



**BLUFFDALE CITY COUNCIL  
MEETING AGENDA  
Tuesday, September 23, 2014**

Notice is hereby given that the Bluffdale City Council will hold a meeting Tuesday September 23, 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 September 9, 2014 meeting minutes.
  - 3.2 Preliminary acceptance of the inspected completed work, which includes proposed modifications accepted by the Development Review Committee (DRC) on September 4, 2014 (temporary pond), and beginning of the warranty period effective September 24, 2014.
4. **PUBLIC HEARING:** Consideration and vote on a proposed subdivision plat amendment in order to create a new residential lot at approximately 14659 South 1690 West, Tamara Mangrum, applicant - staff presenter – Grant Crowell.
5. **PUBLIC HEARING:** Consideration and vote for a Preliminary and Final Plat application for Deer Orchard Cove, a proposed residential subdivision consisting of five lots (minimum 1 acre) located at approximately 14000 South Deer Orchard Cove in the R-1-43 Zone, Star Gardiner Farm, LLC, applicant – staff presenter – Grant Crowell.
6. Consideration and vote on an ordinance approving a Development Agreement and Revised Project Plan/Major Change for the Aclaime at Independence Westgate Development Area within the Independence Master Planned Community, located at approximately 14800 South Noell Nelson Drive (1000 West), ER Development, Inc., applicant – staff presenters – Vaughn Pickell and Grant Crowell.
7. Consideration and vote on a resolution authorizing the execution of an agreement with Conservation Technix for planning consulting services for the preparation of the City of Bluffdale Parks, Trails, Recreation, and Open Space Master Plan– staff presenter – Grant Crowell.
8. Mayor's Report.
9. City Manager's Report and Discussion.

## PLANNING SESSION

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

**Dated this 19th day of September, 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](http://WWW.BLUFFDALE.COM) AND ON THE PUBLIC MEETING NOTICE WEBSITE, [WWW.PMN.UTAH.GOV](http://WWW.PMN.UTAH.GOV)

  
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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  
Bruce Kartchner  
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  
Teddie Bell, City Recorder

**Excused:** Alan Jackson  
Ty Nielsen

Due to lack of a quorum, Mayor Derk Timothy called the meeting to order at 7:26 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 Alan Jackson and Ty Nielsen who were excused.

Justin Westwood offered the invocation.

James Pickell led the Pledge of Allegiance.

**2. PUBLIC FORUM.**

Adam Haymond gave his address as 15204 South Sky Fall Drive in the Bluffdale Heights Neighborhood. He referenced the August 26 meeting minutes where there was discussion about the UDOT at the Point project, which greatly impacts his property and property value. Mr. Haymond's primary concern had to do with the lighting, which he hoped to keep to a minimum. Mayor Timothy informed Mr. Haymond that high level lighting is planned. Mr. Haymond was aware of that and stated that he will seek the involvement of state representatives. He also asked for help controlling traffic during project construction. He stated that he never wanted to live on a busy road, however, due to Pony Express and a thoroughfare being created through his neighborhood, it has become very busy. He stated that the Bluffdale Heights residents are tired of the heavy traffic coming through their neighborhood. Traffic calming measures were discussed.

Mr. Haymond asked about Porter Rockwell Boulevard and plans for the connector to Pony Express. Mayor Timothy stated that there has been discussion but nothing definitive has been decided. Mr. Haymond hoped to see his neighborhood capped off to decrease traffic. A map of the

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neighborhood was displayed. Traffic circulation through the neighborhood was described. Mr. Haymond works as a computer programmer by profession and internet connectivity is important to him. He asked if the City has plans to grow the internet infrastructure. City Manager, Mark Reid, stated that some cities have joined with an infrastructure known as UTOPIA of which Bluffdale is not associated. Comcast and Century Link are available, however, and offer service where they choose to. Internet service issues were discussed.

