



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

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, October 14, 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 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



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.

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Present: Mayor Derk Timothy
Alan Jackson
Bruce Kartchner
Justin Westwood

Staff: Mark Reid, City Manager
Grant Crowell, City Planner/Economic Development Director
Matt Chadwick, Assistant City Engineer
Blain Dietrich, Public Works Operations Manager
Andrew Burton, Police Chief
Natalie Hall, Emergency Preparedness Manager
Wendy Deppe, City Recorder

Others: Mindy Dansie, DAI
Dan Capel, Applicant/Property Owner
Dennis Eyre, Property Owner
Travis Higby, Parry Farms HOA
James Wingate, Planning Commission Member and City Council Candidate
Nancy Lord, City Council Candidate
Boyd Preece, City Council Candidate

Excused: Mark Lemery
Ty Nielsen

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

Mayor Derk Timothy called the meeting to order at 7:21 p.m.

1. Roll Call, Invocation, and Pledge.

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

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

2. PUBLIC FORUM.

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

3. CONSENT AGENDA:

3.1 Approval of the September 23, 2015, Meeting Minutes.

3.2 Acceptance of Berrett Subdivision, Ending the Warranty Period.

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- 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.**

Justin Westwood moved to approve the consent agenda. Alan Jackson seconded the motion. The motion passed with the unanimous consent of the Council.

- 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.**

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

Bruce Kartchner moved to approve a resolution approving the Salt Lake County Officer Involved Critical Incident Task Force Interlocal Agreement with a correction to the date. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Bruce Kartchner-Aye, Justin Westwood-Aye. The motion passed unanimously.

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

Public Works Operations Manager, Blain Dietrich, presented the Parry Farms Park Concept Plan highlighting the expansion of the pond area. He stated that the intent was to obtain a more usable field and increase the play area. So far, City crews have moved approximately 4,500 cubic yards of material and there is now storm drain coming into a box from underground piping. City Manager, Mark Reid, reported that the pond has a system where the runoff goes beneath the pond to the river. A rendering of a new cut and fill on the south side of the detention pond was shown where the top soil is being labeled and spread out. The new field will be much larger and rectangular.

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

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

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

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

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

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.

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

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

Mayor Timothy opened the public hearing.

Nancy Lord gave her address as 3754 West Pheasant Hollow Lane and was wary of these types of zoning requests. She thought the Council should be cautious in considering the proposed request. She recommended that the City urgently review the allowed uses in each of the commercial zones and commented that a precedent will be set. She thought the Council should determine whether to

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go from Light Industrial to Heavy Commercial. Before doing so, she recommended they look at all of the uses in Heavy Commercial and consider what could ultimately be built in the area and how difficult it will be to change in the future.

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

Justin Westwood moved to amend the Official Zoning Map from I-1 to HC for approximately 5.0 acres located at approximately 644 West 14600 South. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Bruce Kartchner-Aye, Justin Westwood-Aye. The motion passed unanimously.

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.

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

Mayor Timothy opened the public hearing.

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

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

Bruce Kartchner moved to approve the 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 subject to the following:

Conditions:

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

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

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

- 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.**

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

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

The applicant, Dan Capel, was not in favor of the curb and gutter requirement on Lot 3, which is owned by Dennis Eyre, due to an agreement entered into on April 10, 2014, by the Planning Commission. At that time, he indicated that he would need to acquire .25-acre from his neighbor, Mr. Eyre, and create Lots 1 and 2. The sale was completed and Mr. Capel clarified that Mr. Eyre's lot would not need to be part of the subdivision. On April 9, he was informed that Mr. Eyre's property would be required to be part of the subdivision. He was also informed that there was a Delay Agreement for the improvements to be made. They continued with the investment and has since included Mr. Eyre's property in the subdivision. He was then informed that the Delay Agreement would no longer be in effect and they would be required to install curb and gutter in front of Mr. Eyre's home. Mr. Capel did not think he should have to bear the cost of installing curb and gutter on a piece of property that should not necessarily be part of the new subdivision.

