



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, October 29, 2014**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, October 29, 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. 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.
3. Consideration and vote on a resolution approving a Settlement Agreement with Howell Precast, L.L.C., Paul C. Burke, Ray, Quinney & Nebeker P.C.
4. **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).
5. **CONSENT AGENDA:**
 - 5.1 Approval of the October 15, 2014 meeting minutes.
6. **APPEAL HEARING:** Consideration and vote on an appeal of conditional use permit approval granted by the Bluffdale City Planning Commission on October 7, 2014, for Towne Storage located at 15403 South Camp Williams Rd. in the GC-1 (General Commercial) zone. Gary R. Free, Towne Storage, applicant.
7. **PUBLIC HEARING:** Consideration and vote on a request for site plan approval for Towne Storage located at 15403 South Camp Williams Rd. in the GC-1 (General Commercial) zone. Menlove Construction, applicant – staff presenter – Alan Peters.
8. Consideration and vote on amending portions of 11-9C, 11-10A, 11-10B, 11-10C, and 11-11A of the Bluffdale City Code to clarify public and private frontage requirements for developing parcels within various commercial and industrial zones. Bluffdale City, applicant – staff presenter – Grant Crowell.
9. Mayor's Report.
10. City Manager's Report and Discussion.

PLANNING SESSION

11. 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. **WORK SESSION:** Information and discussion on a proposed ordinance amending Title 3 Chapter 6 of the Bluffdale City Municipal Code relating to Alcoholic Beverage Licenses – staff presenter – Grant Crowell.
13. Adjournment.

Dated this 24th day of October, 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 7:09 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
Alan Peters, Associate Planner
Teddie Bell, City Recorder

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 shortly thereafter.

Lory Curtis offered the invocation.

Ty Nielsen led the Pledge of Allegiance.

2. 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.

Ty Nielsen moved to skip agenda number two. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Council. Bruce Kartchner was not present for the vote.

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**3. Consideration and Vote on a Resolution Approving a Settlement Agreement with
Owell Precast, LLC, Paul C. Burke, Ray Quinney & Nebeker PC.**

Heather Pehrson moved to table agenda number three until such time as it is ready. Alan Jackson seconded the motion. The motion passed with the unanimous consent of the Council. Bruce Kartchner was not present for the vote.

4. PUBLIC FORUM.

There were no members of the public wishing to speak.

5. CONSENT AGENDA:

5.1 Approval of the October 15, 2014, Meeting Minutes.

Heather Pehrson moved to approve the consent agenda. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Council. Bruce Kartchner was not present for the vote.

**6. APPEAL HEARING: Consideration and Vote on an Appeal of Conditional Use
Permit Approval Granted by the Bluffdale City Planning Commission on October 7,
2014, for Towne Storage Located at 15403 South Camp Williams Road in the GC-1
(General Commercial) Zone. Gary R. Free, Towne Storage - Applicant.**

City Attorney, Vaughn Pickell, reported that the Planning Commission approved a conditional use permit on October 7, 2014, for Towne Storage located at 15403 South Camp Williams Road. The applicant has since appealed some of the proposed conditions. Mr. Pickell explained that the City Council acts as the appeal authority for this type of appeal as specified in the ordinance. The process of the appeal should be based on facts and evidence.

The applicant, Gary Free, gave his address as 13561 Ain Tree Hill Cove, in Draper. He reported that they were granted approval with four conditions, two of which they were appealing. With regard to condition number three, Mr. Free asked for clarification regarding lighting on the south wall of the facility. The intent would be to prevent lights from shining toward the neighbors' property but provide security and help deter crime.

Mr. Free stated that when the project was designed, they consulted with the City Engineer and hired their own engineers to work on the project. Together the professionals determined that the entrance alignment should be as originally proposed. The applicants asked for an appeal of item number two regarding the entrance into the facility.

Mayor Timothy referenced the motion, which specified that the lighting on the south wall must not shine toward any neighbors. To him that implied that there is already lighting on the south wall. Heather Pehrson observed a discrepancy between the applicant's letter, the minutes, and the motion.

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City Planner/Economic Development Director, Grant Crowell, reported that staff listened to the recording and added a condition of approval verbatim from the recording and the approval letter. He noted that the referenced minutes have been approved. The Mayor stated that the lighting on the south wall does not shine toward any neighbors. His opinion was that if there is no lighting on the south wall in the design, it doesn't apply.

