



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, October 28, 2015**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, October 28, 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 via telephonic conference call.

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

1. Roll Call, Invocation, Pledge of Allegiance*
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 October 14, 2015 meeting minutes.
4. Presentation and update regarding the City of Bluffdale Municipal Center, Jim Child, JRCA.
5. Presentation and discussion regarding the City of Bluffdale Police Department Quarterly Statistical Report, staff presenter, Sergeant Shane Taylor.
6. **PUBLIC HEARING** – Consideration and vote on an ordinance amending the City of Bluffdale General Plan, specifically adopting a Parks, Trails, Recreation, and Open Space Master Plan, presenter, Steve Duh, Conservation Technix, Inc.
7. **PUBLIC HEARING** – Consideration and vote on an ordinance amending portions of Chapter 11-2 and 11-22 of the Bluffdale City Code in order to revise regulations for outdoor advertising structures (billboards), Windy Cooke and Butch Baker, applicants, staff presenter, Grant Crowell.
8. Consideration and vote on a resolution requesting recertification of the City of Bluffdale Municipal Justice Court, staff presenter, Vaughn Pickell.
9. Consideration and vote on a resolution authorizing the execution of the Jordan Narrows Road Reconstruction Agreement with Jordan Valley Water Conservancy District, staff presenter, Vaughn Pickell.
10. Presentation and discussion relating to branding/logo for the City of Bluffdale, staff presenter, Natalie Hall.
11. Mayor's Report
12. City Manager's Report and Discussion

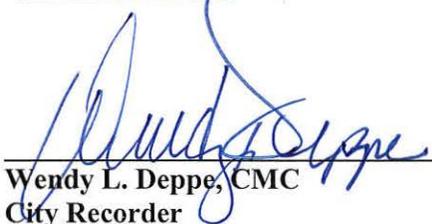
PLANNING SESSION

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

13. Review of the Concept Plan for Haerr property, Dave Tolman, applicant.
14. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).
15. Adjournment

Dated this 23rd day of October, 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 AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV



Wendy L. Deppe, CMC
City Recorder

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

Agenda Item 3.1



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, October 14, 2015**

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

1. Roll Call, Invocation, Pledge of Allegiance*
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 23, 2015 meeting minutes.
 - 3.2 Acceptance of Berrett Subdivision, ending the warranty period.
 - 3.3 Acceptance of The Falls at Boulden Ridge Subdivision, Phase 3C, ending the warranty period.
 - 3.4 Acceptance of Independence at the Point Plats: A1, G1, G2, G3, I1, ending the warranty period.
 - 3.5 Preliminary acceptance of Beacon Hill Apartments / Independence Plat C, and beginning the warranty period.
4. Consideration and vote on a resolution approving the Salt Lake County Officer Involved Critical Incident Task Force Interlocal Agreement, staff presenter, Police Chief Andrew Burton.
5. Review of the Parry Farms Park Concept Plan, staff presenter, Blain Dietrich.
6. **PUBLIC HEARING** – Consideration and vote on a proposal to amend the Official Zoning Map from I-1 (Light Industrial) to HC (Heavy Commercial) for approximately 5.0 acres, located at approximately 644 West 14600 South, Scott Peterson, applicant, staff presenter, Grant Crowell.
7. **PUBLIC HEARING** – Consideration and vote on a Subdivision Plat Amendment Application for The Marketplace Aclaime at Independence Plat A, located at approximately 14800 South Porter Rockwell Boulevard to adjust lot lines for townhomes within the original plat, Aclaime Group, applicant, staff presenter, Grant Crowell.
8. Consideration and vote on a proposed plat amendment for Kailye Anne Amended Subdivision in order to create a new 1.0 acre residential lot at approximately 13800 South Kailye Lane, Dan Capel, applicant, staff presenter, Grant Crowell.

9. Consideration and vote on Preliminary and Final Subdivision Plat Application for Plat M-1 for 30 Residential single-family lots and associated streets at approximately 15205 South 1085 West within the Independence Master Planned Community, 4 Independence, LLC, applicant, staff presenter, Grant Crowell.
10. Consideration and vote on a resolution authorizing the Grant of Easements to the South Valley Sewer District, contingent upon first receiving a Release of Conservation Easement, staff presenter, Michael Fazio.
11. Consideration and vote on a resolution authorizing execution of an Interlocal Cooperation Agreement for certain highway projects, staff presenter, Michael Fazio.
12. Consideration and vote on a resolution approving the Planning Grant Agreement with the State of Utah from the Drinking Water Board State Revolving Fund, staff presenter, Michael Fazio.
13. Consideration and vote on a resolution approving the request from Salt Lake County Park Division to waive any applicable fees related to the development of the Jordan River Park Trail through the City, Lynn Larsen, applicant, staff presenter, Michael Fazio.
14. Mayor's Report
15. City Manager's Report and Discussion

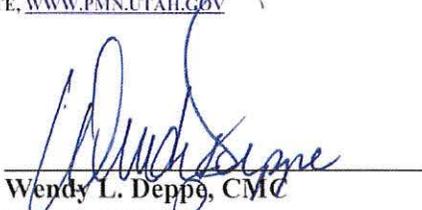
PLANNING SESSION

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

16. 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).
17. Adjournment

Dated this 9th day of October, 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 AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV



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DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, October 14, 2015**

1 **Present:** Mayor Derk Timothy
2 Alan Jackson
3 Bruce Kartchner
4 Justin Westwood
5

6 **Staff:** Mark Reid, City Manager
7 Grant Crowell, City Planner/Economic Development Director
8 Matt Chadwick, Assistant City Engineer
9 Blain Dietrich, Public Works Operations Manager
10 Andrew Burton, Police Chief
11 Natalie Hall, Emergency Preparedness Manager
12 Wendy Deppe, City Recorder
13

14 **Others:** Mindy Dansie, DAI
15 Dan Capel, Applicant/Property Owner
16 Dennis Eyre, Property Owner
17 Travis Higby, Parry Farms HOA
18 James Wingate, Planning Commission Member and City Council Candidate
19 Nancy Lord, City Council Candidate
20 Boyd Preece, City Council Candidate
21

22 **Excused:** Mark Lemery
23 Ty Nielsen
24

25 **BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**
26

27 Mayor Derk Timothy called the meeting to order at 7:00 p.m.
28

29 **1. Roll Call, Invocation, and Pledge.**
30

31 All Members of the City Council were present with the exception of Mark Lemery and Ty Nielsen,
32 who were excused.
33

34 Dan Capel offered the invocation. Bruce Kartchner led the Pledge of Allegiance.
35

36 **2. PUBLIC FORUM.**
37

38 There was no one in attendance wishing to address the Council.
39

40 **3. CONSENT AGENDA:**
41

42 **3.1 Approval of the September 23, 2015, Meeting Minutes.**
43

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, October 14, 2015**

1 **3.2 Acceptance of Berrett Subdivision, Ending the Warranty Period.**

2
3 **3.3 Acceptance of The Falls at Boulden Ridge Subdivision, Phase 3C, Ending the**
4 **Warranty Period.**

5
6 **3.4 Acceptance of Independence at the Point Plats A1, G1, G2, G3, I1, Ending the**
7 **Warranty Period.**

8
9 **3.5 Preliminary Acceptance of Beacon Hill Apartments/Independence Plat C, and**
10 **Beginning the Warranty Period.**

11
12 **Justin Westwood moved to approve the consent agenda. Alan Jackson seconded the motion.**

13 **The motion passed with the unanimous consent of the Council.**

14
15 **4. Consideration and Vote on a Resolution Approving the Salt Lake County Officer**
16 **Involved Critical Incident Task Force Interlocal Agreement, Staff Presenter, Police**
17 **Chief Andrew Burton.**

18
19 Police Chief, Andrew Burton, provided a background of the OICI Statute outlining the requirements
20 to be met by December 31, 2015. It requires agencies to establish a system of investigating critical
21 incidents that include officer involved shootings and accidents officers might be involved in. Any
22 system employed must be impartial. The Valley Police Alliance in Salt Lake County, which
23 includes all of the Chiefs of Police for the agencies in Salt Lake County, discussed the issue and
24 elected to establish a task force in Salt Lake County. The Valley Police Alliance has formed a legal
25 committee consisting of city attorneys from several municipalities within the County who drafted
26 the interlocal agreement. Chief Burton recommended approval of the proposed resolution.

27
28 **Bruce Kartchner moved to approve a resolution approving the Salt Lake County Officer**
29 **Involved Critical Incident Task Force Interlocal Agreement with a correction to the date.**

30 **Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Bruce Kartchner-**

31 **Justin Westwood-Aye. The motion passed unanimously.**

32
33 **5. Review of the Parry Farms Park Concept Plan, Staff Presenter, Blain Dietrich.**

34
35 Public Works Operations Manager, Blain Dietrich, presented the Parry Farms Park Concept Plan
36 highlighting the expansion of the pond area. He stated that the intent was to obtain a more usable

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1 field and increase the play area. So far, City crews have moved approximately 4,500 cubic yards of
2 material and there is now storm drain coming into a box from underground piping. City Manager,
3 Mark Reid, reported that the pond has a system where the runoff goes beneath the pond to the river.
4 A rendering of a new cut and fill on the south side of the detention pond was shown where the top
5 soil is being labeled and spread out. The new field will be much larger and rectangular.

6
7 Mr. Dietrich stated that there will also be a restroom. Mayor Timothy reported that the Council had
8 been concerned previously about the restrooms in all of the parks and budgeted money for cameras.
9 Ways of implementing cameras into the parks were discussed. Mr. Dietrich agreed to explore what
10 is needed to support those particular park elements.

11
12 Mr. Reid reported that \$200,000 was budgeted this year for the park. Thus far, \$80,000 has been
13 spent with the earthwork, topsoil, and sprinkling system. There will be a power source with Rocky
14 Mountain Power to put in a four-inch conduit. Nothing had yet been spent on lighting. The
15 conduit, however, would accommodate future power.

16
17 Travis Higby from the Parry Farms HOA expressed appreciation to the Council and staff. He
18 reported on the Community Involvement Survey posted on the Parry Farms HOA Facebook page of
19 which there are approximately 350 members. He reported that 45 responses were received. Those
20 who responded were asked to recognize that there is a limited budget and that the HOA will be
21 participating in the cost. Various items desired by the community were discussed such as larger
22 playground and basketball areas rather than tennis.

23
24 Mr. Higby reported that he moved into Parry Farms eight years ago and recalled the amenities they
25 were hoping for when they moved to Bluffdale. He asked that a plaque be placed in the park in
26 honor of Jeff Anderson, a contributor who recently passed away from cancer. Mayor Timothy
27 thought that would be appropriate and agreed to discuss the matter with the City Council.

28
29 Mr. Higby stated that the Parry Farms HOA is very solvent with very low assessments of \$200 per
30 year. The funds collected are saved and they own and operate the pump station that provides
31 irrigation water to the ball fields. Other ways funds are utilized were discussed.

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**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, October 14, 2015**

1
2 **6. PUBLIC HEARING – Consideration and Vote on a Proposal to Amend the Official**
3 **Zoning Map from I-1 (Light Industrial) to HC (Heavy Commercial) for Approximately**
4 **5.0 Acres, Located at Approximately 644 West 14600 South, Scott Peterson, Applicant,**
5 **Staff Presenter, Grant Crowell.**
6

7 City Planner/Economic Development Director, Grant Crowell, presented the staff report and
8 identified the location of property currently zoned I-1. To make the use compliant, the applicants
9 are proposing to rezone the area Heavy Commercial. The property is five acres in size and consists
10 of two buildings. One building is leased to Bullfrog Spas, who also occupies the property
11 immediately to the south. The property owners are leasing the building to an auto body shop and
12 the automotive service land use is not allowed in the I-1 zone.

13
14 The Council and staff addressed clarifying questions about real estate values and whether Bullfrog
15 Spas is in support of the proposal. Bruce Kartchner agreed that it looks like it fits and makes sense
16 to change it to reflect what else is there. He was bothered, however, that the request was being
17 made after the fact and have been operating when they should not have been. Alan Jackson felt the
18 problem lied with the property owner.

19
20 Mayor Timothy opened the public hearing.

21
22 Nancy Lord gave her address as 3754 West Pheasant Hollow Lane and was wary of these types of
23 zoning requests. She thought the Council should be cautious in considering the proposed request.
24 She recommended that the City urgently review the allowed uses in each of the commercial zones
25 and commented that a precedent will be set. She thought the Council should determine whether to
26 go from Light Industrial to Heavy Commercial. Before doing so, she recommended they look at all
27 of the uses in Heavy Commercial and consider what could ultimately be built in the area and how
28 difficult it will be to change in the future.

29
30 There were no further public comments. The public hearing was closed.

31
32 **Justin Westwood** moved to amend the Official Zoning Map from I-1 to HC for approximately
33 **5.0 acres located at approximately 644 West 14600 South. Alan Jackson** seconded the motion.

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1 **Vote on motion: Alan Jackson-Aye, Bruce Kartchner-Justin Westwood-Aye. The motion**
2 **passed unanimously.**

3
4 **7. PUBLIC HEARING – Consideration and Vote on a Subdivision Plat Amendment**
5 **Application for The Marketplace Aclaime at Independence Plat A, Located at**
6 **Approximately 14800 South Porter Rockwell Boulevard to Adjust Lot Lines for**
7 **Townhomes within the Original Plat, Aclaime Group, Applicant, Staff Presenter,**
8 **Grant Crowell.**

9
10 Mr. Crowell presented the staff report and stated that the plat was approved in May of 2014.
11 During construction and installation of the public utilities, Rocky Mountain Power required the
12 developer to relocate a power line easement for placement of their utility within the project. The
13 final plat was previously recorded and a bond was in place for all of the public improvements. This
14 allowed the developer to sell property to potential builders as construction took place. The
15 adjustment of utility easement required lot lines to be adjusted on five townhome buildings
16 purchased by Solis Homes. The relocation of the utility took place during construction of the
17 project. The applicant is now requesting the plat be amended to reflect the changes made during
18 construction and to create new legal descriptions for each individual unit for single ownership.

19
20 Mayor Timothy opened the public hearing.

21
22 James Wingate, a Member of the Planning Commission, commented that the Rocky Mountain
23 Power Easement was not an issue and had minimal impact.

24
25 There were no further public comments. Mayor Timothy closed the public hearing.

26
27 **Bruce Kartchner moved to approve the Subdivision Plat Amendment Application for The**
28 **Marketplace Aclaime at Independence Plat A, located at approximately 14800 South Porter**
29 **Rockwell Boulevard to adjust lot lines for townhomes within the original plat subject to the**
30 **following:**

31
32 **Conditions:**
33

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
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1 **1. That all requirements of the City Code, adopted ordinances, and the Aclaime at**
2 **Independence Development Agreement are met and adhered to for the proposed**
3 **amended plat.**

4
5 **2. That all requirements of the originally approved final plat for The Marketplace**
6 **Aclaime at Independence Plat A are in effect and enforceable with the approved Plat**
7 **Amendment application.**

8
9 **Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Bruce**
10 **Kartchner-Justin Westwood-Aye. The motion passed unanimously.**

11
12 **8. Consideration and Vote on a Proposed Plat Amendment for Kailye Anne Amended**
13 **Subdivision in Order to Create a New 1.0-Acre Residential Lot at Approximately**
14 **13800 South Kailye Lane, Dan Capel, Applicant, Staff Presenter, Grant Crowell.**
15

16 Mr. Crowell presented the staff report and reported that the Council last reviewed the request on
17 July 8, 2015. The matter was considered to allow staff and the applicant to look into the capacity of
18 the existing retention pond and the impacts of an additional lot. The City Engineer determined that
19 the pond would be required to retain 13,000 cubic feet as a result of the additional lot. The
20 applicant submitted a revised application that includes a pond that meets this capacity. Assistant
21 City Engineer, Matt Chadwick, clarified that the applicant should only be responsible for retaining
22 the additional capacity in terms of the runoff generated from the additional lot.

23
24 Mr. Crowell commented that there was some water going into the pond that was not the result of the
25 applicant or the proposal for an additional home. The individual responsible was contacted around
26 the time the irrigation season stopped. What will occur in the spring was unknown. It was clarified
27 that the issue would not be the responsibility of this applicant to resolve. Mr. Crowell noted that
28 apparently the problem has been ongoing for several years.

29
30 The applicant, Dan Capel, was not in favor of the curb and gutter requirement on Lot 3, which is
31 owned by Dennis Eyre, due to an agreement entered into on April 10, 2014, by the Planning
32 Commission. At that time, he indicated that he would need to acquire .25-acre from his neighbor,

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1 Mr. Eyre, and create Lots 1 and 2. The sale was completed and Mr. Capel clarified that Mr. Eyre's
2 lot would not need to be part of the subdivision. On April 9, he was informed that Mr. Eyre's
3 property would be required to be part of the subdivision. He was also informed that there was a
4 Delay Agreement for the improvements to be made. They continued with the investment and has
5 since included Mr. Eyre's property in the subdivision. He was then informed that the Delay
6 Agreement would no longer be in effect and they would be required to install curb and gutter in
7 front of Mr. Eyre's home. Mr. Capel did not think he should have to bear the cost of installing curb
8 and gutter on a piece of property that should not necessarily be part of the new subdivision.

9
10 It was clarified that the Delay Agreement is between the City and the owner of Lot 3. Mayor
11 Timothy indicated that the City Council can call the Delay Agreement at any time. Mr. Reid felt
12 that the Delay Agreement could be called at some point in the future. Bruce Kartchner observed
13 that the property could have been purchased in one transaction to alleviate the problem.

14
15 Mr. Crowell recommended removing the second Planning Commission condition. The owner of
16 Lot 3, Mr. Eyre, also was not in favor of the curb and gutter requirement.

17
18 **Bruce Kartchner moved to approve the proposed plat amendment for the Kailye Ann**
19 **Amended Subdivision in order to create a new 1.0 acre residential lot at approximately 13800**
20 **South Kailye Lane subject to the following:**

21
22 **Conditions:**

- 23
24 **1. That all requirements of the City Code and adopted ordinances are met and adhered**
25 **to for this subdivision.**
- 26
27 **2. That the applicant obtains confirmation from the Jordan Valley Water Conservancy**
28 **District that the buildable area is acceptable being coincident with their easement**
29 **boundary.**
- 30
31 **3. That City staff determine whether or not the retention pond on Lot 2 has sufficient**
32 **capacity for its intended purpose and whether or not any improvements are necessary.**

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**BLUFFDALE CITY COUNCIL
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- 1
2 **4. That City Code Enforcement investigates the overflow of irrigation water from the**
3 **Lems property into the City storm drain system and other properties.**

4
5 **Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Bruce**
6 **Kartchner-Justin Westwood-Aye. The motion passed unanimously.**

- 7
8 **9. Consideration and Vote on Preliminary and Final Subdivision Plat Application for Plat**
9 **M-1 for 30 Residential Single-Family Lots and Associated Streets at Approximately**
10 **15205 South 1085 West within the Independence Master Planned Community, 4**
11 **Independence, LLC, Applicant, Staff Presenter, Grant Crowell.**

12
13 Mr. Crowell presented the staff report and stated that 30 single-family dwellings are proposed along
14 with 26 acres of open space. He recommended approval subject to the conditions set forth in the
15 staff report. The Council was updated on the status of the two proposed parks. One was scheduled
16 to be completed when the apartment project is under construction.

17
18 **Bruce Kartchner moved to approve the preliminary and final subdivision plat application for**
19 **Plat M-1 for 30 residential single-family lots located at approximately 15205 South 1085 West**
20 **within the Independence Master Planned Community subject to the following:**

21 **Conditions:**

- 22
23
24 **1. That all requirements of the City Code, adopted ordinances, and the Independence at**
25 **the Point Development Agreement are met and adhered to for the proposed plat.**
26
27 **2. That the plat comply with the Bluffdale City Engineering Standards and the**
28 **Specifications and recommendations by the City Engineer and Public Works**
29 **Department for all relevant construction and plat drawings prior to the plat recording.**
30
31 **3. That the City requires written evidence from the Salt Lake County Flood Control**
32 **District that a Flood Control Permit has been issued for any discharges planned by the**
33 **above referenced subdivision into the East Jordan Canal prior to the recordation of the**
34 **final plat.**

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- 1
2 **4. That for each building permit submittal, the City requires a certification in the form of**
3 **a grading and drainage plan for each lot, stamped and certified by a professional**
4 **engineer. This should be submitted with the site plan and building permit. No**
5 **building permit shall be issued without this.**
- 6
7 **5. That after construction, before a Certificate of Occupancy is issued, the builder shall**
8 **submit a certification by a Professional Civil Engineer that the lot was actually graded**
9 **according to the initial engineered plan and that no construction has interfered with**
10 **that plan.**
- 11
12 **6. That the project adheres to all requirements of the International Fire Code.**
- 13
14 **7. That all building permit submittals for homes have written or stamped approval from**
15 **the Independence Development Review Committee, pursuant to the requirements of**
16 **the DA prior to being submitted to the City.**
- 17
18 **8. That the City staff receive, review, and approve an updated Street Tree Plan for all**
19 **phases of the Independence project west of Noell Nelson Drive prior to the recordation**
20 **of the plat.**
- 21
22 **9. That all street trees shall be installed in the park strips prior to the issuance of a**
23 **Certificate of Occupancy for all dwellings in accordance with the approved Street Tree**
24 **Plan and all park strip landscaping irrigation and maintenance is the responsibility of**
25 **the adjacent property owner.**
- 26
27 **10. That the City staff receive, review, and approve the final layout and design of the trail**
28 **system, landscaping, and open space identified on the plat.**

29
30 **Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Bruce Kartchner-**
31 **Justin Westwood-Aye. The motion passed unanimously.**

32

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
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1 **10. Consideration and Vote on a Resolution Authorizing the Grant of Easements to the**
2 **South Valley Sewer District, Contingent upon the First Receiving a Release of**
3 **Conservation Easement, Staff Presenter, Michael Fazio.**
4

5 Mayor Timothy reported that the South Valley Sewer District has requested that the above matter be
6 tabled to a future date.

7
8 **Bruce Kartchner moved to table the above matter until a future date. Justin Westwood**
9 **seconded the motion. Vote on motion: Alan Jackson-Aye, Bruce Kartchner-Justin**
10 **Westwood-Aye. The motion passed unanimously.**

11
12 **11. Consideration and Vote on a Resolution Authorizing the Execution of an Interlocal**
13 **Cooperation Agreement for Certain Highway Projects, Staff Presenter, Michael Fazio.**
14

15 Mr. Chadwick reported that the above item is to enter into an agreement with Salt Lake County to
16 receive grant money in the amount of \$20,000 to fund bike facility striping. The City had been
17 successful over the past two years by being awarded two grants. The proposed agreement
18 establishes the terms and conditions for using the funds as intended by the program. Mr. Chadwick
19 recommended the Council approve the agreement authorizing the City Manager to enter into an
20 agreement with the County to receive the grant. Mayor Timothy clarified that the grant funds will
21 be used to create bike paths.

22
23 **Bruce Kartchner moved to approve the resolution authorizing the execution of an Interlocal**
24 **Cooperation Agreement for certain highway projects. Justin Westwood seconded the motion.**
25 **Vote on motion: Alan Jackson-Aye, Bruce Kartchner-Justin Westwood-Aye. The motion**
26 **passed unanimously.**

27
28 **12. Consideration and Vote on a Resolution Approving the Planning Grant Agreement**
29 **with the State of Utah from the Drinking Water Board State Revolving Fund, Staff**
30 **Presenter, Michael Fazio.**
31

32 Mr. Chadwick reported that the above matter pertains to another grant the City applied for in the
33 amount of \$40,000 from the State of Utah's Drinking Water Board State Revolving Fund. The
34 funds were to be used to study the City's water distribution system, update the water model,

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, October 14, 2015**

1 evaluate it, and plan for future City growth. The Planning Grant Agreement defines the conditions
2 and responsibilities for distributing and receiving the grant. Mr. Chadwick recommended the
3 Council approve the agreement authorizing the City Manager to entire into the agreement.

4
5 **Bruce Kartchner moved to approve the resolution approving the Planning Grant Agreement**
6 **with the State of Utah from the Drinking Water Board State Revolving Fund. Justin**
7 **Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Bruce Kartchner-Justin**
8 **Westwood-Aye. The motion passed unanimously.**

9
10 **13. Consideration and Vote on a Resolution Approving the Request from Salt Lake**
11 **County Park Division to Waive any Applicable Fees Related to the Development of the**
12 **Jordan River Park Trail through the City, Lynn Larsen, Applicant, Staff Presenter,**
13 **Michael Fazio.**

14
15 Mr. Chadwick reported that the County is building a portion of the Jordan River Park Trail in
16 Bluffdale near Spring View Farms and 14600 South. The trail is being realigned to extend next to
17 1300 West. Lynn Larsen, Salt Lake County Park Division Manager, requested the City waive any
18 applicable fees related to the construction of the Jordan River Trail through the City. It was
19 anticipated that the trail will enhance and improve the City’s character. He recommended waiving
20 any City fees relative to the construction of this and future segments of the Salt Lake County Trail
21 System.

22
23 **Justin Westwood moved to approve a resolution approving the request from the Salt Lake**
24 **County Park Division to waive any applicable fees related to the development of the Jordan**
25 **River Park Trail through the City. Alan Jackson seconded the motion. Vote on motion: Alan**
26 **Jackson-Aye, Bruce Kartchner-Justin Westwood-Aye. The motion passed unanimously.**

27
28 **14. Mayor’s Report.**
29

30 Mayor Timothy reported that Members of the City Council and staff recently toured the Jordan
31 Valley Water Conservancy District’s Administrative Building and Public Works Building. He felt
32 that the information obtained was very helpful as the City anticipates the construction of the New
33 City Hall Building. The Mayor reported that JVVCD’s Administration Building was built for \$191

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, October 14, 2015**

1 per square foot, which he considered to be a good price. The Public Works Building has a bay that
2 is heated with various amenities. He thought it was very well planned. The Mayor commented that
3 there is a trail in the rear that connects the two buildings with a bridge feature that goes over a
4 creek. Because more office space will be needed over the next several years, JVVCD made the
5 decision to purchase office furniture for all of the offices, whether they are empty or not.

6
7 Mayor Timothy reported that the City no longer has an appointed member to the Mosquito
8 Abatement Board due to the departure of Heather Pehrson. He suggested the Council wait to
9 appointing a new member until after Heather Pehrson's term expires in January 2016.

10
11 **15. City Manager's Report and Discussion.**

12
13 Mr. Reid stated that in developing the new City website, they have looked at a logo and the
14 possibility of doing some branding. He spoke to the person who developed the logo and she
15 indicated that the intent behind the idea was the desire to be able to put it on a t-shirt. Natalie Hall
16 was asked to look into branding and stated that logos should be scalable. Options available to the
17 City were discussed.

18
19 Alan Jackson supported the possibility of working with specialized branding firms. Bruce
20 Kartchner considered branding to be comprehensive marketing. He was of the opinion that many
21 new citizens don't know what the City is all about. The Mayor saw no reason to pursue it before
22 the website is complete, but wanted to do it before the City Hall is completed. Timing issues were
23 discussed. The Council directed staff to move forward and contact Phil Case at Fluid Advertising.

24
25 Mr. Reid urged all to get out and vote. Ms. Hall would be putting information on social media for
26 those who have not received ballots in the mail. Individuals who have not voted in the last two
27 years are considered unregistered voters and will not receive ballots in the mail. Those citizens
28 should call the hotline to get registered to vote on Election Date.

29
30 Justin and Natalie Westwood were congratulated on the birth of their new daughter.

31
32 Mr. Reid reported that earlier in the day a geotechnical firm drilled holes to look at the underground

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, October 14, 2015**

1 strata for the New City Hall. Ms. Hall would be posting photos on the City’s website.

2
3 Condolences were expressed to City Engineer, Michael Fazio, on the recent death of his father-in-
4 law.

5
6 Mr. Reid indicated that currently there is only one City Council Meeting scheduled for the months
7 of November and December. Due to the number of items coming forward staff felt that at least two
8 meetings will be needed in December.

9
10 The right-of-way acquisition for Quality Stone was completed.

11
12 Mr. Reid reported that the annual TEC Meeting is scheduled for December 7, 2015, at 1:30 p.m.

13
14 Mr. Reid informed the Council that the City’s Subdivision Inspector needs additional help. He
15 asked for authorization from the Council to add one-half of a position and move forward to train an
16 individual to fill an internal position. The consensus of the Council was to move forward. Mayor
17 Timothy commented that the internal staff member should have the desire to remain employed by
18 the City for the foreseeable future.

19
20 **PLANNING SESSION**

21
22 Bruce Kartchner commented that currently the zoning ordinances contain a number of different
23 sized lots. The R-1-10 and R-1-43 zones range from .25-acre to 1.0-acre. He asked if thought had
24 been given to providing something in between or smaller than .25-acre, such as 1/5 acre that could
25 be utilized in areas such as Independence with an objective for open space. Potential developments
26 mentioned were Bluffdale Heights and Spring View Farms.

27
28 Mr. Reid stated that a gentleman recently looked at the property coming out of 3200 West and
29 crossing 14400 South where there have been conflicts with water, gas, and power lines. Thought
30 was given to a proposal to do something similar to The Falls at Boulden Ridge. The direction given
31 the last time they spoke was for 1.0 acre or greater. Mayor Timothy reported that he received a call
32 earlier in the day pertaining to clustering and pursuing a development similar to The Falls at
33 Boulden Ridge. Bruce Kartchner requested that Mr. Crowell draft a retail zone with the opportunity

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, October 14, 2015**

1 for a development agreement first that applies to the property and address zoning issues last. The
2 Mayor wanted to be fair to both sides and was concerned that they are using valuable space on
3 residential.

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

10
11 **Justin Westwood moved to go into Closed Meeting pursuant to Utah Code §52-4-205(1) to**
12 **discuss pending or imminent litigation and real property acquisition strategies. Bruce**
13 **Kartchner seconded the motion. Vote on motion: Alan Jackson-Aye, Bruce Kartchner-Justin**
14 **Westwood-Aye. The motion passed unanimously.**

15
16 The City Council was in closed session from 9:34 p.m. to 9:59 p.m.

17
18 **17. Adjournment.**

19
20 **Bruce Kartchner moved to adjourn. Justin Westwood seconded the motion. Vote on motion:**
21 **Alan Jackson-Aye, Bruce Kartchner-Justin Westwood-Aye. The motion passed unanimously.**

22
23 The City Council Meeting adjourned at 9:59 p.m.

24
25
26
27
28 _____
29 Wendy L. Deppe, CMC
30 City Recorder:

31 Approved: _____

DRAFT - FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, October 14, 2015**

1 **Present:** Mayor Derk Timothy
2 Alan Jackson
3 Bruce Kartchner
4 Justin Westwood
5

6 **Staff:** Mark Reid, City Manager
7 Grant Crowell, City Planner/Economic Development Director
8 Wendy Deppe, City Recorder
9

10 At approximately 9:34 p.m. Mayor Derk Timothy called the meeting to order.
11

12 **Motion:** Justin Westwood moved to go into Closed Meeting pursuant to Utah Code §52-4-205(1)
13 to discuss pending or imminent litigation and real property acquisition strategies.
14

15 **Second:** Bruce Kartchner seconded the motion.
16

17 **Vote on Motion:** Alan Jackson-Aye, Bruce Kartchner-Justin Westwood-Aye. The motion passed
18 unanimously.
19

20 Pending or imminent litigation and land acquisition issues were discussed.
21

22 The City Council returned to the City Council chambers to resume the open portion of the meeting
23 at 9:59 p.m.
24
25
26
27

28 _____
29 Wendy L. Deppe, CMC
30 City Recorder

31 Approved: _____

Agenda Item 4

Bluffdale Municipal Center - Project Budget Projection Summary

Two Level with Basement - Shared Council/Court Room

October 22, 2015

Needs Assessment Summary

Main Level	12,764	SF
Upper Level	10,691	SF
Lower Level	12,764	SF
Total	36,219	SF
Design Efficiency	9.49%	

Design Team Projection

	Gross Area	Rate	Budget	Notes
Main Level	11,620	\$ 170.00	\$ 1,975,400.00	
Upper Level	11,394	\$ 180.00	\$ 2,050,920.00	
Basement	11,342	\$ 90.00	\$ 1,020,780.00	
Building Total	34,356			
Site	80,000	\$ 6.00	\$ 480,000.00	
Construction Sub Total		\$ 160.88	\$ 5,527,100.00	
Inflation to Start of Construction	4th Qtr. 2015	4.00%	\$ 221,084.00	
Construction Sub Total		\$ 167.31	\$ 5,748,184.00	
Construction Contingency		5.00%	\$ 287,410.00	
Construction Budget Total			\$ 6,035,594.00	
Cost per SF		\$ 175.68		
FF and E Budget	23,014	\$ 15.00	\$ 345,210.00	Main & Upper Level
Other Owner Expenses				
Geotect/Survey		\$ -		
Construction Testing		\$ 28,740.92		.5% of Construction Cost
Finance/Legal		\$ -	\$ 28,741.00	
A and E Fees				
Programing/Conceptual Planning		\$ 38,315.00		Not included in Fee Calc
Thru 30% Documents		\$ 117,694.20		
Additional Allowance thru 100% A & E Services		\$ 274,619.80	\$ 392,314.00	6.5 % of Construction
Total Project Budget			\$ 6,801,859.00	
Owners Project Budget			\$ 6,000,000.00	
Difference			-\$801,859.00	

Hughes Construction Projection

Item	Rate	Budget	Notes
Div 2-16 Sub Total		\$ 5,335,693.00	
GC O&P and Fee		\$ 525,866.00	
Construction Sub Total		\$ 5,861,559.00	
Design Contingency (5%)	5.00%	\$ 293,078.00	
Construction Budget Total		\$ 6,154,637.00	
Cost per SF	\$179.14		
FF and E Budget		\$ 345,210.00	
Construction Testing	0.50%	\$ 30,774.00	
A and E Fees	6.50%	\$ 400,052.00	
Total Project Budget		\$ 6,930,673.00	
Owners Project Budget		\$ 6,000,000.00	
Difference		-\$930,673.00	



HUGHES

GENERAL CONTRACTORS

10/22/2015

BLUFFDALE CITY HALL SCHEMATIC ESTIMATE SUMMARY

SIZE (SF) 34,356
 COST/SF (\$) 179.14

DIVISION	DESCRIPTION	AMOUNT
DIVISION 1	GENERAL CONDITIONS, FEES, OH	\$ 525,865
DIVISION 2	SITWORK	\$ 563,071
DIVISION 3	CONCRETE	\$ 400,127
DIVISION 4	MASONRY	\$ 174,699
DIVISION 5	METALS	\$ 716,780
DIVISION 6	WOODS & PLASTICS	\$ 125,924
DIVISION 7	THERMAL & MOISTURE PROTECTION	\$ 387,890
DIVISION 8	OPENINGS	\$ 294,143
DIVISION 9	FINISHES	\$ 653,802
DIVISION 10	SPECIALTIES	\$ 44,904
DIVISION 14	CONVEYING	\$ 80,000
DIVISION 15	MECHANICAL	\$ 1,052,002
DIVISION 16	ELECTRICAL	\$ 842,352
ESTIMATE SUBTOTAL		\$ 5,861,559
CONTINGENCY 5%		\$ 293,078
ESTIMATE TOTAL		\$ 6,154,637

BREAKOUTS/OPTIONS

DESCRIPTION	AMOUNT	NOTES
Basement Breakout	\$ 720,783	\$63.55/SF Included in Estimate Total
Pitched Roof Breakout	\$ 170,000	Included in Estimate Total
Add Daylighting of Basment	\$ 61,275	Not Included in Estimate Total
Provide Asphalt Shingles in lieu of Metal Roofing	\$ (33,173)	Not Included in Estimate Total
Add Finish of Basement	\$ 720,000	Not Included in Estimate Total

CORPORATE OFFICE
 900 N. Redwood Road
 P.O. Box 540700
 North Salt Lake, UT 84054
 P: (801) 292-1411
 F: (801) 295-0530



SOUTHERN UTAH OFFICE
 62 W. Industrial Road
 Washington, UT 84780
 P: (435) 628-0047
 F: (435) 628-0328
 HughesGC.com

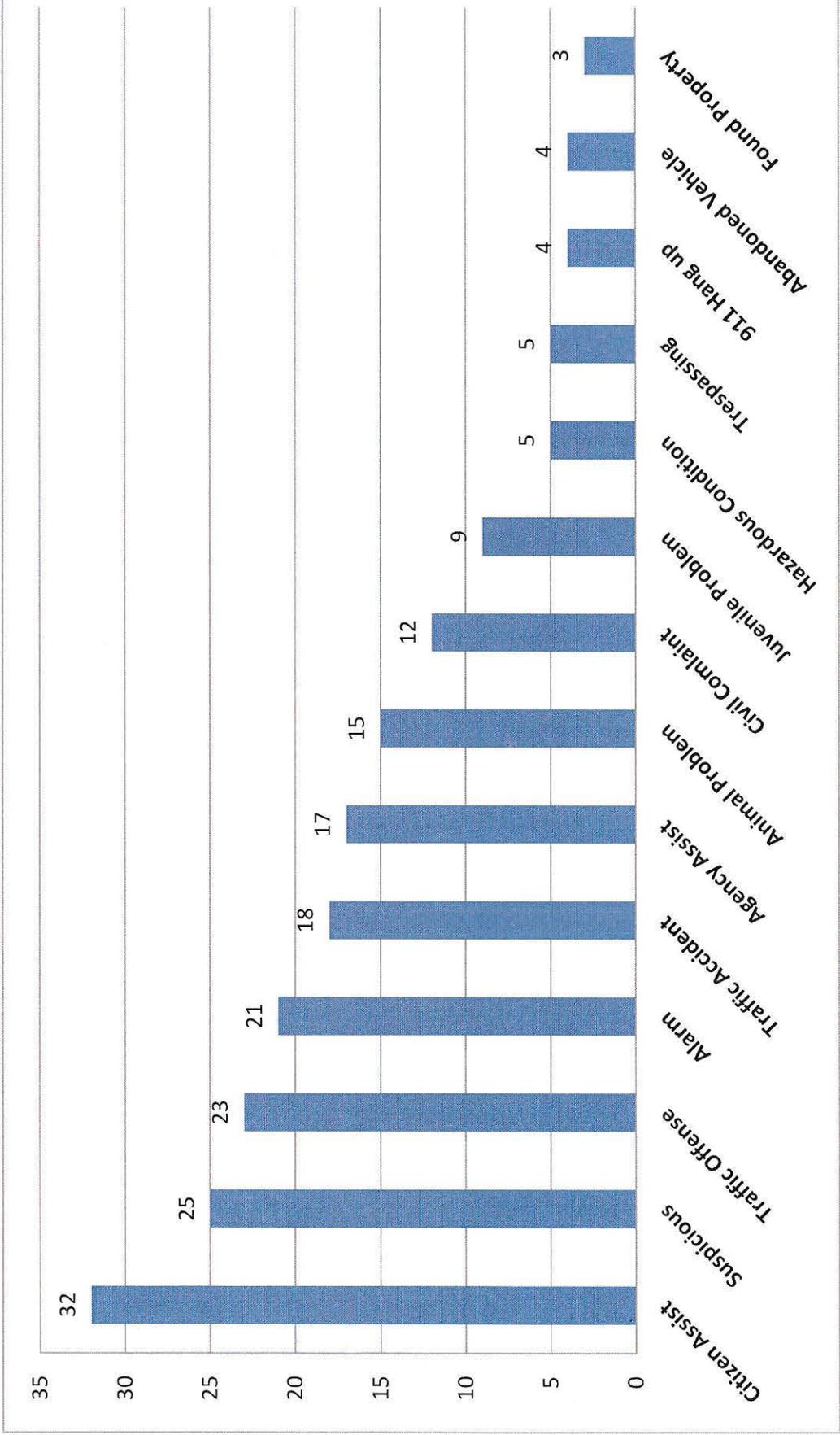
Agenda Item 5



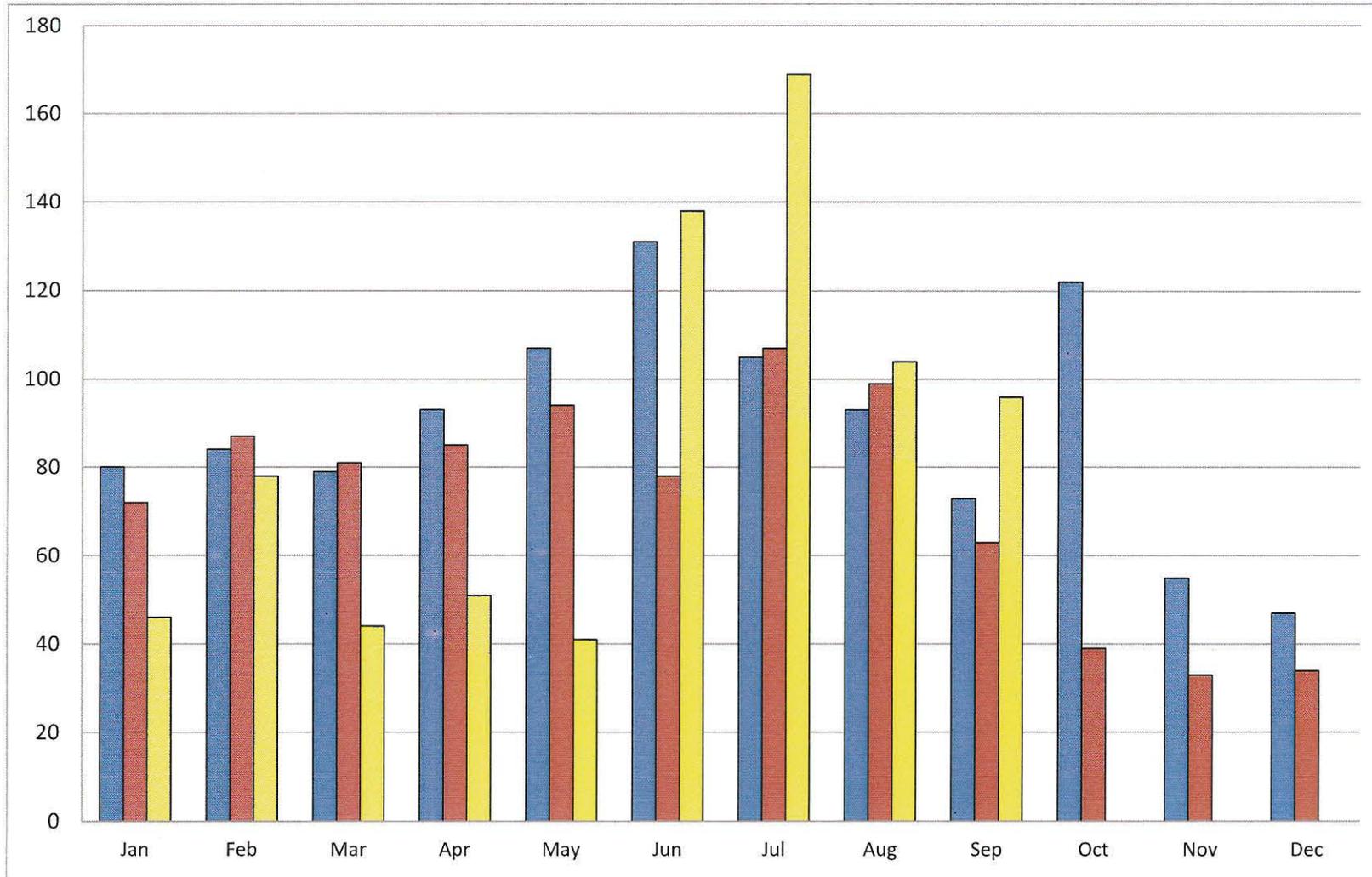
Bluffdale Police

Monthly Statistics / Information

September 2015

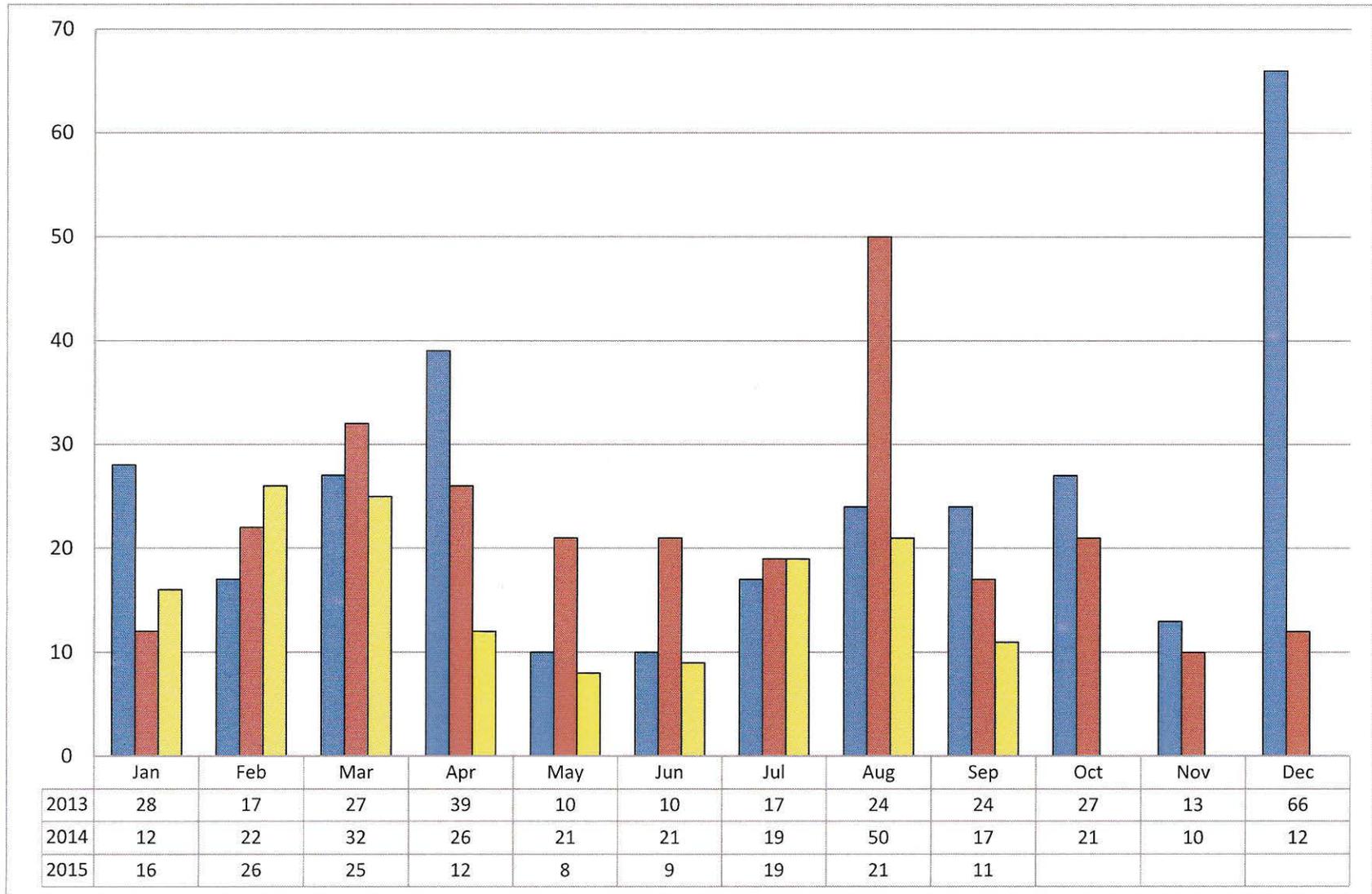


Bluffdale Police Department Total Traffic Citations



Totals
2013 - 1069 / 2014 - 872 / 2015 - 767

Bluffdale Police Department Total Arrests



Totals

2013 - 302 / 2014 - 220 / 2015 - 96

Bluffdale Police Department

Fastest CAD Call Response Times, by Nature

<u>Nature</u>	<u>Date Reported</u>	<u>Response Time</u>	<u>Officer</u>
ACCI PI 26	9/29/2015 5:57	**.*.*	Harward
ACCIDENT-PI	9/10/2015 7:34	0:06:56	Harward
ACCIDENT-PI	9/25/2015 15:53	0:07:55	Rosen
ASSA IP 26	9/29/2015 18:01	0:06:17	Rosen
ASSI FIRE 26	9/5/2015 11:49	0:17:39	Judson
ASSI FIRE 26	9/5/2015 12:03	0:14:32	Judson
ASSI FIRE 26	9/16/2015 12:18	**.*.*	Rosen
ASSI FIRE 26	9/29/2015 10:46	**.*.*	Judson
ASSI FIRE DD	9/21/2015 9:45	0:05:14	Harward
ASSI FIRE DD	9/24/2015 10:59	0:00:04	Stidham
ASSI MEDI 26	9/1/2015 8:35	**.*.*	Judson
ASSI MEDI 26	9/8/2015 18:16	0:11:08	Oldham
ASSI MEDI 26	9/10/2015 17:07	0:07:57	Obray
ASSI MEDI 26	9/13/2015 19:45	**.*.*	Oldham
ASSI MEDI 26	9/16/2015 12:26	0:07:17	Rosen
DIST 26	9/3/2015 13:58	0:05:24	Harward
DOME VIOL IP 26	9/9/2015 17:58	0:07:57	Rosen
FIRE INVES DD	9/24/2015 4:05	**.*.*	Rosen
MEDICAL DD	9/3/2015 11:14	**.*.*	Harward
MEDICAL DD	9/13/2015 0:28	0:03:38	Oldham
MEDICAL DD	9/25/2015 18:39	0:04:18	Oldham
THRE SUIC 26	9/6/2015 21:35	0:07:19	Chuchran
THRE SUIC 26	9/25/2015 12:36	0:05:19	Hill
TRESPASS IP 26	9/11/2015 19:51	0:03:48	Oldham
TRESPASS IP 26	9/20/2015 18:14	0:04:06	Chuchran
TRESPASS IP 26	9/25/2015 18:18	0:07:02	Oldham
TRESPASS IP 26	9/29/2015 12:15	0:07:18	Judson
AVG. ALL CALLS		0:05:21	

TOTAL REPORTED: 27

**.*.* = Not possible to calculate elapsed time

Report Includes: All dates between "00:00:00 09/01/15 and 00:00:00 10/01/15"

Priorities Matching "1". All Units matching "181*" All agencies/zones matching "BDPD".



SARATGOGA SPRINGS/ BLUFFDALE POLICE DEPARTMENT

Chief Andrew Burton

"Commitment to Service"

BLUFFDALE DIVISION MONTHLY SUMMARY

September 2015

Bluffdale Officers received (271) incidents assigned to them this month. Among the cases involving Investigations/Patrol Units were; (1) burglaries, (0) vehicle burglaries, cases involving thefts and frauds, (5) cases involving domestic violence, (2) vehicle theft, (1) sex offenses, (2) mental subject, (0) weapons offenses, (0) child abuse cases, (1) criminal mischief cases, (0) missing person, (0) death investigation, (0) robbery, (0) stalking cases and (1) assault cases.

Investigations are continuing to follow up on (114) active cases. Also, (9) cases have been screened with the District Attorney and the City Attorney and (10) cases were closed with arrests being made. Case load for September was a particularly busy month for Suspicious Calls (6) Alarms (20), Traffic Offenses (49) and Traffic Accidents (12)

VOLUNTEERS IN POLICE SERVICES

Volunteers In Police Services helped with the Courts and patrolling the City of Bluffdale during the month of September 2015.



