



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Tuesday, March 25, 2014**

Notice is hereby given that the Bluffdale City Council will hold a meeting Tuesday, March 25, 2014 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **7:00 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 by telephonic conference call.

The Agenda will be as follows:

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

1. Roll Call, Invocation and Pledge.*
2. **PUBLIC FORUM** – (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).
3. **CONSENT AGENDA:**
 - 3.1 Approval of the March 11, 2014 meeting minutes.
 - 3.2 Preliminary acceptance of Independence at the Point Plats G1, G2, G3, I1, I2, D4 and D6 and beginning of the warranty period.
4. Information and update from the Bluffdale Lions Club, presenter Rick Crane.
5. Information and update on the “Neighborhood Emergency Plan”, presenter Connie Jones.
6. **PUBLIC HEARING:** Consideration and vote on a resolution of the Bluffdale City Council allocating the Community Development Block Grant (CDBG) for the 2014-2015 Fiscal Year – staff presenter – Grant Crowell
7. Consideration and vote on a proclamation declaring April 2014 as Fair Housing Month in the City of Bluffdale – staff presenter – Grant Crowell.
8. **PUBLIC HEARING:** Presentation, consideration and vote on the new Bluffdale City General Plan Draft – presenters – Grant Crowell and Buck Swaney, Logan Simpson Design.
9. **PUBLIC HEARING:** On a proposed site plan for Phase 1 (approximately 45 acres) of the 80-acre Salt Lake County Southwest Regional Park, located at approximately 14010 South & 2700 West, Salt Lake County, applicant – staff presenter – Alan Peters.
10. Consideration and vote on a resolution of the Bluffdale City Council authorizing the City Manager to enter into agreements awarding a contract for the construction of a Water Line Project and establishing a contingency. – staff presenter – Michael Fazio.

11. Consideration and vote on a resolution authorizing the City Manager to enter into agreements awarding a contract for the construction of a Pump Station and establishing a contingency – staff presenter – Michael Fazio.
12. Consideration and vote on a resolution of the Bluffdale City Council approving a Franchise Agreement by and between TW Telecom and the City of Bluffdale – staff presenter – Vaughn Pickell.
13. Consideration and vote on a resolution appointing a member to the Bluffdale Arts Advisory Board – Mayor Derk Timothy.
14. Consideration and vote on a resolution appointing Board of Adjustment Members – Mayor Derk Timothy.
15. Mayor’s Report.
16. City Manager’s Report and Discussion.

PLANNING SESSION

17. 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.
18. 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).
19. Adjournment.

Dated this 21th day of March, 2014

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


Teddie K. Bell, MMC
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
Bruce Kartchner (arrived at 7:18 p.m.)
Ty Nielsen
Heather Pehrson
Justin Westwood

Others: Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer
Blain Dietrich, Public Works Operations Manager
Brent Ventura, Contract City Engineer
Cathy Quinney, Finance Assistant

Mayor Derk Timothy called the meeting to order at 7:00 p.m.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

1. Roll Call, Invocation, and Pledge.

All Members of the City Council were present with the exception of Bruce Kartchner who arrived later.

Emergency Preparedness Coordinator, Connie Jones, offered the invocation.

Noell Nelson led the Pledge of Allegiance.

2. PUBLIC FORUM.

Noell Nelson gave his address as 16767 South Camp Williams Road and commented on the annexation. Mayor Timothy indicated that the issue was killed and the matter is now closed. He noted that numerous complaints were received.

Ken Milne asked for an update on an issue addressed at a previous City Council Meeting. Mayor Timothy stated that he would be given an update outside of tonight's meeting.

3. CONSENT AGENDA:

3.1 Approval of the March 11, 2014, Meeting Minutes.

3.2 Preliminary Acceptance of Independence at the Point Plats G1, G2, G3, 11, 12, D4, and D6 and Beginning of the Warranty Period.

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Heather Pehrson moved to approve the consent agenda. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council.

4. Information and Update from the Bluffdale Lions Club, Presenter Rick Crane.

Rick Crane presented the request and gave his address as 14846 South 1690 West. He was present representing the Bluffdale Lions Club and expressed their appreciation for help the City has rendered in past years by helping with the Demolition Derby and other events. He stated that the events could not have occurred without the assistance of the City. He indicated that the sign at the entrance on the south end of the City has been installed. The Mayor stated that numerous compliments were received on the sign. Mr. Crane remarked that the Lions Club is always looking for ways to serve and get involved in the City. They have raised money for the Veterans Memorial and look forward to contributing more.

