



*****AMENDED*****
BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, July 27, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, July 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 June 22, 2016 meeting minutes.
 - 3.2 Approval of the July 13, 2016 meeting minutes.
 - 3.3 Preliminary acceptance of Independence at the Point, Plat F Park & Trail, and beginning the warranty period.
4. Presentation and discussion regarding an Emergency Management System, staff presenter, Natalie Hall.
5. Consideration and vote on a resolution of the Bluffdale City Council adopting an Emergency Operations Plan, staff presenter, Natalie Hall.
6. **PUBLIC HEARING** – Consideration and vote on proposed amendments to the Bluffdale City Land Use Ordinance Chapter and Map designation, SD-R Independence Park, and to approve the associated Project Plan, located at approximately 14880 South Noell Nelson Drive; TBP 147, LLC, applicant, staff presenter, Grant Crowell.
- *** 7. Conditional Preliminary Acceptance of Bluffdale Heights Phase 4, and beginning the warranty period, staff presenter, Michael Fazio.
8. Mayor's Report

9. 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.

10. **WORK SESSION** – Regarding the Concept Plan for Day Ranch, presenter, Dave Tolman.
11. 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).
12. Consideration and vote on a resolution of the Bluffdale City Council authorizing the execution of a Settlement Agreement with Newman Construction, staff presenter, Brittany Skinner.

Dated this 26th day of July, 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.



*****AMENDED*****

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING AGENDA
Wednesday, June 22, 2016**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, June 22, 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 May 25, 2016 meeting minutes.
 - 3.2 Preliminary acceptance of Independence Plats L and N-1, and beginning the warranty period.
 - 3.3 Approval of a resolution declaring certain assets surplus and authorizing the sale of said assets.
4. **PUBLIC HEARING** – Consideration and vote on an ordinance vacating a portion of a public street between the section line and the east right of way line of 1690 West Street at approximately 14353 South 1690 West, Debbie Holt, applicant (continued from the January 6, 2016 Planning Commission meeting), staff presenter, Paul Douglass.
5. **PUBLIC HEARING** – Consideration and vote on amending the General Plan from Very Low Density to Low Density Residential and a Zone Map Amendment from R-1-43 to R-1-10 at approximately 14780 South 1690 West, Dale Bennett & Garth Johnson, applicants, staff presenter, Paul Douglass.
6. Consideration and vote on a resolution approving a Cable Television Franchise Agreement between the City of Bluffdale, Utah, and Comcast of Utah II, Inc., staff presenter, Vaughn Pickell.

7. Consideration and vote on a resolution authorizing execution of an Interlocal Cooperation Agreement with Salt Lake County providing for the transfer of up to \$1,500,000 of County Transportation Funds to the City of Bluffdale, staff presenter, Vaughn Pickell.
8. ***Consideration and vote on a resolution of the Bluffdale City Council authorizing the City Manager to enter into agreements awarding a contract for the Park to Park Connection Project and establishing a contingency, staff presenter, Michael Fazio.
9. ***Consideration and vote on a resolution of the Bluffdale City Council authorizing the City Manager to enter into agreements awarding a contract for the Design Improvements of Segment 5 of Porter Rockwell Boulevard, staff presenter, Michael Fazio.
10. Consideration and vote on a resolution authorizing the City's participation in the Utah Retirement Systems Firefighters System for current full-time Firefighters, or the date of hire for future full-time Firefighters, staff presenter, Stephanie Thayer.
11. Consideration and vote on a resolution adopting the Certified Tax Rate for Salt Lake County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2016-2017, staff presenter, Stephanie Thayer.
12. Consideration and vote on a resolution adopting the Certified Tax Rate for Utah County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2016-2017, staff presenter, Stephanie Thayer.
13. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2015-2016 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(LBA & RDA Public Hearings held in conjunction)**
14. **PUBLIC HEARING** – Consideration and vote on an ordinance adopting an amended Consolidated Fee Schedule for Administrative, Service and Development fees, including Water rates, charged by the City of Bluffdale, staff presenters, Mark Reid and Stephanie Thayer.
15. **PUBLIC HEARING** – Consideration and vote on a resolution adopting the Budget for the 2016-2017 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(LBA & RDA Public Hearings held in conjunction)**

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call
2. **CONSENT AGENDA** –
 - 2.1 Approval of the May 25, 2016 meeting minutes.
3. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2015-2016 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(LBA Public Hearing held in conjunction with the City Budget Hearing)**
4. **PUBLIC HEARING** – Consideration and vote on a resolution adopting the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(LBA Public Hearing held in conjunction with the City Budget Hearing)**
5. Adjournment

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. Roll Call
2. **CONSENT AGENDA** –

2.1 Approval of the May 25, 2016 meeting minutes.

3. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2015-2015 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(RDA Public Hearing held in conjunction with the City Budget Hearing)**
4. **PUBLIC HEARING** – Consideration and vote on a resolution adopting the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(RDA Public Hearing held in conjunction with the City Budget Hearing)**
5. Adjournment

CONTINUATION OF BUSINESS MEETING

16. Mayor's Report
17. 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.

18. 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).
19. Adjournment

Dated this 21st day of June, 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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DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD, AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 22, 2016**

1
2 **Present:** Mayor Derk Timothy
3 Ty Nielsen
4 Boyd Preece
5 Justin Westwood
6 James Wingate
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 Stephanie Thayer, Accountant/HR Administrator
13 Brittany Skinner, Assistant City Attorney
14 Police Sergeant Shane Taylor
15 Fire Chief, John Roberts
16 Wendy Deppe, City Recorder
17

18 **Others:** Johnny Loumis, Jr., Planning Commission Member
19 Jaxxon Swallow, Eagle Scout
20 Stephen Edwards, Legal Counsel for Debbie Holt
21

22 **Excused:** Alan Jackson
23

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

26 Mayor Derk Timothy called the meeting to order at 6:30 p.m.
27

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

30 All Members of the City Council were present with the exception of Alan Jackson, who was
31 excused.

32
33 Ty Nielsen offered the invocation.
34

35 Scout Jaxxon Swallow, introduced himself and was present to propose a crosswalk sign at the
36 corner of 14400 South and 2395 West for his Eagle Project.

37
38 Jaxxon Swallow led the Pledge of Allegiance.
39

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1 **2. PUBLIC FORUM.**
2

3 Jill McGill gave her address as 14035 South Market View Drive, Apartment C204 and was
4 present to address the emergency access point on the back side of the Bluffs Apartments that
5 connects to Loumis Parkway. Her understanding was that an agreement was entered into between
6 the City and EMG, the apartment management company, specifying that it would remain an
7 emergency access point. The City has changed significantly since the apartments were
8 constructed. Mrs. McGill noted that there is only once entrance from Redwood Road, which is
9 very dangerous. There is a light intended at that location eventually, but she considered it to be
10 very dangerous for the residents to get in and out, especially during rush hour.

11
12 Mrs. McGill recognized the issues that exist with the blind curve on 1300 West. Her
13 understanding was that there have been a few accidents in the area already. She proposed that the
14 area be made a three-way stop and a sign posted on the blind curve so that oncoming traffic knows
15 to slow down. It was verified by Mayor Timothy that the speed limit in the area is 25 mph.
16 Mrs. McGill was not sure about funding and did not know what the cost would be to purchase and
17 post three stop signs. She also was not aware of other potential legal ramifications. She
18 commented that a lot of people support what is proposed. Mayor Timothy stated that when
19 Smith’s opens for business on the Gateway property, there will be a natural tendency for people to
20 want to go through the area. He suggested that be considered as well. Possible options were
21 discussed including connecting the Gateway property to 1300 West without going through the
22 Bluffs. He considered that to be a better option than opening the gate.

23
24 Mrs. McGill described the difficulty she has had getting to and from her home. She stated that her
25 husband has severe anxiety and refuses to travel during certain times of the day because he cannot
26 get onto Redwood Road. In addition, there have been accidents in front of the entrance that have
27 prevented her from leaving her home for work because she cannot get across the road. She asked
28 what the next step should be. Mayor Timothy agreed to stay in contact with Mrs. McGill. He

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1 stated that the City gets an equal number of complaints about the gate being open as having it
2 closed.

3
4 Johnny Loumis, Jr. gave his address as 14315 South Loumis Parkway and addressed the following
5 talking points:

- 6
7 1. Bluffs Road was never intended to be used as a primary entrance or exit and was not
8 engineered as such. It was always intended to be as a secondary road emergency access
9 only.
- 10
11 2. Loumis Parkway has no center turn lane to turn left and coming from the apartments or
12 townhomes there is no left hand turn to the east or north. The area is very dangerous
13 because of blind spots with the curvature of the road and speeding.
- 14
15 3. Mr. Loumis' wife has had several close calls when the gate has been open and she now
16 returns home from work on Loumis Parkway. Others have made mention of close calls as
17 well.
- 18
19 4. Loumis Parkway was not built to handle the additional volume from the Bluffs
20 Apartments. Trophy Homes never wanted to participate in developing Loumis Parkway
21 and would not contribute to its improvement.
- 22
23 5. Loumis Parkway has the S curve on one end and the corner of 1300 West and Redwood
24 Road curve on the other. Neither can absorb traffic from the Bluffs Apartments.
- 25
26 6. Bluffs residents should approach the Smith's developers to resolve the problem. Exiting
27 onto Loumis Parkway will only cause additional problems.
- 28
29 7. If the City were to pass the request, he could foresee a huge liability for the City because
30 neither road was engineered or planned to accommodate the additional traffic from the
31 Bluffs.

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1
2 Jaxxon Swallow gave his address as 14539 South 2700 West and reported that for his Eagle
3 Project he was proposing a crosswalk at 14400 South and 2395 West. He would like to install two
4 crosswalk signs as well to make motorists aware that pedestrians are crossing and to be alert.
5 Photos of the finished project were displayed. Jaxxon highlighted the benefits of the proposed
6 sign including:

- 7
8 1. Pedestrian safety;
9
10 2. Low maintenance design that is easy to repair. With the solar panel the sign will operate
11 up to 30 days 24/7 operation. Without the solar panel, the battery alone can last up to 30
12 days. No power or trenching is needed to install the unit.

13
14 The cost of the sign is \$6,000. Jaxxon was not sure how much money he could raise but stated
15 that packets were prepared to distribute to residents. City Manager, Mark Reid, clarified that the
16 City would help with the project as it will greatly enhance the park and the safety of the school
17 children. He believed it was in the City's best interest to provide assistance. Installation and
18 shipping of the sign would be provided free of charge by the sign company. The price was also
19 discounted due to the merit of the project. The height of the sign was described as 7 ½ to 8 feet to
20 the bottom of the sign. The Council agreed to include the cost of the sign in the budget. Jaxxon
21 was commended for choosing a project that benefits the community for his Eagle Scout Project.