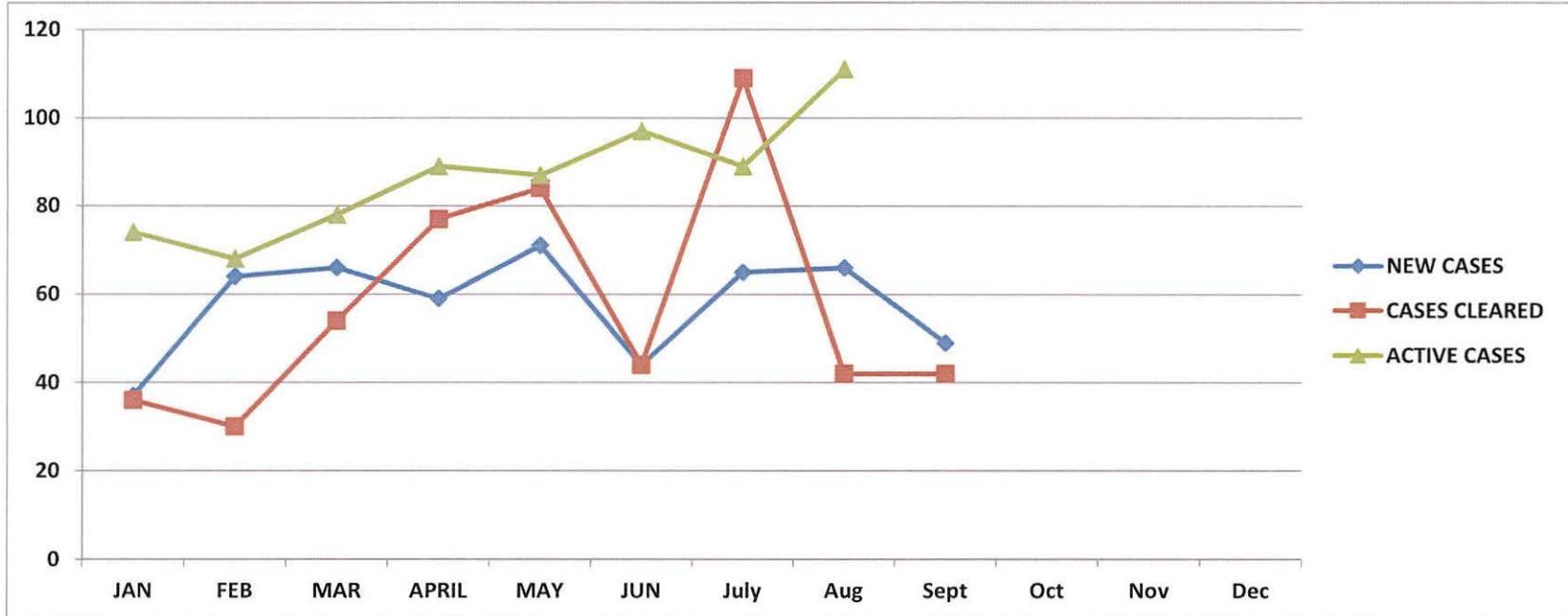
BLUFFDALE POLICE DEPARTMENT
Investigations Division Monthly Summary
 September 2015

INVESTIGATOR	New Assigned Cases	Cases Completed	Cleared by Arrest	Authored Warrants	Cases Screened	Active Cases	School Education	Composite Drawings	Photo Line-up	Call Outs
Taylor	4	4	1	0	1	18	0	0	0	4
Stidham	29	18	7	1	5	58	0	0	0	0
Rosen-CIT/SRO	8	20	2	0	3	0	4	0	0	0
N. Nelson	8	0	0	0	0	38	0	0	0	0
Monthly Total	49	42	10	1	9	114	4	0	0	4
Previous Month	66	42	4	0	4	111	3	0	0	2
Year-to-date	521	518	69	12	74	807	71	0	5	26
2010 End of year (6 months)	245	75	31	11	24	137				27
2011 End of year	469	489	117	33	137	83				104
2012 End of year	350	306	79	13	75	222				28
2013 End of year	287	203	65	19	66	488				14
2014 End of year	409	483	87	25	82	1441				28



**BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS**

September 2015



2015	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
New Cases	37	64	66	59	71	44	65	66	49			
Cases Cleared	36	30	54	77	84	44	109	42	42			
Active Cases	74	68	78	89	87	97	89	111	114			

TOTALS	2013-Year End	2014-Year End	2015-Year End	2016-Year End
New Cases	287	409		
Cases Cleared	203	483		
Active Cases	488	1441		

Agenda Item 6

REQUEST FOR CITY COUNCIL ACTION

To: Mayor and City Council
From: Grant Crowell, City Planner/Economic Development Director
Date: 22 October 2015
Business Date: 28 October 2015
Subject: City of Bluffdale Parks, Trails, Recreation, and Open Space Plan
Presentation: Steve Duh, Conservation Technix

RECOMMENDATION: To adopt an Ordinance which amends the City of Bluffdale General Plan by adopting the City of Bluffdale Parks, Trails, Recreation, and Open Space Plan as an element of the General Plan, as recommended by the Planning Commission.

BACKGROUND AND FINDINGS:

The City has worked throughout the last year to develop a comprehensive Parks, Trails, Recreation, and Open Space Plan – a first for the community and an implementation recommendation from the City’s General Plan. With our consultant team from Conservation Technix and EPG, along with a Parks Advisory Committee, we have sought public input in a variety of formats, reviewed best practices and other local plans, inventoried existing facilities, and developed this draft plan. Staff and stakeholder interviews have been conducted with local interest groups and developers, citizens, and institutions like the Jordan School District. A community survey was sent out to all residents and its results have influenced the plan. The Planning Commission was also given opportunities to comment on the draft plan before the formal hearing process was begun. In all, much effort was put forth to try to reflect community consensus and best practices and to establish recommendations for future priorities, goals, and objectives. Finally, attached to the final draft plan is an errata sheet which documents how some of our more recent public and Planning Commission comments have been addressed in the plan.

During the Planning Commission hearing and review, the Commission forwarded a positive recommendation, with some recommended modifications (*action taken in italics*):

1. That a parks inventory page is added for the rodeo arena area (separated from the City Park inventory page). *Consultant has been notified; edits are in process but not ready for this packet.*
2. That a recommendation to add paved parking behind the existing old west village in the city park is added to the City Park inventory and recommendation page. *Consultant has been notified; edits are in process but not ready for this packet.*
3. That emphasis is added to the Jordan River Water Trail for two water trailheads: Parry Farms (near the ballfield) and near the Salt Lake County Arrow Trailhead. *Consultant has been notified; edits are in process but not ready for this packet.*

PREVIOUS LEGISLATIVE ACTION

-October 21, 2015: Planning Commission recommended approval of the Parks Plan (5-0)

SUPPORTING DOCUMENTS

- Enacting Ordinance
 - Planning Commission Memo and errata sheet
 - Parks Plan w/ Appendices
-



Planning Division
14175 South Redwood Road
Bluffdale, UT 84065
801.254.2200(o) 801.446.8642(f) TTY 7-1-1

STAFF REPORT
16 October 2015

To: City of Bluffdale Planning Commission
Prepared By: Grant Crowell

Re: City of Bluffdale Parks, Trails, Recreation, and Open Space Plan
Application No.: 2014-28
Applicant: City of Bluffdale
Affected Location: City-wide
Requests: To approve the City of Bluffdale Parks, Trails, Recreation, and Open Space Plan (PTROS) as an element of the City of Bluffdale General Plan.

SUMMARY & BACKGROUND

The City has worked through the last year to develop a comprehensive Parks, Trails, Recreation, and Open Space Plan – a first for the community and an implementation recommendation from the City’s General Plan. With our consultant team from Conservation Technix and EPG, along with a Parks Advisory Committee, we have sought public input in a variety of formats, reviewed best practices and other local plans, inventoried existing facilities, and developed this draft plan. Staff and stakeholder interviews have been conducted with local interest groups and developers, citizens, and institutions like the Jordan School District. A community survey was sent out to all residents and its results have influenced the plan. The Planning Commission was also given opportunities to comment on the draft plan before the formal hearing process was begun. In all, much effort was put forth to try to reflect community consensus and best practices and to establish recommendations for future priorities, goals, and objectives. Finally, attached to the final draft plan is an errata sheet which documents how some of our more recent public and Planning Commission comments have been addressed in the plan.

Please accept this final draft and help us as Staff to make it even better and reflective of the community’s goals and objectives. It has been a pleasure working on this important element to the City’s General Plan.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the adoption of the City of Bluffdale Parks, Trails, Recreation, and Open Space Plan, application 2014-28, as an element of the City’s General Plan, based on the following findings:”

1. The PTROS Plan furthers the goals, objectives, and recommendations found within the City’s General Plan.

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the adoption of the City of Bluffdale Parks, Trails, Recreation, and Open Space Plan, application 2014-28, as an element of the City’s General Plan, based on the following findings:”

1. List all findings...

Bluffdale Parks, Trails, Recreation & Open Space Plan

Comments and Proposed Revisions to Draft Plan

Errata

- punctuation corrections
- consistency in use of "%" and "percent"
- added Vintage Park to list of planned parks (Figure 7, page 25)
- revisions to Map 2 and Map 5 to correct for on-street bikeways and planned trails

Comments / Revisions

-----< comment >-----

From: Elliott [mailto:elliott887@msn.com]
Sent: Thursday, September 03, 2015 9:23 AM
To: Grant Crowell <gcrowell@bluffdale.com>
Subject: Jordan River Access

Hi Grant:

As you know I appeared before Bluffdale's Planning Commission meeting last evening, in the public comment section of the agenda, to request the City consider improving Jordan River access. I am following up last evening's meeting to say that Boy and Girl Scouts, church groups, non-profits and enthusiasts like me need a place to put-in to the Jordan River in the south end of Salt Lake County, and Bluffdale City is uniquely positioned. Plus, it's my view that the most scenic and natural section of the river channel flows thru Bluffdale – so it would be fabulous if a Jordan River Water Trail trailhead could be made part of Bluffdale City's parks and recreation plan.

The site below Perry Farm's Ballpark off Rock Hollow Drive adjacent to the Jordan River Parkway bridge across the Jordan River, is one I'm most keen for Bluffdale City to consider, because to the best of my knowledge this is the most southern access point in the south end of the valley for canoe and kayak boaters to put-in. All that is needed is a slight slope modification (to make approach/access angle less steep) and trailhead parking. TH parking could be combined with Jordan River Parkway trail access at this location, and access could be from Rock Hollow Drive, or, from 1300 West. The recent pipeline project makes this a superb time to add a water trail trailhead at this location.

Also, anything Bluffdale City can do to extend Arrow Trailhead (13850 South and 1300 West) east to make river access more convenient would be greatly appreciated, because at the present time boaters are required to carry boats approximately one-quarter mile. This one-quarter mile portage effectively dissuades river access – which is too bad because the river is very scenic in this section. Furthermore, boaters who put-in below Perry Farm's Ballpark need the option to take out at this location. The river bank at this location has been hardened when the channel was human engineered for the Bangerter Highway, and a sloping more boat-friendly access point is needed.

I appreciate "public comments" were part of last evening's planning meeting. Please let me know if there is anything I can do on my end to move the discussion along. I'd be willing to meet with your staff, the commission and/or help orchestrate a tour of the river if doing so would be helpful.

Thank you,
Elliott

Plan Revision: Added content to "Water Access" paragraph on page 70 to include suggestion for water trail trailheads; Amended Map 5 to add trailhead project ("T-14"); Amended Capital Facilities Plan to include trailhead ("T-14")

-----< comment >-----

from Connie Pavlakis

1. Future Improvements & Implementation Strategies:
 - a. Include some sort of plan for or calculation of funding required for maintenance. It would be good to include possible man hours – this would give the city a realistic view on upkeep and regular maintenance.

Plan Revision: Page 73 includes language about planning for maintenance demands; Goal 4.3 addresses the need for maintenance planning

2. Pg. 34 Bluffdale City Park
 - a. Amenities:
 - i. Please edit “Wild West Town” to “Old West Town” ;-)
 - ii. Need to add the new pavilion to the amenities.

Plan Revision: Items i and ii were corrected on page 33

- b. Site Mgmt. : Create Screening between park & Rodeo Grounds –
 - i. Although this might be a positive thing for the current aesthetic, I find this to create an issue of safety in the rodeo grounds – lending it to be somewhat secluded and offering a place for inappropriate/illegal activities.
 - ii. Need to add Ensure Maintenance and upkeep of the Old West Buildings and Landscaping.
 - iii. Would like to see add paved parking to rear of Old West Town.
 - iv. Would like to add additional “Main Stage” pavilion to main lawn area. (This is NOT the one already there.)

Plan Revision: Item ii was added to page 33; Items i, iii, and iv addressed via discussion on page 69 for need for comprehensive site master plan to address the full community vision for City Park and the Arena

3. Pg. 37 (Parry Farms Baseball Fields)
 - a. Site Management / Design Recommendations
 - i. Please add Foul Ball Safety Netting from Backstops to cover bleachers & concession/restroom area.
 - ii. Please include maintenance of playing field dirt & drainage.
 - iii. Please include proper upkeep on base posts and securing mechanisms for safety of users.

Plan Revision: Items i, ii, and iii were added to page 37

4. Overall –
 - a. **Please include the Rodeo Grounds Improvements plans. (Steve has the drawings etc.)**
 - b. I would like to see proper signage added to all parks, trails etc. Including, Facility NAME, rules of the facility, liability waiver notice, permitted hours of use, distance markers (if applicable), Emergency contact numbers, Maintenance Contact numbers (Even for private parks), and any

other applicable signage that would make it easy for users to know the guidelines, and who to contact should they have a need or concern.

Plan Revision: Item a addressed via discussion on page 69 for need for comprehensive site master plan to address the full community vision for City Park and the Arena; Item b addressed in general on page 73

-----< comment >-----

From: James Wingate [mailto:jswingate76@gmail.com]
Sent: Friday, September 25, 2015 10:21 AM
To: Grant Crowell <gcrowell@bluffdale.com>
Subject: Re: Last Call for Pre-Final Draft Parks Plan Comments

Hi Grant,

I only have a few comments about the PTROS plan:

1 - Park variety - one of the slides talked about "design continuity" among the neighborhood/pocket parks. While I see the point in creating them "equally" so one neighborhood doesn't get a "better" park than another, I would rather see diversity among the parks, that way we can implement more features. For example, one park could have a splash pad while another has a skate park and another pickleball. Rather than each park being the same with basic playground equipment, I would favor uniqueness among the parks to offer more variety. The splash pad is great for little kids, while the skate park attracts teenagers. People who love the skate park can drive there, even if it's not near their homes. Other than homes that are near a park, parents are likely going to load kids into the car to drive them. So instead of driving 2 minutes to a park, they are fine to drive 8 minutes to a park that is farther away if it has the desired amenity. The real work is loading the kids in the car; driving 2 minutes versus 8 minutes is no big deal. There is a skate park in Draper on the corner of 300 E & 13400 S. It is packed with teenagers who come from all over Draper and probably other neighboring cities.

Staff Comment: From Grant Crowell -- On 1., I think the point was to have some theme consistency (signs, furniture types, things like that) and also to indicate some minimum considerations for parks when acquired.

2 - Park design - I think it would be good for developers to present a park plan to receive input from the PTROS and DRC to implement the variety described in item 1 above.

Staff Comment: From Grant Crowell -- On 2, I think a forum for input is necessary. I don't think the DRC can always convey community interests as it is functionally a technical review board, and the PTROS committee isn't established as a formal committee and looks like it probably ran its course. We could probably do better in this regard.

3 - Bike routes - 14600 S is not shown as a bike route on the map, yet this road has more bicycle traffic than any road in the city, except for possibly Redwood Rd. How do we communicate to the bicycling community that we want them to use other roads? Or do we need to wait until Porter Rockwell Blvd is done before we communicate the desired route change?

Staff Comment: From Grant Crowell -- On 3, we didn't intend the city's parks plan to be an on highway transportation plan; we still probably have a little work to do on a trans plan, but anywhere we can emphasize this, I definitely agree.

Plan Revision: Map 5 shows 14600 S as a future on-street bike route.

Thanks for your work with this, Grant!
James

CITY OF BLUFFDALE, UTAH

Ordinance No. 2015-xx

AN ORDINANCE ADOPTING THE CITY OF BLUFFDALE PARKS, TRAILS, RECREATION, AND OPEN SPACE PLAN AS AN ELEMENT OF THE CITY OF BLUFFDALE GENERAL PLAN

WHEREAS the City of Bluffdale adopted the current City of Bluffdale General Plan on March 25, 2014;

WHEREAS the General Plan identified parks and trails as vital elements of the community and recommended that a city-wide Parks and Trails plan be created;

WHEREAS the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed changes to the General Plan pursuant to the Bluffdale City Code and the Utah State Code, and the City Council has found the proposed amendment to the General Plan to be warranted and not detrimental to the public health, welfare and safety of the City of Bluffdale; and

WHEREAS the proposed amendment to the General Plan set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed General Plan amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, STATE OF UTAH, AS FOLLOWS:

Section 1. Adoption of General Plan. The attached Parks, Trails, Recreation, and Open Space Plan (Exhibit A) is hereby adopted in its entirety as an element of the official General Plan of the City of Bluffdale.

Section 2. Effective Date. This Ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, STATE OF UTAH, THIS 28th DAY OF OCTOBER, 2015.

BLUFFDALE CITY

Mayor

ATTEST:

City Recorder

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Jackson	_____	_____
Councilmember Kartchner	_____	_____
Councilmember Lemery	_____	_____
Councilmember Nielsen	_____	_____
Councilmember Westwood	_____	_____

Appendix A – City of Bluffdale Parks, Trails, Recreation and Open Space Plan



BLUFFDALE PARKS, TRAILS, RECREATION & OPEN SPACE PLAN

OCTOBER 2015

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ACKNOWLEDGEMENTS

Mayor & City Council

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

Parks & Recreation Committee

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EXECUTIVE SUMMARY

This Parks, Trails, Recreation and Open Space (PTROS) Plan is a five-year guide and strategic plan for managing and enhancing park, trail and recreation opportunities in Bluffdale. It establishes a path forward for providing high quality, community-driven parks, trails, open spaces and recreational opportunities. The Plan provides a vision for the City's park and recreation system, outlines park and facility classifications and addresses citywide goals, objectives and other management considerations toward the continuation of high-quality recreation opportunities to benefit residents of Bluffdale.

This Plan was guided with input and direction of city residents and the Parks and Recreation Committee. The Plan inventories and evaluates existing park and recreation areas, assesses the needs for acquisition, site development and operations and offers specific policies and recommendations to achieve the community's goals.

Bluffdale's Park & Recreation System

Bluffdale provides and maintains a growing system of parks that supports a range of active and passive experiences. The City provides nearly 60 acres of public parkland and recreation facilities distributed among 9 park sites and numerous open space parcels. City-provided athletic fields are available at City Park and Parry Farms, which include one large soccer field and two softball/baseball fields. Bluffdale also provides a centrally-located equestrian arena at the west end of City Park. In addition, there are approximately 16 miles of trails within the City, which include the Jordan River Parkway Trail and several pedestrian and equestrian routes.

The City does not currently offer recreation programs, although organized sports are provided by private youth leagues, and the Jordan School District offers some additional recreation programming for youth. City residents also have access to Salt Lake County recreational facilities within close proximity.

Bluffdale is a rapidly growing community with many families and children. As the City grows, new investments in parks and recreation will be necessary to meet the needs of the community, support youth development, provide options for residents to lead healthy active lives and foster greater social and community connections.



Goals & Policies

This Plan includes goals and objectives intended to guide City decision-making to ensure the parks and recreation system meets the needs of the Bluffdale community for years to come. These goals and objectives were based on community input and technical analysis. They include:

- **Community Involvement & Information:** Encourage and support public involvement in park and recreation issues.
- **Parks & Open Space:** Acquire and develop a high-quality, diversified system of parks, recreation facilities and open spaces that provides equitable access to all residents.
- **Trails:** Develop a network of shared-use trails and corridors to enable connectivity between parks, neighborhoods and public amenities.
- **Recreation Programming:** Facilitate and promote a varied and inclusive suite of recreation programs that accommodate a spectrum of ages, interests and abilities.
- **Maintenance & Operations:** Provide a parks and recreation system that is efficient to maintain and operate, provides a high level of user comfort, safety, and aesthetic quality, and protects capital investments.
- **Design:** Provide high-quality care for play structures and surfaces and maintenance of trails, parks and recreation facilities throughout the City.
- **Administration & Management:** Support and promote the Parks and Recreation Committee and the Department of Public Works to the community, stakeholders, partners and City Council.

Future Improvements

The City of Bluffdale is anticipated to grow to approximately 17,000 residents by 2030. Serving existing and future residents will require improvements to existing parks and expansion of the park, trail and recreation system. The Capital Facilities Plan proposes approximately \$9.8 million of investment in acquisition, development and renovation of the parks system over the next 5 years and identifies additional investment priorities for the future.

Figure ES1: Capital Facilities Plan Summary by Classification & Type

Park Type	Acquisition	Development	Renovation	Sum
Community Parks	\$ 4,123,080	\$ 182,020	\$ 16,145	\$ 4,321,245
Neighborhood Parks	\$ 2,065,784	\$ 488,478	\$ 31,547	\$ 2,585,809
Pocket Parks	\$ -	\$ 70,537	\$ 7,063	\$ 77,600
Special Use Parks		\$ 36,236	\$ 7,617	\$ 43,853
Trails	\$ 1,455,173	\$ 1,340,754		\$ 2,795,927
TOTAL	\$ 7,644,037	\$ 2,118,025	\$ 62,372	\$ 9,824,434

To ensure existing parks provide desired recreational amenities and opportunities, the Plan includes investments in the development and improvement of neighborhood and community parks. For example, the acquisition of at least one new community park will greatly expand park access and resources for the community as a whole. The Plan also proposes smaller improvements throughout the park system to enhance accessibility, safety and usability of park features.

The Plan includes a focused land acquisition program to ensure sufficient land for outdoor recreation as the

City's population grows. It identifies target acquisition areas to secure community parkland and fill gaps in neighborhood park access.

To connect Bluffdale's residents to destinations throughout the City and provide options for walking, biking and horseback riding, the Plan proposes development of 7.2 miles of new trails, in addition to the previously planned trails in Independence and the extension of the Bonneville Shoreline Trail. Many of these new trail connections follow canals and creeks to connect residents to nature and between parks.

Implementation Strategies

Partnerships & Community Collaboration

Dedicated coordination and collaboration with other public agencies, as well as private and community organizations, businesses and Bluffdale residents, will greatly enhance the City's ability to fulfill the community's aspirations and the goals of this Plan.

Through enhanced internal coordination, the City can pursue trail corridors that meet both recreation and transportation needs and utilize the development review process to identify trail easement and parkland set-aside opportunities. Partnerships with the Jordan School District, Salt Lake County and nearby cities can improve recreation options for Bluffdale residents through joint use, development and programming of park and recreation facilities and trails.

The Bluffdale community has expressed interest in contributing to the development and stewardship of the City's park and recreational resources. Coordination with service and civic organizations can expand on volunteer efforts to improve and beautify City's parks, while also fostering a stronger sense of community pride and ownership in park facilities. Finally, by engaging property owners, the City can open opportunities to expand the park and trail system, while fostering a sense of legacy and stronger community ties for those land owners.

Funding

The City of Bluffdale currently relies on impact fees and general funds to finance and maintain individual projects. Additional, dedicated funding may be required to finance upgrades to, and growth in, the parks system to meet community needs. Continuing to stay current with the Impact Fee Facilities Plan, which is a program that assesses fees on new development to meet the increased demand for parks resulting from the new growth, will allow the City to obtain future acquisition and development funding from residential development. A short-term bond or levy could augment impact fee revenue to support parkland acquisitions and development, trail development and general park upgrades. Such mechanisms would require both political and public support, and as per the community survey results from this planning effort, a strong majority of Bluffdale residents indicated a willingness to pay for park and recreation improvements. State and federal grant programs offer additional potential opportunities to leverage available local revenues to fund specific development projects.

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Introduction



1

Introduction & Plan Framework

Plan Overview

The City of Bluffdale began the preparation of its Parks, Trails, Recreation and Open Space Plan in November 2014 to provide a logical blueprint for the management and growth of the City's park system. As a five-year guide and strategic plan for enhancing park and recreation services for the community, this Plan establishes a path forward for providing high quality, community-driven parks, trails, open spaces and recreational opportunities throughout Bluffdale. This Plan provides a vision for the City's park and recreation system; discusses City service standards for parks and trails; and addresses goals, objectives and other management considerations toward the continuation of quality recreation opportunities and potential upgrades to benefit the residents of Bluffdale.

This Parks, Trails, Recreation and Open Space Plan was developed with the input and direction of Bluffdale residents, which included public meetings, a community survey and discussions with core stakeholders. It was also guided by the City's Parks, Trails, and Open Space Committee, who provided initial direction for the planning project and reviewed intermediate products and the draft Plan. Also, the Plan inventories and evaluates existing park and recreation areas, assesses the needs for acquisition, site development and operations, and offers specific policies and recommendations to achieve the community's goals.

Vision for the Future

The public outreach efforts during the comprehensive park planning process provided feedback from a variety of City residents regarding their vision, needs and preferences for parks and recreation opportunities. Building upon the vision statement noted in the City's General Plan for parks, trails and open space (Chapter 5) and through the outreach efforts for this Plan, an updated vision for the future emerged:

Bluffdale envisions an interconnected community with a park, trail and open space system that contributes to the City's small town character and that provides for and enhances a variety of recreation opportunities.

This vision provided the foundation for the goals, objectives, recommendations and guidelines in the following chapters within this Plan.

Parks System Management Overview

The Engineering / Public Works Department manages the construction, operation and maintenance of all City-owned public infrastructure, including parks and trails. Within the parks division, the department has three staff with a fourth position approved in the most recent budget. Also, the City utilizes 2 - 4 seasonal staff during peak periods to manage its facilities. The City also contracts seasonally for mowing services.

Review of Other Community Plans

To supplement community outreach, nine community plans were reviewed for past policy direction and goals as they pertain to the provision and planning for parks, trails and recreation opportunities for Bluffdale. The development of each involved public input and final adoption by their respective responsible legislative body.

City of Bluffdale General Plan (2014)

The 2014 General Plan establishes the policy guidance through specific goals and principles to maintain Bluffdale's community values in the face of significant growth and supportive new infrastructure needs. The plan outlines the goals for safeguarding the tax rate; encouraging a variety of local employment; ensuring adequate public infrastructure; improving the transportation system; and enhancing recreation opportunities. Preserving the rural character of Bluffdale and a shared love of parks and recreation, especially trail amenities, contributes to Bluffdale's unique community character along the Wasatch Front.

The General Plan outlines several goals related to parks, trails and open space. For parks, Goal 1 is to maintain and promote a park system that meets appropriate standards and provides outstanding community gathering opportunities. Goal 2 is to prioritize an active program for park management, dedication, acquisition, and easements that will accommodate future park needs. For trails, the goal is to design and develop a comprehensive trail system that effectively accommodates pedestrian, bicycle, and equestrian uses. For open space, the goal is to strive to meet present and future recreational and sensitive resource protection needs of the City.

Bluffdale developed a Trails Master Plan map in 2007 to identify trail-related opportunities in the community. Salt Lake County's 2008 Southwest Parks and Trails Master Plan is largely consistent with the City's General Plan, and the County is a committed partner in helping the City accomplish important regional trail connections, such as the Bonneville Shoreline Trail, the Jordan River Trail, and multiple canal and other corridor trails within the City. Developing this trails system represents an opportunity to significantly improve the variety of outdoor recreation opportunities available to residents, and enjoys broad community support.

City of Bluffdale Capital Improvements Plan and Impact Fee Analysis (2013)

The 2013 Bluffdale Capital Facilities Plan (CFP) and Impact Fee Analysis accompanied the 2014 General Plan and outlined the City's future growth patterns and its projected infrastructure needs. It contains separate chapters detailing the Impact Fee Facilities Plan (IFFP) and addresses needs for water, transportation, storm drain, public safety, parks and recreation and administrative services. Regarding parks, Bluffdale previously had previously adopted the standard of 7 acres of parks and recreational facilities per 1,000 residents. The 2013 Impact Fee Analysis recommended a more flexible definition of level of service (LOS) in terms of monetary value of improvements. The IFFP has been equated to \$1,349,789.86 per 1,000 residents. In order to maintain this LOS, a conceptual plan for constructing future parks and recreation facilities for the City identified \$43.2 million (2013 dollars) of future projects, including the specific parks agreed upon in the Independence at the Point subdivision development agreement.

Southwest Regional Park Site Plan (2013)

Southwest Regional Park is a Salt Lake County regional park on an 80-acre site at 14010 South and 2700 West. The park's master plan was approved in 2011 and include multiple parking lots providing vehicular access from the east, north and west; a trail system; pavilions, restrooms and playgrounds; multi-purpose sports fields; tennis, pickleball and basketball courts; open lawn areas; and extensive landscaping.

The County is implementing Phase 1 site plan improvements targeting 45 acres in the east side of the proposed park. The remainder of the property will continue to be leased for farming until the County is ready to proceed with Phase 2.

City of Draper Parks, Recreation, and Trails Master Plan (2008)

In the 2008 Master Plan, Draper had a current inventory of 150.2 developed park acres with an additional 48.5 acres still undeveloped. Park priorities included upgrading existing parks and developing future parks as well as collaborating to design the county-owned Wheadon Farms property and provide complimentary amenities in the planned/future South Fork Park. Trail priorities include closing gaps in existing trail systems, linking neighborhoods, providing restrooms and adding more trails and trailheads. Draper's trail system includes the Jordan River Parkway Trail and the Bonneville Shoreline Trail, county regional trails that link to Bluffdale. Draper's Point of the Mountain trail is located on the east side of Interstate 15 and the rail line. Connecting to this multi-use paved trail from Bluffdale's proposed Jordan and SLC Canal could link trail users to the Draper Canal Trail and the Porter Rockwell Trail and further to a network of hiking trails in the foothills of the Wasatch Front.

Salt Lake County Parks & Recreation Master Plan (2005)

The Salt Lake County Parks & Recreation Master Plan was developed to guide the county's future parks, open space and recreation facilities and program planning and development. Action priorities from county-wide survey identified the need to build new walking, hiking and biking trails, improve regional trails and provide a higher level of maintenance for parks, buildings, sports fields and open spaces.

Park acreage needs were identified across the county with shortfalls of 902 acres for 2014 increasing to 2,436 acres by 2030, using the adopted standard 5 acres per 1,000 people. In the Southwest planning area (includes Bluffdale), the county-wide park system currently exceeds the standard; however, with projected growth, a shortfall of 283 acres is expected by 2030. To address this shortfall, the Plan recommends that the County acquire three 40- to 120-acre community park sites in the area, including one in Central Bluffdale and one in Northwestern Bluffdale, near Herriman and Riverton.

The Plan also calls for construction of a new recreational facility to serve Bluffdale, Herriman and Riverton, ideally near the convergence of the three cities (built now in Herriman). The new recreation center could include two high school-size gymnasiums, lap and leisure swimming pools, multi-purpose community gathering and activity space, a fitness and aerobics component, multi-purpose athletic fields, a skate park and/or other features typically found in centers of this dimension. The Plan identifies a potential location at Western Springs Park (12600 South 4600 West) or on a parcel of land to be acquired in the northwest portion of Bluffdale City.

During the planning process, both public and agency stakeholders identified the need for more trails and trail connections and additional multi-purpose fields as the top two priorities for the Southwest county area. To address the need for trail connections, the Plan calls for the continued planning and improvement of the Jordan River Trail, Utah & Salt Lake Canal Trail and the Bonneville Shoreline Trail in the Bluffdale area.

Southwest Trails and Parks Master Plan, Salt Lake County (2008)

The primary objective of the Southwest Trails and Parks Master Plan was to establish an integrated and coherent approach to trails and park development in the Southwest part of the Valley. The plan included Herriman, Riverton, Draper and Bluffdale, as well as unincorporated portions of Salt Lake County. Specific trail alignments that provide realistic connections to existing and future destinations were proposed. One key finding from the trails plan indicated a significant change beginning in the

late 1980's when the value of retaining open space and creating trails was recognized as beneficial and incorporated into development patterns. Since then, cities began requiring corridor preservation as part of development. The trail concept proposed in this master plan is to create a system of trails in a gridlike pattern that traverses the project area, provides numerous access points from adjacent neighborhoods and provides connections to major destinations within the area. Where proposed or existing development interrupts the proposed grid system, adjustments were presented to complete the trail connections. Several regional trails are proposed through Bluffdale including the undeveloped section of the Jordan River Trail, the Bonneville Shoreline Trail, the Utah and Salt Lake Canal Trail. Other major trail systems include four north-south trails following existing canal alignments (South Jordan Canal, Utah & Salt Lake Canal, Utah Lake Distribution Canal, and Welby-Jacob Canal) and several east-west connector trails (14000 South Trail, 16000 South Trail, 14800 South Trail, and 15300 South Trail) as well as the extension of existing equestrian trails to connect both east-west and north-south trails.

The county plan also identified a strong need to provide additional park space within the South sub-area (Bluffdale) and proposed a new community park within the sub-area boundaries.

Salt Lake County East West Recreational Trails Master Plan (under development in 2015)

The Salt Lake County East West Recreational Trails Master Plan will identify preferred future trail alignments to improve east-west connectivity. The Plan will also identify rights-of-way, potential trailhead locations, opportunities to connect to Utah Transit Authority (UTA) and FrontRunner stations, and potential solutions to key constraints to trail development.

In addition to the existing Jordan River Parkway Trail, the existing Utah & Salt Lake Canal Trail, and the proposed Bonneville Shoreline Trail, this Plan is considering a network of potential trails through and near Bluffdale. Salt Lake County staff and the project's technical committee are currently developing a Draft Plan, including prioritized alignments. In and near Bluffdale, the trail corridor alignments under consideration include:

- Parallel to the Mountain View Corridor Highway to the west of Bluffdale
- Following the Welby Jacobs Canal along the Bluffdale's northwest city limits
- Along the existing Utah Lake Distribution Canal Trail
- Along 2700 W between the existing Utah Lake Distribution Canal Trail and the Bangerter Highway
- Along Rose Creek, then roughly paralleling the Bangerter Highway (154) to the Jordan River Parkway along Bluffdale's northern limits.

Blueprint Jordan River (2008)

The Greenway that follows the Jordan River extends over 50 miles between Utah Lake and the Great Salt Lake. The Blueprint documents the public visioning process for the future framework of conservation of the Greenway and enhancement of recreational facilities and economic opportunities of several new "river centers" along the corridor. The plan supports restoration of ecological function to support improved water quality and biodiversity. The "blue-green" trail is intended to support boaters, cyclists, pedestrians and wildlife enthusiasts. Salt Lake County completed three other studies in tandem with the Blueprint process, which informed the Blueprint's efforts: The Jordan River Trail Master Plan, The Water Quality Stewardship Plan, and The Open Space Acquisition Plan. The Blueprint concluded with five key goals to be accomplished:

- The bulk of the remaining Open Space along the river must be protected.
- Water quality must improve. This will entail improved water treatment and stormwater

management practices, as well as stricter development standards within ½ mile of the river.

- The trail must be completed through the 15 municipalities without gaps and the water way must be convenient to navigate with no hazardous obstructions.
- An over-arching entity must be formed to ensure that the Blueprint is implemented (the Jordan River Commission).
- There must be a variety of dedicated funding sources for capital projects, maintenance, and open space acquisition.

Utah Collaborative Active Transportation Study (2013)

The study was conducted in response to the need for more active transportation (walking and biking) options for residents along the Wasatch Front. The Utah Collaborative Active Transportation Study (UCATS) developed plans for infrastructure that will improve mobility for bicycles and enhance pedestrian and bicycle connectivity to major transit lines. The study laid the groundwork for an urban network of bicycle routes throughout the Wasatch Front and recommends walking routes within one mile from the Utah Transit Authority (UTA) TRAX and FrontRunner stations. UCATS has developed a Regional Bicycle Network with links to transit and identified 25 project areas to act as a foundation for creating a network of connections to evolve into a complete active transportation system for the Wasatch Front. Bluffdale has several sections of roadway corridors included on the Regional Bicycle Network.

Benefits of Parks, Trails, Recreation & Open Space

A number of organizations, non-profits, and studies have noted the overall health, economic, environmental and social benefits provided by parks, open space and trails. In 2005, The Trust for Public Land published “*The Benefits of Parks: Why America Needs More City Parks and Open Space.*” This report makes the following observations about the benefits of parks and open space, all of which have health impacts.

- Improvements to physical and mental health are increased through physical activity and contact with the natural world.
- Social and community benefits, including more stable neighborhoods, improved social connections and reductions in crime and juvenile delinquency.
- Increases in local economic prosperity as residential and commercial property values rise, community and economic development sustainability and enhanced tourism.
- Environmental benefits through trees and other vegetation, which improve air quality, act as natural air conditioners and assist with storm water control and erosion.

Physical Activity Benefits

Residents in communities with increased access to parks, recreation, natural areas and trails have more opportunities for physical activity, both through recreation and active transportation. By participating in physical activity, residents can reduce their risk of being or becoming overweight or obese, decrease their likelihood of suffering from chronic diseases, such as heart disease and type 2 diabetes and improve their levels of stress and anxiety.

Nearby access to parks has been shown to increase levels of physical activity. According to studies cited in the National Park and Recreation Association’s 2010 report, the majority of people of all ages who visit parks are physically active during their visit. In addition, the CDC reports that greater access to parks leads to 25% more people exercising three or more days per week. Park location and access also matters. According to a

study in Los Angeles, people who live within 1 mile of a park are four times more likely to visit the park one or more times per week, compared to those who live further away.

Providing convenient access to parks and recreation is particularly important in neighborhoods with lower socioeconomic status, as parks can provide free or low-cost options for physical activity.

Social and Community Benefits

Park and recreation facilities provide opportunities to engage with family, friends and neighbors, thereby increasing social capital and community cohesion, which can improve residents' mental health and overall well-being. People who feel that they are connected to their community and those who participate in recreational, community and other activities are more likely to have better mental and physical health and to live longer lives than those who do not. Access to parks and recreational facilities has also been linked to reductions in crime, particularly juvenile delinquency.

Economic Benefits

Parks and recreation facilities can bring positive economic impacts through increased property values, increased attractiveness for businesses (quality of life) and workers and through direct increases in employment opportunities. Improved economic conditions can in turn improve health outcomes as people have more money to spend on food, housing, childcare and other daily needs. However, increased property values can cause a decrease in housing affordability and an increase in housing displacement - due to rising rents or property taxes - negatively impacting the quality of life for affected residents.

Contents of the Plan

The remainder of the Bluffdale Parks, Trails, Recreation & Open Space Plan is organized as follows:

- **Chapter 2: Community Profile** – describes the Bluffdale community and its demographics.
- **Chapter 3: Community Engagement** – highlights the methods used to engage the Bluffdale community in the development of the Plan.
- **Chapter 4: Classifications, Inventory & Recreational Opportunities** – describes the existing park and recreation system in the City.
- **Chapter 5: Goals & Objectives** – provides a policy framework for the parks and recreation system grouped by major functional or program area.
- **Chapters 6: Needs Assessment & Recommendations** – discusses survey results, stakeholder feedback and other recreation trend data and provides context to the identification of potential park and recreation system enhancements.
- **Chapter 7: Capital Facilities Plan** – details a 5-year program for addressing park and recreation facility enhancement or expansion projects.
- **Chapter 8: Implementation Strategies** – describes a range of strategies and alternatives to consider in the implementation of the Plan.
- **Appendices** – Provides technical or supporting information to the planning effort and includes a summary of the community survey, stakeholder notes, funding options, among others.

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Community Profile



2

Community Profile

Regional Context & Planning Area

The City of Bluffdale is located in north-central Utah, in the southern edge of Salt Lake County along the Interstate 15 (I-15) corridor. Situated 22 miles south of Salt Lake City and 26 miles north of Provo, Bluffdale has easy access to metropolitan amenities yet enough distance to maintain a rural, small-town atmosphere. Bluffdale adjoins the cities of Herriman, Riverton, Draper and Lehi, and the City is bounded to the east by I-15 and the south by the Camp Williams Army National Guard Reservation.

The City of Bluffdale is home to wide open spaces, dramatic mountain views of the Wasatch range and a significant stretch of the Jordan River. The unique semi-rural lifestyle enjoyed in Bluffdale has drawn many new residents - increasing the population in the last 35 years by 600% and incurring rapid housing and infrastructure expansion.

With a dramatic landscape and unique natural resources, the Bluffdale community is characterized to a large extent by its open residential layout and recreational opportunities. Many people in the community own horses and enjoy the equestrian amenities that exist. While there are existing trails, the planned and on-going expansion of the Jordan River Parkway Trail is heavily anticipated by residents. As the City continues to grow, it will be important to maintain and expand its park, trail and recreation opportunities as a means to provide for the recreational needs of its residents and to further set Bluffdale apart from other communities along the Wasatch Front.

History & Community

Bluffdale, named for its geography of bluffs and dales, was first settled in the late 1840's when the area was originally part of West Jordan.¹ Bluffdale City was incorporated as a municipality in 1978. City residents are served by the Jordan School District, and one traditional public school (Bluffdale Elementary) is located within city limits. Public charter schools are also located within Bluffdale. These include North Star Academy, Summit Academy (K-8) and Summit Academy High School.

There are several community events and activities in Bluffdale throughout the year, including the Old West Days, Rodeo, Easter Egg Hunt, Halloween Trunk or Treat and Movies in the Park, among others. The Bluffdale Arts Advisory Board has been organizing small community theater productions for the past 25 years and also promotes the Battle of the Bands competition. The City does not sponsor its own recreation programs, and youth league sports are organized through individual soccer and little league clubs. These teams utilize Bluffdale City Park and other school district properties in the region for practices and games.

1 https://en.wikipedia.org/wiki/Bluffdale,_Utah

Demographics

Population

The City of Bluffdale is a rapidly growing small city, home to many families with young children as well as older adults. The City of Bluffdale experienced significant growth in the past 35 years, with a 600% change from 1980 to 2013 (Figure 1). According to the 2010 Census, the City of Bluffdale grew by over 61% between 2000 and 2010 to a population of 7,598. By 2013, the population had grown further, to 7,812, according to the American Community Survey. Based on current City building data, the 2015 population is estimated to be approximately 10,000. Bluffdale is growing much faster than Salt Lake County as a whole, where the population increased by 17% between 2000 and 2013 to 1,048,314 people.

Figure 1. Bluffdale Population Change – 1970 - 2013

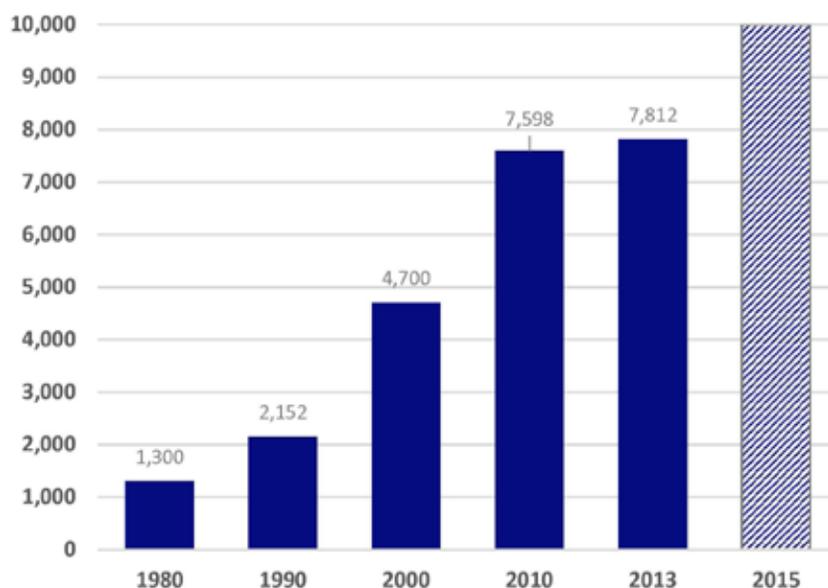
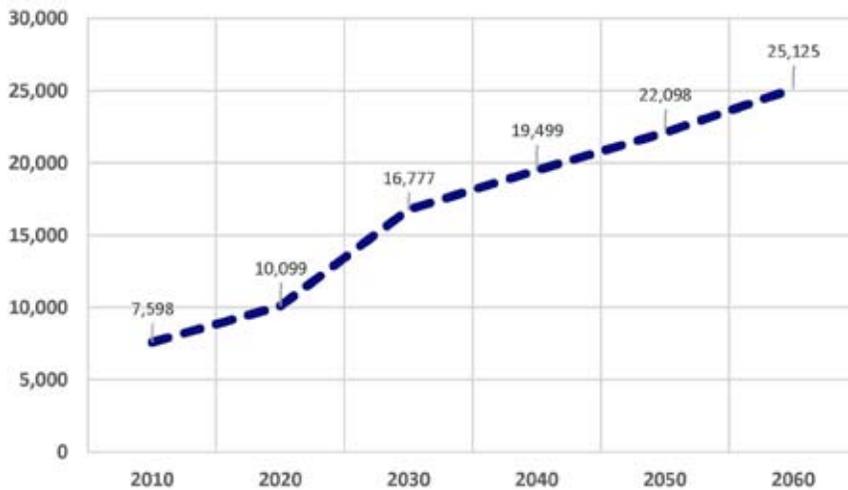


Figure 2. Population Characteristics: Bluffdale, Salt Lake County & Utah

Demographics	Bluffdale	Salt Lake County	Utah
Population Characteristics			
Population (2013)	7,812	1,048,314	2,813,673
Population (2010)	7,598	1,029,655	2,763,885
Population (2000)	4,700	898,387	2,233,169
Percent Change (2000-13)	66%	17%	26%
Persons w/ Disabilities (%)	5.4%	4.5%	4.3%
Household Characteristics			
Households ('09-13)	2,056	344,089	886,770
Percent with children ('09-13)	52.2%	50.9%	48.3%
Median HH Income ('09-13)	\$88,657	\$60,555	\$58,821
Average Household Size ('09-13)	3.79	3.01	3.12
Average Family Size ('09-13)	4.18	3.59	3.61
Owner Occupancy Rate ('09-13)	82.1%	67.3%	70.1%
Age Groups			
Median Age	26.7	31.2	29.6
Population < 5 years of age	10.7%	8.5%	9.2%
Population < 18 years of age	36.9%	28.9%	31.3%
Population 18 - 64 years of age	57.9%	62.2%	59.4%
Population > 65 years of age	5.2%	8.9%	9.3%

Sub-county population projections published by the Governor’s Office of Management and Budget for the City of Bluffdale suggest a strong continuation of this growth trend. The GOMB projects the city population to reach 16,777 (a 120% increase over the 2010 Census) by 2030 and 25,125 (230% increase) by 2060.

Figure 3. Population Projections (GOMB)



Bluffdale’s households generally have higher incomes than county and statewide figures, though approximately 6% of families and 9% of the city’s youth live in poverty. The city is predominantly white, and the population of persons with disabilities is slightly higher than the county and statewide averages.

Age Group Distribution

Compared with Salt Lake County, the City of Bluffdale has a younger population, with higher percentages of youth under 18 years of age (37% compared to 29%), comparable but lower percentages of 18 to 64 year olds, and lower percentages of people 65 and older. The median age of City residents is 26.7 – compared with higher averages for Salt Lake County (31.2), the State of Utah (29.6) and the nation (37.3).

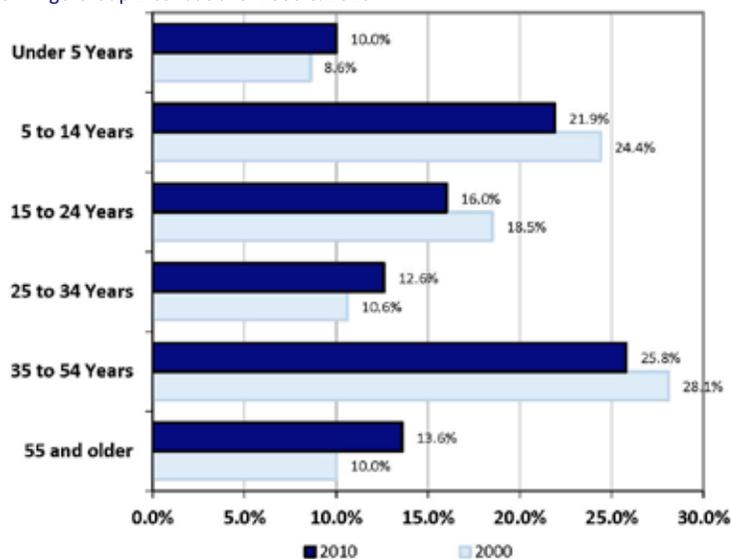
The City’s largest “20-year” population group is comprised of 0- to 19-year-olds, representing 41.3% of the population in 2010. This age group cluster further illustrates the relative young age of the city population, since the largest 20-year age group for Salt Lake County is the 15- to 34-year-olds that represent 32.3% of the county wide population.

The availability of high-quality schools, recently built single-family homes, small town, rural feel with close proximity to the Salt Lake City metropolitan center, and availability of outdoor recreation amenities may account for the younger age of people living in Bluffdale versus the rest of Salt Lake County. These are attractive features for families seeking to relocate to the City. The following breakdown is used to separate the population into age-sensitive user groups.

- **Under 5 years:** This group represents users of preschool and tot programs and facilities. As trails and open space users, they are often in strollers. These individuals are the future participants in youth activities.
- **5 to 14 years:** This group represents current youth program participants.
- **15 to 24 years:** This group represents teen/young adult program participants moving out of the youth programs and into adult programs. Members of this age group are often seasonal employment seekers.
- **25 to 34 years:** This group represents involvement in adult programming with characteristics of beginning long-term relationships and establishing families.
- **35 to 54 years:** This group represents users of a wide range of adult programming and park facilities. Their characteristics extend from having children using preschool and youth programs to becoming empty nesters.
- **55 years plus:** This group represents users of older adult programming exhibiting the characteristics of approaching retirement or already retired and typically enjoying grandchildren. This group generally also ranges from very healthy, active seniors to more physically inactive seniors.

Figure 4 illustrates the age distribution characteristics of these cohorts, comparing 2010 to 2000.

Figure 4. Age Group Distributions: 2000 & 2010



Race & Ethnicity

In 2010, Bluffdale was 95.8% White, 0.4% Asian, 0.4% African American, 0.3% Native American, 0.3% Pacific Islander, 1.1% other, and 1.8% from two or more races. Just over 4% of people identified as Hispanic or Latino of any race. This was a 33% increase of communities of color since 2000, when there were approximately 3.3% Latinos.

According to the 2013 American Community Survey, approximately 4% of Bluffdale's population speaks a language other than English at home. This is a lower of percentage of people than in Salt Lake County (19.7%) and Utah (14.3%).

Household Characteristics

According to Bluffdale's General Plan, in 2014, the population of over 8,000 people were living in 2,100 housing units. This ratio yields one of Utah's largest average household sizes (3.86 persons per household in 2010). Salt Lake County's average household size is 2.98 compared to the state's average size of 3.09 persons per household.

In the 2013 American Community Survey, the average household size in the City of Bluffdale was 3.79 people, higher than the state (3.12) and national (2.63) average. Average household size has decreased slightly since 2000, when it was 4.23 people per household. The average family size in Bluffdale also is larger, at 4.18 people. Of the 2,056 households in the City, 52% have children under 18, 74% were married couples living together, 9% had a single head of household, and 17% were non-families.

In 2010, Bluffdale had 2,059 housing units with a 95.5% occupancy level. The majority of housing units were owner-occupied (81.3%) with a renter-occupied housing level of 18.7%.

Income & Poverty

According to the American Community Survey, the 2013 median household income in the City of Bluffdale was \$88,657. This figure is about \$28,102 (46%) higher than the median income for Salt Lake County residents, \$29,836 (51%) for residents of Utah, and \$35,611 (67%) across the United States. The median household income in Bluffdale has increased by over 33% (\$66,615) since 2000. The Bluffdale General Plan reports that HUD's Area Median Income (AMI) for Salt Lake County is \$70,300 and the average household size is 2.96, putting the moderate-income threshold at \$50,650 for the County.

At the lower end of the household income scale, approximately eleven percent (10.9%) of Bluffdale households earn less than \$25,000 annually, which is significantly fewer than households of Salt Lake County (17.9%) and the State of Utah (18.1%). On the other end, over two-fifths of City households (44.4%) have household incomes in the higher income brackets (\$100,000 and greater), which is higher than the county (22.2%), the state (23.7%) and national (22%) figures.

