



**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

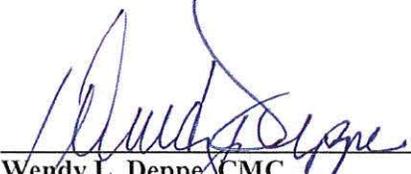
**PLANNING SESSION**

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 23<sup>rd</sup> 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](http://WWW.BLUFFDALE.COM) AND ON THE PUBLIC MEETING NOTICE WEBSITE, [WWW.PMN.UTAH.GOV](http://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 (arrived at 7:17 p.m.)  
Mark Lemery  
Ty Nielsen  
Justin Westwood
- Staff:** Mark Reid, City Manager  
Vaughn Pickell, City Attorney  
Grant Crowell, City Planner/Economic Development Director  
Blain Dietrich, Public Works Operations Manager  
Andrew Burton, Police Chief  
Jennifer Robison, Associate City Planner  
Natalie Hall, Emergency Preparedness Manager  
Judge Scott Mickelsen  
Sergeant Shane Taylor  
Wendy Deppe, City Recorder
- Others:** Jim Child, JRCA  
Scott Holmer, JRCA  
Greg Robinson, Hughes General Contractors  
Steve Duh, Conservation Technix, Inc.  
Scott Peters, Conservation Technix, Inc.  
Windy Cooke, Simmons Outdoor Media  
Wade Budge, Legal Counsel for Windy Cooke  
Jared Johnson, YESCO Electronics  
David Tolman, Aclaime Group  
Greg Haerr, Property Owner  
James Wingate, Planning Commission Member/City Council Candidate  
Nancy Lord, City Council Candidate  
Boyd Preece, City Council Candidate

**BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

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

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

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

Ty Nielsen offered the invocation. Scout Reagan Erickson led the Pledge of Allegiance. He was presently working on his Service in the Community Merit Badge.

**2. PUBLIC FORUM.**

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Cheris Erickson gave her address as 13884 South Wasatch Vista Drive and identified herself as Reagan's mother. She reported that they love Bluffdale, but when they purchased their home they failed to realize that it had been flooded twice before and the problem was not addressed. During a recent rainstorm their basement was flooded with 2 ½ feet of water, mud, and debris. Several items were destroyed that cannot be replaced. Mrs. Erickson stated that they met with a civil engineer after the flood and were told that a berm would be built in an effort to prevent the problem in the future. She reported that the service water for about 70 acres of property is pumped into a retention pond in the backyards of homes that neighbor theirs. The Ericksons were told by the Civil Engineer they hired and the City Engineer that the retention pond would have to be 38 times larger to prevent flooding. The berm was built in their backyard and other actions were to be taken to help alleviate flooding, which had not yet occurred. Mrs. Erickson stated that they are now stuck with a home that they cannot sell. Her understanding was that one of the previous homeowners put dirt into one of the ponds and she did not feel they should be responsible for the actions of someone else. She expressed concern with the City's slow response and lack of help.

Mayor Timothy agreed to follow up with Mrs. Erickson on the pipe to be installed after consulting with the City Engineer. City Manager, Mark Reid, reported that the event was a large flood event and the pipe is 18 inches. He did not know who owns or is supposed to maintain the ponds but stated that that information should be available on the plats. He stated that the City stepped forward and made sure that the pond did not flood again before the issue could be resolved. The water causing the flooding is coming from Deer Mountain Estates.

Ulises Flynn gave his address as 15192 South Skyfall Drive and asked if the Council had given any thought to installing a stop light or traffic signal where Independence and 14600 South meet. Mayor Timothy stated that that question would need to be raised with UDOT but that currently there is no intention to do that. Issues pertaining to 14600 South involve negotiation with UDOT because it is their road. If there were a stop sign posted, it would likely be at Heritage Crest. Traffic studies were conducted and more will continue to be done. The Mayor noted that the goal is to obtain more access points. Mr. Flynn stated although it is not significant now, it will become problematic over time.

Mr. Flynn also inquired about the Bluffdale Heights Agreement. Mayor Timothy stated that it is a civil contract the City is not a party to. He suspected it was recorded with Mr. Flynn's property. Changes would have to be made through the agreement. He explained that most HOA agreements require a certain percentage of residents agree to any change. The Mayor stated that the document is legally binding between Mr. Flynn and his neighbors. He directed Mr. Flynn to contact the County Recorder and HOA and get the neighbors together to agree to the change.