22
23 Ruth Rowley gave her address as 14073 South Chardonnay and addressed the purchase of her
24 condominium in the Vintage thinking that Bluffdale would be a nice place to live. She was
25 concerned about what was discussed tonight and stated that there are a lot of children in the area.
26 If there is another option for the road she asked why it was not being investigated. Her
27 understanding was that the City Council established the roadway and the City constructed Market
28 Street, which was very nice, and then took it away. Access and safety issues were discussed.
29 Ms. Rowley urged the City Council to do something and take action.

30

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1 Stephanie Loving gave her address as 14072 South Senora Way. She reported that she spoke to
2 the Fire Chief and obtained information relating to the gated exit that was intended to be only an
3 emergency exit for the Bluffs Apartments. She stressed that it is for emergency use only. The
4 Fire Chief explained to her that the only reason it was opened was because of vandalism.
5 Mr. Reid explained that the gate has been torn down and totally removed. The City ultimately
6 donated \$5,000 to the Bluffs Apartments to install a camera to monitor the gate and reduce
7 vandalism.

8
9 Ms. Loving stated that the residents of Vintage Condos and Townhomes and the Bluffs
10 Apartments believed it was taken down because construction was taking place and it allowed them
11 to have more access. She stated that there has been a serious problem with vandalism in their
12 subdivision. She serves on the HOA board and wants to resolve the issues. If there was another
13 access for the Bluffs she believed it would eliminate a lot of the vandalism that is occurring. They
14 have put up security cameras and noticed that the vandalism is being done by residents of the
15 Bluffs Apartments. Ms. Loving proposed that there be a separate access for the Bluffs and that
16 Vintage View not be a public through street. She wanted to ensure the safety of children. She
17 recommended two speed bumps be installed at the top and bottom and a stop sign and pedestrian
18 crossing put in similar to what was proposed by Jaxxon Swallow. Ms. Loving also recommended
19 the Vintage have a separate access.

20
21 Ms. Loving commented on the park that will be built nearby, which will be a great place for
22 children to play. It will, however, create an issue with children from the Bluffs who will come
23 through Vintage and behind the townhomes to get to the park. A recent incident involved
24 teenagers in what appeared to her to be a sexual assault. The Vintage residents were concerned
25 that they are needing to put so much time and effort into keeping the area safe.

26
27 There were no further public comments. The Public Forum was closed.
28

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Wednesday, June 22, 2016**

1 **3. CONSENT AGENDA.**

2
3 **3.1 Approval of the May 25, 2016 Meeting Minutes.**

4
5 **3.2 Preliminary Acceptance of Independence Plats L and N-1, and Beginning the**
6 **Warranty Period.**

7
8 **3.3 Approval of a Resolution Declaring Certain Assets Surplus and Authorizing**
9 **the Sale of Said Assets.**

10
11 **James Wingate moved to approve the consent agenda as written. Ty Nielsen seconded the**
12 **motion. The motion passed with the unanimous consent of the Council.**

13
14 **4. PUBLIC HEARING – Consideration and Vote on an Ordinance Vacating a Portion**
15 **of a Public Street Between the Section Line and the East Right of Way Line of 1690**
16 **West Street at Approximately 14353 South 1690 West, Debbie Holt, Applicant**
17 **(continued from the January 6, 2016 Planning Commission Meeting), Staff Presenter,**
18 **Paul Douglass.**

19
20 City Planner/Economic Development Director, Grant Crowell, presented the staff report and stated
21 that the applicant has requested that the City Council consider the vacation of a portion of an
22 existing public right-of-way. The proposed vacation area was identified as between the back of
23 the sidewalk from the newly constructed 1690 West to the section line. Some of the property is
24 beyond what is necessary for the existing road. He noted that there is a power line approximately
25 20 feet behind the sidewalk, which is in the public interest. With a vacation request, a
26 determination is made as to whether any private parties would be adversely affected by vacating
27 the public interest.

28
29 Mr. Crowell reported that the Planning Commission reviewed the request and ultimately
30 forwarded a positive recommendation to vacate but retain 20 feet behind the sidewalk in the event
31 additional right-of-way is necessary. It was clarified that the power pole will remain in the public
32 right-of-way. The Planning Commission proposed that 20 feet be retained in the public right-of-
33 way behind the current curb location.

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1 Steve Edwards identified himself as the legal counsel for the applicant, Debbie Holt. He clarified
2 that Ms. Holt was appreciative of the proposed vacation but wished to have a full vacation rather
3 than the proposed partial vacation. He stated that the statute indicates that the right-of-way is to be
4 vacated where there is good cause for it and neither the public interest nor any person will be
5 materially injured by it. Both components of the statute are met through the total vacation of the
6 right-of-way. Mr. Edwards explained that the right-of-way being sought is enjoyed by Ms. Holt's
7 neighbors to the north and south. An aerial photo of the property was displayed showing the
8 proposed vacation and the neighboring properties.

9
10 Mr. Edwards' understanding was that the Planning Commission is recommending that an area that
11 is approximately 20 feet in depth past the sidewalk remain in the right-of-way. He questioned
12 what the legal basis or source documents were for the right-of-way associated with Ms. Holt's
13 property. He reported that Ms. Holt purchased the property in 1985. The home was built in 1952.
14 He recommended that Ms. Holt be treated the same as her neighbors to the north and south.

15
16 Mayor Timothy opened the public hearing. There were no members of the public wishing to
17 speak. The public hearing was closed.

18
19 In response to a question raised by Ty Nielsen, the right-of-way line was identified as the parcel
20 line.

21
22 In response to a question raised, City Attorney, Vaughn Pickell, reported that the power lines are
23 within the area that will remain in the public right-of-way if the vacation is adopted. If it is fully
24 vacated, the power lines will be on private property, which will affect franchise agreements. If it
25 is in the public right-of-way and a project requires a pole to be moved, Rocky Mountain Power
26 will move them. If it is on private property, the City has to pay for relocation.

27
28 **Ty Nielsen moved to approve the ordinance vacating a portion of a public street between the**
29 **section line and the east right-of-way line of 1690 West Street at approximately 14353 South**

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1 1690 West as recommended by the Planning Commission. Justin Westwood seconded the
2 motion.

3
4 Boyd Preece was not opposed to the full vacation but would want to be aware of the potential
5 impacts of the road widening. James Wingate clarified that the City has no intention of using it.
6 Even if they don't give the whole piece, Ms. Holt can still use the property in a similar manner.

7
8 **Vote on motion: Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Nay, Ty Nielsen-**
9 **Aye. The motion passed 3-to-1.**

10
11 **5. PUBLIC HEARING – Consideration and Vote on Amending the General Plan from**
12 **Very Low Density to Low Density Residential and a Zone Map Amendment from R-**
13 **1-43 to R-1-10 at Approximately 14780 South 1690 West, Dale Bennett and Garth**
14 **Johnson, Applicants, Staff Presenter, Paul Douglass.**

15
16 Justin Westwood identified his home on the site map displayed and stated that he may have
17 conflict of interest.

18
19 Mr. Crowell presented the staff report and stated that the subject property has been utilized as part
20 of the same farm area. Existing crossings and access issues were a significant topic of discussion
21 among the Planning Commission. He explained that the existing zoning framework has the
22 transition of the two main residential zones in the area on the property line. Much of the historic
23 Bluffdale development along Redwood Road is zoned R-1-10. Property to the south and west is
24 zoned R-1-43. The General Plan anticipates commercial redevelopment along Camp Williams
25 and Redwood Road in the future. A few parcels have been zoned commercial over the past few
26 years, which was expected to continue. That area, however, is separated by canals and will not
27 likely extend to the subject property.

28
29 Mr. Crowell explained how the property is accessed and indicated where the narrow public street
30 ends. In some places, it is difficult to pass. Features of the surrounding property and zoning were
31 described. The General Plan provides guidance but does not specify how to address a situation
32 where the line goes through the middle of the property. Currently 20 homes are proposed.

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1 Mr. Crowell indicated that the Planning Commission forwarded a negative recommendation on
2 both proposals.

3
4 Dale Bennett, identified himself as the Engineer for the applicant, Erlene Johnson. He reported
5 that since the Planning Commission Meeting they took Commissioner Loumis' advice to perform
6 more due diligence. This week they have worked with various people and obtained a lot of
7 information. They met with Gary Cannon, the President of the canal company, who expressed a
8 willingness to work with the applicants on the road widening. Mr. Bennett stated that there is
9 approximately 270 feet from the access to the corner where the public road begins. They also
10 received an email from the Anderson Trust, which owns the property to the north of the Andersons
11 and Mr. Westwood. They indicated that they would be willing to work with the applicant as well.
12 Their intent is to sell the property and develop it. They agreed to work with the applicants on
13 another access onto Redwood Road. Mr. Bennett asked the Council to continue the matter to the
14 next meeting to allow them more time to compile additional materials.

15
16 Mr. Bennett stated that they have reached out to all of the landowners but have not yet had a
17 chance to negotiate with all of them. They contacted UDOT and set up a pre-application meeting
18 which was scheduled for the following week. At that time, they will review the various options
19 available.

20
21 Mayor Timothy commented that the 30-lot rule on a single point of ingress/egress will be an issue.
22 Without a second access the City Council almost has to deny the request. In order for it to be
23 approved, he felt that the second access must be part of the proposal. Mr. Reid stated that at the
24 point near the access off of Redwood Road, the 30-lot rule is still in place unless access is
25 obtained across the bridge on the south. He asked the applicants how many lots would be
26 proposed if the property were rezoned R-1-10. Mr. Bennett estimated it would be 23 lots with
27 one-half acre average lot sizes.

28
29 The applicant, Erlene Johnson, gave her address a 14516 South Camp Williams Road and reported
30 that years ago they developed an 80-acre subdivision to the south. Her recollection was that the

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1 subdivision is accessed off of Camp Williams Road. At that time, they had a right-of-way into the
2 canal from years earlier. The Mayor indicated that that would be something to be worked out if
3 the request is approved.

4
5 Mayor Timothy opened the public hearing.

6
7 Linda Crane gave her address as 14846 South 1690 West and stated that 1690 West is a very
8 narrow road and requires caution. If 23 homes are added to the road with the associated traffic,
9 there will be problems. She questioned how the road could be widened since the canal company
10 only owns so much property. Ms. Crane thought the applicants should first be required to prove
11 that the proposal will fit in the community and be safe. She recommended the applicants stay
12 away from 1690 West and pursue other safer alternatives.

13
14 Chris Nielsen gave his address as 14648 South 1690 West and encouraged the developer to look at
15 other alternatives to 1690 West for safety reasons. He has lived on 1690 West for 33 years and
16 felt that the cost of increasing the road size will ultimately decrease the lot sizes. Mr. Nielsen did
17 not consider 1690 West to be viable due to the width.

