



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, April 27, 2016**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, April 27, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 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 6:30 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 March 23, 2016 meeting minutes.
 - 3.2 Approval of the April 13, 2016 meeting minutes.
4. Consideration and vote on a resolution establishing a Bluffdale Youth Council, staff presenter, Vaughn Pickell.
5. **PUBLIC HEARING** – Consideration and vote on a Plat Amendment of Cascade Cove Subdivision, which Vacates a Trail Easement at approximately 3100 West 15000 South, Rob Hughes, Newlyn Green and Blake & Angela Bush, applicants, staff presenter, Paul Douglass.
6. **PUBLIC HEARING** – Consideration and vote on various amendments to Title 11-12 Parking Standards, Title 11-8E-12 R-MF Parking Standards, and 11-11G-17 Off Street Parking in the Bluffdale City Code, Bluffdale City, applicant, staff presenter, Jennifer Robison.
7. Mayor's Report
8. 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.

9. 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).

10. Adjournment

Dated this 22nd day of April, 2016

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

The Draft Minutes for the March 23, 2016 City Council meeting will be placed in Dropbox next week before the April 27, 2016 Council meeting.

Agenda Item 3.2



**BLUFFDALE CITY COUNCIL
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BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:30 P.M.

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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 March 09, 2016 and March 23, 2016 meeting minutes.
 - 3.2 Preliminary acceptance of Kailye Anne Amended Subdivision, and beginning the warranty period.
 - 3.3 Approve a resolution accepting Glover Landscaping as the low bidder and authorizing the City Manager to sign the 2016-2018 Grass Mowing and Trimming contract.
4. Presentation on Radon Gas, presenter, Eleanor Divver, DEQ's Indoor Radon Coordinator.
5. Presentation and discussion regarding the Bluffdale Traffic manual, BYU project, staff presenter, Michael Fazio.
6. Presentation on creating a Youth City Council for the City of Bluffdale, presenter, Canon Law.
7. **PUBLIC HEARING** – Consideration and vote on a resolution authorizing disposal of a significant parcel of real property, staff presenter, Vaughn Pickell.
8. Consideration and vote on a resolution authorizing execution of a Pipeline Relocation Agreement in the vicinity of 15200 South Porter Rockwell Boulevard, staff presenter, Michael Fazio.
9. Consideration and vote on a resolution authorizing the City Manager to enter into an agreement with the lowest bidder for the City Arena Improvement Project, staff presenter, Michael Fazio.

10. Mayor's Report
11. 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.

12. Discussion on Jordan River Parkway, presenter, Mayor Derk Timothy.
13. 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).
14. Adjournment

Dated this 8th day of April, 2016

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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**BLUFFDALE CITY COUNCIL
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- 1 **Present:** Mayor Derk Timothy
2 Alan Jackson
3 Ty Nielsen (arrived at 6:37 p.m.)
4 Justin Westwood
5 James Wingate
6 Boyd Preece
7
8 **Staff:** Mark Reid, City Manager
9 Vaughn Pickell, City Attorney
10 Grant Crowell, City Planner/Economic Development Director
11 Michael Fazio, City Engineer
12 Blain Dietrich, Public Works Operations Manager
13 Natalie Hall, Emergency Program Manager
14 Sergeant Shane Taylor
15 Wendy Deppe, City Recorder
16
17 **Others:** Eleanor Divver, State of Utah/DEQ Indoor Radon Coordinator
18 Jan Poulson, Radon Induced Lung Cancer Survivor
19 BYU Students Presenting the Capstone Project Speed Reduction Manual:
20 Christopher Bender
21 Christian Cordova
22 Natalia Brown
23 Samuel Minneer
24 Canon Law, Youth City Council Presenter
25 Tanner Garner, Potential Youth City Council Participant
26 Julie Davis, President of the Utah Association of Youth Councils
27 Gary Garrett, Bluffdale Lions Club President
28 Brian Christensen, Simple Products Corporation
29

30 **BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

31
32 Mayor Derk Timothy called the meeting to order at 6:30 p.m.
33

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

35
36 All Members of the City Council were present with the exception of Ty Nielsen who arrived
37 shortly thereafter.

38
39 City Engineer, Michael Fazio, offered the invocation. Canon Law led the Pledge of Allegiance.
40

41 **2. PUBLIC FORUM.**

42 Michael Memmott gave his address as 14773 Rising Star Way and presented the petition

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1 submitted to revise the fencing regulations for the Marketplace Subdivision at Independence at
2 the Point. He stated that the community as a whole would like to comply with the fencing
3 requirement; however, they were seeking a less costly option such as vinyl fencing rather than
4 the proposed Trex brand specified in the Development Agreement. City Attorney, Vaughn
5 Pickell, stated that the fencing was specified by the developer and was not required by the City.
6
7 Mayor Timothy stated that staff would have to research the matter and determine what legal right
8 the City would have to make such a change. He noted that restrictions like this one are legally
9 binding. Mr. Pickell agreed to get in touch with Mr. Memmott.

10
11 There were no further public comments.

12
13 **3. CONSENT AGENDA**

14
15 **3.1 Approval of the March 9, 2016, and March 23, 2016, Meeting Minutes.**

16
17 **James Wingate moved to approve the minutes of March 9, 2016. Justin Westwood**
18 **seconded the motion. The motion passed with the unanimous consent of the Council.**

19
20 The minutes of March 23 were tabled and Justin Westwood, James Wingate, and Boyd Preece
21 were asked to email the City Recorder with their changes.

22
23 **3.2 Preliminary Acceptance of Kailye Anne Amended Subdivision, and**
24 **Beginning the Warranty Period.**

25
26 **Justin Westwood moved to approve agenda item number 3.2. Ty Nielsen seconded the**
27 **motion. The motion passed with the unanimous consent of the Council.**

28
29 **3.3 Approve a Resolution Accepting Glover Landscaping as the Low Bidder and**
30 **Authorizing the City Manager to Sign the 2016-2018 Grass Mowing and**
31 **Trimming Contract.**

32
33 Mayor Timothy stated that six bidders submitted bids. He wanted to make sure the Council was
34 able to review them before making a decision. Glover Landscaping was determined to be the
35 low bidder for the City's grass mowing and trimming contract at a cost of \$42,923. He

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1 explained that the City contracts out the mowing of parks every few years. The Mayor stated
2 that the bid is not a fixed price since there may be contingencies such as extra mowings. The
3 contract was based on one mowing every week and included every task they are contracted to do.
4 It was reported that the highest bid was \$221,000, which was significantly higher.

5
6 **Ty Nielsen moved to approve the resolution allowing the City Manager to accept Glover**
7 **Landscaping as the low bidder and authorizing him to sign the 2016-2018 grass mowing**
8 **and trimming contract. Justin Westwood seconded the motion. Vote on motion: Alan**
9 **Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-**
10 **Aye. The motion passed unanimously.**

11
12 **4. Presentation on Radon Gas, Presenter, Eleanor Divver, DEQ's Indoor Radon**
13 **Coordinator.**

14
15 Eleanor Divver, Department of Environmental Quality, introduced Jan Poulson who is a Radon
16 induced lung cancer survivor. Ms. Poulson's message was it can happen to anyone. She stated
17 that lung cancer is the deadliest of all cancers and kills more people annually than breast, colon,
18 and prostate cancers combined. It is usually detected in Stages 3 or 4 because there are no
19 symptoms, which frequently makes it too late to treat successfully. Ms. Poulson reported that
20 there is a new low dose CT scan for high risk patients but very few fall into that category. It also
21 carries a stigma since people assume you are a smoker if you have lung cancer, which is not true.
22 Ms. Poulson reported that Radon is the second leading cause of lung cancer. She was diagnosed
23 with Stage 3 lung cancer in May of 2007. She had her right lung removed followed by radiation
24 and chemotherapy. She has had periodic scans for the last five years and remains cancer free. In
25 2014, she began to have symptoms of dementia and at a routine physical a fist size tumor was
26 found in her brain. At that time, it was discovered that the lung cancer had metastasized to her
27 brain. Ms. Poulson then had traditional brain surgery followed by two gamma knife surgeries,
28 which is a radiation procedure, to move more tumors. The last tumors were removed in
29 December of 2014. In January of 2015, she began taking a new chemotherapy pill and since that
30 time she has been cancer free.

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1 Ms. Poulson stated that it is her passion while she is healthy to help educate people about lung
2 cancer and raise awareness of radon. She stated that when they first purchased their home it
3 tested at 2.2. The action level set by the EPA is 4.0. In 2002, 10 years after they purchased their
4 home, they did a remodel and never thought to test again for radon. The inspector required them
5 to bring the entire home up to Code. He never commented on the high radon levels in the area.
6 After she was diagnosed, the home retested at 24.9, which is six times the designated safety
7 level. A mitigation system was immediately installed, which brought the level down to 1.7.

8
9 Ms. Poulson stated that she is a proud member of the Utah Radon Coalition and shares her story
10 to help raise awareness. She also serves on the Board of the American Lung Association and is
11 an Advocate and Event Planner for Longevity, which raises funds for lung cancer research. She
12 urged the Council to join her in their efforts to help communities change building codes to deal
13 with the radon problem. It is recommended that every home be tested. It was estimated that 1 in
14 3 homes in Utah have high levels of radon.

15
16 Ms. Divver reported that radon is a naturally occurring radioactive gas that gets into homes
17 because of the breakdown of uranium. Any home can have a high level of radon. It gets in
18 through a variety of ways, which were described. It was reported that in the United States there
19 are 240,000 cases of lung cancer every year with 160,000 deaths. 21,000 are thought to be from
20 radon. Utah's rates are 29.9 for every 100,000 compared to national rates of 60.4. Kentucky has
21 the highest smoking rate and is at 92.4. Utah's smoking rates are very low in comparison to the
22 next highest. This means that lung cancer rates should be very low, however, they are not.

23 Ms. Divver reported that there is no safe level of radon because no form of radiation is safe.
24 They know, however, that at certain levels they can be as safe as possible.

25
26 Mr. Divver indicated that smoking rates for Utah are 12.2% and Kentucky is at 30.2%. In Salt
27 Lake County, 22,530 radon tests have been conducted. The highest level reported was 152.6 in
28 Sandy. A home in Bluffdale was tested at 143. She explained that 90 is comparable to smoking
29 9 packs of cigarettes per day. The average level in Salt Lake County is 4.3. A map was
30 displayed showing that 1 in 2 homes in Bluffdale have elevated levels. Ms. Divver's goal was to

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1 do an outreach with residents. In Daybreak, the City of South Jordan paid for test kits, which
2 cost \$5 each. Fund raising methods for test kits was discussed. Ms. Divver stated that Green
3 and Healthy Homes, a Salt Lake County organization, set aside \$70,000 for Riverton and
4 Daybreak in South Jordan. For those with high levels that can't afford mitigation, funding is
5 available. A family of five earning \$52,000 or less would qualify for the mitigation system.

