



*****AMENDED*****
BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, December 14, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, December 14, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

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

1. Roll Call, Invocation, Pledge of Allegiance*
2. **PRESENTATION** – Recognition of Newlyn Green for his years of service to the City of Bluffdale.
3. **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).
4. **CONSENT AGENDA** –
 - 4.1 Approval of the November 16, 2016 meeting minutes.
 - 4.2 Acceptance of Beacon Hill Apartments, ending the warranty period.
 - 4.3 Acceptance of Independence at the Point Plats D-3, E & E-4 (retaining wall), ending the warranty period.
 - 4.4 Preliminary Acceptance of Independence at the Point Plats D-1 (gas line), and K-2, beginning the warranty period.
 - 4.5 Approval of a resolution proclaiming Arbor Day in the City of Bluffdale.
 - 4.6 Approval of a resolution setting the 2017 Annual Meeting Schedule for the City Council, Planning Commission, and other City Boards and Committees.
 - 4.7 Approval of a resolution of the Bluffdale City Council authorizing the City Manager to enter into agreements awarding a contract for the 2016 Water Improvement Projects and establishing a contingency.
 - 4.8 Approval of a resolution authorizing execution of a Cooperative Agreement - Converted TAP Funds for Local Agency, between the Utah Department of Transportation and the City of Bluffdale.
5. **PUBLIC HEARING** – Consideration and vote on an ordinance amending Section 8-6-8 of the Bluffdale City Code related to Water Quality Requirements for all locations, staff presenter, Vaughn Pickell.

6. Approval of a resolution of the Bluffdale City Council appointing representatives to serve on the Bluffdale City Redevelopment Agency Taxing Entity Committee for all Urban Renewal and Economic Development Projects within the City of Bluffdale, staff presenter, Vaughn Pickell.
7. Consideration and vote on a resolution authorizing execution of a Pipeline Crossing Agreement between the Utah Transit Authority and the City of Bluffdale, staff presenter, Michael Fazio.
8. ***Consideration and vote on a resolution authorizing the Mayor to execute an Interlocal Agreement for Animal Control Services, staff presenter, Grant Crowell.
9. *****WORK SESSION** – Regarding the latest design for Day Ranch, presenter, Dave Tolman.
10. Mayor's Report
11. City Manager's Report and Discussion

PLANNING SESSION

Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code § 52-4-201(2)(a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.

12. Presentation and discussion on Public Noticing and Land Use Authority, Grant Crowell.
13. Presentation and discussion relating to the Vintage Park Open House, staff presenter, Jennifer Robison.
14. 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).
15. Adjournment

*****AMENDED this 13th day of December, 2016**

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, BLUFFDALE CITY FIRE STATION, AND THE COMMUNITY BULLETIN BOARD AT THE BLUFFS APARTMENTS; EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV



Wendy L. Deppe, CMC
City Recorder

Note: The Bluffdale City Council will take a recess at approximately 9:30 p.m. and will evaluate the time needed to complete items not yet heard on the evening's agenda. Items the Council determines may take the meeting past 10:00 p.m. may be removed from the agenda and re-scheduled for the next regularly scheduled meeting. In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1. *Contact the City Recorder if you desire to give the Invocation.

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Present: Mayor Derk Timothy
Alan Jackson
Ty Nielsen
Boyd Preece
Justin Westwood
James Wingate

Staff: Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer
Bruce Kartchner, Finance Director
Jennifer Robison, Senior City Planner
Blain Dietrich, Public Works Operations Manager (arrived at 6:38 p.m.)
Caitlyn Miller, Associate City Planner
Newlyn Green, Streets Superintendent
Wendy Deppe, City Recorder

Others: Dave Tolman, Aclaime at Independence
Steve McCutchan, Aclaime at Independence
Bob Elder, Ensign Engineering
Johnny Loumis, Jr., Planning Commission Member

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

1. Roll Call, Invocation, Pledge of Allegiance.

All Members of the City Council were present.

City Manager, Mark Reid, offered the invocation.

Ty Nielsen led the Pledge of Allegiance.