18
19 Roger Kent gave his address as 14860 South 1690 West and identified his property on the map
20 displayed. He highlighted a very steep hill that makes it very difficult to drive on in the winter.
21 He noted that it has never been maintained during the winter months.

22
23 There were no further public comments. The public hearing was closed.

24
25 Noticing issues were discussed. It was clarified that no additional notices were required beyond a
26 meeting notice. Ty Nielsen asked about the ramifications to the applicant if the request is denied.
27 Mr. Pickell stated that if the request is denied, the applicants would have to reapply.

28
29 Justin Westwood referenced the steep hill and acknowledged the need for a new bridge. Another
30 ingress/egress option would be needed other than 1690 West. He stated that the access identified

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1 by Mrs. Johnson suggested that it would involve the resolution of additional issues. Boyd Preece
2 recommended the request be denied since there are too many undecided issues.

3
4 **Ty Nielsen moved to deny the request to amend the General Plan from Very Low Density to**
5 **Low Density Residential and a Zone Map Amendment from R-1-43 to R-1-10 at**
6 **approximately 14780 South 1690 West. James Wingate seconded the motion. Vote on**
7 **motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-**
8 **Abstained. The motion passed unanimously with one abstention.**

9
10 **6. Consideration and Vote on a Resolution Approving a Cable Television Franchise**
11 **Agreement Between the City of Bluffdale, Utah, and Comcast of Utah II, Inc., Staff**
12 **Presenter, Vaughn Pickell.**

13
14 Mr. Pickell presented the staff report and provided the Council with an updated Franchise
15 Agreement between Comcast and the City of Bluffdale. The current agreement expired and the
16 updated document conforms with existing federal law. The agreement allows for relocation by
17 Comcast at their expense for City projects with 10 days' notice. It also requires Comcast to pay a
18 franchise fee to the City. Over the past year this has equated to approximately \$45,000. Mayor
19 Timothy indicated that a correction needed to be made to the effective date.

20
21 **Ty Nielsen moved to approve a resolution approving a Cable Television Franchise**
22 **Agreement between the City of Bluffdale, Utah and Comcast of Utah II, Inc., as written with**
23 **the corrected effective date. James Wingate seconded the motion. Vote on motion: Boyd**
24 **Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye. The motion passed**
25 **unanimously.**

26
27 **7. Consideration and Vote on a Resolution Authorizing the Execution of an Interlocal**
28 **Cooperation Agreement with Salt Lake County Providing for the Transfer of up to**
29 **\$1,500,000 of County Transportation Funds to the City of Bluffdale, Staff Presenter,**
30 **Vaughn Pickell.**

31
32 Mr. Pickell informed the Council that the proposed agreement was put forward by Salt Lake
33 County who is the entity that disburses the County Transportation Funds. It is intended to serve as

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1 a reimbursement situation where the City can qualify for up to \$1.5 million in reimbursement from
2 the County. Mayor Timothy clarified that the effective date of the agreement will be June 22,
3 2016.

4
5 **James Wingate moved to approve a resolution authorizing the execution of an Interlocal**
6 **Cooperation Agreement with Salt Lake County providing for the transfer of up to**
7 **\$1,500,000 of County Transportation Funds to the City of Bluffdale. Justin Westwood**
8 **seconded the motion. Vote on motion: Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-**
9 **Aye, James Wingate-Aye. The motion passed unanimously.**

10
11 **8. Consideration and Vote on a Resolution of the Bluffdale City Council Authorizing the**
12 **City Manager to Enter into Agreements Awarding a Contract for the Park to Park**
13 **Connection Project and Establishing a Contingency, Staff Presenter, Michael Fazio.**
14

15 City Engineer, Michael Fazio, described the project and stated that the bids were opened on June
16 20 and the low bidder was Miller Paving, Inc. at a cost of \$97,561.48 plus a 10% contingency for
17 a total of \$107,317.63. Three bids were received with one being declared unresponsive. It was
18 recommended that the project be approved.

19
20 Mr. Fazio stated that it could be done in January or February of next year or late in the fall. The
21 Mayor indicated that it cannot be done in the fall because of the timing of the school. Mr. Reid
22 stated that the agreement with the school is to do it during the summer while school is out.
23 Timing issues were discussed. The possibility of delaying it for one year was mentioned.
24 Mr. Reid stated that because the job is so small, it is difficult to find any bidders.

25
26 **Justin Westwood moved to pass a resolution authorizing the City Manager to enter into**
27 **agreements awarding a contract for the Park to Park Connection Project with Miller**
28 **Paving, Inc., including a 10% contingency, for a total of \$107,317.63. Ty Nielsen seconded**
29 **the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin**
30 **Westwood-Aye. The motion passed unanimously.**

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1 **9. Consideration and Vote on a Resolution of the Bluffdale City Council Authorizing the**
2 **City Manager to Enter into Agreements Awarding a Contract for the Design**
3 **Improvements of Segment 5 of Porter Rockwell Boulevard, Staff Presenter, Michael**
4 **Fazio.**
5

6 Mr. Reid recommended that the above matter be tabled as additional information was needed to
7 proceed.

8
9 **Ty Nielsen moved to table the above item until a future meeting. Justin Westwood seconded**
10 **the motion. The motion passed with the unanimous consent of the Council.**

11
12 **10. Consideration and Vote on a Resolution Authorizing the City’s Participation in the**
13 **Utah Retirement Systems Firefighters System for Current Full-Time Firefighters, or**
14 **the Date of Hire for Future Full-Time Firefighters, Staff Presenter, Stephanie**
15 **Thayer.**
16

17 Accountant, HR Administrator, Stephanie Thayer, presented the resolution authorizing the City’s
18 participation in the Utah Retirement Systems Firefighters System. Currently, Bluffdale has one
19 full-time employee in the Fire Department, who is the Fire Chief. His benefits will be retroactive
20 to the date he went full-time, which was March 17, 2014. One of the key requirements to
21 participate in the fund is to maintain the full-time Fire Chief position. No budget adjustment is
22 required. It was noted that the change will result in a better benefit for Chief Roberts.

23
24 Mr. Reid indicated that if the City brings any more full-time employees into the Fire Department,
25 they will be eligible for the pension. Those that are Tier 1 will receive a better benefit than is
26 available for public employees. Because of Chief Roberts’ hire date, he is a Tier 2 employee.
27 There is no budget adjustment because the City has been paying toward his pension. Any
28 employee hired will get a better pension benefit.

29
30 **Ty Nielsen moved to approve the resolution authorizing the City’s participation in the Utah**
31 **Retirement Systems Firefighters System for current full-time firefighters or the date of hire**
32 **for future full-time firefighters. Justin Westwood seconded the motion. Vote on motion:**

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1 **James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion**
2 **passed unanimously.**

3
4 **11. Consideration and Vote on a Resolution Adopting the Certified Tax Rate for Salt**
5 **Lake County for the Purpose of Levying Taxes Within the City of Bluffdale for the**
6 **Fiscal Year 2016-2017, Staff Presenter, Stephanie Thayer.**

7
8 Ms. Thayer recommended that the tax rate of .001218, as set by the State Auditor, be adopted.

9 The rate is the same for Utah and Salt Lake Counties. Mr. Reid reported that the certified tax rate
10 sets the City's property tax rate. If the City chooses to impose a tax increase, they would need to
11 go through the Truth in Taxation hearing process which would result in a vote in August. Mr.

12 Reid explained that the certified tax rate is set based on property valuations in order to maintain
13 the same property tax level as the previous year. If property valuations had increased, the certified
14 tax rate would have decreased in order to generate the same amount of property tax. The
15 difference is that any property added in terms of growth would result in an increase in property tax
16 to the City. Year to year a similar property tax is included in the budget. With the annexation of
17 the Utah Data Center, a portion of the City is in Utah County. For that reason, a certified tax rate
18 needs to be set in both Salt Lake and Utah Counties. The certified tax rate in Utah County will
19 generate less than \$1,000 in property tax.

20
21 Mayor Timothy asked why the projected property tax is not less than it was this year. Mr. Reid
22 explained that the actual property tax is always much higher than what is projected compared to
23 the certified tax rate. Every year the property tax budget is set at the amount the certified tax rate
24 will generate.

25
26 **Justin Westwood moved to pass a resolution adopting the certified tax rate for Salt Lake**
27 **County for the purpose of levying taxes within the City of Bluffdale for the fiscal year 2016-**
28 **2017 at a rate of .001218. Ty Nielsen seconded the motion. Vote on motion: James**
29 **Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed**
30 **unanimously.**

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1 **12. Consideration and Vote on a Resolution Adopting the Certified Tax Rate for Utah**
2 **County for the Purpose of Levying Taxes Within the City of Bluffdale for the Fiscal**
3 **Year 2016-2017, Staff Presenter, Stephanie Thayer.**
4

5 It was noted that the certified tax rate for both Salt Lake and Utah Counties is the same at .001218.

6
7 **Justin Westwood moved to pass a resolution adopting the certified tax rate for Utah County**
8 **for the purpose of levying taxes within the City of Bluffdale for the fiscal year 2016-2017 at a**
9 **rate of .001218. Ty Nielsen seconded the motion. Vote on motion: James Wingate-Aye,**
10 **Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.**

11
12 **13. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting an**
13 **Amended Budget for the 2015-2016 Fiscal Year, Staff Presenters, Mark Reid and**
14 **Stephanie Thayer. (LBA and RDA Public Hearings Held in Conjunction.)**
15

16 Ms. Thayer highlighted the proposed changes ending June 30, 2016. She explained that to bring
17 down the General Fund balance, there is a proposal to reduce the transfer to Capital Projects from
18 the General Fund from 22% to 8%. She noted that the maximum is 25% and the minimum is 5%.

19
20 Ms. Thayer next referenced changes to the City Council and Sanitation, Professional and
21 Technical, line items which appear to be slightly over budget. It was proposed that a change be
22 made to more closely reflect the amount needed.

23
24 It was proposed that \$1,000 be budgeted for an overage in the Bluffdale Arts Advisory Board's
25 costume budget. Mayor Timothy indicated that it was taken into account with the additional to be
26 budgeted next year. Mr. Reid doubted they would use any of the reserve but was intended to be a
27 safety measure to ensure that they do not go over budget. The change was essentially for auditing
28 purposes.

29
30 With regard to the Miss Bluffdale Pageant, there was an increase in the cost of fundraising. For
31 Old West Days, it was recommended that \$15,000 of the fund balance be used.
32

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1 A question was raised about what contributed to the City Council Professional and Technical
2 costs. Mr. Reid stated that is primarily transcription of the minutes. The dollar amount has not
3 changed but varies based on the length of meetings and the amount of time spent.