Judi Pickell gave her address as 631 Hillside Circle, in Alpine. She thanked the City Council for their consideration in changing their meeting times and the thought given to her and her family that allows her to continue serving on the Alpine Planning Commission.

**3. CONSENT AGENDA:**

**3.1 Approval of the September 9, 2014, Meeting Minutes.**

**3.2 Preliminary Acceptance of Inspected Completed Work , which Includes Proposed Modifications Accepted by the Development Review Committee (DRC) on September 4, 2014, (Temporary Pond), and Beginning of the Warranty Period Effective September 24, 2014.**

Heather Pehrson moved to approve the consent agenda. Justin Westwood seconded the motion. Vote on motion: Heather Pehrson-Aye, Bruce Kartchner-Aye, Justin Westwood-Aye. The motion passed unanimously.

**4. PUBLIC HEARING: Consideration and Vote on a Proposed Plat Amendment in Order to Create a New Residential Lot at Approximately 14659 South 1690 West, Tamara Mangrum, Applicant – Staff Presenter – Grant Crowell.**

City Planner/Economic Development Director, Grant Crowell, presented the staff report and stated that the proposal includes a two-lot amended subdivision plat that takes into account portions of two subdivisions. The original proposal was approved in 1999 but expired. The applicant sought to go back through the approval process but discovered that changes had occurred in the City since the original approval was granted. First, the lots were too narrow. There are now lot minimums and a minimum width in the zone. The applicant appeared before the Board of Adjustment to obtain approval of a 96-foot wide lot. They were then able to finalize the subdivision design.

Mr. Crowell stated that the recommendation from the Engineering Department was to allow the country road standard to be used because there are no improvements in the vicinity. The Planning Commission reviewed the request and forwarded a positive recommendation based on the staff report.

Heather Pehrson inquired about the history of the R-1-10 zoning. Mr. Reid stated that many of the homes along Redwood Road are zoned R-1-10 and the zoning dates back to before the City was incorporated. It was noted that this would be the only home on the street with the concrete ribbon.

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Justin Westwood suggested that the concrete ribbon requirement be waived. He was concerned that it will create drainage problems. Mr. Crowell stated that one of the primary purposes of the ribbon is to protect the edge of the asphalt. There was some concern that it will become a drainage issue on someone else's lot.

Mayor Timothy stated that although he typically doesn't support delay agreements, in this case he thought it would be appropriate. Bruce Kartchner saw no sense in including the concrete ribbon. Water share issues were discussed.

Mayor Timothy noticed a discrepancy on the lot width in the Board of Adjustment minutes. Additionally, the Planning Commission minutes were incorrect and showed a 6-to-0 vote, which was not possible since there would only be six voting if the alternate were to vote. It was noted that the alternate only votes when another member is absent.

Mayor Timothy opened the public hearing.

The applicant, Tamara Mangrum, gave her address as 14651 South 1690 West and stated that the property was subdivided in 1998 or 1999 but was not recorded. She now has to go through the process of resurveying and obtaining variances. She saw no reason to make one lot different than the others on the street. It was important to her that the situation get resolved before any more changes occur. Ms. Mangrum stated that the property already has water and sewer lines. The property originally belonged to her parents. With regard to secondary water, they submitted one share of canal water that the City now has in its possession. They have another share as required.

Ms. Mangrum was informed that if a delay agreement were pursued it would be written specifically to this property. Country road standards were discussed. It was noted that the delay agreement would be consistent with others in place on the street. Mr. Reid commented on water shares and stated that they have to be turned over to the City and put in the City's name. The City requires three acre-feet of water per gross acre. Ms. Mangrum was asked to work with City Recorder, Teddie Bell, to ensure that the right amount of shares are surrendered.