There were no other members of the public wishing to address the Council.

**3. CONSENT AGENDA:**

**3.1 Approval of the October 14, 2015, Meeting Minutes.**

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A change was proposed to page 1, line 27 of the minutes with regard to the meeting start time.

**Justin Westwood moved to approve agenda item 3.1, the October 14, 2015, meeting minutes with the suggested change. Alan Jackson seconded the motion. The motion passed with the unanimous consent of the Council.**

**4. Presentation and Update Regarding the City of Bluffdale Municipal Center, Jim Child, JRCA.**

City Architect, Jim Child, updated the Council on the New City of Bluffdale Municipal Center and various potential features. It was noted that the City Council Chambers and the Court would share the same facilities. Clarifying questions relative to the pitched roof option were discussed and compared to the flat roof option, which allows for the placement of solar panels that would provide 70 to 80 percent of the electrical needs. The Council expressed support for the flat roof option. It was noted that the roof would not be completely flat and will still drain.

Bruce Kartchner observed that it is windy in Bluffdale and recommended that wind breaks be included along with an overhang over the balcony on the west side of the building to provide shade and maximize its use. With regard to the solar panel, Council Member Kartchner was in favor of it as long as it is cost effective. Mr. Reid commented that one of the struggles is that much of the solar cost savings are in the form of tax breaks.

Greg Robinson from Hughes General Contractors summarized the Municipal Center Budget Projection. He reported that they had been working with JRCA and the City Engineer to draft an initial budget estimate. They typically carry a contingency at this point because the drawings are not complete and are about 30% designed. They will likely have two more estimates completed before the project goes out to bid in January or early February. The current project estimate was \$6.1 million. The building will include a basement, which will offer additional functions and more space. Mr. Reid confirmed that if the basement were eliminated, the cost savings would be \$720,000 and eliminate 12,000 square feet of space. They would also have to add an equipment room upstairs, which may necessitate a change to the design. Mr. Robinson clarified that the \$720,000 is included in the \$6.154 million cost estimate. If the decision is made to completely finish the basement, the cost would increase by \$720,000 and result in a cost of \$6.8 million.

Bruce Kartchner suggested that the various lighting options be explored. He pointed out that the cost difference can be quite dramatic based on the lighting option chosen. Mr. Robinson stated that the roof-mounted solar panels will provide approximately 50% of the energy consumption required for the building and offset some of the energy costs. The cost of the solar panels would be approximately \$170,000. Mr. Robinson stated that additional updates will be made to the budget as the design progresses. Another update was expected the first part of December. Issues pertaining to wells on the site were discussed.

Mr. Reid hoped to organize a ground breaking ceremony and photo session and wanted to include the current City Council and the Council-Elect. Staff would be in communication with the Council on dates and times. Suggestions were welcomed.

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**5. Presentation and Discussion Regarding the City of Bluffdale Police Department Quarterly Statistical Report, Staff Presenter, Sergeant Shane Taylor.**

Police Chief, Andrew Burton, presented the Quarterly Statistical Report and reviewed Special Events the Police Department has participated in and supported over the past few months. These included Old West Days, National Night Out Against Crime, Salt Lake Area VPA/LEADS, National Guard Governor's Day, and the Domestic Violence Awareness Open House. Chief Burton reported that just prior to tonight's meeting, he and Sergeant Shane Taylor attended the Citizens Academy Graduation where there were five participants from Bluffdale.

Chief Burton described recent Police Department trainings and stated that a live fire training was conducted as well. He reported that much had been done to improve the quality of their SWAT training and ensure that their Standard Operating Procedures (SOP) comply with national standards. A crime scene trailer was obtained to store major crime scene equipment. They hoped to reach the training standard this year of 160 hours of team training. Chief Burton reported that the Support Services Team was realigned and added a new Records Clerk in Saratoga Springs, an Evidence Clerk who will work five hours per week, and an Investigations Clerk who will work 22 to 25 hours per week. A new Volunteer Coordinator was also hired.

