



**AMENDED BLUFFDALE CITY COUNCIL**  
**MEETING AGENDA**  
**Wednesday, March 25, 2015**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, March 25, 2015 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. Presentation by the Jordan School District in recognition and appreciation to Officer Aaron Rosen, Bluffdale City Police Department.
3. Recognition and appreciation to Teddie Bell for her years of service to the City of Bluffdale, Mayor Derk Timothy.
4. Consideration and vote on a resolution appointing the City Recorder, Mayor Derk Timothy.
5. Administering of Oath of Office for City Recorder, Wendy Deppe, by Judge Scott Mickelsen.
6. **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).
7. **CONSENT AGENDA:**
  - 7.1 Approval of the March 11, 2015 meeting minutes.
8. Consideration and vote on a resolution authorizing the City Manager to enter into agreements awarding a contract for the Woodhollow Drainage Project and establishing a contingency, staff presenter, Matt Chadwick.
9. Consideration and vote on a resolution approving an encroachment agreement with the Utah Lake Distributing Company, staff presenter, Matt Chadwick.
10. Discussion regarding a proposed re-alignment to the travel lanes on 14400 South to allow parking on the north side of the street, staff presenter, Matt Chadwick.
11. Consideration, and vote on Preliminary and Final Subdivision Plat Application for Plat E-5 for 28 Residential Townhomes and associated streets at approximately 15195 South Heritage Crest Way within the Independence Master Planned Community, 4 Independence, LLC, applicant, staff presenter, Grant Crowell.
12. Consideration, and vote on Preliminary and Final Subdivision Plat Applications for Plat K for 30 Residential single-family lots, Plat K-2 for one building lot, and Plat L for 19 Residential single-family lots and associated

streets at approximately 15100 South 1070 West within the Independence Master Planned Community, 4 Independence, LLC, applicant, staff presenter, Grant Crowell.

13. Consideration and vote on a resolution for a proposed agreement between the City of Bluffdale and Utah Department of Transportation regarding Street Lights on Redwood Road next to Bangerter Highway Project, staff presenter, Michael Fazio.
14. Consideration and vote on a resolution approving a Pipeline Agreement with Jordan Valley Water Conservancy District for a storm drain easement, staff presenter, Michael Fazio.
15. Consideration and vote on a resolution authorizing execution of a Permission Grant to do a directional bore crossing of an easement/right-of-way held by the East Jordan Irrigation Company, staff presenter, Michael Fazio.
16. Mayor's Report.
17. City Manager's Report and Discussion.

### **PLANNING SESSION**

18. 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.
19. 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).
20. Adjournment.

**Dated this 24th day of March, 2015**

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)



**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 (arrived at 7:50 p.m.)  
Bruce Kartchner (arrived at 8:15 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  
Matthew Chadwick, Assistant City Engineer  
Wendy Deppe, City Recorder  
Teddie Bell, City Recorder  
Judge Scott Mickelsen  
Sergeant Shane Taylor  
Officer Aaron Rosen

**BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

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

**1. Roll Call, Invocation, and Pledge.**

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

Nancy Neilson offered the invocation.

Karen Egan led the Pledge of Allegiance.

**2. Presentation by the Jordan School District in Recognition and Appreciation to Officer Aaron Rosen, Bluffdale City Police Department.**

Mayor Timothy reported on an incident that occurred recently dealing with a possible kidnapping. He reported that the investigation was ongoing and stressed that nothing is more important than the safety of children. The City's police officers are capable and trained and have the City's best interest at heart. The Mayor had never seen a quicker response than he did when the incident took place. He asked the school district to comment on the efforts of Officer Rosen and the entire Police Department.

Jordan School District Area School Administrator, Michael Anderson, expressed the District's gratitude and appreciation to the City of Bluffdale. He appreciated the good working relationship they have with City Manager, Mark Reid, Mayor Timothy, and the City Council. Mr. Anderson

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stated that by the afternoon following the incident, every student had attended an assembly on school safety and Stranger Danger.

Bluffdale Elementary School Principal, Karen Egan, described the incident and explained that the Stranger Danger Program was Officer Rosen's idea. She complimented the Police Department and Officer Rosen for their proactive and speedy response. Mayor Timothy expressed his appreciation for the Police Department and gave Officer Rosen his highest compliments. He congratulated the City Council for recognizing the need for a School Resource Officer who is very important to the Police Department. A photograph was taken of the Council, staff, Mr. Anderson, and Ms. Egan.