6
7 Ms. Divver reported that Green and Healthy Homes refurbishes homes for asthma triggers and
8 lead. They also test for radon. Radon is drawn into homes during the winter months. Typically,
9 when the ground is frozen, radon gas takes the path of least resistance, which is into a home. She
10 stated that the test kits are simple and inexpensive. They cost \$7.95 on the State's website. They
11 can also be purchased at most hardware stores but the cost is higher. A certified tester charges
12 \$75 to \$200. Ms. Divver stated that the short-term test kits are very reliable and effective. They
13 recommend that if a home tests between 4 and 9 that a second test be performed. If test results
14 are still high, a long-term test should be performed. The cost to mitigate is \$1,500. Assistance
15 can be provided to get in touch with a certified mitigator.

16
17 Mayor Timothy had heard that the Spring View Farms area has tested high. He was interested in
18 the two available kits going to people in that area. Feedback was sought once the testing is
19 complete. The Mayor also recommended that schools be tested along with public buildings. Ms.
20 Divver stated that schools are tested for free. She was in the process of writing a grant with
21 UDOH and would be happy to put Bluffdale on their calendar. Approval would be required of
22 the school district and the principal.

23
24 Mayor Timothy considered the information provided to be very valuable. He reported that his
25 mother was diagnosed with lung cancer but never smoked. He was certain that radon was a
26 cause.

27
28 **5. Presentation and Discussion Regarding the Bluffdale Traffic Manual, BYU Project,**
29 **Staff Presenter, Michael Fazio.**

30
31 City Engineer, Michael Fazio, gave an overview of the Capstone Program and introduced the

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1 BYU Capstone Team consisting of Christian Cordova, Christopher Bender, Natalia Brown,
2 Samuel Minneer, and Shad Petersen.

3
4 Sam Minneer introduced the project and stated that they will send all of the materials prepared as
5 a result of the manual to Mr. Fazio for final approval. Chris Bender presented an overview of the
6 Executive Summary. He stated that the manual covers a variety of topics with the main one
7 being speed reduction measures. They looked at four types of speed reduction including vertical,
8 horizontal, narrowing, and non-construction measures. They also prepared different matrixes
9 and flow charts to determine which traffic calming measures are most suitable for Bluffdale.

10
11 Mr. Bender described the main reason for the need for traffic calming. It was reported that
12 Bluffdale's population has quadrupled since 1990 and doubled since 2000. As the population
13 increases, the number of speeders increases. The most common request from citizens is more
14 stop signs. Research has shown that adding an excessive number of stop signs actually increases
15 pedestrian injuries and has an adverse effect. A list of speed reduction measures, other than stop
16 signs, were described that will reduce speeds and prevent accidents.

17
18 The first five speed reduction measures that were researched were vertical measures. These
19 included applications that adjust the elevation on the street over short distances. This causes
20 vehicles to slow. Examples include speed bumps, speed tables, raised crosswalks, raised
21 intersections, and textured pavements.

22
23 Natalia Brown reported that the group rated four different tools that will help the City determine
24 which measures are most appropriate for a specific site. The first was a matrix that summarizes
25 how effective a measure is. Seven categories were proposed that were considered important for
26 Bluffdale to consider. They included available shoulder space, emergency vehicles, drainage
27 considerations, noise pollution, pedestrian safety, snow removal, and bicycle safety. Aspects of
28 each were shown on a matrix. The last tool was a flow chart to show possible solutions.

29
30 The first area examined by the group was 3600 West and 13800 South. A study was first
31 conducted to determine the number of cars that go through the intersection in a day and how fast

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1 they are traveling. The data was then analyzed and appropriate action recommended. It was
2 determined that this intersection qualifies for stop signs. If the City Engineer feels that stop
3 signs will interrupt the flow of traffic or that they are unnecessary, two other options were
4 identified.

5
6 The second intersection studied was 2200 West and 14400 South. The data showed that stop
7 signs are not warranted. Mayor Timothy stated that motorists frequently stop at the intersection
8 as if there is a stop sign. He asked how that situation could be addressed. It was recommended
9 that a roundabout be used in this instance. It was determined that in this case there is adequate
10 room for a roundabout.

11
12 Two other areas were studied but data was not available to determine whether stop signs would
13 be required. The City was encouraged to perform speed studies of those intersections. The
14 Mayor stated that the City looked forward to using the manual, which is a very good tool.
15 Appreciation was expressed to the students for the time and expertise.

16
17 **6. Presentation on Creating a Youth City Council for the City of Bluffdale, Presenter,**
18 **Canon Law.**

19
20 Canon Law reported that several months ago he began working on the above project as his Eagle
21 Scout project. He explained that Youth City Councils are normally composed of 8 to 10 youth
22 ages 14 through 18. What is required is a passionate advisor. They have been able to find that
23 person in Nancy Lord who expressed interest and is a former City Council Member. The group
24 will meet bi-monthly and use a variation of Robert's Rules of Order. Ideally they would be part
25 of the Utah Association of Youth Councils.

26
27 Mr. Law reported on the benefits of Youth City Councils, which include benefits to the City and
28 the youth. Participants learn leadership skills, teamwork, how city governments work,
29 parliamentary procedure, how to make a difference, and how to organize things that will actually
30 cause change to happen. Youth City Councils organize and orchestrate community events and

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1 work with other organizations. Bluffdale’s Youth City Council will also work with the City on
2 events like Old West Days.

3
4 The budget being requested is \$750 per year that would go toward t-shirts, membership in the
5 Association of Youth City Councils, and attendance at Legislation Day at the State Capitol.
6 Additional funds would be used for events. The group may also have fundraisers to raise
7 additional funds. The Youth City Council will take pressure off of the City Council and Mayor
8 and allow youth to be involved on a deep level. Advisors will apply and be approved by the City
9 Council and the Youth City Council will be modeled after the City Council. They will also have
10 a charter that will be created by people who apply to become Youth City Council Members.
11 Once the charter is written up by those members, it will be brought to the City Council for
12 approval.

13
14 Mayor Timothy asked about the charter, how the initial organization is drafting the charter, and
15 how they will be educated on what it should look like. Mr. Law responded that they will work
16 closely with experts. Julie Davis, for example, has been an advisor to Youth Councils for about
17 16 years and has served as the head of the Association for about three years. Nancy Lord will
18 also serve as an Advisor and they have already worked on ideas for charters. Various resources
19 are available from charters that have already been created that can be drawn from.

20
21 Tanner Garner remarked that he and Mr. Law have been friends for several years and both have
22 been heavily involved in speech and debate and on student congresses. They both share a
23 passion for government and politics and being involved in the political process. He thought a
24 Youth City Council would be a beneficial way for Bluffdale youth to get involved. The benefits
25 included teaching youth about money. They would be given a budget and would have to work
26 within. They would also recognize that their decisions matter and cost the citizens money.
27 Leadership skills are developed as Members organize service projects and events. They will also
28 better understand how local governments work. Mr. Garner expressed his support.

29

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1 Gary Garret acknowledged the need for a Youth City Council in Bluffdale. He stated that based
2 on the City's population, he should have 80 Lions Club Members in the community. Currently,
3 there are only eight. He offered his help and support.

4
5 Julie Davis, a Clinton resident, described how she got involved with the Youth Association of
6 Youth Councils and with the Clinton Youth City Council for the last 16 years. She stated that
7 she has four children, five grandchildren, and works full-time for the LDS Church. She
8 described the events Youth City Councils participate in as well as benefits, which included
9 scholarships as a result of service hours. The importance of parental support was stressed. Ms.
10 Davis highly recommended that Bluffdale establish a Youth Council.

11
12 Alan Jackson asked about the selection process. Ms. Davis stated that in the past they conducted
13 interviews to select Members. Terms would be renewed annually.

14
15 Mr. Law thought the Youth City Council could do a lot of good, both for the youth serving on it
16 and the community. He stated that a special assignment could be given to the Youth Council for
17 projects like radon testing, which requires a lot of man hours. Youth interested in serving on the
18 Youth City Council were present to demonstrate that there is interest in the community.

19
20 Mayor Timothy asked Mr. Law what they would want the first project to be. Mr. Law stated that
21 they would likely start with something that would involve helping someone else on a project that
22 already has some organization. This could include Old West Days, for example. Once the group
23 is established, the Mayor asked what kind of project they would like to oversee and organize as a
24 group. Mr. Law recommended a charitable event or service project.

25
26 Mr. Law was commended by the Mayor for his presentation. He expressed his support. The
27 Council expressed support for the resolution included in the packet. Action could not be taken,
28 however, because the matter was not noticed as an action item. The resolution was to be put on
29 the next agenda for action. The Council wanted to see the charter before allotting funds.

30

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1 Justin Westwood reported that he was approached by Mr. Law last summer and he is very
2 passionate about the project. Mr. Law presented himself very well and had done his homework.
3 Costs associated with the group were discussed such as Legislative Day, which costs \$50 per
4 participant. Council Member Westwood suggested the higher amount proposed be budgeted and
5 expressed his support. He considered the group to be very worthwhile.

6
7 Ms. Davis stated that Mr. Law wanted to have the charter done and presented to the Council
8 tonight. She suggested it be a collective effort so that the group knows what is involved and has
9 ownership. The intent was to have the request accepted tonight in order to move forward and
10 begin the application process. The goal was to make a presentation to the Council prior to the
11 budget session. City Manager, Mark Reid, stated that the group could also approach the Lions
12 Club to see if they would offer some sort of a match. Mr. Garrett stated that the Lions Club is in
13 full support and would sponsor the police dog program.

14
15 Ms. Davis encouraged the Council to hold off on a charter until the Youth City Council has a
16 501(c) 3 designation.

17
18 **7. PUBLIC HEARING – Consideration and Vote on a Resolution Authorizing**
19 **Disposal of a Significant Parcel of Real Property, Staff Presenter, Vaughn Pickell.**
20

21 Mr. Pickell reported that the City has worked in the past to acquire a right-of-way for Porter
22 Rockwell Boulevard. Initially it was planned to occur toward I-15 but later plans showed it a T-
23 intersection making the curve surplus property. In order to dispose of a significant parcel of real
24 property, a public hearing is required along with 14-day newspaper notice, which was
25 accomplished. At the conclusion of the public hearing the Council should consider a resolution
26 to dispose of the surplus property.

27
28 Mr. Pickell stated that the property is located on the southeast corner of 14600 South and Porter
29 Rockwell Boulevard. Mayor Timothy reminded those present that funds were received from
30 Corridor Preservation through the Public Utilities Committee of COG. They need to approve the
31 sale price because their money was invested. According to the rules, the money has to go back

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1 through the process. It was noted that the property is in excess of two acres in size. Mr. Fazio
2 reported that the property is triangular in shape and is being severed from the right-of-way. They
3 will still be preserving about 140 feet of right-of-way.

4
5 Mayor Timothy opened the public hearing. There were no public comments. The public hearing
6 was closed.