Sergeant Taylor referenced the September statistics and reported that with the new allocation of an officer Tuesday through Friday they have come up with the idea of having an officer patrolling the east side of the City on the other side of the trestle and Bangerter Highway. Since then, response times had decreased from eight minutes to five minutes in the 3rd quarter. They are also able to focus their attention on some of the speed issues and concerns in Independence.

During the month of September, there were 271 calls for service. There was one burglary, five thefts and frauds, two vehicle thefts, one sex offense, two mental subjects, and one criminal mischief case. In terms of investigations, they are following up on 114 cases. Nine cases were screened with the District Attorney or City Attorney. The Department was very busy with suspicious calls, alarms, and traffic offenses.

With regard to the VIPS program, there were five citizens who completed the course. The total number of hours worked so far this year was 214. The new graduates will double the volunteer program. Sergeant Taylor expressed appreciation to the new graduates and the volunteer work they do. The City supported the program and purchased new uniforms, hats, and flashlights. It was recommended that if participation doubles it will be necessary for an older vehicle to be equipped for use by volunteers.

Chief Burton stated that one of the things the volunteers will be asked to do is meet with neighborhood groups and teach them about the Neighborhood Watch and other programs. Mayor Timothy wanted to make sure that the City is supporting the volunteers. He asked if the extra enforcement and speed trailers had reduced speeding. Sergeant Taylor responded that both have been effective. The Mayor reported that he received complaints about drag racing and asked to be

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provided with specific data. Sergeant Taylor stated that steps were being taken to prevent the problem going forward.

Issues pertaining to false alarms were discussed. Sergeant Taylor stated that a letter is sent out from the City informing those with alarms that there is a small fee charged after the third false alarm. Even if there are multiple instances of false alarms, the Police Department will never not respond. Mr. Reid described the process of imposing penalties and warnings for false alarms. The Mayor expressed appreciation to Sergeant Taylor for his efforts.

**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.**

Steve Duh was present on behalf of Conservation Technix, Inc. He introduced Scott Peters who served on the team that helped formulate the plan. Mr. Duh described the planning process and stated that they tried to be as all-encompassing as possible to connect with City residents. Public outreach was described, which included open house meetings and a mail survey that was mailed out to 2,600 households. Over 600 responses were received, which was just over 20%. A series of discussions were also held with stakeholders, Jordan School District, builders, and internal staff.

Mr. Duh commented on the survey results and stated that there was a very high level of satisfaction from residents about Bluffdale parks and recreation opportunities. Amenities people like to see and have access to in parks included trails, access to playgrounds, places for swimming or water play, and shelters and pavilions where people can gather. Strong interest was expressed for having the City put more effort toward growing its system of larger neighborhood community parks.

Mayor Timothy asked if there had been discussion among the Parks Committee about access to the river. He stated that Bluffdale would be a very good place to launch a canoe into the river. Mr. Duh stated that at the Parks Committee level the discussion was limited because the topic was raised at the second open house and at the review discussion with the Parks and Planning Committees.

Mr. Reid reported that he spoke with representatives from Summit Academy earlier in the day about the possibility of enhancing their gym to a larger facility and allow the City to use it. They seemed amenable to discussing it. Mr. Reid would obtain cost estimates, the extent of the City's participation, and what the ongoing costs would be.

Mr. Duh stated that with regard to trails there is a lot of interest in making sure that the trail project comes to fruition and that there are access points to the trail. Public feedback led to development of goals. Community engagement was something they tried to emphasize in the plan. They also would continue to utilize volunteers and the Parks Committee as a venue for discussing parks. In terms of parks and open space goals, the primary objective is to provide a diversified system that has equitable access.

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Mr. Duh described their goals and objectives, which included community engagement and open space. Mayor Timothy stated that the survey recommended there be more focus on improving existing parks. It was also suggested that more property be purchased for future parks. He understood that there needs to be a balance. He asked about the comments made in that regard before the Parks Committee. Mr. Duh stated that comments were made with respect to level of service. City Planner/Economic Development Director, Grant Crowell, stated that the survey results showed a desire for medium to large parks. The Impact Fee Facilities Plan was modified primarily due to Independence planning to develop smaller parks.