**3. Recognition and Appreciation to Teddie Bell for her Years of Service to the City of Bluffdale, Mayor Derk Timothy.**

Mayor Timothy recognized and expressed his admiration, appreciation, and love for City Recorder, Teddie Bell, who was retiring after 25 years of service to the City. Mrs. Bell had been part of the City for many years and is a longtime resident. She was more than just an employee and has been a good friend to all. He shared fond memories of Mrs. Bell and considered her the most knowledgeable person in the City. Appreciation was expressed to Mrs. Bell for her invaluable contributions to the City of Bluffdale.

The Mayor presented Mrs. Bell with a commemorative plaque and beautiful rocking chair. Photographs were taken of Mrs. Bell with the City Council, staff, her family, and others in attendance. The time was turned over to those in the congregation to express their appreciation. Those present were reminded of an Open House to be held in her honor on Friday, March 27 from 11:00 a.m. to 3:00 p.m. It was noted that Mrs. Bell served as the Bluffdale City Recorder from 1990 to 2015.

**4. Consideration and Vote on a Resolution Appointing the City Recorder, Mayor Derk Timothy.**

Mayor Timothy stated that with the retirement of Teddie Bell he felt it a privilege to recommend the appointment of Wendy Deppe as the New City Recorder. Ty Nielsen remarked that he participated in the interview process and was pleased with the decision to hire Ms. Deppe.

**Ty Nielsen moved to approve a resolution appointing Wendy Deppe as the New Bluffdale City Recorder. Justin Westwood seconded the motion. Vote on motion: Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously. Alan Jackson and Bruce Kartchner were not present for the vote.**

**5. Administering of Oath of Office to City Recorder, Wendy Deppe, by Judge Scott Mickelsen.**

The Oath of Office was administered to Wendy Deppe by Judge Scott Mickelsen. Photos were taken of the Council, Judge Mickelsen, and Ms. Deppe.

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**6. PUBLIC FORUM.**

There were no members of the public wishing to speak.

**7. CONSENT AGENDA:**

**7.1 Approval of the March 11, 2015, Meeting Minutes.**

**Heather Pehrson moved to pass the consent agenda. Justin Westwood seconded the motion. Vote on motion: Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously. Alan Jackson and Bruce Kartchner were not present for the vote.**

**8. Consideration and Vote on a Resolution Authorizing the City Manager to Enter into Agreements Awarding a Contract for the Woodhollow Drainage Project and Establishing a Contingency, Staff Presenter, Matt Chadwick.**

Assistant City Engineer, Matthew Chadwick, presented information to the Council on two options for the Woodhollow Drainage Project. He explained that an existing storm drain ran down Woodhollow Road. As a result of recurring drainage problems, water backs up and the City frequently receives calls about water shooting out of the storm drain. Staff proposed installing a new storm drain. Mr. Chadwick described the differences between the two options and stated that the other alternative would connect to the existing pipe rather than draining into the ravine. Mr. Chadwick was told there were future plans to fill the ravine with dirt and recommended connecting it now.

City Manager, Mark Reid, stated that currently the ravine is very steep and deep. One of the original Parry Farms homeowners recommended there be an area for a clubhouse or other amenity. It would be an HOA improvement rather than a City improvement; however, it is City property.

Mr. Chadwick stated that the intent was to provide a connection at the two ends and connect the two existing storm drains to prevent future flooding. The pipe would be sized to accommodate new development. Mr. Reid stated that this represents a substantial change from the original plan. It also provides the opportunity to size it to accommodate future development in the area.

Mr. Reid suggested action be taken to get the project through the canal in a short amount of time before water comes in April. Staff proposed to complete the first part of the project and get through the canal and into the ravine. Historical flow issues were discussed. Mr. Reid stated that there have been problems with the property before and at one time the upper canal was nearly taken out.

Mr. Chadwick prepared two resolutions. One was provided in the packet with a second alternative available in Dropbox that would extend the pipe all the way to the existing pipe. The bid total for the alternative was \$125,672. Questions were raised as to why the alternative was so different from the rest of the bid. Timing issues were discussed. Staff checked the company references submitted

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with the bid and received good references back. Mr. Chadwick indicated that the proposed bid could be tabled or withdrawn.