2. PRESENTATION – Recognition of Newlyn Green for His Years of Service to the City of Bluffdale.

Mayor Timothy reported that Newlyn Green has worked for the City since 2006 and is very knowledgeable about all of Bluffdale's systems. He has been an asset to the City. Mr. Green was presented with a plaque as token of appreciation. The Mayor wished him the best in his future endeavors. Mr. Green thanked the Council for the years he has served Bluffdale.

3. PUBLIC FORUM.

There were no members of the public wishing to address the Council.

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4. CONSENT AGENDA.

4.1 Approval of the November 16, 2015 Meeting Minutes.

The above item was removed from the consent agenda.

Corrections were made to the minutes.

James Wingate moved to approve consent agenda item 4.1, as corrected. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council.

4.2 Acceptance of Beacon Hill Apartments, Ending the Warranty Period.

4.3 Acceptance of Independence at the Point Plats D-3, E, and E-4 (retaining wall), Ending the Warranty Period.

4.4 Preliminary Acceptance of Independence at the Point Plats D-1 (Gas Line), and K-2, Beginning the Warranty Period.

4.5 Approval of a Resolution Proclaiming Arbor Day in the City of Bluffdale.

4.6 Approval of a Resolution Setting the 2017 Annual Meeting Schedule for the City Council, Planning Commission, and other City Boards and Committees.

4.7 Approval of a Resolution of the Bluffdale City Council Authorizing the City Manager to Enter into Agreements Awarding a Contract for the 2016 Water Improvement Projects and Establishing a Contingency.

4.8 Approval of a Resolution Authorizing Execution of a Cooperative Agreement – Converted TAP Funds for Local Agency, Between the Utah Department of Transportation and the City of Bluffdale.

James Wingate moved to approve the consent agenda. Ty Nielsen seconded the motion.

Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

5. PUBLIC HEARING – Consideration and Vote on an Ordinance Amending Section 8-6-8 of the Bluffdale City Code Related to Water Quality Requirements for all Locations, Staff Presenter, Vaughn Pickell.

City Attorney, Vaughn Pickell, reported that the City's UPDES permit requires the Council to adopt an ordinance to prohibit certain activities. The proposed ordinance would amend the existing storm water ordinance to make certain things illegal.

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

Ty Nielsen moved to approve an ordinance amending Section 8-6-8 of the Bluffdale City Code related to water quality requirements for all locations. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

6. Approval of a Resolution of the Bluffdale City Council Appointing Representatives to Serve on the Bluffdale City Redevelopment Agency Taxing Entity Committee for all Urban Renewal and Economic Development Projects within the City of Bluffdale, Staff Presenter, Vaughn Pickell.

Mr. Pickell reported that the City oversees three project areas and the Taxing Entity Committee (TEC) represents the different taxing entities in the area. The City is entitled to appoint two representatives to serve on the TEC. It was also necessary to appoint at least one alternate so that all positions are filled at all times in the event of a conflict where someone cannot attend.

Mr. Reid reported that TEC Committee Meetings are held during the day. If there is ever a conflict they may need to look for additional members. Currently, Mr. Reid and Alan Jackson serve on the committee as the representatives from Bluffdale and have attended every meeting to date. It was noted that the TEC meets once annually.

Mr. Reid suggested that he and Alan Jackson continue to serve and that Ty Nielsen be appointed as the first alternate followed by Justin Westwood, James Wingate, Boyd Preece and Bruce Kartchner. Mr. Reid stated that an additional meeting will be held in January 2017.

Justin Westwood moved to pass a resolution of the Bluffdale City Council appointing representatives to serve on the Bluffdale City Taxing Entity Committee for all Urban Renewal and Economic Development Projects within the City of Bluffdale with Ty Nielsen being the first alternate, Justin Westwood second, James Wingate third, Boyd Preece fourth, and Bruce Kartchner being the fifth alternate. Ty Nielsen seconded the motion.

Mr. Pickell stated that the language in paragraph 2 will be changed to reflect the change.

Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

7. Consideration and Vote on a Resolution Authorizing Execution of a Pipeline Crossing Agreement Between the Utah Transit Authority and the City of Bluffdale, Staff Presenter, Michael Fazio.