Trail connectivity issues were discussed. Mr. Duh presented the Parks Access Map, which highlights potential future acquisition areas and areas with good access currently to parks. The existing Trails Map was also displayed. Mr. Duh stated that they used existing trail corridors and based the proposed trail network on that. With regard to the Capital Facilities Plan, five-year cost estimates were \$900 million and included various types of parks.

Mr. Duh commented on public support and stated that a question in the survey pertained to the public's willingness to pay. He noted that over 70% of residents expressed a willingness to pay at least \$4 per month in added taxes for parks and recreation. Mr. Reid stated that one of the suggested places for future parks was within the one-acre zone. In the past the Council had given the impression that there was no need to look for parks in the area. Because lot sizes in the area are large, property owners effectively have parks in their backyards. Area 10 was determined to be outside of the City and was not heavily considered in the survey.

Mayor Timothy opened the public hearing.

Elliott Mott, a West Valley City resident, voiced support for the Jordan River Corridor as an important part of the open space. He suggested that a water trail access be provided on the Jordan River Trail within the Jordan Narrows Road and off of Arrow Trailhead (13800 South). Currently the closest facility is on 6400 South in Murray. He noted that the prettiest parts of the river are in the south end of the valley. Mayor Timothy mentioned that the Jordan River Commission asked if they would be willing to participate in the water trailhead. Mr. Mott stated that they would. In response to a question about the depth of the river, Mr. Mott stated that most of it can be walked although there are some deeper sections.

Dave Tolman, developer of the Westgate Community Project, liked the idea of having a plan in place.

Ulises Flynn gave his address as 15192 South Skyfall Drive and suggested that the demographics of the area be considered. He recommended that the younger demographics be considered and look at the east side of the City versus the west side, which has an older demographic.

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

Mr. Reid commented that with regard to funding the City has flexibility and the funds can be spent at the Council's discretion.

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**Ty Nielsen moved to approve the ordinance amending the City's General Plan, specifically adopting a Parks, Trails, Recreation, and Open Space Master Plan, as presented.**

**Bruce Kartchner made a friendly amendment and stated that the chart is included in the plan and will be quoted as part of the proposed gap areas. As a result, he suggested that gaps areas 6, 7, and 10 be removed from the map because he considered them to be areas that likely do not need parks. Ty Nielsen accepted the friendly amendment.**

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

**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.**

Mr. Crowell presented the staff report and stated that the request was from billboard owners. Existing billboards in the community were identified on a map displayed. Of the eight billboards identified, seven are non-conforming. The City does not allow new billboards to be constructed in the Sand and Gravel Zone and are only allowed in the I-1 Zone. There are two billboard companies with signs in the City. The intent of the proposal is to convert existing billboards to new LED technology. A new provision would be created specifying what can be done with a non-conforming billboard in Bluffdale City. While it would not allow for a new structure, the non-conforming sign could be modified to incorporate new technology.

Mr. Crowell stated that if set up correctly the new technology has the ability to gauge the light intensity level. Message changes and animation allowed on billboards were discussed. Examples of the difference between billboards and LED signs were given. Mayor Timothy commented on the brightness of LED signs. The effects the signs will have on residents were discussed.

Wade Budge was present on behalf of his clients, Windy Cooke from Topad Media. Since he last visited with the Council in July, they have gone to the Planning Commission and worked with other billboard companies who have interests in the area. Significant revisions had been made to what was before the Council. In July there was discussion about potentially opening up new areas for signs and the potential conversion of the existing eight signs. Mr. Budge stated that his clients have interest in the three signs on the south end of the City. The current technology is limited and involves one advertiser. It was noted that the signs are already lit.

Mr. Budge stated that the billboard industry is trying to employ the best available technology and they have made a significant investment in that regard. The proposed draft ordinance imposes the same standard that has been used in other cities and in that each of the signs that is converted must have a photometric cell. This results in a brighter sign when it is sunny and dimmer one when it is cloudy or at night. Examples of these types of self adjusting signs could be viewed all along the I-

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15 corridor. By employing the same strict standard, the City will ensure that the signs will be adjustable. Other additional provisions were described.

Jared Johnson, from YESCO Electronics, a manufacturer of digital LED signage stated that the billboards are manufactured from their facility in Logan, Utah. Their product is distributed worldwide. He indicated that the concerns addressed are very common. The proposed ordinance is comparable to what exists throughout the State. The brightness standard recommended is a requirement that they developed about 10 years ago when they realized that the digital sign product they were using would be applied to billboard advertising signs. Billboards are regulated by the federal government and consistent circumstances exist throughout the country.