7
8 **Ty Nielsen moved to approve a resolution authorizing the disposal of a significant parcel of**
9 **real estate located on 14600 South and Porter Rockwell Boulevard comprised of 2.015 acres**
10 **of property. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Ty**
11 **Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion**
12 **passed unanimously.**

13
14 **8. Consideration and Vote on a Resolution Authorizing the Execution of a Pipeline**
15 **Relocation Agreement in the Vicinity of 15200 South Porter Rockwell Boulevard**
16 **(Segment 3), Staff Presenter, Michael Fazio.**

17
18 Mr. Fazio reported that as the City moves forward to construct the third section of Porter
19 Rockwell, there are several obstacles. One is a Questar high pressure pipeline. Staff has been
20 working with Questar to bury the line in order to complete construction. The Mayor considered
21 it a crime to allow a pipeline to be above ground and require the City to pay the cost of burying
22 it. He resented that the City is burdened to deal with and pay for the problem.

23
24 Mayor Timothy asked at what point a building permit is required when a utility builds in the
25 City. Mr. Fazio stated that a permit is required when a line cuts through a City right-of-way.
26 The Mayor stated that the City always has to bear the burden of the cost of cheap, inappropriate
27 installations. The cost was estimated at \$209,000 and was to be borne by the City. The Mayor
28 suggested that possible options be considered to ensure that the expenditure is necessary. It was
29 suggested that if the line is replaced in the next two years that Questar reimburse some of the
30 City's costs. Mr. Reid doubted they would agree to that.

31

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 13, 2016**

1 **James Wingate moved to approve a resolution authorizing execution of a Pipeline**
2 **Relocation Agreement in the vicinity of 15200 South and Porter Rockwell Boulevard. Alan**
3 **Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin**
4 **Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.**

5
6 **9. Consideration and Vote on a Resolution Authorizing the City Manager to Enter into**
7 **an Agreement with the Lowest Bidder for the City Arena Improvements Project,**
8 **Staff Presenter, Michael Fazio.**
9

10 Mr. Fazio reported that on April 4 bids were opened for the City Arena Improvement Project.
11 Two bids were received with the low bidder being J. Lyne Roberts and Sons, Inc. with a bid of
12 \$123,723. The bidder was aware of the scope of work and the timeline with a deadline of June 1.
13 Mr. Fazio recommended approval of the low bid.

14
15 Council Member Wingate indicated that he is familiar with the company as one of the principals
16 lives in Spring View Farms.

17
18 **Ty Nielsen moved to approve a resolution authorizing the City Manager to enter into an**
19 **agreement with J. Lyne Roberts and Sons, Inc. in the amount of \$123,723 for the City**
20 **Arena Improvements Project. Justin Westwood seconded the motion. Vote on motion:**
21 **Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd**
22 **Preece-Aye. The motion passed unanimously.**

23
24 **10. Mayor's Report.**
25

26 Mayor Timothy reported that a grant was applied for to develop a Master Transportation Plan in
27 order to update the plan and include complete streets. It also includes the Active Transportation
28 portion of the plan. Ultimately, the City received \$50,000 from the Wasatch Front Regional
29 Council with at least a 25% match. The Mayor explained that Wasatch Front Regional includes
30 five counties but Salt Lake County contributed to the County requests.
31

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 13, 2016**

1 **11. City Manager’s Report and Discussion.**

2
3 Mr. Reid reported that at the last meeting Otis Grant asked the Council to consider changing the
4 corral setback, which is currently 75 feet. He noted that Mr. Grant had been cited for a violation.
5 Since then Mr. Grant has come into compliance by moving the horses and vacating the corral.
6 The City, in turn, dismissed the case.

7
8 Staff met and discussed the distance. Council Member Nielsen suggested 40 feet would be
9 appropriate. Staff liked the 75-foot requirement since it provides a buffer for adjacent
10 homeowners. Mr. Reid stated that Mr. Grant could come into compliance on his property if he
11 moves his corral elsewhere. Guidance from the Council was sought. It was noted that there are
12 a significant number of homes that are out of compliance.

13
14 Ty Nielsen compared the situation to enforcing speed limits and was concerned that the
15 requirement was overly restrictive. Mr. Reid stated that Mr. Grant could either move his corral
16 and come into compliance or request a variance. The Mayor thought it was important that even
17 on a corner property, he is able to come into compliance. He stated that it should be clarified
18 whether the 75 feet refers to the distance from property owner’s home or a neighboring home.
19 He commented that there are people who have one acre lots who do not have horses and did not
20 move to Bluffdale for horses. Those people may not want to be next to a mini farm. He also
21 knew from experience what it is like to live next to someone who does not keep their stalls clean.
22 The Mayor reported that he had received very few complaints on the issue. It was noted that
23 only three citations have been issued since 2000.

24
25 Alan Jackson commented on enforcement and stated that when complaints are received, the City
26 address the issue. He noted that complaints drive compliance. He expressed support for leaving
27 the setback at 75 feet. The majority of the Council was in favor of keeping the setback as-is and
28 taking no action.

29
30 Mr. Reid reported that a *Shake Out* exercise is planned. Emergency Program Manager, Natalie
31 Hall, stated that the City Council Members should have been contacted by their section leader to

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 13, 2016**

1 participate in the drill on Saturday, April 23. The drill will be City-wide and helps satisfy
2 requirements of a federal grant. The grant has very specific requirements, one of which is to
3 hold three drills that meet certain criteria. The drill criteria and specifics were described. The
4 Mayor thanked Ms. Hall for all she does for the City.

5
6 Ms. Hall thanked the City Council for getting their photos taken for the City website. She agreed
7 to update the website.

8
9 Ms. Hall stated that a meeting was scheduled with the website company later in the week where
10 they will present the most recent version. There will then be a three-day training to finish
11 building the website content. They will continue to add content to the website, which will be
12 ready to go live in June.

13
14 Mr. Reid reported that earlier in the week Bluffdale received the Tree City USA award. Ty
15 Nielsen was present along with Public Works Operations Manager, Blain Dietrich. Mr. Reid
16 indicated that this is the 11th year the City has received the award. Mayor Timothy suggested
17 that going forward it take place before the last possible opportunity. Ty Nielsen stated that the
18 intent is to meet the third week of May to put a plan in place.

19
20 Mr. Reid indicated that excavation is underway for the New City Hall and they have reached the
21 basement level minus two feet. Initially they thought it was 15 feet and brought in two feet of
22 fill to bring it back up to the 13-foot level. He later heard that they plan to go to 17 feet and then
23 bring it up to 15 feet. They are now at their lowest level and should begin bringing in the
24 engineered fill. In response to a question raised, Mr. Reid explained that the holes for the
25 thermal field are off to the west and are not close to the City Hall itself. The well field will be
26 beneath part of the parking lot and the new trail; it will not be in the basement of City Hall.

27
28 It was reported that Matt Chadwick has accepted employment in the Basin with the Bureau of
29 Indian Affairs. A brief open house was to be held for him on Thursday, April 14 at the Fire
30 Station from 2:00 p.m. to 4:00 p.m. All were invited to attend. Mr. Chadwick's last day was
31 Friday, April 15, 2016.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 13, 2016**

1
2 Mr. Reid reported that staff was approached by Ken Milne who has a resident in Bluffdale
3 Heights that is willing to transport mink manure on a monthly basis. The annual cost is \$3,000.
4 He asked if the City would be willing to pay half the cost. The pens are periodically cleaned out
5 and the manure is stockpiled in a wind row. As a result, the smell and flies have increased.
6 Mr. Reid thought it would be in the City’s interest to expend \$1,500 to help mitigate the
7 problem. It was suggested that Mr. Dixon still do his part. The desire was not for the City and
8 the citizens to mitigate the problem due to his neglect. It was noted that the owner is not
9 required to haul the manure offsite. It was discovered that with the manure being hauled away
10 the smell and flies are greatly reduced. Last year the manure was taken to the large LDS Church
11 farm in Riverton, which is now being converted to a shopping mall. The resident with the truck
12 has found a place to take it. Three Members of the Council agreed to proceed.

13
14 Mr. Reid reported that a number of people in Southern Parry Farms have volunteered to do a
15 service project. One of the possible projects involves the cemetery. Mr. Dietrich indicated that
16 the City Cemetery is very mature and some of the larger trees and roots have grown and
17 encroach on some of the gravesites. Staff recommended some of the mature growth be removed
18 and pulled back to the fence where they can start over with young growth. The project was
19 budgeted for. He asked for authorization to have volunteers come in the next few weeks and
20 remove most of the mature trees along the south side against the Audio Enhancement Building as
21 well as between the Public Works Building and start over with new landscaped growth.

22
23 Ty Nielsen was concerned about the removal of vegetation being done all at once. He
24 questioned whether it ought to be done in phases. Mr. Dietrich stated that the trees are Chinese
25 Elms for the most part and Lilac bushes. The intent was to plant desirable trees to replace the
26 ones that are removed. Mayor Timothy recommended slow growth large trees be intermingled
27 with faster growing trees.

28
29 Mr. Fazio reported that recently he was asked to be involved in the Oquirrh Connection Study
30 consisting of a toll road from Herriman to Tooele. The City was not asked to contribute

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 13, 2016**

1 financially. Mayor Timothy stated that he volunteered the City to help because that traffic is an
2 additional burden on the City and he wanted a voice.

3
4 Mr. Reid reported that on Tuesday, April 19 at 12:00 noon at the Officers Club at Camp
5 Williams there will be an Awards Luncheon honoring the Saratoga Springs Police Department.
6 Alan Jackson planned to attend.

7
8 **PLANNING SESSION**
9

10 Alan Jackson reported that he was approached by some neighbors about the possibility of
11 installing a stop sign at 2700 West and 15250 South. He has gone through the intersection a few
12 times and nearly got hit. Mr. Fazio agreed to look into the situation.

13
14 The Mayor asked if the City could produce a plaque or recognition for the BYU students who
15 made a presentation earlier in the evening. Mr. Pickell and Mr. Fazio agreed to take care of it.

16
17 Justin Westwood reported that the previous day he met with the Association of Municipal
18 Governments who met with Salt Lake County Parks and Recreation and discussed the Regional
19 Park, which will be a huge draw. For that reason, Mayor Timothy was surprised that they turned
20 the City down on the Safe Sidewalk grant in the area. He recommended the City reapply. Alan
21 Jackson agreed to attend the May 10 meeting in Council Member Westwood's absence. Justin
22 Westwood also indicated that he would not be present at the May 11 City Council Meeting.

23
24 James Wingate reported on a recent Mosquito Abatement District Meeting. He reported that the
25 Zika Virus continues to make the news. Together with the Salt Lake County Health Department,
26 the District has put together a newsletter piece that they requested be published in local city
27 newsletters. He agreed to forward the article to Mr. Reid for inclusion in the Bluffdale
28 newsletter. Council Member Wingate reported that none of the type of mosquito that carries the
29 virus has been discovered in Utah this year. West Nile is of greater concern since last year there
30 were 49 mosquitos caught in traps that tested positive. Two humans tested positive. It was
31 reported that doctors are not required to report West Nile cases because of privacy laws. As a

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 13, 2016**

1 result, there are likely more people who have it than are aware of it since not everyone feels the
2 effects.