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 the resolution adopting an Amended Budget for the 2015-2016**
9 **fiscal year. Justin Westwood seconded the motion. Vote on motion: James Wingate-Aye,**
10 **Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.**

11
12 **14. PUBLIC HEARING – Consideration and Vote on an Ordinance Adopting an**
13 **Amended Consolidated Fee Schedule for Administrative, Service, and Development**
14 **Fees, Including Water Rates Charged by the City of Bluffdale, Staff Presenters, Mark**
15 **Reid and Stephanie Thayer.**

16
17 Ms. Thayer presented the proposed changes shown in red. They included the hotel transient tax,
18 which was in anticipation of a hotel locating in Bluffdale. The intent was for the City to have the
19 ability to charge a transient room tax pursuant to Utah law. Under Police, a GRAMA request was
20 changed to the actual cost per the ordinance. With regard to the Cemetery, outside of City
21 business hours an additional \$100 is typically charged for a regular burial. There was nothing
22 similar for cremations.

23
24 With regard to water rates, Mr. Reid stated that an email was sent out proposing a water rate
25 increase. Bruce Kartchner was asked to look at the water rates. Mr. Reid reported that the City is
26 currently receiving just under a 3% increase from Jordan Valley Water Conservancy District. The
27 current rate is \$1.75, \$2.15, \$2.85, and \$3.50 per 1,000 gallons. Mr. Reid's proposal was to
28 increase the rates by \$.10, \$.15, \$.20, and \$.25 on the respective tiers. The rate increase will be
29 effective for the City on July 1. In response to a question raised, Mr. Reid stated that all of the
30 City's culinary water is purchased from Jordan Valley. There are individuals in the City that have
31 wells and the City has one well but it is not used for culinary water.

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1
2 Mayor Timothy commented that not all of the increase is to accommodate growth. For instance,
3 additional water storage is needed for the current population that growth does not account for. He
4 believed the City's rates were significantly low in terms of what the needs will be. He suggested
5 that Mr. Kartchner perform his analysis after July 1 when he is employed full-time by the City.
6 The Mayor did not want to raise rates twice and did not consider the increase proposed by
7 Mr. Reid to be substantial enough. In response to a question raised, the Mayor stated that there
8 have been complaints received about water rates being too high from citizens, however, they are
9 people who water their entire yard with culinary water. The Mayor was concerned that if the rates
10 are not increased sufficiently now, they will eventually have to be increased again. He was of the
11 opinion that if not raised enough now, they will be raised twice in a short period of time. Mr. Reid
12 clarified that rates can be raised at any time but it would be noticed as a separate meeting rather
13 than a change to the fee schedule.

14
15 Mr. Reid stated that each year since he came to work for the City, they have done a small rate
16 increase each year that equaled the amount of the increase imposed by Jordan Valley. He
17 explained that the majority of the City is in Tier 1. Mayor Timothy stated that when he was
18 running for Mayor there were only six or eight users that were over 100,000. Mr. Reid indicated
19 that there are at least 12 now. He explained that one of the purposes of the tiers is to promote
20 conservation. They have done their conservation by paying for the reuse water project.

21
22 SWPP fees were discussed. Mr. Reid reported that the requirements for the City to perform
23 inspections for SWPP has created an increase. They have contracted with a company to perform
24 the inspections. In analyzing the situation over the next three to six months, they may decide to
25 bring inspector services in house. It was noted that the inspections have to be taking place by July
26 1.

27
28 With regard to the water rate, Mayor Timothy commented that if the lowest tier was changed it
29 could be increased significantly and still very few citizens would notice. Those that complain

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1 about the cost are typically those in the higher tiers. Changing the higher tiers twice would be
2 much worse than imposing a single increase.

3
4 Mayor Timothy opened the public hearing. There were no public comments. The public hearing
5 was closed.

6
7 Ty Nielsen proposed there be one water rate change rather than two. Mr. Reid compared
8 Bluffdale's rates with those of surrounding cities. For example, Riverton City has no tiers and
9 charges a flat rate of \$3.90 per 1,000 gallons. Bluffdale's cost from Jordan Valley during the
10 summer months is \$1.68 per 1,000 gallons. Residents are charged \$1.75. He noted that Riverton
11 City gets their water at a lower cost than Bluffdale because they traditionally had other sources.
12 Mayor Timothy did not think they were doing the citizens a favor by charging such a low rate
13 since the system has issues and there are major facilities that need to be built.

14
15 The Council agreed to only increase water rates once, which would be included in the February
16 budget amendment or sooner, once Mr. Kartchner completes the study and the noticing
17 requirements are met.

18
19 Justin Westwood addressed ball fields and violation fees. It was noted that no fee is charged for
20 practices. It was suggested that there be clarification with regard to reserving fields for practices.
21 Council Member Westwood preferred to reserve the fields for local teams when they request it.
22 Mr. Reid stated that typically, the ability to reserve the field is opened up early in the year.
23 Mr. Reid stated that changes could be made to how the fields are handled but he preferred to
24 involve Alan Jackson and Blain Dietrich in the decision since they are most involved with the ball
25 fields.

26
27 **Ty Nielsen moved to approve an ordinance adopting an Amended Consolidated Fee**
28 **Schedule for Administrative, Service, and Development fees, including water rates charged**
29 **by the City of Bluffdale. Justin Westwood seconded the motion. Vote on motion: James**

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1 Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed
2 unanimously.

3
4 15. **PUBLIC HEARING – Consideration and Vote on a Resolution Adopting the Budget**
5 **for the 2016-2017 Fiscal Year, Staff Presenters, Mark Reid and Stephanie Thayer.**
6 **(LBA and RDA Public Hearings Held in Conjunction).**

7
8 Mr. Reid reported that it would be necessary for the Council to finalize the budget tonight.

9 Ms. Thayer highlighted the changes made to the budget document since the last Council Meeting.
10 She also listed the changes made since it was last emailed to the Council the previous week. The
11 property tax figures were modified to match the dollar amount, which decreased the City's
12 property tax revenue. Inspection fees for SWPP were added for both the revenues and
13 expenditures in the amount of \$120,000. For City Council Professional and Technical fees, since
14 the current year was higher and a budget adjustment was needed, they decided to impose an
15 increase next fiscal year.

16
17 Mr. Reid commented on the inspection fees and stated that they are pass through fees. Whatever
18 is charged to the City is eventually passed on to the buyer. With respect to Sanitation, next year's
19 budgeted amount was increased to be in line with the amended budget. With regard to the
20 bleachers at the Rodeo Arena, Ms. Thayer's understanding from the last meeting was that they
21 will hold off for the time being. She made a list of items they would be moving forward with for a
22 total of \$250,000, which should decrease the expenses by \$600,000.

23
24 A question was raised by Justin Westwood as to whether the intent is for it to be a horse arena for
25 the community or a venue for larger events. If it is a horse arena, he did not object to the arena
26 blend and black widow. If the intent is to change it to a venue, he did not support the idea of
27 purchasing a \$100,000 tractor and attachment. Mayor Timothy stated that the tractor and
28 attachment will be needed either way. Mr. Reid agreed and stated that the arena is groomed daily.
29 The groomer proposed to be purchased is better than the one they have now and horse people in

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1 the community would like to see it upgraded. The arena blend and the black widow were the only
2 two items the Rodeo Committee unanimously agreed on.

3
4 The option of having a lid or no lid was discussed. The Mayor explained that most ticket sales
5 will be done on line and ticketholders will expect the City to protect them from rain or inclement
6 weather. He stated that the options are 5,000 seats with a lid or 3,000 without depending on the
7 direction the City wants to go. Mr. Reid compared it to a football stadium where games are held
8 rain or shine with or without a lid.

9
10 Under Park Impact Fees, Ms. Thayer reported that they looked at the park projects but
11 unfortunately could only remove the Mount Jordan Park, for \$15,000 because the remainder may
12 have been completed but still needs to be reimbursed. They also added a request for the Plat K
13 Park at a cost of \$700,000. Mr. Reid explained that their agreement with the developer was that
14 the City would reimburse up to the amount collected. One of Mr. Kartchner's other projects was
15 to show how much was collected in each area.

16
17 The Capital Projects budget did not include the Parks tractor at a cost of \$60,000. Mr. Reid was
18 confident that they can find a good used tractor for that amount. He indicated that a tractor cannot
19 be purchased out of Park Impact Fees and will have to come out of Capital Projects.

20
21 Ms. Thayer reported that the 1300 West resurface overlay was added by the City Engineer.

22 Mr. Reid reported that the numbers were just received this week. The overlay will run from 14600
23 South to the power line corridor going south on 1300 West. It was noted that it is currently the
24 worst road in the City. The amount budgeted was \$70,000.

25
26 Ms. Thayer next addressed the Water Operations Fund at 14400 South. She indicated that a 16-
27 inch dry irrigation line for the charter school water line is proposed at a cost of \$30,000. Mr. Reid
28 stated that the school is proposing to put in a water line and the City is proposing to upsize it. It
29 will be dry because it has no connections to either side. Because the road in front of it is being

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1 done now they will put it in place. When they come through later with the water project they can
2 avoid tearing up that portion of the road.

3
4 Additional recent changes were described. The budget was updated and placed in Dropbox to
5 show the additional four items. The first was to increase the Mayor's salary by the same amount
6 as the Council received. There was also a request for Court travel and training of \$1,000.

7 Mr. Reid reported that the judge is now required to attend two different conferences. In
8 Engineering they are proposing to increase the part-time salaries and wages for an Engineering
9 Intern by \$20,000. With regard to the Class C Road Fund, Mr. Reid reported that an analysis was
10 performed on the amount of revenue received. They expect to complete \$220,000 in projects with
11 a projected revenue of \$425,000. In looking at the situation more closely, based on what the
12 Mayor had seen with Class C Road Funds, the amount of revenue they expect to come in was
13 reduced along with the amount that will go into reserves. Mr. Reid reported that the City will still
14 receive more in revenue than they have budgeted in projects. Ms. Thayer stated that \$20,000 was
15 included in the budget for ADA ramps at Independence. It was noted that they cost approximately
16 \$5,000 each.

17
18 With regard to salary increases, James Wingate asked if they could see a comparison to
19 neighboring cities. Mr. Reid stated that traditionally Bluffdale has been substantially lower.
20 Council Member Wingate prepared a comparison and emailed it to the City Council Members for
21 review. He wanted to have data to support the City's decision. He looked at the cities of
22 Riverton, Herriman, Draper, Lehi, and Saratoga but questioned whether it was a fair comparison
23 since they all have much higher populations. He also looked at cities with similar populations.

24
25 Mayor Timothy opened the public hearing. There were public comments. The public hearing was
26 closed.