At the lower end of the family income scale, only six percent (6.0%) of Bluffdale families were below poverty level, which is significantly fewer than households of Salt Lake County (9.4%) and the State of Utah (9.3%).

Community Engagement



3

Community Engagement

Community engagement and input played an important role in establishing a clear planning framework that reflects current community priorities. Most residents care deeply about the future of park and recreation opportunities in Bluffdale and appreciated the opportunity to offer feedback in the development of this Plan. Public outreach methods were varied and extensive, including:

- A mail-based community survey
- 2 community meetings
- 5 stakeholder discussions
- 3 Parks Advisory Committee meetings

Throughout this process, the public provided information and expressed opinions about their needs and priorities for parks, trails and recreation opportunities in Bluffdale. This feedback played a crucial role in preparing and organizing policy statements and prioritizing the capital facilities project list contained within this Plan.

Community Survey

The City of Bluffdale contracted for the administration of a community survey between April and June of 2015 as a component of this Plan. The purpose of the survey was to gather input to help determine park, trail, greenway and recreation priorities of the community. In collaboration with staff, the project team designed a 27-question survey to assess residents' recreational needs, preferences and priorities. This allowed the survey to be tailored to issues of strategic importance to effectively plan the future of the parks and recreation system.

The survey was designed to obtain representative results from households across the City of Bluffdale. It was administered as a mail survey, and the master mailing list was provided by the City of Bluffdale from its address database. In all, over 2,600 surveys were mailed, and a total of 627 surveys were completed (response rate of 23.5%). Survey respondents had the option to return the print version or to call a 1-800 number to have the survey administered in Spanish over the phone. The sample size is sufficient to assess opinions generally and allows a review by multiple subgroups including age, gender and other demographics.

Major survey findings are noted below, and a more detailed discussion of results can be found in the Needs Assessment chapter of this Plan (Chapter 6). The survey instrument and a summary of the response data are provided in Appendix A.

Major Findings

Bluffdale residents generally are satisfied with parks, trails and recreation opportunities in the city, but many indicated an interest in additional or expanded services and facilities.

- The City of Bluffdale gets high grades for parks quality and upkeep. Overall satisfaction (“excellent”

and “good”) with the condition of parks was high (87%).

- Responses were equally favorable regarding the quality of special events in the City, with 86% of respondents rating special events as excellent or good.
- 75% indicated a need for walking and biking trails. Other desired recreation amenities include: picnic shelters/pavilions (68%), playgrounds (66%), and trails along river (66%).
- Amenities that appeal to a wide array of ages and abilities rank highest (trails, playgrounds, water play access & rodeo grounds).
- Upgrading existing and developing new trails is a high priority. In many cases, upgrading existing facilities ranked higher than developing new facilities.
- City residents indicated a strong willingness to support funding for their preferred recreation improvements. About 71% surveyed are willing to support at least \$4 per month in added taxes. Over 26% were willing to pay over \$10 per month.

Community Open House Meetings

Community members were invited to two public open houses to offer direct comments and feedback about the future of parks, trails and recreation opportunities in Bluffdale. The intent was to elicit feedback from residents on the future vision for the City, explore program and facility opportunities and identify local recreation needs crucial to planning development. The meetings were held on January 29 and June 4, 2015. For each open house, the project team prepared informational displays related to parks, recreation, trails and open space areas. The City’s website, a local newspaper, a MindMixer online platform and social media announcements were used to publicize the events. Each meeting lasted up to two hours, and meeting summary notes are provided in Appendix B.

A joint work session of Parks Advisory Committee and the Planning Commission was held on September 2, 2015. The draft Parks, Trails, Recreation and Open Space Plan was reviewed and discussed, with a focus on proposed goals and strategies.

Stakeholder Discussions

Internal and external stakeholder interviews were conducted to more broadly assess the opportunities for partnership and coordination. Stakeholders were identified by city staff based on their past coordination with the City and their involvement or interest in the future of the City’s park, recreation or trail facilities. The stakeholder meetings were held between mid May and late July 2015 and included the following organizations:

- Jordan School District
- Old West Days
- Local residential developers
- City Public Works staff (management and parks maintenance personnel)

Stakeholder comments were often specific to the particular perspective or interest of the stakeholder group. Overall, comments were generally favorable in regard to existing City facilities and the potential for future improvements within Bluffdale. Stakeholders recognized the limited financial capacity of the City and were often quick to offer suggestions for potential partnerships or other means to accomplish specific projects.

Suggested projects ranged from coordinating the development of trail connections, identifying opportunities for sport fields, and improving wayfinding and signage. Specific recommendations are reflected in the Needs Assessment chapter (Chapter 6), and stakeholder discussion summaries are provided in Appendix C.

Parks Advisory Committee Meetings

The City established a new Parks Advisory Committee in the fall of 2014 to help guide and provide input for the development of this Parks, Trails, Recreation and Open Space Plan. The Advisory Committee provided feedback on the Plan during three regularly scheduled public sessions. The first session occurred on August 13, 2014 prior to the planning project being initiated. The Committee discussed the update and provided their perspectives on a vision for Bluffdale parks and recreation, specific challenges, opportunities and potential community partnerships. The second session, held on November 5, 2014, was a general project kick-off meeting and discussion between the Committee and the project team, and topics of discussion included current perceptions, challenges and opportunities. The Committee also met on May 21, 2015 to review and discuss the draft goals and objectives for the Plan based, in part, on the community feedback from the first open house and discussions with staff.

Other Outreach

In addition to the direct outreach opportunities noted above, the Bluffdale community was informed about the planning process through a variety of media channels. The following methods were used to inform residents about the project and about opportunities to participate and offer their comments.

- Bluffdale Times (city newsletter)
- City websites (bluffdale.com & planbluffdale.com)
- MindMixer (bluffdale.mindmixer.com)
- Facebook
- South Valley Journal

A project webpage was posted on a city-hosted website (planbluffdale.com) to provide background information, meeting announcements and project materials such as meeting notes, displays and summary reports. In advance of each public meeting, the City posted a project webpage update and provided media announcements.

Inventory & Classifications



4

Inventory & Classifications

This chapter is segmented into two sections. The first section defines the various facility classifications in use in Bluffdale, and the second is an inventory of existing facilities.

Park Classifications

Parkland is classified to assist in planning for the community's recreational needs. The Bluffdale park system is composed of a hierarchy of various park types, each offering recreation and/or natural area opportunities. Separately, each park type may serve only one function, but collectively the system will serve the full range of community needs. Classifying parkland by function allows the City to evaluate its needs and to plan for an efficient, cost effective and usable park system that minimizes conflicts between park users and adjacent uses. The classification characteristics are meant as general guidelines addressing the intended size and use of each park type. The following six classifications are in effect in Bluffdale and are defined as follow.

- Community Parks
- Neighborhood Parks
- Pocket Parks
- Special Use Areas
- Open Space
- Trails

Community Parks

Community parks are larger sites developed for organized play, containing a wider array of facilities and, as a result, appealing to a more diverse group of users. They are planned to provide active and structured recreation opportunities, as well as passive and non-organized opportunities for individual and family activities. Community parks are generally 10 to 40 acres in size, should meet a minimum size of 15 acres when possible and serve residents within a 1-mile drive, walk or bike ride from the site. In areas without neighborhood parks, community parks can also serve as local neighborhood parks.

In general, community park facilities are designed for organized or intensive recreational activities and sports, although passive components such as pathways, picnic areas and natural areas are highly encouraged and complementary to active use facilities. Since community parks serve a larger area and offer more facilities than neighborhood parks, parking and restroom facilities should be provided.

Neighborhood Parks

Neighborhood parks are generally considered the basic unit of traditional park systems. They are small park areas designed for unstructured, non-organized play and limited active and passive recreation. They are generally 1-5 acres in size, depending on a variety of factors including neighborhood need, physical location and opportunity, and should meet a minimum size of 2.5 acres in size when possible.

Neighborhood parks are intended to serve residential areas within close proximity (up to ½-mile walking or biking distance) of the park and should be geographically distributed throughout the community. Access to neighborhood parks is mostly pedestrian, and park sites should be located such that people living within the service area can reach the park safely and conveniently. Park siting and design should ensure pedestrians do not have to cross a major arterial street or other significant natural or man-made barriers to get to the site, unless safe crossings are provided. Neighborhood parks should be located along road frontages to improve visual access and community awareness of the sites. Connecting and frontage streets should include sidewalks or other safe pedestrian access. Additionally, street plans should encourage maximum connectivity and public access to park sites.

Generally, developed neighborhood parks typically include amenities such as pedestrian paths, picnic tables, benches, play equipment, a multi-use open field for informal play, sport courts or multi-purpose paved areas and landscaping. Restrooms are not provided due to high construction and maintenance costs. Parking is also not usually provided; however, on-street, ADA-accessible parking stall(s) may be provided.

Pocket Parks

Pocket parks are small parks, less than one-half acre, often designed as play lots to serve nearby young children and their parents. Pocket parks are the smallest park classification and are used to address limited or isolated recreational needs. These parks serve a limited radius (up to 1/4-mile) from the site and provide passive and play-oriented recreational opportunities. Amenities are usually limited to small playground facilities, small open grass areas and minimal site furnishings. Passive uses may include picnic areas and sitting areas. Examples of pocket parks can include a tot lot with play equipment such as a climber, slide or swings; a small plaza; or civic recognition project. Locating pocket parks adjacent to other park system components, such as recreational trails, is also desirable. Parking is not provided at pocket parks.

Although several pocket parks have been built in Bluffdale in recent years, they have higher maintenance costs, and the existing pocket parks have little to no opportunity for expansion. This Plan recommends pursuing larger community and neighborhood parks to provide a higher recreational utility value.

Special Use Areas

Special use areas include single-purpose recreational areas or stand-alone sites designed to support a specific, specialized use. This classification includes stand-alone sport field complexes, arenas, community centers, community gardens or sites occupied by buildings. Specialized facilities may also be provided within a park of another classification. No standards exist or are proposed concerning special facilities, since facility size is a function of the specific use.

Open Space

Open space lands are individual or isolated tracts that are primarily left in a natural state with recreation use as a secondary objective. These lands are usually owned or managed by a governmental agency, which may or may not have public access. The open space classification often includes detention basins, steep hillsides or other similar spaces. In some cases, environmentally sensitive areas are classified as open space and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species. Open space lands may serve as trail corridors and provide for low-impact or passive activities, such as walking and nature observation. No standards exist or are proposed for open space lands.

Trails

Trails are non-motorized recreation and transportation networks generally separated from roadways. Trails can be developed to accommodate multiple or shared uses, such as pedestrians and bicyclists, or a single use. Recreation trail alignments aim to emphasize a strong relationship with the natural environment and may not provide the most direct route from a practical transportation viewpoint.

This plan for the recreational trails system uses a trail hierarchy (right) to create a series of interconnected linkages throughout the City and represents a trail framework based on the planned users volumes and intensity. This hierarchy conceptualizes a branching circulation network of non-motorized routes - ranging from cross-regional and inter-city primary corridors, to secondary intra-city neighborhood corridors, to minor local connections - with the primary purpose focused on recreation. These interconnected linkages enable recreational trail users to create loops or individualized routes depending on desired travel distances or specific destinations.

The differences between the trail classifications within the hierarchy are based on purpose, intensity of use and connections, rather than on trail width, material or user. Four trail classifications exist within the Bluffdale network: regional, connector, local and equestrian trails. These four trail classes serve as the primary linkages across and through the City. Figure 5 describes the four trail types in Bluffdale.

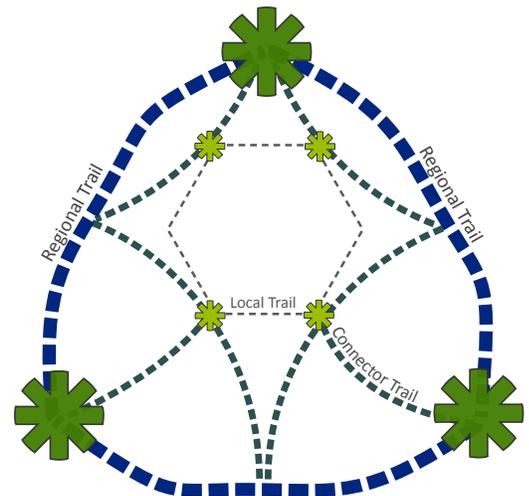


Figure 5. Trail Types & Characteristics

Classification	Function	Users	Surfaces	Width	Clearance	Amenities
Regional Trail	Provides major connections to adjacent communities and significant natural features, such as rivers and creeks	Pedestrians, Cyclists, Skaters. Equestrian where feasible (parallel and separate).	Asphalt, Concrete or Boardwalk.	10' - 12'	Side: 2'-6" Vertical: 10'-0" Vertical: 12'-0" (Equestrian)	Trailhead, Parking, Restrooms, Site Furnishings, Lighting, Signage
Connector Trail	Connects important uses and areas of interest, often within a neighborhood, typically using street rights of way	Pedestrians, Cyclists, Skaters.	Asphalt, Concrete or Boardwalk. Gravel connections may be permitted.	8' - 12'	Side: 2'-0" Vertical: 10'-0"	Site Furnishings, Signage
Local Trail	Provides local connections to features, such as parks, community centers and schools	Pedestrians. Equestrian where feasible (parallel and separate).	Asphalt, Concrete, Boardwalk or Gravel.	5' - 8'	Side: 1'-0" Vertical: 10'-0" Vertical: 12'-0" (Equestrian)	Signage
Equestrian Trail	Provides equestrian connections separate from or parallel to other pedestrian/ bicycle trails	Equestrian.	Earthen, Wood Chip.	4' - 6'	Side: 1'-0" Vertical: 12'-0"	Trailhead, Parking, Signage

Facility Inventory

Bluffdale provides and maintains a growing system of parks that supports a range of active and passive experiences. City-provided athletic fields are available at City Park and Parry Farms, which include one large soccer field and two softball/baseball fields. Bluffdale also provides a centrally-located equestrian arena at the west end of City Park. The City does not currently offer recreation programs, although organized sports are provided by private youth leagues, and the Jordan School District offers some additional recreation programming for youth.

The park and open space inventory identifies the recreational assets within Bluffdale. The City provides nearly 60 acres of public parkland and recreation facilities distributed among 9 park sites and numerous open space parcels. The following table summarizes the available land inventory in Bluffdale.

Figure 6. Existing Inventory: City-owned Park Lands

Park Name	Classification	Status	Acreage
Bluffdale City Park (excl rodeo grounds)	Community Park	Developed	22.37
Subtotal			22.37
Mt. Jordan Park	Neighborhood Park	Developed	3.69
Phillip Gates Memorial Park	Neighborhood Park	Developed	4.54
Subtotal			8.23
Parry Farms Baseball Fields	Special Facility	Developed	7.22
Rodeo Grounds	Special Facility	Developed	9.55
Subtotal			16.77
Bluffdale Heights Park	Pocket Park	Developed	0.46
Independence Pocket Park #1 (West)	Pocket Park	Developed	0.30
Independence Pocket Park #2 (East)	Pocket Park	Developed	0.20
Ponderosa Park	Pocket Park	Developed	1.12
Ten Sleep Circle Park	Pocket Park	Developed	0.44
Subtotal			2.52
Palisade Acres Detention Pond	Open Space	Undeveloped	1.14
Parry Farms Park/Detention Pond	Open Space	Undeveloped	2.91
Independence Trail Corridor	Open Space	Undeveloped	1.93
Independence Trail Corridor	Open Space	Undeveloped	0.64
Independence Trail Corridor	Open Space	Undeveloped	0.86
Independence Trail Corridor	Open Space	Undeveloped	1.05
Subtotal			8.53
Total Acreage			58.42

The City also has agreements in place with developers for the planned development of certain future parks and trail linkages as part of residential development projects underway. Approximately 14.6 acres of new parkland will be added to the park system in the near-term. The following table identifies the planned parks.

Figure 7. Planned Parks

Park Name	Classification	Status	Acreage
Planned Marketplace Park	Neighborhood Park	Undeveloped	1.37
Planned Independence Park	Neighborhood Park	Undeveloped	5.91
Planned Vintage Park	Neighborhood Park	Undeveloped	5.00
Subtotal			12.28
Planned West Pocket Park	Pocket Park	Undeveloped	1.94
Planned Center Pocket Park	Pocket Park	Undeveloped	0.41
Subtotal			2.35

In addition to parks, several trail segments exist within the City, but there is limited connectivity. Salt Lake County is currently working toward the construction of two trail segments of the Jordan River Parkway that will complete crucial gaps that limit the utility of the larger greenway trail. The City has made effort to have new trail segments installed in concert with new residential development. For example, new trail corridors have been built and more are planned within the Independence and Parry Farms neighborhoods. The following table identifies existing trail segments within Bluffdale.

Figure 8. Trail Types & Characteristics

Trail Segment	Classification	Surface	Ownership	Mileage
Jordan River Parkway Trail (North section)	Regional	Asphalt	Salt Lake County	1.36
Jordan River Parkway Trail (Central section)	Regional	Asphalt	Salt Lake County	1.85
Jordan River Parkway Trail (South section)	Regional	Asphalt	Salt Lake County	1.17
Jordan River Parkway Spur Trail (via Arrow Trailhead)	Regional	Asphalt	Salt Lake County	0.60
Subtotal: Regional				4.98
Bonneville Shoreline Trail	Community	Asphalt	Bluffdale City	0.56
Subtotal: Community				0.56
City Park Trail	Local	Asphalt	Bluffdale City	0.61
Independence Trail (North section)	Local	Asphalt	Bluffdale City	0.59
Independence Trail (SW to Allegiance Dr)	Local	Asphalt	Bluffdale City	0.18
Independence Trail (SE to Heritage Crest Way)	Local	Asphalt	Bluffdale City	0.25
Palisade Detention Pond Connector	Local	Concrete	Bluffdale City	0.06
Parry Farms Spur Trail	Local	Asphalt	Bluffdale City	1.46
Spring View Farms Trail (via Royal Coachman Dr)	Local	Asphalt	Bluffdale City	1.34
Spring View Farms Trail (via Spring View Pkwy)	Local	Asphalt		0.30
Subtotal: Local				4.80
Equestrian Easement (N/S route west of 3200W)	Equestrian	Dirt	Bluffdale City	0.14
Equestrian Easement (N/S route west of 3200W)	Equestrian	Dirt	Bluffdale City	0.16
Equestrian Easement (E/W btwn 14865 S & 15000 S)	Equestrian	Dirt	Bluffdale City	0.42
Equestrian Easement (E/W btwn 14750 S & 14865 S)	Equestrian	Dirt	Bluffdale City	0.30
Jordan River Parkway Equestrian Trail	Equestrian	Dirt	Salt Lake County	0.59
Jordan River Parkway Equestrian Trail (North section)	Equestrian	Dirt	Salt Lake County	1.20
Jordan River Parkway Equestrian Trail (Central section)	Equestrian	Dirt	Salt Lake County	1.84
Jordan River Parkway Equestrian Trail (South section)	Equestrian	Dirt	Salt Lake County	0.63
Rodeo Grounds	Equestrian	Dirt	Bluffdale City	0.44
Subtotal: Equestrian				5.71
Total Trail Mileage				16.06

The maps on the following pages show the location of existing parks, trails and recreation areas within and around the City.

Other Nearby Resources

School Facilities

Schools are an important resource for recreation facilities such as sport fields, playgrounds and gymnasiums. The Jordan School District is the public school organization serving Bluffdale. Within the City, Bluffdale Elementary School is an important site for community recreation, as well as education. The school includes a playground, ball fields and sport courts. The fields at Bluffdale Elementary School have been rented by sport leagues in past years, but they were not rentable in 2014 because the school hosted its own softball league for students.

Salt Lake County Lands

Salt Lake County is currently constructing the first phase of the 80-acre Southwest Regional Park. The future park will include multiple sport fields, a splash pad, tennis and basketball courts, parking and restrooms. Salt Lake County also owns several other properties within the city limits of Bluffdale. Most of the acreage is located along the Jordan River valley and includes three trailhead sites to support the Jordan River Parkway Trail.

Private Development

Open spaces held by private homeowners' associations provide existing and potential opportunities for park and recreation facilities. Typically, land within a residential development that is not suitable for construction or located within sensitive lands (i.e., steep slopes, etc) may be retained as open space tracts. Residential developments also may own and maintain small private parks. The Falls at Boulden Ridge is an example of a private homeowners association park within Bluffdale.

Figure 9. Existing Inventory: Parks & Open Spaces by Other Providers

Park Name	Classification	Owner	Acreage
Bluffdale Elementary School	Neighborhood	Jordan School District	2.84
Subtotal			2.84
Arrow Property Trailhead	Open Space	Salt Lake County	10.1
Jordan Narrows Trailhead	Open Space	Salt Lake County	4.43
Southwest Regional County Park	Regional	Salt Lake County	80.64
Spring View Farms Trailhead	Open Space	Salt Lake County	21
Other County-owned Open Space	Open Space	Salt Lake County	460.78
Subtotal			576.95
Falls at Boulden Ridge	Pocket	Falls at Boulden Ridge HOA	1.58
Subtotal			1.58
Total Acreage			581.37

Indoor Recreation Facilities

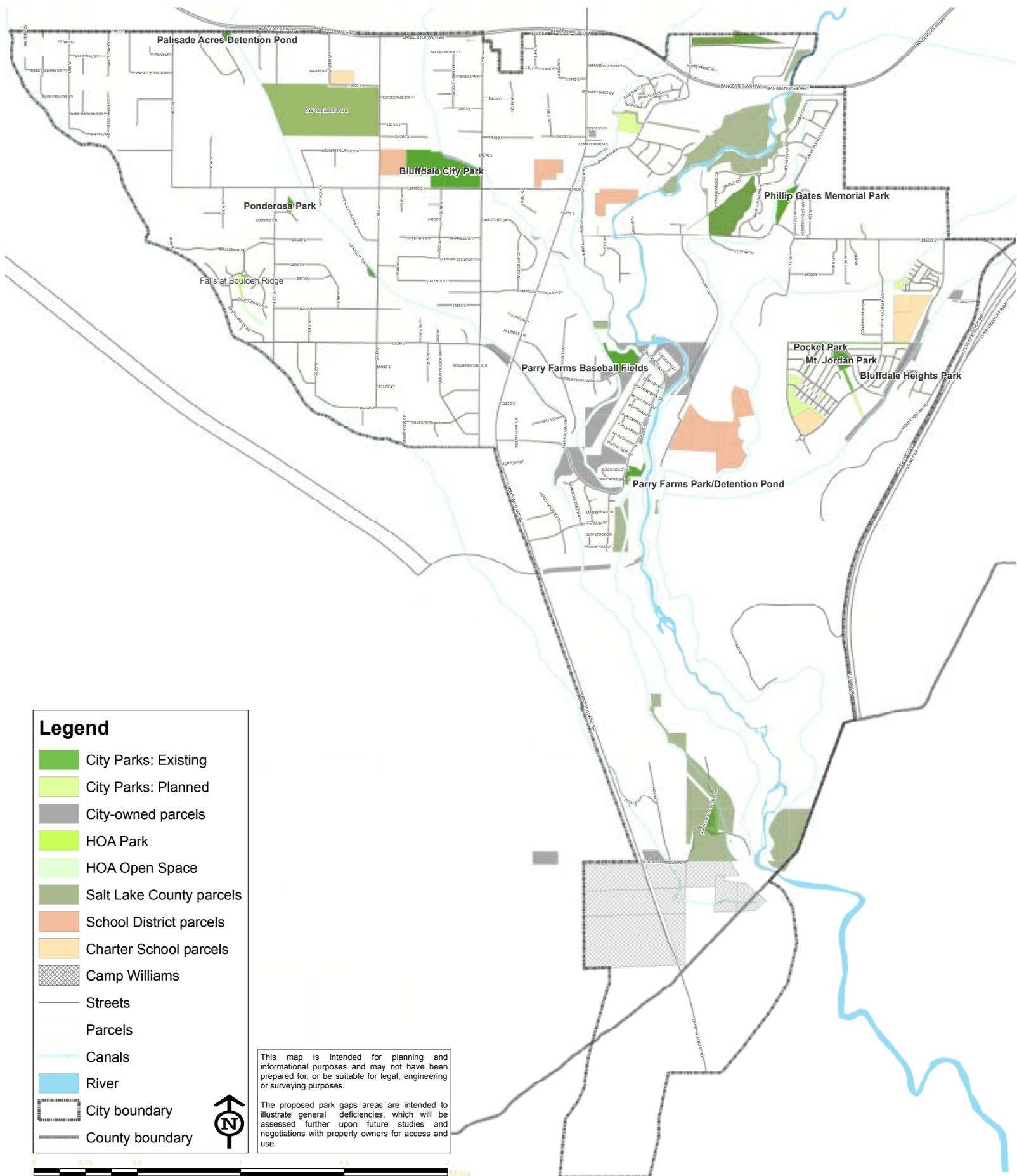
Although there are no indoor recreation facilities located within Bluffdale, several recreation centers are within short drives of the city. Salt Lake County, Herriman, Riverton and South Jordan operate and program indoor recreation centers. In addition, Draper and Salt Lake County operate outdoor pools nearby.

Other Urban Park Systems

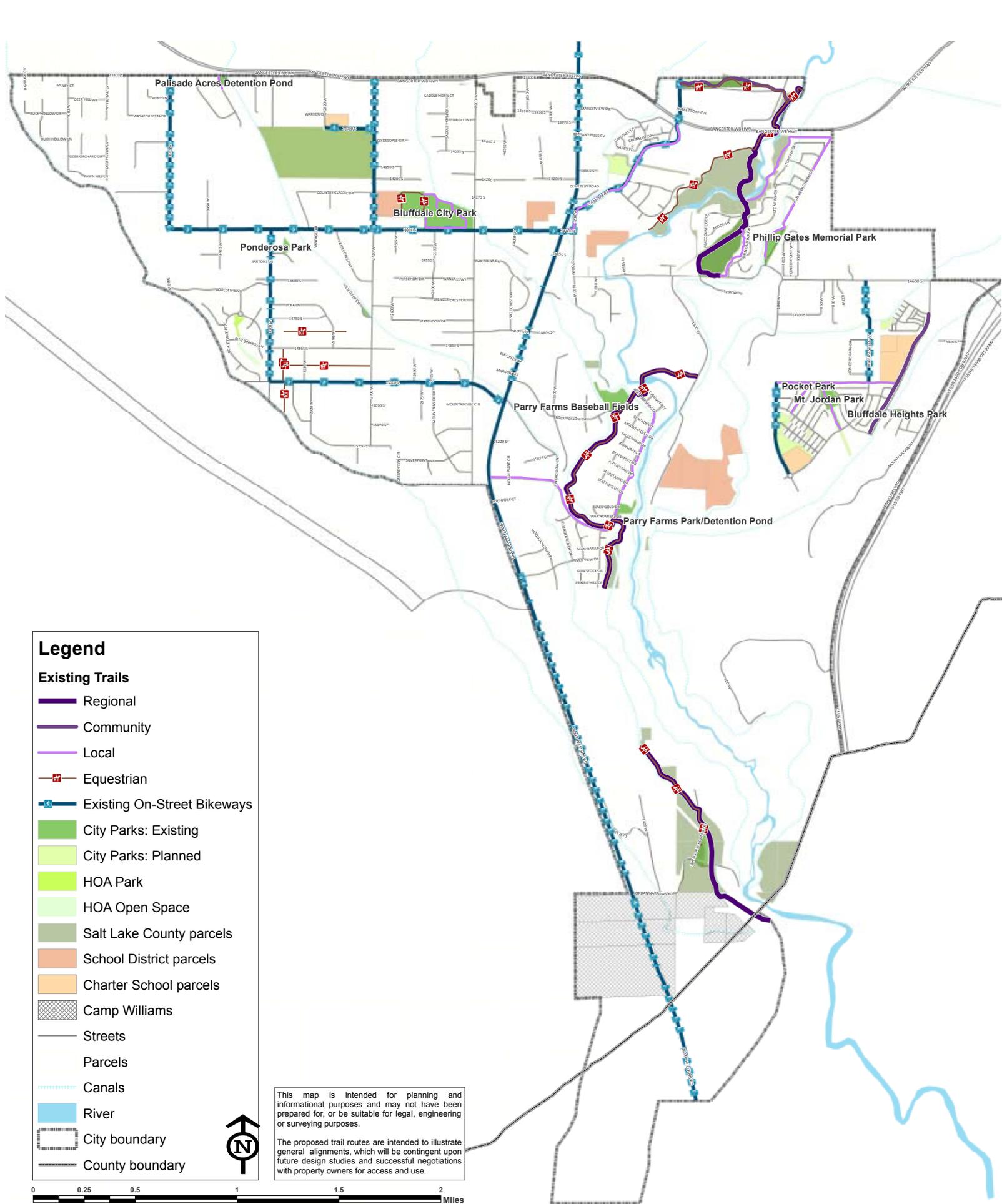
Several adjacent incorporated cities provide park and recreation opportunities that should be considered relevant components of the overall Bluffdale recreation system. The three adjacent municipalities of Riverton, Herriman and Draper operate and maintain park, trail and recreation facilities, along with programming. Some potential facilities serving Bluffdale's growth, such as community trails, will require partnerships and coordination that extend beyond city boundaries.

Park Inventory Amenity Matrix

Park Name	Classification		Status	Acreage	Amenities												
	Community Park	Neighborhood Park			Playground (toddler)	Playground (large)	Swing Set	Pavilion	Picnic Tables	Benches	Restroom	Pathways	Parking	Sport Fields	Sport Courts	Horseshoe Pits	
Bluffdale City Park	Community Park	Neighborhood Park	Developed	31.92	X	X	2	16	10	X	X	X	X	X	X	X	X
Mt. Jordan Park	Neighborhood Park	Neighborhood Park	Developed	3.69	X	X	2	4			X						X
Phillip Gates Memorial Park	Neighborhood Park	Neighborhood Park	Developed	4.54	X	X	1	9	2	X	X	X					
Parry Farms Baseball Fields	Special Facility		Developed	7.22				3		X		X					
Bluffdale Heights Park	Pocket Park		Developed	0.46	X		1	4			X						
Independence Pocket Park #1 (West)	Pocket Park		Developed	0.3							X						
Independence Pocket Park #2 (East)	Pocket Park		Developed	0.2	X						X						
Ponderosa Park	Pocket Park		Developed	1.12				1					X				
Ten Sleep Circle Park	Pocket Park		Developed	0.44	X												
Palisade Acres Detention Pond	Open Space		Undeveloped	1.14													
Parry Farms Park/Detention Pond	Open Space		Undeveloped	2.91													
Independence Trail Corridor	Open Space		Undeveloped	4.48													



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This map is intended for planning and informational purposes and may not have been prepared for, or be suitable for legal, engineering or surveying purposes.

The proposed trail routes are intended to illustrate general alignments, which will be contingent upon future design studies and successful negotiations with property owners for access and use.

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Bluffdale City Park



Located at the corner of 14400 South and 2200 West.

Nearby Recreational Resources

- Future Southwest Regional County Park
- Canal and trail
- Bluffdale Elementary

Amenities

- Approximately 183 parking stalls
- 1 play structure (ages 5 to 12) on wood chip base
- 1 set monkey bars
- 2 grass volleyball courts
- 2 basketball courts
- 3 horseshoe pits
- Restrooms (ADA accessible)
- 2 water fountain stations (7 water fountains total)
- Pavilion with 16 picnic tables (ADA accessible)
- Pavilion and stage at rodeo grounds
- Rodeo grounds with large gravel parking area (approx. 2.2 acres)
- Large brick equipment facility with equipment yard
- 10' ADA asphalt path around perimeter of park
- 1 shade pergola on walking path
- 3 stone memorials / historical markers
- 10 stone benches
- 2 lampposts
- 4 fire hydrants
- 4 sets of electrical outlets
- Old West town
- Park sign
- Educational plant signs
- 3 bulletin sign stations
- 3 pet waste stations
- Entrance water feature
- Ornamental plantings
- Shade trees
- 3 large open irrigated grass areas (approx. 270'x250' for the north area, 320'x220' for the west area, and 500'x270' for the east area)

Site Management / Design Recommendations

- Consider developing a comprehensive site master plan to address shifting uses and demands at park.
- Create screening (i.e., vegetative) between the park and the equipment yard/facility and rodeo grounds.
- Provide area lighting, including path lighting.
- Provide play area for ages 2 to 5 and swing set.
- Ensure clean-up and regular maintenance of the water feature, stone memorials, and planted areas at entrance.
- Ensure ongoing playground surface maintenance (establish schedule for maintaining wood chips).
- Ensure maintenance and upkeep of Old West buildings and landscaping.
- Ensure ongoing lawn care (mowing, weeding, fertilizing) & ongoing shrub and tree care (trimming, weeding).
- Ensure ongoing irrigation system maintenance.

Bluffdale Heights Park



Located at the corner of Regent Garden Lane (15100 South) and Inverleith Cove.

Nearby Recreational Resources

- Bonneville Shoreline Trail
- Independence Trail

Amenities

- On-street parking
- Small play structure (ages 5 to 12) on wood chip base
- ADA accessible Pavilion with 4 non-ADA picnic tables
- 5' ADA concrete path along edge of park
- 1 water tap
- Trash receptacle
- Newly planted shade trees
- Irrigated lawn

Site Management / Design Recommendations

- Install water fountain. Note: Operation of the drinking fountain is seasonal so it may have to be turned off.
- Provide community bulletin and contact information for the city.
- Provide lighting.
- Provide ADA-accessible picnic table.
- Install bench(s) on periphery of play area.
- Ensure ongoing playground surface maintenance (establish schedule for maintaining wood chips).
- Ensure ongoing lawn care (mowing, weeding, fertilizing).
- Ensure ongoing shrub and tree care (trimming, weeding).
- Ensure ongoing irrigation system maintenance.

Mt. Jordan Park (Independence)



Located in the Independence Subdivision at the corner of Freedom Point Way and Peace Drive.

Nearby Recreational Resources

- Independence Trail
- Bonneville Shoreline Trail
- 2 pocket parks
- Charter school
- 2 planned pocket parks
- Planned Independence Park

Amenities

- 15 parking stalls + additional on-street parking
- Large play structure (ages 5 to 12) on wood chip base
- 4 swings (1 toddler, 3 belt)
- Restroom (ADA accessible)
- 1 set of water fountains (attached to restroom)
- 2 ADA accessible pavilions with 4 non-ADA picnic tables each
- Trash receptacle
- 2 water taps
- 0.5 basketball courts
- 3' tall metal fencing near parking and ADA ramp
- Large open grass area
- Newly planted shade trees

Site Management / Design Recommendations

- Provide community bulletin and contact information for the city.
- Provide lighting.
- Install bench(s) on periphery of play area.
- Provide play area for ages 2 to 5.
- Ensure ongoing playground surface maintenance (establish schedule for maintaining wood chips).
- Ensure ongoing lawn care (mowing, weeding, fertilizing).
- Ensure ongoing shrub and tree care (trimming, weeding).
- Ensure ongoing irrigation system maintenance.

Phillip Gates Memorial Park



Located at south end of Royal Coachman Drive, just west of the Denver & Rio Grande Western Railroad.

Nearby Recreational Resources

- Springview Farms Trail and natural area
- Jordan River Parkway Trail
- Jordan River

Amenities

- 23 parking stalls
- Large play structure (age 5 to 12) on wood chip base
- 6 swings (2 toddler, 4 belt)
- 2 mini back-hoes (play equipment)
- Restroom (ADA accessible)
- Water fountain (attached to restroom)
- Pavilion (ADA accessible) with 6 picnic tables
- 3 lampposts
- 3 picnic tables with checkerboards
- 2 benches
- 2 park signs (one on north side, one on south side)
- 9' ADA asphalt path around perimeter of park (portions are 20' to accommodate emergency vehicles)
- Pond with boat launch
- Swale designed to mimic a stream
- Formal plantings
- Ornamental and shade trees
- Irrigated lawn

Site Management / Design Recommendations

- Add additional parking on the south end to create a stronger public connection to neighborhoods and the Springview Farms Trail, trailhead, and surrounding natural area. (Access can be a problem at south end.)
- Increase the natural appearance of the channel by slightly modifying the alignment, removing the large riprap, and incorporating native plant materials.
- Install a bridge over the channel to eliminate the visual and functional barrier it creates.
- Provide ADA-accessible picnic table(s).
- Control invasive plant species in the pond area and replace with native plant materials.
- Plant additional shade trees (choose large-growing species).
- Ensure ongoing playground surface maintenance (establish schedule for maintaining wood chips).
- Ensure ongoing lawn care (mowing, weeding, fertilizing).
- Ensure ongoing shrub and tree care (trimming, weeding).
- Ensure ongoing irrigation system maintenance.

Parry Farms Baseball Fields



Located on Rock Hollow Drive.

Nearby Recreational Resources

- Parry Farms Spur Trail
- Parry Farms Park/Detention Pond
- Jordan River Parkway Trail

Amenities

- 104 parking stalls
- 2 softball/baseball fields with bleachers and grass seating options
- Restrooms and concessions building (ADA accessible)
- 3 picnic tables
- Irrigated lawn

Site Management / Design Recommendations

- Plant shade trees.
- Install a play area with adjacent benches for adults.
- Provide ADA-accessible picnic table(s).
- Consider installing fly-ball safety netting to protect bleachers and concession areas.
- Ensure ongoing maintenance and care of infields and ballfield infrastructure.
- Ensure ongoing lawn care (mowing, weeding, fertilizing).
- Ensure ongoing shrub and tree care (trimming, weeding).
- Ensure ongoing irrigation system maintenance.

Ponderosa Park



Located on Bueler Circle.

Nearby Recreational Resources

- Southwest Regional County Park
- Bluffdale City Park
- Ten Sleep Circle Park

Amenities

- 8 parking stalls
- 1 adjacent street light
- ADA accessible covered picnic table
- Grass

Site Management / Design Recommendations

- Install play structure.
- Provide ADA seating at covered picnic table.
- Plant shade trees along western edge of park.
- Ensure ongoing lawn care (mowing, weeding, fertilizing).
- Ensure ongoing irrigation system maintenance.
- Provide trash receptacle.

Ten Sleep Circle Park



Located at the corner of 2700 West and Ten Sleep Circle.

Nearby Recreational Resources

- Southwest Regional County Park
- Bluffdale City Park
- Ponderosa Park

Amenities

- On-street parking
- Small play structure (ages 5 to 12) on pea gravel base
- 5' ADA concrete path along edge of park
- Irrigated lawn
- Shade trees

Site Management / Design Recommendations

- Provide ADA-accessible picnic table.
- Provide ADA path to play area.
- Provide lighting.
- Install bench(s) on periphery of play area.
- Ensure ongoing playground surface maintenance (replace pea gravel with wood chip play surface and establish schedule for maintaining).
- Ensure ongoing lawn care (mowing, weeding, fertilizing).
- Ensure ongoing shrub and tree care (trimming, weeding).
- Ensure ongoing irrigation system maintenance.

Pocket Park #1 (West)



Located in the Independence Subdivision, along the Independence Trail.

Nearby Recreational Resources

- Independence Trail
- Bonneville Shoreline Trail
- Mt. Jordan Park
- Pocket park
- 2 additional planned pocket parks
- Planned Independence Park

Amenities

- 10' ADA asphalt trail (Independence Trail)
- Irrigated lawn
- Formal tree plantings

Site Management / Design Recommendations

- Install bench(s).
- Install covered picnic table with ADA access.
- Provide lighting.
- Ensure ongoing lawn care (mowing, weeding, fertilizing).
- Ensure ongoing shrub and tree care (trimming, weeding).
- Ensure ongoing irrigation system maintenance.
- Provide trash receptacle.

Pocket Park #2 (East)



Located in the Independence Subdivision, along the Independence Trail.

Nearby Recreational Resources

- Independence Trail
- Bonneville Shoreline Trail
- Mt. Jordan Park
- Pocket park
- 2 additional planned pocket parks
- Planned Independence Park

Amenities

- Children's play area (ages 2 to 5) on wood chip base
- 10' ADA asphalt trail (Independence Trail)
- Irrigated lawn
- Formal tree plantings

Site Management / Design Recommendations

- Install bench(s) on periphery of play area.
- Ensure regular debris removal around play equipment.
- Ensure ongoing playground surface maintenance (establish schedule for maintaining wood chips).
- Ensure ongoing lawn care (mowing, weeding, fertilizing).
- Ensure ongoing shrub and tree care (trimming, weeding).
- Ensure ongoing irrigation system maintenance.

Independence Trail



Located in the Independence Subdivision.

Nearby Recreational Resources

- Bonneville Shoreline Trail
- Mt. Jordan Park
- 2 pocket parks
- 2 additional planned pocket parks
- Planned Independence Park

Amenities

- 10' ADA asphalt trail

Site Management / Design Recommendations

- Install benches/resting locations in shaded areas along trail.
- Install periodic lighting along trail.
- Install mileage markers.

Bonneville Shoreline Trail



Located adjacent to Porter Rockwell Boulevard.

Nearby Recreational Resources

- Independence Trail
- Mt. Jordan Park
- Bluffdale Heights Park

Amenities

- 10' ADA asphalt trail
- Formal plantings

Site Management / Design Recommendations

- Install periodic benches/resting locations along trail.
- Install mileage markers.

Springview Farms Trail



Located in the Springview Farms Subdivision.

Nearby Recreational Resources

- Springview Farms Trailhead
- Jordan River Parkway Trail
- Jordan River

Amenities

- 9' ADA asphalt trail
- Large open natural area

Site Management / Design Recommendations

- Install periodic benches/resting locations along trail.
- Provide lighting.
- Install mileage markers.

Parry Farms Park / Detention Pond



Located on Iron Horse Boulevard.

Nearby Recreational Resources

- Parry Farms Spur Trail
- Parry Farms Baseball Fields
- Jordan River Parkway Trail
- Jordan River

Amenities

- Shade trees (concentrated on the north)
- Irrigated lawn
- Detention pond

Site Management / Design Recommendations

- Conduct site master plan to determine best use and layout for park improvements.
- Install play structure.
- Provide shade trees throughout park.
- Clearly delineate path around park as a trail.
- Clean up riprap and armoring for primary detention pond and use plantings to naturalize.
- Create a connection to the Jordan River Parkway Trail.
- Ensure ongoing lawn care (mowing, weeding, fertilizing).
- Ensure ongoing shrub and tree care (trimming, weeding).
- Ensure ongoing irrigation system maintenance.

Parry Farms Spur Trail



Located adjacent to Iron Horse Boulevard.

Nearby Recreational Resources

- Parry Farms Park/Detention Pond
- Parry Farms Baseball Fields
- Jordan River Parkway Trail
- Jordan River

Amenities

- 10' ADA asphalt trail

Site Management / Design Recommendations

- Install periodic benches/resting locations along trail.

Palisade Acres Detention Pond



Located on 13800 South, just north of Lincolnshire Court.

Nearby Recreational Resources

- Southwest Regional County Park

Amenities

- Large open grass area
- Path to subdivision south of park.

Site Management / Design Recommendations

- Conduct site master plan to determine best use and layout for park improvements.
- Install covered picnic table(s).
- Provide lighting.
- Provide trail around detention area.
- Install play structure and swing set.
- Plant shade trees along western edge of park.
- Ensure ongoing lawn care (mowing, weeding, fertilizing).
- Ensure ongoing irrigation system maintenance.

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Goals & Objectives



5

Goals & Objectives

Overview

The goals and objectives described in this chapter define the park and recreation services that Bluffdale aims to provide. These goals and objectives were derived from input received throughout the planning process, from city staff and officials, the Parks Advisory Committee, community members and stakeholders.

Goals & Objectives

Taken together, the goals and objectives provide a framework for the Parks, Trails, Recreation and Open Space Plan. A goal is a general statement describing an outcome the City wishes to provide. Goals typically do not change over time unless community values shift. Objectives are more specific, measurable statements that describe a means to achieving the stated goals. Objectives may change over time. Recommendations are specific actions intended to implement and achieve the goals and objectives and are contained in subsequent chapters of the Plan.

Community Involvement & Information

Goal 1: Encourage and support public involvement in park and recreation issues.

- 1.1 Formalize and support the Parks Committee as the forum for public discussion of parks and recreation issues.
- 1.2 Involve residents and stakeholders in park and recreation facility planning and design and recreation program development in order to solicit community input, facilitate project understanding and engender public support.
- 1.3 Use a variety of methods and media to publicize and increase resident awareness about recreational opportunities available in local neighborhoods and citywide.
- 1.4 Prepare, publish and promote a park and trail facilities map for online and print distribution to highlight existing and proposed sites and routes.
- 1.5 Survey, review and publish local park and recreation preferences, needs and trends at least once every five years to stay current with community attitudes and interests.
- 1.6 Conduct periodic joint sessions between the Parks Committee and other standing City boards, such as the Planning Commission, and with the City Council to improve coordination and discuss policy matters of mutual interest pertaining to recreational resources, opportunities and funding.
- 1.7 Promote volunteer park improvement, beautification and clean-up projects from a variety of individuals, service clubs, churches and businesses.

Parks & Open Space

Goal 2: Acquire and develop a high-quality, diversified system of parks, recreation facilities and open spaces that provides equitable access to all residents.

- 2.1 Proactively seek parkland identified within this Plan, in both developed and undeveloped areas, to secure suitable locations for new parks and open spaces to serve current and future residents.
 - 2.1A Strive to provide a distributed network of parks, such that all city residents live within one-half mile of a developed park.
 - 2.1B Fulfill park and trail service standards consistent with the adopted Impact Fee Facilities Plan, while also aiming to provide varied, geographically distributed and high-quality amenities consistent with the community's recreational interests.
- 2.2 Identify and prioritize lands for inclusion in the parks and greenway system based on factors such as contribution to level of service, connectivity, or recreational opportunities for residents.
- 2.3 Pursue low-cost and/or non-purchase options to preserve open space, including the use of conservation easements, flexible subdivisions and development agreements.

Trails

Goal 3: Develop a network of shared-use trails and corridors to enable connectivity between parks, neighborhoods and public amenities.

- 3.1 Coordinate with neighboring jurisdictions, Salt Lake County and Utah County to provide a regional trail network along and connecting to the Jordan River and coordinated trail alignments that provide continuous walking and biking access between parks and other key destinations.
- 3.2 Work with local agencies, canal districts, utilities and private landholders to secure trail easements and access to open space for trail connections.
- 3.3 Expand the system of off-street trails by utilizing parks, utility corridors, canals and other publicly accessible areas as appropriate.
- 3.4 Re-evaluate and assess the suitability of existing trail easements for use and functionality as pedestrian or bridle trail corridors.
- 3.5 Provide east-west trail connections across Bluffdale to connect the regional park, City Park and the Jordan River Parkway Trail and extend the Bonneville Shoreline Connector.
- 3.6 Consider options to formalize and maintain a network of bridle trails, to include the usage of canal maintenance roads.
- 3.7 Integrate the siting of proposed trail segments into the development review process; require development projects along designated trail routes to be designed to incorporate trail segments as part of the project.
- 3.8 Provide trailhead accommodations, as appropriate, to include parking, wayfinding signage, restrooms and other amenities.

Maintenance & Operations

Goal 4: Provide a parks and recreation system that is efficient to maintain and operate, provides a high level of user comfort, safety, and aesthetic quality, and protects capital investments.

- 4.1 Maintain all parks and facilities in a manner that keeps them in safe and attractive condition; repair or remove damaged components immediately upon identification.
- 4.2 Maintain an inventory of assets and their condition; update the inventory as assets are added, updated or removed from the system and periodically assess the condition of park and recreation facilities and infrastructure.
- 4.3 Consider the maintenance costs and staffing levels associated with acquisition, development, or renovation of parks or natural open space areas, and adjust the annual operating budget accordingly for adequate maintenance funding of the system expansion.

Design

Goal 5: Plan and design high-quality play structures, trails, parks and recreation facilities that facilitate their care and maintenance.

- 5.1 When developing new facilities or redeveloping existing facilities, review and consider the projected maintenance and operations costs prior to initiating design development.
- 5.2 Design and maintain parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels and age as appropriate; assess planned and existing parks and trails for compliance with the newly adopted Americans with Disabilities Act (ADA) Standards for Accessible Design for requisite upgrades. Include considerations from the U.S. Access Board on the Architectural Barriers Act Accessibility Standards for guidelines for outdoor areas on federal land or federally-funded projects.
- 5.3 Incorporate low impact design practices into the design, planning and rehabilitation of new and existing facilities; consider the use of native vegetation for landscaping in parks to minimize maintenance requirements.
- 5.4 Create illustrative master plans for park development or redevelopment, as appropriate, to take maximum advantage of grant or other funding opportunities.
- 5.5 Develop and implement minimum design and development standards for park and recreation amenities within private developments to ensure acceptable levels of improvement, address community facility needs, equipment types, public safety, accessibility and installation and maintenance procedures.
- 5.6 Standardize the use of graphics and signage to establish a consistent identity at all parks and facilities.
- 5.7 Standardize park furniture (such as trash cans, tables, benches, pavilions, fencing) and irrigation equipment to reduce inventory costs and improve appearance of, and maintenance consistency within, parks.
- 5.8 Maximize the multiple-use aspects of detention facilities, utility easements, etc. by preserving and enhancing the natural and ecological value of these lands, while facilitating pedestrian access, recreational value or wildlife viewing.

Concurrency

Goal 6: Ensure that new park and recreational facilities are provided in concert with new development.

- 6.1 Ensure that new residential development provides funds or parkland for future park development consistent with the City's standards for parks and facilities.
- 6.2 Require that the development of recreational amenities conforms to the City's minimum guidelines and the general needs outlined in this Plan.
- 6.3 Require plan review, final inspection and acceptance (including as-built drawings) of all developer-provided park projects installed per City guidelines and standards.
- 6.4 Accept only those parks and facilities that are consistent with the City's Parks, Trails, Recreation and Open Space Plan and adopted park standards.

Recreation Programming

Goal 7: Facilitate and promote a varied and inclusive suite of recreation programs that accommodate a spectrum of ages, interests and abilities.

- 7.1 Leverage City resources by forming and maintaining partnerships with other public, non-profit and private recreation providers to deliver recreation services and secure access to existing facilities for community recreation.
- 7.2 Partner with the Jordan School District to maximize public use of recreation facilities on school sites, especially athletic fields and gymnasiums.
- 7.3 Partner with Salt Lake County and other stakeholders to provide regional facilities, such as a recreation center.
- 7.4 Coordinate with public, private and non-profit providers, such as organized sports leagues, to plan for projects to expand facilities for athletic fields.
- 7.5 Conduct a feasibility study to explore the potential and financial requirements to construct and operate a community recreation center.

Administration & Management

Goal 8: Support and promote the Parks Committee and the Department of Public Works to the community, stakeholders, partners and City Council.

- 8.1 Provide sufficient financial and staff resources to maintain the overall parks and recreation system to high standards.
- 8.2 Maximize operational efficiency to provide the greatest public benefit for the resources expended, including the consideration of contracted services.
- 8.3 Periodically review and update the park impact fee rates.
- 8.4 Pursue alternative funding options and dedicated revenues for the acquisition and development

of parks and facilities, such as private donation, sponsorships, partnerships, state and federal grant sources, among others. Place priority on maximizing grants and other external sources of funding, or inter-agency cooperative arrangements, to develop the City's park resources.

- 8.5 Work to develop information packets that promote City services to tourists and new residents.
- 8.6 Inform all levels of staff of the direction of the Plan and allow for staff input, encouraging buy-in and knowledge from all staff members.
- 8.7 Assign responsibilities, resources and time frames in annual work plans as necessary to enable progress on the goals and policies of the Plan.
- 8.8 Promote professional development opportunities that strengthen the core skills and engender greater commitment from staff, Committee members and key volunteers, to include trainings, materials and/or affiliation with the National Recreation & Park Association (NRPA) and the Utah Recreation and Parks Association (URPA).

