first step in addressing the outstanding concerns related to detached trailers.

Council Member Kallas wondered if an exemption needed to be added for the City. He noted that there a speed travel trailer is parked around the City. It typically remains in one place for several days. Mr. Dunkelberger offered to look at the Code again. Council Member Kallas believed the speed trailer should be permitted because it is a safety measure. If the language is not further amended, he asked if it would be acceptable to continue to park the speed trailer. Mr. Dunkelberger believed there likely would be an exception for a speed trailer because it has to do with how law enforcement conducts its business.

Mayor Hall asked if the City had other trailers that would be parked overnight. For example, if a water main break was being fixed. This was confirmed. She wanted to know if there were any

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exceptions for work trailers that are left overnight. Council Member Kallas explained that there were. Mayor Hall believed that language would cover the City work trailers. If it was just the speed trailer that the Council was concerned about it might be best to include an exception for that. Mr. Dunkelberger referenced Section 6.30.020 – Exceptions and stated that there was an exception for publicly owned vehicles. It was already included in the language, so further amendments were not needed.

Council Member Hales moved to APPROVE Ordinance No. 2023-01 – Amending Section 6.30.010(A) of the Bluffdale City Code Related to Detached Trailer Parking. Council Member Gaston seconded the motion. Vote on motion: Council Member Aston-Aye; Council Member Kallas-Aye; Council Member Crockett-Aye; Council Member Hales-Aye; Council Member Gaston-Aye. The motion passed unanimously.

8.2 Resolution No. 2023-01–Appointing Planning Commission Members. (Mayor Natalie Hall).

Mayor Hall shared information related to the Planning Commission and explained that there is an Alternate position to be filled. The Alternate Member is expected to attend all Planning Commission Meetings and training and be available to vote if another member is absent. Johnny Loumis was resigning after 23 years of service. As a result, Tina Griffis would be moving into his position, and a New Commissioner, Michael Kraupp will be appointed as an Alternate. Mayor Hall shared additional details about the Planning Commission process.

Mayor Hall, Council Member Crockett, and City Planner/Economic Development Director, Grant Crowell, reviewed the applicants. Many in the City want to be involved. Two applicants withdrew so ultimately nine interviews were conducted. All of the applicants were qualified but Mr. Kraupp was selected. Mr. Kraupp introduced himself and reported that he is originally from southeast Idaho and grew up in a rural farming community. He attended Utah State University where he graduated with a degree in Accounting and Finance. His professional career began at a notable accounting firm. He earned his CPA designation and then went to work in Southern Utah for 23 years where he served in various positions. After that, he moved back to the Salt Lake Valley and took a job with a startup entity. Mr. Kraupp had since retired. He has been married for 40 years and has five children and eight grandchildren. He loves being in Bluffdale.

Council Member Hales moved to APPROVE Resolution No. 2023-01 – Appointing Michael Kraupp to serve as an Alternative Planning Commission Member. Council Member Aston seconded the motion. Vote on Motion: Council Member Aston-Aye; Council Member Kallas-Aye; Council Member Crockett-Aye; Council Member Hales-Aye; Council Member Gaston-Aye. The motion passed unanimously.

8.3 Discussion Regarding Detached Accessory Dwelling Units. (Staff Presenter, Grant Crowell).

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Mr. Crowell reported that the Council previously discussed Detached Accessory Dwelling Units (“DADU”). He had since researched standard policy questions and drafted an ordinance. A memo was included in the packet with proposed language and common themes. Mr. Crowell reported that State Code includes a set of regulations related to Accessory Dwelling Units (“ADU.”) There are some definitions that the City cannot stray away from, however. For instance, each dwelling unit can house one family. State Code specifies that Internal Accessory Dwelling Units (“IADU”) are permitted on lots over 6,000 square feet in size. DADUs are permitted on lots over 10,000 square feet. The draft language included information about both IADUs and DADUs. Mr. Crowell shared additional details about lot sizes. State Code does not allow cities to restrict IADUs much but there are a few limitations in cases involving small lots. He noted that each lot is shaped differently so some lots might work better for ADUs than others.