The Mayor asked Mr. Free if he felt there should be lighting on the south wall. Mr. Free responded that their opinion would be similar to the City's. If the lighting provides security and reduces graffiti, they consider it beneficial. The lighting they are proposing is down lit and will expose anyone loitering in the area. The Mayor referenced a lighting map and suggested that part of the building permit approval process require it be submitted with the additional lighting to show that it will not shine outward and meets the requirement.

Ken Menlove gave his address as 4243 West Nike Drive in West Jordan and indicated that the Planning Commission viewed the photometric drawing and noticed there was no lighting on the south where there is a 200-foot power corridor. Because it will be dark, they want some type of lighting there. Mr. Menlove recommended small down lit wall pack lighting that will provide lighting down the face of the wall so that anyone walking nearby will be seen.

Mr. Free explained that with respect to item two, the entrance and exit are aligned with Indian Paint Circle, which is not their preference. Their engineers suggested for traffic safety that the two be aligned. Throughout the process they have worked with the City and want to make sure there is proper emergency access.

The experts were introduced. Joe Perrin gave his address as 1340 East Harvard Avenue in Salt Lake City and stated that originally they contemplated a trip generation study to determine how much traffic would be generated from the storage units. The results showed that it would generate the same amount of traffic as four or five houses. The access being aligned with Indian Paint was standard transportation practice. He noted that typically accesses are aligned to minimize overlapping conflict points. The fact that the location is approximately 400 feet from Redwood Road was determined to be appropriate since it is an arterial road. There were concerns with misaligning it. The issue with misaligning it or moving it closer to Redwood Road was that it precludes potential future signalization.

City Engineer, Michael Fazio, stated that staff reviewed the original submittal and made the decision to align the access with Indian Paint Circle. He explained that it is always better to reduce the number of access points. Another traffic engineer gave his opinion and provided the Council with a memorandum detailing his decision, which was the same as Dr. Perrin's. Mr. Fazio explained that if the access is relocated to the east or west (the west being the worse of the two), there will be more opportunity for traffic to turn around in the cul-de-sac.

Mayor Timothy opened the Appeal Hearing.

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Chris Curtis gave her address as 15303 Indian Paint Circle and was present on behalf of several of her neighbors. Their main concern was the entrance to the facility being directly across from their homes and their street being used as a turnaround to make a straight shot into the facility. At the last meeting there was discussion about the fact that the road is wide enough for vehicles to make the turn. The minimum would be 20 feet per lane, which it exceeds. The entrance to the facility is 30 feet wide and there should be no problem with people turning into the facility without using their street as a turnaround.

In response to a question raised by the Mayor, Mrs. Curtis stated that people enter off of a four-lane road where there is plenty of access to cross the turning lane and turn into the facility with a straight through shot. She had observed men with trucks pull trailers who cannot make their driveways. She felt it was common sense that of the 30 to 40 vehicles that will access the site every day, not all will be able to make the turn. Mrs. Curtis understood that it is not recommended that the streets not be aligned, however, all 14 of the Towne Storage facilities in Utah are in commercial areas and are accessed from an arterial road. None are in residential areas.

Mrs. Curtis stated that a formal traffic study was not conducted, however, based on the owner's previous experience, they believe the use is low impact and expect the traffic flow to be equivalent to four homes or 30 to 40 vehicles per day. It was Mrs. Curtis' understanding that the applicants did not look at the fact that it is proposed in a residential area on a small connector road. Dr. Perrin indicated that typically they would recommend the streets be aligned and that the alignment allow opposing movements, particularly left turns, that do not overlap. Mrs. Curtis spoke to the city engineer from another municipality who mentioned the left hand turn issue. He informed her that that could be alleviated by going 150 feet in either direction to mitigate the concerns of people making left hand turns turning into each other.

Mrs. Curtis spoke to Mr. Free who indicated that he would prefer the entrance be closer to Redwood Road. He also stated that the City would not allow them to move the entrance. At the previous Planning Commission Meeting, Mr. Bradshaw indicated that the City mandated that they place the entrance across from Indian Paint Circle. Associate Planner, Alan Peters, spoke with Mrs. Curtis' husband and indicated that the entrance could not be moved closer to the desired location and must be at least 100 from Camp Williams Road. It was Mrs. Curtis' understanding that the entrance can be moved. If they are concerned with left hand turns, the distance between Indian Paint Circle and the entrance would be alleviated by separating the two by at least 150 feet. Mrs. Curtis also contacted the Jordan School District because there is a bus stop on the corner of Iron Horse Boulevard and Indian Paint Circle, which was of concern. The District would not commit to where they would move the bus stop but there are no corners other than this one and the Camp Williams Road corner.