Water issues were discussed. Mrs. Bell explained that the original water shares were purchased for the original three lots. Mr. Reid thought that that amount of water might be sufficient. Mayor Timothy stated that the water issues will not affect tonight's vote and can be resolved separately. The City's name would need to be added to the existing water shares so that they cannot be sold separate from the lot. Staff agreed to investigate the matter further. Mrs. Mangrum hoped the City would waive that requirement. Mayor Timothy stated that the City will agree to the Delay Agreement so that if that specific improvement is never required, she will never have to put it in. If it is put in in the future, the Delay Agreement would require the improvement be made. The Mayor clarified that the Delay Agreement will remain with the lot.

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

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Bruce Kartchner moved to approve the subdivision located at approximately 14651 South 1690 West subject to the following conditions and findings except that any improvements that might otherwise be required regarding curb and gutter or anything akin to that be included in a Delay Agreement and that such Delay Agreement be the same as the others that already exist on that road.

**Conditions:**

1. That all requirements of the City Code, adopted ordinances, and building and fire codes are met and adhered to for this subdivision.
2. That all necessary street improvements according to the memo dated April 8, 2014, from Matt Chadwick are installed and improved by the City Engineer before the plat is recorded.
3. That any required water shares for the property are dedicated to the City of Bluffdale before the plat is recorded.

**Findings:**

1. That this application conforms to the City of Bluffdale Subdivision Ordinance and Utah State Code requirements regarding plat approval.
2. That the applicant was granted a variance by the Board of Adjustment in December 2013, that allows for the proposed narrower lot widths.

Justin Westwood seconded the motion. Vote on motion: Heather Pehrson-Aye, Bruce Kartchner-Aye, Justin Westwood-Aye. The motion passed unanimously.

5. **PUBLIC HEARING: Consideration and Vote on a Preliminary and Final Plat Application for Deer Orchard Cove, a Proposed Residential Subdivision Consisting of Five Lots (Minimum One Acre) Located at Approximately 14000 South Deer Orchard Cove in the R-1-43 Zone, Star Gardiner Farm, LLC, Applicant – Staff Presenter – Grant Crowell.**

Mr. Crowell presented the staff report and stated that the project comprises 5.67 acres of land with four one-acre lots proposed in addition to one 1.67-acre lot. From a zoning standpoint, all of the lots meet the one-acre minimum requirements. No new infrastructure is required as it already exists. Mayor Timothy asked about the condition that the applicants verify the sewer stubs prior to construction commencing. Public Works Operations Manager, Blain Dietrich, stated that that is not something the City monitors and is managed by the Sewer District. He suspected it was a requirement in the event it is necessary to dig up the system. He explained that the sewer is the deepest utility and needs to go in first rather than last.

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Mayor Timothy asked about the requirement that the applicant continue to accommodate overflow water from the Drury property that currently drains into the property. Bruce Kartchner did not understand how the overflow was entering the property since there is curb and gutter along the western side of the property. The farm to the south and west of the property does not have curb and gutter but any overflow goes into the street. Mr. Reid stated that the reason for the requirement is likely due to historical flow from all of the properties to the west.

The developer, Kirk Young, described the irrigation system and stated that there is always a small amount of nuisance water flowing down the ditch. It eventually enters the City storm drain system. Their plan for the ditch is to install a pressurized irrigation system. Options for accommodating the water from the Drury property were discussed. One option was to either pipe it all the way down or open ditch it down the back side of the lots. City Engineer, Michael Fazio, clarified that the loose irrigation water does not create a flood. Mayor Timothy did not see why the Drury's over irrigating and allowing water to run over the street should be the developer's problem. Heather Pehrson did not like the idea that it is going into the City's storm drains either. Bruce Kartchner did not think that was the case and doubted there was access in the area to a storm drain.

Mr. Crowell's advice was to follow the advice of the City Engineer. The Mayor, Bruce Kartchner, and Heather Pehrson recommended the requirement that the developer accommodate the overflow from the Drury property be stricken. Bruce Kartchner did not feel it was up to the City to enforce. City Attorney, Vaughn Pickell, stated that this is a private issue that does not involve the City.