City Engineer, Michael Fazio, reported that Day Ranch Development, which is part of the Westgate development required a storm drainage outfall to the Jordan River. The proposed agreement will allow the outfall to be designed for the two developments to cross the UTA Frontline to reach the river.

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Ty Nielsen moved to approve the resolution authorizing the execution of a Pipeline Crossing Agreement between the Utah Transit Authority and the City of Bluffdale. Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

8. Consideration and Vote on a Resolution Authorizing the Mayor to Execute an Interlocal Agreement for Animal Control Services, Staff Presenter, Grant Crowell.

City Planner/Economic Development Director, Grant Crowell, reported that since the last City Council Meeting staff has evaluated other animal control options. He spoke with Saratoga Springs and the South Jordan Police Department, who runs the animal shelter. They indicated that they intend to terminate the contract for the South Jordan shelter because the costs are too high. The cost of euthanasia and training are well beyond the agreement that has been in place for years and it does not meet their budgetary standards. There was a possibility that it could be renegotiated. The City is also advertising for a half-time zoning code only employee.

In order to enter into a contract with Saratoga Springs it would be necessary for the City to negotiate for an officer and enter into a separate negotiation with the North Utah Valley Animal Special Service District. Neither was expected to meet the City's immediate time frame.

The proposal from the County is based on population and is an 18-month agreement. The costs are very similar to what is currently being paid by the City. Mr. Crowell believed that the City would have a comprehensive program with the County that will provide a lot of expertise that he cannot provide for the department. They also take care of licensing. He stated that now is a good time to make a transition because renewals begin January 1, 2017. There is also the potential to increase the overall animal welfare services, which does not limit the City to renegotiate and make changes when Bluffdale has its own Police Department. Mr. Crowell commented that there is a wildlife addendum he would want the Council to consider at a later date that would address skunks and raccoons.

Mayor Timothy asked if a resident would have to travel to Salt Lake to license or vaccinate their pets. Mr. Crowell stated that many services are available online. The County also offered to do a rabies clinic in Bluffdale. For seniors, \$5.00 licenses will be available and shots and microchipping will be free.

Mr. Crowell stated that the City is still talking to Saratoga. He believed that if they went that route they would have a couple of different negotiations. If a decision is not made until the next meeting scheduled for January 11, 2017, there would be less time to transition.

Mr. Reid stated that when they first began looking at options, staff wanted to present different alternatives since they were aware that Craig Rasmussen would be retiring in mid-January. As time went on it seemed like their options diminished. The contract with South Jordan appeared to have gone away, the option of going with Saratoga Springs looked acceptable other than that the shelter itself is an interlocal agreement that all have to agree to. That has created some problems

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with dispatch in Utah County in that they have looked at Bluffdale as a profit center instead of another entity to join them. Mr. Reid commented that there appeared to be animosity between Utah and Salt Lake Counties. Mr. Crowell stated that he contacted the Shelter Director who indicated that Bluffdale would have to take the issue to the Board and negotiate the fee schedule.

Mr. Reid stated that when they looked at Salt Lake County they were excited about the services they offer and the changes they have made since the last time they were considered. Everything staff had seen had been positive. He considered Salt Lake County to still be the best option.

Ty Nielsen felt like he was being force fed but realized that the City cannot be left without service. He understood staff's dilemma and that it should not be part of Mr. Crowell's department. He was, however, still hesitant to move forward with Salt Lake County because he did not like the way it came about. Mayor Timothy explained that employees only have to give a two-week notice. For a small City like Bluffdale where the department has only one employee and that employee quits, they have to be able to take action quickly. He would not want to terminate the contract before 18 months and suggested the City plan on the 18 months and during that time explore other options.

Mr. Reid was also hesitant at first to go with the County but since they have changed management it seemed like they have a lot of things under control in terms of structure. Herriman and Riverton are very happy with the service they are receiving from the County and would not want to go back to self-providing. Mr. Reid stated that when Anika gave her resignation that was a blow to the community because she helped with Animal Control.