Mrs. Curtis reiterated that their main concern is heavy traffic on a residential road. Her understanding was that the asphalt is only three to four-inches thick and they are on a connector road, which is six to eight-inches thick. The facility will result in more wear and tear on the road. The radius necessary to turn around in the winter months becomes hazardous. Mayor Timothy pointed out that not all school bus stops are located on corners and it could be relocated.

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Dr. Lory Curtis gave his address as 15303 South Indian Paint Circle and stated that he is a safety professional by trade. He reported that the Planning Commission assessed the situation correctly and determined that a safety hazard will be created with children coming off of Indian Paint Circle to the bus stop. If the streets are aligned the City could be liable if a child is hit by someone entering or exiting the storage facility. He stated that the entrance is actually a driveway rather than a street. He did not object to a street and four-way stop being constructed there. He commented that moving the entrance 150 feet to the left will not block Camp Williams Road. He stated that there will be a safety concern and he asked that the Council take that into consideration.

Dr. Curtis stated that when Mr. Bingham rezoned the property to commercial no development had yet taken place. His original intent was to locate a grist mill feed store on the property. He then sold the access for the construction of Iron Horse Boulevard. The entire area is now residential. Dr. Curtis stated that all of the other Towne Storage facilities are in highly commercialized areas, which this is not. In this case, the proposed facility will be surrounded by residential.

Project Engineer, Ken Menlove, stated that they have designed hundreds of commercial projects. The first step with any civil engineering design or site plan is to ask the City Engineer or the governing authority where the accesses need to be. Mr. Menlove identified where they requested the drive approach be located. The issue he identified was that if a truck cannot make the turn into the facility, it will block Iron Horse Boulevard. It is a wide road and shifting it will adversely affect the Fire Marshal's design.

Bruce Kartchner's understanding was that the reference to trucks includes box trucks since semis will not be able to access the facility. Mr. Menlove confirmed that that was the case. Mayor Timothy stated that the proposed use is commercial and will have less traffic than other uses that could be potentially developed there. He stated that the City Council thought of the residents when they made the decision to allow storage units due to the lower traffic compared to other permitted uses. His argument with respect to the claim that the property was undeveloped when the residents built their homes was that it was already commercial when they purchased their property. He explained that the City Engineer is a professional who is licensed and experienced. His expertise in aligning the entrance should be the primary consideration. He questioned whether facts had been heard that are strong enough to override the City Engineer's professional opinion.

Bruce Kartchner asked if there was any liability to the City. He saw no more liability to the City than if additional homes or some other facility were built there. He also did not believe that the location entrance will impact liability. Mr. Pickell stated that in order for the City to be liable, they have to be negligent. He did not see how it would be negative for the City Council to base their decision on the recommendation of a professional engineer.

The Mayor reiterated the overarching question of whether the roads should line up. In the design and the original application the proposal showed an alignment of the entrance to Towne Storage and Indian Paint Circle. The condition imposed by the Planning Commission was to move it and misalign the two roads. The applicants were now appealing two of the imposed conditions.

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Mrs. Curtis stated that the street is wide enough for a moving van to turn into the facility. If they cannot make the turn, the easiest way to turn around will be to do so on their street. She expressed concern with the additional traffic, particularly since cars already park on the street. Mrs. Curtis felt that the street was not intended for that amount of traffic. Alan Jackson felt that cars being parked on the street would dissuade someone in a truck from driving down the street.

Mr. Pickell wanted to make sure that the record includes testimony from tonight's meeting in addition to the record of the Planning Commission and any reports that have been submitted. Mayor Timothy read a letter, dated October 27, 2014, from David Anderson who resides at 15341 South Indian Paint Circle. The letter was made part of the record. Mr. Anderson was not opposed to granting the applicants a permit to build a storage facility but was opposed to aligning the entrance with Indian Paint Circle.

Heather Pehrson read a letter submitted by Cole Peck, which was also made part of the record. Mr. Peck owns property immediately south of the proposed self-storage facility. He met with the applicant's realtor about the type of wall that needs to be constructed to separate their properties. He was shown photos of the proposed wall, which will be approximately 10 feet tall and 600 feet long. He did not object to the wall but wanted to make sure that his side is completely finished. They also agreed that the ditch running along the wall will be piped. Mr. Peck offered to provide the labor to lay the pipe and boxes as long as Mr. Bingham purchases the materials. Mr. Peck also felt that the entrance should be lined up with the other existing intersection.