3
4 Boyd Preece reported that he spoke to Mr. Fazio about a possible solution on 14600 South and
5 1690 West into Loumis Parkway. Mr. Fazio presented the concept and stated that the intent is to
6 come off of Redwood Road and install a median, which forces motorists to travel south and to
7 the roundabout. The consensus of the Council was to proceed with the study.

8
9 **12. Discussion on Jordan River Parkway, Presenter, Mayor Derk Timothy.**

10
11 Mayor Timothy reported that the above matter is the result of the last piece of property the
12 County needs to purchase to complete the Jordan River Parkway Trail from Utah County to the
13 Great Salt Lake. The property is located in Bluffdale. The County has been trying to purchase it
14 for more than two years from UTA who is determined to get the full amount they paid rather
15 than what it is worth. The County's issue is that UTA only wants to give enough for an
16 easement. UTA would still control what happens or they want so much for the property that it is
17 not realistic for the County to pay.

18
19 In their negotiations, UTA agreed that if Bluffdale City will allow them to have what is currently
20 allocated and they continue to include it in the calculation of units, they will sell it for a
21 reasonably excessive price rather than an exorbitant price. Mayor Timothy felt that if the County
22 is getting full price for the land, they should not get units for their calculations on future
23 development of the property. He, however, believed that because of the current zoning, the
24 development would require the open space and they would have to deed it to the City regardless.
25 The City's response would be for UTA to sell the property to the County. The City will then
26 include it in the calculation of the open space when it is developed per the current allowance.
27 The Mayor intended to relay that information to the County and let them negotiate.

28

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 13, 2016**

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

7 There was no closed session.
8

9 **14. Adjournment.**

10 The City Council Meeting adjourned at 9:33 p.m.
11
12
13
14
15

16 _____
17 Wendy L. Deppe, CMC

18 City Recorder:

19 Approved: _____

Agenda Item 4

BLUFFDALE CITY COUNCIL
RESOLUTION No. _____

**A RESOLUTION OF THE BLUFFDALE CITY COUNCIL ESTABLISHING A
BLUFFDALE YOUTH COUNCIL.**

WHEREAS residents of Bluffdale support a youth council;

WHEREAS over 70 cities in Utah have recognized the need for youth councils in their community and have established youth councils;

WHEREAS a youth city council will make Bluffdale a better place in which to live;

WHEREAS a youth city council will benefit the City of Bluffdale (“City”) and its residents by organizing meaningful community events, orchestrating community service projects, and helping the City and nonprofits with existing events;

WHEREAS the City recognizes that the youth of the community are a valuable asset to the community and will be the future leaders of Bluffdale; and

WHEREAS a youth council will prepare the youth of Bluffdale for the future by teaching responsibility, leadership, hard work, service, parliamentary procedure, and communication;

NOW, THEREFORE, be it hereby resolved by the Bluffdale City Council as follows:

Section 1. **Creation of the Bluffdale Youth Council.** The Bluffdale Youth Council is hereby established with the following guidelines:

1. The Bluffdale Youth Council shall have one or more advisors for the purpose of mentoring the youth and providing an experienced opinion when needed. The Bluffdale Youth Council advisors shall attend the meetings of the Bluffdale Youth Council and participate in Bluffdale Youth Council projects. The Bluffdale City Council shall appoint advisors for the Bluffdale Youth Council.

2. The purpose and goals of the Bluffdale Youth Council will be to:

Agenda Item 5

REQUEST FOR CITY COUNCIL ACTION

To: Mayor and City Council
From: Paul Douglass, Associate Planner
Date: 21 April 2016
Business Date: 27 April 2016
Subject: Approval of Plat Amendment for Cascade Cove Subdivision
Staff Presentation: Paul Douglass

RECOMMENDATION:

To approve the plat amendment in the Cascade Cove Subdivision as recommended by the Planning Commission on April 20, 2016, with the following findings:

1. That good cause exists for the vacation of a portion of the trail at approximately 3100 West 15000 South and that the public interest or any person will not be materially injured by the vacation.
2. That this request will not shut off all access to the Welby Jacobs Canal Road. The trail vacation will not be in conflict with other options that exist close that will allow access to the canal, such as 15000 S.
3. The proposed changes will not be detrimental to the health, safety, or general welfare of persons or property within the area.
4. That the vacation request will not significantly deter from the Bluffdale City General Plan for Parks, Trails and Open Space.

BACKGROUND:

This plat amendment petition is requested in order to vacate the bridle trail easement that lies on the west property line of 15024, 15056, 15084, and 15112 South Pastoral Way (Lots 14,15,16,17) in the Cascade Cove Subdivision. This area sits currently on the rear property line of the affected lots. Currently there is a 10' public utility easement and a 10' trail easement. Only the trail easement is requested to be vacated. The 10' utility easement will remain.

The current trail allows access from 15000 S to the Welby Jacob's Canal Road. The General Plan shows Welby Jacob's Canal goes north as a canal service trail and south as a city trail. As the trail heads north it turns east between the streets of 14865 S and 15000 S and connects at 2700 W which then accesses the Utah Lake Distribution canal trail. Access is difficult through this section of trail and users of the canal trail typically access it through the west end of 15000 S or the south end of 3200 W. Welby Jacob's Canal runs along the west border of Bluffdale City and helps to connect many trail systems throughout the city.

PREVIOUS ACTIONS

- April 20, 2016: Planning Commission recommended approval of amendment 5-0.

SUPPORTING DOCUMENTS

- Staff Report to Planning Commission
- Site plans



Development Review Committee
14175 South Redwood Road
Bluffdale, UT 84065
(801) 254-2200 Fax (801) 446-8642

STAFF REPORT
15 April 2016

To: City of Bluffdale Planning Commission
Prepared By: Paul Douglass, Associate Planner

Re: Cascade Cove Amended Plat -Trail Easement Vacation
Application Nos.: 2016-12
Applicant: Blake & Angela Bush, Winford & Fawn Waymen, Newlyn Green, Rob Hughes
Locations: Approximately 3100 West 15000 South
Zoning: R-1-43
Requests: To approve a plat amendment which vacates a portion of a trail easement at approximately 3100 West 15000 South in the Cascade Cove Subdivision.

SUMMARY & BACKGROUND

This plat amendment petition is requested in order to vacate the bridle trail easement that lies on the west property line of 15024, 15056, 15084, and 15112 South Pastoral Way (Lots 14,15,16,17) in the Cascade Cove Subdivision. This area sits currently on the rear property line of the affected lots. Currently there is a 10' public utility easement and a 10' trail easement. Only the trail easement is requested to be vacated. The 10' utility easement will remain.

ANALYSIS OF VACATION

Lot Layout, Access, Etc. The north end of the trail connects on the north side of 15000 South about 40' farther to the west between the properties at 14985 South 3200 West and the property at 3122 West 15000 South. It connects to the south along the Welby Jacobs Canal Road.

Current trail system. The current trail allows access from 15000 S to the Welby Jacob's Canal Road. The General Plan shows Welby Jacob's Canal goes north as a canal service trail and south as a city trail. As the trail heads north it turns east between the streets of 14865 S and 15000 S and connects at 2700 W which then accesses the Utah Lake Distribution canal trail. Access is difficult through this section of trail and users of the canal trail typically access it through the west end of 15000 S or the south end of 3200 W. Welby Jacob's Canal runs along the west border of Bluffdale City and helps to connect many trail systems throughout the city.

General Plan. Bluffdale citizens have shown strong interest in improving the city's parks, recreation and open space amenities. They want clean, noise free and safe trails and parks. Amending the plat in order to

vacate this portion of trail will not go against the General Plan because of the improvement of the area by the home owners and it will add to the aesthetic nature of the neighborhood and canal trail.

Observations of Necessity/Input. Vacating the right of way will not shut off access to the Welby Jacob's Canal Trail Road. Citizens of the city are accessing the canal road through other points because of ease of access and the current trail is dirty and overgrown. Citizen's would like to see that portion of the trail vacated and given back to the owners of the property so they can take care of it and make it look clean and healthy. The Ditch Master for the Welby Jacob's canal was in favor of citizen's using the canal road for recreation but did not specify on what access points he preferred.



MODEL MOTIONS FOR SUBDIVISION

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for plat amendment at approximately 3100 West 15000 South in the Cascade Cove, application 2016-12 based on the conditions and findings presented in the staff report dated April 15, 2016, *(and as modified by the additional or revised findings):*”

1. List any additional findings...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the plat amendment at approximately 3100 West 15000 South in the Cascade Cove, application 2016-12 based on the conditions and findings presented in the staff report dated April 15, 2016, based on the following findings:”