Needs Assessment



6

Needs Assessment

The planning process culminated in articulating the community’s needs for, and vision of, Bluffdale’s park and recreation system. This chapter assesses park and recreation activity, facility and programming needs and priorities. It relies heavily on public input – including survey results, stakeholder discussions and public meetings – as well as site inventories and state and national recreation trends. The chapter concludes with a discussion of specific, local needs and how they might be considered within the broader parks, trails and recreation system.

By considering the location, size and number of facilities by type and use, along with community interests and priorities, this Plan evaluates the latent and potential demand for park and recreation amenities. This assessment provides a foundation for the five-year Capital Improvement Plan (see Chapter 8), which identifies and prioritizes upgrades, improvements and expansions consistent with the needs expressed by residents.

Recreation Trends

Over the past decade, park and recreation management has trended toward outcome-based management, which reflects the effect on quality of life of those who participate or benefit from parks and recreation opportunities. The level of subsidy for programs has been declining, and more “enterprise” activities, such as aquatics and adult sports, are being developed, thereby allowing the subsidy to be used where deemed appropriate. Agencies across the United States are increasing revenue production and cost recovery. Pricing is often done by peak, off-peak and off-season rates. Agencies are often structured into service divisions for athletics, seniors, facilities, parks, planning and the like, rather than by geographic unit, and they are partnering with private, public and non-profit groups.¹

Generally, park and recreation professionals face many challenges including:

- Doing more with less, requiring partnership development
- Partnering between non-profit and public forms of service
- Increasing the quality and diversity of services
- Moving toward a more business-like model, while not competing directly with the private sector
- Increasing parks and open space versus a decreasing ability to maintain it
- Providing support for the socially and economically disadvantaged through programs in areas such as childcare, nutrition, etc.
- Increasing responsibility for measurement and evaluation

In 2013, the National Parks and Recreation Association (NRPA) issued its first report using PRORAGIS, a geographic information system, to establish industry trends. The 2013 report gathered data from 383 park and recreation agencies across the country and compared changes over the last three years. According to the

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report, park and recreation agencies typically provide management of park and open space lands and operate recreational facilities and programs. Within these areas of responsibility, some growth occurred from 2010 to 2012 among the agencies participating in the survey, including conducting major special events, maintaining public jurisdiction areas and administering community gardens.

The NRPA report indicated that public park and recreation service providers continue to suffer from reduced funding levels. Agencies receiving higher funding levels generally experienced greater reductions, while smaller agencies (in smaller communities) were more stable over the last three years. Recreation programming experienced a significant drop in attendance from 2010 to 2011. While a slight rebound had begun in 2012, the NRPA 2013 report indicates that program offerings have declined in every major category since 2010.

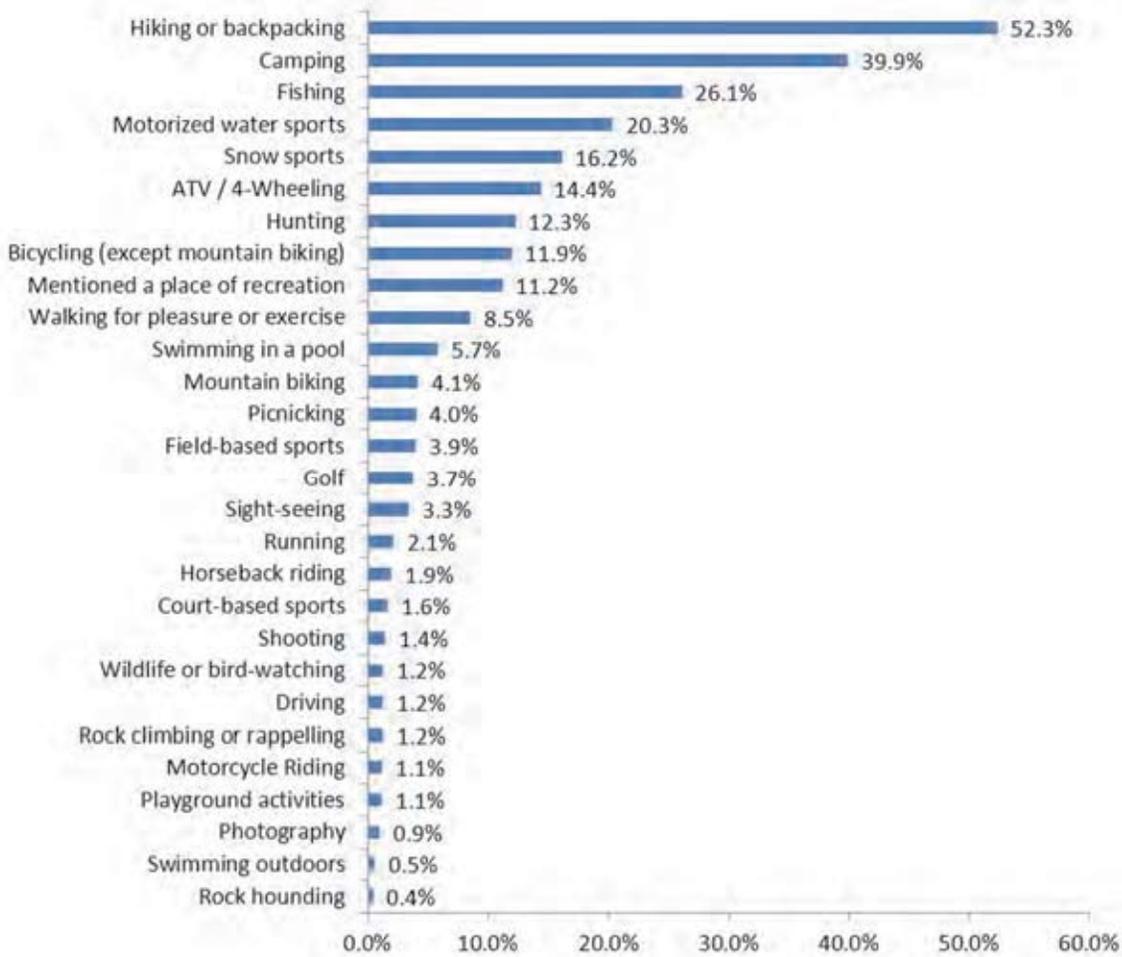
Utah State Outdoor Recreation Trends

The 2014 Utah State Comprehensive Outdoor Recreation Planning (SCORP) document guides decision-makers in better understanding statewide recreation issues and is required to help maintain Utah's eligibility for federal Land and Water Conservation Fund dollars, which are used to fund state grant programs. Grants allocated through SCORP help meet an array of state and local entities' outdoor-recreation objectives, including plans and programs of the Governor's Office of Management and Budget, Utah Outdoor Recreation Office, Utah Quality Growth Commission, Utah State Parks, public tourism agencies and other organizations.

The SCORP included a resident survey to assess interest in outdoor activities by frequency, as shown below in Figure 9. Broad similarities exist between the most popular statewide activities and those documented in the community survey, such as the popularity of walking/hiking and picnicking. Other highlights from the SCORP include the following:

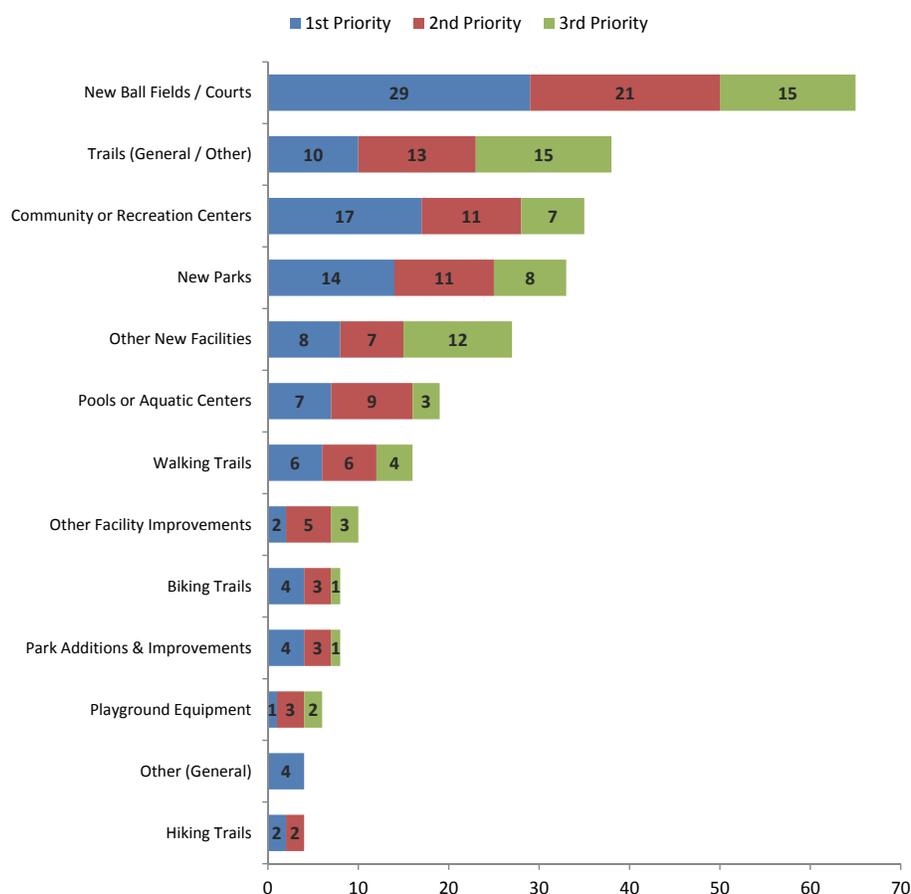
- Outdoor recreation in Utah is extremely important throughout the state. Public opinion surveys showed that about 50% or more of residents in each area of the state rate recreation as "Extremely Important." Most residents travel more than 25 miles to participate in recreational activities, indicating that it's worth the drive.
- Walking for pleasure or exercise, hiking or backpacking, and camping were consistently mentioned as recreational activities that residents participate in most regularly.
- Pools or aquatic centers, motorized trail areas for ATVs and snowmobiles, and improved camping areas are the most needed facilities or facility improvements throughout the state of Utah.
- Utah residents are generally satisfied with city parks and natural areas.

Figure 10. Statewide Outdoor Recreation Participation (2014 Utah SCORP)



Additionally, incorporated cities across Utah participated in a municipal survey to identify local recreation issues. Figure 10 highlights the findings and shows that ball fields and courts were the new facilities most needed throughout the state, followed by trails and community or recreation centers.

Figure 11. Recreation Priorities from Municipal Survey (2014 Utah SCORP)

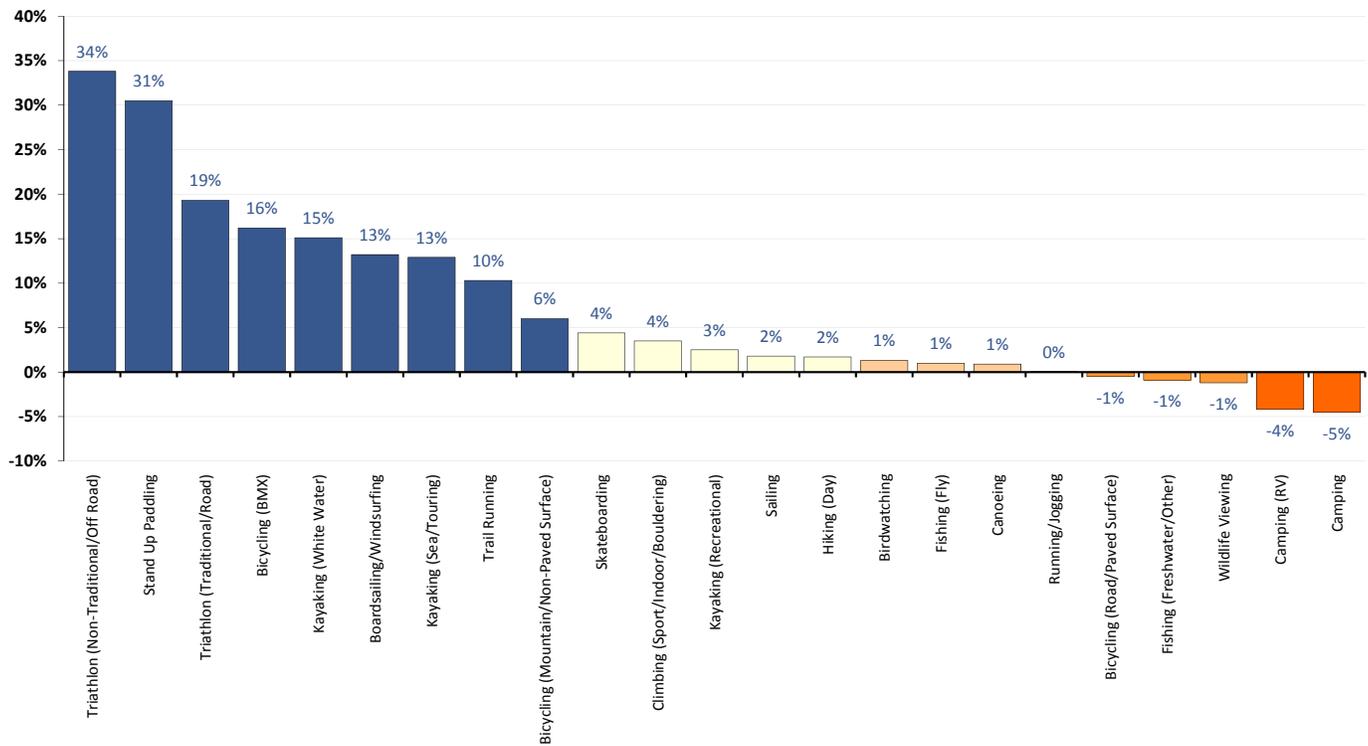


The 2015 Outdoor Participation Report

According to 2015 Outdoor Participation Report, published by the Outdoor Foundation in Boulder, Colorado, participation in outdoor recreation, team sports and indoor fitness activities vary by an individual's age. Gender also plays a role in determining behaviors and participation trends. Figure 11 illustrates the three-year trend changes by major activity. Recent trend highlights include the following:

- Outdoor activities are popular among children, especially among boys ages 11 to 15.
- Participation rates drop for both males and females from ages 16 to 20. These rates climb back up slightly for females into their early 20's and males late 20's before gradually declining throughout life.
- Indoor fitness becomes the preferred activity among young women ages 16 to 20 and remains the most popular form of activity. Males, however, favor outdoor activities until they are age 66 and older.
- Almost one-quarter of all outdoor enthusiasts participated in outdoor activities at least twice per week.
- Running, including jogging and trail running, was the most popular activity among Americans when measured by number of participants and by number of total annual outings.
- Walking for fitness is the most popular crossover activity.
- The biggest motivator for outdoor participation was getting exercise.

Figure 12. 3-Year Change in Outdoor Recreation Participation of Youth (6-24) (2014 Outdoor Foundation)



The 2015 State of the Industry Report

Recreation Management magazine’s *2015 State of the Industry Report* listed the top 10 program options most commonly planned for addition over the next three years, along with the frequency (in parentheses) noted by survey participants:

1. Mind body / balance programs (25.2%)
2. Fitness programs (24.9%)
3. Educational programs (24.3%)
4. Day camps & summer camps (22.8%)
5. Environmental education (21.5%)
6. Teen programming (20.4%)
7. Adult sports teams (19.4%)
8. Active older adult programs (19.4%)
9. Holidays & other special events (19.1%)
10. Nutrition & diet counseling (17.4%)

For most programming types, community centers are the ones most likely to be planning to add such programs. There are a few exceptions. Parks are most likely to be planning to add: environmental education; sports tournaments or races; individual sports activities; and water sports.

The same report indicated park systems that are planning to add features to their facilities in the next three years list their top five planned amenities as:

- Playgrounds
- Park shelters such as picnic areas and gazebos
- Park restroom structures
- Outdoor sports courts for basketball, tennis, etc.
- Bike trails

Sports Trends: National Sporting Goods Association (2013)

The National Sporting Goods Association (NSGA) reported on participation levels in 47 sports indicating that 32 sports experienced growth during 2012. Highlights from the 2013 NSGA participation survey include:

- Indoor gaming activities increased by an average of 11%.
- Fitness sports each increased about 5%.
- Snow sports had the steepest decrease in participation level in 2012, dropping an average of 11%.
- Shooting sports with firearms experienced more growth: hunting with firearms increased more than 18% with female participation up nearly 29%; target shooting with live ammunition increased by 10.9% with female participation increasing by over 27%.
- Team sports showed mixed results with participation lagging in basketball, baseball, ice hockey and soccer and increases in lacrosse, softball and volleyball.
- Tackle football experienced the largest team sport drop of nearly 13% decline in participation. Over half the decline was in the 7-11 age group of those who might participate on an infrequent basis.
- Female participation in 40 of the 47 sports/activities has increased compared to only 11 sports showing increased male participation.

Overall, the trend shows that participation in many sports is rebounding with some sports continuing to struggle to attract new participation.

National Survey on Recreation and the Environment (2012)

The National Survey on Recreation and the Environment (NSRE) is a comprehensive survey that has been collecting data and producing reports about the recreation activities, environmental attitudes and natural resource values of Americans since the 1980s. The NSRE core focus is on outdoor activity participation and personal demographics. The most recent 2012 NSRE reports the total number of people participating in outdoor activities between 2000 and 2007 grew by 4.4% while the number of days of participation increased by approximately 25%. Walking for pleasure grew by 14% and continues to lead as the top favorite outdoor activity.

Nature-based activities, those associated with wildlife and natural settings, showed a discernible growth in the number of people (an increase in 3.1% participation rate) and the number of days of participation. American's participation in nature-based outdoor recreation is increasing with viewing, photographing, or otherwise observing nature clearly measured as the fastest growing type of nature-based recreation activity.

Outdoor Industries Association

The 2013 Outdoor Industries Association produces reports on the outdoor recreation economy for the entire country and for each state. The most recent OIA report reveals that at least 82% of Utah residents participate in outdoor recreation each year. This figure does not include the participants in hunting, fishing and wildlife viewing which are estimated separately. “Americans want and deserve access to a variety of quality places to play and enjoy the great outdoors. Outdoor recreation can grow jobs and drive the economy if we manage and invest in parks, waters and trails as an interconnected system designed to sustain economic dividends for America.” In the State of Utah, outdoor recreation generates \$12 billion in consumer spending, creates 112,000 direct jobs and results in \$856 million in state and local tax revenue. Preserving access to outdoor recreation protects the economy, the businesses, the communities and the people who depend on the ability to play outside.

Community Interests & Priorities

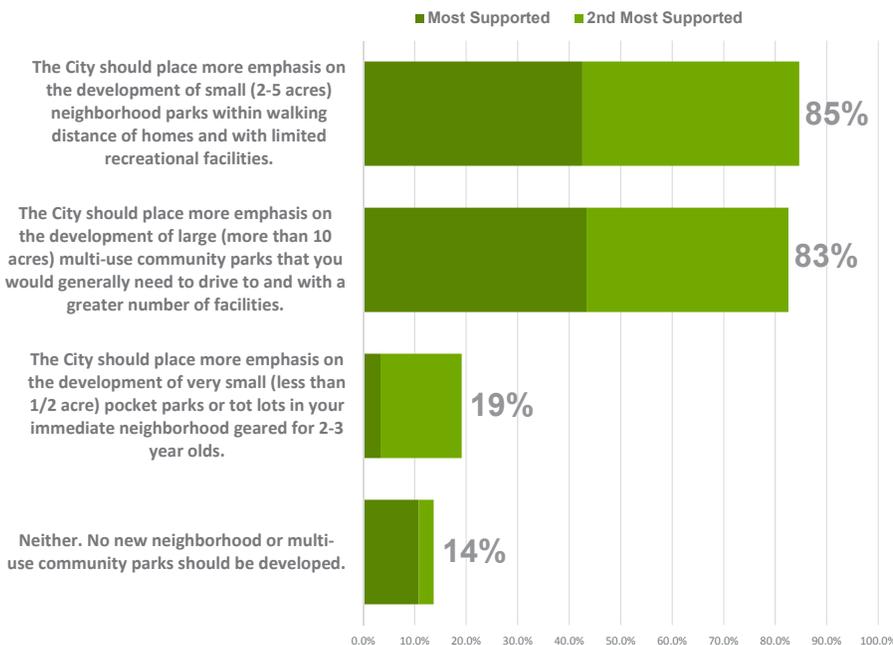
Bluffdale’s residents are very supportive of improvements to the City’s parks, recreational amenities, trails and open spaces. A significant majority support acquiring and developing additional neighborhood and community parks, as well as improving existing park amenities and maintenance. Residents value the City’s trail system, particularly the Jordan River Trail, and are interested in expanding trail connections to both local and regional recreational opportunities – for walking, biking and equestrian use.

Parks

New Park Acquisition & Development

A high percentage of Bluffdale residents – more than eight in ten – feel that the City should place more emphasis on the development of neighborhood parks within walking distance of homes. A similar percentage feel the same toward the development of large, multi-use community parks. Few residents feel the City should emphasize the development of small pocket parks or not pursue new park development at all (approximately 19% and 14%, respectively).

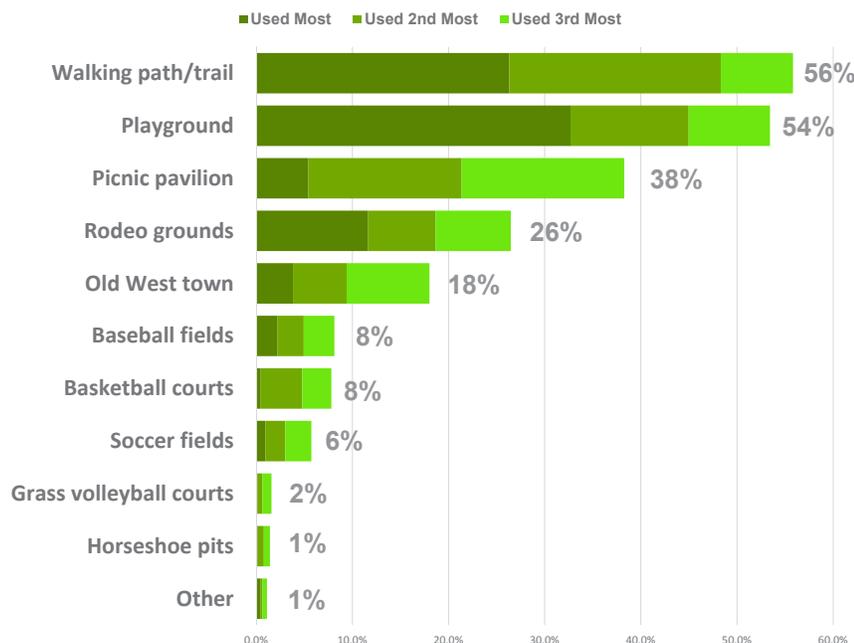
Figure 13. Support for Different Park Types



Park Amenities

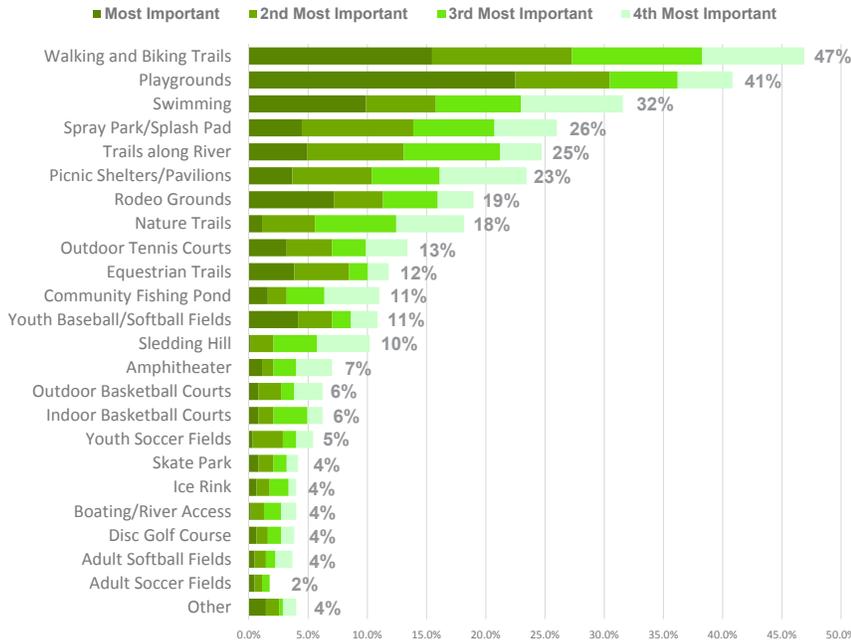
Bluffdale residents consistently rated walking and biking paths, playgrounds and picnic areas or shelters as some of the park and recreation amenities that are most used and most important to their household. In terms of survey responses, women utilized walking trails and playgrounds more than men. Respondents between the ages of 35 and 44 had slightly higher than average usage of baseball and soccer fields, and those under 35 years old utilized playgrounds and basketball courts more than the average responses.

Figure 14. Amenities Residents Have Used Most over Past Year



In addition, a majority of residents expressed a desire for more of these amenities (walking paths, playgrounds and pavilions) within the park system. These rates were the highest of all amenities surveyed and higher than national averages. Many residents would also like to see additional restrooms and drinking fountains at City of Bluffdale parks. Survey respondents between the ages of 35 and 44 had greater interest in youth soccer fields and a spray park/splashpad than the average. Respondents over 65 had stronger interest in pavilions, and respondents between the ages of 55 and 64 had stronger interest in equestrian trails. Residents expressed a moderate desire for additional seasonal park amenities, such as sledding hills (50%) and ice rinks (29%). However, fewer residents (less than 10%) rated these amenities as the most important park and recreation amenity.

Figure 15. Park and Recreation Amenities Noted as Most Important to Residents



Sports Courts & Fields

Residents who responded to the survey noted a need for additional outdoor tennis courts (31%), outdoor and indoor basketball courts (30% and 26%, respectively), baseball and softball fields (27%), and soccer fields (24%). However, fewer residents (between 5% and 13%) rated these facilities as the most important. City residents may feel that additional sports courts and fields would be a positive addition to the community, but that they are not as important as other recreational amenities.

The Jordan School District currently provides sports fields for sport leagues and clubs through rental agreements. The District also has shared use agreements with Salt Lake County for use of school fields for recreation leagues.

Water Access

Residents value connections to the Jordan River. Approximately 42% of residents expressed a need for additional fishing areas and 24% for additional boating or river access.

Park Maintenance

Residents ranked the overall condition of Bluffdale parks and facilities as either excellent or good (87% combined). Residents between the ages of 35 and 44 gave the highest “poor” rating (6.7%) of any of the age groups. In general, residents are satisfied with the condition of parks and amenities, rating the condition of Old West Town, soccer fields, playgrounds, picnic pavilions and walking paths as either good or excellent. However, many residents (73%) feel the City should prioritize upgrading City Park - the City’s most visited park. Many also support upgrading existing shelters and playgrounds (69%). One open house participant noted a potential issue with irrigation/stormwater runoff pooling at Ponderosa Park.

Southwest Regional Park (Salt Lake County)

The City of Bluffdale does not currently have any developed regional parks. However, Southwest Regional Park, an 80-acre county park located at 14000 South and 2700 West, is expected to open in Spring 2016.

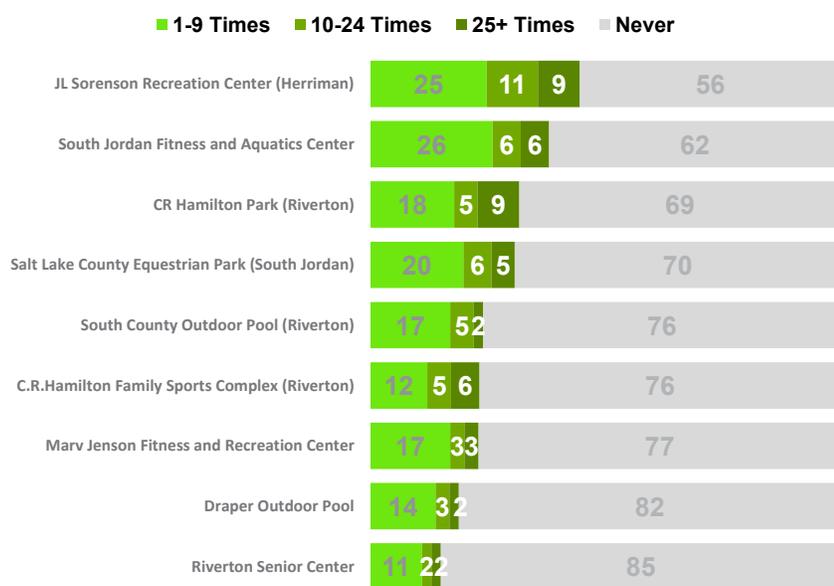
When developed, this regional park will provide two multi-purpose sports fields, basketball, pickleball and tennis courts, a play area, splash pad, open lawn area, a walking path, pavilions and restrooms. The development of Southwest Regional Park offers an opportunity to provide highly desired recreational amenities – more than six in ten residents would use the walking paths, playground, open lawn area, and splash pad planned for the park.

Recreation Facilities & Programs

Recreation Facilities

Residents noted a desire for a recreation center and outdoor pool in Bluffdale. Nearly one-third of residents said they considered a swimming pool the most important park amenity. Many residents currently use such facilities in nearby cities. For example, 44% reported using the JL Sorenson Recreation Center in Herriman at least once last year, 38% used the South Jordan Fitness and Aquatics Center, between 17% and 24% used the South County Outdoor Pool in Riverton, the Marv Jenson Fitness and Recreation Center, the Draper Outdoor Pool or the Riverton Senior Center.

Figure 16. Frequency of Use of Nearby Recreation Centers



Recreation Programs

Advisory committee members indicated that there is some community interest in recreation programs, such as classes and fitness, and some interest in pickleball and volleyball.

Special Events

Bluffdale residents actively participate in and are satisfied with the City’s special events. Nearly 8 in ten residents have participated in a City-sponsored event in the past year. Just over 60% participated in Old West Days. Other special events respondents have participated in include: Rodeo (45%), Demolition Derby (31%), and Movies in Park (30%). Approximately 20% of residents have participated in holiday events, including Santa and the Lights, Halloween Trick or Treat and the Easter Egg Hunt. The vast majority (88%) of residents thought that the quality of the events they have attended in the past year was either good or excellent.

Trails

Pedestrian & Bicycle Trails

Residents were very supportive of improvements to the City's walking and biking paths and trails. In fact, trail improvement and development enjoyed the highest level of resident support, with approximately three out of four residents supporting such investments. The high support for trails also is consistent with the statewide and national trends. Trail improvements were the highest priority for recreational improvements among both survey respondents and open house attendees. Residents were particularly interested in trail improvements that extend or connect to the Jordan River Trail, link to large parks and local destinations, and create loops for walking, running and biking. Open house participants noted the need for a pedestrian and bicycle trail along 14600 South.

Nature Trails

Approximately 56% of residents expressed a desire for more nature trails. Similarly, open house attendees noted that trails are an opportunity for wildlife viewing and could benefit from interpretive signage.

Equestrian Trails

Approximately one-quarter of households in Bluffdale own a horse and many residents noted a need for improved equestrian trails. Approximately 38% of residents are supportive of developing additional equestrian trails, and 12% rated it the most important park amenity. Respondents between the ages of 55 and 64 had greater interest in equestrian trails than the survey average. The City's General Plan notes a need for a comprehensive trail system, with sufficient trail lengths and loops to accommodate a 7 - 8 mile ride. Such a system, with a connection to the Rodeo Grounds or other trailering sites, would allow recreational rides. Open House participants also expressed a desire to connect the Rodeo Grounds to the Jordan River Trail, improve the equestrian paths near 15000 South and 3200 West, and create access points from residential developments to nearby trails.

Trail Improvement & Maintenance

Residents noted a few trail management and maintenance concerns. These concerns included the encroachment of vegetation, particularly thorny vegetation, onto trails; the need for additional lighting; and a desire for additional signage that indicates connections between trails. One resident encouraged the City to create a new trail connection through Philip Gates Memorial Park to increase recreational use of the park and reduce illicit activities.

Level of Service Assessment & Considerations

Parkland Gap Analysis

An assessment of the current park system, which includes the proximity of parks to residential neighborhoods and the ability of residents to walk to their nearby park, allows for a geographic evaluation of park acquisition needs. The analysis reviewed the locations and types of existing facilities, land use classifications, transportation/access barriers and other factors as a means to identify preliminary acquisition target areas. In reviewing parkland distribution and assessing opportunities to fill identified gaps, residentially zoned lands were isolated, since neighborhood and community parks primarily serve these areas. Additionally, primary

and secondary service areas were used as follows:

- Community Park: 1-mile walkable service area
- Neighborhood parks: ½-mile walkable service areas
- Pocket parks: ¼-mile walkable service areas

Map 3 on page 75 illustrates these distribution standards from existing, publicly-owned parks. It shows that much of the central portion of the City has reasonable access to public parkland. However, significant gaps appear in the western portions of the City, particularly west of the Utah Lake Distributing Canal corridor. Other gaps exist in the northeast portions of the City and in the neighborhoods south of Iron Horse Boulevard.

Level of Service Assessment

In addition to and in support of the gap analysis, a level of service (LOS) review was conducted as a means to understand the distribution of parkland acreage by classification and for a broader measure of how well the City is serving its residents with access to parks, trails and open space. Service standards are the adopted guidelines or benchmarks the City is trying to attain with their parks system; the level of service is a snapshot in time of how well the City is meeting the adopted standards.

At approximately 58 acres, the current, overall level of service for the City of Bluffdale is 5.8 acres per 1,000 people, which excludes the private homeowner association park and non-City open space lands, based on a population estimate of 10,000 residents.

Figure 17: Current Levels of Service by Park Type

Type	Previous Standard	Current Inventory	Inventory (Developed)	Current LOS	Current LOS (Developed land only)
Community Park		22.37	22.37	2.24 ac/000	2.24 ac/000
Neighborhood Park		8.23	8.23	0.82 ac/000	0.82 ac/000
Special Facility	7.0 ac/1000 (in aggregate)	16.77	16.77	1.68 ac/000	1.68 ac/000
Pocket Park		2.52	2.52	0.25 ac/000	0.25 ac/000
Open Space		8.53		0.85 ac/000	
	7 ac/000	58.42	49.89	5.8 ac/1000	5.0 ac/1000

Considering just the City's developed parkland, the current level of service is 4.98 acres per 1,000 residents, and focusing on only developed community, neighborhood and pocket parks results in a level of service of 3.3 acres per 1,000. Bluffdale's 2014 General Plan and the 2013 Capital Facilities Plan shifted away from an acres per thousand service standard and toward an aggregate monetary value of improvements for the calculation of the park impact fee.

While numeric standards are a useful tool to assess how well the City is delivering park and recreation services, the numeric values alone do not provide adequate recognition of the quality of the facilities or their distribution. Also, the improvements value alone does not guide the location, size or type of amenities for the growth of the parks and open space system; it merely accounts for acquisition and construction costs, without addressing the recreational value of varied and dispersed amenities. For example, the development cost of three large playgrounds may be roughly equivalent to one full-sized sport field, but they clearly provide different types of experiences for different types of park system users.

Recognizing that the public ownership of a broad range of recreation lands is crucial to the livability of the City, the simple use of an overall acreage standard does not match with the citizen input received during this planning process. Residents were particularly interested in the availability of trails and active use parks (neighborhood and community parks) within a reasonable distance from their homes. To more appropriately target toward that desire, the service standard was assessed during the development of this Plan.

Unlike the transportation system or the water and sewer systems, the future development of the park system has not, to-date, been guided by a set of design or development standards. When a developer plans a subdivision, many facets of the street network are pre-defined. These include the width of right-of-way, the width of street, width of sidewalk, street tree and planter strip details, pavement depth and crown, depth of subsurface, among others. From these details, it is much easier for an engineer to not only know what to design and build, but also what it will cost. The improvement value on a per foot basis for the street is generally known and fixed. This has not been the case for parks, trails and open space.

Assuming the continued usage of an improvement value for the parks CFP and impact fee calculations, this Plan recommends the development and implementation of specific guidelines for sizing, layout and development of future parks and trails (also refer to the Design Continuity section of this chapter on page 75). Such guidelines will provide a framework for the growth of the park system and aim to ensure a balance and variety of recreational amenities for the community.

- Focus efforts on securing additional community park land. Community parks are often the ‘work horse’ parks of a park system in that they provide the land base to accommodate a range of mixed recreational uses, park infrastructure (i.e., parking, restroom, etc) and the potential for sport fields.
- Focus efforts on securing adequately-sized and usable neighborhood parklands. Neighborhood parks should be sized, designed and developed to accommodate a range of age groups and provide a focal point to a neighborhood.
- Utilize survey data and recreational trends information to guide the selection of park amenities for neighborhood and community parks. Certain elements, such as playgrounds and pavilions, may be provided in every park, while other elements (e.g., sport courts, sledding hill, etc.) may be more dispersed across the City.
- Consider segregating and accounting for open space and undeveloped lands separately from developed or active portions of the park system, such that the emphasis for future acquisitions or developer agreements is toward active, programmable and flexible park space.
- The acceptance of open space (non-park) dedications from developers should be focused toward those lands that expand ownership of adjacent City-owned properties or to ensure sufficient property is available to accommodate public access and future trail connections.

Planning for Growth

Resulting from the service standard assessment, a total of ten potential acquisition areas are identified. The greatest documented need is for additional community park sites or a larger, multi-use property to provide the land base for active recreation opportunities and sport fields. Secondly, new neighborhood parks are needed to improve overall distribution and equity, while promoting recreation within walking distance of residential areas.

While the targeted acquisition areas do not identify a specific parcel(s) for consideration, the area encompasses a broader region in which an acquisition would be ideally suited. These acquisition targets represent a long-term vision for improving parkland distribution throughout Bluffdale.

Community Parks

At present, City Park is the only community park in Bluffdale. Opportunities for future improvements to City Park are limited due to the extent of existing park improvements and the planned construction of a new city hall building on site. As noted in this chapter, a significant demand exists for larger community parks that provide sufficient space to accommodate a range of recreational uses. One or two additional sites in the 15 to 30 acre range should be pursued and secured as the City grows.

Regarding City Park and the rodeo arena, a number of proposals have been considered during the course of this planning project that will alter the layout and usage of City Park. The construction of a new city hall building in the southeast corner of the park will house city offices for multiple departments, council chambers, community room and court facilities. The 3-acre footprint for the new city hall also will include parking. Separately, initial concepts for an updated rodeo arena plan have been prepared and include arena seating, modified circulation and parking, pedestrian connections to the adjacent school, and ticketing and restroom structures. The arena concept plan was considered by City Council in mid-2015, and no action was taken. With such significant, potential alterations to the layout of City Park, the City should consider the preparation of a comprehensive site master plan for the park that acknowledges these physical improvements and addresses the spacial needs and circulation impacts for park uses, as well as the potential impacts to how City Park is programmed for events, sports and other uses.

Neighborhood & Pocket Parks

With two neighborhood parks and five pocket parks, small park spaces make up most of Bluffdale's park system. With reasonably-priced housing stock and proximity to the greater Salt Lake City metropolitan area, Bluffdale continues to attract couples and young families, and access to neighborhood-based recreation opportunities are vitally important to these new residents. The City has accepted several small pocket parks from developers in the recent past. While these lot-sized mini parks provide some recreation amenities, they are undersized to serve the needs of older children and the larger neighborhood, and these properties are more expensive to maintain. Also, opportunities to purchase adjacent land to expand these properties are often unavailable. The City should refocus a commitment to providing larger neighborhood parks to accommodate a wider range of amenities and opportunities.

To that end, eight neighborhood park acquisitions are recommended throughout the City, based on the parkland gap analysis. The identification of these acquisition areas will help direct the City's resources toward filling existing distribution gaps and also provide direction to future residential developments with regard to the need for and potential locations of neighborhood parks. Any future acquisition or residential development agreement should include significant street frontage for neighborhood parklands, which is critical for a sense of safety and bearing.

Trail Connections

Bluffdale residents have voiced a strong interest for an expanded and interconnected trail system to link all parts of the city together - from schools, to neighborhoods, to the Jordan River parkway and to park sites. The recreational trail system focuses primarily on off-street connections, to serve pedestrians, casual cyclists, equestrians and other non-motorized recreational needs. The trail system should be connected to the larger, regional network that includes Salt Lake County and Utah County trails. Wherever possible, linkages should

exist between individual residential developments and the citywide trail system, as well as connect to existing or planned trail segments of adjacent communities.

The on-street bike route and sidewalk system meet transportation needs, but also supplements the off-street system by providing linkages and offering connections where off-street connections are presently unfeasible. The continued improvements to the on-street network are guided by the City's General Plan and Capital Facilities Plan. The Bluffdale General Plan encourages coordination of the City's trail system with the City's transportation system and with regional trail networks. It also supports creating connections to local parks to improve the functionality and usability of the entire park system.

Currently many existing trails are limited in length and few connect together or to the parks, the river or other key destinations. The trail system is further hindered by physical barriers, such as numerous canals and steep sided bluffs that segment the City. Survey respondents and community meeting participants support the expansion of a trail system for pedestrians, bicyclists and equestrians. Participants in the planning process identified a number of potential new trail connections in Bluffdale; these included:

- Completing the Jordan River Trail
- Utilizing canal roads as feeder trails across the city and to the Narrows
- Connecting to Herriman and Yellowfork trail
- Establishing an east/west connection between Southwest Regional Park, City Park and the Jordan River Trail
- Connecting Bluffdale trails to the Jordan River Trail and Draper trails
- Connecting canal roads to the Jordan River Trail that are safe for horses

The proposed trail system will provide logical pathway connections to key destinations, and these pathways should be comfortable and convenient for the community to use. Community meeting attendees also commented that there is little information about trails within the City. This Plan recommends the development of more detailed trail signage standards, route and wayfinding signage for parks, trails and facilities and an informational brochure identifying existing and planned trail facilities.

Water Access

The Jordan River defines Bluffdale and helped form the bluffs and dales that are its namesake, yet Bluffdale is not viewed as a river community. Physical access to the waters of the Jordan River and its greenway are limited. Access is challenging due to topography, the railroad corridor and an incomplete trail and road network. The City will need to capitalize on any remaining opportunities and explore ways to partner with Salt Lake County and local developers to enable and secure water access along the Jordan River.

Community residents have voiced interest in additional water access along the Jordan River in the form of small craft launches and trailhead locations. In an effort to promote the Jordan River as a water trail, the City should explore the feasibility of establishing a trailhead for small craft put-ins near the Jordan River Parkway bridge located near Parry Farms Baseball Fields. A second trailhead could be considered at the eastern edge of Arrow Trailhead as a water trail put-in or take-out. For both site, coordination with landowners and physical site improvements may be required to facilitate safe water access and limited parking.

Sport Fields

The City currently does not provide youth athletic programs or proactive coordination with sport clubs and leagues. The lawn area of City Park is used for soccer, and two baseball/softball fields are available at Parry Farms. Bluffdale residents with youth who are involved in local sports typically drive to Herriman and Riverton to participate. According to Public Works staff, these fields are fully booked during the playing seasons for baseball/softball and soccer. Additionally, staff from the Jordan School District noted that sport fields are quickly rented in the Bluffdale and Herriman areas, and the school district often has to turn away sport clubs due to the lack of available field space.

Public sentiment regarding the need for additional sport fields in Bluffdale is generally weak, and sport field improvements were not ranked highly in the community survey in terms of relative importance across a range of possible recreation enhancements. This may be related to the pending completion of the Salt Lake County's Southwest Regional Park, which will include three multi-purpose sport fields in the first phase to be completed in Spring 2016. Once completed, the fields at the new county park will be programmed by Salt Lake County and provide little relief to the existing and growing demand for athletic fields for local youth sports. Additionally, the future development of a new city hall on the site of City Park may affect the way in which that site is utilized and programmed for sports.

As noted above, the City needs to plan for and pursue the acquisition of one to two community parks to serve existing demands and future growth. A new community park should include at least two full-sized soccer fields, one baseball field and one softball field; these fields could be configured in an overlay fashion to maximize the use of field space. Once additional fields are available, the City will need to play a more active role in scheduling and coordinating with sport leagues and clubs. Such arrangements should not only address field use and scheduling, but also include discussions of maintenance support, fees and appropriate on-site fundraising from concessions and/or sponsorships. Additional opportunities to expand field availability may include partnering with Jordan School District or local charter schools for field improvements. Although challenges may exist regarding cost sharing and scheduled field usage, many communities across the West have successfully partnered for school field improvements as a means to maximize field scheduling and playability as growth pressures limit the availability of new park space.

Outdoor Sport Courts

In addition to field sport needs, a current deficiency and limited distribution of sport courts exist within Bluffdale. Public and charter school sites provide limited access to basketball courts, and several driveway and street hoops were noted during the inventory process and reinforced the demand for sport courts. Only two full-sized outdoor basketball courts and one half court are provided within the City's park system, and no public tennis or pickleball courts exist within the City. Although the new Southwest Regional Park will include two basketball, six tennis courts and some pickleball courts too, the City should reassess the demand for sport courts as the City grows. For example, outdoor full-sized basketball courts should be provided in future community park designs, and half-courts should be considered in neighborhood parks where the park configuration allows and where neighbors desire these facilities.

Indoor Recreation Center

As highlighted by the survey results and open house meeting comments, many residents expressed an interest

for indoor facilities. At the present, Bluffdale residents must travel to nearby communities to access indoor recreation facilities, other than those provided at Bluffdale Elementary School for current students. However, an indoor recreation center is very costly to build and operate.

Former guidelines from the National Recreation and Parks Association suggested a service standard of 1 community center per 15,000–25,000 people, and while that standard is no longer in use, it suggests a certain population density to support such a facility. While public support is high for a community center, a cautious approach should be taken. A well-designed center can serve 20,000 or more residents, and the Bluffdale community is too small at this time to generate sufficient demand to support such a facility without a significant operating subsidy.

New or retrofitted facilities not only add to maintenance and operating costs, but they must be conceived with consideration given to the flexibility of programming, intended uses and services, along with cost recovery goals. Furthermore, voters are generally more supportive of paying for expanded services when the shared use of facilities can be demonstrated; it is more difficult to secure voter support for single-purpose facilities.

As the City population grows, this should be revisited and consideration given to potential locations for such a facility. Given the level of interest in facility space for recreation programming, this Plan recommends an additional review of alternatives for providing the community center “services” while addressing the initial financial considerations, understanding and modeling user demand and analyzing options for cost recovery.

Recreation Programming

As with the community center discussion above, Bluffdale currently does not offer recreation programming for its residents. Facility space and staffing typically are required to accomplish consistent, year-round programming; however, other options for near-term programming may exist.

The City could approach recreation services incrementally through interagency agreements with other public or non-profit partners to build resident trust in the programming and to gain deeper insights into the specific recreational needs of residents. For example, the City could explore the potential to partner with Herriman, Riverton or Salt Lake County to see if any of these jurisdictions could offer summer programming in City parks or other forms of extensions offered within sites located in Bluffdale.

Off-Leash Dog Area

An off-leash dog area provides a location where residents can exercise dogs. This is especially important for residents who have small yards. With higher density, small lot developments occurring in east Bluffdale, the City should evaluate the future need for a designated off-leash area, even though the community survey did not explicitly query residents for such facilities. As the City grows, residents with smaller yards will seek out alternatives to exercise their dogs, and consideration should be given before dog-people conflicts become common along trails or in City parks.

A one- to two-acre site should be considered, in a location away from natural resource areas, for future development of an off-leash dog area. The site should also be safe, not isolated, and noise impacts on neighbors should be considered. Ideally, a dog park would be a component to a larger community park, where infrastructure (parking, restrooms, garbage collection) exists and supports multiple activities. Bluffdale should look to partnership opportunities in the development of an off leash area; communities throughout the West

have relied on grassroots or non-profit organizations for the ongoing operations and maintenance of such facilities.

Identity & Maintenance

Information & Wayfinding

General Information & Communications

Both residents and stakeholders cited issues with communication, visibility and brand identity for Bluffdale's park system. For example, a significant proportion (66%) of survey respondents noted a preference for finding information about the City's parks and trails on the City website, and 71% said they would visit the website frequently if more current information were posted. However, the City's existing website offers limited functionality and does not have readily-accessible information about parks, trails or programs.

To broaden the public awareness, the City's website should be expanded to facilitate quick links to popular destinations and also be designed with mobile internet users (e.g., smart phones) in mind. This includes posting park system maps, trail maps and a listing of park sites and amenities to enhance the experience for the on-the-go user. In developing new materials, the City should prepare visually attractive materials (print and electronic) that have consistency of graphic style and theme. Additionally, the City should consider developing a system of email marketing with periodic e-newsletters and formalizing a social media presence.

Wayfinding & Signage

The City of Bluffdale can benefit from enhanced wayfinding and signage in support of the City's parks and facilities. As the park system continues to expand, the City should consider a more comprehensive approach to directional signage to park and trail facilities. Better signage and consistency in brand identification could increase awareness for residents and visitors of nearby recreational opportunities, such as trailheads for the Jordan River Trail, the City Park and equestrian trails. Better signage in conjunction with publicly available maps of parks and trails can also improve the enjoyment and understanding of the parks system and encourage visitors to experience more sites within the City.

Asset Management

Maintenance & Renovation

The on-going maintenance and upkeep of public parklands is paramount to residents' use and enjoyment of the facilities. While survey respondents gave a high overall satisfaction ratings (87%) for the condition of Bluffdale parks and facilities, some suggestions surfaced during public meetings for park improvements and enhancements, especially security lighting. Specific recommendations for upgrades and enhancements are listed in the Capital Facilities Plan (CFP) section of this Plan.

To improve maintenance practices and reduce reactive maintenance, the City should improve and standardize documentation about park and trail furnishings, amenities and features. Such documentation should include records of what is installed, when it is installed and what the expected useful life of each element is, with the intent of having a master list to serve as a baseline for a cyclical repair and replacement program. Such a tool can also aid in the future budgeting for capital repairs and for overall asset management and staff loading

requirements. Additionally, the City should continue to maintain work logs of regularly scheduled play equipment safety inspections and repair as part of a broader risk management program.

Accessibility

The park and trail facility inventory revealed opportunities for the City to improve universal access for patrons. Accessibility and ADA compliance issues were noted at several sites, and suggested improvements range from providing site furnishings that are designed for accessibility, providing pathway connections to amenities and features within parks, and repairing or improving the surfacing of trails throughout the system.

Leveraging & Volunteer Development

Bluffdale has a limited budget for its parks system, but the City should allocate staff time strategically to projects that can leverage City resources. This includes dedicating staff time for grant preparation and for volunteer recruitment and management. Although volunteers require management at the City's expense, successful volunteer efforts can net many hours of free labor and result in an overall financial gain. Volunteers can be especially effective at beautification and trail projects, such as pathway clearing or trail building. Volunteerism also helps community members gain a sense of ownership of the park system. While donations have not been significant within Bluffdale to date, the community is supportive of parks and recreation, and some staff time spent organizing fundraising efforts could help to implement capital improvements.