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

Access issues were discussed. It was reported that the existing home is not habitable and will be torn down and the access recorded with the plat. Mayor Timothy identified a discrepancy in the staff report and stated that the size of the subdivision does not matter.

**Heather Pehrson moved to approve the preliminary and final plat for the Deer Orchard Cove, Application 2014-35, as recommended by the Planning Commission, striking the third recommendation regarding the requirement to accommodate overflow water from the Drury property. Approval was subject to the following:**

**Conditions:**

- 1. That all requirements of the City Code, adopted ordinances, and building and fire codes are met and adhered to for this subdivision.**
- 2. That the applicant provide a statement from the South Valley Sewer District verifying that existing service stubs have been installed before construction begins.**

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**Findings:**

- 1. That the proposed subdivision meets the requirements of the R-1-43 Zone and is consistent with the General Plan designation for Very Low Density Residential.**
- 2. That this application conforms to the City of Bluffdale Land Use Ordinance requirements regarding preliminary plat and final plat approval.**
- 3. That the subdivision utilizes already existing road infrastructure and services.**
- 4. That the proposed change will not be detrimental to the health, safety, or general welfare of persons or property within the area.**

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

- 6. Consideration and Vote on an Ordinance Approving a Development Agreement and Revised Project Plan/Major Change for the Aclaime at Independence Westgate Development Area within the Independence Master Planned Community, Located at Approximately 14800 South Noell Nelson Drive (1000 West), ER Development, Inc., Applicant – Staff Presenters – Vaughn Pickell and Grant Crowell.**

Mr. Pickell reported that the above action represents fulfillment of the agreement the City had with Aclaime for the planned project. This development agreement is the proposed final development agreement for the Erickson property, now called Westgate. The proposed agreement represents the culmination of their negotiations. They have had several meetings with the developer and their counsel and designer. It also includes the additional 2.29-acre Union Pacific property that was rezoned recently. That additional area brought in an open space obligation and a dwelling unit entitlement.

Bruce Kartchner stated that the development agreement indicates that it is entitled but it does not come into the development agreement entitled in and of itself. If they chose to take up more of the 22 transfer densities as part of the overall agreement, they could choose to do that. Mr. Pickell stated that their proposal is to include it along with the 22% open space. The units to be transferred from Bland refer to in the planned agreement is the 22 units.

Mr. Pickell recommended a few changes to the most current version of the agreement. The first pertained to credits and reimbursements. The issue has been negotiated further and in the past reimbursements were done with other projects. They are proposing to do that again. He proposed that any reference to “credit” be deleted. Mr. Pickell referenced page 21 of the agreement, Section 9b dealing with parks reimbursement. He suggested it be relocated to Section 5 1(ii). He also recommended the words “reviewing and approving” be deleted.

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Impact fee issues were discussed. Bruce Kartchner commented that impact fees relate to the entire City. Mr. Pickell stated that the developer would like the City to agree to use 100% of the impact fees there. Bruce Kartchner was not be willing to do that. Mr. Pickell suggested that the second sentence be deleted indicating that the developer may use the park area. Another section addressed parks reimbursement. He stated that they are planning to enter into a Parks Reimbursement Agreement. Bruce Kartchner recommended that the phrase “as approved by the City” be added.

Bruce Kartchner indicated that with respect to the development agreement and the Bland property, he hoped to see a development agreement that covers the shifting of units and density. They are now to the point that there are two different development agreements and potentially more. He asked if it would be easier to have one master agreement or several smaller agreements. Mr. Pickell’s preference was to have one master agreement. It was noted that there will be no vinyl fencing on the site. What is proposed is high quality composite fencing.

Bruce Kartchner stated that in reviewing the numbers, some things are not mathematically accurate as far as the proposed increased density compared to what was originally allowed. The original density was three units per acre and now with the density credit they are allowed to build townhomes instead of single-family residences to exceed those density levels. He was concerned that the City is picking up a large number of additional homes in the form of townhomes and 2.4 additional acres of park. He did not understand how that was perceived to be a good trade as part of the planning discussions. The developer’s representative, Dave Tolman, stated that originally 1000 West was going to move if the alignment was adjusted to the east.