The current IADU ordinance does not include a restriction in terms of lot size. Mr. Crowell explained that there are restrictions in the sense that there needs to be a parking space adjacent to the home. A lot that is not very wide was unlikely to meet that requirement. IADUs are permitted in any single-family residence in Bluffdale as long as the parking requirements can be met. Mr. Crowell reported that Bluffdale requires a permit for an ADU. It is an administrative process and he felt it was important to continue to require one. Some cities have both registration and annual renewals. It was possible for the City to implement those as well.

Mr. Crowell noted that a common question is whether there can be two ADUs on one lot. He did not believe Bluffdale could tell someone they cannot have an IADU but it may be possible to specify that a DADU would not be permitted if there is already an IADU. Language related to that was added to the draft ordinance. Some communities are not worried about residents having more than one ADU. Mayor Hall asked if the items in the memo needed to be discussed further. Mr. Crowell clarified that those items were already in the text but asked that the information be reviewed. Since the suggestion was to change the land use ordinance, there would need to be a hearing and recommendation from the Planning Commission as well as a hearing and decision from the City Council.

One common question was if the owner of the property can occupy the smaller unit. This was confirmed. The owner can reside in the ADU rather than the main home. Mr. Crowell reported that there did not need to be separate utility metering for ADUs. As drafted, there would not be any short-term rentals permitted for ADUs. He reminded the Council that there is not a short-term rental ordinance in the community but it was something the Council may want to consider. Mr. Crowell stated that he receives at least two calls per month related to short-term rentals.

Information about setbacks was shared. Council Member Kallas asked about the setback for a residential unit. Mr. Crowell reported that in the R-1-43 Zone, there is a 30-foot front setback, a 20-foot side setback, and a 30-foot rear setback. For a DADU there would be a 30-foot front setback, a 10-foot side setback, and a 10-foot rear setback. All accessory buildings still need to be at least 10 feet from the main dwelling. There are a few zones where the amounts may be slightly different. He noted that micro ADUs are occurring in other parts of the country but not Bluffdale. Mayor Hall wondered if the Code Update would contribute to the State’s housing requirement. Mr. Crowell believed it would. He stated that one of the menu items in the Moderate-Income Housing Element of

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the General Plan relates to the allowance of IADUs. If the City can add additional items to that menu, such as DADUs, Bluffdale would be able to continue to utilize that menu item in the future.

Mr. Crowell explained that as currently drafted, ADUs can be located in a rear yard. If the Council wants to allow them in side yards as well, the language could be redrafted. There are currently no size limits for ADUs, which means that tiny homes could serve as DADUs assuming that the setbacks are met. One additional parking space is needed per ADU. That is already a requirement as is Building Code and Fire Code compliance. It is important that ADUs are safe to live in. That means there need to be the right fire detectors, outlets, etc. Some cities have appearance conditions as well. For example, in Riverton, the DADU design needs to match the primary residence. In Draper, it does not. The Council could discuss the preference for Bluffdale. As for kitchens, some cities allow them. There are no regulations on kitchens currently in the City. He noted that Bluffdale does not currently charge Impact Fees for ADUs but some communities do.

The drafted language referenced requirements for entrances, balconies, and stairs. If the stairs are large enough they could impact the setbacks. There had been cases where people were forced to tear down stairs to meet the requirements. Mr. Crowell noted that these are not new policy issues and ADUs have been discussed by the Council previously.

Mayor Hall asked if the Council wanted to move forward and update the code for ADUs. All of the Council Members were in favor of continuing the discussions with the exception of Council Member Gaston. Mr. Crowell clarified that the State is not forcing anyone to allow DADUs but the City allows IADUs already. It was unlikely that the City would be able to use that particular menu item for much longer. DADUs were something to consider. It appeared that there are a number of DADUs in the community already and there has been no active enforcement. Mayor Hall believed it was important for the Code to match the use taking place in the City. Council Member Kallas noted that there are a lot of opinions related to ADUs. He pointed out that there is a mandate from the State to do certain things and various menu items need to be selected. Some of those menu items are expensive and some are not. The implementation of DADUs is something that Bluffdale should consider, especially since the use is already happening in the City illegally. He believed this was a good choice.