27
28 **Ty Nielsen moved to adopt the budget for the 2016-2017 fiscal year. Justin Westwood**
29 **seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-**
30 **Aye, Justin Westwood-Aye. The motion passed unanimously.**

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1
2 **LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING**
3

4 **1. Roll Call.**
5

6 All Members of the Local Building Authority were present with the exception of Alan Jackson,
7 who was excused.

8
9 **2. CONSENT AGENDA.**
10

11 **2.1 Approval of the May 25, 2016 Meeting Minutes.**
12

13 Mayor Derk Timothy moved to approve the consent agenda. Justin Westwood seconded the
14 motion. The motion passed with the unanimous consent of the Board.

15
16 **3. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting an**
17 **Amended Budget for the 2015-2016 Fiscal Year, Staff Presenters, Mark Reid and**
18 **Stephanie Thayer. (LBA Public Hearing Held in Conjunction with the City Budget**
19 **Hearing).**
20

21 Justin Westwood moved to adopt the Amended Budget for the 2015-2016 fiscal year. Ty
22 Nielsen seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty
23 Nielsen-Aye, Justin Westwood-Aye, Chair Derk Timothy-Aye. The motion passed
24 unanimously.

25
26 **4. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting the Final**
27 **Budget for the 2016-2017 Fiscal Year, Staff Presenters, Mark Reid and Stephanie**
28 **Thayer. (LBA Public Hearing Held in Conjunction with the City Budget Hearing.)**
29

30 The above matter was addressed as part of the Regular Meeting.

31
32 Justin Westwood moved to adopt the final budget for the 2016-2017 fiscal year. Ty Nielsen
33 seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-
34 Aye, Justin Westwood-Aye, Chair Derk Timothy-Aye. The motion passed unanimously.
35

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1 **5. Adjournment.**

2
3 The LBA Meeting was adjourned.
4

5 **BLUFFDALE CITY REDEVELOPMENT AGENDA BOARD MEETING**

6
7 RDA Chair, Ty Nielsen, assumed the Chair.
8

9 **1. Roll Call.**

10
11 All Members of the Bluffdale City Redevelopment Board were present with the exception of Alan
12 Jackson, who was excused.
13

14 **2. CONSENT AGENDA.**

15
16 **2.1 Approval of the May 25, 2016, Meeting Minutes.**

17
18 **Justin Westwood moved to approve the consent agenda. James Wingate seconded the**
19 **motion. The motion passed with the unanimous consent of the Board.**
20

21 **3. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting an**
22 **Amended Budget for the 2015-2016 Fiscal Year, Staff Presenters, Mark Reid and**
23 **Stephanie Thayer. (RDA Public Hearing Held in Conjunction with the City Budget**
24 **Hearing).**

25
26 The above matter was addressed as part of the Regular Meeting.
27

28 **Mayor Derk Timothy moved to approve the amended budget for the 2015-2016 fiscal year.**
29 **Justin Westwood seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-**
30 **Aye, Chair Ty Nielsen-Aye, Justin Westwood-Aye, Mayor Derk Timothy-Aye. The motion**
31 **passed unanimously.**
32

33 **4. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting the Final**
34 **Budget for the 2016-2017 Fiscal Year, Staff Presenters, Mark Reid and Stephanie**
35 **Thayer. (RDA Public Hearing Held in Conjunction with the City Budget Hearing).**
36

37 The above matter was addressed as part of the Regular Meeting.
38

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD, AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 22, 2016**

1 Mayor Derk Timothy moved to approve the final budget for the 2016-2017 fiscal year.
2 Justin Westwood seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-
3 Aye, Chair Ty Nielsen-Aye, Justin Westwood-Aye, Mayor Derk Timothy-Aye. The motion
4 passed unanimously.

5
6 **5. Adjournment.**

7
8 The RDA Meeting was adjourned.
9

10 **CONTINUATION OF BUSINESS MEETING**

11
12 Mayor Timothy resumed the Chair.

13
14 **16. Mayor's Report.**

15
16 Mayor Timothy reported that the Bluffdale Elementary 5th graders recently had a 5k race at the
17 park. He remarked that it is very beneficial to have the park adjacent to the elementary school.
18 He wished the school districts and charter schools would do more to allow the accommodation of
19 City parks and schools so that resources can be shared.

20
21 Mayor Timothy informed the Council that the following Monday is the postponed Jordan School
22 District Meeting on the cost of building schools at 1:00 p.m. at the Auxiliary Building. He
23 planned to attend. Appreciation was expressed to the Mayor for his efforts to get them to be more
24 efficient. The Mayor stated that he added a link to the City's website dealing with the growth in
25 the school district. He thought it was good information to make available to the public.

26
27 **17. City Manager's Report and Discussion.**

28
29 Mr. Reid commented on the joint use of parks and stated that as they have spoken to the Jordan
30 School District about development taking place on the Day property in Independence, they have
31 discussed the possibility of negotiating a joint use and locating the City park next to their field.

32
33 Mr. Reid reported that \$12,000 was budgeted for the mid-block crossing. They would like to look
34 at possibly doing one nearby and eliminating the northern crossing guards if determined to be a

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD, AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 22, 2016**

1 safe alternative. The Mayor thought that eliminating the crossing guard and changing to an
2 electronic crossing might be difficult for parents to accept.

3
4 Approval was given to add the Jordan River Commission Interlocal Agreement to the July 13
5 agenda.

6
7 The following Friday a tour was to be taken of fire stations in Springville and Lehi. The architect
8 of the facilities is the current architect retained by the City. The group will also visit stations in
9 Ogden the following week.

10
11 Mr. Reid reported that Lynn Larson, who has done the majority of the Jordan River Parkway, is
12 retiring with a celebration scheduled the following day from 11:30 a.m. to 1:00 p.m.

13
14 An update was given on City Hall. Mr. Reid stated that very little work has been done over the
15 past few weeks because they are waiting for the steel to come in. Work had begun on the sewer
16 project portion to connect to the sewer line. For that reason, half of the road is missing. Mr. Reid
17 reported that the Furniture Committee has made their first initial visits.

18
19 Construction has begun on Noell Nelson Drive. There has been some push back from the adjacent
20 property owner on the northwest who did not grant the City permission to enter his property. The
21 City will stay off of the property completely and put curb and gutter down one side. When the
22 property owner wants to develop his property he will have to donate property and install the
23 sidewalk and park strip. Mayor Timothy recommended the City do the minimum and not buy
24 more than is necessary.

25
26 With regard to the charter school, they are working to widen 14400 South.

27
28 Mr. Reid reported that the City's website is live and asked that any suggestions be submitted to
29 staff.

30

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD, AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 22, 2016**

1 Tuesday, June 29 at 1:00 p.m. will be the Change of Commands Ceremony at Camp Williams.
2 Mr. Reid planned to attend. He reported that the current Commander, Colonel Smith, is becoming
3 the new Commander at the Draper National Guard Headquarters. The Commander at the Draper
4 National Guard Headquarters, Colonel Price, is becoming the new Camp Commander.

5
6 Mr. Reid reported that staff met with Chris McCandless and Laura Hanson from the Jordan River
7 Commission earlier in the day about the possibility of building a reservoir at the south end of town
8 in order to enhance the water capacity of the secondary water system. They thought they could get
9 the property donated by the County because the County needs a recreational facility there. One of
10 the items on their list of desired recreational facilities is an urban fishery. Staff will be meeting
11 with Salt Lake County in the near future to discuss the possibility of swapping property they own
12 off of 1300 West in order to locate a public works facility off of the Narrows Road.

13 Mr. McCandless and Ms. Hanson thought the County would be very interested in swapping
14 property because they are very interested in preserving open space along the river. In response to
15 a question raised, Mr. Reid stated that the City would be interested in a beach similar to Black
16 Ridge if the County will put it in and maintain it.

17
18 Mr. Reid commented on the exit gate at the Bluffs and stated that there have been at least three
19 accidents with injuries when the gate was down that required transportation by ambulance.

20
21 **PLANNING SESSION**

22
23 There were no planning session items discussed.

24
25 18. **Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character,**
26 **Professional Competence, or Health of an Individual, Collective Bargaining, Pending**
27 **or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including**
28 **Any Form of a Water Right or Water Shares, Security Issues, or any Alleged**
29 **Criminal Misconduct.**

30
31 Justin Westwood moved to go into closed meeting regarding the professional competence or
32 health of an individual. James Wingate seconded the motion. The motion passed with the
33 unanimous consent of the Council.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD, AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 22, 2016**

1
2 The Council was in closed meeting from 9:53 p.m. to 9:55 p.m.
3

4 **19. Adjournment.**
5

6 **Justin Westwood moved to adjourn. James Wingate seconded the motion. The motion**
7 **passed with the unanimous consent of the Council.**

8
9 The City Council Meeting adjourned at 9:55 p.m.
10

11
12
13 _____
14 Wendy L. Deppe, CMC
15 City Recorder:
16

17 Approved: _____

DRAFT - FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, June 22, 2016**

- 1 **Present:** Mayor Derk Timothy
- 2 Ty Nielsen
- 3 Boyd Preece
- 4 Justin Westwood
- 5 James Wingate
- 6
- 7 **Staff:** Mark Reid, City Manager
- 8 Vaughn Pickell, City Attorney
- 9 Grant Crowell, City Planner/Economic Development Director
- 10 Michael Fazio, City Engineer
- 11 Brittany Skinner, Assistant City Attorney
- 12 Wendy Deppe, City Recorder
- 13

14 At approximately 9:53 p.m. Mayor Derk Timothy called the meeting to order.

15
16 **Motion:** Justin Westwood moved to go into closed meeting regarding the professional
17 competence or health of an individual.

18
19 **Second:** James Wingate seconded the motion.

20
21 **Vote on Motion:** The motion passed with the unanimous consent of the Council.

22
23 Issues pertaining to the professional competence and health of an individual were discussed.

24
25 The City Council returned to the City Council chambers to resume the open portion of the meeting
26 at 9:55 p.m.

27
28
29
30
31 _____
32 Wendy L. Deppe, CMC
33 City Recorder

34 Approved: _____



*****AMENDED*****
BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, July 13, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, July 13, 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 June 08, 2016 meeting minutes.
 - 3.2 Approval of a resolution of the Bluffdale City Council authorizing the City Manager to enter into a Construction Agreement for relocation work between Rocky Mountain Power and the City of Bluffdale, for Power Lines located at or near Porter Rockwell Boulevard.
 - ***3.3 Preliminary acceptance of Iron Horse Plat B Subdivision, and beginning the warranty period.
 - 3.4 Approval of a resolution of the Bluffdale City Council authorizing the City Manager to execute a Local Government Contract between the Utah Department of Transportation and the City of Bluffdale for Design of Segment 5 of the Porter Rockwell Boulevard.
 - 3.5 Approval of a resolution of the Bluffdale City Council authorizing the Mayor to enter into a Cooperative Agreement between the Utah Department of Transportation and the City of Bluffdale for a New Traffic Signal and Roundabout Installation on 14600 South at the Railroad Crossing and 1000 West.
4. Presentation and discussion regarding the Bluffdale City Fire Department Semi-Annual Statistical Report, staff presenter, Fire Chief Roberts.
5. **PUBLIC HEARING** - Consideration and vote on an ordinance amending the City Standards and Specifications related to Typical Street Cross Sections and Electrical Lighting Standards, staff presenter, Michael Fazio.