Dr. Curtis stated that Cole Peck's statement that it backs Camp Williams Road is incorrect and is actually 200 feet or more away. He asked that the City Attorney and City Engineer provide testimony that the Planning Commission voted on the fact that it was a safety issue when it was not. Mr. Pickell indicated that he would not give testimony and was present to advise the Council. Joe Perrin stated that the assumption that people cannot turn right into the facility is flawed. Heather Pehrson wanted the citizens to understand that the Council is bound by the legal requirements and are obligated to ensure that administrative decisions can be upheld.

Ty Nielsen moved to go back to the original conditional use permit application, which expressly had an aligned entrance approach and strike condition number 2, which will put it back to an aligned entrance. With condition number 3, if there is lighting on the walls, it should not shine onto the neighbors' property. He wanted to be shown on a photometric map using sconce or wall lighting if there is lighting on the wall.

Alan Jackson made a friendly amendment to require the lighting. Mayor Timothy allowed the friendly amendment.

Ty Nielsen stated that the motion was based on the evidence given that the lighting will enhance the safety and security of the area. Heather Pehrson seconded the motion.

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Alan Jackson supported the motion based on the expert testimony being clear that the roads should align. He expressed concerned about potential liability to the City by not following the counsel of experts. Bruce Kartchner agreed. He was also sensitive to the concerns of the citizens.

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

In response to a question raised by Alan Jackson, Public Works Operations Manager, Blain Dietrich, indicated that a sign could be posted on Indian Paint Circle to discourage truck traffic.

7. PUBLIC HEARING: Consideration and Vote on a Request for Site Plan Approval for Towne Storage Located at 15403 South Camp Williams Road in the GC-1 (General Commercial) Zone. Menlove Construction, Applicant – Staff Presenter, Alan Peters.

Associate Planner, Alan Peters, presented the staff report and displayed the site plan. The layout of the facility was described. It was reported that there will be 379 storage units with a total of 60,000 square feet of storage area. In addition to parking, there will be over one acre of driving space within the facility to provide access to the individual units. The driveways are a minimum of 20 feet wide. All exceed 20 feet with the exception of one section. The facility is surrounded on three sides by a 20-foot landscaped setback. Mr. Peters reported that the Council adopted guidelines at the beginning of the year with additional requirements.

The north elevation of the property was shown from Iron Horse Boulevard. With regard to access, much was covered in the conditional use approval. The exit will be restricted by the gate and the facility will be gated 24 hours per day. After hours there will be limited access that will only allow those with specific permission from the management to enter. A rendering of the facility was shown. Mr. Peters stated that the plan shows more trees and shrubs than are typically required. The intent was to have a residential type of landscaping plan that will be consistent with the neighborhood.

Heather Pehrson asked if the City has any requirements with respect to water wise landscaping. Mr. Peters stated that in general the City requires trees and shrubs. No specific amount of turf grass is required. The ordinance specifies that areas outside of planting beds must have grass. It was noted that secondary water is available in the area.

With regard to storm water runoff, Mr. Peters stated that it was originally addressed within the ordinance. There is a 20% landscaped area with 80% impermeable surface area. There is also an underground storm water storage system that will collect the runoff water from the site that can overflow into the County storm drain system. The plan was approved by the City Engineer.

City Manager, Mark Reid, asked if there was concern about the trees along Camp Williams Road blocking the view. He noted that the radius makes it difficult to look back and see to the south. Mr. Peters stated that they enforced it with a 30-foot clear view area.

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Mr. Menlove stated that there will be stamped concrete on Camp Williams with no street trees. Ty Nielsen suggested there be another choice of street trees. Mr. Peters stated that the project meets all the requirements of the General Commercial Zone. It must also follow the Transitional Development Standards included in the staff report because it neighbors residential zones. The setback from the street is 20 feet, which matches the setback of the home next door. There will also be a 20-foot landscaped setback from that home. The Storage Unit Development Standards were adopted by the City Council and consist primarily of architectural requirements. The facility must include a masonry wall and have an interesting architectural transition. The wall must be a minimum of eight feet in height but is not limited to eight feet.