Mayor Hall suggested that the menu item list be posted on the City's website so that residents have a better idea of the different requirements. Council Member Aston felt it was important to address DADUs as illegal DADUs are problematic. Regulating the use would give the City a say and ensure that all DADUs are safe.

The Council reviewed the bullet point list included in the memo. Mayor Hall wondered if a DADU needs to be a garage. Council Member Aston was aware of one DADU with two to three apartments above the garage. It is important that there be specifics about detached multi-dwelling units. Mr. Crowell explained that as drafted, it would not be possible to have an ADU inside of an ADU. The question was whether the Council wanted to limit ADUs to one or the other. For instance, if there is an IADU, it would not be possible to have a DADU. Council Member Kallas believed it was fair to allow one ADU per property. Mayor Hall suggested that the City start that way. Depending on future Legislation, that may need to shift.

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Mr. Crowell noted that if the DADU is done first, it could create issues because the State Code specifies that IADUs cannot be restricted. That may be an unintended consequence of the regulations. The City could begin by allowing only one ADU and see what happens. If challenges arise, they could be addressed. There was discussion regarding allowing family members to utilize IADUs and renting out a DADU to non-family members. Mr. Crowell shared the definition of “family” with the Council. He explained that a family can be one person living alone; two or more persons related by blood, marriage, adoption, or factual and functional equivalent living together in a single dwelling unit and maintaining a common household; or not more than four unrelated persons residing together as a single non-profit housekeeping unit. Often, when a family member lives in a basement, even if there is a kitchenette, it is not considered an ADU. Council Member Kallas pointed out that there are a lot of possible scenarios. He believed that one ADU per property was appropriate. If someone had a DADU first and then wanted an IADU, the DADU should be relinquished.

Mr. Crowell explained that a legal review of the language and concepts still needs to be done. The Council discussed the number of ADUs that would be appropriate. Council Member Kallas considered one to be appropriate but other Council Members thought that two might be suitable. Council Member Crockett believed both IADUs and DADUs will happen regardless. The intention was to regulate the uses rather than be overly restrictive. Council Member Kallas understood the argument and asked that information about different scenarios be shared. Mayor Hall suggested that it be determined by lot size. If a property is one-acre or larger, both an IADU and a DADU would be possible. Council Member Kallas was not sure what the right solution was but stated that residents are concerned about rental units.

Council Member Crockett pointed out that there are a lot of illegal DADUs in Bluffdale already. If there is a Code in place, the City would be able to regulate the uses. Council Member Hales asked if the City would actually regulate the use. Council Member Crockett explained that regulations would make it possible to do so. Council Member Kallas asked about the permitting process. Mr. Crowell explained that a Land Use Permit is needed for zoning approval. It ensures that there is adequate parking for the IADU. In addition, a Building Inspection is needed, which is separate from the land use approval process. Council Member Kallas wondered if permitting is necessary for rentals. This was denied. However, large apartment complexes are commercial operations and are licensed.

City Manager, Mark Reid shared information about the ADU in his home. He stated that he has no intention of renting it but since it was built like an ADU he received a permit and had it recorded. If he ever sells his home, it will show that there was already an ADU approved. Council Member Kallas believed additional discussion needed to take place regarding DADUs as there are a lot of outstanding questions. The Council wanted to determine whether ADUs should be owner-occupied. If so, homeowners will be pickier about who lives in their basement or yard. It will also make a difference in who is renting the units. Mr. Crowell pointed out that if there is an annual renewal process in place, the City could check ownership. Council Member Aston suggested that there be a square footage restriction and stated that there should be certain size limitations in place. This could be a percentage based on the lot size or based on rooms. Someone with a one-quarter acre lot could be allowed a certain amount of space for a DADU.