Mayor Timothy stated that in determining who gets what per the original development agreement and trying to maintain a policy, the City agreed to maintain what was originally agreed to in the development agreement. Bruce Kartchner explained that the original development agreement specifically did not allow the townhomes to be counted as single-family homes. Mr. Crowell explained that higher percentages of townhomes are allowed in the project in the Mixed Use zone. Bruce Kartchner commented that based on the acreage beneath the townhomes, they are giving up roughly 70 units. For that the City picks up 2.4 acres of park. The notion that the larger lots should help offset that is a function of the market. Mr. Shea stated that the point is that the property was vested with 149 units. Bruce Kartchner agreed but stated that it was not vested with 155 townhomes. Mr. Tolman stated that during the work session they showed why this is a better plan than what was approved. Council Member Kartchner disagreed with that many townhomes for only 2.4 acres of park space. Mr. Tolman stated that their intent was to keep the price down.

Vesting issues were discussed. The original neighborhood included only single-family homes and the developer is now proposing numerous townhomes. That was a concern of Mr. Reid’s at the time it was presented. Bruce Kartchner was concerned about the number of multi-family dwellings going in and identified other multi-family units in the area. Mr. Tolman commented that the units will be in the \$205,000 to \$220,000 price range and all will have basements as well.

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Bruce Kartchner asked if there were limitations in the CC&Rs on renting. It was noted that no such inclusion was added to the CC&Rs and it was left up to the City standard. Density issues were discussed. With regard to profitability, Bruce Kartchner stated that it is not the Council's job to ensure that the project is profitable. He reiterated that he does not support the number of multi-family units. Mr. Reid stated that that was a fight the Council should have had when the project was originally approved when Mark Shea presented it.

**Bruce Kartchner moved to pass an ordinance approving a development agreement and revised project plan/major change for the Aclaime at Independence Westgate Development Area within the Independence Master Planned Community located at 14800 South Noell Nelson Drive subject to the following modifications described by Mr. Pickell:**

- 1. Eliminating the word "credits" in the areas addressing credits and reimbursements.**
- 2. Deleting the words "reviewing and approving" in the park area.**
- 3. Adding the phrase, "...as approved by the City" at the beginning of the last sentence in the same paragraph.**
- 4. Changing the number of excess density units from 21 to 14.**

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

- 7. Consideration and Vote on a Resolution Authorizing the Execution of an Agreement with Conservation Technix for Planning Consulting Services for the Preparation of the City of Bluffdale Parks, Trails, Recreation, and Open Space Master Plan – Staff Presenter – Grant Crowell.**

Mr. Crowell described the resolution and stated that included in the budget was \$65,000 to prepare a comprehensive Parks, Trails, Recreation, and Open Space Master Plan. It was also one of the top recommendations for transportation in the General Plan that was adopted in March. Council Member Pehrson has led a charge to organize a Citizens Committee, assisted by staff. There was discussion about what can be done to gauge the community's opinions, sentiments, and willingness. It was noted that the committee will put together a community survey. Six respondents were interviewed. The survey was expected to be a nine-month process at which time there will be defensible, quantifiable data that can lead the City moving forward.

Mr. Reid was impressed by the individuals interviewed and by their advance preparation. Bruce Kartchner struggled with the Parks and Trails Study costing more than the overall Master Plan. It was his understanding that the survey will be costly. He recommended they use a similar process to the one used for the Master Plan that was less expensive and resulted in interaction and discussion rather than a survey, which will be more costly and less personal. Mr. Crowell acknowledged that

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the survey will cost \$5,000 more. Council Member Kartchner was surprised that the City was spending so much. Heather Pehrson stated that one reason is to get data that is defensible.