Mayor Timothy suggested that any motion specify that that the contract becomes approved without any action within 24 hours after the Council has read it. Alan Jackson expressed his support. Justin Westwood stated that he spoke to Craig Rasmussen who preferred the County over Saratoga Springs. Possible future options were discussed.

Justin Westwood moved to pass a resolution authorizing the Mayor to execute an Interlocal Agreement for Animal Control Services, as presented. The Council shall have an opportunity to review the contract. Without any changes, after a 24-hour period, it shall be accepted as-is. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

9. WORK SESSION – Regarding the Latest Design for Day Ranch, Presenter, Dave Tolman.

Dave Tolman reported that they meet on a bi-monthly basis with the City Engineer to discuss the road that runs through the project. During that time, they have looked at the actual alignment of the road and what has happened with the various land plans. About one month ago, they were asked to look at the possibility of increasing the park space from 12.5 to 25 acres. They took the plan they had and redesigned it to try to reach a revenue neutral situation. Staff asked them to

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come to the City Council again and discuss the land plan and the implications of the additional acreage.

Mr. Tolman reported that the bond passed and the new elementary school will open in 2019 with construction commencing in the fall of 2017. In order for this to occur, the road has to be completed in 2017. The junior high was moved and will now open in 2021, which means that construction has to begin immediately after the elementary school is completed.

Mr. Tolman indicated that a pedestrian walkway is proposed through the project. It is intended to collect foot traffic from the school and to the parks. They also looked at the potential of a trail that comes from the opposite side of the tracks that would connect the west side to the City parks. Some of the project developers are interested in widening the streets in the private areas from 28 to 32 feet.

Mr. Tolman stated that his team has been working diligently with Mr. Fazio and they appreciated his efforts to find the road widths that will work for the project. Traffic flow issues were discussed along with the timing needs of the project. Mr. Tolman stated that he produced a critical path that had to be met to ensure that the project is completed in 2017. With that comes crucial requirements including 5,600 feet of road that must be completed within seven months. The culvert on the south end must be completed by April 15, 2017. In order to meet that deadline, work must begin by February. Mr. Tolman indicated that the City has the financial responsibility.

Mayor Timothy described the timeline requirements of Jordan School District who indicated that if the road is not completed by a certain date, it changes their priority. Mr. Tolman described the three portions of the road. The first portion is developer driven and has an estimated cost of \$3.2 to \$3.5 million. The second portion is a combination of developer driven monies and IFFP reimbursement. That particular area will cost \$1.9 million to build the road. The third area is just under \$1 million but will be on the IFFP. The developer would have to build it but it would be reimbursable through building permits.

Mr. Tolman stated that with that there are several property owners including the Jordan School District, DA1 (Aclaime), DAI, and the City. Numerous swaps will be needed to make it happen. With that, each property owner has a share in the 123 acres. They then take their share of the property as a percentage of the 123 and divide it against the cost of the road, which becomes their participating portion. The school owns 29.1% of the property. Of that, they are responsible for a surplus piece of property that they would contribute for their share. That property would then be sold to the City and the money used to fund the road.

Mayor Timothy indicated that the City is buying the open space that will become a park and asked where the densities associated with the park will go. Mr. Tolman stated that the City pays for the property but the developers keep the densities. The City then helps pay for their share of the road. Mayor Timothy questioned why they would not keep the densities that should go with the open space they would be buying. Mr. Tolman stated that that has never been done in the past. He stated that the situation is different for schools because they can choose to sell the property and are under no obligation to build.

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Finance Director, Bruce Kartchner, reported that the road needs to be paid for and if it were 100% developer driven such as Westgate, the densities provide the impact fees that will pay for the road that is not the developed portion. Whatever is needed for the densities will be paid for by the densities for that portion of the road. It was Mr. Kartchner's understanding that the reason the density was being transferred was to provide the cash flow to pay for the roadway that is being eliminated. The portion of the roadway that is associated with the park should not be paid for by the City because the densities were transferred to pay for that portion. Mr. Tolman stated that that would be the case if they got to revenue neutral, which they cannot without participation.