1. List all findings...

**AT 15000 SOUTH LOOKING
SOUTH TOWARDS CANAL.
PROPOSED VACATION**



PROPOSED VACATION



PROPOSED VACATION







PROPOSED VACATION

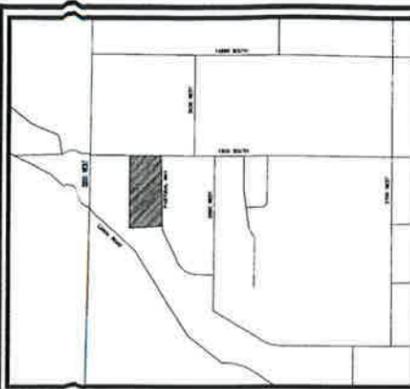
GATE TO CANAL

WELBY JACOB'S CANAL ROAD

CASCADE COVE SUBDIVISION AMENDED

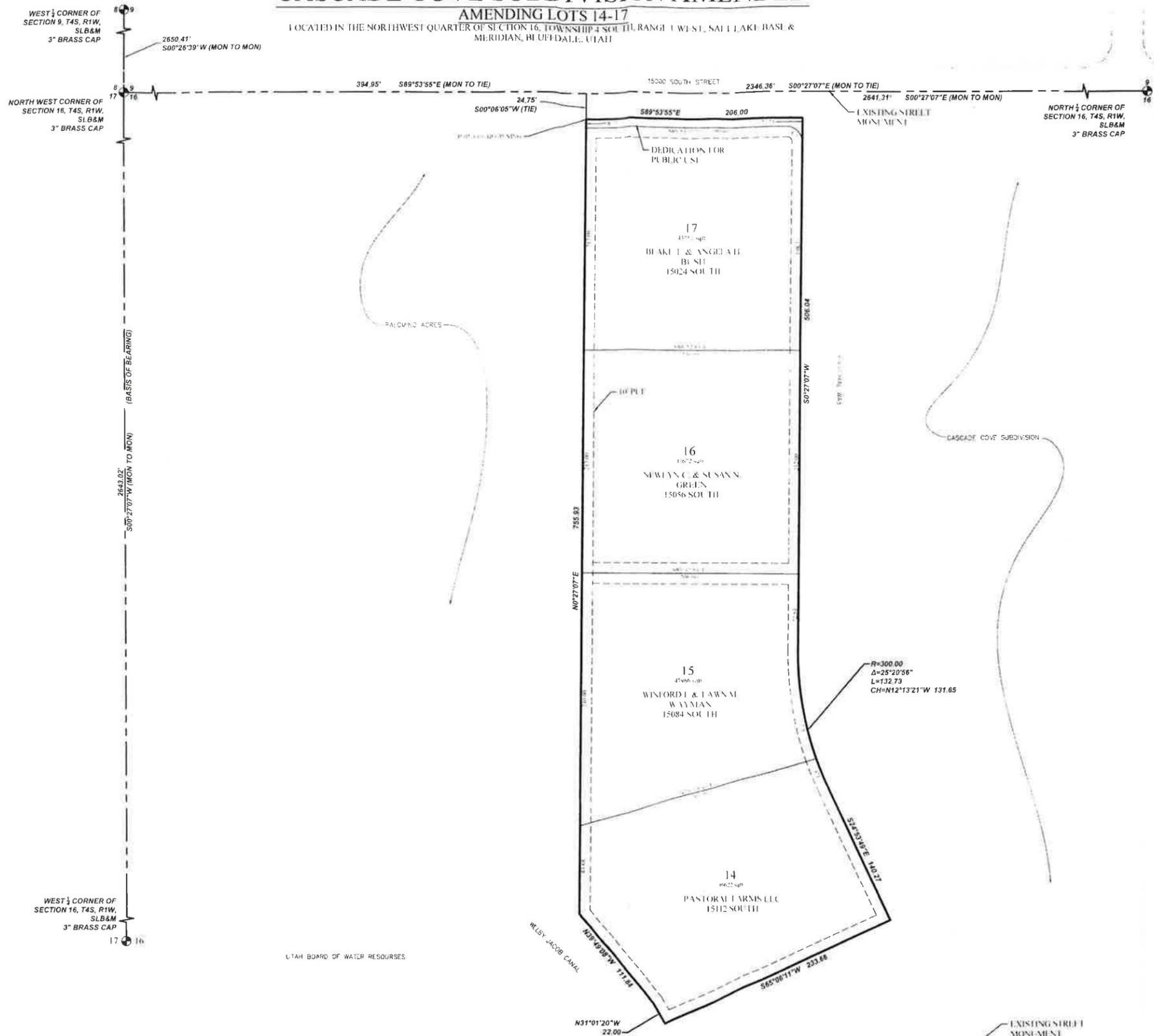
AMENDING LOTS 14-17

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BLUFFDALE, UTAH

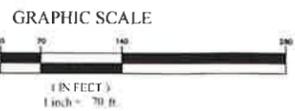


VICINITY MAP
N.T.S.

Received
 FEB 22 2016
 Bluffdale City



CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	57°20'44"	27.92	S82°37'47"E	27.42
C2	100.00	20°00'52"	124.80	S04°33'19"E	124.26
C3	15.00	90°21'02"	23.84	S44°43'21"E	21.28



SURVEYOR'S CERTIFICATE
 I, Brad A. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4938735 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

BOUNDARY DESCRIPTION
 A portion of the Northwest quarter of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian. More particularly described as follows:
 Beginning at a point located S89°53'55"E 394.95 feet; and S0°06'05"W 24.75 feet from the Northwest Corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence S89°53'55"E 206.00 feet; thence S0°27'07"W 506.04 feet; thence along the arc of a 300.00 foot radius curve to the left 132.73 feet through a central angle of 25°20'56"; thence S24°53'49"E 140.27 feet; thence S65°08'11"W 233.66 feet; thence N31°01'20"W 22.00 feet; thence N39°49'08"W 111.84 feet; thence N0°27'07"E 755.83 feet to the point of beginning.
 Contains 4.127 Acres ±

Brad A. Llewellyn
 Professional Land Surveyor
 Certificate No. 4938735

OWNER'S DEDICATION
 Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as the **CASCADE SUBDIVISION AMENDED**
 Do hereby dedicate for perpetual use of the public. All parcels of land shown on this plat as intended for public use.
 In witness whereof _____ have hereunto set _____ hand
 this _____ day of _____ A.D. 20____

ACKNOWLEDGEMENT
 ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.
 MY COMMISSION EXPIRES _____
 _____ NOTARY PUBLIC
 RESIDING IN _____ COUNTY

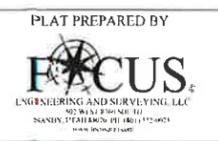
ACKNOWLEDGEMENT
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 MY COMMISSION EXPIRES _____
 _____ NOTARY PUBLIC
 RESIDING IN _____ COUNTY

ACKNOWLEDGEMENT
 ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.
 MY COMMISSION EXPIRES _____
 _____ NOTARY PUBLIC
 RESIDING IN _____ COUNTY

LIMITED LIABILITY ACKNOWLEDGEMENT
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE PRESIDENT OF _____, I.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
 MY COMMISSION EXPIRES _____
 _____ NOTARY PUBLIC
 RESIDING IN _____

Recorded #
 State of Utah, County of Salt Lake, Recorded and filed at the request of _____
 Date _____ Time _____ Book _____ Page _____
 Bluffdale City Mayor _____ Attest: Bluffdale City Clerk _____
 Fee _____ Salt Lake County Recorder _____

Facsimile Approval	South Valley Sewer District	Owner - Developer	City Engineer	Jordan School District	City Approval
U.S. West Commission Date: _____	Approved this _____ day of _____, 2014. Director, South Valley Sewer District	Pastoral Farms LLC 15112 South Pastoral Way Bluffdale, UT 84065	I hereby certify that this office has examined this Plat and it is correct in accordance with the information on file in this office. Date: _____ City Engineer	Approved this _____ day of _____, 2014. School District	This plat was approved by the Bluffdale City Council in accordance with current ordinances. Date: _____
Utah Power and Light Date: _____	Planning Commission	Board of Health	City Attorney	US Post Office	Bluffdale City Mayor _____ Attest: Bluffdale City Clerk _____
Qwestar Gas Co. Date: _____	Approved this _____ day of _____, 2014.	Approved this _____ day of _____, 2014.	Approved this _____ day of _____, 2014.	Approved this _____ day of _____, 2014.	
ICT Cable Company Date: _____	Director, Bluffdale City Planning Comm.	Director, S. L. Co. Board of Health	Bluffdale City Attorney	Director, Bluffdale City Planning Comm.	



CASCADE COVE SUBDIVISION

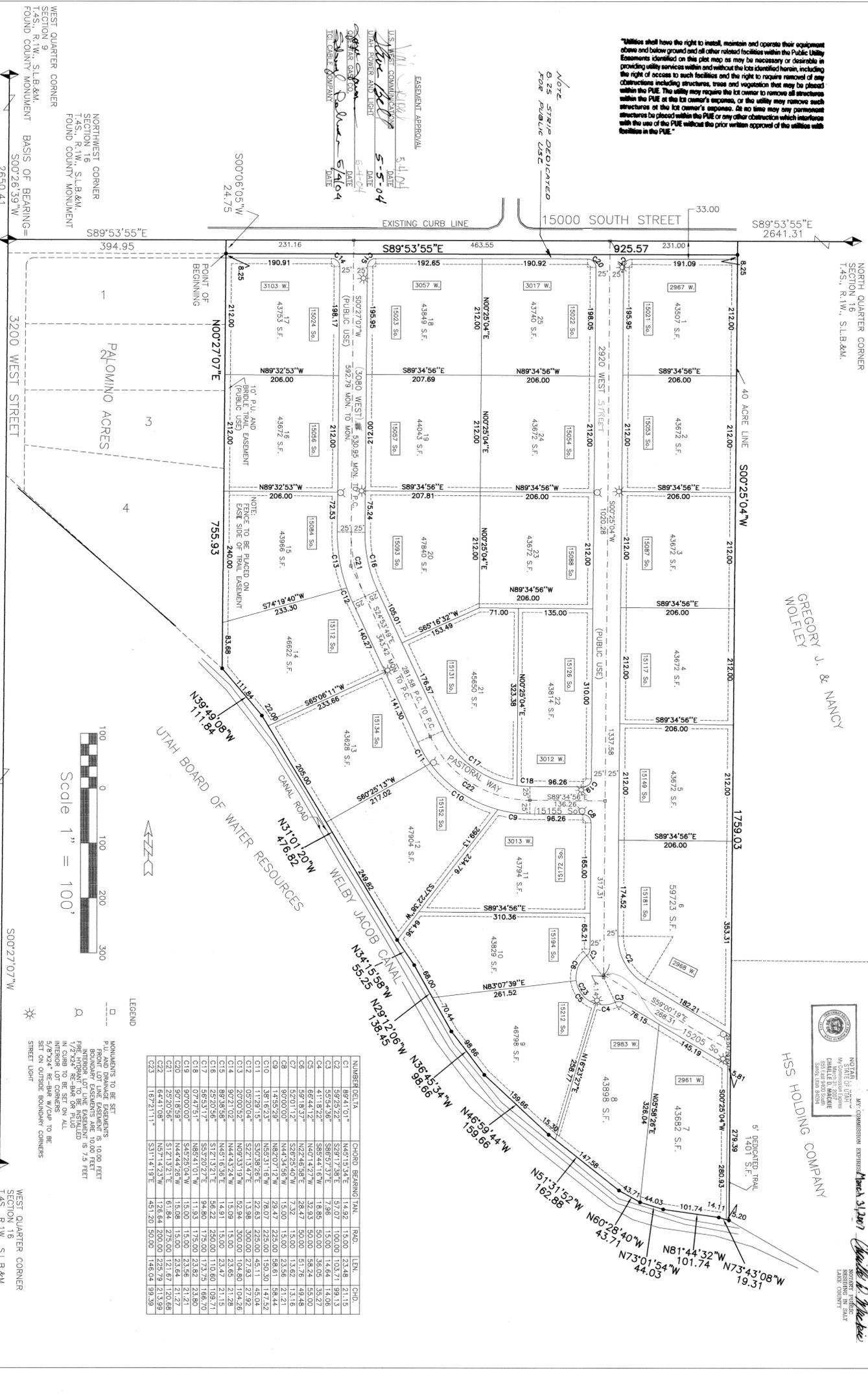
A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN

NORTH QUARTER CORNER SECTION 16 T.4S., R.1W., S.L.B.M.

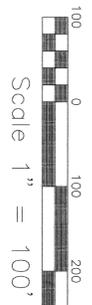
GREGORY J. & NANCY WOLFFLEY

HSS HOLDING COMPANY

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lot identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE or the lot owner's easement, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other easement which interfere with the use of the PUE without the prior written approval of the utility with facilities in the PUE.