Council Member Jackson joined the meeting at 7:50 p.m.

**Ty Nielsen moved to authorize the City Manager to enter into an agreement awarding the contract for the Woodhollow Drainage Project and establishing a contingency, as written, in the alternative resolution in Dropbox. Heather Pehrson seconded the motion. Vote on motion: Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Alan Jackson-Aye. The motion passed unanimously. Bruce Kartchner was not present for the vote.**

**9. Consideration and Vote on a Resolution Approving an Encroachment Agreement with the Utah Lake Distributing Company, Staff Presenter, Matt Chadwick.**

Mr. Chadwick stated that the above resolution pertains to the project discussed previously.

**Heather Pehrson moved to pass a resolution approving an Encroachment Agreement with the Utah Lake Distributing Company. Ty Nielsen seconded the motion. Vote on motion: Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Alan Jackson-Aye. The motion passed unanimously. Bruce Kartchner was not present for the vote.**

**10. Discussion Regarding a Proposed Realignment to the Travel Lanes on 14400 South to Allow Parking on the North Side of the Street, Staff Presenter, Matt Chadwick.**

Mr. Chadwick provided the Council with a handout of the proposed realignment to the travel lanes on 14400 South. He remarked that it will be challenging in terms of what can be done to make it bicycle friendly because of the narrowness of the road. The desire was to create parking stalls and restripe the road to accommodate the parking spaces. Mr. Chadwick reported that the majority of the road in the area is 31 feet wide, which is fairly narrow. Staff wanted to use the 11-foot lanes from the middle travel lane, however, that poses a problem since the MUTCB recommends that parallel parking stalls be 8' x 22'. Mayor Timothy stated that if there was a separate bike lane between the travel lanes and the parking they should get credit for the fact that it is not a travel lane for cars. He hoped to see the dedicated bike lanes remain, if possible. Mr. Chadwick stated that that would be difficult given the width. Alan Jackson felt that if cars are parked along the road, cyclists can ride in the road. If there are no cars parked there, however, they can utilize the bike lane.

The Council discussed the size of parking stalls and the dedicated bike lane with the potential for four-foot sharrow markings, which indicate to motorists that the lane is for bicycle traffic as well. If sharrow markings are used, Mayor Timothy recommended they be placed in the middle of the travel lane so that there is a clear indication to motorists that bicycles have the full width. Also, the hope was that designating where bicycles should ride will preserve the markings over time. Mr. Chadwick stated that the MUTCB specifies that for roads with speed limits of 25 mph or less

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that the bike lane be in the middle of the lane. For roads with a speed limit of 35 mph or higher it should be offset.

Heather Pehrson asked about staff's plan for road improvements. City Engineer, Michael Fazio, stated that the road is close to needing a slurry seal. Mayor Timothy suggested that in the future they always paint an 11-foot travel lane. Alan Jackson recommended the road be restriped now.

Hillary Spahr gave her address as 14381 South 1690 West and informed those present that the proposed parking stalls will not accommodate truck and trailer parking. Mr. Reid stated that pickups typically park in the arena. Traffic issues were discussed.

Council Member Kartchner joined the meeting at 8:15 p.m.

11. **Consideration and Vote on Preliminary and Final Subdivision Plat Application for Plat E-5 for 28 Residential Townhouses and Associated Streets at Approximately 15195 South Heritage Crest Way within the Independence Master Planned Community, 4 Independence, LLC, Applicant, Staff Presenter, Grant Crowell.**
  
12. **Consideration and Vote on Preliminary and Final Subdivision Plat Applications for Plat K for 30 Residential Single-Family Lots, Plat K-2 for One Building Lot, and Plat L for 19 Residential Single-Family Lots and Associated Streets at Approximately 15100 South 1070 West within the Independence Master Planned Community, 4 Independence, LLC, Applicant, Staff Presenter, Grant Crowell.**

City Planner/Economic Development Director, Grant Crowell, presented the preliminary and subdivision plat applications for agenda items 11 and 12 together. The first was for the continuation of a townhome portion of the development involving 28 townhome units. There were expected to be a total of 60 units in the area. Preliminary and final subdivision plat approval was also sought for Plats K, K-2, and L. A new church and detention basin area were proposed as part of Plat K. The Planning Commission would need to review the architecture, landscaping, and site plan application.