It seemed to Mayor Timothy that the City is paying twice. He did not see how that was fair to the City. He suggested that conversation take place at a future date.

Mr. Tolman explained that before the park went in they had 564 units, which is what was allowed. They have not increased the density significantly. Without the change they would only be building \$3.5 million worth of road. Of that, everyone would be participating so the cost to them would be much lower. Mayor Timothy was in favor of the road, the open space, and the school but wants to make sure that the City is not paying twice. Mr. Tolman commented that the property is valued at \$150,000 to \$160,000 per acre. They tried to find a way to minimize that and find something that works for the City.

Alan Jackson clarified that the cost to the City was reduced because the densities were moved. Mr. Tolman stated that they spent tens of thousands of dollars to redo their plan and engineering to make this happen. The concept was brought to the Council by the City Manager to discuss. He understood that the City needs time but time was not something they have. He commented that it would be easier for them to go back to the original plan. Mr. Kartchner asked to be provided with the financial information to review.

While Mayor Timothy was in favor of open space he was also very aware of cost. James Wingate commented that in order to purchase 25 acres anywhere in the City there are not many parcels to choose from. He wanted to make sure that the numbers come out as needed after being reviewed by Mr. Kartchner.

Mr. Reid stated that the tradeoff was to go from 12 ½ acres to 25. The unit count increased for Mr. Tolman but the size of the units decreased. The price per acre was \$150,000, which is close to market value. The City pushed back and wanted to keep the cost at \$125,000. The original plan included a mix of housing types. The trade off from single-family homes to townhomes was what the City had to accept in order to get the additional 12 ½ acres.

It was noted that at the last meeting there was concern about the change in the nature of the housing going from single-family to multi-family townhouses. The various options were discussed. It was noted that Hales Engineering conducted a traffic study. He heard from the Sewer District who now has everything put together with one exception. Mr. Tolman indicated that they agreed to indemnify the Sewer District and the permits have been granted for discharge

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into the Jordan River. It was clarified that the Council preferred townhomes over the City paying more for property.

10. Mayor's Report.

Mayor Timothy reported that after the last City Council Meeting there was a meeting with the County on the Jordan River Trail. A portion of the trail in Bluffdale is dedicated to Lynn Larsen who worked previously for the County and was very dedicated to the Jordan River Parkway for many years.

The Mayor indicated that he and Mr. Crowell recently attended the Point of the Mountain Commission Stakeholder's Meeting where they discussed future planning. They are currently involving several cities, however, Bluffdale was not on the list.

Mayor Timothy reported that the Christmas Luncheon took place recently with staff and their significant others. It was very enjoyable and he hoped it would continue. Mr. Reid commented that the biggest request was to increase the cost of gifts from \$5 to \$10.

Mayor Timothy reported that he met with Dan McKay, the City's representative on the Legislature, and talked to him about strategies for the bridge widening.

11. City Manager's Report and Discussion.

Mr. Reid reported that a City owned dump truck threw a rod recently, which requires a new engine. The only redeeming feature of the 16-year-old vehicle was that it has 25,000 miles. The cost of replacing it is \$150,000 to \$200,000. The cost of a new engine is \$40,000. The truck is a Sterling, which is no longer made, and is expensive to replace. The thought was that \$40,000 could serve as a down payment on something more dependable.

Mr. Reid reported that the PEC Committee recently met with Mr. Kartchner, Mr. Pickell, Mayor Timothy, and Dave Sanderson to discuss the new Fire Station. He noted that they now have the deed to the Fire Station and own the ground to build it on. Within the next 10-days they expect to be out to bid for the architecture. In discussing how to finance the Fire Station, they met with Matt Dugdale from George K. Baum. Dave Sanderson recalled that it is in an EDA area and one of the things that is allowed by law is the building of infrastructure, which includes City buildings. He suggested that they approach the TEC and attempt to use EDA funds to construct the building. They did so and the County and State School Board pushed back and indicated that they did not have enough time to analyze it. The following day they planned to discuss the EDA and the possibility of financing the Fire Station with EDA funds with Salt Lake County.