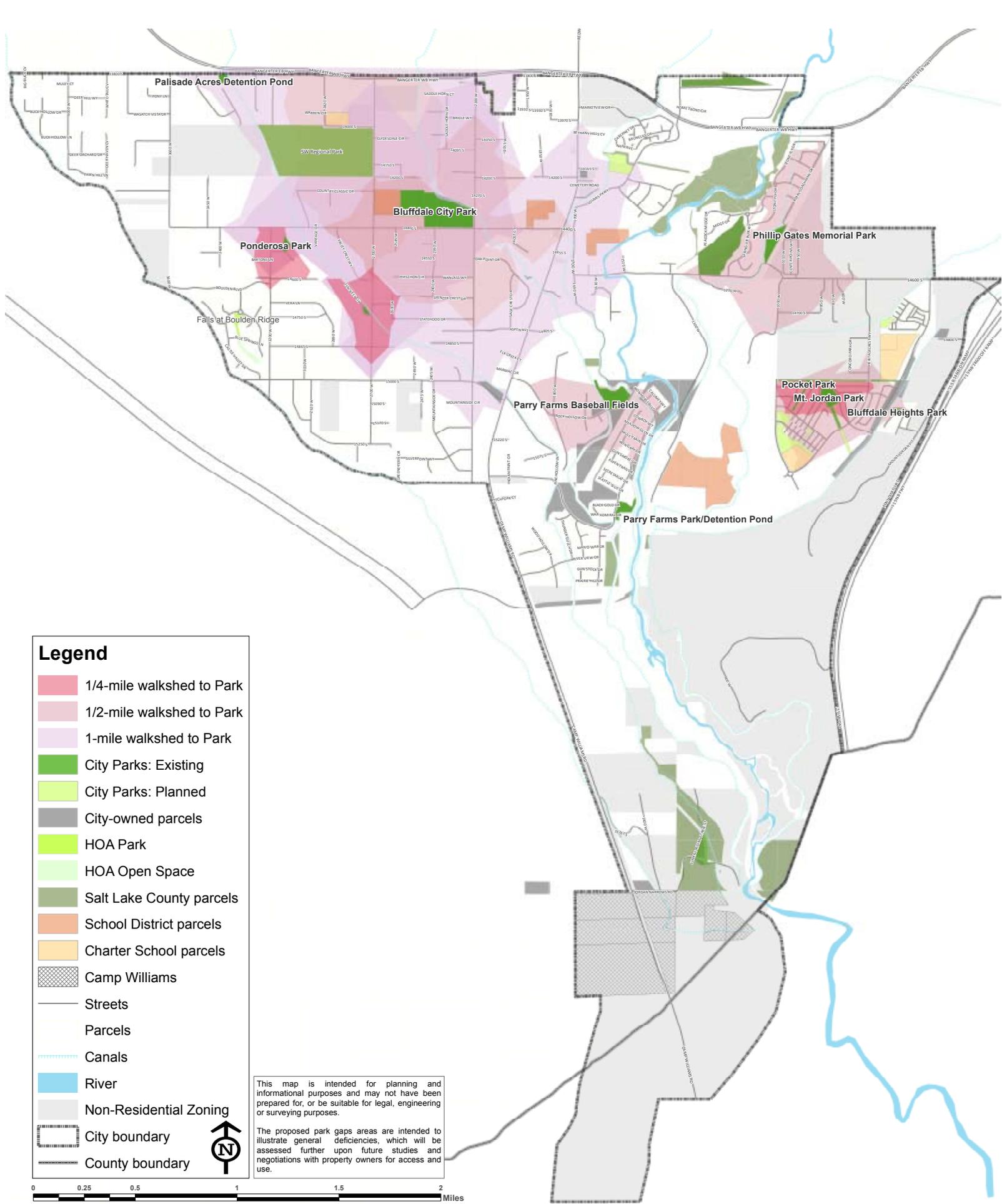
Design Continuity & Guidelines

Upon review of the City's existing developed parks, it was noted that a general lack of design continuity exists across Bluffdale parks. Specifically, the furnishings and entry signs vary considerably from park to park. In several instances, installed furnishings (e.g., tables and benches) do not meet current ADA standards for universal accessibility.

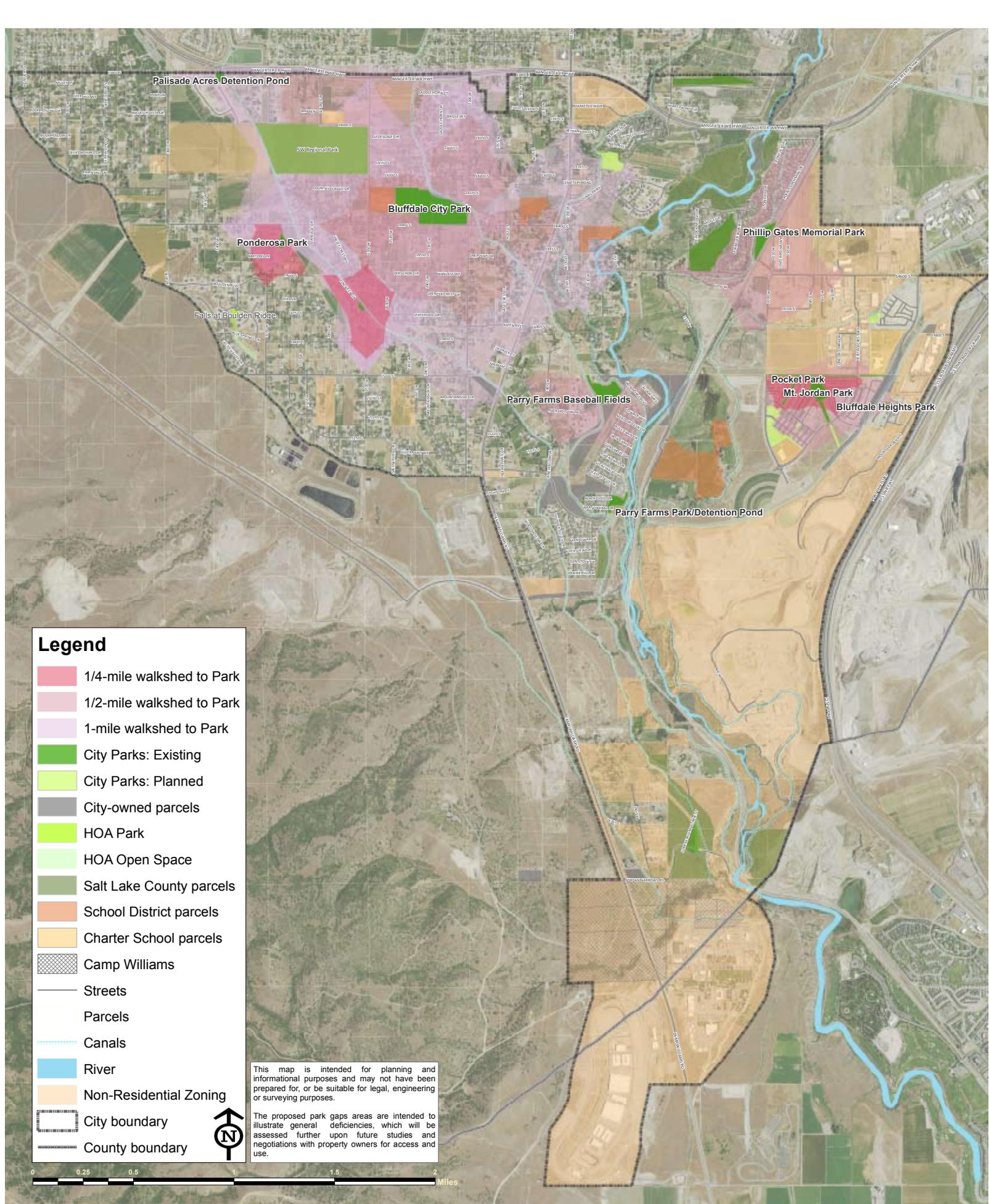
The adoption and implementation of updated design standards for City parks will benefit the City in several ways. By providing continuity in furnishings and construction materials, there will be consistency in the methods used to maintain, repair and replace them as they become worn or are damaged. This consistency can make the system more efficient to maintain and improve aesthetic appeal and safety.

Privately-held or privately-constructed parks could be held to minimum design and maintenance criteria to ensure quality and consistency of park amenities. While these parks may be neither owned nor operated by the City, public perceptions about their appearance and level of development may reflect on the City's park system management resulting from misinformation or a misunderstanding of who owns and manages these parks. In addition, without such standards, privately-developed parks may not meet community needs or could pose long-term maintenance or safety issues.

To address facility design, the City could prepare and adopt design standards to be applied to site development at the time of development review. Application of such standards is particularly critical in cases where a developer is building the park in lieu of paying park impact fees. Such standards could also outline minimally-acceptable maintenance requirements. Requirements could be placed on the tract title or applied through a written development agreement between the developer and the City. Such agreements and design criteria will help ensure the broader parks system goals are met and that the facilities provided meet the needs of residents as outlined in this, or subsequent, Plans. Recommended guidelines are outlined in Appendix D of this Plan.



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Legend

- 1/4-mile walkshed to Park
- 1/2-mile walkshed to Park
- 1-mile walkshed to Park
- City Parks: Existing
- City Parks: Planned
- City-owned parcels
- HOA Park
- HOA Open Space
- Salt Lake County parcels
- School District parcels
- Charter School parcels
- Camp Williams
- Streets
- Parcels
- Canals
- River
- Non-Residential Zoning
- City boundary
- County boundary

This map is intended for planning and informational purposes and may not have been prepared for, or be suitable for legal, engineering or surveying purposes.

The proposed park gaps areas are intended to illustrate general deficiencies, which will be assessed further upon future studies and negotiations with property owners for access and use.

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Capital Facilities Plan



7

Capital Facilities Plan

The following Capital Facilities Plan (CFP) lists all park and facility projects considered for the next five years. The majority of these projects entail the acquisition and development of parks, renovating or repairing existing facilities and expanding trail corridors. Based on survey results and other feedback, Bluffdale residents have indicated an interest in park facility upgrades and expansion as short-term priorities, and the proposed CFP is reflective of that desire. The following table summarizes the aggregate capital estimates by park types for the next 5 years.

Table 18. Capital Facilities Plan Expenditures Summary

Park Type	Acquisition	Development	Renovation	Sum
Community Parks	\$ 4,123,080	\$ 182,020	\$ 16,145	\$ 4,321,245
Neighborhood Parks	\$ 2,065,784	\$ 488,478	\$ 31,547	\$ 2,585,809
Pocket Parks	\$ -	\$ 70,537	\$ 7,063	\$ 77,600
Special Use Parks		\$ 36,236	\$ 7,617	\$ 43,853
Trails	\$ 1,455,173	\$ 1,340,754		\$ 2,795,927
TOTAL	\$ 7,644,037	\$ 2,118,025	\$ 62,372	\$ 9,824,434

Also, the CFP adds a significant land acquisition program to ensure that sufficient lands are available for outdoor recreation as Bluffdale continues to grow in population. Acquisition target areas have been identified and ranked in priority. Emphasis has been placed on securing community park acquisitions and access rights along key trail corridors to serve the greatest population and then on filling gaps in neighborhood park land distribution within the city limits.

The following CFP project list provides brief project descriptions and priority ranking to assist staff in preparing future capital budget requests. Maps of the proposed parkland acquisition areas and trail network also follow.

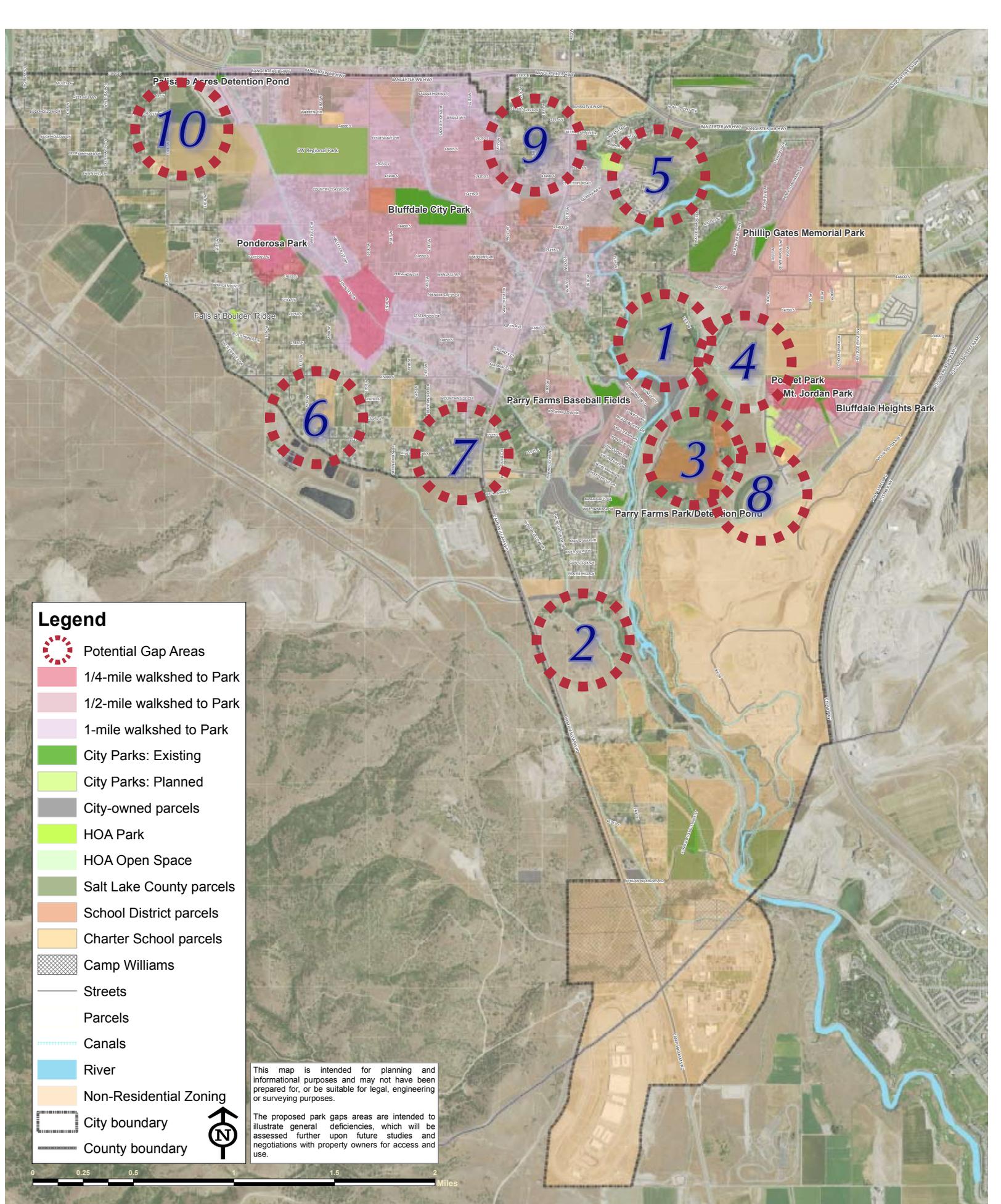
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Park Type	ID#	Park Site	Project Description	Activity	Priority	Funding	2016	2017	2018	2019	2020	2021+	Sum
Trail	T-4	Rose Creek (West)	Secure trail access rights (1 mi.)	A	2	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ 224,009	\$ -	\$ -	\$ 224,009
Trail	T-1	City Park to Redwood	Community Trail (0.95 mi.)	D	1	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ 515,225	\$ -	\$ -	\$ 515,225
Trail	T-5	JRT to Independence (incl bridge span)	Community Trail (0.24 mi.)	D	2	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ -	\$ 350,662	\$ -	\$ 350,662
Trail	T-2	Rose Creek (East)	Community Trail (0.03 mi.)	D	2	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,261	\$ 17,261
Trail	T-3	Rose Creek (East)	Community Trail (0.85 mi.)	D	2	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 489,065	\$ 489,065
Trail	T-14	Water Trail Trailhead at JRC Crossing	Secure trail access rights (0.95 mi.)	D	1	GF, Priv	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139,113	\$ 139,113
Trail	T-6	SW Regional Park	Community Trail (0.81 mi.)	D	2	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 466,050	\$ 466,050
Trail	T-7	SW Regional Park to 14400 S	Community Trail (1.11 mi.)	D	3	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 719,214	\$ 719,214
Trail	T-12	Draper Irrigation Canal	Local Trail (0.72 mi.)	D	3	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284,809	\$ 284,809
Trail	T-11	Phillip Gates Loop (East)	Local Trail (0.26 mi.)	D	1	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ 96,944	\$ -	\$ -	\$ 96,944
Trail	T-8	Welby-Jacob Canal	Local Trail (0.39 mi.)	D	1	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ 145,416	\$ -	\$ -	\$ 145,416
Trail	T-4	Rose Creek (West)	Local Trail (1 mi.)	D	2	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 395,567	\$ 395,567
Trail	T-10	Utah and Salt Lake Canal	Local Trail (0.3 mi.)	D	2	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ 111,858	\$ -	\$ -	\$ 111,858
Trail	T-9	Utah Lake Distributing Canal	Local Trail (0.44 mi.)	D	2	GF, Gr, PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 174,050	\$ 174,050
Special		Parry Farms Baseball Fields	Plant shade trees	R	3	GF, Priv	\$ -	\$ -	\$ -	\$ -	\$ 3,650	\$ -	\$ 3,650
			Install a play area with adjacent benches	D	2	GF	\$ -	\$ -	\$ -	\$ -	\$ 36,236	\$ -	\$ 36,236
			Provide ADA-accessible picnic table(s)	R	2	GF	\$ -	\$ -	\$ -	\$ -	\$ 3,967	\$ -	\$ 3,967
Special		Rodeo Grounds (City Park)	TBD			TBD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Systemwide		Minor Repairs & Renovations		R	1	GF	\$ 5,000	\$ 7,725	\$ 7,957	\$ 5,464	\$ -	\$ -	\$ 26,145
Systemwide		ADA Compliance Upgrades		R	1	GF	\$ -	\$ 2,500	\$ 3,500	\$ 5,000	\$ -	\$ -	\$ 11,000
							\$ 3,341,211	\$ 1,732,717	\$ 2,187,164	\$ 1,778,040	\$ 785,302	\$ 27,078,105	\$ 36,902,539

<u>Code</u>	<u>Funding Source</u>
PIF	Park Impact Fees
Priv	Private funds; Dedications; Donations
Gr	Grants
GF	General Fund / Local Share
TBD	To Be Determined: Other funding sources needed for replacement, rehabilitation and general maintenance

<u>Code</u>	<u>Activity</u>	<u>Code</u>	<u>Priority</u>
A	Acquisition	1	High Priority
D	Development	2	
R	Renovation / Repair	3	

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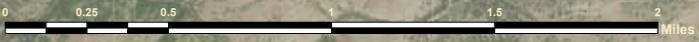
Legend

-  Potential Gap Areas
-  1/4-mile walkshed to Park
-  1/2-mile walkshed to Park
-  1-mile walkshed to Park
-  City Parks: Existing
-  City Parks: Planned
-  City-owned parcels
-  HOA Park
-  HOA Open Space
-  Salt Lake County parcels
-  School District parcels
-  Charter School parcels
-  Camp Williams
-  Streets
-  Parcels
-  Canals
-  River
-  Non-Residential Zoning
-  City boundary
-  County boundary

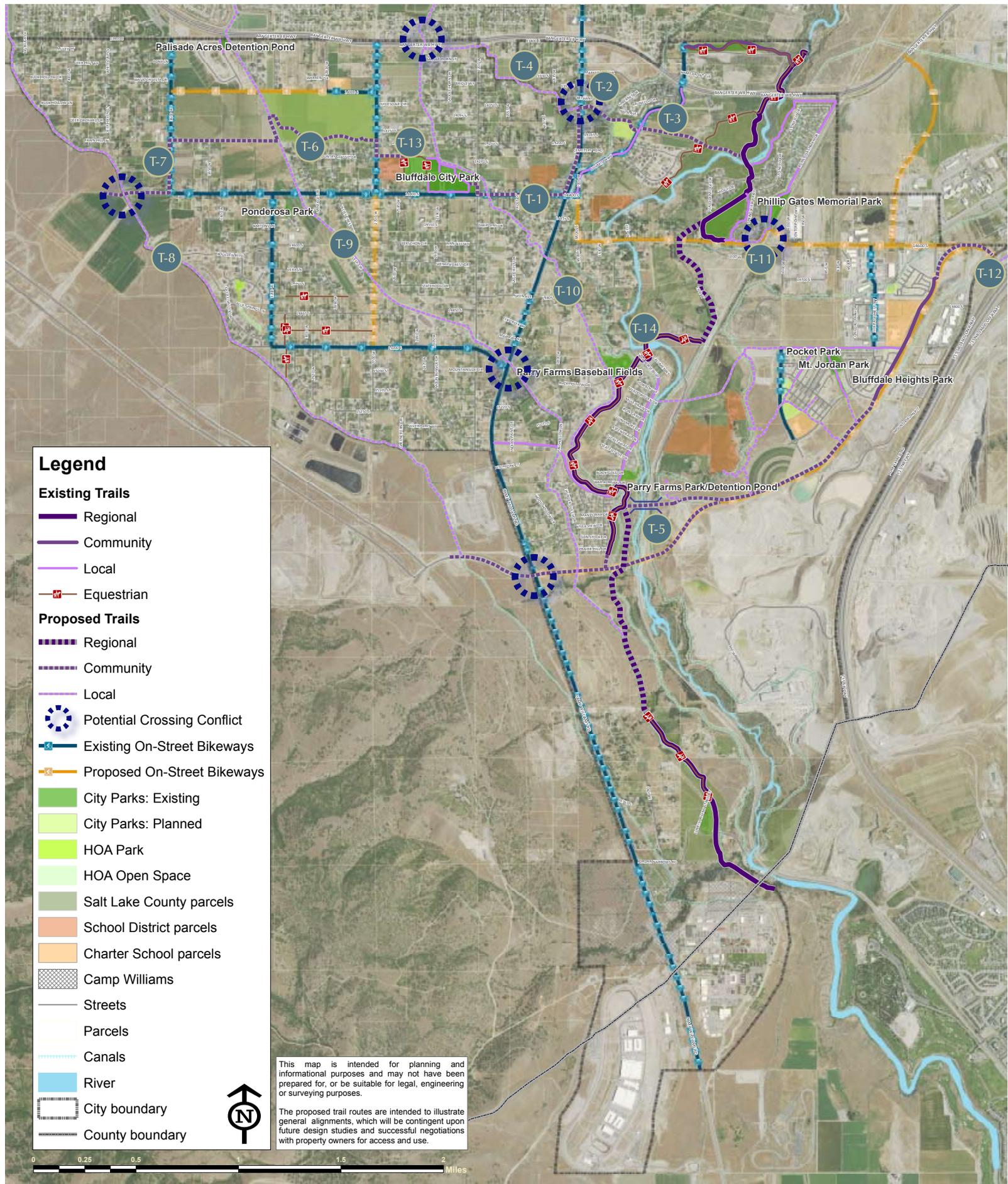


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The proposed park gaps areas are intended to illustrate general deficiencies, which will be assessed further upon future studies and negotiations with property owners for access and use.



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Legend

Existing Trails

- Regional
- Community
- Local
- Equestrian

Proposed Trails

- - - Regional
- - - Community
- - - Local

- ⊗ Potential Crossing Conflict
- Existing On-Street Bikeways
- Proposed On-Street Bikeways

- City Parks: Existing
- City Parks: Planned
- HOA Park
- HOA Open Space

- Salt Lake County parcels
- School District parcels
- Charter School parcels
- Camp Williams

- Streets
- Parcels
- Canals
- River
- City boundary
- County boundary

This map is intended for planning and informational purposes and may not have been prepared for, or be suitable for legal, engineering or surveying purposes.

The proposed trail routes are intended to illustrate general alignments, which will be contingent upon future design studies and successful negotiations with property owners for access and use.



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Implementation Strategies



8

Implementation Strategies

Implementation in Context

A number of strategies exist to improve park and recreation service delivery for the City of Bluffdale. The following considerations are presented to offer near-term direction on implementation and as a means to continue dialogue between the City, its residents and its partners. Given that the operating and capital budgets for the City are limited, the implementation measures identified below look primarily to non-General Fund options. Additionally, a review of likely funding options is included at the end of the chapter and addresses local financing, federal and state grant and conservation programs, acquisition methods and others.

Volunteer & Community-Based Action

The public process for this Plan has demonstrated that residents want to be involved in improving the City's parks, trails and recreational opportunities and want to have their energies guided through coordination with the City. Community sponsored park clean-ups, beautification and planting projects, among others, engage citizens and create a stronger sense of community pride and ownership in park and recreation facilities. Additionally, the City can benefit from on-going coordination and involvement from local scout troops, youth sport leagues and other civic groups. The City should also maintain a revolving list of potential small works or volunteer-appropriate projects to post on its website, while also reaching out to high school students to encourage student projects. Specific projects noted in the CFP that could utilize volunteers include tree planting, beautification, trail enhancements, and bench installations in parks or along trail corridors.

Partner Coordination & Collaboration

Specific projects and goals identified in this Plan demand a high degree of coordination and collaboration with other city departments and outside agencies.

Internal coordination with the Public Works and Planning departments can increase the potential of implementing the proposed trail network and facilitating access to and improvements of other City-owned lands for recreational use. Coordination with the Planning & Community Development Department will be crucial in reviewing development applications with consideration toward potential parkland acquisition areas and for easement or set-aside requests. However, to more fully extend the park system and recreation programs, additional partnerships and collaborations should be sought.

The City should initiate discussions with local youth and adult sport leagues and staff from the Jordan School District and nearby charter schools for the purposes of sport field planning, field improvements and coordination. As the City grows and is able to secure additional community parkland, additional sport fields

could provide field rental revenue, as well as additional tourism revenue, from leagues or sport clubs interested in hosting tournaments or other events.

The City should continue to explore opportunities to expand public access and ownership along the Jordan River. This could include outreach to and negotiations with landowners with river frontage, as well as opportunities for expanded or improved road or pathway access approaching the river.

In consideration of future efforts to establish limited recreation programming, the City should explore and discuss options for an interlocal agreement with the Jordan School District to utilize gymnasium space for classes and programs. Additionally, the City should discuss options for additional south city recreation centers with Salt Lake City, as well as coordinate with Herriman and Riverton for opportunities to extend programming options into Bluffdale.

Developing or strengthening these types of partnerships will be essential for reaching the goals of the plan and meeting the needs of the future park system. Partnerships may allow the City to share responsibilities for the financial, acquisition, development, planning and operational activities. A short list of existing and potential partners include:

- Federal agencies
- State agencies
- Adjacent cities
- Schools
- Public utilities
- Non-profit organizations
- Private-sector business
- Special interest groups
- Youth & adult sports leagues
- Private citizens

Partnerships, like many relationships, require time to develop and establish the mutual values that keep the partners at the table, leverage all accumulated resources and lead to successful project or program implementation. City staff may need to grow to allow for the capacity to capture stronger partnerships.

Enhancing Communications & Outreach

Many of the plan recommendations will require the execution of effective communications and outreach.

- Forging strong partnerships will require effective communications and outreach to potential partners who can help the city to leverage park and recreation project implementation.
- Promoting the city's park system will require broader marketing and outreach that entails a combination of better signage, more public news coverage, enhanced wayfinding, printed mapping and user information, use of engaging social media platforms, and interactive website/online activities.
- Embracing a balanced strategy for achieving a comprehensive parks system will require the use of more extensive communications and outreach tools to create the common ground and public dialog needed to support park policies, project implementation, collaborations with partners and the search for financial support.

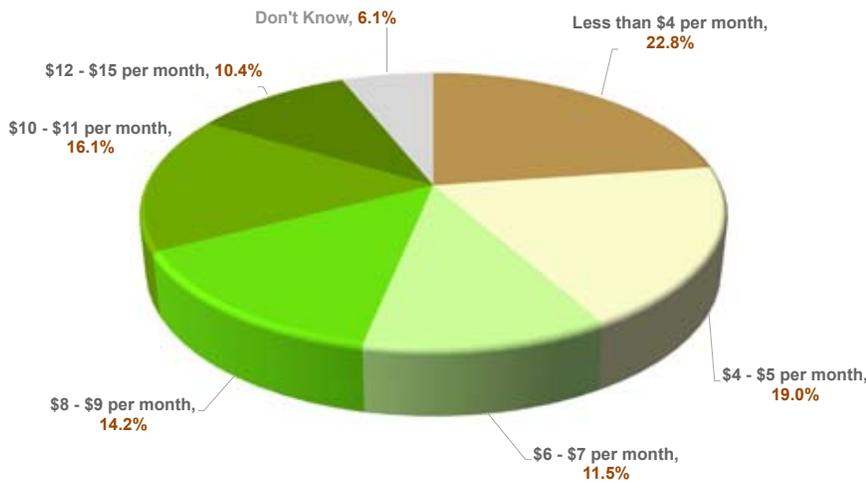
- Ensuring equity and access to parks can be advanced by involving messaging and informational techniques that inform residents about opportunities in their park and trail systems. Increased participation in park and recreation activities ranging from encouraging family picnic shelter use to recruiting for volunteer work parties can help residents increase their familiarity and satisfaction with their park system.

Developing an effective communication and outreach plan will require expertise and effort. As with other plan recommendations, additional staffing resources may be necessary to accomplish an effective messaging program.

Funding Strategies

The plan has identified a significant breadth of new projects and improvements that exceed the capacity of existing resources. Based on the survey results, Bluffdale residents indicated a strong level of support for helping to finance park and recreation system improvements. About 71% surveyed are willing to support at least \$4 per month in added taxes, and over 26% were willing to pay over \$10 per month. While specific funding packages were not proposed with the survey, the results demonstrate a strong willingness to support funding for residents' preferred recreation improvements and recreation opportunities.

Figure 19. Willingness to Support Tax Increases for Parks and Recreation Amenities



For the capital projects involving acquisition and development, a variety of funding sources may provide options for reaching closer to the projected revenue needs. These funding options range from local sources to state, federal and private entities and programs.

Local Funding Options

Bluffdale possesses a range of local funding tools that could be accessed for the benefit of growing, developing and maintaining its parks, trails and other recreation facilities. The sources listed below represent potential sources though some may be dedicated for other local purposes which limit applicability and usage. Therefore, city leadership will need to consider the feasibility and potential to modify or expand the use of existing city revenue sources in favor of park and recreation programs.

General Obligation Bond

For the purposes of funding capital projects, such as land acquisitions or facility construction, cities have the authority to borrow money by selling bonds. Voter-approved general obligation bonds may be sold only after receiving a majority vote at a general or special election.

Impact Fees

The State of Utah's Impact Fees Act authorizes local governments – including cities, counties and special districts – to charge park impact fees on new development to mitigate the costs of providing necessary park and recreation infrastructure. The impact fee helps ensure new residential and commercial growth is served by adequate park and recreation facilities. Impact fees can be used to fund the acquisition and construction of new park and recreation facilities, generally defined as having a life expectancy of at least ten years. They cannot be used to fund operations or maintenance costs.

Federal & State Grants and Conservation Programs

Rivers, Trails and Conservation Assistance Program

National Park Service

<http://www.nps.gov/ncrc/programs/rtca/>

The Rivers, Trails and Conservation Assistance Program, also known as the Rivers & Trails Program or RTCA, is a technical assistance resource for communities administered by the National Park Service and federal government agencies so they can conserve rivers, preserve open space and develop trails and greenways. The RTCA program implements the natural resource conservation and outdoor recreation mission of NPS in communities across America.

Walk-In Access Program

Utah Division of Wildlife Resources

<http://wildlife.utah.gov/walkinaccess/>

The Walk-In Access program, administered by the Division of Wildlife Resources, compensates willing landowners for allowing public access to their lands for public recreational use (hunting, trapping and fishing). Landowners enrolled in the program receive monetary compensation based upon suitable habitat and wildlife, the amount of land and the length of time the land or water is enrolled in the program. Some landowners may also qualify for habitat restoration projects designed to attract and benefit wildlife species. The Division provides public safety patrols and liability coverage for designated sites.

LeRay McAllister Critical Land Conservation Fund (currently unfunded)

Utah Quality Growth Commission

<http://planning.utah.gov/leraymcallister.htm>

The LeRay McAllister Critical Land Conservation Fund provided funds to preserve and restore critical open space, such as wildlife habitat and wetlands, culturally or historically unique landscapes, and agricultural lands. The Fund was an incentive program that provided grants that encourage collaborative conservation efforts between communities and landowners. The fund was administered by the Utah Quality Growth Commission and was last funded in 2010.

Utah State Parks Grant Programs

Utah State Parks operates four grant programs and grants money to local agencies, generally on a matching basis, to acquire, develop and enhance outdoor recreation properties.

Land and Water Conservation Fund

<http://stateparks.utah.gov/resources/grants/land-and-water-conservation-fund/>

The Land and Water Conservation Fund (LWCF) provides grants to buy land and develop public outdoor facilities, including parks, trails and wildlife lands. Grant recipients must provide at least 50% matching funds in either cash or in-kind contributions. Grant program revenue is from a portion of federal revenue derived from sale or lease of off-shore oil and gas resources. The existing 50-year program expires in September, 2015. The legislature is currently considering reauthorization of the fund in one form or another.

National Recreational Trails Program

<http://stateparks.utah.gov/resources/grants/recreational-trails-program/>

The Recreational Trails Program (RTP) provides funds to maintain trails and facilities for a range of activities including hiking, mountain biking, horseback riding, motorcycling and snowmobiling. RTP funding may be used for the construction and maintenance of trails and trail related facilities, including the development of staging areas, trailheads, restroom facilities, etc. RTP funding may not be used for non-trail related activities such as the development of campgrounds, purchase of picnic tables, landscaping, or irrigation system development. A local match of 50% is required. This program is funded through federal gasoline taxes attributed to recreational non-highway uses.

Jordan River Commission Large Grants Program

The Jordan River Commission coordinates \$500,000 in grant funding to help implement the recommendations of the Blueprint Jordan River. The program is supported by the Utah State Legislature and is administered in partnership with the Utah Division of Forestry Fire and State Lands. At least one party to the grant application must be a Jordan River Commission member government or an Ex-Officio member of the JRC Governing Board. A 3:1 (75% non-state funding) match is required for these funds. The City of Bluffdale should strongly consider becoming a member government to the JRC to become eligible to pursue these funds.

Utah Waypoint Grant Program

The Waypoint program makes grant monies available with a 50/50 match to communities to build outdoor recreation infrastructure which would become an enhancement in the area. Waypoint projects must offer an economic opportunity for the community and should have the potential to attract or retain residents and increase visitation to the region. Various types of outdoor recreation infrastructure would be eligible for the Waypoint grant including trails, trail infrastructure, and trail facilities, restroom facilities near popular recreational climbing areas, ramps and launch sites that would improve water access along rivers, whitewater parks, yurts, infrastructure for wildlife viewing areas and more. The areas for the project should be open and accessible to the public.

Transportation Enhancements

U.S. Department of Transportation

The federal Surface Transportation Program provides states with funding for highway projects. States are allocated funds based on a combination of population, transportation systems, miles of roads and other factors. Each state must reserve at least 10% of its Surface Transportation Program dollars for transportation enhancement (TE) activities. These enhancement projects include historic preservation, rails-to-trails programs, easement and land acquisition, transportation, museums, water pollution mitigation, wildlife connectivity and scenic beautification. All projects must be related, in some way, to transportation.

In each state, TE projects are selected through a competitive process. Applications are submitted by local government entities, often in partnership with nonprofit organizations. The federal government provides 80% of the funds and the municipalities need to contribute a 20% match.

MPO Transportation Alternatives Program (TAP) is a competitive grant administered by the Wasatch Front Regional Council – for the area served by Bluffdale. These funds can be used for planning, design, and construction of infrastructure related to non-motorized uses. An array of project types are eligible to include traffic calming, lighting, safety-related infrastructure and compliance with the Americans with Disabilities Act of 1990.

Other Methods & Funding Sources

Special Service District

<http://le.utah.gov/xcode/Title17D/Chapter1/17D-1-S103.html>

A special service district may be formed for purposes of delivering recreation services, among many others. It may be initiated by City Council resolution or by petition of at least 10% of the registered voters within the proposed district. Once formed, special service districts retain the authority to propose a regular property tax levy and general obligation bonds.

Business Sponsorships / Donations

Business sponsorships for programs may be available throughout the year. In-kind contributions are often received, including food, door prizes and equipment/material.

Interagency Agreements

State law provides for interagency cooperative efforts between units of government. Joint acquisition, development and/or use of park and open space facilities may be provided between parks, public works and utility providers.

Private Grants, Donations & Gifts

Many trusts and private foundations provide funding for park, recreation and open space projects. Grants from these sources are typically allocated through a competitive application process and vary dramatically in size based on the financial resources and funding criteria of the organization. Philanthropic giving is another source of project funding. Efforts in this area may involve cash gifts and include donations through other mechanisms such as wills or insurance policies. Community fundraising efforts can also support park, recreation or open space facilities and projects.

Acquisition Tools & Methods

Landowner Incentive Measures

Density Bonuses

Density bonuses are a planning tool used to encourage a variety of public land use objectives, usually in urban areas. They offer the incentive of being able to develop at densities beyond current regulations in one area, in return for concessions in another. Density bonuses are applied to a single parcel or development. An example is allowing developers of multi-family units to build at higher densities if they provide a certain number of low-income units or public open space. For density bonuses to work, market forces must support densities at a higher level than current regulations.

Transfer of Development Rights

The transfer of development rights (TDR) is an incentive-based planning tool that allows land owners to trade the right to develop property to its fullest extent in one area for the right to develop beyond existing regulations in another area. Local governments may establish the specific areas in which development may be limited or restricted and the areas in which development beyond regulation may be allowed. Usually, but not always, the “sending” and “receiving” property are under common ownership. Some programs allow for different ownership, which, in effect, establishes a market for development rights to be bought and sold.

IRC 1031 Exchange

If the landowner owns business or investment property, an IRC Section 1031 Exchange can facilitate the exchange of like-kind property solely for business or investment purposes. No capital gain or loss is recognized under Internal Revenue Code Section 1031 (see www.irc.gov for more details). This option may be a useful tool in negotiations with an owner of investment property, especially if the tax savings offset to the owner can translate to a sale price discount for the City.

Direct Purchase Methods

Market Value Purchase

Through a written purchase and sale agreement, the city purchases land at the present market value based on an independent appraisal. Timing, payment of real estate taxes and other contingencies are negotiable.

Partial Value Purchase (or Bargain Sale)

In a bargain sale, the landowner agrees to sell for less than the property’s fair market value. A landowner’s decision to proceed with a bargain sale is unique and personal; landowners with a strong sense of civic pride, long community history or concerns about capital gains are possible candidates for this approach. In addition to cash proceeds upon closing, the landowner may be entitled to a charitable income tax deduction based on the difference between the land’s fair market value and its sale price.

Life Estates & Bequests

In the event a landowner wishes to remain on the property for a long period of time or until death, several variations on a sale agreement exist. In a life estate agreement, the landowner may continue to live on the

land by donating a remainder interest and retaining a “reserved life estate.” Specifically, the landowner donates or sells the property to the city, but reserves the right for the seller or any other named person to continue to live on and use the property. When the owner or other specified person dies or releases his/her life interest, full title and control over the property will be transferred to the city. By donating a remainder interest, the landowner may be eligible for a tax deduction when the gift is made. In a bequest, the landowner designates in a will or trust document that the property is to be transferred to the city upon death. While a life estate offers the city some degree of title control during the life of the landowner, a bequest does not. Unless the intent to bequest is disclosed to and known by the city in advance, no guarantees exist with regard to the condition of the property upon transfer or to any liabilities that may exist.

Gift Deed

When a landowner wishes to bequeath their property to a public or private entity upon their death, they can record a gift deed with the city assessor’s office to insure their stated desire to transfer their property to the targeted beneficiary as part of their estate. The recording of the gift deed usually involves the tacit agreement of the receiving party.

Option to Purchase Agreement

This is a binding contract between a landowner and the city that would only apply according to the conditions of the option and limits the seller’s power to revoke an offer. Once in place and signed, the Option Agreement may be triggered at a future, specified date or upon the completion of designated conditions. Option Agreements can be made for any time duration and can include all of the language pertinent to closing a property sale.

Right of First Refusal

In this agreement, the landowner grants the city the first chance to purchase the property once the landowner wishes to sell. The agreement does not establish the sale price for the property, and the landowner is free to refuse to sell it for the price offered by the city. This is the weakest form of agreement between an owner and a prospective buyer.

Conservation and/or Access Easements

Through a conservation easement, a landowner voluntarily agrees to sell or donate certain rights associated with his or her property (often the right to subdivide or develop), and a private organization or public agency agrees to hold the right to enforce the landowner’s promise not to exercise those rights. In essence, the rights are forfeited and no longer exist. This is a legal agreement between the landowner and the city that permanently limits uses of the land in order to conserve a portion of the property for public use or protection. The landowner still owns the property, but the use of the land is restricted. Conservation easements may result in an income tax deduction and reduced property taxes and estate taxes. Typically, this approach is used to provide trail corridors where only a small portion of the land is needed or for the strategic protection of natural resources and habitat. Through a written purchase and sale agreement, the city purchases land at the present market value based on an independent appraisal. Timing, payment of real estate taxes and other contingencies are negotiable.

Other Land Protection Options

Land Trusts & Conservancies

Land trusts are private non-profit organizations that acquire and protect special open spaces and are traditionally not associated with any government agency. The Utah Open Lands is the non-profit land trust conservation association serving the state of Utah, and their efforts have led to the conservation of more than 6,000 acres of natural areas across the state (www.utahopenlands.org). Other national organizations with local representation include the Nature Conservancy and the Trust for Public Land.

APPENDIX A: Survey Summary

Note: Cross tabulations and detailed numerical data regarding survey responses can be provided by the Bluffdale Planning Department.

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Findings Report for a Statistically Valid Community Survey



**Submitted to
The City of Bluffdale, Utah**

**By
Leisure Vision (a division of ETC Institute)**



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Section 1

Executive Summary

Community Interest and Opinion Survey

Executive Summary Report

Overview and Methodology

ETC Institute conducted a Community Interest and Opinion Survey for the City of Bluffdale during the spring of 2015 to help determine the parks, trails, recreation facilities and program priorities for the community. The survey was mailed to a sample of households that was provided by the City of Bluffdale and intended to be the most complete list of all household in the City at the time of the survey mailing. There was the opportunity for non-English speaking residents to call a 1-800 number to have the survey administered in Spanish over the phone.

The goal was to complete 400 surveys. The total amount of surveys completed was 627. The results for the sample of 627 households have a 95% level of confidence with a precision rate of at least +/- 3.9%.

This report contains:

- An executive summary of the methodology and major findings
- Charts depicting the overall results of the survey
- National benchmark comparisons
- Tabular data for all questions on the survey
- Cross-tabular analysis by: (1) household types, (2) length of residence, and (3) age and gender
- A copy of the survey instrument

A summary of major findings are on the following pages.

PARKS & AMENITIES

- **Park Usage:** Based on the percentage of residents, 75% indicated that they have used *Bluffdale City Park* over the past 12 months. Other parks respondents have used over the past 12 months include: Bluffdale Rodeo Grounds (44%) and Philip Gates Memorial Park (17%).
- **Most Used Parks:** Based on the percentage of residents' top two choices, 76% indicated that they used *Bluffdale City Park* the most often over the past 12 months. Other parks used most often include: Bluffdale Rodeo Grounds (38%), Philip Gates Memorial Park (14%) and Mt. Jordan Park (13%).
- **Overall Condition of Parks and Facilities:** Fifty-three percent (53%) of respondents indicated that the overall condition of parks and facilities was *good*. Other ratings of conditions include: Excellent (34%), fair (10%), and poor (3%).
- **Additions Made to Parks Visited Most Often:** Based on the percentage of residents, 48% indicated that they would like to see additional *restrooms* added to the City of Bluffdale parks that they use most often. Other additions respondents would like to see include: Picnic tables/benches (43%), drink fountains (38%), playground equipment (35%), trails (32%), and pavilion additions (30%).
- **Usage of Amenities in City of Bluffdale Parks:** Based on the percentage of residents, 66% indicated that they use *walking path/trail*. Other amenities in the City of Bluffdale parks respondents use include: Playground (63%) and picnic pavilion (56%).
- **Conditions of Amenities in City of Bluffdale Parks:** Based on the percentage of residents who rated the condition of amenities in the City of Bluffdale parks as either "excellent" or "good", 93% rated *Old West Town* condition as either excellent or good. Other similar ratings include: Soccer fields (88%), playground (87%), picnic pavilion (86%), and walking path/trail (86%).
- **Most Used Amenities in City of Bluffdale Parks:** Based on the percentage of residents' top three choices, 56% indicated that *walking path/trail* was an amenity that residents have used the most over the past year. Other amenities used the most over the past year include: Playground (54%), picnic pavilion (38%), and rodeo grounds (26%).

RECREATION AMENITIES

- **Need for Recreation Amenities:** Based on the percentage of residents, 75% or 1,994 households indicated that they have a need for *walking and biking trails*. Other recreation amenities households have a need for include: Picnic shelters/pavilions (68% or 1,815 households), playgrounds (66% or 1,772 households), and trails along river (66% or 1,764 households).
- **Most Important Recreation Amenities:** Based on residents' top four choices, 47% indicated that *walking and biking trails* were a recreation amenity that are most important

to their household. Other recreation amenities that are most important include: Playgrounds (41%), swimming (32%), and spray park/splash pad (26%).

FACILITIES AND ORGANIZATION USAGE

- **Usage of Facilities:** Based on the percentage of residents who have used any of the facilities offered by communities near Bluffdale at least once, 44% indicated that *JL Sorenson Recreation Center (Herriman)* was one of the facilities used. Other facilities respondents have used include: South Jordan Fitness and Aquatics Center (38%), CR Hamilton Park (Riverton) (31%), and Salt Lake County Equestrian Park (South Jordan) (30%).
- **Organizations Used for Parks, Recreation Facilities and Programs:** Based on the percentage of residents, 58% indicated they have used *Salt Lake County Parks* organizations for parks, recreation facilities and program offerings during the past 12 months. Other organizations residents have used include: Church facilities (55%), State and Federal parks/lands (53%), and City of Bluffdale (53%).

DEVELOPMENT

- **Emphasis of Development:** Based on the percentage of residents top two choices, 85% indicated that *the City should place more emphasis on the development of small neighborhood parks within walking distance of homes and with limited recreational facilities* was the emphasis the Recreation and Parks Department should place on development. Other ratings of emphasis include: The City should place more emphasis on the development of large multi-use community parks that you would generally need to drive to and with a greater number of facilities (83%), the City should place more emphasis on the development of very small pocket parks or tot lots in your immediate neighborhood geared for 2-3 year olds (19%), and neither, no new neighborhood or multi-use community parks should be developed (14%).
- **Southwest Regional Park:** Residents were asked to indicate if they had heard about the development of the Southwest Regional Park. Seventy-four percent (74%) of respondents indicated that they have heard that Salt Lake County is developing the Southwest Regional Park within Bluffdale and just over a quarter (26%) has not.
- **Amenities for the Southwest Regional Park:** Based on residents, 79% indicated that *pavilion shelter and restroom* is an amenity they would use if developed in the Southwest Regional Park. Other amenities respondents would use include: Walking and biking paths (78%), large playground (65%), open lawn area (64%), and splash pad (63%).
- **Upgrade and Develop Parks and Recreation Facilities:** Based on percentage of respondents who indicated they were “very supportive” or “somewhat supportive” of actions the City of Bluffdale could take to upgrade and develop, 78% indicated they were

supportive of *upgrading existing walking and biking trails*. Other actions respondents are supportive of include: Develop additional walking and biking trails (73%), upgrade City Park (73%), and upgrade existing shelters and playgrounds (69%).

- **Most Important Parks and Recreation Upgrade and Developmental Actions:** Based on residents' top three choices for actions the City of Bluffdale could take to upgrade and develop parks and recreation facilities, 37% indicated that *developing an outdoor swimming pool* was an action that was most important to residents. Other actions that are most important include: Develop additional walking and biking trails (33%) and upgrade existing walking and biking trails (31%).

FUNDING OPERATIONS AND DEVELOPMENT

- **Maximum Amount of Additional Tax Revenue:** Twenty-four percent (24%) of respondents indicated that they would be willing to pay *less than \$4 per month* in additional tax revenue to develop and operate the types of parks, trails, and recreation facilities that are most important to their households. Other maximum amounts of additional tax revenue respondents would be willing to pay include: \$4-\$5 per month (20%), \$10-\$11 per month (17%), \$8-\$9 per month (15%), \$6-\$7 per month (12%) and \$12-\$15 per month (11%).

SPECIAL EVENTS

- **Participation in Sponsored Special Events:** Based on the percentage of residents, 62% indicated that they have participated in *Old West Days* over the past 12 months. Other special events respondents have participated in include: Rodeo (45%), Demolition Derby (31%), and Movies in Park (30%).
- **Quality of Sponsored Special Events:** Fifty-six percent (56%) of residents indicated that the quality of special events their household has participated in over the past 12 months was *good*. Other ratings of quality of special events include: Excellent (32%) and fair (12%).

OTHER FINDINGS

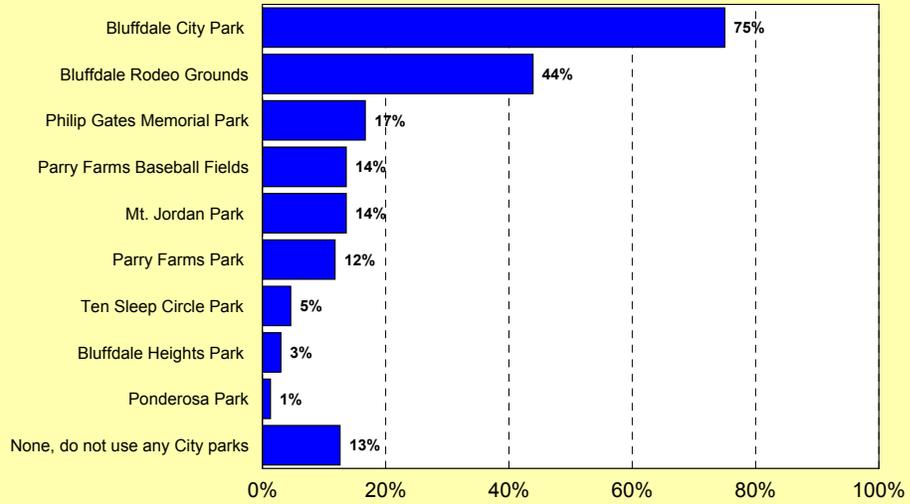
- **Ways Residents Learn About Parks and Recreation Facilities:** Based on the percentage of residents, 65% indicated that the *City website* was a way residents learn about City of Bluffdale parks and recreation facilities. Other means of learning include: Social media (39%), newspaper articles (37%), and from friends and neighbors (29%).
- **If Respondents Would Visit City Website More Often if Updated:** Seventy-one percent (71%) of residents indicated that *yes*, they would visit the City website more often for information if the City updated its website. Twelve percent (12%) indicated they would not visit the City website, and 17% indicated they were not sure.