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Mayor Hall believed that goes back to the original question posed regarding whether a DADU needs to be a garage. Currently, there are units in the City that are not garages. Council Member Kallas felt it could be a cottage house or something similar as long as it is on a foundation. He did not want to see people parking a trailer and calling it a DADU. Council Member Aston agreed that there should be a foundation and design requirements. Mayor Hall wondered if lot coverage percentages should remain in place. Mr. Crowell reported that there are instances where the garages are larger than the primary residence.

Council Member Hales believed the DADU should be in a garage. The Council discussed whether a pool house or something similar would be appropriate. Council Member Kallas believed that many envision a DADU as an apartment above a garage. When discussing DADUs, it is important to remember that it is any dwelling unit that is not attached to the house. It could be a garage, a pool house, or a small cottage. As long as it meets the lot coverage requirements, it would be allowed. Mayor Hall felt it was important to address some of the more notable issues first and then focus on the smaller issues. Council Member Kallas suggested that a separate Work Session take place to allow for robust discussion on ADUs.

Mayor Hall would work with Staff to compile questions into a survey form. Every Council Member would review the questions with the answers to be shared at a future Work Session. Mayor Hall noted that it will take time to digest the information. The Work Session will be scheduled once all of the Council Members have completed the survey and have answers prepared. It was suggested that the Planning Commission Members be provided with the survey questions as well.

8.4 Discussion Regarding Creating a Special Service Area. (Staff Presenter, Bruce Kartchner).

Mayor Hall reported that the above matter was continued from the Work Session. Mr. Kartchner reported that the Council was discussing various issues related to a Special Service District for Public Safety. The Council previously asked that information about the pros, cons, risks, and rewards be shared. He continued to work through some of the questions submitted as follows:

- “Can you have an unrestricted Fund Balance?”

Mr. Kartchner explained that there was no definitive answer but there is a 5% floor similar to the General Fund. It may be similar to other funds such as the Redevelopment Agency (“RDA”), where there is no cap. That detail was still being explored. He noted that due to the nature of a Special Service District for Public Safety, a cap would likely not be an issue since all of the money will be spent on the various public safety needs.

- “Would the Special Service District be similar to the RDA in that meetings would take place during City Council Meetings?”

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Mr. Kartchner explained that it would be similar to the RDA and LBA where there could be a standalone meeting or it could be incorporated. Regular meetings and special meetings would need to be held for a Special Service District as determined by the Board.

- “Would the creation of a Special Service District cause any complications with the existing Saratoga Springs Police Department contract?”

After reviewing the situation, it was not likely to complicate the existing contract.

- “What other cities have this type of Public Safety District?”

Mr. Kartchner reported that Staff looked into Riverton and Herriman as well as cities that are part of the Unified Fire Authority (“UFA”). When a city moves to a Special Service District for funding, there are sometimes changes in the service provider. As an example, Riverton changed its service provider for its police services from the Unified Police Department (“UPD”) to its own Police Department. Staff had been in touch with attorneys for UFA and hoped to obtain more information.

There were still questions with respect to how the levying occurred. For instance, whether it occurred within the district or if is done on behalf of the district. There were also outstanding questions related to bonding. If the district needs to take out a loan to purchase an asset, it is important to determine whether that needs to be done through the Special Service District or managed through the LBA or RDA. More nuanced questions still needed to be answered and Staff continued to look into those details. Mr. Kartchner reported that things were shifting. Every lease is a capital lease, which is the same as a bond from an accounting standpoint. The question was whether that becomes a General Obligation (“GO”) Bond that needs to go through certain processes or if it is a different type of debt.

In addition to the questions originally posed by Council Member Kallas, additional questions were raised including the following:

- “Does the property tax increase related to the Special Service District have to go through a Truth in Taxation process?”