It was determined that there are enough EDA funds for the projects that are planned. The hope was to get approval from Salt Lake County. The Jordan School District is supportive as is the Water District. If the State School Board approves it, they do not need the County's vote although they would like to maintain a good relationship with them.

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Much of the County's discussion pertained to whether the City was planning to go with the UFA (Unified Fire Authority). Mr. Reid felt that had nothing to do with the EDA discussion. He spoke to Carlton Christensen who would be present at the meeting the following day with insight on what they would like. One of their concerns was that this has never happened before but is allowed.

Mr. Reid reported that this time every year they do the Sick Leave Buy Back Program. Employees each receive one sick day per month and anyone who uses less than they have received in the year has the option of selling 25% back. Several employees took advantage of the program.

Mr. Reid reported that City Hall is sheet rocked and the downstairs painted. Most of the sheet rock is completed on the main floor as well. Heaters were brought in in preparation for the building to be painted. Mr. Reid indicated that when they laid the asphalt they were concerned about the temperature. The asphalt tests came back negative in terms of meeting the density required. Their expectation is that in the spring it will be redone.

With regard to green waste, Mr. Reid reported that green waste pickup begins the first of April. The desire was for collection to begin one month earlier, which requires a change to the contract. A survey was taken of green waste users with the majority being in favor of green waste pickup starting one month earlier. The additional cost would be \$7.00 for the additional month. Mr. Kartchner stated that they also analyzed the cost versus the revenue from green waste. It may be necessary to increase fees slightly to make sure that the costs and administrative overhead are covered.

Mr. Reid indicated that he spoke with Chief Burton earlier in the day about police coverage. They have gone through a hiring process and had just over 22 applicants. The group was narrowed down to two extremely good candidates. Chief Burton was in the process of making an offer and expected both to be in place by the first of the year. Both would serve as patrol officers. One Bluffdale Police Officer accepted a position with the UPD and will be leaving in January. Another reserve officer will go full-time and fill the vacated position. Another candidate will fill the Reserve Officer position.

Mayor Timothy reported that he and Mr. Reid spoke to Chief Burton about the canine officer and the possibility of delaying hiring someone due to cost. Chief Burton indicated that the dog would be donated and after the initial training, the upkeep of the animal would be insignificant compared to what will be gained by having a third canine.

PLANNING SESSION

12. Planning Session.

James Wingate reported on the Mosquito Abatement District and stated that a bill is proposed by a State Senator from South Jordan dealing with Special Service Districts. One aspect of the bill is that any entity that can levy taxes will be required to have its members all be elected by direct election. The Association of Special Service Districts is opposed to that. Council Member

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Wingate pointed out that the cost of elections alone is enormous. Mayor Timothy agreed and stated that it is part of doing business as a City, which consists of elected officials. He considered this to be an extension of that. Council Member Wingate stated that one possible compromise was that if the board wants to raise taxes they cannot act alone and must contact each constituent agency. In addition, the City Council would have to approve it with a $\frac{3}{4}$ vote.

Justin Westwood asked for an update on the lights at the trestle and the Smith's Marketplace. The Mayor stated that Smith's plans to purchase the property in February and begin work shortly thereafter. Mr. Reid stated that with regard to the trestle, they are moving forward. The canal company approached the City and stated that the arms are being installed on their property. Mr. Fazio reported on the canal company requirements.

Mr. Fazio reported on the 14000 South light and the Woodbury requirement to provide three lanes of traffic traveling northbound. Mayor Timothy has spoken with the Region 2 Director who is making sure that the alignment of the road at Redwood Road will provide for the additional lane without impacting Woodbury.

Mr. Crowell thanked Senior City Planner, Jennifer Robison, and Associate City Planner, Caitlyn Miller, who started the project. He reviewed the noticing requirements set by the State of Utah along with City practices and those of neighboring municipalities. He and Mr. Pickell attended a seminar earlier in the week about changes the Legislature plans to make regarding land use authority and expectations for cities.