6. **PUBLIC HEARING** – Consideration and vote on an ordinance amending the City Standards and Specifications, adopting Parks and Recreation Landscape Standards, staff presenter, Michael Fazio.
7. Consideration and vote on Preliminary and Final Subdivision Plat Application for Taylor Acres for six (6) residential lots in the R-1-43 Zone, located at approximately 1950 West 14400 South, Greyfriars Estates, LLC, applicant, staff presenter, Jennifer Robison.
8. Consideration and vote on resolution of the Bluffdale City Council authorizing the City Manager to enter into a General Service Agreement with Erosion Control Services, Inc., to provide Storm Water Pollution Prevention Construction Inspections (SWPPP), staff presenter, Michael Fazio.
9. Consideration and vote on a resolution of the Bluffdale City Council authorizing the Mayor to enter into an Interlocal Cooperation Agreement modifying the 2010 Interlocal Cooperation Agreement that established the Jordan River Commission, with the City of Bluffdale becoming a member of the Commission, staff presenter, Vaughn Pickell.
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. 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).
13. Adjournment

*****AMENDED this 12th day of July, 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.

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1
2 **Present:** Mayor Derk Timothy
3 Alan Jackson
4 Ty Nielsen
5 Boyd Preece
6 Justin Westwood
7

8 **Staff:** Mark Reid, City Manager
9 Vaughn Pickell, City Attorney
10 Michael Fazio, City Engineer
11 Brittany Skinner, Assistant City Attorney
12 Police Sergeant Shane Taylor
13 Fire Chief, John Roberts
14 Bruce Kartchner, City Treasurer
15 Jennifer Robison, Senior Planner
16 Wendy Deppe, City Recorder
17

18 **Others:** Ken Milne
19

20 **Excused:** James Wingate
21

22 **BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**
23

24 Mayor Derk Timothy called the meeting to order at 6:30 p.m.
25

26 **1. Roll Call, Invocation, and Pledge.**
27

28 All Members of the City Council were present with the exception of James Wingate, who was
29 excused.

30 City Manager, Mark Reid, offered the invocation.
31
32

33 City Engineer, Michael Fazio led the Pledge of Allegiance.
34

35 **2. PUBLIC FORUM.**
36

37 There were no members of the public wishing to address the Council.
38

39 **3. CONSENT AGENDA.**
40

41 **3.1 Approval of the June 8, 2016 Meeting Minutes.**
42

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

- 1 **3.2 Approval of a Resolution of the Bluffdale City Council Authorizing the City**
2 **Manager to Enter into a Construction Agreement for Relocation Work**
3 **Between Rocky Mountain Power and the City of Bluffdale, for Power Lines**
4 **Located at or Near Porter Rockwell Boulevard.**
5
6 **3.3 Preliminary Acceptance of Iron Horse Plat B Subdivision, and Beginning the**
7 **Warranty Period.**
8
9 **3.4 Approval of a Resolution of the Bluffdale City Council Authorizing the City**
10 **Manager to Execute a Local Government Contract Between the Utah**
11 **Department of Transportation and the City of Bluffdale for Design of Segment**
12 **5 of Porter Rockwell Boulevard.**
13
14 **3.5 Approval of a Resolution of the Bluffdale City Council Authorizing the Mayor**
15 **to Enter into a Cooperative Agreement Between the Utah Department of**
16 **Transportation and the City of Bluffdale for a New Traffic Signal and**
17 **Roundabout Installation on 14600 South at the Railroad Crossing and 1000**
18 **West.**
19

20 **Ty Nielsen moved to pass the consent agenda. Justin Westwood seconded the motion. Vote**
21 **on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Boyd Preece-Aye.**
22 **The motion passed unanimously.**

23
24 **4. Presentation and Discussion Regarding the Bluffdale City Fire Department Semi-**
25 **Annual Statistical Report, Staff Presenter, Fire Chief Roberts.**
26

27 Fire Chief, John Roberts, presented the Bluffdale Fire Department medical statistics and stated
28 that the report period is from November 1, 2015 to April 30, 2016. There were 147 calls with
29 76% originating in Bluffdale. There were 21 calls that resulted in crews going to Riverton, 19 that
30 went to Draper, and 6 calls to Herriman. Chief Roberts highlighted call specifics. He stated that
31 when a call comes in, the goal is to get crews out as quickly as possible. Their dispatch team took
32 one minute or less to get in the truck on 85 of the calls. It took two to three minutes on 109 of the
33 calls. One call took four to five minutes.

34
35 In route to arrival times were next presented. Four calls took 15 minutes or longer due to the
36 railroad trestle. Twelve calls took greater than 10 minutes to arrive on scene. There were 101
37 calls that took less than five minutes. The data presented also included calls outside of Bluffdale
38 City.

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1
2 Chief Roberts stated that depending on the severity of a call, there are times when no lights or
3 sirens are used. In the early morning hours, they avoid using lights and sirens whenever possible.
4 The hospitals they responded to were identified as Riverton with 47 patients and Jordan Valley
5 with 7 patients. Other area hospitals were also mentioned.

6
7 There were 61 fire calls received with 15 involving actual fires. Several “good intent” calls were
8 also received as well as hazardous conditions, gas spills, and service calls. There were 11
9 structural fires and chemical releases and reactions, rubbish fires, flammable spills, and natural gas
10 leaks. Chief Roberts reported that they received assistance from the Unified Fire Authority (UFA)
11 10 times and provided assistance to them 15 times. In response to a question raised, Chief Roberts
12 reported that on the 4th of July the department responded to nine calls.

13
14 Sergeant Shane Taylor expressed appreciation to the Mayor and Council. He recognized Ty
15 Nielsen for all he does for Old West Days and presented him with a brass sheriff’s badge in
16 recognition of his efforts.

17
18 **5. PUBLIC HEARING – Consideration and Vote on an Ordinance Amending the City**
19 **Standards and Specifications Related to Typical Street Cross Sections and Electrical**
20 **Lighting Standards, Staff Presenter, Michael Fazio.**

21
22 City Engineer, Michael Fazio, reported that the City standards have been modified to reflect the
23 new APWA requirements. The RAP was also changed from 10% to 15% to reflect industry
24 minimum standards. It was noted that the changes may enhance pavement quality. The electrical
25 street lighting standards were also changed in terms of the distance between street lights according
26 to street type.

27
28 Mayor Timothy opened the public hearing. There were no public comments. The public hearing
29 was closed.

30
31 **Justin Westwood moved to adopt an ordinance amending the City standards and**
32 **specifications related to Typical Street Cross Sections and Electrical Lighting Standards.**

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 **Alan Jackson seconded the motion. Vote on motion: Ty Nielsen-Aye, Boyd Preece-Aye,**
2 **Justin Westwood-Aye, Alan Jackson-Aye. The motion passed unanimously.**

3
4 **6. PUBLIC HEARING – Consideration and Vote on an Ordinance Amending the City**
5 **Standards and Specifications, Adopting Parks and Recreation Landscape Standards,**
6 **Staff Presenter, Michael Fazio.**
7

8 Mr. Fazio reported that the City did not have standards for constructing park infrastructure and the
9 City’s consultants, Bio-West Engineering, prepared the proposed standards for review. Dave
10 Fenn, Blain Dietrich, Jennifer Robison, and Grant Crowell served on the team that reviewed the
11 standards.

12 Boyd Preece asked if top soil testing could take place since top soil is needed in specific areas.

13 Mr. Reid indicated that the standards can be amended, if needed. Alan Jackson clarified that top
14 soil of four inches was included in the standards.
15

16 Mayor Timothy opened the public hearing. There were no public comments. The public hearing
17 was closed.
18

19
20 **Ty Nielsen moved to approve an ordinance amending the City Standards and Specifications,**
21 **adopting a Parks and Recreation Landscape Standards. Justin Westwood seconded the**
22 **motion. Vote on motion: Ty Nielsen-Aye, Boyd Preece-Aye, Justin Westwood-Aye, Alan**
23 **Jackson-Aye. The motion passed unanimously.**
24

25 **7. Consideration and Vote on Preliminary and Final Subdivision Plat Application for**
26 **Taylor Acres for Six (6) Residential Lots in the R-1-43 Zone, Located at**
27 **Approximately 1950 West 14400 South, Greyfriars Estates, LLC, Applicant, Staff**
28 **Presenter, Jennifer Robison.**
29

30 Senior Planner, Jennifer Robison, presented the staff report and stated that the application is for
31 both preliminary and final plat approval. The request is for six residential lots in the R-1-43 zone.
32 The applicant is requesting that a cul-de-sac come off of 14400 South. There was also a request to
33 slightly reduce the street standard and construct a private street rather than a public street. Due to
34 the future widening of 14400 South, there were constraints which was the reason the applicant

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 decided to go to a cul-de-sac situation. The lots near the entrance are one-acre in size with
2 building envelopes specified for those that need to meet the width requirements. It was most
3 important to meet the zoning criteria, which is why the applicant was requesting a deviation from
4 some of the other standards.

5
6 Mrs. Robison reported that because of the potential widening of 14400 South, there were concerns
7 with this particular layout and the intersection and how it will affect Frost Court across the street.
8 The applicant appeared before the Board of Adjustment twice to discuss the issue with them. A
9 traffic study was provided by Hales Engineering that was reviewed by the City Engineer to ensure
10 that the intersection will function properly. The Board of Adjustment agreed to allow the offset of
11 up to 36.1 feet for safety reasons. The proposed conditions of approval were reviewed and
12 discussed. Mrs. Robison stated that the Planning Commission recommended approval of the
13 request.

14
15 Mayor Timothy expressed concern with the offset. Traffic movement issues were discussed.

16
17 Boyd Preece recused himself from the vote because he has been involved in the process and made
18 a commitment to the project prior to being elected to the City Council.