Mr. Crowell stated that the Master Plan doesn't require spending a lot of money and resources and very few land uses or zoning recommendations were changed. The City has \$1 million available that will be spent on a splash pad, skate park, or some sort of sports and recreation program. The importance of the survey was stressed. Bruce Kartchner suggested that in order to answer questions about parks and trails, background information is needed. He recommended that information be provided with the survey. He thought a better decision could be made if citizens are informed.

Heather Pehrson explained that the company preparing the survey has a lot of experience with this kind of work nationally. Mr. Reid stated that the survey will help educate the public. It was noted that there is no predetermined path and the goal is to collect information. The need for educating the public in the process was emphasized.

Justin Westwood expressed his support. He commented on the inventory and evaluation process and felt that knowledge of the associated costs will influence decisions. Mr. Crowell believed the cost of the survey was greater because of the need for detail work. The City, however, is spending less on the survey than other cities. He did not know what is fair for consultants to charge for this type of work but did not believe staff was capable of performing the survey work themselves. Council Member Westwood stated that the cost is similar among all companies. Because the survey is so crucial, Bruce Kartchner suggested they go right to it and eliminate the rest. Mr. Reid stated that most citizens are more interested in what will take place in a park than in the overall Master Plan.

Bruce Kartchner identified other things that the \$65,000 proposed to be used for the survey could buy and he had a difficult time justifying it. Heather Pehrson stated that if the survey isn't done now it will never get done. She stressed that the City needs the information now. Heather Pehrson was disappointed that Bruce Kartchner was not present when the Council approved the budget. Since that time they have moved forward with the assumption that the survey would be completed.

**Bruce Kartchner moved to table the matter to a future meeting. The motion died for lack of a second.**

**Justin Westwood moved to approve a resolution authorizing the execution of an agreement with Conservation Technix for planning consulting services for the preparation of the City of Bluffdale Parks, Trails, Recreation, and Open Space Master Plan. Heather Pehrson seconded the motion. Vote on motion: Heather Pehrson-Aye, Bruce Kartchner-Nay, Justin Westwood-Aye. The motion failed 2-to-1 due to lack of a quorum.**

**8. Mayor's Report.**

Mayor Timothy included three applications for the Alternate Board of Adjustment Member position. He identified where each applicant lives and stated that the intent is to spread them out

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throughout the City to have as many people represented as possible. The current members were identified as Van Neilson, David Nielsen, Jim Shaw, Colleen Dansie, and Nick Berry. The alternate member will be encouraged to attend every meeting, even when all members are present so they are informed. When all five members are present the alternate participates in the discussion but does not vote. Based on the applications received, Mayor Timothy preferred the appointment of Boyd Priest who resides in Bluffdale Heights. He is a Civil Engineer and works for a local engineering firm. All three applicants were identified. The Council Members favored appointment of Charlotte Barlow as their first choice, Boyd Priest second, and Laurie Maxfield third.

Mayor Timothy reported that a Public Utilities Committee Meeting was scheduled the following Monday to discuss corridor preservation issues. He was surprised at how the City came out based on the new scoring method. He noted that Bluffdale is third or fourth in terms of priority. He stated that the City will have to do a good job of selling it in order to get the missing corner piece. Any interested Council Members were invited to attend the meeting, which was to be held in the Cottonwood Heights City Offices at 2:00 p.m. If more than two Council Members plan to be at the meeting, he suggested it be noticed.

The Mayor reported that Teeples Custom Builders, Inc. builds custom homes and are finishing a basement for the Pratt family as part of the Vivant Gives Back Program. The work is being done primarily by volunteers to keep the cost down. The City has been asked to waive the permit fees of \$615. It was noted that a similar request was made recently but not honored by the City. It was noted that the family has two children with autism. Bruce Kartchner and Justin Westwood were not in favor of waiving the fee and as a result, the request was denied.

**9. City Manager's Report and Discussion.**

Mr. Reid provided the Council with information on the Utah Prepare event scheduled for the following Saturday. Workshops were to be held on various issues.