Mr. Crane reported that the Easter Egg Hunt is scheduled for April 19 at 9:00 a.m. The Demolition Derby was also planned for June 14 at 7:00 p.m.

In response to a question raised by Heather Pehrson, Mr. Crane stated that Brad Peterson serves as the Lions Club President. It was reported that Troy Shinsel is the new Rodeo Committee Chairman.

Those interested in joining the Lions Club were urged to contact Brad Peterson or any member of the Lions Club.

5. Information and Update on the “Neighborhood Emergency Plan”, Presenter Connie Jones.

Mayor Timothy introduced Emergency Preparedness Coordinator, Connie Jones, who was commended for her diligence and hard work on behalf of the City. Mrs. Jones presented the plan and stated that in rewriting it her goal was to do something that is supportive of Bluffdale residents. She noted that she and her committee meet each week. She invited the Council to submit changes to her. Mrs. Jones thanked Cathy Quinney and Mark Reid for their assistance.

Mrs. Jones reviewed the basic outline of the Emergency Plan. She explained that the City is divided into sections that are similar to an LDS ward boundary. The methods of communication will be runners, HAM radios, phones, and texting. She stated that currently there are not enough active HAM radio operators.

The Ready Box was described, which can be used by each group to keep materials in. The plan was designed to ensure that the resources are available to anyone at any time. Training is also available to Council Members. Mrs. Jones offered to speak at a future City Council Meeting about the City Council Members' roles in an emergency and the necessary training.

City Manager, Mark Reid, stated that the Emergency Preparedness Plan is very fluid and currently includes 15 sections. The process is ongoing and requires a great deal of time. He commended Mrs. Jones for her efforts.

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6. PUBLIC HEARING: Consideration and Vote on a Resolution of the Bluffdale City Council Allocating the Community Development Block Grant (CDBG) for the 2014-2015 Fiscal Year – Staff Presenter – Grant Crowell.

City Planner/Economic Development Director, Grant Crowell, presented the resolution and reported that it is an annual item that trickles down through the federal government to the City's local administrator, Salt Lake County. It is based on population. This year, Bluffdale's portion is \$27,541. Over the past two cycles, the City has combined the hard cost money and last year completed an ADA sidewalk project.

This year, the County asked all agencies to submit applications to make allocation requests from individual cities. They were then distributed from the County to the cities. Bluffdale received requests totaling \$5,028.48. Bluffdale received requests from Odyssey House, an adult residential program and transitional housing facility, and The Road Home. It was recommended that the City retain as much money as possible in order to continue the ADA sidewalk project.

Celeste Egert identified herself as the Development Director for The Road Home. She thanked the City for its past support. She reported that The Road Home is the largest homeless shelter in the state. Their regional shelter serves people from across the Wasatch Front. Last year they served just over 7,000 people throughout the state. They submitted a very small request and were seeking hard cost funding for the gate at the downtown shelter. Ms. Egert explained that a 25-year-old gate surrounds the facility that is incredibly dilapidated and desperately in need of repair. The other project they were requesting funding for was for one of their transitional housing units that needs repairs. The total request was for \$213.

Jan Carter, Odyssey House Development Coordinator, reported that they are a mental health treatment facility that has served the Salt Lake Valley for 43 years. They requested support for two projects based on the percentage of clients that have come from Bluffdale. The first was for their adult treatment center, which is a residential program. The second was for transitional housing. They offer 12 different programs. Typically, adults spend six to eight months in treatment. They have a very high success rate. Graduates are eligible for the transitional housing program, which allows them to seek housing for six to eight months based on need.

Program success rates were discussed. Ms. Carter reported that the success rate for those who have remained sober for one year increases dramatically. The success rate has been steady with those who stay close in the community. Many ultimately come to work for Odyssey House.

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

Ty Nielsen moved to accept a resolution of the Bluffdale City Council allocating the Community Development Block Grant (CDBG) for the 2014-2015 fiscal year. The two requests should be funded and the remainder rolled over to next year for ADA sidewalk improvements. Bruce Kartchner seconded the motion.

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Alan Jackson asked if it would be better not to direct where the funds go in case another need arises. Mr. Crowell stated that an allocation needs to be sent to the County. Mr. Reid noted that there are very few things the money can be used for. Additionally, the Council's decision can be changed next year, if so desired.

Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

7. Consideration and Vote on a Proclamation Declaring April 2014 as Fair Housing Month in the City of Bluffdale – Staff Presenter – Grant Crowell.

Mr. Crowell reported that staff is working with the County's Human Resources Department and the City is required to file for fair housing to participate in the CDBG program. Adoption of the proclamation is an annual requirement.

Heather Pehrson moved to declare April 2014 as Fair Housing Month in the City of Bluffdale. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

Bruce Kartchner moved to address agenda item number nine before number eight. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

The Council next addressed agenda item number nine after which they addressed agenda item number eight and the remainder of the agenda as printed.

8. PUBLIC HEARING: Presentation, Consideration, and Vote on the New Bluffdale City General Plan Draft – Presenters – Grant Crowell and Buck Swaney, Logan Simpson Design.

Mr. Crowell reported that it has been 20 years since the City had an updated General Plan. A great deal of work has been done since then including a transportation plan update, capital facilities plans, and planning districts. In addition, the City's boundaries have changed. The intent was to put together an up-to-date plan. Mr. Crowell described the process, which was led by Buck Swaney and Jim Carr from Logan Simpson Design and the General Plan Advisory Committee who has met for the last several months. The Committee included a cross section of the community with the involvement of Members of the City Council and the Planning Commission. Public forums and open houses were also held at different venues. Postcards were also sent.

Mr. Crowell reported that the Planning Commission reviewed the request and forwarded a positive recommendation to the City Council. Rocky Mountain Power recently met with staff and asked them to correlate with their 2010 Salt Lake County Electrical Plan. Mr. Crowell explained that in

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Utah general plans are advisory documents and zoning doesn't have to comply. Staff, however, feels they have a great deal of value. Mr. Crowell was impressed by the many insightful and informed comments they received.

Mr. Swaney stated that there was a concerted effort to involve members of the community. On at least two occasions, every door in the City was knocked on. Mass media was also pursued, which made citizens aware of the plan and updates. All comments were received and listened to. An overview of the plan was presented.

The overall accomplishments were described as follows:

- Consolidation of 20 years of planning;
- Consolidation of 13 elements, document wide, into seven; and
- Inclusion of a best practice guide where they outlined things that are done in other communities.

Chapter 1: Land Use & Demographics, was reviewed and discussed. Mr. Swaney stated that each chapter reflects a specific vision and community values pertaining to the future of Bluffdale. It also updates the land use map. Specific land use descriptions were also created. Each chapter contains goals and principles and two layers of planning instead of the traditional three, which gives a more direct line into what is to be achieved.

With respect to Chapter 2: Residential Development & Housing, Mr. Swaney stated that they focused on the City's value of preserving the one-acre areas of the City. The chapter protects large lot values and addresses the LMI legal requirement, which is fairly new. The Legislature passed a law that specifies that low and moderate income housing has to be addressed. The City must make reasonable accommodations for it. The calculations were meant to ensure that the City is in compliance.

Chapter 3: Commercial & Economic Development, creates a valuable regional context. They looked at Salt Lake County, Utah County, Davis County, and Weber County to get a sense of the population, square footage, and amount of retail and office space and compared it to standard values. It was determined that Bluffdale has 15 square feet of office space per resident, which is better than Weber or Davis Counties and on par with Utah County. With respect to retail, Bluffdale's levels are far below the standards of neighboring counties.

Chapter 4: Transportation and Mobility, included opportunities to provide a framework to address a better and more comprehensive type of transportation system that considers things other than automobiles. Bluffdale's planning was coordinated with regional planning. Roads connect and other modes of transportation interconnect. Details of the plan were updated to ensure that they had thought regionally about the concepts and applied best practices.

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Chapter 5: Parks, Trails, and Open Space, identifies significant local and regional issues and disconnects. Between the old and new City and County planning it was difficult to determine what is on the ground and what is shown on an adopted map. As a result, Mr. Swaney's team moved the trails and park planning piece to the top priority for a future project. One of the main concepts was that as they go through the planning of the trails, equestrian facilities, and non-road automobile options, the planning team will look for opportunities to create long trail loops. The trail system should seek to connect the trails in order to preserve the equestrian feel of the City.