NUMBER	DETA.	CHARGE BEARING	FAVOR	ROD.	LEN.	CHD.
C1	89°51'51"	S89°51'51"W	57.02	15.00	20.49	21.19
C2	89°51'51"	S89°51'51"W	57.02	15.00	20.49	21.19
C3	55°54'56"	S55°54'56"W	7.86	15.00	14.64	14.06
C4	41°18'22"	S41°18'22"W	18.85	50.00	36.05	35.27
C5	66°44'12"	N66°44'12"W	32.93	50.00	58.24	55.00
C6	59°18'37"	N59°18'37"W	28.47	50.00	51.76	49.48
C7	52°01'12"	S52°01'12"W	7.32	15.00	13.62	13.16
C8	52°01'12"	S52°01'12"W	7.32	15.00	13.62	13.16
C9	14°55'29"	N14°55'29"W	29.47	25.00	58.61	54.21
C10	36°16'23"	S36°16'23"W	78.07	225.00	150.50	147.92
C11	11°29'15"	S11°29'15"W	22.83	225.00	48.11	45.04
C12	05°20'04"	S05°20'04"W	13.98	300.00	27.93	27.92
C13	05°20'04"	S05°20'04"W	13.98	300.00	104.80	104.26
C14	90°21'02"	N90°21'02"W	15.09	15.00	23.85	21.28
C15	90°21'02"	N90°21'02"W	15.09	15.00	110.60	110.71
C16	56°53'17"	S56°53'17"W	64.80	175.00	173.75	166.70
C17	07°47'51"	N07°47'51"W	11.93	175.00	23.82	23.80
C18	90°07'00"	S90°07'00"W	15.00	15.00	23.56	21.27
C19	90°18'58"	N90°18'58"W	15.09	15.00	23.56	21.27
C20	25°20'56"	S25°20'56"W	61.84	275.00	121.67	120.68
C21	25°20'56"	S25°20'56"W	61.84	275.00	148.94	150.39
C22	182°21'11"	S182°21'11"W	451.20	50.00	148.94	150.39



LEGEND
 MONUMENTS TO BE SET
 P.U. AND DRAINAGE EASEMENTS 10.00 FEET
 BOUNDARY EASEMENTS ARE 10.00 FEET
 FENCE LINE OF LOT EASEMENT IS 7.5 FEET
 FENCE LINE OF LOT EASEMENT IS 7.5 FEET
 IN CURB TO BE SET ON ALL
 1/2" X 2" RE-BAR OR PLUG
 5/8" X 24" RE-BAR W/COB TO BE
 SET ON OUTSIDE BOUNDARY CORNERS
 STREET LIGHT

SURVEYOR'S CERTIFICATE

I, RALPH E. GOFF, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF UTAH AS PRESCRIBED BY THE BOARD OF SURVEYORS AND AS FURTHER CERTIFIED BY THE AUTHORITY OF THE OWNERS. I HAVE EXAMINED THE ORIGINAL RECORDS AND HAVE FOUND THAT THE LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS

CASCADE COVE SUBDIVISION

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF PALOMINO ACRES SUBDIVISION, BEING 300'00"00" SOUTH 89°51'51" WEST, 24.75 FEET FROM THE NORTHWEST CORNER OF SECTION 16 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN, AND RUNNING THENCE S89°53'55"E 925.57 FEET TO THE 40 ACRE LINE; THENCE S02°50'04"W 1759.03 FEET ALONG THE 40 ACRE LINE TO A POINT ON THE NORTH LINE OF THE WELBY JACOB CANAL; THENCE ALONG SAID CANAL TO THE POINT OF BEGINNING. THE FOLLOWING ARE THE BEARINGS AND DISTANCES OF THE LOTS:
 LOT 1: THENCE N10°10'00"W 150.00 FEET; THENCE S89°53'55"E 43.71 FEET; THENCE N51°31'52"W 162.88 FEET; THENCE N46°59'44"W 159.66 FEET; THENCE N31°01'20"W 111.84 FEET; THENCE N29°49'08"W 111.84 FEET TO THE SOUTHEAST CORNER OF PALOMINO SUBDIVISION; THENCE ALONG THE EAST LINE OF PALOMINO SUBDIVISION N02°07'07"E 759.93 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 29.3586 ACRES



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS THE CASCADE COVE SUBDIVISION

CASCADE COVE SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR SIGNS AND SEALS THIS 4th DAY OF May A.D. 2004

By *Ralph E. Goff*
 Bank of American Fork
 Vice President

ACKNOWLEDGEMENT

ON THE 4th DAY OF May A.D. 2004 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, *Ralph E. Goff*, WHO WALTER BEING DULY IDENTIFIED TO ME THAT HE IS THE OWNER OF SAID PARCELS OF LAND, AND THAT HE SIGNED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION

MY COMMISSION EXPIRES: 6/12/05
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY



RECORDED # 9100760

STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF NHB FAMILY PARTNERSHIP LLC

DATE: 6-24-04 TIME: 11:11 A.M. BOOK: 2004P PAGE: 168
 FEE: \$55.00
 DEPUTY: SAULT LAKE COUNTY RECORDER

2004P-168

APPROVED THIS 20th DAY OF May A.D. 2004 DIRECTOR, BUTTEFALE CITY PLANNING COMM.	APPROVED THIS 20th DAY OF May A.D. 2004 DIRECTOR, SOUTH VALLEY SEWER DISTRICT	APPROVED THIS 20th DAY OF May A.D. 2004 DIRECTOR, SOUTH VALLEY SEWER DISTRICT	APPROVED THIS 20th DAY OF May A.D. 2004 DIRECTOR, SOUTH VALLEY SEWER DISTRICT
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APPROVED THIS 20th DAY OF May A.D. 2004
 DIRECTOR, BUTTEFALE CITY PLANNING COMM.

Agenda Item 6



REQUEST FOR CITY COUNCIL ACTION

To: Mayor and City Council
From: Jennifer Robison, Senior Planner
Date: 22 April 2016
Business Date: 27 April 2016
Subject: Various Text Amendments for Residential Parking Standards in the Bluffdale City Code
Staff Presentation: Jennifer Robison

RECOMMENDATION:

To approve Ordinance 2016-xx, text amendments to the residential parking standards, as recommended by the Planning Commission on April 20, 2016.

BACKGROUND:

During review and approval of Site Plan Applications for projects in the Independence at the Point area, the Planning Commission raised concerns about the minimum amount of off-street and guest parking spaces currently required in the City Code. Understanding the approval of a variety of housing types and the potential for similar future development, the Planning Commission initiated discussions with Staff about parking standards and desires to increase the overall number of off-street and guest parking spaces.

The Planning Commission also discussed not allowing on-street parking to be counted toward the required parking ratio for attached units as has been approved previously. The Planning Commission provided in the recommendation that all detached and attached units provide a minimum of 20' for a driveway in front of any garage (front or rear alley loaded) unit types. Staff is concerned with the recommendation for all alley loaded residential units to provide a 20 foot driveway in front of the garage. Typical driveway areas and previously approved alley loaded units provide a minimum of 5 feet approach between the alley and garage. Providing additional off-street and guest parking standards to these types of units should satisfy the concern for adequate off-street parking.

The Planning Commission recommendation for the text amendments to the City Code are identified in the attached ordinance for consideration by the City Council.

PREVIOUS ACTIONS

- March 16, 2016: Planning Commission recommended approval the text amendments 4-1.
- April 6, 2016: Staff discussed with Planning Commission the proposed text amendments.
- March 2, 2016: Staff discussed with Planning Commission the parking analysis comparison and current parking ratios in projects.

SUPPORTING DOCUMENTS

- Staff Report to Planning Commission
- Comparison Parking Analysis
- Current Projects Parking Ratios Presentation

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2016-xx

AN ORDINANCE AMENDING VARIOUS RESIDENTIAL PARKING STANDARDS IN BLUFFDALE LAND USE ORDINANCE TITLE 11-12-3, 11-12-5, 11-8E-12, AND 11-11G-17 TO PROVIDE STANDARDS FOR A VARIETY OF HOUSING TYPES INCLUDING OFF-STREET AND GUEST PARKING REQUIREMENTS.

WHEREAS the City of Bluffdale Land Use Ordinance sets forth residential parking standards for all development applications;

WHEREAS the City has approved a variety of different housing types including single – family, multi-family, apartments, townhomes, and clusters (auto courts) where adequate parking is desired by the City for residents and guests; 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 below in this section (All parts of these sections and subsections not specifically listed as changed shall remain unaffected):

11-12-3: PARKING SPACES REQUIRED:

Off-street parking shall be provided as follows for all new buildings and structures, or enlargement of any existing buildings or structures. Should the required parking stalls as calculated using the following standards end in a fraction, the standard shall be rounded up to the next whole number.

Residential:	
Single-Family (detached)	2 parking spaces per dwelling unit enclosed in garage. plus visitor parking where appropriate. 20' minimum driveway required
Townhome/Condo/Multi-Family/Cluster (Auto courts)	2 parking spaces per 1 or 2 bedroom units 3 parking spaces per 3 or more bedroom units 20' minimum driveway required (front or alley loaded)
Apartments	2 parking spaces per 1 or 2 bedroom units 3 parking spaces per 3 or more bedroom units
Guest	1 guest parking space per 3 dwelling units for townhome/condo/multi-family/apartment units. On-street parking shall not be used to calculate required guest parking spaces.

If a use not indicated above is proposed, the amount of off street parking may be determined by the city council following a recommendation from staff.

11-12-4: HANDICAPPED PARKING SPACES REQUIRED:

Any building which is required to have adaptations in accordance with the international building code, American National Standard Institute or the Americans with disabilities act (ADA) shall also provide handicapped parking stalls as per the specifications of the foregoing.

11-12-5: GENERAL PROVISIONS:

The following general provisions apply to all off-street parking requirements of this chapter:

- A. ~~Location:~~ The location of off-street parking facilities shall be as follows: ~~and shall not be located within the public right of way:~~
 - 1. Location: For single-family, duplex ~~and~~ **and any** multi-family residential dwelling units, ~~required parking shall be located on the same lot as the building that they are required to serve.~~ **parking facilities shall be provided on the same lot as the use for which the parking facilities are required, except for approved common or guest parking facilities.**

2. Guest Parking: One (1) parking space per every three (3) primary dwelling units shall be provided for guest parking. Parking spaces shall be scattered throughout the project, so as to minimize the walking distance to the dwelling units. This requirement may be modified by the Land Use Authority, if the applicant can show that the design of the project makes this requirement unnecessary.
 3. Public Street Parking: Parking on public streets shall not be allowed to satisfy the off-street parking or guest parking requirements for any residential dwelling unit.
 4. For all other uses, including commercial and industrial uses, required parking shall be located on the same lot or on an abutting lot. In no case shall require parking be located across a public street without written approval of the City Council.
 5. If parking is located on a lot or parcel under different ownership, a perpetual easement must be recorded in the office of the Salt Lake County Recorder prior to final approval.
 6. Off-street parking shall not be located within twenty feet (20') of the front property line off a public street.
 7. Tandem parking ~~will~~ shall not be allowed to satisfy the off-street or guest parking requirements found herein.
 8. Driveways: All residential detached and attached units shall provide a driveway of a minimum of 20' in length in front of any garage.
- B. Lighting: Any lights provided or required to illuminate a parking area shall be arranged in a manner that will reflect light away from adjacent properties.
- C. Joint Use of Lot or Facility: The city council may approve the joint use of a parking lot or facility; provided that, the applicant can show that conflict between the different users can be effectively eliminated. For instance, willing parties such as a church and a commercial business may share parking facilities if typical heavy use parking times allow. Any arrangement to share parking must be recorded in the office of the Salt Lake County recorder.
- D. Commercial or Industrial Zones; Agreements: In commercial or industrial zones, the owners of several businesses may be allowed to work together to provide off street parking in a lot or structure. Participants must be able to adequately show agreements to the city council for long term maintenance and ownership.
- E. Construction Plans Submitted: Construction plans for any lot or structure, or the expansion of any lot or structures, shall be submitted to the city for review and comment and shall be approved by the city council. A parking lot or structure may be approved as part of the project approval. (Ord. 10-24-00-1, 10-24-2000)