Mr. Kartchner confirmed that was the case. There was still some question regarding whether the Special Service District handles that or if the City would need to do so on behalf of the Special Service District. Mr. Kartchner informed the Council that there appears to be a potential alternative that does not require the creation of a Special Service District. A special tax levy could be utilized, which would essentially focus on a specific fund. Instead of including the Police and Fire costs in the General Fund, there would be a separate fund, similar to the way water is handled. A specific tax could be designated for that separate fund without going through the Special Service District process. That was something Staff was currently looking into. It was important to understand all of the different options available.

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Council Member Kallas wondered what the property tax notice would say under the special tax levy option. Mr. Kartchner explained that there would be a separate line for the levy. He informed the Council that there was a maximum amount that a municipality is allowed to tax according to State Law. When other taxing entities are created, it erodes the taxing ability of the City. Mr. Reid added that anyone with a Public Safety Taxing District seems to have almost no municipal tax. The Council discussed what was being done in cities like Riverton and Herriman. Mr. Kartchner noted that there would need to be discussions about how much Public Safety funding, if any, would be handled by the General Fund. Riverton took a small amount from the General Fund.

Mr. Kartchner reminded those present that property taxes are stable. When the property tax increase was originally suggested, it was because property taxes are a stable revenue source. Council Member Kallas noted that during a budgeting cycle when there is a downturn, cuts are not normally made to Public Safety. Often, the rest of the budget is examined to determine how to spread out the remaining funds. Mr. Kartchner pointed out that in Bluffdale, the Police Department is spreading out the timing of buying necessary equipment. With the Fire Department, there had been discussions about the level of service. Those kinds of cuts were happening but with other models, it would not.

Mr. Kartchner shared information about Bluffdale in 2008 and 2009 when there was an economic downturn. He asked that any additional questions about a Special Service District be submitted to Staff. Mr. Reid noted that there had not been a lot of information shared about the costs associated with a Special Service District. The focus had been on administration and setup. One of the next steps would be to share cost information with the Council. Council Member Kallas thought it was worthwhile to look into that further. He was interested in doing something similar to what Riverton and Herriman are doing. It would give residents a sense of ownership in their police and fire services. During the next discussion on the matter, he asked that there be more clarification about the different options for a Special Service District and Special Tax Levy.

Mr. Dunkelberger shared additional information with the Council and reported that Local Districts are governed under Title 17B of the Code but that was not an option in this instance. The Unified Fire Service Area (“UFSA”) is a local district with its own taxing ability that can levy its own property taxes. No new fire protection districts are allowed to be Local Districts under Title 17B. One of the options for ongoing services included a Special Services District. The issue was that the Council cannot delegate the authority to levy a property tax to a Special Service District. However, the Special Service District could initiate a bond and the City could pay the debt obligation. Additionally, the Special Service District could levy a special assessment until Title 11, but it could not be a separate taxing authority from the City. Staff was currently looking at the Statute and what others are doing.

Council Member Kallas reiterated the importance of understanding the various options available. He currently favored the Riverton model that is in place. Some of the Riverton Council Members he had spoken to really liked what had been done. Given the dynamics in Bluffdale, it would be beneficial to have more clarification about the way property taxes are used. Council Member Crockett asked that additional information be shared about the Special Tax Levy. She had a lot of questions about the creation of a Special Service District and the unintended consequences. Council Member Aston felt that the Special Service District could increase transparency. It was something worth looking

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into. She informed those present that she would not support a move to UFA. Council Member Hales wanted to increase transparency and ensure that public services are adequately funded. That being said, he did not want the proposal to create more issues. Resident education was not enough of a reason to create a Special Service District.

Mr. Reid pointed out that the Council needs to decide what the Fire Department should look like. For instance, whether there should be six full-time firefighters each day or two full-time and four part-time firefighters. It was important to think about staffing and the desired number of stations. The decisions made regarding the Fire Department will impact the amount of money needed to run the department. The Council discussed the reasons to consider a Special Service District. Council Member Hales reiterated that it could not be selected simply for transparency and additional resident education. Those goals could be achieved in other ways. Council Member Crockett believed it had to do with security for the Fire Department. Public Safety needs to have a consistent tax base to provide essential services to the City.