19
20 **Ty Nielsen moved to approve the preliminary and final subdivision plat application for**
21 **Taylor Acres for six (6) residential lots in the R-1-43 zone located at approximately 1950**
22 **West 14400 South, Greyfriars Estates, LLC. Approval was subject to the following:**

23
24 **Conditions:**

- 25
26 **1. That the variance allows an offset intersection of up to 36.1' (as previously approved**
27 **by the original variance).**
28
29 **2. That the curb and gutter along the property be placed at the final or build out to City**
30 **Engineer recommendations.**

31

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 **3. Taylor Ridge Lane shall be constructed as a ¾ intersection, prohibiting left turn**
2 **egress movements onto 14400 South, while permitting right-turn egress and left and**
3 **right turn ingress.**

4
5 **4. That a raised island be placed at the entrance to the subdivision preventing any left**
6 **movement when exiting the subdivision.**

7
8 **5. That all other requirements and recommendations included in the traffic impact**
9 **study for the subdivision shall be allowed.**

10
11 **Justin Westwood seconded the motion.**

12
13 In response to a question raised by Alan Jackson, City Attorney, Vaughn Pickell, stated that the
14 Council is bound by the Board of Adjustment action. Mayor Timothy stated that the remedy to
15 the Board of Adjustment is to sue the board within 30 days. He recommended that the City
16 Council receive notification of the outcome following any Board of Adjustment action. He
17 considered it to be the City Council's duty to make sure that everything, including the Board of
18 Adjustment, is handled properly. Alan Jackson was not in favor of the request but understood the
19 Council's position.

20
21 **Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Boyd Preece-**
22 **Abstain. The motion passed unanimously with one abstention.**

23
24 **8. Consideration and Vote on a Resolution of the Bluffdale City Council Authorizing the**
25 **City Manager to Enter into a General Service Agreement with Erosion Control**
26 **Services, Inc. to Provide Storm Water Pollution Prevention Construction Inspections**
27 **(SWPPP), Staff Presenter, Michael Fazio.**
28

29 Mr. Fazio indicated that the above item is very critical for the City. As the owner of a storm water
30 system the City has requirements that must be met. The City's UPDES permit requirement was
31 described as of July 1, 2016.

32
33 Mayor Timothy asked if the cost could be included in the Building Permit Fee. Mr. Pickell stated
34 that it can and the fee schedule provision allowing the fees to be charged will be adopted. It is a

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 separate fee but is added on. Mr. Reid commented that it was added on as a budget item. In
2 response to a question raised, Mr. Reid stated that as of July 1, 2016 there is a new requirement
3 that greatly expands the City’s obligations. It was anticipated that the firm will conduct all
4 inspections for the time being. Mr. Reid stated that for the first 90 days they will utilize the
5 company and reevaluate whether they want to hire an internal person to do them. There is enough
6 money in the budget to justify hiring a full-time employee.

7
8 **Justin Westwood moved to pass a resolution authorizing the City Manager to enter into a**
9 **General Service Agreement with Erosion Control Services, Inc. to provide Storm Water**
10 **Pollution Prevention Construction Inspections. Alan Jackson seconded the motion. Vote on**
11 **motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Boyd Preece-Aye. The**
12 **motion passed unanimously.**

13
14 **9. Consideration and Vote on a Resolution of the Bluffdale City Council Authorizing the**
15 **Mayor to Enter into an Interlocal Cooperation Agreement Modifying the 2010**
16 **Interlocal Cooperation Agreement that Established the Jordan River Commission,**
17 **with the City of Bluffdale Becoming a Member of the Commission, Staff Presenter,**
18 **Vaughn Pickell.**

19
20 Mr. Pickell reported that the proposed agreement is between the various members of the Jordan
21 River Commission. It was clarified that the agreement is to join the Jordan River Commission and
22 must be accepted or rejected with no modifications.

23
24 **Justin Westwood moved to pass a resolution authorizing the Mayor to enter into an**
25 **Interlocal Cooperation Agreement modifying the 2010 Interlocal Cooperation Agreement**
26 **that established the Jordan River Commission with the City of Bluffdale becoming a**
27 **Member of the Commission. Alan Jackson seconded the motion. Vote on motion: Alan**
28 **Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Boyd Preece-Aye. The motion passed**
29 **unanimously.**

30
31 **10. Mayor’s Report.**

32
33 Mayor Timothy reported that Smith’s went out to bid and were supposed to have received the bids
34 back the previous week. They are planning to commence construction on August 15 as long as

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 Smith's and Woodbury can reach an agreement on purchasing the land. The only issue holding up
2 the project is the traffic light and UDOT's approval. Woodbury wrongfully assumed that at least
3 one of the 12 meetings that have already taken place would count as the pre-application meeting.
4 The Mayor noted that a meeting must be held prior to making application. UDOT indicated that
5 they had not yet held the pre-application meeting, which meant that the 45-day approval had not
6 yet begun. The Mayor expressed a desire to be present at the pre-application meeting, which was
7 scheduled for July 6. He ultimately was unable to attend and one of the previous meetings was
8 counted as the pre-application meeting and the 45-day period began. He noted that it is not
9 necessary to wait the 45 days, particularly since the project has been planned for the last two
10 years.

11
12 Mayor Timothy stated questions still remain on the light and the agreement will not be entered
13 into by Smith's until the light is firm. In response to a question raised, Mayor Timothy stated that
14 once Smith's finalizes the purchase, the groundbreaking will likely be held sometime between the
15 end of July and August 15.

16
17 With regard to the jurisdictional transfer, they are awaiting the Corridor Preservation
18 determination. Applications were due July 1 but the Public Utilities Meeting will not meet again
19 until next month. The matter must go through COG, whose next meeting is scheduled for
20 Thursday, August 25. By then the City will know if they will receive the \$1.5 hoped for. The
21 Mayor clarified that the approval will come from COG. The Mayor noted that the administration
22 of the funds changed from UDOT to the County.

23
24 **11. City Manager's Report and Discussion.**
25

26 Mr. Reid reported on City Hall and stated that progress has been fairly slow. They have tied in all
27 of the well field lines and brought them into the building so that the geothermal wells are in place.
28 They are currently working on testing. The steel is still a few weeks out. Efforts were underway
29 to expedite the process.

30
31 Staff has met with representatives regarding the Fire Station off of Noell Nelson Drive and the
32 matter seemed to be progressing.

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1
2 Mr. Reid reported on two major upcoming events. The first is the Rodeo scheduled for July 29
3 and 30. The Council Members were asked to let him know which night they would like to attend
4 and the number of tickets they would like. The second event is Old West Days scheduled for
5 August 8 through the 13. The Council was asked to let Mr. Reid now as soon as possible what
6 they would like to do in the parade. In the past they have had a wagon and horse from Craig
7 Rasmussen, however, he recently sold both. The possibility of having a wagon pulled by a pickup
8 or tractor with hay bales was discussed. Mr. Reid needed a count of how many people they need
9 to accommodate. Mayor Timothy commented that he was looking for more children to ride with
10 him.

11
12 **PLANNING SESSION**

13
14 Boyd Preece reported that there have been two meetings on the Point of the Mountain
15 Commission. The first one he listened to online. The second was held earlier in the day at the
16 Capitol, which he attended. Council Member Preece's goal is to have the UDOT pond moved or
17 reduced in size. He proposed that the Members of the Commission discuss the issue. They have
18 been cordial, but until the study is done no one wants to champion the cause and are not interested
19 in listening or discussing it. He reported that the RFP for the study will go out soon and will be a
20 lengthy process. He spoke to a few people at UDOT who indicated that they have not rejected it
21 outright but his experience was that UDOT won't take action unless they are forced to. He
22 recommended Bluffdale submit a statement project for a hotel. He recommended they hire a
23 Lobbyist to approach those involved.

24
25 Mr. Reid confirmed that there was push back from UDOT regarding moving the temporary pond,
26 which was one of his fears with locating the temporary pond on the corner of 14600 South and
27 Porter Rockwell Boulevard. Mayor Timothy stated that UDOT believes that their temporary pond
28 is temporary because the curb will displace it. Now that the road is going straight and it is already
29 on corridor preservation property, they believe it is where it should be. As a result, the City's
30 desire to do UDOT a favor essentially backfired.

31

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 In response to a question raised by Justin Westwood, Mr. Reid reported that the Movie in the Park
2 begins at dusk on Friday, July 15.

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

9
10 **Justin Westwood moved to go into Closed Meeting to discuss pending or imminent litigation.**

11 **Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye,**

12 **Justin Westwood-Aye, Boyd Preece-Aye. The motion passed unanimously.**

13
14 The City Council was in Closed Meeting from 7:55 p.m. to 8:23 p.m.

15
16 **13. Adjournment.**

17
18 **Justin Westwood moved to adjourn. Alan Jackson seconded the motion. Vote on motion:**
19 **Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Boyd Preece-Aye. The motion**
20 **passed unanimously.**

21
22 The City Council Meeting adjourned at 8:23 p.m.

23
24
25
26
27 _____
28 Wendy L. Deppe, CMC
29 City Recorder:

30 Approved: _____



Memo

Date: July 21, 2016

From: Michael Fazio 

To: Mark Reid, City Manager
Mayor Timothy
City Council

CC:

RE: Independence at the Point Plat F Park and Trail

City Engineering/Public Works has inspected the Independence at the Point Plat F Park and Trail improvements and verified they meet the City specifications and requirements (see attached memo from Leonard Hight.)

I recommend preliminary acceptance of the inspected completed work and beginning the warranty period effective July 28, 2016.

A warranty bond is being retained for the entire warranty period.



Memo

Date: July 18, 2016

From: Leonard Hight 

To: Michael Fazio

RE: Acceptance of Independence North Trail

Michael, punch lists were made on the phase F trail as various sections were completed. An overall punch list was created recently with only one item to correct. This item has been completed. I have involved Dave Fenn with the parks department with the sprinkler system and he has given his approval for a final.

I recommend we approve this trail.

**The City of Bluffdale
Emergency Operations Plan
(EOP)**

July 2016



BLUFFDALE
— EST. 1848 —

EMERGENCY OPERATIONS PLAN ACTIVATION

This emergency operations plan (EOP) plan will be activated and implemented when an emergency has been declared by a city council member (preferably the Mayor) or designee or when an emergency is considered imminent or probable and the implementation of this EOP and the activation of the Bluffdale City Emergency Operations Center (EOC) is considered a prudent, proactive response.

This EOP is effective for planning and operational purposes under the following conditions:

- An incident occurs or is imminent
- A state of emergency is declared by Bluffdale chief elected official(s) or designees
- As directed by the Bluffdale City Emergency Manager or designee

Familiarity with the EOP components will help users locate guidelines, procedures, and supplemental information in an emergency and complete tasks in a timely manner. The EOP will also provide guidance regarding official records to be kept on file after an emergency response.

The emergency management organizational structure is outlined in Emergency Support Function #5 – Emergency Management. The Bluffdale City Emergency Management Division is under the immediate operational direction and control of the Bluffdale City Manager who coordinates interdepartmental emergency operations, and maintains ultimate responsibility for resolution of conflicts regarding the application of limited resources to a variety of concurrent emergency situations.

Saving lives will take precedence over protecting property for decisions involving resource allocation and prioritization.