Chapter 6: Community Design & Aesthetics, is entirely new and did not exist previously. Mr. Swaney stated that Bluffdale is in a very good situation in that very little commercial has been developed. Due to growth, activity was expected to occur in the near future. The City is ahead of the curve and there is an opportunity to define things the City should do to ensure a good outcome.

Chapter 7: Utilities & Municipal Services, formalizes the need for planning to address public facilities, and particularly the Town Center. Mr. Swaney reported that about one-third of the comments received pertained to with Bluffdale's identity. This part of the plan puts those issues in context. The intent was that over time there will be better design and a more careful allocation of public facilities and perhaps a consolidated Town Center.

Mayor Timothy remarked that the Council was very involved in the planning process. Heather Pehrson commented that she has been very vested in the process from the beginning and is proud of the document put forward. She expressed gratitude to staff and the consultants who put so much time and effort into the document. She suggested it show the location of equestrian trails and include them on the map and specify where they can connect. She understood how this will create an identity in the community. Council Member Pehrson expressed an interest in being very involved in the process going forward.

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

Bruce Kartchner moved to adopt an ordinance adopting the Bluffdale City General Plan. Ty Nielsen seconded the motion.

Bruce Kartchner found it interesting that Bluffdale citizens are very involved and observed how the process brought people together to the point that the Planning Commission Meeting was devoid of additional comment. Tonight was indicative of that as well. Mayor Timothy stated that two letters were received and made part of the record. They were too long to read and the authors were not present.

Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

Mr. Swaney commented that he greatly enjoyed working with the City and citizens on the plan.

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9. PUBLIC HEARING: On a Proposed Site Plan for Phase 1 (approximately 45 acres) of the 80-Acre Salt Lake County Southwest Regional Park, Located at Approximately 14010 South 2700 West, Salt Lake County, Applicant – Staff Presenter – Alan Peters.

Associate Planner, Alan Peters, presented an overview of the plan and stated that the proposed park is in the R-1-43 zone. The 2011 concept plan was approved by the Council in December 2011. The County is now ready to proceed with Phase 1, which will comprise the eastern most 45 acres. Funds have been allocated to complete that portion of the park. The remainder of the park will continue to be leased and farmed. At some point in the future when the County has the funds available, they will proceed with Phase 2.

Features of the park were described and include a nature playground, splash pad, and sports courts. Future expansion will include construction of pickle ball courts. Restrooms will be located near each parking lot. A total of 522 parking spaces were proposed in two parking lots. Mr. Peters stated that the present plan is substantially the same as the plan approved in 2011. The parking area, playground, and splash pad were all enlarged. An additional pavilion was also added.

With regard to potential street improvements, 14010 South will be improved by the County on the south side with the inclusion of curb, gutter, and sidewalk. The City is currently working on the design of 2700 West. The project was expected to go out to bid in the next few weeks. In the front of the park the road will be widened to three lanes, two travel medians, and shoulders on either side. Future walking paths and trails will connect to the existing sidewalks.

Water issues were discussed. The park will use culinary water, which is required for the splash pad. Water from the splash pad will be recaptured and filtered and used to irrigate the rest of the park.

Mr. Peters reported that the Planning Commission reviewed the plan and recommended approval with the conditions set forth in the staff report. Four additional conditions were added, which were outlined.

Angelo Calacino was present on behalf of Salt Lake County Parks and Recreation. He offered to answer questions the Council or public might have. Consultant John Maas was also present. In response to a question raised by Mayor Timothy, Mr. Calacino indicated that the climbing wall is 300 feet long. Grades on the site were discussed. There was estimated to be a 2% slope throughout the entire property. The intent was to create land undulations and variety in the park area. There were plans for an informal play lawn area that is not totally flat to eliminate the temptation to create new ball fields. The area would remain an open space for park use.

The popularity of pickle ball was described. Mr. Calacino stated that it is a growing trend and more popular than tennis.

Alan Jackson asked about the possibility of constructing additional smaller pavilions in other parks. The thought was that they could be used by more people. Mr. Calacino stated that they will be considered on a case-by-case basis depending on the demand. Larger pavilions are intended for group picnics.

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With respect to trees, Ty Nielsen suggested they be very diverse and include numerous tree species.

Mayor Timothy opened the public hearing.

David Exeter gave his address as 13974 South 2700 West and inquired about lighting and curfews. He lives adjacent to the proposed park and stated that the school created a significant impact with regard to nighttime light pollution. Mayor Timothy was not sure of the specifics but stated that most facilities are putting in LED lighting, which is more direct.