Mayor Hall appreciated the information shared. She asked that the next discussion focus on the costs associated with the different options. Additionally, it was important to determine the desired service level. The Council further discussed taxes and Special Service Districts. Mayor Hall asked that Staff come back with additional information. The current service level would be explored as far as funding, but she noted that the Council would not look at exact costs because the property taxes only cover 35% of public safety currently.

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. Call to Order.

RDA Chair, Dave Kallas, called the RDA Board Meeting to order. All Board Members were in attendance.

2. RDA Discussion:

i. Discussion of Potential Use of Funds. (Staff Presenter, Grant Crowell).

Mr. Crowell shared the RDA/EDA Summary Report with the RDA Board. He reported that the numbers listed were from the end of the fiscal year. There were some updated numbers since the audit and in most cases, those numbers had increased. He reminded those present that there are two Economic Development Areas (“EDA”), which are focused on assessed value growth and job growth. There is one RDA, which is the Gateway. The Jordan Narrows EDA and Eastern Bluffdale EDA both have significant funds available but some had been committed. With the Jordan Narrows EDA, there was a \$20 million cap for tax increments. A great deal would be spent on Day Ranch Park and there were funds committed to the PRB-Pony Express Connection. He noted that most of the items included in the Summary Report were related to infrastructure. Mr. Crowell explained that an EDA could focus on property acquisition to further the goals of the area. Additionally, infrastructure development to increase access and property values was permitted.

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The Eastern Bluffdale EDA has significantly more funds. It does not have a cap but has an end year of 2026 due to the extension. Where the Jordan Narrows EDA would reach the cap before the extension year of 2026, the Eastern Bluffdale EDA would continue to accumulate funds that could be used. The RDA Board previously discussed using the funds for 850 West, 14600 South, general economic development, and future intersection improvements. Mr. Crowell discussed the acquisition of the 14700 South Project. He noted that assessed values are high, so the \$1 million listed in the Summary Report would likely be closer to \$2 million. Mr. Crowell reported that there were some requirements for low-income housing. Some money was set aside for that purpose. As for the trestle project, some of the EDA funds from Eastern Bluffdale were utilized to facilitate that. As the year went on, City Staff would have a better idea of whether additional funds would need to be utilized for that purpose.

Mr. Crowell asked the RDA Board what should be prioritized. For instance, if Bluffdale Boulevard should be rebuilt. Several other options were suggested and the RDA/EDA Potential Projects Discussion – Idea Generator document was referenced. He noted that the RDA could buy and hold property if there was some for sale in an appropriate location. Mr. Crowell reported that he looked into what could be done to leverage the affordable housing investment. One idea was to buy into some multi-family housing units with the EDA funds. The buy-in would require units to be designated. He noted that the units could be utilized for workforce housing. There was one example of this in South Jordan. It was possible to consider many different options. Mr. Crowell stated that there was a meeting set up with the County. There are people there with a lot of expertise in housing. He believed that Bluffdale would invest in the Housing Trust Fund and that some money would be spent in the County. It was difficult to identify suitable projects in Bluffdale. That was the reason City Staff was looking into various options.

Large infrastructure projects were beneficial. Mr. Crowell referenced the commitment to Rising Star, Freedom Point Way, and 14700 South and the long-term economic benefits to Bluffdale. Mayor Hall thanked Staff for categorizing which EDA fund the potential projects would be funded from. She asked about lights and if those could be funded on Utah Department of Transportation (“UDOT”) roads. Mr. Reid clarified that this could not be done on UDOT roads. When a light is warranted, UDOT will focus on the installation. It was possible to advance construction but it would need to be deemed warranted. Mr. Crowell noted that the Rising Star Way project would require work on both sides of the street beyond the light.