Mr. Johnson explained that the brightness standard was developed based on principles pertaining to light trespass and dark sky efforts establishing the amount of light that can emanate. The standard developed is based on an ambient lighting standard of .3 or one-third of a foot candle. The intent is to have consistency in the signs so that they don't have a distracting presence as compared to other signs in the area. He was pleased with how the standard has been implemented in the State of Utah. Mr. Johnson explained that LED lighting is very directional. LEDs used in billboards have a 90 degree viewing angle and cuts off. In response to a question raised, Mr. Johnson indicated that LED signs can be double sided. Issues were discussed regarding operational hours within the red and blue zones shown on the map.

Mayor Timothy opened the public hearing.

Boyd Preece gave his address as 15122 Skyfall Drive and stated that his neighborhood will be the most affected. He was generally in favor of the additional signs and thought there were advantages to them. He was, however, concerned about the height and felt that the operational hours should be later than 11:00 p.m.

Nancy Lord gave her address as 3754 West Pheasant Hollow Lane and was concerned for the residents, and particularly children who are trying to sleep. She also felt that the provisions in the red and blue zone should be applied to hotels that may be built in the area. Mayor Timothy did not think that such language would ever apply due to the location of the signs. Mrs. Lord stated that that may be the case but could not be applied after the fact. She recommended it be done now.

Ulises Flynn gave his address as 15191 Skyfall Drive, and felt that 11:00 p.m. was too late for the signs to be operational, especially due to the time zone change and the rotation of images. Mayor Timothy explained that the time restrictions will not apply unless homes are built in the zones. He considered an LED sign to be an improvement over what currently exists. Mr. Flynn felt that conversion should not take place until the Council knows how many homes will be built in the area.

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

Justin Westwood commented that he sells LED lights for tow trucks and stated that the technology is amazing. It is varied, highly controlled, and directional. As a result, he felt that having LED signs is an improvement.

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Bruce Kartchner suggested the possibility of changing the directional aspect of the signs to 75% compared to 90%. He also commented on the possibility of allowing only single-sided signs for the time being until the impact can be analyzed. He recommended the restrictions not be limited to billboards and suggested they be applied to all electronic signs. Council Member Kartchner suggested that the malfunction restriction be dark rather than in static mode, since it would be less questionable. He recommended that the distance be increased from 1,000 feet to 7,000 feet, which would allow for the conversion of one sign. He suggested that hotels be considered as dwellings in terms of the billboard restrictions.

Alan Jackson was convinced that what is proposed will have less of an impact on residents than what exists currently. Bruce Kartchner agreed and did not think that the impact of the majority of the signs affects anyone because they are far away. The sign that is likely to have the most impact is the one that is currently in conformance. The Council asked that verbiage be added to the ordinance to include hotels, motels, hospitals, assisted living centers, and other legal overnight facilities. Height issues were discussed.

**Justin Westwood moved to approve 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) including along with dwellings, hotels, motels hospitals, and other legal overnight facilities. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Mark Lemery-Nay, Bruce Kartchner-Nay, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed 3-to-2.**

**8. Consideration and Vote on a Resolution Requesting Recertification of the City of Bluffdale Municipal Justice Court, Staff Presenter, Vaughn Pickell.**

City Attorney, Vaughn Pickell, reported that every four years the City is required to request recertification of the Justice Court. What is required is an opinion letter from each City Attorney, a Resolution of the City Council requesting the recertification, and the Judge's Affidavit that his court meets the standards enunciated in the statute and the rules promulgated by the Administrative Offices of the Court. Mayor Timothy asked what the process will be to certify the court for the first time once the new facility is complete. Mr. Pickell stated that the court will be certified for a four-year period even though there will be change of facility.

Bruce Kartchner struggled with the cost of a municipal court including the cost included in the new building to facilitate the municipal court. He was not convinced that it benefits the City. Alan Jackson thought it was of benefit to the citizens to not have to drive elsewhere to pay a ticket. Mr. Reid commented that without the Justice Court, police officers spend more time out of the City.