Based on the fact that the request meets the requirements, the Planning Commission forwarded a positive recommendation with the condition that the entrance be moved and the exit not align with Indian Paint Circle. The Council discussed the potential for a power failure to the gates. Mr. Free stated that in the event of a power outage, the gates are lightweight and can be lifted. When the power is on, however, they lock down.

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

Alan Jackson asked if the issue of lighting needed to be addressed further. Mr. Pickell stated that it is a condition of the conditional use permit but it would be appropriate to specify that lighting must comply with all conditions of the conditional use permit.

Ty Nielsen moved to approve the consideration for the site plan approval for Towne Storage located at 15403 South Camp Williams Road in the GC-1 (General Commercial) Zone subject to the following:

Conditions:

- 1. That all requirements of the City Code are met and adhered to for this conditional use permit.**
- 2. That this approval is based on the site plan submittal package received by the City on September 15, 2014.**
- 3. The trees shall be moved from the park strip off of Camp Williams Road to where they fit best in the landscaping.**
- 4. A better choice of street trees shall be provided by Council Member Nielsen along with the advice of the Provo City Forester to include something other than pear as he is a certified arborist.**

Findings:

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1. **That the proposed use as storage units is a conditional use in the General Commercial Zone.**
2. **That the applicant has met all of the requirements for storage units and satisfied all the transitional development standards for uses abutting residential zones.**
3. **That the proposal will not be detrimental to the health, safety, or general welfare of persons or property in the area.**

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 suggested that an item be included on a future agenda eliminating flowering pear trees as approved street trees.

8. Consideration and Vote on Amending Portions of 11-9C, 11-10A, 11-10B, 11-10C, and 11-11A of the Bluffdale City Code to Clarify Public and Private Frontage Requirements for Developing Parcels within Various Commercial and Industrial Zones. Bluffdale City, Applicant – Staff Presenter – Grant Crowell.

Mr. Pickell reported that the matter was properly noticed as a public hearing. Mr. Crowell presented the staff report and stated that a City-initiated code amendment is proposed to address frontage requirements in the Industrial Zone. The impetus for the amendment was a project with frontage on 14600 South. The site is deep and narrow and the applicants want to subdivide. This is not permitted under the ordinance because in an industrial zone each parcel must have frontage on improved public streets.

Mr. Crowell looked at all of the zones and prepared a table showing where frontage is currently allowed to be used as meeting frontage. The majority of the zones in the City already allow that to occur. The proposal is to change five of the commercial industrial zones to allow public or private streets or improved rights-of-way to utilize and create parcels. No site plan, safety requirements, Fire Code, or access standards will be changed. In addition, it was noted that a number of parcels in subdivisions currently are non-conforming. The proposed change will bring them into conformance.

The matter was reviewed by the Planning Commission who recommended the City Council approve the amendment as written.

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

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Ty Nielsen moved to approve an ordinance amending portions of Title 11 of the Bluffdale City Code to clarify the public and private frontage requirements within various commercial and industrial zones subject to the following:

Findings:

- 1. That the Bluffdale City General Plan recommends development of flexible land use ordinances to help facilitate the development of unique properties.**
- 2. This proposal promotes economic development options.**
- 3. The proposed text changes will not be detrimental to the health, safety, or general welfare of persons or property within the community.**

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.

9. Mayor's Report.

Mayor Timothy reported that he attended a closed session the previous day with the Jordan School District that gave him confidence in what they are doing. During the work session they discussed schools that need to be built over the next five years in various cities. During the first two years funding will come either from the sale of excess property or capital reserve monies. The third, fourth, and fifth years will require bonding of \$100 million. They expect that number to decrease once the Architectural Design Committee meets and makes a recommendation to the Board by the end of January.

There was also discussion of the land to be disposed of in the near future including the Parry and Matthews parcels in Bluffdale. There is also a large parcel in West Jordan they are looking to dispose of rather quickly. Mr. Reid asked about the appraised value. The Mayor recommended Mr. Reid contact Scott Thomas to obtain that information. The Mayor mentioned that the District was quoting \$16 to \$18 million for an elementary school, which would likely be vigorously opposed. The District recognizes this and expects the actual cost to be \$12 million.

The Mayor attended and commented on the Wasatch Choice for 2040 Consortium.

He reported that the previous weekend the Bluffdale Arts Advisory Board put on a play. Unfortunately, he was unable to attend.