Mr. Crowell reported that brainstorming meetings were held relative to the property impact of the trestle. Some dimensions were identified but there were questions about whether the project should be taken to 800 West where the UDOT jurisdiction started. Ideas like that were still in the same category as infrastructure. Mr. Crowell informed the Board that for EDAs, money cannot be spent to incentivize retail. However, if infrastructure development or the facilitation of development leads to inclusion retail, that would be a positive outcome. Mr. Kartchner added that the end result may not be a lot of revenue but there could be services in the area that citizens want and need. The EDA was restricted from investing in retail directly.

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Mr. Crowell asked if there were any other ideas that the RDA Board wanted to add to the idea list. Chair Kallas wanted to remain open-minded about different opportunities and ideas. Mayor Hall echoed that sentiment. Mr. Crowell pointed out that there are a lot of infrastructure projects. Those would continue to be brought to the Board on a regular basis. Mr. Reid shared information about the process. As ideas are proposed, the intention was to reach out to Chair Kallas, present the ideas, and allow him to bring those ideas to the RDA Board.

3. Adjournment.

Chair Kallas adjourned the RDA Board Meeting.

CONTINUATION OF CITY COUNCIL BUSINESS MEETING

9. Staff Reports, Additional Council Discussion, and Calendaring Items:

Mr. Reid reported on the following:

- A number of meetings were held over the previous few weeks. There was a meeting with HRD, who was doing the design of the trestle project, where the tunnel would go under the Union Pacific line. \$8 million was received from the State to do the design, the environmental study, and start on property acquisition. That work had started to move forward and there had been discussions with property owners of some of the properties that need to be acquired. Eventually, an additional \$12 million would be received and another \$7 million, to combine with the \$5 million that the City was contributing for a total of \$32 million for the project.
- Salt Lake County awarded Bluffdale a grant in the amount of \$850,000 for trails and open space. There had been discussions about completing the trail from Vintage Park to Redwood Road. Mr. Reid reported that Redwood Road had an underpass at that point. There had been discussions with the property owner and an estimated cost was provided. If the Council was in favor of the idea, the price could be negotiated and the item could be brought back to the Council for further consideration. With the overpass at Bangerter and 2700 West, the intention was to complete the trail to Redwood Road and be able to come down to Redwood Road to the crossing, reach Vintage Park, and then go over to the Jordan Parkway Trail. Mr. Crowell added that the City received a grant for \$30,000 from the TRCC Board to study that further.
- \$5 million was received from UDOT for the Porter Rockwell Bridge. The City was trying to make sure that the \$5 million was committed to the trestle project with another proposal to be brought back to the Council for the RDA funds.
- Mr. Reid reported that there was a meeting with the Draper City Mayor, City Manager, and Fire Chief. He asked Mayor Hall to share information about that meeting. Mayor Hall reported that there was a Council of Mayors (“COM”) Meeting and the Mayor of Draper asked about the Fire Department structure in Bluffdale. A meeting was scheduled afterward and there was discussion about the relationship between the two cities. She noted that it was a short but productive meeting.