**Ty Nielsen moved to approve the preliminary and final subdivision plat applications for Plat E-5 for 28 residential townhomes and associated streets at approximately 15195 South Heritage Crest Way within the Independence Master Planned Community subject to the following:**

**Conditions:**

1. **That all requirements of the City Code and adopted ordinances are met and adhered to for each proposed plat.**

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2. That all plats comply with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer and Public Works Department for all relevant construction and plat drawings prior to the plat recording.
3. That at Site Plan Application including, but not limited to; landscaping, building elevations, building colors and materials, lighting, and fencing by approved by the Planning Commission prior to the issuance of building permits.
4. That all building permit submittals for townhomes have written or stamped approval from the Independence Development Review Committee, pursuant to the requirements of the DA prior to being submitted to the City.
5. That for each building permit submittal, the City requires a certification in the form of a grading and drainage plan for each building, stamped and certified by a professional engineer. This should be submitted with the site plan and building permit. No building permit shall be issued without this.
6. That after construction before a Certificate of Occupancy is issued, the builder shall submit a certification by a Professional Civil Engineer that the lots were actually graded according to the initial engineered plan and that no construction has interfered with that plan.
7. That the project adheres to all requirements of the International Fire Code.
8. The final plat will be required to be recorded simultaneously with all required sheets and CC&Rs.

The City Council shall approve the preliminary and final plat applications for Plat K for 30 residential single-family lots, Plat K-2 for one building lot, and Plat L for 19 residential single-family lots and associated streets at approximately 15100 South 1070 West within the Independence Master Planned Community subject to the following:

**Conditions:**

1. That all requirements of the City Code and adopted ordinances are met and adhered to for each proposed plat.
2. That all plats comply with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer and Public Works Department for all relevant construction and plat drawings prior to the plat recording.
3. That revised construction drawings for Lot 630, Lot 631, and improvements for the portion of Proclamation Way and Noell Nelson Drive in Plat L be reviewed and approved by the City Engineer prior to the pre-construction meeting.

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4. That the City requires written evidence from the Salt Lake County Flood Control District and a Flood Control Permit has been issued for any discharges planned by the above referenced subdivision into the East Jordan Canal prior to the recordation of the final plat.
5. That for each building permit submittal, the City requires a certification in the form of a grading and drainage plan for each lot, stamped and certified by a professional engineer. This should be submitted with the site plan and building permit. No building permit shall be issued without this.
6. That after construction before a Certificate of Occupancy is issued, the builder shall submit a certification by a Professional Civil Engineer that the lots were actually graded according to the initial engineered plan and that no construction has interfered with that plan.
7. That the project adheres to all requirements of the International Fire Code.
8. That all building permit submittals for homes have written or stamped approval from the Independence Development Review Committee, pursuant to the requirements of the DA prior to being submitted to the City.
9. All street trees shall be installed in the park strips prior to the issuance of a certificate of occupancy for all dwellings in accordance with the approved Street Tree Plan. All park strip landscaping irrigation and maintenance is the responsibility of the adjacent property owner.

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

**13. Consideration and Vote on a Resolution for a Proposed Agreement between the City of Bluffdale and Utah Department of Transportation Regarding Street Lights on Redwood Road Next to Bangerter Highway Project, Staff Presenter, Michael Fazio.**

Mr. Fazio reported that there are existing street lights on Redwood Road. The plan was to install the street lights on Redwood Road rather than reinstall the outdated street lights that were on Redwood Road prior to the Redwood Road/Bangerter Highway Interchange Project. The proposed agreement allows the City to pay the contractor, Wadsworth Construction, the requested \$57,445.34 to install seven new poles. The City budgeted sufficient funds for the proposed improvements. The three options were outlined as follows:

1. Pay the estimated cost of \$10,000 per street light.

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2. Have the City install the existing lights and restore it to its previous condition and no cost.
3. Potentially install six lights rather than the proposed seven identified in the resolution.

Mr. Fazio explained that the intent was to install new lights on the west side where there are none. On the east side they were proposing to install only four lights. Bruce Kartchner felt that the original scope of work should be revisited due to the proposal being poorly put together. The breakdown of costs was reviewed and discussed.