**Ty Nielsen moved to approve a resolution requesting recertification of the City of Bluffdale Municipal Justice Court. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Mark Lemery-Aye, Bruce Kartchner-Nay, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed 4-to-1.**

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**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.**

Mr. Pickell reported that the Jordan Valley Water Conservancy District is doing a Central Pipeline Project where there is a lot of their equipment off of Jordan Narrows Road. The City decided to piggyback off of their contract and use it to finish the road. The agreement approves the City's share of the costs attributable to the road. Mr. Reid remarked that the project is already completed.

**Ty Nielsen moved to authorize the execution of the Jordan Narrows Road Reconstruction Agreement with Jordan Valley Water Conservancy District. Mark Lemery seconded the motion. Vote on motion: Alan Jackson-Aye, Mark Lemery-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.**

**10. Presentation and Discussion Relating to Branding/Logo for the City of Bluffdale, Staff Presenter, Natalie Hall.**

Emergency Preparedness Manager, Natalie Hall, reported that at the last City Council Meeting there was discussion about the possibility of rebranding the City. She asked if the brand currently conveys what they want it to about Bluffdale. She also asked if the logo is clear and adaptable and if the vision of the City is clear. The determination was made to rebrand the City since the City is moving forward with a new website and City Hall. Permanent signage and memorials would be needed for redevelopment and the City is growing and looking for unification through the City.

Ms. Hall reported that several businesses were contacted to discuss branding options. It was not something that was budgeted for this fiscal year which should be taken into consideration. The first business they spoke with was Fluid Advertising who submitted a bid of \$18,000 to \$24,000. The scope of work was described and examples were given of other cities they have branded. The second firm was identified as Jibe who submitted a bid of \$9,500, which did not include the visual brand development aspect. The last company staff spoke with was RED SLC who was able to break down every cost and detail of what was included in the bid. They had an eight-week roll out and typically meet every deadline.

The research process was discussed. Mr. Reid stated that there was discussion about establishing a Citizen Committee and who would serve on it. Staff approached Jeanette Andrews who does a lot of design work and designed the previous logo. She was happy to be involved. Mr. Reid identified four groups in the City consisting of the one-acre area, the Parry Farms/Spring View Farms area with one-quarter to one-third acre lots, the Independence area, and the Old Bluffdale area with 10,000 square-foot lots along Redwood Road. The intent was to get representatives from each area to serve on the committee. He asked the Council how much they would like to be involved.

Ms. Hall stated that it makes sense to redo the logo before City Hall is built when there will be permanent signage. Cost will also be involved in changing the signage on police vehicles. The Mayor agreed that now is an ideal time especially with the website being redesigned. Alan Jackson did not feel that the current logo serves the entire community.

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The Council was in favor of going with RED SLC and moving forward as soon as possible. Bruce Kartchner wanted to ensure that the target is met with whatever company is chosen. Justin Westwood, Mark Lemery, and Alan Jackson expressed interest in being involved. Ms. Hall indicated that an invitation would be extended to all Members of the City Council. The meeting schedule had yet to be determined.

Bruce Kartchner asked how the three companies were determined to be the most likely candidates. Ms. Hall stated that she conducted research and determined who other cities had used for branding. She then sent out a Request for Bids.

**11. Mayor's Report.**

Mayor Timothy reported that a presentation was made before the Public Works Committee for Corridor Preservation Funds. Two packages were presented and the City was awarded \$487,000. An additional \$1.5 million was also requested, which includes the fourth segment of Porter Rockwell Boulevard. The results would be reported back to the Council.

The Mayor commented on the recent Trunk or Treat event and stated that the Spook Alley was expanded this year. His grandchildren went through and loved it. Parents were impressed by the quality and how they were treated. Based on the comments received, he felt it was very well done.

Mayor Timothy was not sure whether he will give up his seat on the Regional Growth Committee, but is campaigning to serve on the Transcom Committee. Serving on the Committee would help with the City's short-term road funding.

The November Mayor's Message pertained to a future grocery store. Comments from the Council Members were welcomed.

Bruce Kartchner reported on the Wasatch Front Regional Council Meeting and stated that the deadline for LOI transportation dollars was the following day. Mr. Reid stated that the City applied for 14000 South, which is the connection road between 3600 West and 2700 West with an active regional park.