Section 2

Charts and Graphs

Q1. City of Bluffdale Parks Residents Have Used Over the Past 12 Months

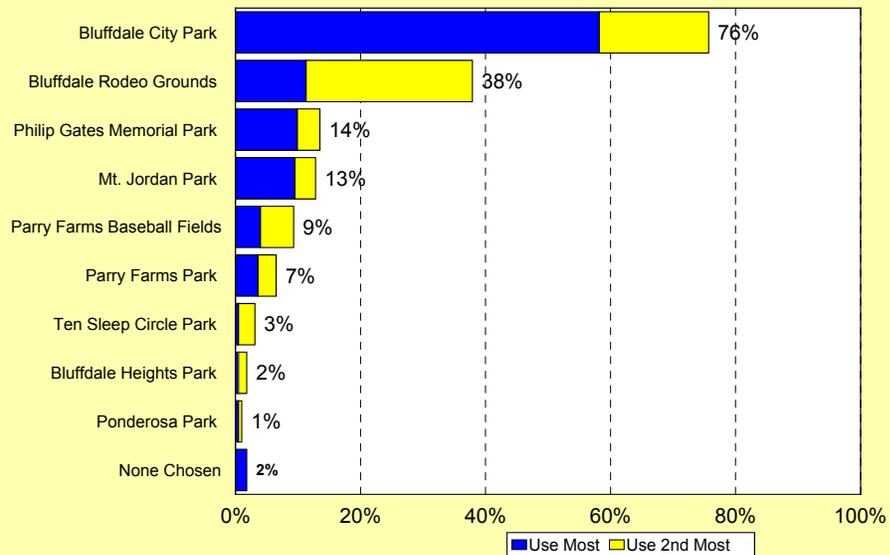
by percentage of respondents



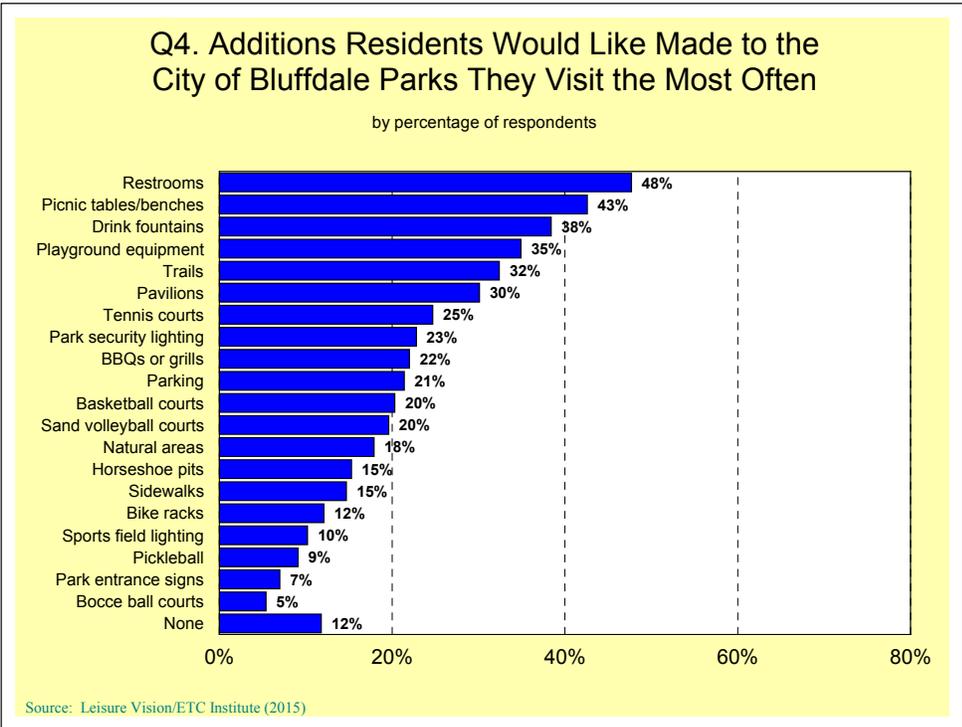
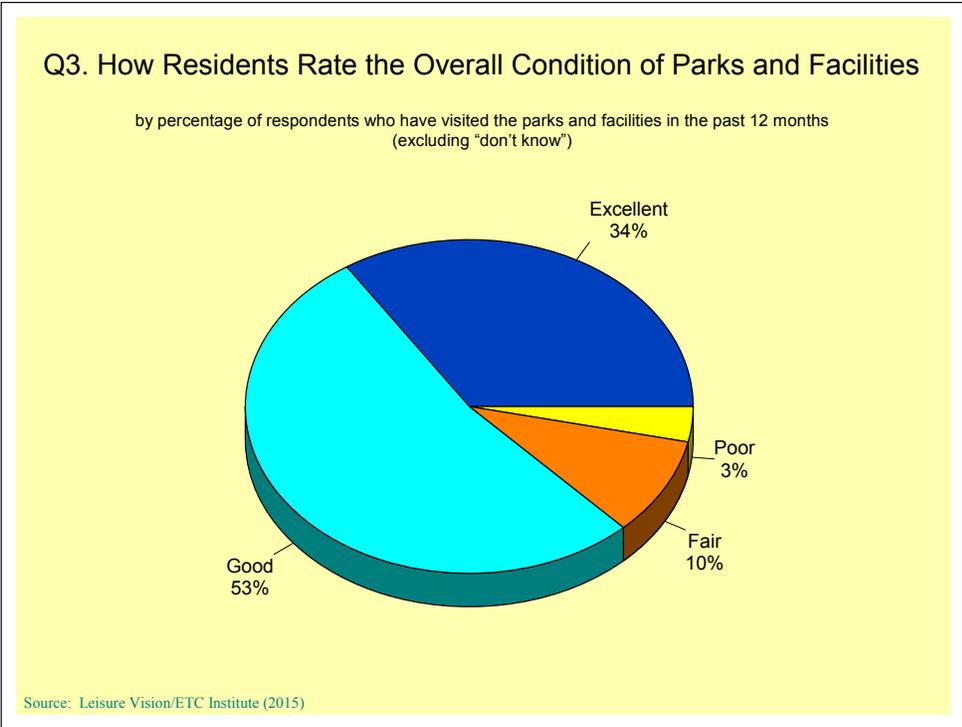
Source: Leisure Vision/ETC Institute (2015)

Q2. Parks Residents Visited the Most Often Over the Past 12 Months

by percentage of respondents who selected the item as one of their top two choices

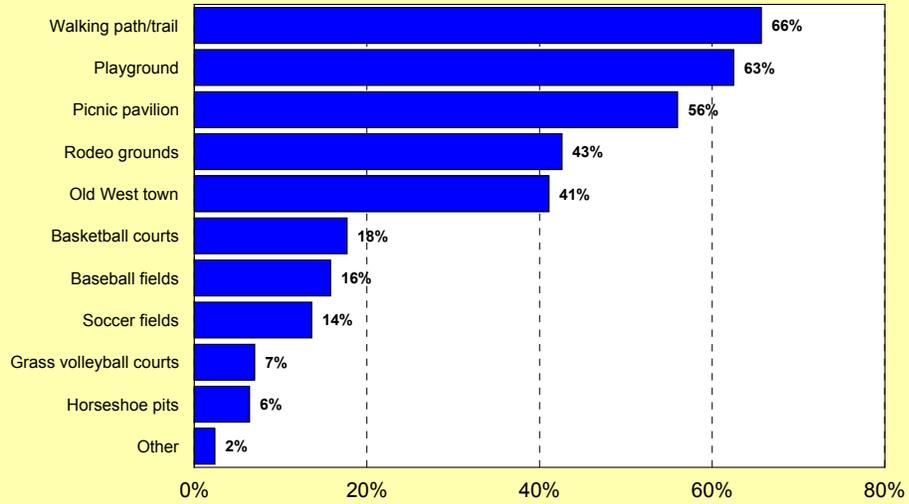


Source: Leisure Vision/ETC Institute (2015)



Q5a. Park Amenities Used by Residents

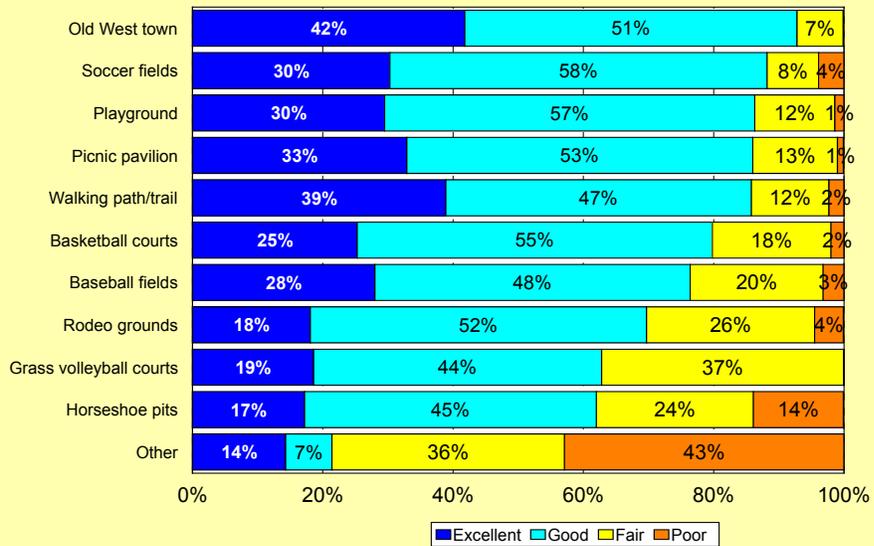
by percentage of respondents



Source: Leisure Vision/ETC Institute (2015)

Q5b. How Residents Rate the Condition of the Park Amenity they Have Used

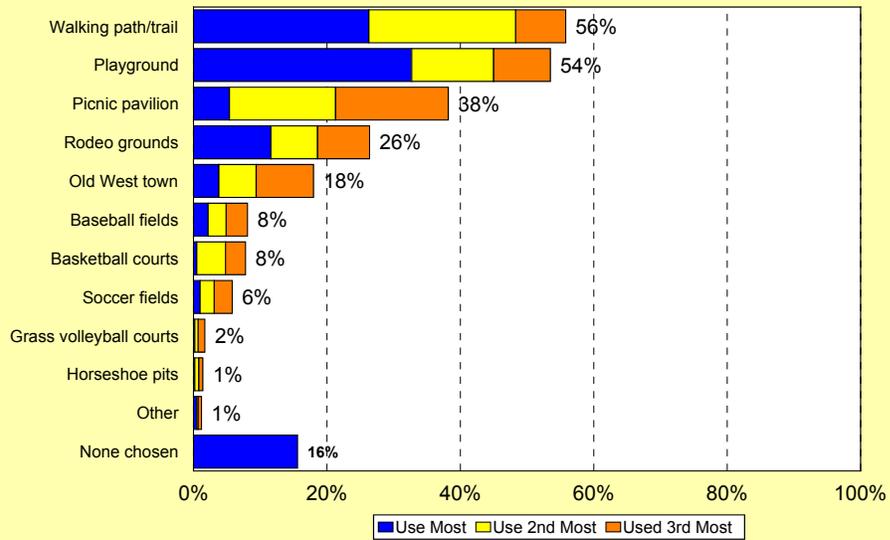
by percentage of respondents



Source: Leisure Vision/ETC Institute (2015)

Q6. Amenities Residents Have Used the Most Over the Past Year

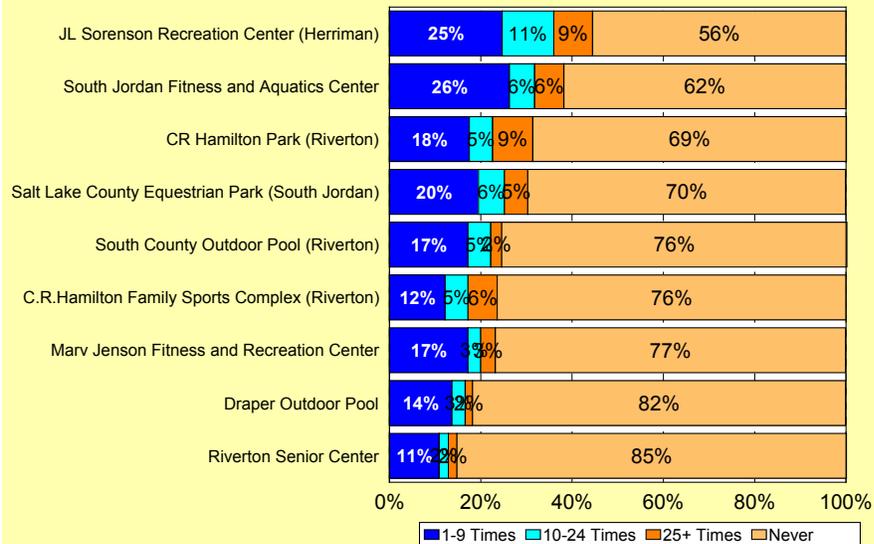
by percentage of respondents who selected the item as one of their top three choices



Source: Leisure Vision/ETC Institute (2015)

Q7. How Often Residents Use Facilities Offered by Communities Near Bluffdale During the Past 12 Months

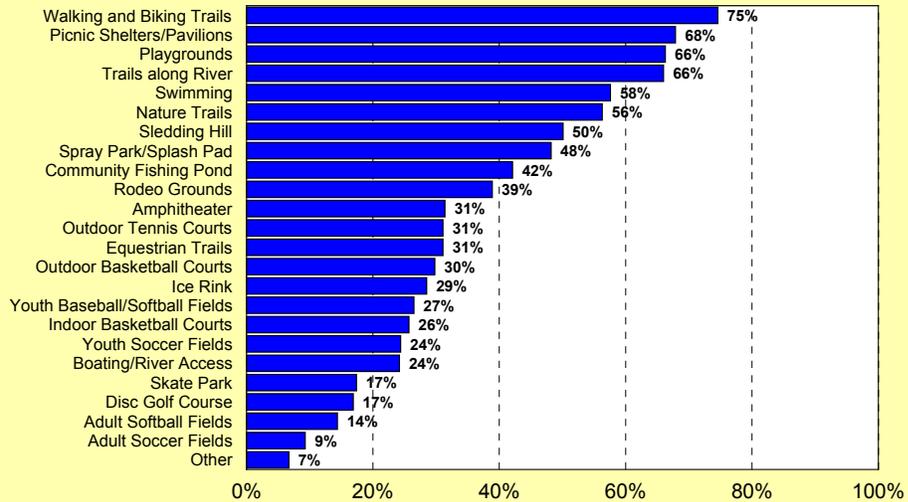
by percentage of respondents



Source: Leisure Vision/ETC Institute (2015)

Q8. Residents Who Indicated a Need for Amenities

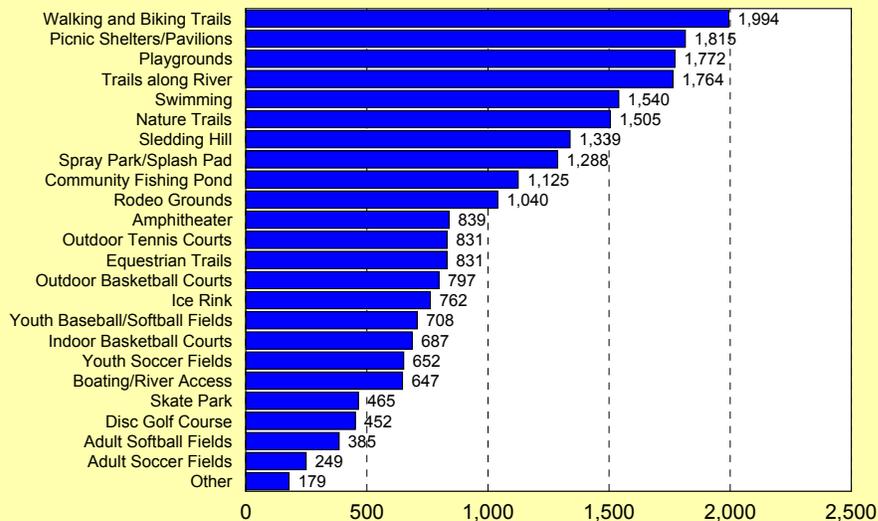
by percentage of respondents



Source: Leisure Vision/ETC Institute (2015)

Q8a. Estimated Number of Households for the City of Bluffdale that Have a Need for Parks and Recreation Amenities

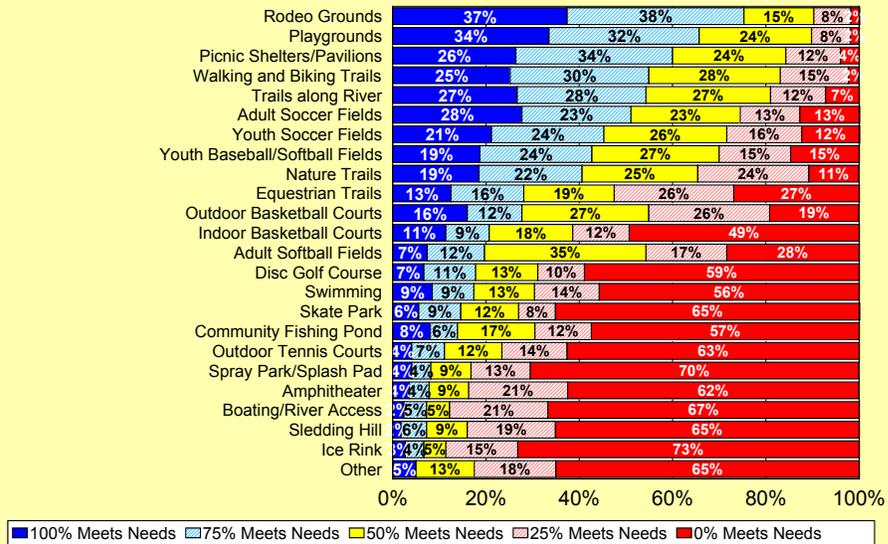
by number of households based on 2,673 occupied housing units in the City of Bluffdale



Source: Leisure Vision/ETC Institute (2015)

Q8b. How Well Parks and Recreation Amenities for the City of Bluffdale Meet the Needs of Households

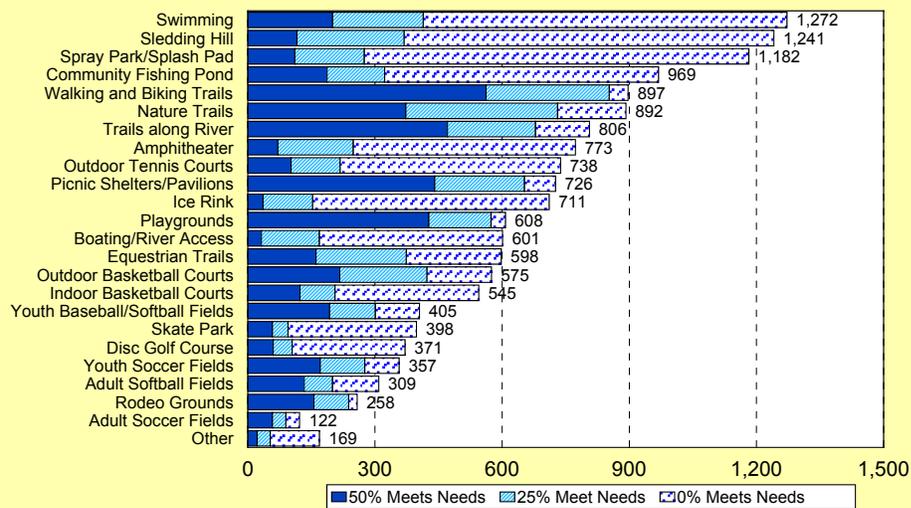
by percentage of households that have a need for programs



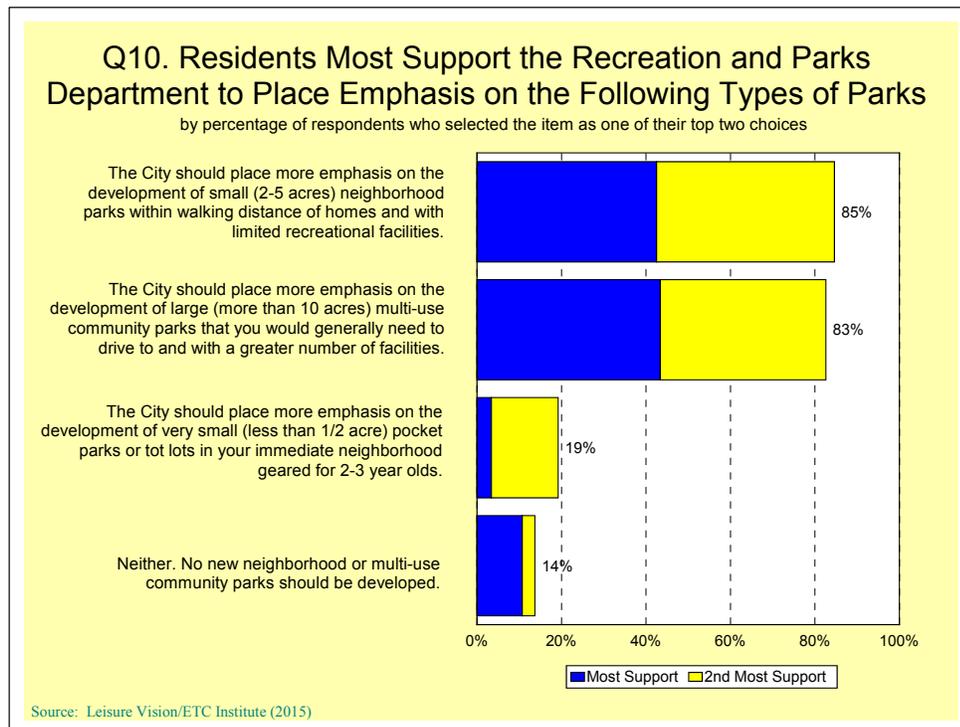
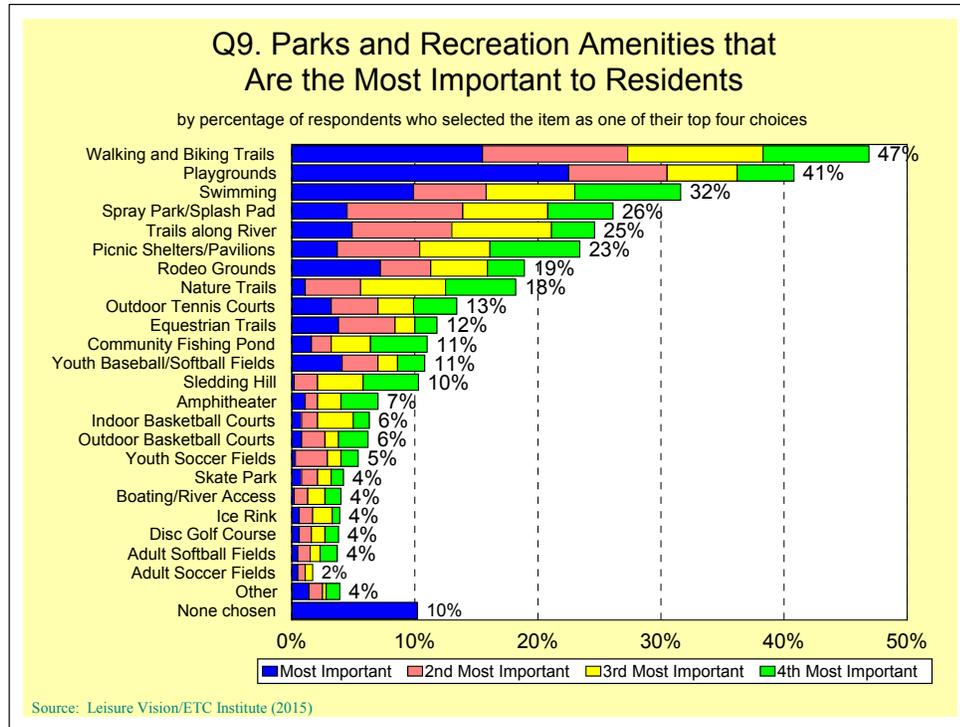
Source: Leisure Vision/ETC Institute (2015)

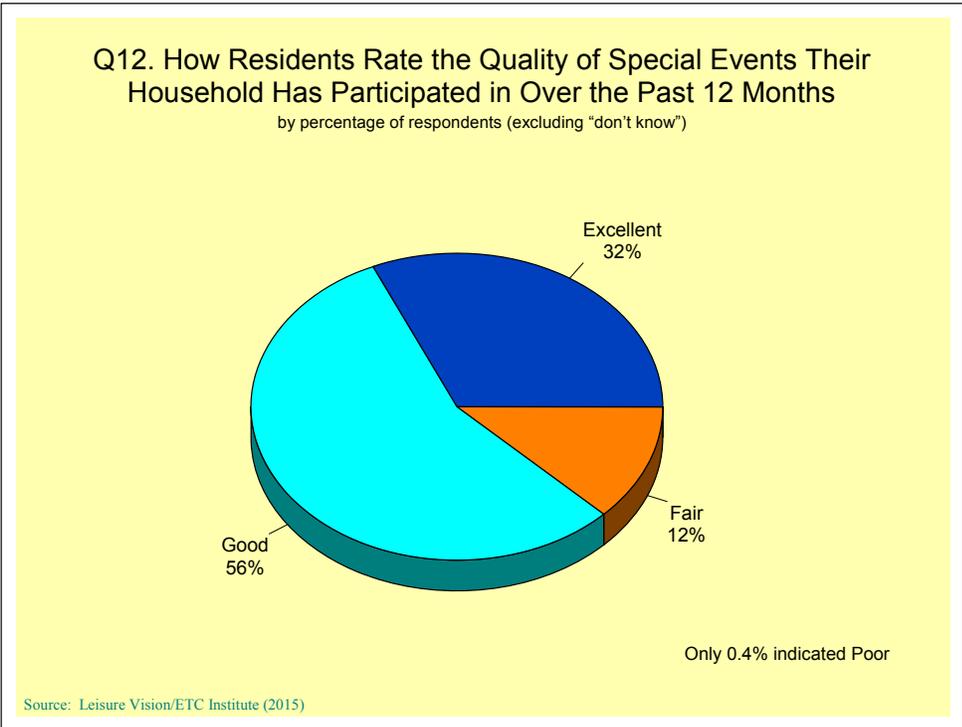
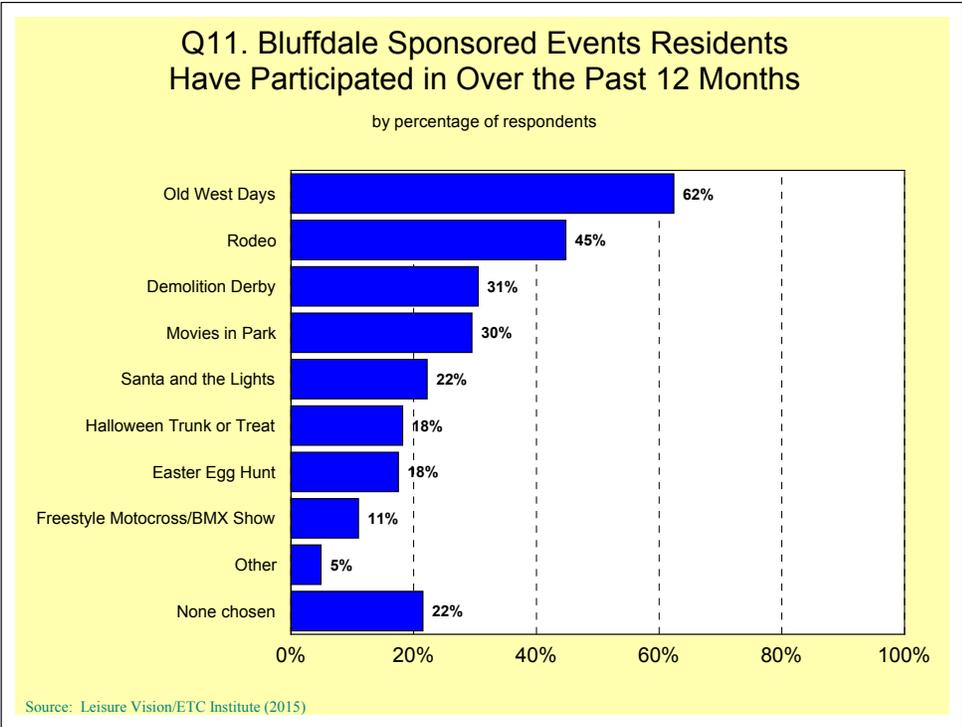
Q8c. Estimated Number of Households for the City of Bluffdale Whose Needs for Parks and Recreation Amenities Are Only Being 50% Met or Less

by number of households based on 2,673 occupied housing units in the City of Bluffdale



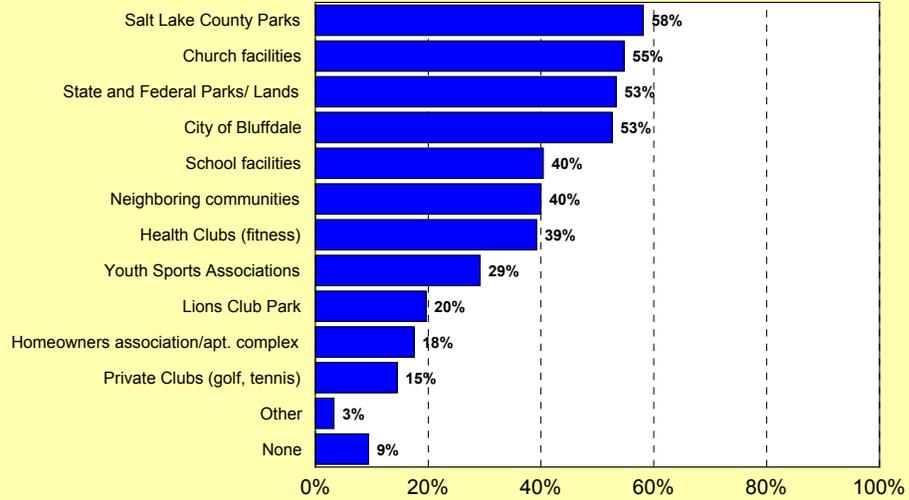
Source: Leisure Vision/ETC Institute (2015)





Q14. Organizations Residents Use for Parks and Recreation Facilities and Programs

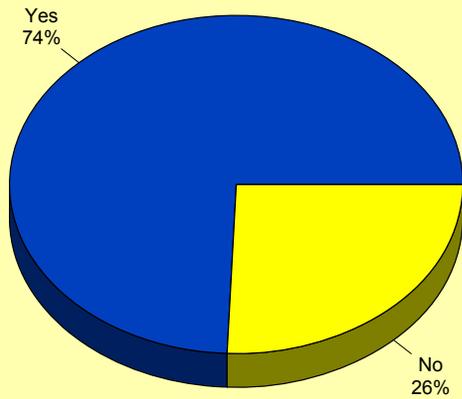
by percentage of respondents who used programs and facilities over the past year



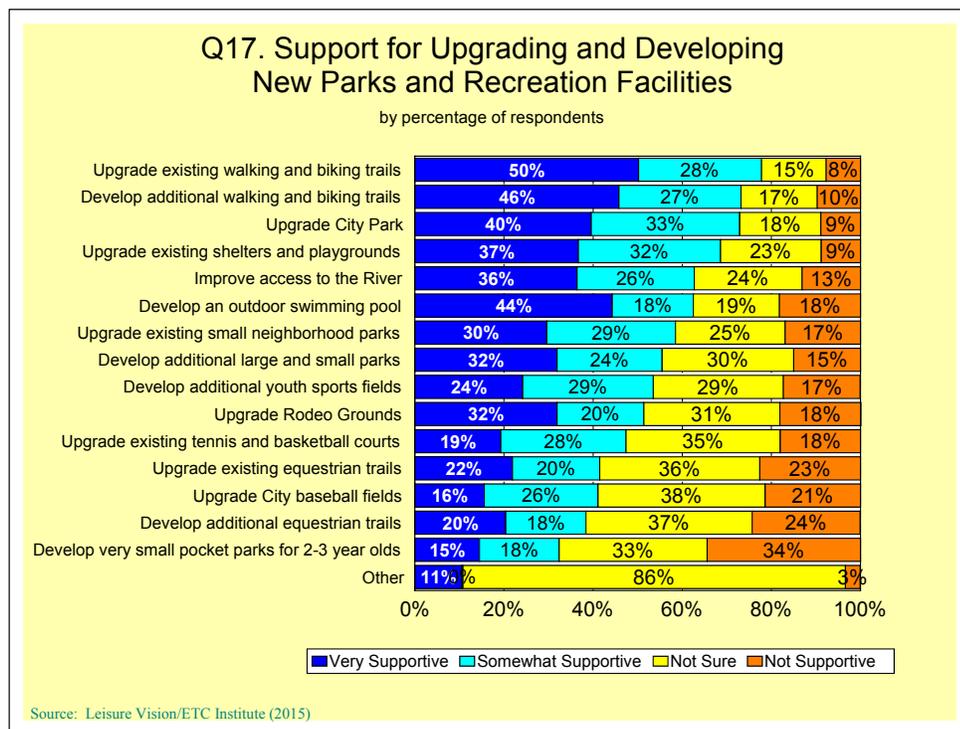
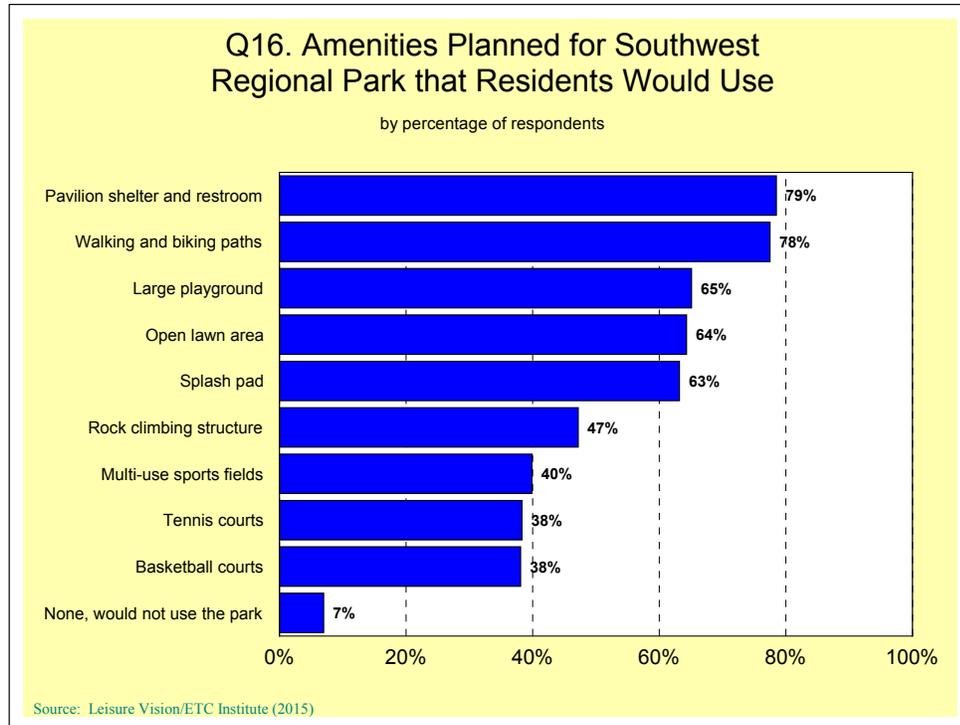
Source: Leisure Vision/ETC Institute (2015)

Q15. Whether or Not Residents Have Heard of the Southwest Regional Park Being Developed

by percentage of respondents (excluding "don't know")

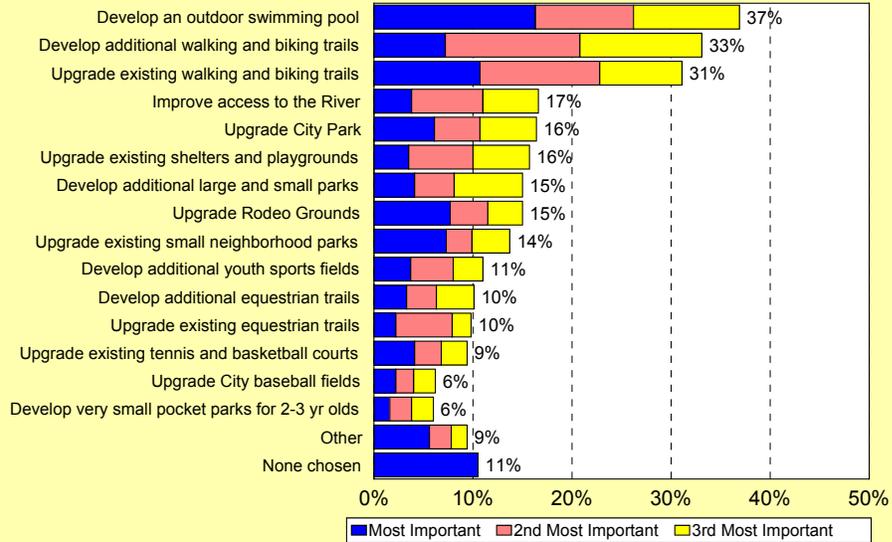


Source: Leisure Vision/ETC Institute (2015)



Q18. Actions Most Important to Residents for the City of Bluffdale Parks and Recreation System to Improve

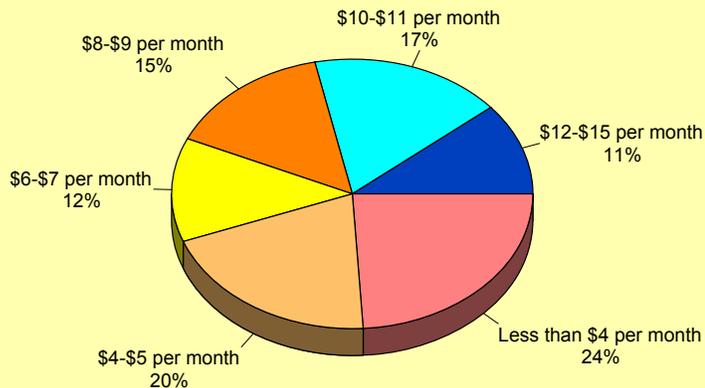
by percentage of respondents who selected the item as one of their top three choices



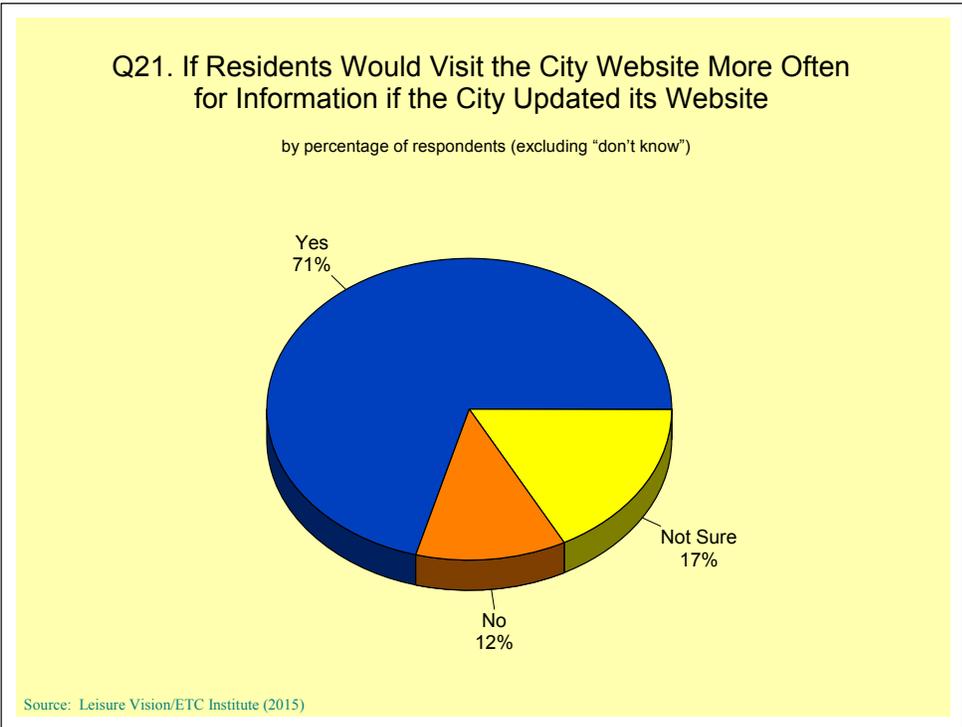
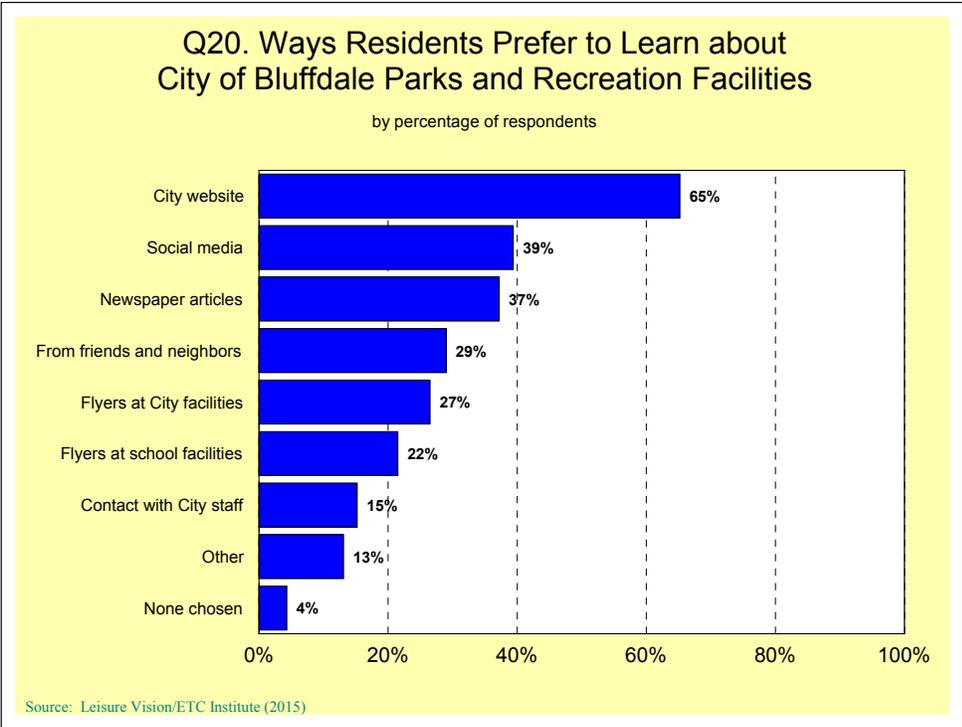
Source: Leisure Vision/ETC Institute (2015)

Q19. Maximum Amount of Additional Tax Revenue Residents Are Willing to Pay to Develop and Operate the Types of Parks, Trails, and Recreation Facilities Most Important to their Household

by percentage of respondents (excluding "don't know")

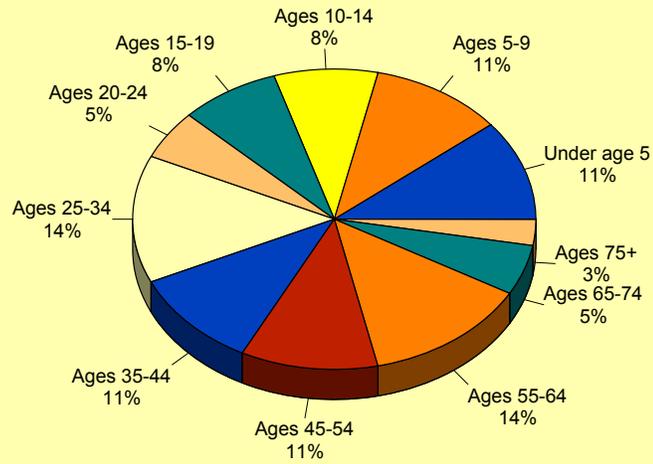


Source: Leisure Vision/ETC Institute (2015)



Q22. Demographics: Ages of People Residing in Household

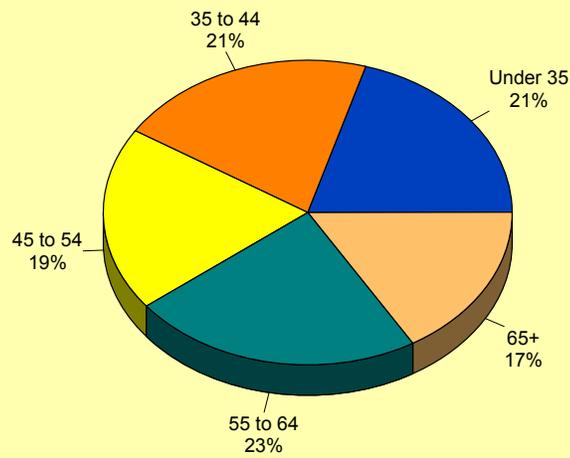
by percentage of respondents



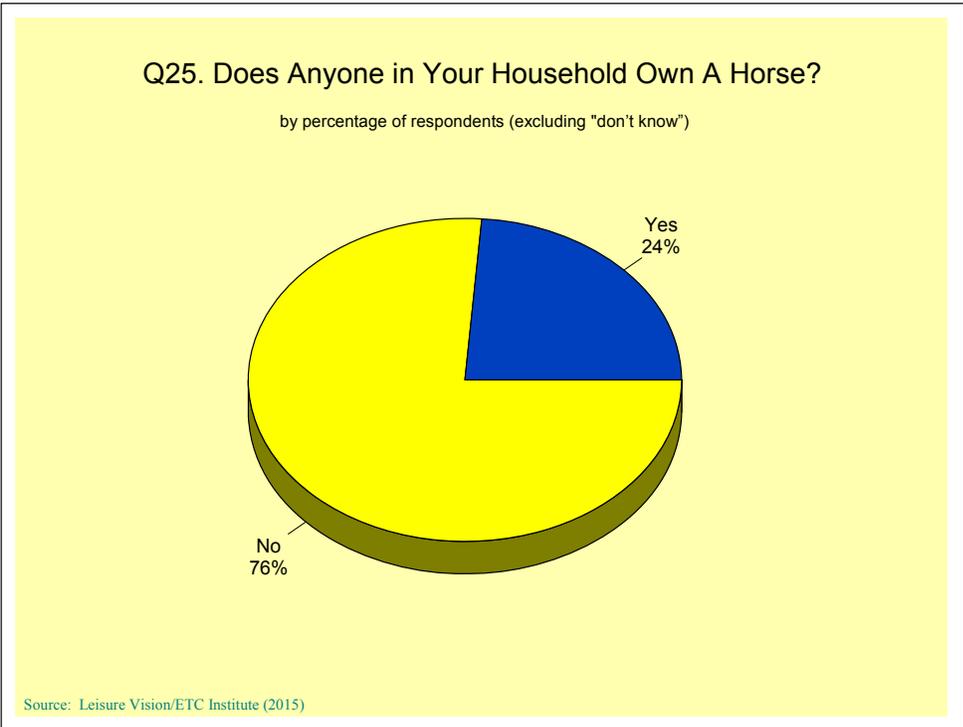
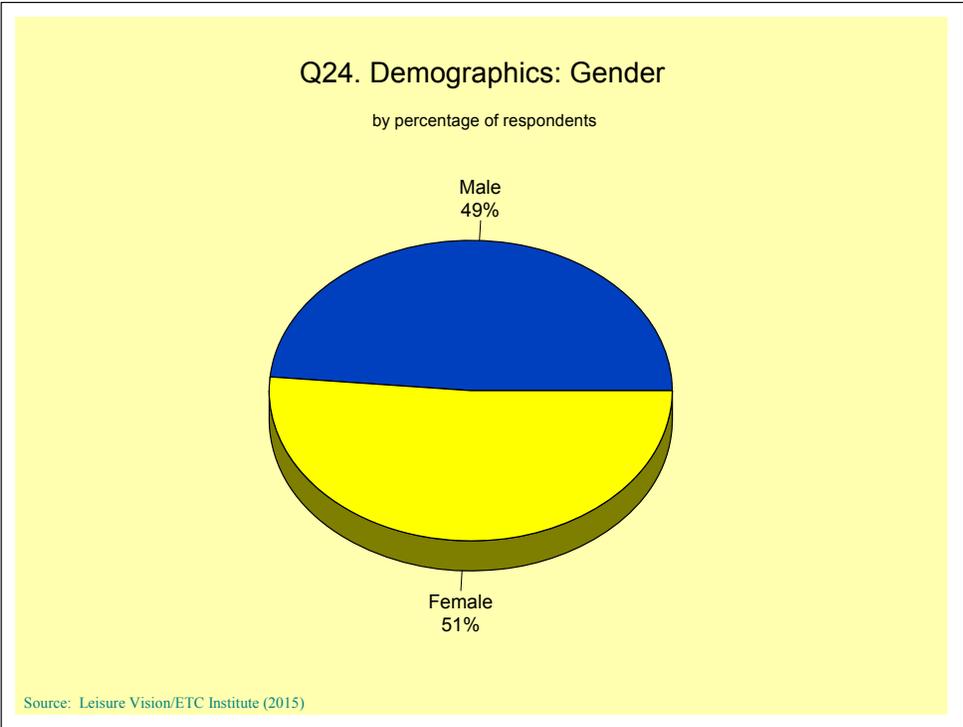
Source: Leisure Vision/ETC Institute (2015)

Q23. Demographics: Age of Respondent

by percentage of respondents

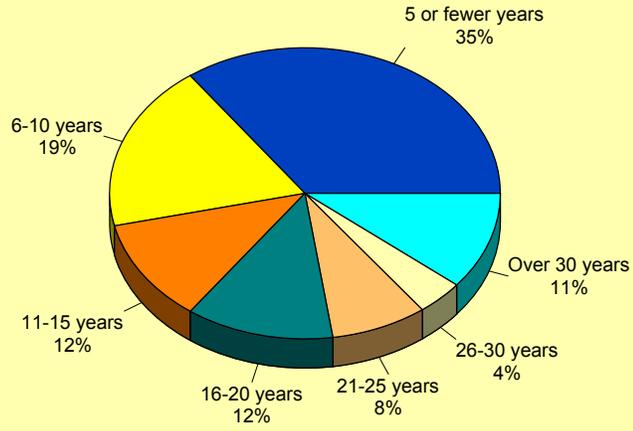


Source: Leisure Vision/ETC Institute (2015)



Q26. Demographics: Years Lived in the City of Bluffdale

by percentage of respondents



Source: Leisure Vision/ETC Institute (2015)

Section 3

Benchmarks

National Benchmarking

Since 1998, Leisure Vision (a division of ETC Institute) has conducted household surveys for needs assessments, feasibility studies, customer satisfaction, fees and charges comparisons, and other parks and recreation issues in more than 700 communities in over 45 states across the country.

The results of these surveys has provided an unparalleled data base of information to compare responses from household residents in client communities to “National Averages” and therefore provide a unique tool to “assist organizations in better decision making.”

Communities within the data base include a full-range of municipal and county governments from 20,000 in population through over 1 million in population. They include communities in warm weather climates and cold weather climates, mature communities and some of the fastest growing cities and counties in the country.

“National Averages” have been developed for numerous strategically important parks and recreation planning and management issues including: customer satisfaction and usage of parks and programs; methods for receiving marketing information; reasons that prevent members of households from using parks and recreation facilities more often; priority recreation programs, parks, facilities and trails to improve or develop; priority programming spaces to have in planned community centers and aquatic facilities; potential attendance for planned indoor community centers and outdoor aquatic centers; etc.

To keep the benchmarking data base current with changing trends, Leisure Vision’s benchmarking data base is updated on an annual basis and we only use citizen survey results going back a maximum of five years in our current benchmarking averages.

Results from household responses for the City of Bluffdale were compared to National Benchmarks to gain further strategic information. A summary of all tabular comparisons are shown on the following page.

Note: The benchmarking data contained in this report is protected intellectual property. Any reproduction of the benchmarking information in this report by persons or organizations not directly affiliated with the City of Bluffdale is not authorized without written consent from Leisure Vision/ETC Institute.

Benchmarking for the City of Bluffdale Community Surveys		
	<i>National Average</i>	<i>Bluffdale (2015)</i>
How would you rate the condition of all the parks/facilities you've visited?		
Excellent	34%	34%
Good	54%	53%
Fair	11%	10%
Poor	1%	3%
Organizations used for parks and recreation programs and facilities		
City/County Parks and Recreation Department	48%	53%
Neighboring Cities	26%	40%
Homeowners associations/apartment complex	12%	18%
Youth Sports Associations	17%	29%
School district facilities	28%	40%
Private clubs	22%	15%
Churches	30%	55%
Neighboring Cities	23%	40%
Health clubs/fitness centers	32%	39%
County/State parks	34%	53%

Benchmarking for the City of Bluffdale Community Surveys		
	National Average	Bluffdale (2015)
Parks and recreation amenities that respondent households have a need for		
Walking and biking trails	69%	75%
Playground equipment	43%	66%
Outdoor tennis courts	26%	31%
Outdoor basketball courts	24%	30%
Indoor basketball courts	27%	26%
Youth baseball and softball fields	21%	27%
Picnic areas and shelters	52%	68%
Amphitheater	35%	31%
Splash pad/park	26%	48%
Nature trails	53%	56%
Sledding hill	41%	50%
Equestrian trails	12%	31%
Fishing areas	34%	42%
Youth soccer fields	16%	24%
Adult softball fields	15%	14%
Ice rink	26%	29%
Skate park	14%	17%
Boat/river access	52%	24%
Most Important Parks and Recreation amenities to Respondent Households		
Walking and biking trails	42%	47%
Skateboarding parks	3%	4%
Playground equipment	20%	41%
Youth baseball and softball fields	7%	11%
Outdoor basketball courts	5%	6%
Indoor basketball courts	7%	6%
Picnic areas and shelters	14%	23%
Nature trails	19%	18%
Spray grounds/splash pad	7%	26%
Outdoor tennis courts	7%	13%
Equestrian trails	3%	12%
Sledding hill	8%	10%
Fishing areas	11%	11%
Youth soccer fields	16%	5%
Boating/river access	22%	4%
Ice rink	7%	4%
Adult softball fields	4%	4%

APPENDIX B: Public Meetings

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MEETING NOTES

PROJECT NUMBER: # 14-063PLN **ISSUE DATE:** February 4, 2015
PROJECT NAME: Bluffdale Parks, Trails, Recreation & Open Space Plan

RECORDED BY: Jean Akers / Steve Duh
TO: FILE
PRESENT: Members of the Public
 Staff from City of Bluffdale
 Project Team Members from Conservation Technix & EPG
 Staff from Salt Lake County

SUBJECT: **Park System Plan: Open House Meeting Notes (01/29/15)**

Community members were invited to an open house on Thursday, January 29, 2015 at 6 p.m. at City Council Chambers in the Bluffdale Fire Station. As the first of two public meetings for the Parks Plan, the project team prepared informational displays covering three major themes for parks and recreation. These display stations included Parks & Recreation Priorities, Trails & Linkages and Parks & Open Spaces. Attendees were encouraged to talk with staff, record their comments and complete a written comment card. Additionally, staff from Salt Lake County were present to provide information about the construction of the SW Regional Park in Bluffdale and the Jordan River Greenway Trail.