**Heather Pehrson moved to pass a resolution authorizing the City Manager to enter into a Betterment Agreement with UDOT changing the second “Whereas” to read, “Whereas the betterment items to be included are for the benefit of the City and will include the installation of lights on Redwood Road per the change order;”. Alan Jackson seconded the motion. Vote on motion: Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Alan Jackson-Aye, Bruce Kartchner. The motion passed unanimously.**

**14. Consideration and Vote on a Resolution Approving a Pipeline Agreement with Jordan Valley Water Conservancy District for a Storm Drain Easement, Staff Presenter, Michael Fazio.**

Mr. Fazio reported that a few weeks prior, staff requested that the City Council approve a crossing to provide a storm drain across an existing easement or right-of-way under the South Salt Lake and Utah Canal Company. The Jordan Valley Water Conservancy District was in the process of installing the said storm drain. The agreement would allow the City to have an easement where the new storm drain will be placed. He recommended approval of the proposed agreement. The cost to the City will be \$2,000 and \$5,000 for the right to drill a hole beneath the canal.

**Ty Nielsen moved to pass a resolution authorizing the execution of a Pipeline Agreement for the crossing of an easement/right-of-way held by Jordan Valley Water Conservancy District. Heather Pehrson seconded the motion. Vote on motion: Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Alan Jackson-Aye, Bruce Kartchner. The motion passed unanimously.**

**15. Consideration and Vote on a Resolution Authorizing Execution of a Permission Grant to do a Directional Bore Crossing of an Easement/Right-of-Way held by the East Jordan Irrigation Company, Staff Presenter, Michael Fazio.**

Mr. Fazio presented the proposed plan and described the details of the proposed bore crossing. The easement/right-of-way is held by the East Jordan Irrigation Company who was requiring the developer to provide an agreement signed by the City who will eventually own the crossing. The developers plan to cross the canal with the storm drain and take the water from the pond and bring it toward the Day Property into a retention pond. It was noted that the developer will bear the cost. Mr. Fazio explained that the agreement requires the City to be indemnified from any claims and liability.

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Bruce Kartchner suggested there be a three-year performance bond and that the canal company take on the risk of the bore. City Attorney, Vaughn Pickell, agreed that that could be done. Alan Jackson wanted a personal guarantee from the developer and recommended a cash bond. Bruce Kartchner suggested an indemnity bond. The fact that it is lined with concrete made the Mayor more comfortable that the future integrity of the canal will be maintained. Alan Jackson asked if the City could hire a contractor to do the work and charge the developer. That way the City would maintain control. The Mayor was concerned that if the City has the work done they will have at least some liability. His preference was for the developer to take on construction of the project.

Richard Bell gave his address as 14141 South Redwood Road and asked if the storm drain will be parallel to the canal and if South Valley Water will have any liability. Mayor Timothy indicated that it is perpendicular to the canal but parallel to the aqueduct.

Bruce Kartchner was comfortable approving the resolution provided that an Indemnity Agreement is in place signed by Aclaime. Staff should also assess the overall risk and pursue either being added to an existing insurance policy or a separate bond.

**Bruce Kartchner moved to pass a resolution authorizing the execution of a Permission Grant to do a directional bore crossing of an easement/right-of-way held by the East Jordan Irrigation Company with the following provisions:**

- 1. The City should not sign the Permission Grant until they have an Indemnity Agreement with the contractor or developer.**
- 2. Staff should ensure that a bond or other insurance coverage is in place to cover the City's risk.**

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

**16. Mayor's Report.**

Mayor Timothy reviewed discussions from the Meet the Mayor Meeting from the previous week. One person wished to discuss secondary water. He expected more will approach him about secondary water due to the lack of water. The property owner lost her secondary water and indicated that there is a private system next to hers. She wondered if there was anything the City could do in terms of the private system. The Mayor was not sure how the City could help and would not want to incur cost or liability. Mr. Pickell stated that it is a private concern and the City would not incur any risk. Mayor Timothy stated that the property in question is on Sagecrest Drive at approximately 2700 West and 15000 South.