10. City Manager's Report and Discussion.

Mr. Reid reported that applications have been taken and a position was offered to Natalie Hall to serve as the City's Emergency Preparedness Manager to replace Connie Jones. Mrs. Jones was part

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of the interview process and wholeheartedly supported the recommendation. Ms. Hall was to begin work in November. Funding was available in the budget to pay Mrs. Jones on an hourly basis to conduct training.

Mr. Reid stated that as staff meets on Monday mornings in the Public Safety Meeting, there has been concern with the number of accidents in the construction site. Corporal Taylor and Chief Roberts were asked to attend the following morning's meeting with Wadsworth Construction to review structuring and where cones and signs are being placed to increase safety. It was noted that there have been several accidents with one motorcycle accident in particular being serious.

Mayor Timothy understood that traffic has been backing on Redwood Road. He asked what jurisdiction should enforce the "no left turn" sign posted on Redwood Road. He recommended that those who turn left and hold up traffic be ticketed. Corporal Taylor stated that they can be ticketed, however, the traffic comes from the north prior to Bangerter. That can be enforced as well to help minimize problems. He recommended the signage be moved further back to better channel traffic. Alan Jackson remarked that when traveling south it is difficult to see where the lane goes. Corporal Taylor stated that there are many issues that will be reviewed. He hoped to restripe the area and cone it. Alan Jackson felt they could do better.

PLANNING SESSION

11. Planning Session.

Heather Pehrson reported that she recently attended the American Planning Association Utah Chapter and Western Planners Conference where there was an awards banquet. She and Planning Commission Member Brandon Nielsen represented Bluffdale along with members of staff. Bluffdale's was given an Award of Merit and the City was recognized for its General Plan.

Council Member Pehrson also attended the Wasatch Choice 2040 Consortium the previous week. She recommended the Council Members visit Envision Utah's website where there is a new game and two-minute video. Envision Utah is trying to get 50,000 people from across the state to access the website and play the game, which serves as an educational and information collecting tool. Council Member Pehrson was asked to write an article for the newsletter on the Envision Utah proposal. In response to a question raised by Bruce Kartchner, Heather Pehrson confirmed that the game is a form of propaganda. Council Member Kartchner questioned whether that was something the Council should promote. He noted that historically, Envision Utah has been anti-Bluffdale in terms of how they approach development. They believe development should be high-density, clustered, and stacked and are not in favor of large lots similar to what exists in Bluffdale.

Mr. Reid stated that they are asking for survey information. If 50,000 citizens complete the survey and express a desire for large lots, it would go against what they are expecting but would be reflected in the survey results. If no one from Bluffdale participates, Envision Utah's philosophy will be reinforced.

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Heather Pehrson reported that the first meeting with the consultants for the Parks, Recreation, and Trails Committee will be held on November 5 from 7:00 p.m. to 9:00 p.m. at the Redwood Road Building. All were invited to attend.

Council Member Pehrson stated that Cynthia Bee, a Landscape Architect by profession, acts as the Outreach Coordinator at the Conservation Garden Park, which is an offshoot of the Jordan Valley Water Conservancy District. Their goals for water use reduction are increasing and will be imposed on citizens. Ms. Bee will meet with planners from Bluffdale and other cities to discuss how they can be of assistance. Mr. Reid stated that Doug Gilmore recommended they increase the tiers so that there is a greater penalty for those who use excessive amounts of water. It was noted that Conservation Gardens provides great ideas for water wise landscaping. Mr. Reid found it to be very informative and instructive. Heather Pehrson thought it was one thing to require landscaping be done in a specific way and another to penalize someone for watering.

Justin Westwood reported that his wife recently dropped their daughter off at the intersection near Summit Academy that was made into a four-way stop instead of a two-way stop. She noticed that there are no bars or a crossing guard and observed children trying to cross. His wife works for the UPD and was interested in serving as the crossing guard. If no crossing guard is hired, it was recommended that there be striping or another method to help children cross the intersection safely. Mayor Timothy thought striping would be best. Safe walking route issues were discussed. Heather Pehrson asked if one had been established for Summit Academy. Mr. Reid stated that in the past no crossing guards have been provided at North Star Academy because it is a charter school. The City could approach Summit Academy to see if they will fund a crossing guard. He stated that the City budgets approximately \$8,000 per year for a crossing guard. He noted that the cost may be less because the school is not year round.