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

Mr. Reid stated that an application was made for a safe sidewalk grant with the North Star Academy. North Star Academy was asked to participate. If received, the City would be required to make a 20% match. He also reported that the City is applying for a Transportation Plan Grant in the amount of \$60,000 to redo the City's Transportation Plan.

Parry Farms Park is moving along well and bids were received on sod, which will go in on Tuesday, November 3.

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Mr. Reid reported that Election Day is Tuesday, November 3 and is Vote by Mail. Those wishing to vote in person were asked to bring their ballots with them to the Vote Center.

Mr. Reid reported on the ground breaking of the New City Hall and asked if it should be done before the sod is torn out or wait for the first piece of construction equipment. The Council recommended waiting until a later date in January or February.

It was reported that the City has nearly reached the 30% mark with the architect and asked if the Council wished to pursue negotiating a contract with them for the remaining 70%. He noted that the Mayor had reservations. Mayor Timothy stated that he had fewer reservations now than he had a few weeks earlier after speaking with the architect and resolving some of his concerns. The Council approved pursuing a contract amendment to the existing contract with costs included.

It was reported that the Christmas Party is scheduled for Friday, December 4 at 12:00 noon. Spouses or significant others were invited. City Recorder, Wendy Deppe, would be sending out invitations to the Council.

The Thanksgiving Breakfast Potluck was scheduled for Wednesday, November 25 at 7:30 a.m. Ms. Deppe would send out invitations to the Council.

**PLANNING SESSION**

Bruce Kartchner recommended that the light parameters and restrictions be imposed on any LED signage.

**13. Review of the Concept Plan for the Haerr Property, Dave Tolman, Applicant.**

Dave Tolman from Aclaime, highlighted the proposed Concept Plan for the Haerr Property (Independence Park) for single-family detached lots. The property location was shown on an aerial map displayed and is located at 14600 South in Independence near the power line. The property is currently zoned HC. Mr. Tolman reported that they met with the City Council in April of 2014 at which time the intent was to bring it in as part of the Independence Project. The following came out of that meeting:

- The Council felt that it was a residential area even though the owner has a right with the HV Zone.
- The density can be turned over at seven units per acre.
- Concern was raised about the park. Mr. Reid brought up several pertinent ideas dealing with the balance between residential development and the density that would be allowed.

Mr. Tolman stated that following the April 2014 meeting they looked at what could be done given the direction from the City Council and met with staff. After reviewing the various zones they

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concluded that there was no zone that would work. As the meeting closed, Mr. Crowell suggested they contact Bruce Kartchner and get his opinion on how to proceed. They looked at what has taken place at Independence and the different types of products.

The Concept Plan was shown, which includes single-family detached houses, a neighborhood park, and a connection to the Independence Trail. It was noted that all of the streets are public. The average lot size is 5,270 square feet with an overall project density of 5.23 units per acre. The trail system was described. It was reported that there will be a 1.37-acre park. With regard to participation in the construction of Noell Nelson Drive, Mr. Tolman stated that Mr. Eyre has dedicated one-half of 1000 West located to the east of Westgate. He further agreed to pay a proportionate share of the road construction to the north. Mr. Tolman stated that Bruce Kartchner believed that the MU Zone was a possibility with a development agreement. He would, however, want the development agreement to be in place before the zone.

Steve McCutchen stated that the zone would allow the City to have a development plan and development agreement that together would become the zoning of the property. The benefits would be that it could be applied to residential, commercial, industrial, or mixed use sites.

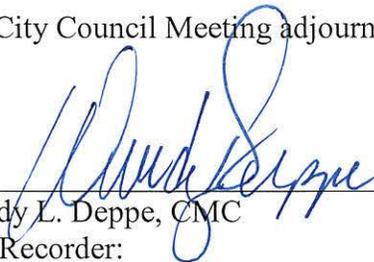
Bruce Kartchner asked if there was a desire for a zone with more density than R-1-10 that would be specific to the area that already has the higher densities that might allow for clustering and provide more open space. Mayor Timothy commented that open space is provided with mixed use.

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.**

It was determined that there was no need for a Closed Meeting.

15. **Adjournment.**

The City Council Meeting adjourned at 11:40 p.m.

  
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Wendy L. Deppe, CMC  
City Recorder:



Approved: November 17, 2015