Mr. Reid stated that often property owners will go in together and those that decided to contribute to purchase shares got systems while the others did not. Those who did not take action earlier now

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want systems. Mayor Timothy indicated that a few years earlier the homes on the three-acre parcel at approximately 2200 West that includes Elk Court got together. Those who contributed are now connected to the system. It was reported that there are 47 systems with at least two users in the City.

Mayor Timothy indicated that several property owners present at the Meet the Mayor Meeting were also interested in the arena. He presented the Bluffdale Arena Concept Plan for the Council Members to review.

He reported that there is a resident who lives on 14600 South near the UTA property entrance who indicated that four to six cars travel up the UTA road into the entrance every day. The cars are there for a considerable amount of time before they drive back down. For that reason it was suggested that the area be patrolled.

Speeding on 14600 South was also identified as a concern. It was noted that the speed limit there is 35 mph. In many cases cars drive much faster than that. He identified speeding as a serious concern and an issue that has been raised at every Meet the Mayor Meeting. Speeding concerns were also raised by an Independence resident and a resident of 14400 South 3380 West who was concerned about speeding on 14400 South and 3600 West. The residents encouraged the City to fix the radar sign that was out of service. The parts had been received to repair the sign, which should be operational very soon.

It was recommended by residents that speed bumps be installed. Mayor Timothy stated that speed bumps on major roads are not practical. Even on residential roads they are frequently unpopular. It was believed that speed bumps make speeding worse because people try to make up for time lost. The Mayor asked Mr. Fazio to investigate the cost of a standard radar sign. He suggested the possibility of including the cost of radar signs in road projects. Portable radar signs were also mentioned. Enforcement issues were discussed.

The cost of radar signs and portable radar signs were discussed. It was noted that the data collection aspects of the signs can be costly and inaccurate. It was noted that there is no construction underway on 15000 South or 2200 West and speeding problems have been reported. Mayor Timothy directed staff to look at purchasing a couple more sets of tubes. Budget issues were discussed.

Ty Nielsen expressed concern with trash collected around his property, which is near the detention pond. Some items concerned him such as syringes, needles, liquor, and prophylactics. Since then he had observed and noticed that numerous vehicles park on 15000 South for hours at a time. Mayor Timothy stated that there are similar problems on other roads in the City including 1300 West.

Mayor Timothy reported that he was approached by someone who wanted to discuss curbside waste pickup. The benefits outlined by the resident were as follows:

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- Community and homes are better taken care of; instills a sense of pride.
- Encourages citizens to be more proactive with their homes and yards.
- Not expensive to do within a few days or weeks.
- Other cities and the county do this and it helps everyone, but especially the elderly.

Mayor Timothy stated that at least 30 people came into discuss the residential treatment facility going in on Spencer Crest Drive. The discussion was lively but productive. He reviewed federal law with the residents and explained that it trumps city or state law. The Mayor pointed out that another residential/rehabilitation treatment facility has applied for a business license on Thunderhead Way. The Mayor had not yet received any complaints but questioned whether the residents are aware of it.

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

Mr. Reid reported that since the last Council Meeting tours have been taken of the Highland and Midvale City Halls. The Midvale City Hall has only been open for a few months. Staff was very impressed with the design of the building. The City's RFP is now out on Bid Sync and a number of firms have downloaded it.

Mr. Reid reported that many of the features of the Midvale facility are similar to the City's proposed plan. They liked the large counter out front that consisted of one solid counter rather than different department windows. One of the unique features of the Midvale City Hall Building was that the Council Chambers were interior with a conference room behind for closed meetings. The ceiling was not two or three stories like it was in the other facilities. The building appeared very functional and professional and had the capacity of holding a large number of people.

Mr. Pickell stated that the City's RFP was downloaded by several firms of all sizes. The bid was to close on April 8 after which the submissions would be reviewed. Mr. Pickell highlighted the proposed bidders for the scope of the project and reported on a conversation he had with a representative from Hughes Construction who offered to speak with the City about various approaches. It was reported that the Midvale City Hall was traditional design/bid/build and cost \$180 to \$191 per square foot. Photos were available in Dropbox for the Council to access.

Mr. Reid reported that the April 8 regularly scheduled Council Meeting was cancelled due to a Utah League of Cities and Towns Meeting in St. George. From the Mayor's Meeting it was recognized that changes need to be made to the ordinances to accommodate homes purchased for drug and alcohol treatment centers so that the City ordinance reflects that the state or federal ordinance rules. Bluffdale's ordinance includes more detail is allowed.