He reported that everything that is done in closed session is part of a public meeting but only some public meetings are required to serve as a public hearing. State Code provides guidance in that regard. A land use public hearing requires at least 10-days' notice including notice in the newspaper, posting on the public notice website, and to be posted at three locations or on the City's website. During one of the discussions during the Planning Commission Joint Meeting, the sentiment was to wait and see how the new website does.

The question of when third party noticing is required was raised. Mr. Crowell stated that that the City can add onto what the State requires. In Bluffdale's case, the noticing requirement is 1,000 feet. Public meetings do not require as much notice. For administrative issues where existing law is being applied, third-party noticing is not required by the State but the City does a lot of it.

Issues involving permitted uses with conditions were discussed. Mr. Crowell stated that what the City does is beyond the minimum, which has pitfalls. The Public Meeting Notice website was discussed. Mr. Crowell stated that anyone can subscribe to it and request information on anything in Bluffdale. Mayor Timothy's understanding was that some cities use the Public Meeting Notice website as their agenda center.

Mr. Reid commented on noticing costs and stated that while the cost of postage is passed on, staff spends a great deal of time stuffing envelopes. Mr. Crowell stated that it is necessary to consolidate the noticing requirements into a noticing chapter and then refer to it.

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Land Use Authority delegation issues were discussed. Mayor Timothy commented that how the City does some of its noticing gives the Planning Commission Members the impression that they have the authority to do things that perhaps they do not. The public also comes to meetings where the Planning Commission should be more worried about the law rather than public input because the public input should be passed forward to the City Council. He hoped to see in the process more information on what to look at and what items require public notice for Planning and Zoning and eliminate anything that does not require public input from a Planning and Zoning Meeting so that they can focus on what they recommend to the City Council in terms of whether a request meets the law or not. Mr. Crowell pointed out that State law requires public hearings before the Planning Commission for zoning issues.

Mayor Timothy saw no reason for two public hearings and commented that it confuses the public. He also wanted to get away from the public having to attend two different meetings to be able to oppose one matter. He questioned why all subdivision acceptances are not done administratively by staff. Mr. Crowell commented that staff will work toward modifying the Subdivision Code to give the City Manager and City Engineer administrative approval for subdivision acceptance. He stated that land use standards will be defined as a land use regulation because it is under the first category that requires a public hearing early on, which will change the procedure for certain items.

James Wingate suggested that a raise be given to Planning Commission Members and pointed out that there is a lot of preparation involved. Mayor Timothy stressed the importance of the Planning Commission understanding their roles and responsibilities. Going forward he will no longer automatically reappoint Planning Commission Members. He intends to have applications go out for every vacancy. Anyone who applies that meets certain requirements will be interviewed. The Mayor recommended that he and two City Council Members interview every applicant who is considered. He suggested that questions come from the current law so that it is confirmed that they understand their role and responsibilities.

13. Presentation and Discussion Relating to the Vintage Park Open House, Staff Presenter, Jennifer Robison.

Mrs. Robison reported that just over one year ago they did a lot of work on adopting a master plan for parks and open space. Staff reviewed various data and a basic framework was created regarding how park development should occur in the City. She considered parks to be an important asset for the City. A public Open House was held where they talked to citizens about the new park. The overall feeling was positive. Many people indicated that they moved to Bluffdale because of the parks and open space.

Mrs. Robison referred to the Vision Statement which states, “Bluffdale envisions an interconnected community with a park, trail and open space system that contribute to the City’s small town character and provides for and enhances a variety of recreation opportunities.” She felt that the park plan meets the vision statement.

Mrs. Robison stated that the City owns ground that was set aside for a park. They also have a funding source to accomplish that. Surveys were sent to every household in the City to get

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feedback on the Park Plan. 627 responses were received and included specific information on what citizens want. One of the questions asked respondents to identify the top five amenities most important to residents. The responses included:

1. Walking and biking trails.
2. Playgrounds.
3. Swimming.
4. Splash pads.
5. Trails along the river.

Mrs. Robison introduced the Wardle Field Regional Park, which is a County-owned park set to open on Memorial Day Weekend. The parks highlighted in green on the map displayed were identified as future parks or opportunities for amenities. Staff was currently working with Dave Tolman on the Westgate Park as to what amenities should be included. They also have Plat K, which currently is open space but is proposed for future park or open space development.