Heather Pehrson's understanding was that North Star Academy uses parent volunteers to help with traffic. Mr. Dietrich stated that parents come from Warren Circle to help their children cross. His recollection was that the MUCD requires each school to conduct a traffic study based on their situation and student counts. Mayor Timothy questioned whether a traffic study was really needed to do striping. Mr. Dietrich stated that there are differences between a standard crosswalk and a school crosswalk in how they are painted. North Star Academy conducted a study, however, it did not warrant a crossing guard. The Mayor left the actual painting of the crosswalks to Mr. Fazio.

It was reported that Utah is 46th in the station in terms of the percentage of the population that votes. He urged those present to vote and encourage their friends and neighbors to do the same.

Mr. Reid reported that the Trunk or Treat event is scheduled for the Friday, October 31 at the Old West Days Buildings. Details were available on Facebook. Adult help was requested for the event.

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, October 29, 2014**

12. WORK SESSION: Information and Discussion on a Proposed Ordinance Amending Title 3 Chapter 6 of the Bluffdale City Municipal Code Relating to Alcoholic Beverage Licenses, Staff Presenter – Grant Crowell.

Mr. Crowell reported that staff has had discussions with retailers, particularly Maverik, about expanding the selection in their store. Years ago when the Maverik was approved, the City imposed restrictions with respect to the sale of beer within a certain distance of a church. Local restrictions are imposed by cities and vary. It was noted that there are no alcohol licenses in Bluffdale currently. The language in the ordinance was out-of-date with state code, which is changed annually. Mr. Crowell stated that liquor does not have to be permitted in a community.

Permits allowing for the consumption of alcohol were discussed. Mr. Reid stated that the intent was to prepare the ordinance for the potential of a restaurant, such as Olive Garden, locating in Bluffdale. Potential businesses that will likely seek alcohol licenses were identified. The proposed amendments were discussed. Mr. Crowell stated that staff made an effort to identify policy issues in the document. It was noted that there is currently a limit on the number of permits that can be issued.

The Mayor suggested that staff put together a survey to be completed by the Council. Bruce Kartchner suggested that those with liquor licenses be responsible for cleaning up messes (cans and bottles) left by drinkers. He was interested in finding a way to shift the cost to those who make money from alcohol sales.

Mr. Crowell stated that Maverik is interested in making modifications to their site and are interested in pursuing beer sales. Heather Pehrson suggested beer sales be opened to the Maverik and noted that it is hurting the City economically. Staff agreed to move forward and prepare a survey.

13. Adjournment.

The City Council Meeting adjourned at 9:30 p.m.



Teddie K. Bell, MMC
City Recorder:

Approved: November 12, 2014

October 27, 2014

To Whom It May Concern:

I would like to comment on the appeal of the conditional use permit for Towne Storage at 15403 South Camp Williams Road.

As a land owner and as a neighbor at 15341 South Indian Paint Circle, I am not opposed to granting them a permit to build a storage facility. But I am opposed to them aligning their entrance to Indian Paint Circle. This entrance is not a through road or a city road. It is an entrance and does not need to line up with Indian Paint Circle.

Thank you,

David N. Anderson
15341 S. Indian Paint Circle
Bluffdale

10-29-2014

Dear Bluffdale City Council,

Hello! My name is Cole Peck, I own the property just south of the proposed Self Storage. I want to write this letter because I cannot attend the meeting tonight.

I met with the Realtor for Self Storage and their representatives about the type of wall they will be building to separate our properties. They showed me photos of a wall that was approx 10 ft tall, and 600 ft long. It had rock on it and a few small jogs. I am fine with their wall choice but I just want to make sure my side of the wall will be finished completely. We don't want an eye sore.

We also agreed that the ditch running along their wall needed to be piped. I told Self Storage and Rex Bingham that I would do the labor to lay the pipe and boxes as long as they purchased the materials. They will need approx 600 ft of 24" reinforced concrete pipe , three 3x3x5 concrete boxes with grates, grout and (about) 380 ton of 1 1/2" drain rock. To my knowledge, self storage is paying \$6000 towards pipe and boxes then Rex Bingham will pay the rest.

Lastly, I believe that the entrance to Self Storage should be lined up with the other existing intersection. I have been a licensed contractor for over 21 years and that is how roads are lined up. I think it will cause many problems having the entrance to Self Storage right by Redwood Road. It needs to be placed across from the intersection.

Thank you for your time!

Sincerely,

Cole Peck
801-367-3939
cpc08111@msn.com