Julie Humphries gave her address as 13921 Kailye Lane. She asked about traffic on 14010 South and 2700 West and stated that it is very difficult to get out when the charter school dismisses in the afternoon. She asked how the traffic situation will be resolved. Ms. Humphries remarked that she moved to Bluffdale because of the country feel and questioned what will happen to the equestrian feel as a result of what is proposed. Mayor Timothy stated that there are still equestrian activities and trails in the City. He clarified that this is a regional park. Ms. Humphries was concerned that future development will affect Kailye Lane. Mayor Timothy stated that the City has worked with the canal companies to obtain horse paths but there have been mixed feelings. The canal companies are private and as a result, the City is subject to what they allow. He thought equestrian trails could be considered again at some point in the future.

With regard to traffic, the Mayor stated that the City recognizes there is a lot of traffic when North Star Academy dismisses at the end of the day. Traffic calming mechanisms have been discussed to manage the situation short of putting in a traffic light at the intersection. He suspected that perhaps that is what is required. City Engineer, Michael Fazio, reported that staff has requested the County provide a traffic study. A turn lane was to be provided to help address traffic on 2700 West. Three lanes will also be constructed at 14010 South. He reported that the current study did not justify a traffic light at this time. He noted that a three-way stop could be an option.

Mike Erickson gave his address as 14005 South 2700 West and stated that the utility companies damaged the irrigation pipe that crosses 2700 West. It now needs to be repaired because it leaks. The location of the pipe was identified on a map displayed. Public Works Operations Manager, Blain Dietrich, was aware of the situation and stated that planning for the installation of a new pipe was underway.

Mayor Timothy asked for a response from the County on lights. As far as the closing of the park, he expected it to be addressed in a future City ordinance. Mr. Calacino stated that county parks are closed from dusk to dawn. Lighting has been planned in the parking lot area and the pavilion. Security lighting is proposed for the pavilion and in the restrooms, which will be on solar photocells. The parking lot lighting is designed to be as minimal as possible and will be spread out. Mr. Calacino stated that his recollection was that there is an equestrian trail proposal on the canal. As they develop Phase 2 they will most likely tie into it.

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In response to a question raised by Heather Pehrson, Mr. Calacino stated that construction is estimated to take 18 to 24 months. It has not yet begun as they are still working on finalizing approval and performing the technical review with the City. He expected work to begin June 2014.

There were no further public comments. The public hearing was closed.

Bruce Kartchner moved to approve the proposed site plan for Phase 1 (approximately 45 acres) of the 80-acre Salt Lake County Southwest Regional Park, located at approximately 14010 South and 2700 West subject to the following:

Conditions:

- 1. That all requirements of the City Code and adopted ordinances are met and adhered to for this site plan.**
- 2. That this approval is based on the site plan submittal package received by the City on March 11, 2014.**
- 3. That the Applicant and City shall execute an interlocal agreement requiring dedication and improvements of 14010 South from 2700 West to 2950 West with the first phase of the development, dedication and improvements from 2950 West to the Utah Lake Distributing Canal with Phase 2 of the Park, and addressing the subject of impact fees. This agreement shall be executed before the issue of building permits for the park.**
- 4. That the comments in the memo from Michael Fazio, dated March 17, 2014, are addressed before the issuance of any permits.**
- 5. That the County consider adding volleyball courts in the area designated for future pickle ball courts.**
- 6. That the County plants evergreen trees more densely along the south property line.**
- 7. That special consideration is given to the irrigation ditch along the northern property line of the park along 14010 South when the County proceeds with Phase II.**

Findings:

- 1. That the City Council approved the concept plan for the Southwest Regional Park on December 13, 2011, after a positive recommendation from the Planning Commission.**
- 2. That the proposed use as a park is permitted use in the R-1-43 zone.**
- 3. That the proposal will not be detrimental to the health, safety, or general welfare of persons of property in the area.**

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Ty Nielsen seconded the motion. **Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.**

10. **Consideration and Vote on a Resolution of the Bluffdale City Council Authorizing the City Manager to Enter into Agreements Awarding a Contract for the Construction of a Water Line Project and Establishing a Contingency – Staff Presenter – Michael Fazio.**
11. **Consideration and Vote on a Resolution Authorizing the City Manager to Enter into Agreements Awarding a Contract for the Construction of a Pump Station and Establishing a Contingency – Staff Presenter – Michael Fazio.**

Mayor Timothy indicated that agenda item numbers 10 and 11 would be discussed together but voted on separately. Mr. Fazio reported that the intent is to extend the City's water line system in the south portion of the City. Contract City Engineer, Brent Ventura, reported that the water line serves as a connection to the Jordan Valley Water Conservancy line, which is the new line being run through the narrows. With respect to the water line project, bids were received about 10 days earlier with the low bid being \$747,135.50. The scope of work was described.