Mr. Reid reported that there are 10 students registered in the City's CERT class. They have also begun their Volunteers in Policing (VIPs) class, which will be combining with the same class being conducted in Saratoga Springs.

Mr. Reid reported that staff met with the Eagle Project Representative and the location for the sign was approved. The sign was expected to be installed later in the week.

It was noted that the Veteran's Memorial retaining wall was poured.

Mr. Reid stated that a company approached the City who had a large playground equipment sale that did not go as planned. The City was looking at the possibility of obtaining \$200,000 worth of playground equipment for \$50,000.

Mr. Reid reported that 100 to 150 trees were planted in Independence with the burlap and mesh still in place. Staff had concerns that as the roots grow bigger the mesh will kill the trees. The

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developer was asked to come up with a plan to remedy the situation. Bruce Kartchner asked if the City's resident Arborist was consulted. Mr. Reid stated that he had not spoken to him. Council Member Kartchner had been told that leaving the burlap and mesh on is not detrimental to the tree. Mr. Reid had heard the same thing. For trees along the roadway the Mini X was being used to pull the mesh down and cut it off.

Mr. Reid informed the Council that in the Parks Department the purchase of a truck was approved. It has been ordered and will be delivered soon. There are currently two trucks that are equipped for use in the Parks Department. Last week Mr. Reid found a 2004 Chevrolet in surplus for which the price had recently been reduced from \$9,000 to \$7,000. The purchase would result in one vehicle for each head parks employee. Given the number of parks coming on line it was likely that responsibility for the parks will be split among various Parks employees. Council Members Kartchner, Westwood, and Pehrson supported the purchase.

Mr. Reid reported on the EDCU Luncheon scheduled for October 7, from 11:00 a.m. to 2:00 p.m. Staff was asked to provide the EDCU with the names of those attending by October 1. Mayor Timothy confirmed that he would be in attendance.

**PLANNING SESSION**

**10. Planning Session.**

There were no planning session items.

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

**Bruce Kartchner moved to go into Closed Session pursuant to §52-4-205(1) to discuss property acquisition and water issues. Justin Westwood seconded the motion. Vote on motion: Heather Pehrson-Aye, Bruce Kartchner-Aye, Justin Westwood-Aye. The motion passed unanimously.**

The Council was in Closed Session from 11:27 p.m. to 11:48 p.m.

**Bruce Kartchner moved to adjourn the Closed Session. Justin Westwood seconded the motion. Vote on motion: Heather Pehrson-Aye, Bruce Kartchner-Aye, Justin Westwood-Aye. The motion passed unanimously.**

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**12. Adjournment.**

The City Council Meeting adjourned at 11:48 p.m.

  
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Teddie K. Bell, MMC  
City Recorder

Approved: October 15, 2014

**BLUFFDALE CITY COUNCIL  
CLOSED MEETING MINUTES  
Tuesday, September 23, 2014**

**Present:** Mayor Derk Timothy  
Bruce Kartchner  
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  
Teddie Bell, City Recorder

At 11:27 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 property acquisition and water issues.

**Second:** Justin Westwood seconded the motion.

**Vote on motion:** Heather Pehrson-Aye, Justin Westwood-Aye, Bruce Kartchner-Aye. The motion passed unanimously.

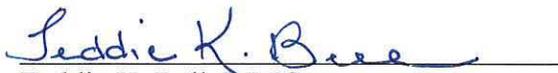
Property acquisition and water issues were discussed.

**Motion:** Bruce Kartchner moved to adjourn the Closed Session.

**Second:** Justin Westwood seconded the motion.

**Vote on motion:** Heather Pehrson-Aye, Justin Westwood-Aye, Bruce Kartchner-Aye. The motion passed unanimously.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 11:48 p.m.

  
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Teddie K. Bell, MMC  
City Recorder

Approved: October 15, 2014