City staff and project team staff engaged with participants to explore current issues, needs and interests related to park, trail and recreation opportunities and needs.

COMMENTS PER DISPLAY STATION

The following represents a summary of the comments received at each display station.

Parks & Recreation System Overview Station

What do you value most about Bluffdale parks & trails?

- “Equestrian friendly trails and arena”

Jump forward 5 years. What can you see happening in the City with regard to opportunities for recreation and activities?

- “Don’t forget horse trails”

What recreation opportunities are too limited or missing in Bluffdale? What is needed?

- “Splash pad. Kids want to get wet not swim.”

Park System Plan: Open House Meeting Notes (01/29/15)

Bluffdale Parks, Trails, Recreation & Open Space Plan

Project Number # 14-063PLN

Page 2

Priorities Voting Board (tally of dots)

- 5 – Jordan River Access
- 3 – Multi-use paved trails (one for horses, one for biking)
- 2 – Pavilions for picnics or gatherings
- 2 – Multi-use recreation center
- 1 – Additional or all-weather sports fields
- 1 – Land acquisition for future parks
- 1 – Sports courts (basketball, pickleball, tennis, etc.)

-- Map Board & Chart Pad (sticky note comments)

- “Connect Jordan Trail better to Bluffdale trails”
- “Equestrian friendly & lead to/from arena”
- “Needs Northstar Elem, Summit Elem + Summit High School + Day Prop that JSD bought.”
- “Right now residents have their own green space. “1 acre”. This will not always be the case.”
- “This is an excellent point. Just because we are still rural doesn’t mean we shouldn’t plan like any other suburb.”
- “Signage – wayfinding + identification”
- “Fish Pond – community fishery”

Trails & Linkages Station**Where are the missing links?**

- “Connections to/from city arena”

What types of trails best suit your needs?

- “Don’t forget horse trails”

What’s the average distance you prefer to cover when you use trails?

- “At least a one-mile loop. Connections help add flexibility.”

What community destinations would be well served by direct and safe bicycle & pedestrian trails?

- “City park to Jordan River Parkway”

Photo of Bridle Trails

- “This seems private”
- “Good signage that identifies use for equestrians”

-- Map Board (sticky note comments)

In area near/between city park & SW Regional Park:

- “Food services”
- “Needs connection”
- “Signage”

Park System Plan: Open House Meeting Notes (01/29/15)

Bluffdale Parks, Trails, Recreation & Open Space Plan

Project Number # 14-063PLN

Page 3

In natural area of Jordan River (NE Bluffdale):

- “trail cams”
- “interpretive nature”

NE Bluffdale area:

- “bike trail 14600”
- “connect to Draper trails”

Mid-section of Jordan River:

- “river park with access to water and trails”

** Discussions with trail advocate who made notations on this board focused on creating a river corridor trail system that allowed for intention public access to the water's edge for recreational enjoyment and some environmental educational value. He advocated for providing information that would enhance awareness and appreciation for the waterway and its wildlife.*

Comment Cards

- Bluffdale is the perfect mix where I can keep and ride my horse, and my husband is 30 minutes from a tech job. I would love to see the arena better kept with lots of open ride times and an accurate and current calendar. Trails that connect to/from the arena would also be nice. Husband and I love Old West Days.
- I moved to Bluffdale so I could still have a horse and a place to ride when I have an hour or two. I don't like to take half a day leaving town to go for a ride. I'm not asking for nice expensive trails, just some openings to allow us to get through without all the fences. I live up on 3400 W. They are starting to develop above me to the west and south. Please have the developers leave gateways so we can get off the roads and be safe. Thank you.
- Ponderosa Park was a up and coming park with open space and green grass. Now that the improvements to 14440 between 3600 and 3200 have been completed in 2013, the park is a complete eyesore not to mention a life and safety issue with standing water ALL the time! This retention pond is designed to collect storm water Boulden Ridge, 3200 W and Ponderosa. The city didn't have a place to collect the storm water from the 14440 improvement, so they connected it to the Ponderosa Park retention pond. Some people on 14440 still flood irrigate weekly, and that water goes into the storm drain and into the eyesore we see today. We need to redesign the pond, issue citations to the people on 14440 that are letting irrigation water into the system or disconnect 14440 completely! Quit putting a band-aid fix on improvements. The pond was not engineered for the 14440 improvement in the first place.
- Equestrian trails and natural hiking trails should have high priority - We are a rural community!
- Connect the new county park to City Park to new Jordan River connections, and we will win the trail lottery. Yes, that's a thing. Educate residents more about city hall options if it has to go into the park; can it at least go near existing parking? Please. Keep City Park big. Yes, we can add parking here and there, but it's impossible to find a large parcel later. Make path road bike friendly. Dirt and road bike tires, or dirt plus my knees = bad. It looks like the new Jordan River connections will help, but something needs to be done to 146th South for bikes. It is not safe, not even with a helmet. And a safety vest. Or a flashy light. Bathroom facilities in larger parks are great for families. I would love to see even a small indoor recreation center. If we don't call it a recreation center, is it easier to get approved? I drive to South Jordan 6x per week. I would love to keep that \$30/week in the city. Thanks for reading all my passionate comments.

Park System Plan: Open House Meeting Notes (01/29/15)

Bluffdale Parks, Trails, Recreation & Open Space Plan

Project Number # 14-063PLN

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Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.

-- *End of Notes* --

cc: Grant Crowell
File



MEETING NOTES

PROJECT NUMBER: # 14-063PLN ISSUE DATE: June 17, 2015
 PROJECT NAME: Bluffdale Parks, Trails, Recreation & Open Space Plan

RECORDED BY: Jean Akers / Steve Duh
 TO: FILE
 PRESENT: Members of the Public
 Staff from City of Bluffdale
 Project Team Members from Conservation Technix & EPG

SUBJECT: Park System Plan: Open House Meeting #2 Notes (06/04/15)

Community members were invited to an open house on Thursday, June 4, 2015 at 6 p.m. at City Council Chambers in the Bluffdale Fire Station. As the second of two public meetings for the Parks Plan, the project team prepared informational displays covering three major themes. These display stations included Parks & Outdoor Recreation Priorities, Trails & Linkages and Community Survey Results. Attendees were encouraged to talk with staff, record their comments and complete a written comment card. City staff and project team staff engaged with participants to explore current issues, needs and interests related to park, trail and recreation opportunities and needs.

COMMENTS

The following represents a summary of the comments received.

General Comments

- Need more teen gathering places - stuff for teens
- Need a safer walkway along 14600 S just west of the railroad tracks. That would provide a nice loop walk from Philip Gates Park, 14600 S, to the Jordan River Trail, north to Madison River Trail to Bangerter and on around south to Philip Gates Park again.

Priorities Voting Board - Investing for the Future (tally of dots)

- 10 - Multi-use paved trails (including horse trails / loops)
- 7 - Jordan River Access
- 5 - Multi-use recreation center
- 3 - Sports courts (basketball, pickleball, tennis, etc.)
- 3 - Playgrounds
- 4 - Land acquisition for future parks
- 2 - Pavilions for picnics or gatherings
- 2 - Other (Shooting Range)
- 2 - Other (Horse Trails)
- 1 - Additional or all-weather sports fields

Park System Plan: Open House Meeting #2 Notes (06/04/15)

Bluffdale Parks, Trails, Recreation & Open Space Plan

Project Number # 14-063PLN

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Trails & Linkages Station

- Find a safe horse trail connection from City Park to the Jordan River Trail
- Link the rodeo arena to equestrian trails for longer loops and have trailer access points

-- Map Board (sticky note comments)

- * Numerous pathways were sketched on the map provided and will be evaluated

Comment Cards

- At the Springview Farms area, using the Madison River Trail and through Philip Gates Park, the Jordan River Trail, and 14600 S sidewalk, a really nice loop can be done. But it is dangerous along 14600 S for about a half block distance on the immediate west side of the railroad tracks (just south of Philip Gates Park). We just need a safer walkway (southwesterly) along the road.
- Thank you for creating and maintaining the horse trails! With horse property, it makes sense to have trails.
- Please make sure the trails in Independence connect to the Jordan River Parkway. I know it needs a bridge or something but it will go a long way to connecting the Independence community to the larger city and the trail system.
- Connection from canal roads to JRT that is horse safe; horse safe road crossings on busy roads (14400 So, Redwood); horse trail loops connecting canal roads; possible safe horse trail along 14400
- Connection from canal roads to JRT that is horse safe; horse safe road crossings on busy roads (Redwood, 14400 S); possible horse loop by connecting canal roads; 14400 S too busy and narrow for equestrian use
- Big parks with sport fields

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.

-- End of Notes --

cc: Grant Crowell
File

APPENDIX C: Stakeholder Notes

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MEETING NOTES

PROJECT NUMBER: # 15-063PLN ISSUE DATE: May 22, 2015
 PROJECT NAME: Bluffdale Parks, Trails, Recreation & Open Space Plan

RECORDED BY: Steve Duh
 TO: FILE
 PRESENT: Dave Tolman
 Nate Shipp
 Steve McCutchan
 Grant Crowell – Bluffdale Planning
 Jennifer Robison – Bluffdale Planning
 Steve Duh – Conservation Technix

SUBJECT: Stakeholder Session Meeting Notes: Local Developers (05/21/15)

Grant welcomed the attendees and provided a short summary of the project.

DISCUSSION / COMMENTS

The development projects are aiming for helping to establish a feeling of community. Including parks and trails is a part of that. Residents have been interested in the tot lots and pocket parks now, since many families have young children. As these children age, they may seek other recreation opportunities, such as field sports.

Recreation amenities could include:

- pocket parks
- trails
- bowery / pavilion
- fields
- basketball
- beautification
- splash pads

Residents seem to want connections to parks with trails, places for kids to ride bikes, exercise options, and having a sense of community and being able to interact with neighbors.

Future planning considerations:

- field sport venues
- larger venues / facilities
- biking - safe and accessible

Stakeholder Session Meeting Notes: Local Developers (05/21/15)

Bluffdale Parks, Trails, Recreation & Open Space Plan

Project Number 15-063PLN

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-
- trail lighting
 - recreation center or facility (possible multi-use of sport courts for outdoor yoga or other programming)
 - dog park

If the Jordan School District isn't going to make use of the new property, would the City consider an interim use of the site for recreation (via agreement with District)?

Developers are looking to the City for guidance on the level of development and on the facilities of interest.

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.

-- *End of Notes* --

cc: Grant Crowell
project file



MEETING NOTES

PROJECT NUMBER: # 15-063PLN ISSUE DATE: May 22, 2015
 PROJECT NAME: Bluffdale Parks, Trails, Recreation & Open Space Plan

RECORDED BY: Steve Duh
 TO: FILE
 PRESENT: Paul Bergera – Jordan School District
 Ron Boshard – Jordan School District
 Grant Crowell – Bluffdale Planning
 Jennifer Robison – Bluffdale Planning
 Steve Duh – Conservation Technix

SUBJECT: Stakeholder Session Meeting Notes: Jordan School District (05/21/15)

Grant welcomed Paul and Ron and provided a short summary of the project.

DISCUSSION / COMMENTS

Safe Walking Routes (Safe Routes to School) Plan

- Maps are available on JSD website, under Resources > Auxiliary Services
- Safe Walking Routes requirements
 - routes cannot be on private property or cross ecumenical property; must be on public lands or ROW
 - must be maintained, i.e. snow removal, safe
 - can't be next to a canal (unless fenced)
 - catchment for elementary is 1.5 miles from access point; for MS and HS it is 2 miles

Day Property

- New potential school site south of Independence (approx 40 acres)
- Will not be developed in near term; district is land banking

Bluffdale Elementary School

- Discussion of rodeo arena circulation planning and potential request for approximately 30' along the northern property line of the elementary school for one-way drive and pathway
- Potential alignment may impact play area and sport field

Athletic Fields

- District uses a rental agreement for fields and facilities, and most of the District fields are used by sport leagues and clubs.

Stakeholder Session Meeting Notes: Jordan School District (05/21/15)

Bluffdale Parks, Trails, Recreation & Open Space Plan

Project Number 15-063PLN

Page 2

- Bluffdale Elementary School was not rented during this past year because the school hosted its own softball league and needed the use of the fields
- Field rentals are low cost and are \$5 per youth per club per year
- Lacrosse uses middle school fields, and it is not a state-sanctioned sport for high school fields
- Regarding the field rental agreement, usage depends on the size of the field and age of the user group (youth, teen, adult). The District needs to balance the use of the fields with the appropriateness of the size of the field and with potential maintenance concerns
- Silver Crest Elementary - shared use agreement with Salt Lake County for their use of school fields for recreation leagues. The District sees such agreements as favorable.

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.

-- End of Notes --

cc: Grant Crowell
project file

APPENDIX D: Design Guidelines

Design Guidelines

The following is informational only, and it is intended to offer direction and guidance toward the future design, development, re-development and maintenance of publicly-accessible, privately-constructed and/or privately-maintained park and trail facilities.

The following are consistent with the park development standards outlined in this Parks, Trails, Recreation Open Space Plan and can provide guidance for negotiating facility development opportunities in situations when private entities propose development in-lieu of payment of Park Impact Fees and/or for other, alternative arrangements.

All newly developed parks and trails shall adhere to the Final Guidelines for Outdoor Developed Areas as set forth by the United States Access Board.

Neighborhood Park Design Considerations

Minimum Suggested Amenities

Amenity	Considerations
Playground	<ul style="list-style-type: none"> ■ Minimum of 4,000 sq.ft. play area ■ Equipment should be suitable for and developmentally-appropriate for toddlers and elementary school-aged children ■ Playground should be ADA Accessible and play equipment should be ADA Compliant
Loop Walking Path	<ul style="list-style-type: none"> ■ Minimum 6' wide ■ ADA-compliant surface to accessible elements (benches, tables, play area) ■ Pathway slope not to exceed 5% grade or no more than 8% for more than 30 lineal feet without switchbacks or railings
Picnic Tables	<ul style="list-style-type: none"> ■ Minimum of 2, with 1 meeting ADA-compliance as outlined by ADAAG for access, height, type, etc.
Benches	<ul style="list-style-type: none"> ■ Minimum of 2, with 1 meeting ADA-compliance as outlined by ADAAG for access, height, type, etc.
Open turf area	<ul style="list-style-type: none"> ■ Provide at least 15% of total lawn area with irrigation, preferably adjacent to the play area
Landscaping	<ul style="list-style-type: none"> ■ Provide at least 2 shade trees near play area ■ New trees and shrubs should be irrigated for a minimum of 2 years until established
Bicycle Racks	<ul style="list-style-type: none"> ■ Minimum of 2, with capacity to serve 4 bikes
Trash Receptacles & Dog Waste Disposal Stations	<ul style="list-style-type: none"> ■ Minimum of 1

Additional, Acceptable Amenities

Amenity	Considerations
Pavilion	<ul style="list-style-type: none"> ■ Minimum of 400 sq.ft.
Sport field	<ul style="list-style-type: none"> ■ Practice level for youth soccer, T-ball, baseball and/or softball
Sport court	<ul style="list-style-type: none"> ■ ½ court basketball court
Tennis court	
Alternative recreation	<ul style="list-style-type: none"> ■ Such as bocce ball, pickleball, horseshoes, lawn bowling
Skate spot	<ul style="list-style-type: none"> ■ 600 to 1,200 sq.ft. with small ramps, bowls or features for beginners
Disc golf course	<ul style="list-style-type: none"> ■ Minimum 9 baskets
Sprayground	
Natural area	
Water feature	<ul style="list-style-type: none"> ■ Such as a passive water-based amenity that provides a visual focal point, i.e. fountains, ponds, or waterfalls
Restroom	
Drinking fountain	
Utilities	<ul style="list-style-type: none"> ■ Automatic Irrigation, Electricity, Water
Parking	

Trail Development Standards

Trails should be constructed according to City Specifications. It is recommended that trail layout and surfacing materials be approved by the City and meet the following requirements:

- Trail width should be a minimum of 8 feet wide

- For regional and community trails, a minimum 25' wide right-of-way should be secured, with 44' to 50' as optimum
- Surfacing should be appropriate to the location; paved asphalt or concrete is recommended for upland areas, and crusher waste or boardwalks are appropriate in lowland, wet or sensitive areas (City codes shall apply)
- Hard-surfaced trails should comply with ADAAG guidelines for slope and cross-slope; soft-surfaced trails should include properly placed and designed water bars or other surface water management techniques to minimize run-off and erosion
- Entry signage should be provided at trailheads or access points, and boundary signage should be placed, as appropriate, to demarcate sensitive edges or private property boundaries
- Trash receptacles and dog waste disposal stations should be provided at trailheads

Maintenance and Operations Standards

General Standards

Grounds

- Grounds are mowed and trimmed.
- Park is free of litter, debris and hazards.

Pathways

- Pathways have a uniform surface and are level with the ground and free of trip hazards.
- Pathways are free of litter and debris.
- Pathways have unobstructed accessibility, i.e. free from low and protruding limbs, guide wires, etc.
- Pathways are neatly edged.
- Pathways are clear of weeds and grass growth in cracks and expansion joints.

Signage

- Park identification signs are secure and properly installed in a noticeable location.
- Handicap parking signs (as applicable) are secure, visible and to city code.
- Signs are clean, painted and free of protrusions.
- Ornamental Plants & Landscaping
 - Plants are healthy.
 - Plant beds are free of litter, debris, and weeds.
 - Plant selection is appropriate for season and area usage.

Playgrounds

Play Equipment

- Play equipment and surrounding play areas meet ASTM and National Playground Safety Institute standards.
- Play equipment and hardware is intact.
- Play equipment is free of graffiti.

- Age appropriateness for the play equipment is noted with proper signage.
- Shade structure is secure and free from tears, if applicable.
- Play equipment manuals and model numbers are to be retained by the owner.

Surfacing

- Fall surface is clean, level and free of litter and debris.
- Fall surface meets ASTM and National Playground Safety Institute standards.
- Fall surface is well drained.
- Rubber cushion surfaces are free of holes and tears.
- Rubber cushion surfaces are secure to the base material and curbing.
- Fall surface is in compliance with the requirements of the Americans with Disabilities Act.

Borders

- Playground borders are well defined and intact.
- Playground borders meet ASTM and National Playground Safety Institute standards.

Decks

- Planks are intact, smooth, structurally sound, free of splinters and have no cracks greater than ¼ inch.
- Nails, bolts or screws are flush with the surface.
- Planks are level with no excessive warping.

Fixtures

Benches

- Slats are smooth and structurally sound.
- Hardware is intact and structurally sound.
- Nails, bolts or screws are flush with the surface.
- Seats and backing are smooth with no protrusions and have no exposed sharp edges or pointed corners.

Tables

- Tables are clean, free of rust, mildew and graffiti.
- Table hardware is intact.
- Table frames are intact and slats are properly secured.
- Table seats and tops are smooth with no protrusions and have no exposed sharp edges or pointed corners.

Trash Receptacles

- Receptacles are clean; Area around trash receptacles is clean and free of trash and debris.
- Wood receptacles are painted and free of damage or missing parts; hardware for wood receptacles is intact.
- Concrete receptacles are intact and free of cracks or damage.

Sport Courts

Surfacing

- Surface is smooth, level and well drained with no standing water.
- Surface is free of large cracks, holes and trip hazards.
- Surface is painted and striped as per court specifications.
- Worn painted surfaces do not exceed 20% of total court surface.
- Surface is free of litter, debris, gravel and graffiti.

Goals and Backboards

- Goals and backboards are level with hardware intact and painted as appropriate.
- Nylon nets are properly hung and are not torn or tattered.
- Support poles are secure in the ground and straight.

Restrooms

- Restrooms are clean, sanitary and properly stocked with paper products.
- Lights and ventilation systems are operational.
- Toilets, water faucets, stall doors and hand air dryers are operational.
- Restrooms are free of graffiti.
- Restroom doors are properly marked according to gender.
- Restrooms have clean trash receptacles.
- Restroom doors and locks are operational.
- Restrooms are in compliance with the requirements of the Americans with Disabilities Act.

Additional Resources

Consultant's Guide to Park Design and Development; Park and Recreation Department, City of San Diego, CA.

<http://www.sandiego.gov/park-and-recreation/pdf/consultantguide.pdf>

Design Standards for Park and Trail Development (Specifications); Park and Recreation Department, City of Bellingham, WA.

<http://www.cob.org/government/rules/guidelines/park-design-standards.aspx>

Final Guidelines for Outdoor Developed Areas – United States Access Board

<http://www.access-board.gov/guidelines-and-standards/recreation-facilities/outdoor-developed-areas>

Handbook for Public Playground Safety - National Product Safety Commission.

<http://www.cpsc.gov/cpscpub/pubs/325.pdf>

Agenda Item 7

REQUEST FOR CITY COUNCIL ACTION

To: Mayor and City Council
From: Grant Crowell
Date: 22 October 2015
Business Date: 28 October 2015
Subject: Billboard LED Text Amendments
Staff Presentation: Grant Crowell
Applicant: Windy Cooke and Brent Baker

RECOMMENDATION:

To adopt an ordinance amending the Bluffdale Land Use Ordinance in order to revise regulations for non-appurtenant outdoor advertising structures (billboards) found in Chapter 11-2 and 11-22 of the Bluffdale City Code as recommended by the Planning Commission on October 21, 2015.

BACKGROUND AND FINDINGS:

The applicant currently owns three billboards located along Interstate 15 in Bluffdale. These billboards are located at approximately 16120 S Pony Express Rd. Including these three, there are currently eight billboards in Bluffdale, all located along Interstate 15 as indicated in the included map. Seven of these billboards are in the SG-1 zone and one is in the Light Industrial (I-1) zone. The applicant's original proposed text amendment proposed to amend the City's sign regulations to allow for billboards in the SG-1 zone, but this portion of the request has been eliminated from the current proposal. The proposal primarily focuses on the conversion of existing billboards (conforming or non-conforming) along Interstate 15 to electronic displays and allow for the height of billboards to be measured from the surface of the nearest traveled lane of Interstate 15. Additionally, the proposal modifies the distance from the freeway that non-appurtenant signs (billboards) can be from 350 to 450 feet.

The applicants have presented their proposal at a City Council work session on July 8, 2015, and a Planning Commission meeting on September 2, 2015, and October 21, 2015. As a result of these meetings and coordination with other interested parties, such as Reagan Outdoor Advertising and YESCO, the proposal was modified. The applicant initially submitted a light study prepared by Watchfire Signs that demonstrates the increases in ambient light produced by an LED billboard. The study specifically shows how LED conversion of the billboards near Bluffdale Heights might affect nearby residences. As a result of the meetings with the other interested sign companies and discussions with the City, the applicant amended the proposal, eliminating the request for additional signs in the S&G-1 zone, and adding a requirement for at least 1,000 feet spacing between electronic display billboards.

PREVIOUS ACTIONS

- July 8, 2015: City Council Work Session
- September 2, 2015: Planning Commission Public Hearing, continued
- September 21, 2015: Planning Commission recommended approval, 5-0

SUPPORTING DOCUMENTS

- Proposed Ordinance w/ Ordinance Exhibit
- Staff Report

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2015-xx

AN ORDINANCE AMENDING SECTIONS 11-2 and 11-22 OF TITLE 11 OF THE BLUFFDALE CITY CODE IN ORDER TO REVISE STANDARDS FOR NON-APPURTENENT ADVERTISING STRUCTURES

WHEREAS the City of Bluffdale Land Use Ordinance provides for standards for various types of signs and outdoor advertising;

WHEREAS the proposed ordinance provides opportunities for billboard owners to update their illumination technology and make their existing signs more visible to the travelling public; and

WHEREAS the proposed text amendments set forth herein have been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held and public notice given in accordance with Utah law and local ordinance to obtain public comment regarding the proposed amendments to the Land Use Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH:

Section 1. Text Amendments. The City Council hereby adopts the following amendments to Title 11 of the Bluffdale City Code, as indicated in the attached Exhibit 'A'. (All parts of these sections and subsections not specifically listed shall remain unaffected).

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon recording in the office of the City Recorder, publication, posting, or thirty (30) days after passage, whichever occurs first.

APPROVED, ADOPTED AND PASSED and ordered published by the Bluffdale City Council, this 28th Day of October, 2015.

CITY OF BLUFFDALE

Mayor

ATTEST:

[SEAL]

Wendy Deppe
Bluffdale City Recorder

Council members	Voting:	
	AYE	NAY
Alan Jackson	_____	_____
Bruce Kartchner	_____	_____
Mark Lemery	_____	_____
Ty Nielsen	_____	_____
Justin Westwood	_____	_____

Exhibit A. Bluffdale City Code, Amendment Request

Amend Section 11-2-2 to read as follows (new language is underlined):

...

SIGN, ELECTRONIC DISPLAY (EDS): Any nonappurtenant advertising structure, or portion thereof, that displays electronic images, graphics or pictures, with or without textual information. Such a nonappurtenant advertising structure has the capability of being changed or altered by electronic means on a fixed display screen composed of a series of lights, including light emitting diodes (LEDs), fiber optics, plasma displays, light bulbs, or other illumination devices within the display area where the message is displayed. Electronic display signs include computer programmable, microprocessor controlled electronic or digital displays.

...

SIGN, NONAPPURTENANT: Any sign which advertises products, services or business establishments which are not located, conducted, manufactured or sold upon the same premises upon which the sign is erected.

SIGN, NONAPPURTENANT ADVERTISING STRUCTURE (BILLBOARD): A Nonappurtenant Sign, commonly referred to as a billboard, that is mounted or otherwise affixed to a pylon or other support structure.

SIGN, NONCONFORMING: Any sign or nonappurtenant advertising structure ~~or sign~~ which was lawfully erected and maintained prior to such time as it came within the purview ~~preview~~ of this chapter, and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this chapter.

...

Amend Section 11-22-14 to read as follows (new language is underlined):

11-22-14: NONAPPURTENANT ~~OUTDOOR~~ ADVERTISING STRUCTURES (BILLBOARDS):

Nonappurtenant advertising structures (billboards) shall be permitted ~~along~~ within 350 450 feet of the nearest edge of the Interstate I-15 right of way in the light industrial (I-1) zone and shall be erected and maintained only in conformance with the following provisions:

A. ~~Minimum~~ Maximum Area: Each nonappurtenant ~~outdoor~~ advertising structure ~~shall~~ may have a maximum area of six hundred seventy five (675) square feet per face.

B. Maximum Height: Notwithstanding any contrary provisions in this chapter, nonappurtenant A advertising structures, including nonconforming nonappurtenant advertising structures, shall may have a maximum height of thirty five feet (35') measured from the surface of the nearest traveled lane of the adjacent public street, or of the nearest travelled lane of Interstate 15 if the nonappurtenant advertising structures is within four hundred and fifty feet (450') of the Interstate 15 right of way, whichever is greater.

C. Location: All such nonappurtenant advertising structures shall be located behind the line of the required front yard setback of the zone in which it is located and a minimum of four hundred feet (400') from the nearest residential zone. The nonappurtenant advertising structures shall also be spaced with a minimum of one thousand feet (1,000') maintained between each nonappurtenant advertising structure measured in any direction.

D. Number Of Sign Faces Permitted: Each nonappurtenant ~~sign or outdoor~~ advertising structure shall be limited to one sign face, except that two (2) sign faces may be permitted when said faces are mounted back to back with the faces in parallel planes at distances not exceeding four feet (4') apart; or that two (2) sign faces may also be permitted when the faces are mounted in a "V" configuration, when said faces are attached on one end and have a maximum distance of thirty feet (30') apart at the other end. Two (2) sign faces may also be permitted if the total area of two (2) is not greater than the maximum area for one face, if both faces were originally erected together. (Ord. 10-24-00-1, 10-24-2000)

E. Materials And Construction: All nonappurtenant ~~signs and outdoor~~ advertising structures shall be constructed of materials prescribed by the international building code, and construction techniques shall be approved by the building official. All said nonappurtenant ~~signs and outdoor~~ advertising structures must be issued a building permit prior to construction. (Ord. 10-24-00-1, 10-24-2000; amd. 2013 Code)

F. Maintenance: The owner or persons in control ~~of any sign~~ shall be responsible for maintaining such ~~signs~~ nonappurtenant advertising structures, including border, trims, faces, weight bearing and bracing structures, and surrounding grounds or environment in a litter free and safe manner. Signs shall not be allowed to deteriorate and must be repaired or removed. (Ord. 10-24-00-1, 10-24-2000)

G. Upgrade of Nonappurtenant Advertising Structures: Notwithstanding any contrary provisions in this chapter, a nonappurtenant advertising structure, including a nonconforming, nonappurtenant advertising structure, may be modified to include an electronic display. Upgrade to an electronic display shall not affect a nonconforming, nonappurtenant advertising structure's status as a nonconforming use or a nonconforming structure.

1. The applicant must submit a complete building permit application in accordance with section 11-22-4(A).
2. The nonappurtenant advertising structure must be located within 450 feet of the nearest edge of the I-15 right of way and located no closer than 1,000 feet from another nonappurtenant advertising structure with an electronic display oriented to the same direction of traffic on I-15.
3. A nonappurtenant advertising structure located within a zoning district that allows residential uses shall not be upgraded to include an electronic display.
4. Upgrade to an electronic display sign may not increase a nonappurtenant advertising structure's size of its display area.

5. The electronic display may occupy the entire display area of the sign.
6. The electronic display may use any method of illumination identified in section 11-2-2, or a similar technology approved by the Zoning Administrator.
7. All electronic display signs shall comply with the following illumination requirements:
 - a. All electronic display signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements set forth in Section 11-22-14(G)(7)(b). In addition, electronic display signs must have a default mechanism to hold constant static image or turn off the sign within twenty- four (24) hours of a reported malfunction that causes the display to violate these illumination requirements.
 - b. Sign illumination levels for electronic display signs shall never operate at a brightness intensity to exceed 0.3 footcandles over ambient lighting conditions when measured at the distance set forth in Section 11-22-14(G)(7)(e). Light cutoff devices shall minimize light above the sign.
 - c. The illuminance of an electronic display sign shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the electronic display signs off, and again with the electronic display sign displaying a white image for a full color capable electronic display sign, or a solid message for a single color electronic display sign. All measurements shall be taken perpendicular to the face of the electronic display sign at the distance determined by the total square footage of the electronic display sign, as set forth in Section 11-22-14(G)(7)(e).
 - d. The application shall include a written certification from the sign manufacturer, showing that the electronic display sign is properly equipped and will be configured upon installation to meet the requirements of this Section 11-22-14(G)(7).
 - e. Measurement Distance for electronic display signs.

<u>Area of Sign (sq. ft.)</u>	<u>Measurement Distance (ft.)</u>
<u>0 – 100</u>	<u>100</u>
<u>101 – 350</u>	<u>150</u>
<u>351 – 650</u>	<u>200</u>
<u>Over 650</u>	<u>250</u>

8. The interval between message changes on an electronic display shall not be more frequent than eight seconds and the actual message rotation process must be accomplished in one second or less.

9. Electronic display sign faces which contain, include, or are illuminated by any flashing, intermittent, full motion video, scrolling, strobing, racing, blinking, changes in color, fade in or fade out, or any other imitation of movement or motion, or any other means not providing constant illumination, are prohibited.
10. The text, images and graphics of the electronic display sign shall be static and complete within themselves, without continuation in content to the next image or message, or to any other sign.
11. Any sign face upgraded under this subsection that is located within three hundred fifty feet, measured from the electronic display face to the residential dwelling, and oriented toward a legally occupied residential dwelling, shall be required to adhere to the curfew described below:
 - a. If a nonappurtenant advertising structure with an electronic display face is within three hundred fifty feet of a legally occupied dwelling that is within a forty-five-degree radius area measured from the center point of the electronic display face, then this electronic display face shall display only one static illuminated message nightly from eleven p.m. until six a.m.;
 - b. If a nonappurtenant advertising structure with an electronic display face is within one hundred fifty feet of a legally occupied dwelling that is within a ninety-degree radius area measured from the center point of the electronic display face, then this electronic display face shall be shut off nightly from eleven p.m. until six a.m.; and
 - c. The curfew conditions set forth in Sections 11-22-14(C)(12) are not applicable if the message displayed is an emergency public safety warning or alert, such as an AMBER Alert.
12. This Section 11-22-14(G) does not authorize the location of a new nonappurtenant advertising structure in a location not permitted or allowed under the existing and applicable ordinances.



Planning Division
14175 South Redwood Road
Bluffdale, UT 84065
801.254.2200(o) 801.446.8642(f) TTY 7-1-1

STAFF REPORT
16 October 2015

To: City of Bluffdale Planning Commission
Prepared By: Grant Crowell

Re: Outdoor Advertising (Billboard) Text Amendments
Application No.: 2015-27
Applicant: Windy Cooke & Butch Baker
Affected Location: City-wide
Zoning: Any zones where billboards are allowed or currently exist
Requests: To approve the proposed amendments to portions of Chapter 11-2 and 11-22 of the Bluffdale City Code in order to revise regulations for outdoor advertising structures (billboards)

SUMMARY & BACKGROUND

The applicant currently owns three billboards located along Interstate 15 in Bluffdale. These billboards are located at approximately 16120 S Pony Express Rd. Including these three, there are currently eight billboards in Bluffdale, all located along Interstate 15 as indicated in the included map. Seven of these billboards are in the SG-1 zone and one is in the Light Industrial (I-1) zone. The applicant's original proposed text amendment proposed to amend the City's sign regulations to allow for billboards in the SG-1 zone, but this portion of the request has been eliminated from the current proposal. The proposal primarily focuses on the conversion of existing billboards (conforming or non-conforming) along Interstate 15 to electronic displays and allow for the height of billboards to be measured from the surface of the nearest traveled lane of Interstate 15. Additionally, the proposal modifies the distance from the freeway that non-appurtenant signs (billboards) can be from 350 to 450 feet.

The applicants previously presented their proposal at a City Council work session on July 8, 2015, and a Planning Commission meeting on September 2, 2015. Based on those discussions, the applicant was asked to provide additional information on the impacts of LED billboard conversion, and to coordinate this proposal with other interested parties, such as Reagan Outdoor Advertising and YESCO. The applicant initially submitted a light study prepared by Watchfire Signs that demonstrates the increases in ambient light produced by an LED billboard. The study specifically shows how LED conversion of the billboards near Bluffdale Heights might affect nearby residences.

As a result of the meetings with the other interested sign companies and discussions with the City, the applicant amended the proposal, eliminating the request for additional signs in the S&G-1 zone, and adding a requirement for at least 1,000 feet spacing between electronic display billboards.

ANALYSIS

The applicant's text amendment (Exhibit 'A') request primarily accomplishes two purposes: 1. it allows for existing billboards (whether conforming or non-conforming) to be converted to electronic displays, and 2. it allows for the height of billboards to be measured from the surface of the nearest traveled lane of Interstate 15. The request also proposes some other minor adjustments to the text. Billboards are currently allowed only in the I-1 zone; only one of the existing billboards in Bluffdale conforms due to the majority being located in the S&G-1 zone.

Conversion to electronic displays. The request includes a new term and definition that would be added to Section 11-2-2 (Definitions): "sign, electronic display". This term would be defined as follows:

SIGN, ELECTRONIC DISPLAY (EDS): Any nonappurtenant advertising structure, or portion thereof, that displays electronic images, graphics or pictures, with or without textual information. Such a nonappurtenant advertising structure has the capability of being changed or altered by electronic means on a fixed display screen composed of a series of lights, including light emitting diodes (LEDs), fiber optics, plasma displays, light bulbs, or other illumination devices within the display area where the message is displayed. Electronic display signs include computer programmable, microprocessor controlled electronic or digital displays.

The request would amend Section 11-22-14 which includes the city's billboard regulations by adding a new section:

G. Upgrade of Nonappurtenant Advertising Structures: Notwithstanding any contrary provisions in this chapter, a nonappurtenant advertising structure, including a nonconforming, nonappurtenant advertising structure, may be modified to include an electronic display. Upgrade to an electronic display shall not affect a nonconforming, nonappurtenant advertising structure's status as a nonconforming use or a nonconforming structure.

This would allow any existing billboard, regardless of nonconforming status, to be converted to an electronic display as long as the billboard is "located within 450 feet of the nearest edge of the I-15 right of way and located no closer than 1,000 feet from another non-appurtenant advertising structure with an electronic display oriented to the same direction of traffic on I-15". This section also includes several standards for electronic displays that include the following:

1. The applicant must submit a complete building permit application in accordance with section 11-22-4(A).
2. The nonappurtenant advertising structure must be located within 450 feet of the nearest edge of the I-15 right of way and located no closer than 1,000 feet from another nonappurtenant advertising structure with an electronic display oriented to the same direction of traffic on I-15.
3. A nonappurtenant advertising structure located within a zoning district that allows residential uses shall not be upgraded to include an electronic display.
4. Upgrade to an electronic display sign may not increase a nonappurtenant advertising structure's size of its display area.
5. The electronic display may occupy the entire display area of the sign.
6. The electronic display may use any method of illumination identified in section 11-2-2, or a similar technology approved by the Zoning Administrator.
7. All electronic display signs shall comply with the following illumination requirements:

- a. All electronic display signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements set forth in Section 11-22-14(G)(7)(b). In addition, electronic display signs must have a default mechanism to turn off the sign within twenty- four (24) hours of a reported malfunction.
- b. Sign illumination levels for electronic display signs shall never, at maximum display intensity, exceed 0.3 footcandles over ambient lighting conditions when measured at the distance set forth in Section 11-22-14(G)(7)(e). Light cutoff devices shall minimize light above the sign.
- c. The illuminance of an electronic display sign shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the electronic display signs off, and again with the electronic display sign displaying a white image for a full color capable electronic display sign, or a solid message for a single color electronic display sign. All measurements shall be taken perpendicular to the face of the electronic display sign at the distance determined by the total square footage of the electronic display sign, as set forth in Section 11-22-14(G)(7)(e).
- d. The applicant shall submit a photometric matrix (showing the dispersal in footcandles), and written certification from the sign manufacturer, showing that the electronic display sign meets the requirements of this Section 11-22-14(G)(7).
- e. Measurement Distance for electronic display signs.

<u>Area of Sign (sq. ft.)</u>	<u>Measurement Distance (ft.)</u>
<u>0 – 100</u>	<u>100</u>
<u>101 – 350</u>	<u>150</u>
<u>351 – 650</u>	<u>200</u>
<u>Over 650</u>	<u>250</u>

- 8. The interval between message changes on an electronic display shall not be more frequent than eight seconds and the actual message rotation process must be accomplished in one second or less.
- 9. Electronic display sign faces which contain, include, or are illuminated by any flashing, intermittent, full motion video, scrolling, strobing, racing, blinking, changes in color, fade in or fade out, or any other imitation of movement or motion, or any other means not providing constant illumination, are prohibited.
- 10. The text, images and graphics of the electronic display sign shall be static and complete within themselves, without continuation in content to the next image or message, or to any other sign.
- 11. Any sign face upgraded under this subsection that is located within three hundred fifty feet, measured from the electronic display face to the residential dwelling, and oriented toward a legally occupied residential dwelling, shall be required to adhere to the curfew described below:
 - a. If a nonappurtenant advertising structure with an electronic display face is within three hundred fifty feet of a legally occupied dwelling that is within a forty-five-degree radius

area measured from the center point of the electronic display face, then this electronic display face shall display only one static illuminated message nightly from eleven p.m. until six a.m.;

- b. If a nonappurtenant advertising structure with an electronic display face is within one hundred fifty feet of a legally occupied dwelling that is within a ninety-degree radius area measured from the center point of the electronic display face, then this electronic display face shall be shut off nightly from eleven p.m. until six a.m.; and
- c. The curfew conditions set forth in Sections 11-22-14(C)(12) are not applicable if the message displayed is an emergency public safety warning or alert, such as an AMBER Alert.

12. This Section 11-22-14(G) does not authorize the location of a new nonappurtenant advertising structure in a location not permitted or allowed under the existing and applicable ordinances.

Height measurement. Currently, billboards have a maximum height of 35 feet measured from “the surface of the nearest traveled lane of the adjacent public street.” The proposed text amendment would modify the existing language as follows:

“Notwithstanding any contrary provisions in this chapter, nonappurtenant advertising structures, including nonconforming nonappurtenant advertising structures, shall may have a maximum height of thirty five feet (35’) measured from the surface of the nearest traveled lane of the adjacent public street, or of the nearest travelled lane of Interstate 15 if the nonappurtenant advertising structures is within four hundred and fifty feet (450’) of the Interstate 15 right of way, whichever is greater.”

This could allow for a substantial increase in height of billboards that are located in areas where the interstate is higher than Pony Express. Utah State Code 10-9a-513 allows for heights “25 feet above the grade of the interstate” or “65 feet above the ground”, whichever is higher. In some cases this proposed change would allow billboard heights higher than the minimum standard established by the state.

Other changes. Other changes proposed by this amendment include a new term and definition for billboards:

SIGN, NONAPPURTENANT ADVERTISING STRUCTURE (BILLBOARD): A Nonappurtenant Sign, commonly referred to as a billboard, that is mounted or otherwise affixed to a pylon or other support structure.

The changes would also clarify where billboards are allowed along Interstate 15 by stating a distance of 450 feet from the interstate as the area where billboards are allowed. There is also a small adjustment to the language that allows for a maximum sign area of 675 square feet.

RECOMMENDATION ON PROPOSED TEXT CHANGE

The modification of billboards to new technologies is a rapidly changing component of the advertising industry. However, sign regulation in the community is a local policy decision except where pre-empted by State Law.

Staff recommends that if the proposal is found acceptable and for good cause the Planning Commission should forward a positive recommendation to the City Council for the proposed billboard text amendments, application 2015-27. In doing so – for or against - the Planning Commission should create findings to forward to the City Council. Findings which may be appropriate for a positive recommendation could include:

1. That the proposed amendments will not be detrimental to the health, safety, or general welfare of persons of property within the community.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the proposed billboard text amendments, application 2015-27, subject to the conditions and based on the following findings:”

1. List all findings. . .

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the proposed billboard text amendments, application 2015-27, based on the following findings:”

1. List all findings...



August 18, 2015

Background on Optical Measurements and Calculations

Watchfire Signs has been in the LED sign business more than 17 years and before that in the incandescent light bulb sign business for more than 70 years.

Incandescent signs were commonly measured using illuminance measurements, partly because the light bulb is ideally a point source of light, illuminating equally in all directions, and illuminance meters are commonly available and inexpensive. Foot-candle measurements are made at a defined distance from the sign and the magnitude depends on the physical size of the sign.

LED signs are highly directional however, which is an advantage in an urban setting since the light can be directed more precisely to the intended audience. Luminance measurements have been used to specify LED signs by the industry. The candela per square meter (NITs) unit allows a specification that does not depend on size or viewing distance.

<http://www.signs.org/IndustryResources/TechnicalRegulatoryResources/BrightnessGuideforElectronicMessageCenters/tabid/745/Default.aspx>

The study done on the sign adjacent to a residential area used actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations are then scaled up to the size of the sign and the distance corrections are made using the inverse square law. These calculations allow the study to be made in foot-candles, which then could be referenced back to the ISA study.

Below is a list of some of the measurement equipment used by Watchfire engineers. If there are any questions on this subject we would be happy to discuss them.

Equipment used by Watchfire engineers to make lighting measurements:

Foot-candles/Lux - Minolta Illuminance Meter T-10

NITs/candela/sq. m – Minolta Luminance Meter LS-100

Sign Calibration – Minolta CS-1000 Spectra radiometer

SIGN LIGHTING STUDY

Sign Details

Size: 14 x 48 Digital Billboard

Location: Point of the Mountain storage, I 15, Bluffdale, UT

Data Collection

Light measurements are completed in foot-candles. A foot-candle is the amount of light produced by a single candle when measured from 1 foot away. For reference, a 100 watt light bulb produces 137 foot-candles at 1 foot away, .0548 foot-candles at 50 feet and .0137 foot-candles at 100 feet.

The table represents the total increase in ambient light produced by the sign under normal or typical operation at night. The ambient light increases will actually be less than shown in the chart since they fail to consider any objects blocking the line of site to the sign. Obstructions such as trees would further reduce real world overall ambient light increases. In addition to obstructions any existing light within the viewing cone will further diminish any light increases.

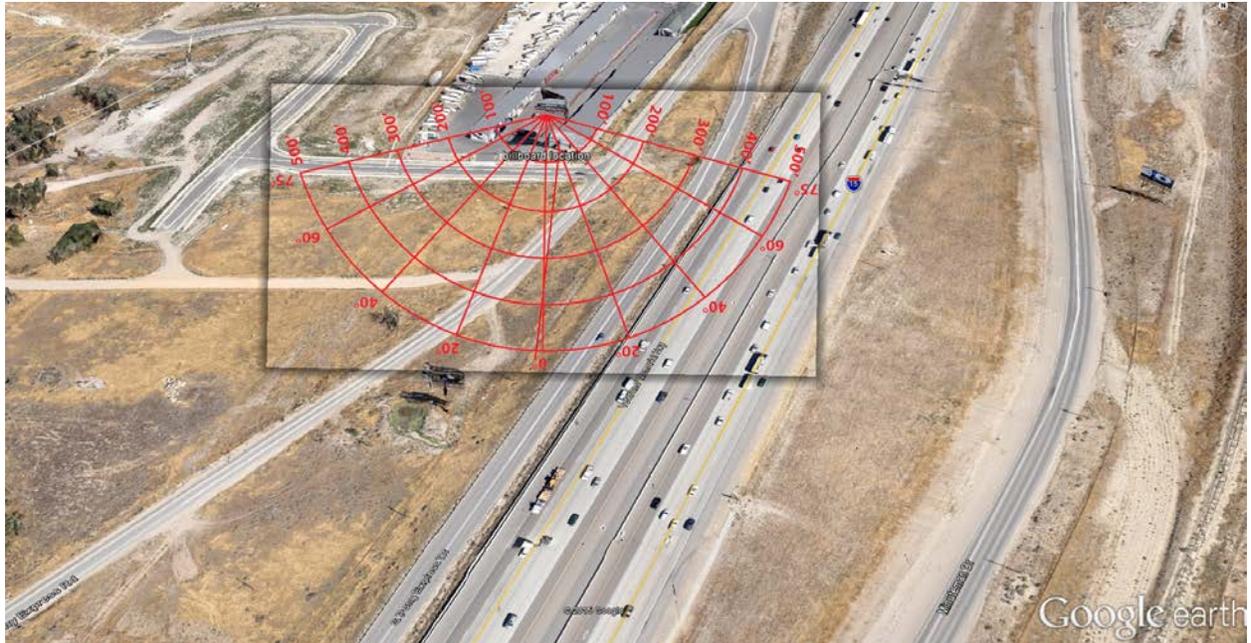
	0 degrees	20 degrees	40 degrees	60 degrees	75 degrees
100'	0.5110	0.4216	0.2846	0.1288	0.0256
200'	0.1278	0.1054	0.0712	0.0322	0.0064
300'	0.0568	0.0468	0.0316	0.0143	0.0028
400'	0.0319	0.0264	0.0178	0.0080	0.0016
500'	0.0204	0.0169	0.0114	0.0052	0.0010

Light values in foot-candles at night under typical operation

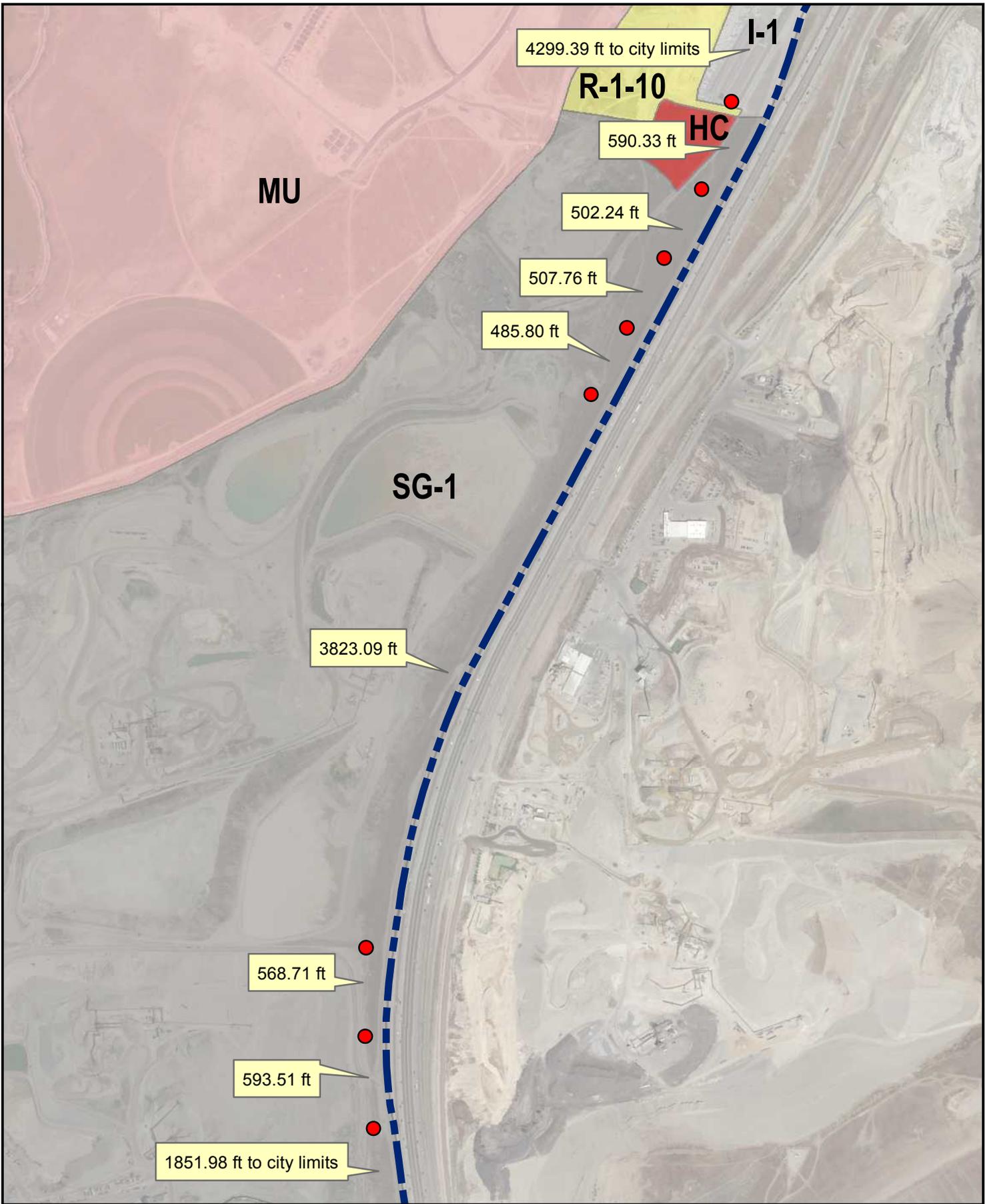
North Facing



South Facing

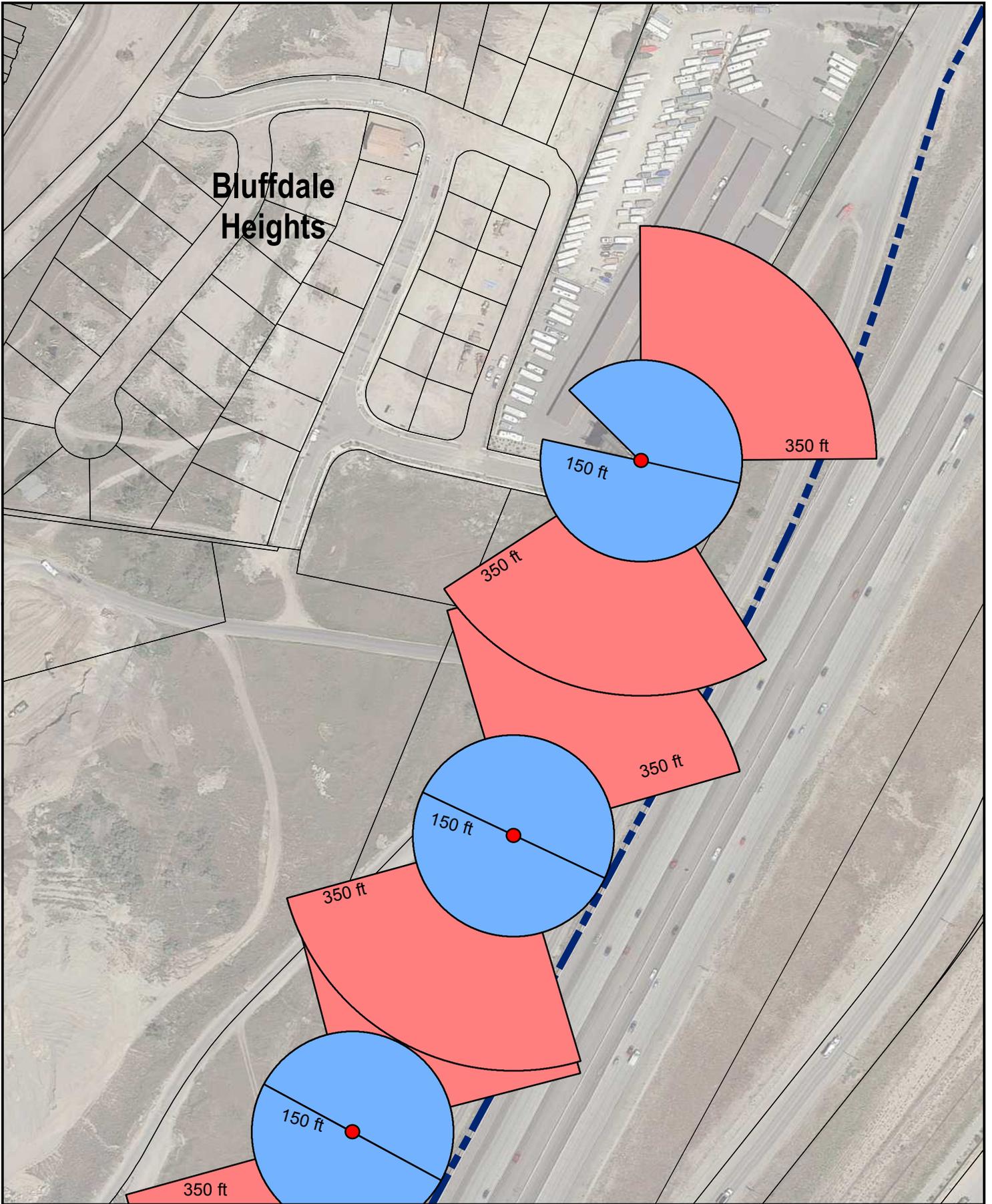


Ray Digby
office 800-637-2645 x3006 Fax 217-442-1020
ray.digby@watchfiresigns.com



Billboard Locations





Residential Buffer



Agenda Item 8



THE CITY OF BLUFFDALE

14350 South 2200 West • Bluffdale, Utah 84065 • (801) 254-2200 • Fax (801) 253-3270

October 21, 2015

Mayor Derk Timothy
City Council Members
Mark Reid, City Manager
14350 South 2200 West
Bluffdale, Utah 84065

Re: *Recertification of Bluffdale Justice Court*

Gentlemen:

In fulfillment of one of the requirements by the Administrative Office of the Courts (“AOC”), concerning the quadrennial re-certification of the Bluffdale City Municipal Justice Court, I am required to provide to you a written opinion advising you of the justice court requirements for operation and feasibility of maintaining the court. Even though this is an opinion letter, the standards and requirements contained herein are mandated by Utah laws and regulations.