The second project was identified as a metering station. The UDC would like a connection there with a meter. They want to combine the meter that should be included in the approved items. It was clarified that it wasn't shown on the drawings because it was included as a requirement. As a result, it was not included in the City's contract. An amendment needed to be made to the bid regardless. Mr. Ventura stated that the contract cost for the water line project to be approved tonight is \$931,849.05.

Mr. Reid reported that the City has an alternative to generate its own power, which would involve a generator. The Mayor asked how often the generator would have to run. Mr. Ventura stated that it would have to be used long enough to build a tank and depends on rates. The Mayor recommended the generator be included to avoid having to deal with a peaking factor with Rocky Mountain Power.

Mr. Reid discussed the water project being proposed and stated that the water comes out of the Vineyard area where Geneva exited. All of the water resources were purchased by Jordan Valley Water Conservancy District. The project involves an entirely new source of water coming through Bluffdale to the line in the area of 15000 South. The line connected to with the other water project receives water from their main source and is connected to a Metro water source. He explained that the City has three significant sources of water that become available through the two pump stations. All of the water can be pumped to the tank and used in the municipal system. If there is ever is a problem with one of the sources, water can still be provided to citizens.

Mr. Ventura stated that a redundancy is built into the system to provide assurance that there is a backup. The low bidder was described as very experienced and very reputable. He recommended the bid be awarded to the lower bidder, Vancon Construction.

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Ty Nielsen moved to approve a resolution authorizing the City Manager to enter into agreements awarding the contract for the construction of a water line project and establishing a contingency to Vancon Construction in the amount of \$931,849.05. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

Heather Pehrson moved to pass a resolution authorizing the City Manager to enter into agreements awarding a contract for the construction of a pump station and establishing a contingency. The contract was to be awarded to Vancon Construction in the amount of \$641,570 with a 10% contingency. Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

12. Consideration and Vote on a Resolution of the Bluffdale City Council Approving a Franchise Agreement by and between TW Telecom and the City of Bluffdale – Staff Presenter – Vaughn Pickell.

City Attorney, Vaughn Pickell, advised the Council of the franchise agreement with TW Telecom, a telecommunications company planning to serve some of their clients, including the C7 Data Center, in Bluffdale. They are proposing to construct the facilities within the rights-of-way as has been done with other companies.

Greg Diamond, from TW Telecom, was present and indicated that this is one of the larger market extensions and one of four new cities coming on line. Bluffdale is the first city for which they are seeking a franchise agreement. He stated that it is important for them to be here and that there are a lot of high demand areas that are important to their business plan.

Bruce Kartchner moved to approve a resolution approving a franchise agreement by and between TW Telecom, LLC and the City of Bluffdale. Ty Nielsen seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

13. Consideration and Vote on a Resolution Appointing a Member to the Bluffdale Arts Advisory Board – Mayor Derk Timothy.

Mayor Timothy stated that Adrienne Schmidt has been very active in the community and recommended she be appointed to the Bluffdale Arts Advisory Board with a term ending June 30, 2016.

Heather Pehrson moved to pass a resolution appointing Adrienne Schmidt as a Member of the Bluffdale Arts Advisory Board with a term ending June 30, 2016. Ty Nielsen seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

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14. Consideration and Vote on a Resolution Appointing Board of Adjustment Members – Mayor Derk Timothy.

Mayor Timothy recommended Jim Shaw be reappointed to the Board of Adjustment as his term has expired. It was recommended he be reappointed with a term ending February 1, 2019. Cory Luker advertised in *The Bluffdale Times* and on Facebook to fill Justin Westwood's seat on the Board of Adjustment with a term ending February 1, 2015. Mr. Luker's was the only application received. Mr. Luker also served on the Citizens Committee for the General Plan and was one of the most involved. The Mayor recommended he be appointed to the Board of Adjustment as well.