ARTICLE E. R-MF MULTI-FAMILY HOUSING ZONE

11-8E-12: PARKING, LOADING AND ACCESS:

- A. Requirements: Each unit in the R-MF zone shall have on the premises two (2) off-street parking spaces, one of which shall be covered. Additionally, there shall be one guest parking space for each ~~four (4)~~ **three (3)** dwelling units. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road by a hard surfaced, composed of asphalt or concrete, drive approach.
- B. Recreational Vehicle Area: Each project may also have a recreational vehicle parking area not to exceed two thousand (2,000) square feet per acre of the project secured by a six foot (6') sight obscuring fence. The recreational vehicle parking area may be placed in the rear or side setback area of the project.
- C. Additional Parking: The parking requirements found listed above represent the minimum and maximum parking requirements. Any additional parking, beyond that required above, must be approved by the city council due to a loss in the amount of landscaping in the project. (Ord. 10-24-00-1, 10-24-2000)

ARTICLE G. MU MIXED USE ZONE

Development Requirement	Proposed Use		
	Commercial/Light Industrial Uses	Residential Uses	Mixed Uses
Off street parking requirements	Total required off street parking spaces shall be determined by the review and acceptance by the city of a shared parking analysis, conducted using accepted information and analysis methods and which references city parking regulations.	All residential uses shall provide off street parking as required by chapter 12 11-12-3 of this title except that the city land use authority may approve an alternative on a street parking plan that permits on street parking but allows for emergency access in accordance with city code.	Total required off street parking spaces shall be determined by the review and acceptance by the city of a shared parking analysis, conducted using accepted information and analysis methods.

11-11G-17: OFF-STREET PARKING AREAS:

- A. In commercial, light industrial, and multi-family areas, where parking areas are located adjacent to a street, landscaping, berms, low walls, open fencing, or a combination thereof shall be used to partially hide the parking area from the street. Parking areas adjacent to a public street shall be set

back a minimum of twenty feet (20') from the right of way and the setback area shall be landscaped.

- B. In considering project plan approval, the location of all parking areas will be considered understanding the visual and pedestrian amenity impacts of surface off street parking areas unless otherwise approved in a project plan. The relationships and placement of buildings, open spaces, vehicle and pedestrian facilities and off street parking areas is a critical design element in mixed use areas and shall be considered by the city prior to project plan approval. A project plan shall be accompanied by an analysis of the influence off street parking areas may have on the attractiveness and amenities of the mixed use area. Shared parking arrangements may be required in order to reduce unnecessary parking areas and to encourage pedestrian activity.
- C. ~~On street parking shall be provided adjacent to all developments, and a share of such on street parking may be used to satisfy parking requirements. Parallel or angle parking may be approved based upon the overall design and width of the street, as part of project plan approval. (Ord. 2013-20, 12-17-2013)~~

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 27th Day of April, 2016.

CITY OF BLUFFDALE

Mayor

ATTEST: [SEAL]

Wendy Deppe
Bluffdale City Recorder

Council members

Voting:
AYE NAY

Alan Jackson

Ty Nielsen

Boyd Preece

Justin Westwood

James Wingate



Development Review Committee

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

**DRC STAFF REPORT
15 April 2016**

To: City of Bluffdale Planning Commission

Prepared By: Jennifer Robison, Senior Planner

Re: Various Residential Parking Standards – Land Use Ordinance Text Amendments

Application No.: 2016-17

Initiated By: Planning Commission

Request: Residential parking standards to be amended to provide adequate off-street and guest parking spaces for all residential uses affecting various sections of the Bluffdale City Code.

SUMMARY & RECOMMENDATION

The Planning Commission directed Staff to provide amendments to the residential parking standards which affects various sections of the City Code. Planning Staff have discussed the amendments in previous meetings with the Planning Commission and have now provided the amendments as directed by the Planning Commission for review and approval.

Staff is concerned with the recommendation for all alley loaded residential units to provide a 20 foot driveway in front of the garage. Typical driveway areas and previously approved alley loaded units provide a minimum of 5 feet approach between the alley and garage. Providing additional guest parking standards to these types of units should satisfy the concern for adequate off-street parking.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Text Amendments to the Residential Parking Standards, application 2016-17, as provided or modified based on the following findings and conditions:”

1. List any additional findings and/or conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Text Amendments to the Residential Parking Standards as provided, application 2016-17, based on the following findings and conditions:”

1. List all findings...

11-12-3: PARKING SPACES REQUIRED:

Off-street parking shall be provided as follows for all new buildings and structures, or enlargement of any existing buildings or structures. Should the required parking stalls as calculated using the following standards end in a fraction, the standard shall be rounded up to the next whole number.

Residential:	
Single-Family (detached)	2 parking spaces per dwelling unit enclosed in garage. plus visitor parking where appropriate.
Townhome/Condo/Multi-Family/Cluster (Auto courts)	2 per 1 or 2 bedroom unit 3 per 3 or more bedroom units 20' Driveway required (front or alley loaded)
Apartments	2 per 1 or 2 bedroom unit 3 per 3 or more bedroom units
Guest	1 guest parking space per 3 dwelling units for townhome/condo/multi-family/apartment units. On-street parking shall not be used to calculate required guest parking spaces.

If a use not indicated above is proposed, the amount of off street parking may be determined by the city council following a recommendation from staff. (Ord. 10-24-00-1, 10-24-2000; amd. Ord. 2001-04, 3-13-2001; Ord. 2010-02, 4-27-2010; Ord. 2014-04, 2-25-2014)

11-12-4: HANDICAPPED PARKING SPACES REQUIRED:

Any building which is required to have adaptations in accordance with the international building code, American National Standard Institute or the Americans with disabilities act (ADA) shall also provide handicapped parking stalls as per the specifications of the foregoing. (Ord. 2009-06, 3-24-2009)

11-12-5: GENERAL PROVISIONS:

The following general provisions apply to all off-street parking requirements of this chapter:

- A. ~~Location:~~ The location of off-street parking facilities shall be as follows: ~~and shall not be located within the public right of way:~~
 1. Location: For single-family, duplex and any multi-family residential dwelling units, required parking shall be located on the same lot as the building that they are required to serve. parking facilities shall be provided on the same lot as the use for which the parking facilities are required, except for approved common or guest parking facilities.
 2. Guest Parking: One (1) parking space per every three (3) primary dwelling units shall be provided for guest parking. Parking spaces shall be scattered throughout the project, so as to minimize the walking distance to the dwelling units. This requirement may be modified by the Land Use Authority, if the applicant can show that the design of the project makes this requirement unnecessary.
 3. Public Street Parking: Parking on public streets shall not be allowed to satisfy the off-street parking or guest parking requirements for any residential dwelling unit.

4. For all other uses, including commercial and industrial uses, required parking shall be located on the same lot or on an abutting lot. In no case shall required parking be located across a public street without written approval of the City Council.
 5. If parking is located on a lot or parcel under different ownership, a perpetual easement must be recorded in the office of the Salt Lake County Recorder prior to final approval. (Ord. 10-24-00-1, 10-24-2000)
 6. Off-street parking shall not be located within twenty feet (20') of the front property line off a public street. (Ord. 2015-04, 4-22-2015)
 7. Tandem parking ~~will~~ **shall** not be allowed to satisfy the **off-street or guest parking requirements** ~~found~~ herein.
 8. **Driveways: All residential detached and attached units shall provide a driveway of a minimum of 20' in length in front of any garage.**
- B. **Lighting:** Any lights provided or required to illuminate a parking area shall be arranged in a manner that will reflect light away from adjacent properties.
- C. **Joint Use of Lot or Facility:** The city council may approve the joint use of a parking lot or facility; provided that, the applicant can show that conflict between the different users can be effectively eliminated. For instance, willing parties such as a church and a commercial business may share parking facilities if typical heavy use parking times allow. Any arrangement to share parking must be recorded in the office of the Salt Lake County recorder.
- D. **Commercial or Industrial Zones; Agreements:** In commercial or industrial zones, the owners of several businesses may be allowed to work together to provide off street parking in a lot or structure. Participants must be able to adequately show agreements to the city council for long term maintenance and ownership.
- E. **Construction Plans Submitted:** Construction plans for any lot or structure, or the expansion of any lot or structures, shall be submitted to the city for review and comment and shall be approved by the city council. A parking lot or structure may be approved as part of the project approval. (Ord. 10-24-00-1, 10-24-2000)

ARTICLE E. R-MF MULTI-FAMILY HOUSING ZONE
11-8E-12: PARKING, LOADING AND ACCESS:

- A. **Requirements:** Each unit in the R-MF zone shall have on the premises two (2) off-street parking spaces, one of which shall be covered. Additionally, there shall be one guest parking space for each ~~four~~ (4) **three** (3) dwelling units. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road by a hard surfaced, composed of asphalt or concrete, drive approach.
- B. **Recreational Vehicle Area:** Each project may also have a recreational vehicle parking area not to exceed two thousand (2,000) square feet per acre of the project secured by a six foot (6') sight obscuring fence. The recreational vehicle parking area may be placed in the rear or side setback area of the project.