Statutes of the State of Utah require that certain standards be met in the operation of the Bluffdale City Municipal Justice Court. These statutory requirements include the following:

1. All official court business shall be conducted in a courtroom or an office located in a public facility which is conducive and appropriate to the administration of justice (Utah Code Ann. § 78A-7-213).
2. The court shall be open and judicial business shall be transacted every day as provided by law (*Id.*), although the judge is not required to be present during all hours that the court is open.
3. The hours that the court will be open shall be posted conspicuously at the court and in local public buildings (*Id.*).

4. The judge and the clerk of the court shall attend the court at regularly scheduled times (*Id.*).
5. The entity creating the Justice Court shall provide and compensate a judge and clerical personnel to conduct the business of the court (*Id.* §§ 78A-7-206 and 78A-7-207).
6. The City shall provide sufficient funds to cover the cost of travel and training expenses of clerical personnel and judges at training sessions mandated by the judicial council (*Id.* § 78A-7-103).
7. The City shall provide sufficient prosecutors to perform the prosecutorial duties before the justice court (*Id.*).
8. The City shall provide sufficient clerical personnel to serve the needs of the justice court (*Id.*).
9. The City shall provide adequate funding to defend all persons charged with a public offense who are determined by the justice court to be indigent under Title 77, Chapter 32, of the Utah Code, Indigent Defense Act (*Id.*).
10. The City shall provide sufficient local peace officers to provide security for the justice court and to attend to the justice court when required (*Id.*).
11. Witness and jury fees as required by law shall be paid by the City (*Id.* § 10-7-76).
12. Any fine, surcharge, or assessment which is payable to the state shall be forwarded to the State as required by law (*Id.* §§ 78A-7-120 and 78A-7-121).
13. Every justice court judge shall be paid a fixed compensation within the range provided by statute (*Id.* § 78A-7-206).
14. Court shall be held within the jurisdiction of the court, except as provided by law (*Id.* § 78A-7-212).
15. Each judge of a justice court must have a current copy of the Utah Code, the Utah Court Rules Annotated, the justice court manual published by the state court administrator, the county, city, or town ordinances as appropriate, and other legal reference materials as determined to be necessary by the judge (*Id.* § 78A-7-103).
16. All required reports and audits shall be filed as required by law or by rule (*Id.* § 78A-7-215).

THE CITY OF BLUFFDALE

17. All justice courts shall use a common case management system and disposition reporting system as specified by the Judicial Council (*Id.* § 78A-7-213).
18. All justice courts shall record all proceedings with a digital audio recording device and maintain the audio recordings for one year (*Id.* § 78A-7-103).
19. Courts shall have adequate courtroom and auxiliary space for the justice court, which need not be specifically constructed for or allocated solely for the justice court when existing facilities adequately serve the purposes of the justice court (*Id.*).

In addition to those requirements which are directly imposed by statute, section 78A-7-103 of the Utah Code directs the Judicial Council to promulgate minimum requirements for the creation and certification of Justice Courts. Pursuant to statute, the Judicial Council has adopted the following minimum requirements:

1. That the Court be opened for at least one hour each day that the court is required to be open as provided by law. Additional hours of operation are specified in C.J.A. Rule 9-105.
2. That the judge be available to attend court and conduct court business as needed.
3. That the minimum furnishings for a courtroom include: a desk and a chair for the judge (on a six inch riser), a desk and a chair for the court clerk, chairs for witnesses, separate tables and appropriate chairs for plaintiffs and defendants, a Utah State Flag, a United States flag, a separate area and chairs for at least four jurors, a separate area with appropriate seating for the public, an appropriate room for jury deliberations, and an appropriate area or room for victims and witnesses which is separate from the public.
4. A judicial robe, a gavel, current bail schedules, a copy of the Code of Judicial Administration, and necessary forms and supplies.
5. Office space for the judge and clerk (under certain circumstances this space may be shared, but if shared, the judge and clerk must have priority to use the space whenever needed). The office space shall include a desk for the judge and a desk for the clerk, secure filing cabinets for the judge and the clerk, a telephone for the judge and a telephone for the clerk, appropriate office supplies to conduct court business, a cash register or secured cash box, a typewriter or word processor, and access to a copy machine.
6. A clerk must be present during the time the court is open each day and during court sessions, as required by the judge.
7. The entity must have at least one peace officer (which may be contracted).

THE CITY OF BLUFFDALE

14350 South 2200 West • Bluffdale, Utah 84065 • (801) 254-2200 • Fax (801) 253-3270

8. A court security plan must be submitted consistent with C.J.A. Rule 3-414.
9. Each court must have at least one computer with access to the internet, and appropriate software and security/encryption technology to allow for electronic reporting and access to Driver License Division (DLD) and the Bureau of Criminal Identification (BCI), as defined by the reporting and retrieval standards promulgated by the Department of Public Safety (DPS). Monthly reports must also be electronically submitted to the Administrative Office of the Courts (AOC) monthly.
10. Each court shall report required case disposition information to DLD, BCI, and the AOC electronically, as described in number 9 above.

Based upon my review of these minimum requirements and subject to the City's determination of expenses, volume of case filings, and other similar factors, in my opinion the continued operation and maintenance of Bluffdale City Municipal Justice Court is both feasible and desirable.

Sincerely,

A handwritten signature in blue ink, appearing to read 'V. Pickell', is written over the typed name.

Vaughn R. Pickell, AICP
City Attorney

Cc: Richard Schwermer, AOC

CITY OF BLUFFDALE, UTAH

RESOLUTION No. 2015-57

A RESOLUTION REQUESTING THE RECERTIFICATION OF THE BLUFFDALE CITY JUSTICE COURT.

WHEREAS the provisions of U.C.A. § 78A-7-103 require that Justice Courts be recertified at the end of each four-year term;

WHEREAS the members of the Bluffdale City Council have received the opinion letter from the Bluffdale City Attorney, which sets forth the requirements for the operation of a Justice Court and feasibility of continuing to maintain the same; and

WHEREAS the members of the Bluffdale City Council have determined that it is to the best interest of the City of Bluffdale to continue to provide for a Justice Court;

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL AS FOLLOWS:

Section 1. Request for Recertification of the Bluffdale Justice Court. The City Council hereby requests that the Administrative Office of the Courts recertify the Bluffdale Justice Court for an additional four-year term. The City Council agrees to continue to comply with the operational standards for the term of the recertification.

Section 2. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED: October 28, 2015.

CITY OF BLUFFDALE

Mayor

ATTEST:

[seal]

City Recorder

Voting by the City Council: Yes No

Councilmember Jackson	_____	_____
Councilmember Kartchner	_____	_____
Councilmember Lemery	_____	_____
Councilmember Nielsen	_____	_____
Councilmember Westwood	_____	_____

COURT CERTIFICATION AFFIDAVIT

Court Location: Bluffdale City Court

Judge: Scott J Mickelsen

Address: 14175 Redwood Road

Bluffdale, City Utah 84065

Telephone:801-446-9219

Level of Court (Circle one): I II **III** IV

Average Case Filings Per Month: 80

Daily Court Hours:Monday, Wednesday, Friday 8:30am to 5:00pm

Tuesday and Thursday 8:30am to 2:00pm

Number of Full-time Clerks: _____
Hours Worked Per Week Per Clerk: _____

Number of Part-time Clerks: 2
Hours Worked Per Week Per Clerk: 20

This form is divided into two parts. Section I contains those requirements that are statutory and are **not** waivable. Section II contains minimum requirements established by the Judicial Council, and those requirements may be waived pursuant to the procedure set forth in the instructions to applicant included with the application for certification.

Comes now Judge Scott J Mickelsen

Justice Court Judge for Bluffdale City and except as specifically noted below, certifies as follows:

SECTION I

**THE FOLLOWING ITEMS ARE STATUTORY AND CANNOT BE WAIVED.
CERTIFICATION WILL NOT BE GRANTED UNLESS EACH REQUIREMENT IS MET.**

Please indicate Yes or No to each of the following:

1. All official court business is conducted in a public facility. Yes
2. Court is open daily. Yes
3. The hours of court operation are posted conspicuously. Yes
4. The judge and the clerk attend court at regularly scheduled times based on the level of the court. Yes
5. The judge is compensated at a fixed rate, within the statutory range. Yes
6. The responsible governmental entity provides and compensates sufficient clerical personnel necessary to conduct the business of the court. Yes __
7. The responsible governmental entity assumes the expenses of the travel of the judge for purposes of required judicial education. Yes
8. The responsible governmental entity assumes the expenses of the travel of each clerk for the purposes of attending training sessions conducted by the Judicial Council. Yes __
9. The responsible governmental entity provides the Court with:
 - a. Sufficient prosecutorial support Yes
 - b. Funding for attorneys for indigent defendants, as appropriate. Yes
 - c. Sufficient local law enforcement officers to attend court as provided by statute Yes
 - d. Security for the court as provided by statute Yes
 - e. Witness and juror fees Yes
 - f. Appropriate copies of the Utah Code, the Justice Court Manual, state laws affecting local governments, local ordinances and other necessary legal reference materials. Yes

10. Fines, surcharges and assessments which are payable to the state are forwarded as required by law. Yes

11. Court is held within the jurisdiction of the court, except as provided by law (78A-7-212).
Yes

12. All required reports and audits are filed as required by law or Rule of the Judicial Council.
Yes

SECTION II

Section II contains minimum requirements established by the Judicial Council, and those requirements may be waived or an extension granted pursuant to the procedure set forth in the instructions to applicant included with this application for recertification.

Please indicate YES or NO to each of the following:

1. Court is open each day as appropriate for the classification of the court. Yes
2. The judge is available to attend court and to conduct court business as needed. Yes
3. Minimum furnishings in the courtroom include:
 - a. Desk and chair for the judge. Yes
 - b. A six inch riser. Yes
 - c. Desk and chair for the court clerk. Yes
 - d. Chairs for witnesses. Yes
 - e. Separate tables and appropriate chairs for plaintiffs and defendants. Yes
 - f. A Utah State flag Yes
 - g. A United States flag Yes
 - h. A separate area and chairs for at least four jurors. Yes
 - i. A separate area with appropriate seating for the public. Yes
 - j. An appropriate room for jury deliberations. Yes
 - k. An appropriate area or room for victims and witnesses which is separate from the public. Yes
 - l. A judicial robe Yes
 - m. A gavel Yes
 - n. Current bail schedules Yes
 - o. A copy of the Code of Judicial Administration Yes

- p. Necessary forms and supplies Yes
- q. Office space for the judge Yes
- r. Office space for the court clerk Yes
- s. Secure filing cabinets Yes
- t. Appropriate office supplies Yes
- u. A cash register or secured cash box Yes
- v. At least one computer with internet access Yes
- w. Access to a copy machine Yes

6. The appropriate number of clerks as required by the classification of the court are present during the time court is open each day and as needed during court sessions. Yes

7. Does the applicant have a law enforcement department? No.

8. If the applicant does not have a law enforcement department, identify the law enforcement agency which will provide law enforcement services for the applicant: Saratoga Springs Police Department under contract.

9. A security plan has been filed consistent with C.J.A. Rule 3-414. Yes _____

10. The court electronically reports to the Driver License Division, the Bureau of Criminal Identification and the Administrative Office of the Courts as required. Yes _

11. If the court is a **Class I** court:

- a. Judge is employed on a full-time basis _____
- b. Dedicated courtroom which meets the master plan guidelines adopted by the Judicial Council ____
- c. Court has a jury deliberation room _____
- d. Judge's chambers, clerk's office, and courtroom are in the same building

- e. Judge has his or her own private chambers _____
- f. Clerk's office is separate from any other entity _____
- g. Court is open during normal business hours _____

10. If the court is a **Class II** court:

- a. Court is open (check one)
 - ___ 1. 201-300 average monthly filings: at least 4 hrs./day
 - ___ 2. 301-400 average monthly filings: at least 5 hrs/day
 - ___ 3. 401-500 average monthly filings: at least 6 hrs./day
- b. Trial calendar is set at least weekly. ___
- c. Courtroom configuration is permanent. ___
- d. Courtroom, judge's chambers, and clerk's office are within the same building ___
- e. Judge has his or her own private chambers _____

11. If the court is a **Class III** court:

- a. Trial calendar is set at least every other week Yes
- b. Court is opened (check one):
 - XX 1. 61-150 average monthly filings: at least 2 hrs./day
 - ___ 2. 151-200 average monthly filings: at least 3 hrs/day

12. If the court is a **Class IV** court:

- a. Trial calendar is set at least monthly _____
- b. Court is open at least 1 hour per day _____

13. **If you have responded with a "no" to any item in Section II above, you must request a waiver or extension below and justify that request.** If waiver or extension of any requirement is requested, please specify each requirement and indicate factors which demonstrate a need for the waiver or extension. For any requested extension, please include the requested extension period. (To receive a waiver or extension of any requirement, the information requested in this section must be provided. Remember that statutory requirements cannot be waived or extended).

I am familiar with the minimum operational standards for this court, and except as noted above, those standards are currently met or exceeded. During the current term of the court, I have met with the appropriate governing body of the City to review the budget of the court, review compliance with the minimum requirements and operational standards, and discuss other items of common concern.

DATED this 20 day of Oct, 2015.

Scott Muckelsen
Justice Court Judge

I declare under criminal penalty of the State of Utah that the foregoing is true and correct.

Executed on this 20 day of October, 2015.

ACKNOWLEDGMENT

State of Utah
County of Salt Lake
On this 20 day of Oct, 2015, Scott Muckelsen
personally appeared before me,
 who is personally known to me,
____ whose identity I verified on the basis of _____
____ whose identity I verified on the oath/affirmation of _____
a credible witness,
to be the signer of the foregoing document, and he/she acknowledged that
he/she signed it. Cathy Quinney
My Commission Expires: 12/18/16 Notary Signature



Bluffdale City Justice Court

Court Security Plan

Bluffdale City Justice Court
14175 South Redwood Road
Bluffdale City, UT 84065

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Introduction

The Court security plan of the Bluffdale City Justice Court is established in accordance with Rule 3-414 of the code of Judicial Administration and for the protection of the court, staff, public, and the judicial process.

Each member of the Bluffdale City Justice Court Security staff should be familiar with this plan. Training will be conducted on a yearly basis for all bailiffs to ensure proper understanding of the courts security procedures and policies.

Certification will be made by the Bluffdale City Justice Court Administrator that all members of security have been properly trained in the Riverton City Justice Court security procedures.

Court security, transportation and bailiff services shall be performed under contract with a company which provides certified constable and bailiff services. Additional security in the form of operating a magnetometer outside the entrance to the courtroom shall be conducted by a Bluffdale City Justice Court security employee. All bailiff duties shall be performed in the Bluffdale City Justice Court according to Utah Code Annotated (U.C.A) 53-10-105. Employees of the bailiff service company who attend court for Bluffdale City must be designated as a special function officer and be sworn in as a Salt Lake County Deputy Constable. Each bailiff that has been designated as a special function officer will hold a copy of his/her certificate of completion of a basic course at a certified peace officer training academy (POST) or a copy of his/her waiver examination on file in the court.

Transport of in-custody defendants will be done under contract with a certified constable and bailiff service company and/or a Bluffdale City Police Officer, in compliance with rule 3-414 (9) (A) (transportation of persons in custody). The transport officer or bailiff shall remain present at all times with in-custody person to ensure compliance with all County Sheriff policies and regulations regarding in-custody persons being seen in court. Transport of forthwith defendants will be designated to the constable or Bluffdale City Police Officer, and any other person who is detained shall be so detained by the Salt Lake County Sheriff.

Magnetometer Procedures

While on the magnetometer the assigned security-officer(s) will be responsible for the access to the courtroom. The security officers assigned will visually inspect items coming through the screening area to ensure there are no weapons or illegal items being brought into the courtroom.

All metallic objects need to be removed from the person who is trying to enter the building and placed in the baskets provided and inspected to ensure no weapons or illegal items are located inside of personal belongings.

All purses, bags, luggage, and or items being carried, need to be placed through the magnetometer to check for weapons and or illegal items. Officers are authorized to search any item that is being brought into the courthouse to ensure security.

In the case that there is a weapon brought into the courthouse but is intercepted by court security, the individual will be given the opportunity to return the item to their vehicle or any other place that is not within the parameter of the court boundaries.

If a hostile individual refuses to take his/her weapon outside please refer to the Hostile Individual Section of this Security Plan.

All persons entering the courthouse need to remove any sunglasses unless medically prescribed and hats while inside the courthouse.

Every member of the public, including attorneys, but not including employees of the Court, will be subject to a search upon entrance into the Court. Court staff and other designated city employees will be allowed to pass through the magnetometer without placing their bags on the x-ray machine or being searched by providing the court security officer with proof that the person is a court employee. Any member of the court staff who does not have in their possession a valid proof of identity will be subject to the same access restrictions as members of the public.

Courtroom Procedures

While in the courtroom the bailiff will be attentive of everything around them. The officer will visually inspect the courtroom for anything out of the ordinary, looking under the benches for any weapons or contraband. Prior to opening the courtroom to the public, the officer will conduct a security inspection of the courtroom. After clearing the courtroom, the officer shall open the courtroom and allow public access. When this happens the officer will take visual inventory of those coming into the courtroom, watching to ensure compliance with the following rules of the Court.

1. No food or Drink
2. No Cell Phones in operation or turned on.
3. Persons speaking inside the courtroom must do so quietly.
4. Do not approach the dais unless directed to do so by the Judge.

When the judge is ready to come in the clerk will advise the bailiff. The bailiff must then verify that the courtroom is in order and prepared for the announcement of the Judge.

If the bailiff is directed by the judge to announce the judge's arrival in the courtroom, the bailiff will announce the judge as follows.

- **"All Rise, Riverton City Justice Court is now in session, the Honorable Judge Mickelsen presiding.**

If applicable the judge may ask that the bailiff announce to the audience

"Thank You, You may be seated".

Jury Procedures

In the morning when the potential jurors arrive, the officers will ask to see the potential juror's invitation, when the officers have confirmed that this individual is in fact a potential juror the officer will ask if the potential juror

needs assistance with long term parking or if they came by other means of transportation.

Inside the courtroom the officer will prepare the room by making sure there is fresh water in the court for the selected jurors, also the officer will locate and place the juror's pads of paper and juror badges so that they will be assessable to the selected members.

When the selection process has started the officer will stand by while the judge speaks and asks questions of the potential panel, when the questions are complete the judge may opt to bring back select individuals to the jury room to ask additional questions. If this is the case the officer will need to stay with the judge at all times and use his/her radio to communicate with other bailiffs to make the transition of persons being talked to.

After the judge has finished speaking with the potential members the attorneys will make some "For Cause" strikes and then some "Peremptory Challenges" When the Peremptory Challenges begin the bailiff will pass back and forth a sheet of paper, 1st to the City and then to Defense. This will go on until the attorneys are left with a selection of 4 persons to seat as the jury.

When the members are selected they will retire to the jury room so that they make phone calls and use the restrooms if necessary, when the selected members are ready or instructed to retire to the jury room the bailiff will announce to the courtroom "**All -Rise For The Jury.**"

While the Jury is secured in the jury room the officer will remain stationed outside the jury room at all times, if the officer needs to leave even for a moment he/she will request to be relieved. The officer must stand his/her post until an assistant requested officer arrives.

When advised by the clerk the additional bailiff or the officer in control will radio to the bailiff seated outside the jury room and instruct to return the jury to the courtroom, the officer will return the jurors back to the courtroom and again when entering the courtroom announce "**All-Rise for the Jury**"

Transport Procedures

When transporting inmates from the Salt Lake County Jail or any other County Jail, officers will need to obtain a transport order list from the court clerk.

In preparation, officers will need to make sure they have the proper amount of restraints. This would include Handcuffs, Shackles, and Belly Chains.

When arriving at the Jail officers must announce their department and their intentions.

After entering to PICKUP, the officer will go to the Prisoner Intake area and check with the officers on duty for Riverton courthouse inmates (i.e. Riverton City Justice Court), and the officers will bring out the inmates.

At this time the officer will restrain the inmates in the following order:

1. Shackles
2. Belly-Chain
3. Handcuffs

*NOTE: if the inmate has been classified "MAX" they will be pre cuffed and shackled in the rear of their person and ready to transport.

At this time the officer will need to confirm and sign out the inmates with the supervisor before they depart.

When escorting the prisoners back to the transport van, the inmates are always to stand to the officer's non duty weapon side.

When your inmates are secured in the van, Males are to be seated in the Rear of the van and Females in the front. (No Exceptions)

*NOTE: While in transport, if the van is being followed or is in an accident with persons in-custody present, Call 911 for an agency assist. DO NOT LEAVE THE SCENE FOR ANY REASON.

Weapons Procedures

When an individual comes into the courthouse and possesses a weapon, the officer will inform the individual that they are to return the item to their vehicle or someplace outside the perimeters of the courthouse.

If the individual refuses to remove the item from the courthouse the item will be confiscated and will not be returned to the subject.

According to rule 3-414(B) the following individuals are permitted to carry weapons and ammunition in the Riverton City Justice Court:

- Law enforcement officer as defined in section 53-10-103
- Correctional officer as defined in section 53-10-104
- Special functions officer as defined in section 53-10-105
- Federal officer as defined in section 53-10-106

A Judge or city attorney may possess a firearm and ammunition in the Bluffdale City Justice Court for which the judge or attorney has a valid certificate of qualification issued under section 53-5-711

Any person attempting to enter the Bluffdale City Justice Court who is carrying a firearm and does not meet the criteria defined in section 53-10-103 thru 53-10-106 will be asked to return the firearm to their vehicle. Failure to remove the weapon from the premises will result in non-admittance to the Bluffdale City Justice Court.

Evacuation Procedures

In the event the building needs to be evacuated, the bailiff must make sure that the Salt Lake County Sheriff's Office is notified as soon as a decision is made to evacuate. All court staff working in the courtroom should leave the courtroom through the south door which leads to the administrative office. Once in the administrative office, all court personnel should exit through the south door of the office, and proceed to the parking lot near the dumpsters. The Judge needs to drop his/her robe prior to exiting the building. Once they have

exited the building, the Judge shall be evacuated to the nearest station of the Bluffdale Police Department until notified that it is safe to return. Prisoners exiting the building will be escorted out the south entrance of the courtroom and then out the west door of the administration office. All evacuated employees must proceed to the Southeast corner of the City property.

Once the courtroom area is evacuated, the bailiff-officer shall assist the Bluffdale City Officer to conduct a security search of Court Building.

Justice Court Building Searches: Security Officers shall search all areas and offices of the building.

Evacuation Scenario

1 Peace officer/ bailiff assigned to Courtroom, 1 security officer assigned to magnetometer, 1 assigned to Transport when court is adjourned

Once an evacuation is ordered, the bailiff- officer assigned to courtroom will escort judge to an awaiting vehicle to be transported to the nearest Police Station.

Judge Protection Procedures

In the case there is an incident in the courthouse and officers are required to protect the judge, use the following guidelines.

1. Get the judge as quickly as possible back to his/her chambers and close the door behind them, and stand a post outside the chambers.
2. If officers are unable to get him/her out of the courtroom because of the threat of bodily harm, have the judge get down on the floor and under their bench desk.
3. If the officer is in a position where it is safe to evacuate the judge without placing him/her in danger, he/she will evacuate the judge.

The officer will make sure that when an issue comes up and it would involve potential harm to the judge, act accordingly and without hesitation. With Training and Experience officers know that it is their duty to put themselves between the target and the threat. In order to ensure the protection of

Bluffdale staff, please make sure officers have the ability and willingness to fulfill their duties.

Emergency Procedures

Bomb Threat

If a bomb threat is received, the officer must be calm, courteous and listen carefully. Take notes if possible without becoming distracted from what the caller is saying. Do not interrupt, place caller on hold or attempt to transfer the call. If possible quietly attract the attention of someone nearby. Indicate to him or her the nature of the call and have that person first call 911 and then notify court security officers and judge.

During the call the employee should take careful notes and learn all he or she can about the alleged bomb; its location, when it is going to go off, what kind of bomb it is and what it looks like.

Court Security Officers, upon receiving notice of a bomb threat, should begin a search of public areas of the courthouse. All court staff should quickly begin a search of their personal area looking for things that are out of place or that are unfamiliar.

In the event the building is evacuated court staff should exit the clerk's office and the courthouse through the South main entrance of the building and proceed to the Southeast corner of the grounds surrounding the court building. Court staff should remain there and await instructions from security personnel and/or law enforcement officers. Upon leaving the building the City Manager, Justice Court Judge and Bailiff-office must jointly assess whether all members of the public have safely exited the building.

Court Security Officers should ensure that all in-custody defendants housed in the courtroom are escorted out one of the South exit and taken to the transportation van in the parking lot south of the building. The Salt Lake County Sheriffs Department should be notified that in-custody defendants have been evacuated.

Fire

In the event of a fire or fire alarm all court employees will evacuate the building through the nearest and safest exit in the building. For employees located on the first floor the nearest exit will be the main exit from your work station or office. For employees working on the second floor, the nearest exit would be southeast door of the building.

In the event the building is evacuated court staff should exit the courthouse through the South main entrance of the building and proceed to the Southeast corner of the grounds surrounding City Hall. Court staff should remain there and await instructions from security personnel and/or law enforcement officers. Upon leaving the building the City Manager, Justice Court Judge and Bailiff-office must jointly assess whether all members of the public have safely exited the building.

Court Security Officers should ensure that all in-custody defendants housed in the courtroom are escorted out of the West exits and taken to the transportation van in parking lot south of the building. The Salt Lake County Sheriffs Department should be notified that in-custody defendants have been evacuated.

Earthquake

If an earthquake occurs during working hours staff should stay inside and get underneath a desk, a table, permanent doorway or against an inside wall. Stay away from windows and outside walls. After the earthquake, remain in the building until instructed to evacuate the building.

In the event the building is evacuated court staff should exit the courthouse through the South main entrance of the building and proceed to the Southeast corner of the grounds surrounding City Hall. Court staff should remain there and await instructions from security personnel and/or law enforcement officers. Upon leaving the building the City Manager, Justice Court Judge and Bailiff-office must jointly assess whether all members of the public have safely exited the building..

Court Security Officers should ensure that all in-custody defendants housed in the courtroom are escorted out of the West exits and taken to the transportation van in parking lot south of the building. The Salt Lake County Sheriffs Department should be notified that in-custody defendants have been evacuated.

Escaping Prisoner

If an escape is attempted in the courtroom or anywhere in the building by an in-custody defendant the Judge and Clerks should be secured.

The courtroom Bailiff or the Court Security Officer should notify the Bluffdale Police Department and the Salt Lake County Sheriff, and begin securing the building by blocking off every possible exit. The officer should be prepared to relay all of the actions of the escapee if witnessed.

Exits that must be secured include:

1. Courtroom Entrance from South end West of the Court Building.
2. The Public Works Bays and yard.

The court's judge should be alerted and escorted to his/her chambers by a Court Security Officer where they should remain with an officer posted until the situation is resolved. Court employees should return to their workstation unless otherwise directed by officers or court management staff. If other in-custody defendants are in the court they should be secured until the situation is resolved.

The Judge, Clerk and Bailiff upon witnessing the attempted escape of an in-custody defendant should quickly try to recall and make a note of the following things:

1. Prisoner's means of escape
2. If prisoner was alone or assisted
3. General direction of escape
4. Was the prisoner armed
5. Physical description of escaping person

This information should be relayed as soon as possible to any law enforcement officer responding to the scene. If phone calls are made into the court regarding the attempted escape the clerk answering the call should try

to determine who the caller is and if they are connected in any way to the escaping defendant. Any information that is obtained should be written down and passed on to law enforcement officers investigating the situation.

Hostage Situation

Upon observing or receiving information about a person being taken hostage, immediately notify the Bluffdale City Police Department by calling "911".

If a person is taken hostage: Be

cautious of heroics.

Be cooperative without action; be submissive and non-confrontational.

Keep calm and try to relax by thinking of other things. Avoid eye contact and the appearance of observing the captors while trying to observe as much as possible for later identification and prosecution.

Don't make threats or arouse the hostility of the captors. Be reluctant to give up identification or clothes. Try to drink water and eat to maintain strength. Look for protective cover in the event an attempt is made to rescue you.

If a rescue attempt occurs and shots are fired: Drop to your knees and keep your hands on your head Don't stand up or try to help

Fully cooperate with authorities until one can be properly identified

If a person is not taken hostage leave the building immediately and notify the police or court security officers. Calmly exit the building and help any members of the public exit the building. When safely out of the building proceed to the Southeast corner of the Building to meet other members of court staff.

Hostile Individual

Clerk's Office/lobby

If any individual becomes hostile at the front counter, or anywhere in the lobby of the courthouse, the clerk or employee witnessing the conduct

should immediately contact a court security officer directly or the Police Department. Hostile conduct consists of words or actions used to scare, intimidate, force or manipulate others into believing violence will be used.

Court security officers should detain the individual(s) involved in the hostile conduct and notify the Bluffdale City Police Department to cite the individual(s).

Courtroom:

If an individual at anytime becomes hostile in any courtroom court security officers, by the direction of the Judge, shall remove the individual(s) and notify the Bluffdale City Police Department to cite the individual(s). Hostile conduct is defined as the same behavior described above.

Equipment/Software

Bluffdale City Justice Court will provide a computer, printer and internet access for the court clerks. The clerks will be able to log onto the City's network and access CORIS, all updates to the case(s) will be performed on site through the computer network. The network will allow the clerks to print all necessary forms to be given to the defendant.

In-Custody Procedures

When dealing with persons in-custody while inside the courthouse or at the Jail, officers will need to observe the following rules.

1. The noise level needs to be kept at a minimum.
2. Males and Females shall not to interact with each other.
3. All persons in-custody are to remain seated unless directed to address the Court.
4. Talking, looking around, or rattling of chains is not permitted in the courtroom.
5. Persons in-custody are to look forward at all times.
6. Persons in-custody must stand to the opposite side of the Prosecutors in the courtroom.
7. Only one inmate is to be un-cuffed for restroom reasons at one time.

In the case that an inmate breaks one or more of the stated rules Notify Transport Officer or Supervisor, the inmate will be removed from the court and transported back to the Salt Lake County Jail or other facility charged with housing the inmate.

Persons Taken Into Custody Forthwith

When taking an individual into custody, the officers are to cuff the person in the rear, and wait for the judge to dismiss him/her. While awaiting transport, the individual will be observed at all times.

They are then to be escorted back to the transport vehicle upon its arrival. At this time the officer will Double Lock the cuffs so that they do not tighten on the inmate and place them into the transport vehicle. When the Transport officer arrives, He/She will take custody of inmates and transport them back to the Jail and or Book your inmate into the Jail.

Jury Trial Procedures Involving Persons In-Custody

2 Bailiffs must be in the courtroom at all times when the judge is present. And the Jury must not be aware that the person is an in-custody or the judge may have to declare a mis-trial.

Lunch will be provided from the County Jail.

An in-custody defendant that is on trial by jury MUST be escorted by a bailiff officer at all times. The bailiff officer who is charged with escorting the in-custody defendant may not restrain the defendant in the presence of the jury.

Fingerprinting Procedures:

All persons directed by the Court to submit a set of fingerprints must report to Court personnel for processing.

Agenda Item 9



14175 Redwood Road, Bluffdale, Utah 84065; Tel. 801-858-0490; mfazio@bluffdale.com

Memo

Date: 28 October 2015

From: Michael Fazio, P.E. 

To: Mark Reid, City Manager

Mayor Timothy

City Council

CC:

RE: Jordan Narrows Road Paving Improvements Agreement with Jordan Valley Conservancy Water District (JWWCD).

On the August 26, 2015 Council meeting, the Council directed the City Manager to use City funds to pay for the share of the costs for repaving Jordan Narrows Road after the JWWCD aqueduct was complete. This agreement established that JWWCD would pay the contractor for the City's share of the costs and that the City would reimburse JWWCD such share costs. The contractor, VanCon and JWWCD also contributed to the reconstruction of the road. The final cost participation is outlined in the attached document.

CITY OF BLUFFDALE, UTAH

RESOLUTION No. 2015-

A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT FOR CONSTRUCTION AND COST-SHARING OF THE CENTRAL PIPELINE PROJECT.

WHEREAS the Jordan Valley Water Conservancy District (“District”) has undertaken the Central Pipeline Project (“Project”) which includes some improvements to the Jordan Narrows Road (“Improvements”), a road owned and maintained by the City of Bluffdale (“City”);

WHEREAS the City desires to construct the Improvements at the same time as the District undertakes its Project to minimize construction delays and costs;

WHEREAS the District has proposed the attached Agreement for Construction and Cost-Sharing of the Central Pipeline Project to memorialize the parties intentions and obligations; and

WHEREAS the Bluffdale City Council finds that participating in the Project to construct the Improvements will further the public health, welfare, and safety;

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL AS FOLLOWS:

Section 1. Authorization to Execute Agreement for Construction and Cost-Sharing of the Central Pipeline Project. The City Council hereby authorizes and directs the Mayor to execute the Agreement for Construction and Cost-Sharing of the Central Pipeline Project in substantially the same or similar form attached hereto.

Section 2. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED: October 28, 2015.

CITY OF BLUFFDALE

Mayor

ATTEST:

[seal]

City Recorder

Voting by the City Council:	Yes	No
Councilmember Jackson	_____	_____
Councilmember Kartchner	_____	_____
Councilmember Lemery	_____	_____
Councilmember Nielsen	_____	_____
Councilmember Westwood	_____	_____

AGREEMENT FOR CONSTRUCTION AND COST-SHARING OF THE
CENTRAL PIPELINE PROJECT

This Agreement is made as of _____, 20__ (the "Effective Date"), between the Jordan Valley Water Conservancy District, a water conservancy district organized and existing under Utah law (the "District"), and Bluffdale City, a municipality organized and existing under Utah law (the "City").

RECITALS:

- A. The District is a water conservancy district organized and existing pursuant to the laws of the State of Utah for the purposes, among others, of making water available to those inhabitants residing within its boundaries and of entering into contracts with public and private entities for the purchase and sale of water and its delivery;
- B. The City is a municipality organized under the laws of the State of Utah; it purchases wholesale water from the District and then, in turn, provides retail water service to its customers/inhabitants within its boundaries;
- C. The District has caused plans and specifications to be prepared for the construction of the Central Pipeline Project (the "Project") in Bluffdale City, Utah;
- D. The City desires to include in the Project the construction of Jordan Narrows Road improvements, as described on attached Exhibit 1 (the "Improvements");
- E. Bluffdale City has caused plans and specifications to be prepared for the Improvements.

F. The parties agree that the Improvements are for the benefit of the City and that the City shall pay the engineering, construction management, and construction costs for the Improvements as set forth in this Agreement; and,

G. The parties enter this Agreement to set forth the terms and conditions by which the Improvements shall be constructed and installed as part of the Project and by which the associated costs shall be shared between them.

TERMS:

The parties agree as follows:

1. On or before December 31, 2015, the District shall cause the Improvements to be constructed and completed as part of the Project.

2. (a) All design documents, plans, and specifications for the Improvements, as part of the Project: (i) have been prepared by the District's Project Engineer, Bowen, Collins & Associates, Inc., a Utah corporation ("Engineer"); (ii) are in accordance with all requirements and specifications imposed by applicable regulatory agencies; (iii) have been approved by the City; and, (iv) have been incorporated into the District's plans and specifications (the "Plans and Specifications") as set forth in the contract documents for the construction of the Project.

(b) The City shall acquire all real property, easements, right-of-ways, and alignments (collectively referred to as the "Properties") which are deemed reasonably necessary by the District for the construction of the Improvements. The physical location of the Properties shall be subject to District approval, and their acquisition shall be in a form and with terms which are reasonably acceptable to the District.

3. The District will manage the construction of the Improvements using the Engineer.

4. (a) The District shall employ VanCon, Inc., a Utah corporation (the "Contractor"), to construct the Improvements. The Contractor has demonstrated competence and experience in constructing projects similar to that contemplated by this Agreement, and the District shall require the Contractor to hold current, relevant licenses from the State of Utah during all construction activities on the Improvements.

(b) The District shall cause the Contractor to obtain all permits, licenses, and similar authorizations from applicable governmental organizations which are required to construct the Improvements.

(c) As of the Effective Date, the City is satisfied the Contractor currently meets the requirements set forth in subparagraph 4(a), and the City hereby gives its approval of the selection of the Contractor.

(d) Prior to and during the construction of the Improvements, the District shall cause the Contractor to furnish the following to the City at such times as the City may reasonably request: (i) proof the Contractor holds a valid contractor's license from the State of Utah; (ii) proof of the Contractor's public liability, property damage, and vehicle liability insurance in the principal amount of \$1,000,000.00, naming the District and the City, and their trustees, officers, agents, and employees as additional insureds; (iii) a performance bond and a payment bond for the full cost of the construction of the Improvements with sureties and with such terms as are required by the Plans and Specifications; and, (iv) a guarantee from the Contractor, as required by the Plans and Specifications, which warrants that the workmanship and materials in the Improvements

shall be free from defects for a period of at least one (1) year following completion of construction. The insurance coverage required in this paragraph shall not be canceled or materially altered except after thirty (30) days written notice to the District.

5. (a) The City may select and employ, at its expense, such consultants as it deems reasonable to assist it in the inspection of the construction of the Improvements. The City and its consultants shall work with and through the Engineer and shall not give orders directly to the Contractor unless authorized in writing to do so. The District shall cause the Contractor to construct the Improvements in accordance with the Plans and Specifications, including changes or additions to those Plans and Specifications which have been approved by the City. All change orders for the Improvements required by the City, shall be at the sole expense of the City. Change orders shall be communicated by the District to the Engineer, who in turn shall communicate them to the Contractor. The City shall provide the Engineer with information about any problem(s) or concern(s) the City may have with construction and/or with acceptance of the Improvements upon completion of construction, and the District shall require the Contractor to undertake and complete all appropriate remedial actions.

(b) If the District or the Contractor proposes any change(s) to the Improvements in the Plans and Specifications previously approved by the City, the District shall provide written notice of each proposal to the City. The City shall, in turn, communicate to the District its approval or denial of each proposal within fifteen (15) business days following receipt of the District's notice. If, however, applicable law or the City's policies and procedures preclude a response from the City within that fifteen (15) day

period, the City shall have such longer time period as the law or policies/procedures may allow, but in no event more than forty-five (45) days following receipt of the District's notice.

6. The District or the Engineer shall notify the City twenty-four (24) hours in advance of starting any construction work on the Improvements.

7. The City shall be solely responsible for the total costs attributable to the Improvements, including but not limited to engineering, construction management, construction, and acquisition of Properties. The City shall reimburse the District for the Improvements as follows:

(a) The City shall pay the actual construction costs based on the unit price schedule as bid and defined in the Project contract documents, plus the cost of change orders, if any, required by and approved by the City.

(b) The City shall pay the actual engineering and construction management costs attributable to the Improvements as presented by the Engineer.

(c) The estimated total engineering, construction management, and construction costs to construct the Improvements are shown on attached Exhibit 2.

(d) The District shall be responsible for making all initial payments to the Contractor and to the Engineer for the Improvements, with appropriate reimbursement from the City as required by this Agreement.

(e) The District shall require the Contractor to itemize all costs paid and/or incurred in the construction of the Improvements. At such time as the Contractor forwards an invoice to the District for any appropriate costs, the District shall forward a copy of the invoice to the City.

(f) The District shall require the Engineer to itemize all costs incurred in providing construction management services for the Improvements. At such time as the Engineer forwards an invoice to the District for any appropriate costs, the District shall forward a copy of the invoice to the City.

(g) The District shall itemize staff time and other costs it may incur in connection with the Improvements. Those costs shall be set forth in invoices to the City.

(h) The City shall review the invoice(s) and shall, within twenty (20) business days following receipt of the invoice(s) by the City, reimburse the District for appropriate actual costs, as set forth in the invoice(s). All funds tendered to the District by the City under this Agreement shall constitute reimbursement of actual costs incurred by the District or paid by the District to the Contractor and/or to the Engineer in connection with the Improvements.

8. (a) The City shall own the Improvements upon completion of construction, and thereafter it shall be responsible for the operation, maintenance, inspection, repair, and replacement of the Improvements at no cost to the District.

(b) The City, at its discretion and expense, and in addition to any other inspections authorized or allowed by this Agreement, may periodically inspect and test the Improvements at any time within the one (1) year period following completion of its construction. If the City determines any defect in the materials or workmanship in the Improvements, or that the Improvements were not constructed in accordance with the Plans and Specifications, then, notwithstanding any provision of this Agreement to the contrary, the City shall notify the District and the District shall (i) cause the Contractor, at the Contractor's expense, to remedy the defect or the variance from the Plans and

Specifications within a reasonable amount of time; and/or, (ii) pursue a claim against any of the Contractor's bond(s) to complete the remedial work on the Improvements.

9. To the extent this Agreement is governed by the Utah Interlocal Cooperation Act, Utah Code Ann. §§ 11-13-101 et seq. (the "Act"), the parties represent that they have complied with all applicable provisions of the Act, including but not limited to:

(a) Each party's governing body has authorized this Agreement by resolution;

(b) Each party has obtained the approval of this Agreement by its authorized attorney; and,

(c) Each of the parties agrees to file a copy of this Agreement with the keeper of records for that party and to comply with any notice or publication requirements of the Act.

10. This Agreement, including exhibits, attachments, and references to incorporated documents, specifically including the District's Plans and Specifications, constitute the entire agreement between the parties and supersedes all prior understandings, representations, or agreements of the parties regarding the subject matters contained in this Agreement.

11. The parties shall perform those acts and/or sign all documents required by this Agreement or which may be reasonably necessary to effectuate the terms of this Agreement.

12. Neither party may assign this Agreement, or any of its rights, duties, or obligations under this Agreement, without the prior written consent of the other, which consent shall not be withheld unreasonably, except that either party may make an

assignment to its successor in interest. Any assignment made in violation of this paragraph or in violation of law shall be void. Notwithstanding the foregoing, either party may pledge or assign this Agreement as security for its bonding or other financing activities.

13. This Agreement does not create any kind of joint venture, partnership, agency, or employment relationship between the parties.

14. The parties shall comply with all applicable federal, state, and local laws and ordinances in the performance of this Agreement. Any terms which the parties as governmental entities are mandated by law to include in this Agreement shall be considered part of this Agreement.

15. This Agreement cannot be amended except by a written instrument signed by the parties.

16. If any legal action is brought to enforce this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs incurred in that action, in addition to any other relief to which it may be entitled.

17. In the event a court, governmental agency, or regulatory agency with proper jurisdiction determines that any provision of this Agreement is unlawful, that provision shall terminate. If a provision is terminated, but the parties can legally, commercially, and practicably continue to perform this Agreement without the terminated provision, the remainder of this Agreement shall continue in effect.

18. Neither party shall be deemed in violation of this Agreement if it is prevented from performing any of its obligations by reason of earthquakes or other natural disaster; strikes or other labor unrest; power failures; civil or military emergencies; acts of legislative,

judicial, executive, or administrative authorities; or any other circumstances which are not within its reasonable control.

19. Any notice, communication, or payment required or allowed by this Agreement shall be mailed or hand-delivered to each party as follows:

If to the District, to:

Jordan Valley Water Conservancy District
Attn: Engineering Department Manager
8215 South 1300 West
P. O. Box 70
West Jordan, UT 84088-0070

If to the City, to:

Bluffdale City
Attn: City Manager
14350 South 2200 West
Bluffdale, UT 84065

Each party may change the designation of the addressee or the address for that party by providing written notice of the change.

20. Each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to sign this Agreement in the capacity and for the entities identified.

21. The parties intend that this Agreement benefit only them, and they do not intend there to be any third-party beneficiaries.

APPROVED:

By: _____
As Authorized Attorney for
the Jordan Valley Water
Conservancy District

“District”:

Jordan Valley Water Conservancy District

By: _____
Its Chair

APPROVED:

By: _____
As Authorized Attorney for
Bluffdale City

“City”:

Bluffdale City

By: _____
Its: _____

STATE OF UTAH)
 :ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____ as Chair of the Jordan Valley Water Conservancy District.

Commission expires: _____

NOTARY PUBLIC
Residing in _____

STATE OF UTAH)
 :ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____ as _____ of _____.

Commission expires: _____

NOTARY PUBLIC
Residing in _____

EXHIBIT 1

JORDAN VALLEY WATER CONSERVANCY DISTRICT

CHANGE ORDER

Order No. 17

Date: September 22, 2015

NAME OF PROJECT: Central Pipeline Project

PROJECT NUMBER: 010-12-02

CONTRACTOR: VanCon Construction

CONTRACT DATE: October 24, 2014

The following changes are hereby made to the CONTRACT DOCUMENTS:

- PCO-29 Asphalt Replacement\$162,399.92
- PCO-40 Concrete Waterway and Approach at Bluffdale PS.....\$12,822.00

Total Change to CONTRACT PRICE:..... \$175,221.92

Original CONTRACT PRICE:..... \$16,462,680.00

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S) \$17,565,240.04

The new CONTRACT PRICE including this CHANGE ORDER will be.... \$17,740,461.96

The CONTRACT TIME will be increased by 1 calendar days.

The date for completion of all work will therefore be February 15, 2016 .

The Contractor agrees to furnish all labor and materials and perform all work as necessary to complete the change order items for the price named herein, which includes all supervision and miscellaneous costs. This change order constitutes full and mutual accord and satisfaction for all time and all costs related to this change. By acceptance of this change order the Contractor agrees that the change order represents an equitable adjustment to the Contract, and further agrees to waive all right to file a claim arising out of or as a result of this change. This document will become a supplement to the Contract, and all provisions will apply hereto, upon approval by the Owner.

**CHANGE ORDER
(CONTINUED)**

JORDAN VALLEY WATER CONSERVANCY DISTRICT

Order No. 17

Date: September 22, 2015

Recommended:

Lawell Williams 9/22/15
Engineer - Date

Accepted:

[Signature] 9/23/15
Contractor - Date

Approved:

Owner - Jordan Valley Water
Conservancy District Date

4' Concrete Waterway Behind Bluffdale Pump Station for Drainage & North Side Con



VanCon Inc.

1825 North Mountain Springs Pkwy
Springville, UT 84663
Contact: Chad Hunsaker
Phone: 801-491-8898
Fax: 801-491-8883

Quote To: JVWCD
Attn: Frank Roberts
Phone:
Fax:

Job Name: Central Pipeline
Date of Plans:
Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	4' Concrete Waterway on West Side of Bluffdale PS	1.00	LS	5,236.00	5,236.00
2	Concrete Waterway/Frog Northside of Bldg	1.00	LS	7,586.00	7,586.00
GRAND TOTAL					\$12,822.00

NOTES:

The cost is to provide a 4' Concrete Waterway behind the Bluffdale Pump Station for drainage.

Also provide Concrete waterway, frog, and concrete pad on north side of Pump Station.

Let me know if you have questions.

Thanks,

Chad Hunsaker
VanCon Inc.
Project Manager

EXHIBIT 2

Exhibit 2

Jordan Narrows Road Asphalt Restoration

Line	Agency	Cost
1	Bluffdale- road costs	\$131,347
2	Bluffdale- concrete work	\$12,822
3	Salt Lake County	\$11,053
4	JVWCD	\$20,000
Total		\$175,222

Lines 1 and 2 reimbursed by agreement with Bluffdale. \$144,169
Line 3 will be reimbursed by agreement with Salt Lake County. \$11,053