In response to a question raised by the Mayor, Mrs. Robison indicated that the park next to the school in Independence will be the Independence Main Park. In their proposed Project Plan, there are amenities already identified in terms of what they would like to see there. Staff was continuing to work with DAI on final amenities for the park.

Mrs. Robison stated that staff is educating themselves on splash pads and amenities. They have considered modifying the impact fee analysis to include as much information as possible. She looked at the actual costs of these types of amenities in the newest parks that the City owns so that real numbers are associated with them. They also need it for maintenance so that they know who to call. Mayor Timothy recalled having a discussion about the City paying a maximum but anything over what is necessary to get what is required will be the responsibility of the developer. He stated that that should not go away. He asked at what point the developer will be required to build the park. Mrs. Robison stated that the park is based on their apartment units. The Mayor stated that the City should not issue any building permits over what is required for the park.

Mrs. Robison looked at the park and identified what they felt the residents want. The concept taken to the Open House was displayed. What was envisioned is a playground, a swing set, a larger pavilion, a smaller splash pad, a restroom, two pickleball courts, and two tennis courts. After referring to the matrix they found that there was no tennis in the City and was on the top 10-list.

Citizens were asked what they would like to see in Vintage Park. The responses included playgrounds, splash pad, tennis courts, and pickleball. 90% of the respondents were in favor of playgrounds, 100% wanted splash pads, 60% wanted tennis courts, and 40% wanted pickleball courts. To accommodate more groups, smaller pavilions were recommended as well as activities for older and younger children. Sand volleyball and baseball were also listed as was a splash pad with a river, and a safe crossing over Loumis Parkway.

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The next steps were identified as asking Kevin in the Engineering Department to provide a professional survey of the site. Staff will continue to work with the designers to revise the amenities based on the City Council direction and public desires. Staff looked at the potential layout for baseball and softball fields.

Mr. Reid stated that the park is unique in that it has a funding source to cover some of the costs. Sand volleyball was discussed, which would be simple to add. One of the requests was for small pavilions around the exterior with picnic tables. In St. George, some parks have fabric covered pavilions that are less costly and have been in place for a long time. They require minimal maintenance over time. He suggested that that could be something to try.

Mrs. Robison stated that once the changes are incorporated they will provide a detailed budget to the Council with the concept. That will be ready for the mid-year budget. Mr. Crowell stated that it was still possible for construction to occur in 2017 with a spring 2018 opening. Potential funding sources were discussed. Mr. Reid stated that the EDA alone will generate \$4 million in affordable housing money, which is enough to construct the park and the road to it. Mr. Kartchner stated that a mid-year budget adjustment will be proposed specific to this park. To the extent the funds are not utilized this year, they will be rolled over to next year. Mayor Timothy hoped to see the park completed sooner rather than later.

Mr. Crowell stated that Mr. Fazio is working with BYU on road connections in the area from Market View down to Loumis Parkway. They want to understand the results of that before beginning construction. The road preference is on the north end of the Bluffs Apartments.

Boyd Preece commented that he has received feedback and support for Frisbee golf. Mr. Reid stated that it was considered for the area but the designer indicated that it is too small. It was, however, being considered for other areas. The Mayor asked if there were ways to incorporate Frisbee golf into the trails.

Mr. Reid commented that large projects will be put out to the public via a general obligation bond to the voters.

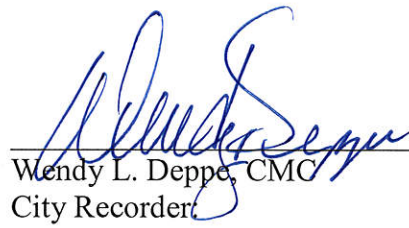
14. **Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including Any Form of a Water Right or Water Shares, Security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

There was no closed meeting.

15. **Adjournment.**

The City Council Meeting adjourned at 9:59 p.m.

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Wendy L. Deppe, CMC
City Recorder

Approved: January 11, 2017_____