Mr. Reid reminded those present of City Recorder, Teddie Bell's, Retirement Celebration Open House scheduled for Friday, March 27 from 11:00 a.m. to 3:00 p.m.

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Prior to the meeting, Mr. Reid reported that he distributed an updated organizational chart.

Mr. Reid stated that staff met with Matt Dugdale to discuss bonding and would bring forward a Parameters Resolution at the next meeting. Mr. Dugdale informed Mr. Reid that the current rates are 3.5 to 3.7 for a project of this size and duration. He felt that the City's bonding ability was good. It may, however, be necessary for the City to purchase bond insurance to upgrade the bond rating to at least AA.

Staff looked at the City's ham radio tower and the ability to accommodate them in the City. They were being promoted for emergency preparedness. Currently, the City's ordinance prohibits ham radios. The desire, however, was to propose a change in the near future.

Mr. Reid reported that delivery was taken of two new Dodge Chargers that were purchased from Vernal. The two leased trucks were in the process of being painted and outfitted.

Mr. Reid informed the Council that the City is currently short three Police officers. The Saratoga Springs Police Department made a change selecting one of Bluffdale's officers to be their New Canine Officer who was in the process of being transferred and trained. Another one of Bluffdale's officers injured his knee while apprehending the individual that stole the Utah County Sheriff's Vehicle. The officer made the decision to resign and pursue a different career. The City was also short based on the additional fifth officer they planned to hire. Saratoga Springs had gone through a hiring process and was working with a number of individuals. It was reported that Officer Clinton may also be interested in coming back to Bluffdale.

Mr. Reid stated that the City's detective vehicle, a Toyota Camry, has a transmission problem. The cost of the new transmission almost exceeds what was paid for the car. Options were being considered.

Mr. Reid reported that corridor preservation is coming due. It has been submitted and is ready to go. Staff planned to meet on it the third week of April.

Staff met earlier in the week with Top Ad Sign Company. Mr. Crowell reported that they own billboards on the I-15 frontage in Bluffdale. They identified two issues. The first was their desire to make one of their signs taller. They were, however, not able to do that per the City's ordinance. Their main objective was to get a code amendment to allow the conversion of the billboards to LED technology, which is allowed under the current code. The state still allows cities to make that decision. Mr. Crowell considered it a major policy decision for the Council.

Mr. Reid reported that a meeting was held the previous week on the Complete Streets Survey. UDOT selected two cities in each category (small, medium, and large) to participate in the pilot program. Policy change language would be presented. If desired, the proposed policy changes can be placed in the ordinance.

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Wednesday, March 25, 2015**

Mr. Reid reported that the Arena Committee has met and progress was made with the school in terms of the drop off lane coming in from 2700 West and around the back side of the school.

**PLANNING SESSION**

**18. Planning Session.**

Heather Pehrson reported that she attended all of *The Wizard of Oz* performances and was proud of the community for supporting such a wholesome event. She considered it an excellent opportunity for families in the community to participate in something uplifting and at no cost.

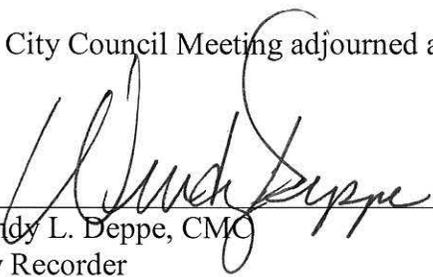
Ty Nielsen recommended that the resolution passed with regard to hunting within Bluffdale City limits be banned. He thought the City had outgrown its ability to maintain hunting. Mr. Reid explained that the property is part of the Independence Development. Mr. Pickell gave an overview of the no shooting plan. The majority of the Council agreed to bring the matter forward at a future meeting. Bruce Kartchner recommended a decision be postponed until after the last phase of Independence. Alan Jackson recommended waiting until another hunting season has passed. Mayor Timothy did not support putting the matter on the agenda if it is not expected to pass.

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

There was no closed meeting.

**20. Adjournment.**

The City Council Meeting adjourned at 10:07 p.m.

  
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Wendy L. Deppe, CMC  
City Recorder



Approved: April 22, 2015