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

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

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

Conditions:

- 1. That all requirements of the City Code and adopted ordinances are met and adhered to for this subdivision.**
- 2. That the applicant obtains confirmation from the Jordan Valley Water Conservancy District that the buildable area is acceptable being coincident with their easement boundary.**
- 3. That City staff determine whether or not the retention pond on Lot 2 has sufficient capacity for its intended purpose and whether or not any improvements are necessary.**
- 4. That City Code Enforcement investigates the overflow of irrigation water from the Lems property into the City storm drain system and other properties.**

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

- 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.**

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

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

Conditions:

- 1. That all requirements of the City Code, adopted ordinances, and the Independence at the Point Development Agreement are met and adhered to for the proposed plat.**
- 2. That the plat comply with the Bluffdale City Engineering Standards and the Specifications and recommendations by the City Engineer and Public Works Department for all relevant construction and plat drawings prior to the plat recording.**

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

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

10. Consideration and Vote on a Resolution Authorizing the Grant of Easements to the South Valley Sewer District, Contingent upon the First Receiving a Release of Conservation Easement, Staff Presenter, Michael Fazio.

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

Bruce Kartchner moved to table the above matter until a future date. Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Bruce Kartchner-Aye, Justin

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Westwood-Aye. The motion passed unanimously.

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

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

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

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.

Mr. Chadwick reported that the above matter pertains to another grant the City applied for in the amount of \$40,000 from the State of Utah's Drinking Water Board State Revolving Fund. The funds were to be used to study the City's water distribution system, update the water model, evaluate it, and plan for future City growth. The Planning Grant Agreement defines the conditions and responsibilities for distributing and receiving the grant. Mr. Chadwick recommended the Council approve the agreement authorizing the City Manager to entire into the agreement.

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

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.

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

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System.

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

14. Mayor's Report.

Mayor Timothy reported that Members of the City Council and staff recently toured the Jordan Valley Water Conservancy District's Administrative Building and Public Works Building. He felt that the information obtained was very helpful as the City anticipates the construction of the New City Hall Building. The Mayor reported that JWCD's Administration Building was built for \$191 per square foot, which he considered to be a good price. The Public Works Building has a bay that is heated with various amenities. He thought it was very well planned. The Mayor commented that there is a trail in the rear that connects the two buildings with a bridge feature that goes over a creek. Because more office space will be needed over the next several years, JWCD made the decision to purchase office furniture for all of the offices, whether they are empty or not.

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

15. City Manager's Report and Discussion.

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

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

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

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

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

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

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

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

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

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

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

PLANNING SESSION

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

Mr. Reid stated that a gentleman recently looked at the property coming out of 3200 West and crossing 14400 South where there have been conflicts with water, gas, and power lines. Thought was given to a proposal to do something similar to The Falls at Boulden Ridge. The direction given the last time they spoke was for 1.0 acre or greater. Mayor Timothy reported that he received a call earlier in the day pertaining to clustering and pursuing a development similar to The Falls at Boulden Ridge. Bruce Kartchner requested that Mr. Crowell draft a retail zone with the opportunity for a development agreement first that applies to the property and address zoning issues last. The Mayor wanted to be fair to both sides and was concerned that they are using valuable space on residential.

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.**

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

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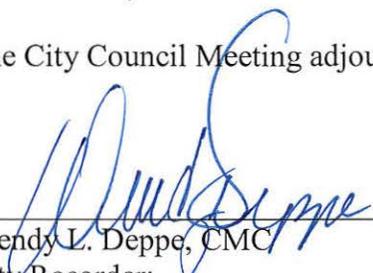
Kartchner seconded the motion. Vote on motion: Alan Jackson-Aye, Bruce Kartchner-Aye, Justin Westwood-Aye. The motion passed unanimously.

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

17. Adjournment.

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

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



Wendy L. Deppe, CMC
City Recorder:



Approved: October 28, 2015

**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
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Present: Mayor Derk Timothy
Alan Jackson
Bruce Kartchner
Justin Westwood

Staff: Mark Reid, City Manager
Grant Crowell, City Planner/Economic Development Director
Wendy Deppe, City Recorder

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

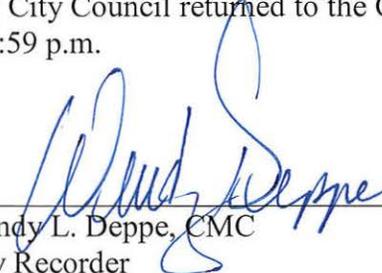
Motion: Justin Westwood moved to go into Closed Meeting pursuant to Utah Code §52-4-205(1) to discuss pending or imminent litigation and real property acquisition strategies.

Second: Bruce Kartchner seconded the motion.

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

Pending or imminent litigation and land acquisition issues were discussed.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 9:59 p.m.



Wendy L. Deppe, CMC
City Recorder



Approved: _____ October 28, 2015