Heather Pehrson moved to pass a resolution appointing Board of Adjustment Members Cory Luker with a term ending February 1, 2015, and Jim Shaw with a term ending February 1, 2019. Ty Nielsen seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

15. Mayor's Report.

Mayor Timothy reported on the Bluffdale Arts Advisory Board's production of *Fiddler on the Roof* and stated that it was very well done. He estimated that it was the most well attended play thus far.

The Mayor stated that he spoke to Howard Stevenson who wants to tour the new charter school with him and discuss charter schools in general. The Mayor suggested to him that Bluffdale City be a test charter only school city. He asked, however, that they get help addressing bussing. It was reported that the suggestion was not well received by the other senators. It was recommended that residents get priority when there is a lottery for charter schools within City boundaries. The Mayor suggested those interested let him know so he can arrange a meeting with Senator Stevenson.

16. City Manager's Report and Discussion.

Mr. Reid reported that the total play attendance was approximately 1,700. He did not have figures from previous plays to compare it to. He estimated, however, that this is the highest so far. With respect to ticket sales, nearly \$2,000 came in on line. Over \$8,600 was raised at the door.

An offer was extended to fill the City Accountant position. Stephanie Thayer will begin work the following Thursday and has extensive accounting experience.

Mr. Reid stated that staff met with Chris McCandless about the Vintage Park, near the Vintage on the Bluffs condominiums. He indicated that he has about \$300,000 worth of donations that will be forthcoming in terms of baseball for the park.

Mr. Reid informed the Council that he received a call from the LDS Church who is purchasing property to the south of the park. They discussed the possibility of shared parking. More details were to follow. His understanding was that the Church will pay for the design, which will include

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removable outfield fences so that the park can have an open grass area during the eight months it is not used for baseball.

Bruce Kartchner did not like the fact that Utah Select Baseball will control the field. He understood there are other aspects of the park but wanted to ensure that such an arrangement is not contrary to the EDA and other requirements. Mr. Reid stated that there was also some concern about calling it a park if it is a Rec Center.

Mr. Reid reported that there are nine Miss Bluffdale candidates and asked the Council Members to reserve Saturday, May 10, for the pageant.

In commemoration of Camp Williams' 100th anniversary, the Council was asked to set aside May 17 for the event. Five cities were involved in the celebration including Herriman, Bluffdale, Saratoga Springs, Lehi, and Eagle Mountain. There will be a plethora activities including 5K and 10K runs, a half marathon, 50K/100K bike rides, 25K/50K mountain bike courses, climbing walls, kids races, food, and a jump house among others. A competition was proposed between the five cities to determine which can have a larger portion of citizens involved.

Mr. Reid reported that April 12 will be the hot dog roast and emergency preparedness exercise. The week prior they will be conducting a desktop/tabletop exercise to assist with the Emergency Operations Center activities and activating the EOC.

PLANNING SESSION

17. Planning Session.

There were no planning session items discussed.

18. 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.

Bruce Kartchner moved to go into closed session pursuant to Utah Code §52-4-205(1) to discuss pending or imminent litigation. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

The City Council was in closed session from 9:55 p.m. to 10:25 p.m.

Heather Pehrson moved to exit the closed session. Ty Nielsen seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

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19. Adjournment.

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

A handwritten signature in blue ink that reads "Teddie K. Bell" followed by a horizontal line.

Teddie K. Bell, MMC
City Recorder:

Approved: April 8, 2014

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Present: Mayor Derk Timothy
Alan Jackson
Bruce Kartchner
Ty Nielsen
Heather Pehrson
Justin Westwood

Others: Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer
Blain Dietrich, Public Works Operations Manager
Cathy Quinney, Finance Assistant

At 9:55 p.m. Mayor Derk Timothy called the meeting to order.

Motion: Bruce Kartchner moved to go into closed session pursuant to Utah Code §52-4-205(1) to discuss pending or imminent litigation.

Second: Alan Jackson seconded the motion.

Vote on motion: Alan Jackson-Aye, Bruce Kartchner-Aye, Justin Westwood-Aye, Ty Nielsen Aye, Heather Pehrson-Aye. The motion passed unanimously.

Litigation issues were discussed.

Motion: Heather Pehrson moved to exit the closed session and return to open meeting.

Second: Ty Nielsen seconded the motion.