C. Additional Parking: The parking requirements found listed above represent the minimum and maximum parking requirements. Any additional parking, beyond that required above, must be approved by the city council due to a loss in the amount of landscaping in the project. (Ord. 10-24-00-1, 10-24-2000)

ARTICLE G. MU MIXED USE ZONE

Development Requirement	Proposed Use		
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11-11G-17: OFF-STREET PARKING AREAS:

- A. In commercial, light industrial, and multi-family areas, where parking areas are located adjacent to a street, landscaping, berms, low walls, open fencing, or a combination thereof shall be used to partially hide the parking area from the street. Parking areas adjacent to a public street shall be set back a minimum of twenty feet (20') from the right of way and the setback area shall be landscaped.
- B. In considering project plan approval, the location of all parking areas will be considered understanding the visual and pedestrian amenity impacts of surface off street parking areas unless otherwise approved in a project plan. The relationships and placement of buildings, open spaces, vehicle and pedestrian facilities and off street parking areas is a critical design element in mixed use areas and shall be considered by the city prior to project plan approval. A project plan shall be accompanied by an analysis of the influence off street parking areas may have on the attractiveness and amenities of the mixed use area. Shared parking arrangements may be required in order to reduce unnecessary parking areas and to encourage pedestrian activity.
- C. ~~On Parking on the public street parking shall be provided adjacent to all developments, and a share of such on street parking may be used to satisfy parking requirements.~~ Parallel or angle parking may be approved based upon the overall design and width of the street, as part of project plan approval. (Ord. 2013-20, 12-17-2013)

CITY OF BLUFFDALE PARKING STANDARDS ANALYSIS:

Bluffdale	Spaces	Visitor
11-12-3 Residential Off-street Parking Standards	2 parking spaces per unit (no tandem)	Visitor parking where appropriate
11-8E-12 R-MF Zone	2 off-street parking spaces, one of which shall be covered.	1 guest parking space for each 4 dwelling units
11-11G-17 MU Zone	<p>B. In considering project plan approval, the location of all parking areas will be considered understanding the visual and pedestrian amenity impacts of surface off street parking areas unless otherwise approved in a project plan. The relationships and placement of buildings, open spaces, vehicle and pedestrian facilities and off street parking areas is a critical design element in mixed use areas and shall be considered by the city prior to project plan approval. A project plan shall be accompanied by an analysis of the influence <u>off street parking areas may have on the attractiveness and amenities of the mixed use area. Shared parking arrangements may be required in order to reduce unnecessary parking areas and to encourage pedestrian activity.</u></p>	

PARKING STANDARDS - COMPARISON WITH OTHER COMMUNITIES:

Type of Units	SL County	Lehi	Saratoga Springs	South Jordan
Dwelling, Single - Spaces	2 parking spaces per unit (tandem allowed)	2 stalls per dwelling unit (not in tandem configuration) to be within a fully enclosed garage.	2 stalls per dwelling enclosed in garages. Driveways are to be 20' in length	2 per dwelling
Dwelling, Multiple - Spaces	Dwellings, multiple, two (2) spaces for each dwelling unit. In multi-family developments and dwelling groups where private covered parking is utilized, additional parking for guests shall be required.	2 stalls per dwelling unit (not in tandem configuration). 1 space per unit to be within a fully enclosed garage or underground parking structure.	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be covered.	1.5 per 1 bedroom unit 2 per 2 bedroom unit 2.5 per 3 or more bedroom units
Visitor Parking for Townhome/Condo/Multi-Family		1 guest parking space per 3 dwelling units.	plus 0.25 guest stalls per unit.	1 parking space per every four (4) primary dwelling units shall be provided for guest parking. Parking spaces shall be scattered throughout the project, so as to minimize the walking distance to the dwelling units. This requirement may be waived by the planning commission, upon a positive recommendation from the city engineer and city planner, if the applicant can show that the design of the project makes this requirement unnecessary.



BLUFFDALE

— EST. 1848 —

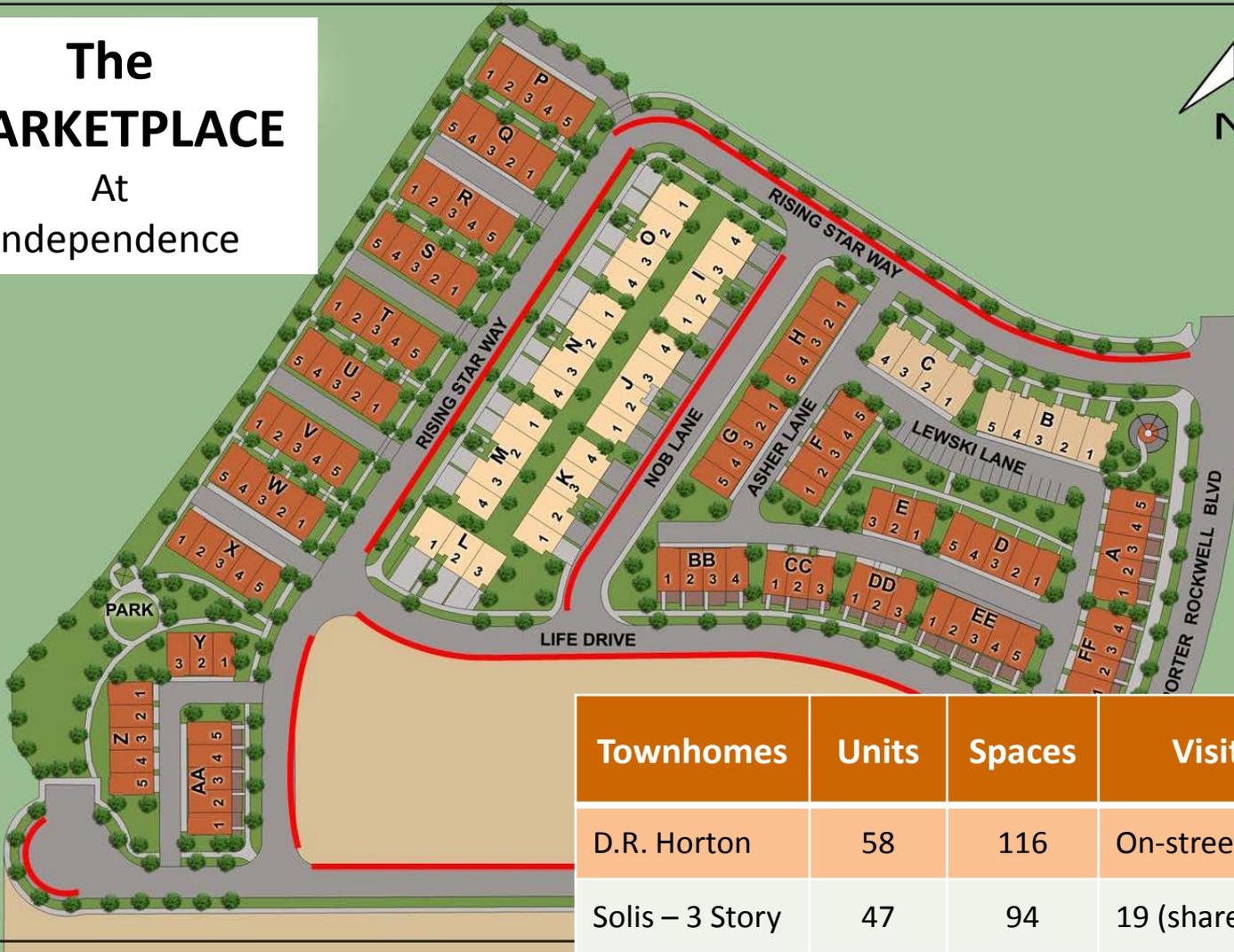
Planning Commission Meeting
March 2, 2016

Parking Standards - Discussion

Examples from Independence at the Point

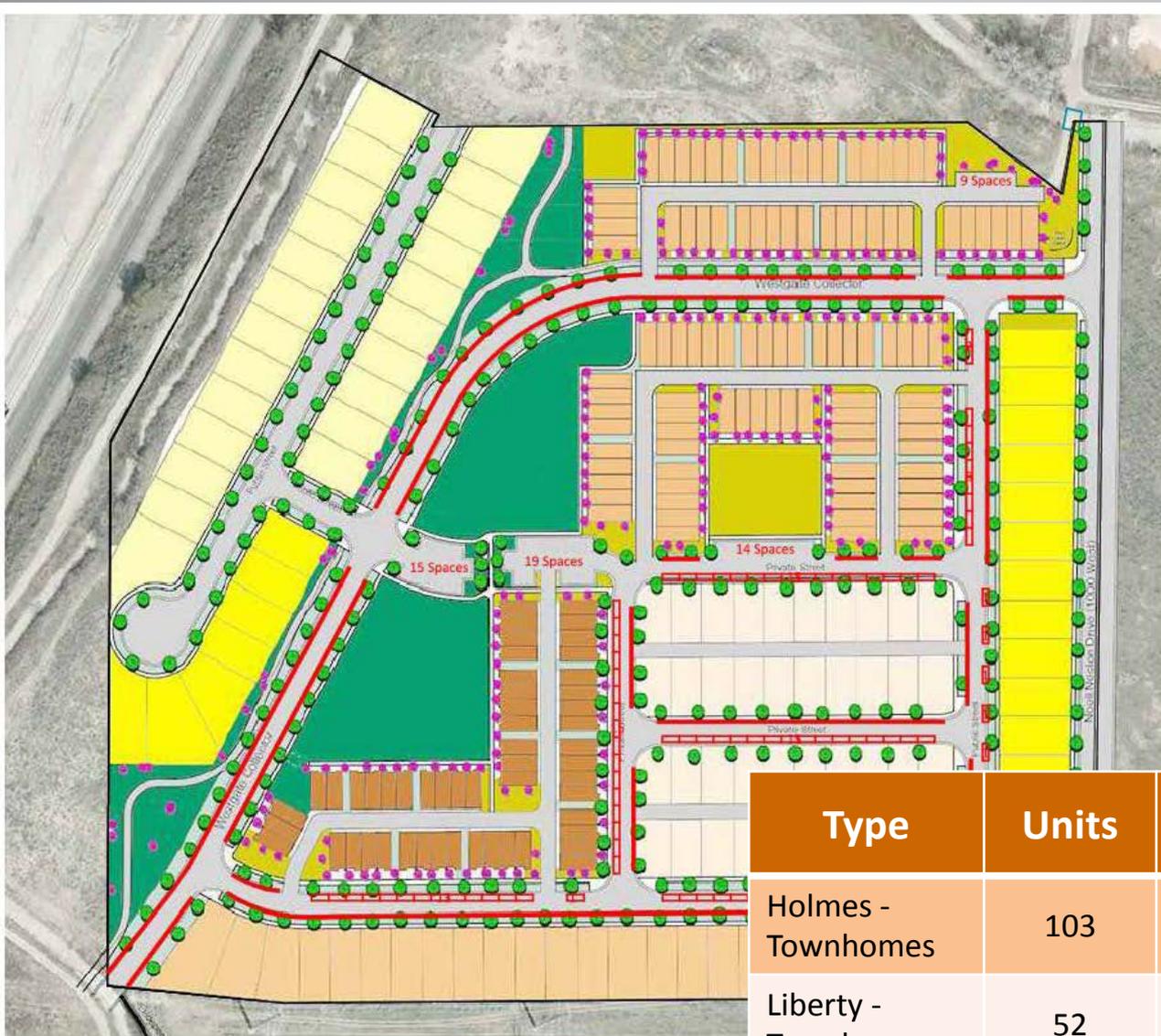
The MARKETPLACE

At Independence



— No Parking Zones

Townhomes	Units	Spaces	Visitor	Ratio (1/4 Units)
D.R. Horton	58	116	On-street -72	15
Solis – 3 Story	47	94	19 (shared)	12
Solis – 2 Story	27	54	Driveway - 54	
Solis – Live/Work	9	18	19 (shared)	3
Overall:	3 Spaces Per Unit - (All 2 Car Garage)			



WESTGATE

At
Independence

Type	Units	Spaces	Visitor	Ratio (1/4 units)
Holmes - Townhomes	103	206	24	26
Liberty - Townhomes	52	104	19	13
Single-Family (Alley loaded)	40	80	45 on-street	10
Overall:	All 2 Car Garages			



**D.R Horton
Townhome
Project
in
Independence**



Type	Units	Spaces	Visitor	Ratio (1/4 Units)
Townhomes	152	304	304 – Driveway Plus 46 Stalls	38

Type	Units	Spaces	Visitor	Ratio (1/4 units)
Townhomes	97	194	Driveway – 194 Plus 49 stalls	25



**IRON
HORSE**
At
Independence