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- Work continued on the UDOT properties on Redwood Road and Bangerter Highway that the City purchased. The road design was being finalized as well as the transfer. One final piece that needed to be acquired. As all of the properties were purchased, there was a parcel at the corner of Bangerter Highway and Redwood Road that was not put up for auction. The City had been trying to contact the property acquisition person at UDOT for more than two years. Finally, that person contacted the City. The cost would likely be between \$100,000 and \$150,000. That was a key piece for the City to obtain. He was fairly certain that there would not be an auction and that the piece would be offered to Bluffdale for purchase.
- Mr. Reid noted that snowplowing was discussed earlier in the meeting. He pointed out that the process would be much easier with a Public Works Building as it would be possible to work on the vehicles in a work bay. Since Station 91 closed, one large truck was being housed there. This freed up one spot in the existing bay to repair vehicles. The new Public Works Building will include a wash bay to wash the salt off of trucks. Salt is caustic to the metal and shortens the lifespan of vehicles. Mr. Paddock shared information related to the Public Works Building. He reported that construction documents were being finalized. The hope was to have the documents ready the following week. Five contractors had been pre-approved. Mr. Reid noted that building costs are decreasing but interest rates are rising.
- It was reported that major legal expenses were incurred due to the referendum and other items. A meeting was held with the City's legal counsel as the City was unable to sustain the agreement that was previously in place. An agreement was made that Mr. Dunkelberger would serve as the City Attorney and a price was set for those services.
- Lehi came to Bluffdale and brought their specialists to discuss a freeway-to-freeway connection between I-15 and the Mountain View Corridor. The presentation included various options. No decisions were made and the presentation was introductory in nature. Mayor Hall reported that it is a 30-year plan and the connection will go through Camp Williams, Bluffdale, and Lehi. Mr. Reid reported that the original proposal would have cut off the southern portion of Camp Williams. There were objections to that, so Lehi and their Consultant came back with three alternatives that would cross the northern portion.
- Lehi had been in pursuit of a suspect who entered Bluffdale. The Bluffdale Police Department joined the pursuit. Mr. Reid reported that Lehi Police pulled over the individual. Once he was pulled over and stopped the suspect accelerated and ran into a Bluffdale truck. The damage was fairly extensive and replacement or repair was needed.
- There was a three-million-gallon tank in Herriman on a five-acre parcel. The tip of that parcel would be cut off by the Mountain View Corridor. The City purchased the five acres to the north and approximately 30% of the parcel would be cut off and end up under the Mountain View Corridor. A meeting was held with the appraiser to determine what should be done. Negotiations would continue for the property that needed to be sold.
- The developer of Bluffdale Heights contacted the City. When Bluffdale Heights was built there was a detention pond on the north end. The developer believed that one more lot could be built if the detention pond was shortened. That was being explored but the City was reluctant to move forward with another lot unless the detention area is adequate.
- The City purchased property for a future water tank near Camp Williams. It is in Bluffdale even though it is on the west side of Redwood Road. Additional property was needed to reach

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the tank. The pipeline that the road could be put over goes directly to the tank but on a 12% grade. The road will likely need to meander and as a result, the City was looking at purchasing additional property.

- Work was underway for the Administrative Code Enforcement Project. Mr. Reid reported that a policy document was written. The differences in procedures were being worked out so that instead of a criminal violation for someone with high weeds, it would be administrative with fees. City Staff continued to focus on that work.
- Mr. Paddock shared information about the New Park in Day Ranch. Currently, the work was on track with completion expected in May 2023. Recently, the weather, however, had caused minor delays. The previous week much of the equipment was received including tables and trash cans. The pavilions were expected to arrive in late January or early February.
- Mr. Reid discussed the water rates for secondary water. Many citizens were wanting to connect to the secondary water and the City was trying to determine how to do that, how many water rights needed to be produced, and the connection fees.
- Freedom Point is just below the community garden where Holiday Oil is looking to come in. There was an offer from DAI of \$1.1 million for corridor preservation. City Engineer, Michael Fazio, explained that originally, the City requested to purchase the property from DAI. However, in the last few months, there had been negotiations with Holiday Oil for them to purchase the property. It had been negotiated for them to pay for the first part of Freedom Point Way. The contract documents for \$400,000 had been sent. Mr. Reid asked about the County Corridor Preservation money. Mr. Fazio reported that \$1.1 million was allocated but would be used for the rest of the alignment with Geneva Rock. Mr. Reid noted that there was an initial agreement but UDOT changed the project and DAI walked out on the sale. Holiday Oil negotiated with DAI.

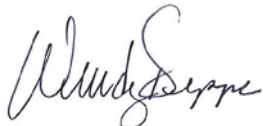
10. Closed Meeting.

There was no Closed Meeting.

11. Adjournment.

Council Member Kallas moved to ADJOURN the Bluffdale City Council Meeting. Council Member Hales seconded the motion. The motion passed unanimously.

The City Council Meeting adjourned at 10:17 p.m.



Wendy L. Deppe, CMC
City Recorder

Approved: February 08, 2023