Vote on motion: Alan Jackson-Aye, Bruce Kartchner-Aye, Justin Westwood-Aye, Ty Nielsen-Aye, Heather Pehrson-Aye. The motion passed unanimously.

The City Council resumed the open portion of the meeting at 10:25 p.m.



Teddie K. Bell, MMC
City Recorder

Approved: April 8, 2014

Teddie Bell

From: Grant Crowell
Sent: Tuesday, March 25, 2014 1:20 PM
To: Alan Jackson; Bruce Kartchner; Derk Timothy; Heather Pehrson; Justin Westwood; Ty Nielsen
Cc: Mark Reid; Teddie Bell; Buck Swaney (bswaney@logansimpson.com)
Subject: General Plan Public Comments Attached

Here are two public comments regarding the General Plan this evening for the official record:

Council,

I apologize for not being able to attend a council meeting, but I have religious obligations on Tuesdays. If the city council could rotate days its meets (perhaps Wednesday's or Thursday's) that would help me to be able to make a few meetings.

I had time to read through the Master Plan and thought it looked great. Its very detailed and thorough. I think whenever communities can plan for the future its for the best. Master Plans intentionally are lengthy and intended to include diverse points of view that serve the majority if not all of the community. However I've seen that Master Plans rarely turn out as planned. They seem to change with the elected officials. If you look at our surrounding cities, zoning changes frequently and residents who were told one thing are now dealing with the consequences of businesses who are willing to pay big money to make changes.

As much as I support small business. I believe Bluffdale has too much "light industrial". Is there anywhere in the valley where you can point to where light industrial business has increased the value of the city or improved the quality of life for its residents. Is there anywhere you can point to where light industry building have been kept up after 25 years, 30 years, 50 years of use? It seems odd to me that Draper contends that there are billions of dollars of office space needed, yet Bluffdale has few (if any) office space. Why shouldn't Bluffdale go after office space which typical brings supporting commercial/retail businesses to the area?

The master plan loves to use the word "sustainable" and I'm not really sure what that means. Its highly unlikely Bluffdale will be able to create enough food, energy, jobs or host enough to make the community sustainable. I'm perplexed as to how Bluffdale decided that selling the NSA buildings one million gallons of water a day at a discounted price helps community sustainability, regardless of whether residents get to use it to water their lawns and how a buildings that only provide a few jobs improve the community.

My biggest concerns about Bluffdale deal with the housing. About 1,000 properties within Independence at the Point are scheduled to be completed by the end of this year. Where are the kids going to go to school, where are the families going to go shopping? Sure it seems like there is some demand for housing, but in Utah there is always demand for housing. I would suggest slowing building permits. The value of the land will only increase as infrastructure is improved. Bluffdale roads and schools will not be able to handle all of the additional people that come with the building.

With a family it troubles me that little has been done to improve the school district. If I'm not mistaken there are more charter schools within the city than public schools. While I know the city council isn't responsible for the schools, our city will be negatively impacted if more schools aren't

developed soon. I would much rather have a strong school infrastructure than Porter Rockwell, a bunch of additional warehouses or apartments. While schools don't bring tax dollars, they are the most important parts of infrastructure.

Matt Good
14142 S Royal Coachman Dr

Council,

I think the general plan is excellent and I fully support it. The two UDOT projects are great and definitely needed. I just hope they don't trap our neighborhood too much with construction if they are both going at the same time.

My only concern about Independence relates to development along 14600 S in general. Even when Porter Rockwell Blvd is opened, I'm worried that 14600 S won't have the capacity to handle traffic between I-15 and the railroad tracks. Are there plans to widen this road, or at least add a center turn lane? Currently traffic gets stopped frequently when a vehicle needs to make a left turn. I think UDOT needs to be aware of potential overload capacity from Independence, the new business park, etc.

One other thing about 14600 S is that UDOT should strongly consider adding bicycle lanes. As you know, during the summer there are literally hundreds of cyclists on Saturdays (and fewer on weekdays but still a lot) who ride between the I-15 east frontage road and Redwood Rd via 14600 S. Redwood Rd and the I-15 east frontage road are both very popular roads for cycling. I've seen a few near-accidents along 14600 S where a car swerves into oncoming traffic to pass a cyclist. Just this morning I had to swerve to avoid a truck coming toward me that was partially in my lane because he was going around a cyclist.

Everything else looks good. Thanks for your hard work and service. I appreciate it!

James Windgate
951 Grizzly Wulff Dr.