Responsibility for coordination of emergency activities with regional, state, and private partners resides with the Bluffdale City Emergency Management Division and will be accomplished through established liaison roles within the incident or unified command structure as outlined in the National Incident Management System (NIMS).

PROMULGATION

This plan is promulgated as the Bluffdale City Emergency Operations Plan. This EOP is designed to comply with all applicable Bluffdale City regulations and provides the policies and procedures to be followed in response to emergencies, disasters, and terrorism events.

This EOP supersedes all previous plans.

Promulgated this day of, _____

Name

Title

Name

Title

APPROVAL AND IMPLEMENTATION

Effective date: _____

This document is the updated integrated emergency operations plan (EOP) for Bluffdale City. This EOP supersedes any previous emergency management plans promulgated by Bluffdale City. It provides a framework for the departments and agencies of Bluffdale City to plan and perform their respective emergency functions during a disaster or national emergency.

This EOP recognizes the need for ongoing emergency operations planning by all departments and agencies within Bluffdale City.

This EOP addresses the four goals identified in the National Strategy for Homeland Security:

- Prevent and disrupt terrorist attacks.
- Protect the American people, our critical infrastructure, and key resources.
- Respond to and recover from incidents.
- Continue to strengthen the foundation to ensure our long-term success.

By integrating planning efforts in these four areas, Bluffdale City can produce an effective emergency management and homeland security program.

In accordance with the Homeland Security Presidential Directive (HSPD)-5, all departments, agencies, and organizations with responsibilities delineated in this EOP will use the National Incident Management System (NIMS). This system will allow proper coordination between local, county, state, and federal organizations.

As part of NIMS, the Incident Command System (ICS) will enable effective and efficient incident management by integrating a combination of facilities, equipment, personnel, procedures, and communications operating with a common organizational structure. All on-scene incident management will be conducted using ICS.

This EOP complies with existing federal, state, and local statutes. It has been approved by the Emergency Manager. It will be revised and updated as required. All recipients are requested to advise Bluffdale City Emergency Manager of any changes that might improve or increase the usefulness this EOP.

APPROVED BY:

SIGNATURE

DATE

PRINTED NAME - TITLE

Bluffdale City
Emergency Operations Plan
BASE PLAN
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Section 1

INTRODUCTION

1.1 Purpose

The Bluffdale City Emergency Operations Plan (EOP) establishes a framework to integrate and coordinate the emergency response and recovery actions of all levels of government, volunteer organizations, and the private sector within Bluffdale City. The EOP is a comprehensive plan that is risk-based and all-hazards in its approach. As such, it is the blueprint for all of Bluffdale City's emergency and disaster operations.

Emergency response and recovery actions undertaken by government departments, agencies, and volunteer organizations following a major disaster or emergency will ensure that the following objectives are met:

- Reduce the vulnerability of citizens and communities within Bluffdale City to loss of life, injury, damage, and destruction of property during natural, technological, or human-caused emergencies and disasters or during hostile military or paramilitary actions.
- Prepare for prompt and efficient response and recovery to protect lives and property affected by emergencies and disasters.
- Respond to emergencies using all systems, plans, and resources necessary to preserve the health, safety, and welfare of persons affected by the emergency.
- Assist communities and citizens within Bluffdale City with recovering from emergencies and disasters by providing for the rapid and orderly restoration and rehabilitation of persons and property affected by emergencies.
- Provide an emergency management system encompassing all aspects of pre-emergency preparedness and post-emergency response, recovery, and mitigation.

Bluffdale City Emergency Management Division is the lead agency for coordinating the response during a major disaster or emergency affecting Bluffdale City. The Emergency Manager is responsible for the following:

- Assist families, businesses, and industry in planning and preparing for an emergency.
- Develop effective mitigation practices for the city.
- Provide training and conduct exercises for the emergency response forces of Bluffdale City.
- Develop and implement emergency plans, operating procedures and checklists, systems, and facilities for response to community emergencies.

- Work with local government and community agencies to develop plans and procedures to recover from a disaster.
- Coordinate the city's response to disasters.

1.2 Scope

The Bluffdale City EOP establishes the fundamental policies, basic program strategies, assumptions, and mechanisms through which Bluffdale City will mobilize resources and conduct activities to guide and support local jurisdictions and to seek assistance when necessary from Salt Lake County Emergency Management and the Utah Division of Emergency Management during response, recovery, and mitigation.

The EOP is based on 15 emergency support functions (ESF) for Bluffdale City. There are clearly defined roles and responsibilities and a concept of operations for each of the primary and support agencies that make up the 15 ESFs. The EOP includes four incident-specific annexes that describe the concept of operations to address specific hazard situations that contain technical information, details, and methods for use in emergency operations for all the departments and agencies located within Bluffdale City.

The EOP addresses the various levels of emergencies or disasters likely to occur and, in accordance with the magnitude of an event, the corresponding short- and long-term response and recovery actions that state organizations will take in coordination with the Salt Lake County Emergency Management, Utah Department of Emergency Management and surrounding local jurisdictions.

1.3 Phases of Emergency Management

The Bluffdale City EOP describes basic strategies that will outline the mobilization of resources and emergency operation activities that support local emergency management efforts. The EOP addresses the following four mission areas identified in the National Strategy for Homeland Security:

- **Prevention** consists of actions that reduce risk from human-caused events. Prevention planning identifies actions that minimize the possibility that an event will occur or adversely affect the safety and security of a jurisdiction's citizens and critical infrastructures.
- **Mitigation** is a vital component of the overall preparedness effort and represents sustained actions a jurisdiction takes to reduce or eliminate long-term risk to people and property from the effects of hazards and threats. The purpose of mitigation is to protect people and structures and to minimize the costs of disaster response and recovery.

- **Response** embodies the actions taken in the immediate aftermath of an event to save lives, meet basic human needs, and reduce the loss of property and impact to the environment. Response planning provides rapid and disciplined incident assessment to ensure response is quickly scalable, adaptable, and flexible.
- **Recovery** encompasses both short-term and long-term efforts to rebuild and revitalize of affected communities. Recovery planning must be a near seamless transition from response activities to short-term recovery operations, including restoration of interrupted utility services, reestablishment of transportation routes, and the provision of food and shelter to displaced persons.

1.4 Disaster Condition (Situation Overview)

Bluffdale City is vulnerable to natural, technological, and human-caused hazards that threaten the health and safety of citizens. Mitigation action and planning can substantially reduce the cost of responding to and recovering from a disaster.

A major disaster or emergency could produce a large number of fatalities and injuries. Many people will be displaced and unable to feed, clothe, and shelter themselves and their families. Jobs will be lost with reduced prospect for future employment in the area. The economic viability of the affected communities may be jeopardized.

Many homes, businesses and industries will be damaged or destroyed. The structural integrity of many public buildings, bridges, roadways, and facilities will be compromised. Water and utility infrastructure will be severely affected and emergency response efforts will be hampered due to transportation problems, lack of electrical power, debris, and damaged, destroyed, or inaccessible structures.

Timely deployment of resources from unaffected areas of Bluffdale City, Salt Lake County, and the State of Utah will be needed to ensure an effective and efficient response.

1.5 Planning Assumptions

- The emergency management command and control structure in Bluffdale City is based on a bottom-up approach to response and recovery resource allocation (that is, local response efforts followed by county response efforts, then state response efforts, and finally federal government assistance). Each level of government must exhaust its resources prior to elevation to the next level. Homeland security statutes and regulations may govern certain response activities. The recovery of losses and reimbursements of costs from federal resources will require preparation and compliance with certain processes.
- Bluffdale City will make every reasonable effort to respond to an emergency or disaster. However, Bluffdale City resources and systems may be damaged, destroyed, or overwhelmed.
- The responsibilities and functions outlined in this EOP will be fulfilled only if the situation, information exchange, extent of actual agency capabilities, and resources are available at the time of the emergency or disaster.
- There will likely be direct physical and economic damage to critical infrastructure. This damage will diminish emergency response abilities due to inaccessible locales, will cause inconvenience or overwhelming distress due to temporary or protracted service interruptions, and result in long-term economic losses due to the economic and physical limitations of recovery operations.
- The Bluffdale City emergency operations center (EOC) will be activated and staffed with representatives from Bluffdale City departments, agencies, and private organizations grouped together under the ESF concept. The primary agency for each ESF will be responsible for coordinating the planning and response activities of the support agencies assigned to the ESF.
- Effective preparedness requires ongoing public awareness and education programs so that citizens will be prepared, when possible, and understand their own responsibilities following a major disaster.
- Time of occurrence, severity of impact, weather conditions, population density, building construction, and secondary events (for example, fires, explosions, structural collapse, contamination issues, loss of critical infrastructure, and floods) are a few of the significant factors that will affect casualties and damage.
- Disaster relief from departments and agencies outside Bluffdale City may take 72 hours or more to arrive.

- Residents living within Bluffdale City boundaries are encouraged to develop a family disaster plan and maintain the supplies necessary to be self-sufficient for a minimum of 72 hours and preferably one week.

1.6 Incident Command System

Bluffdale City has adopted the National Incident Management System (NIMS) as the standard incident management structure within Bluffdale City. The Incident Command System (ICS) is the standard for on-scene emergency management throughout Bluffdale City. First responders are encouraged to implement the training, exercising, and daily use of ICS. ICS is a combination of facilities, equipment, personnel, procedures, and communications that operates with a common organizational structure and is designed to aid in resource management during incidents. ICS is applicable to small incidents and large, complex incidents. All operations within Bluffdale City Emergency Operations Center will be conducted using ICS.

Section 2

POLICIES

All operations under the Bluffdale City Emergency Operations Plan (EOP) will be undertaken in accordance with the mission statement of Bluffdale City Emergency Management: Our mission is to prepare for, respond to, recover from, and mitigate natural and man-made emergencies and disasters in Bluffdale, and to encourage and assist the citizens of Bluffdale to prepare themselves for these events. The following policies apply to the Bluffdale City EOP:

- County, state, and federal emergency plans and programs will integrate with the Bluffdale City EOP to provide effective and timely support to the citizens of Bluffdale City following a major disaster or emergency.
- Bluffdale City departments and agencies will develop appropriate plans and procedures to carry out the emergency responsibilities assigned to them in the EOP.
- Local emergency response is primary during an emergency or disaster. Bluffdale City will notify and coordinate with Salt Lake County officials to augment local emergency resources as needed.
- All local governments and agencies must be prepared to respond to emergencies and disasters even when government facilities, vehicles, personnel, and political decision-making authorities are affected. As part of this EOP, mission essential functions of city and private sector businesses and city services are identified and procedures are developed to support these.
- When necessary, Bluffdale City will request assistance from Salt Lake County through Salt Lake County Emergency Management. As stated in the Salt Lake County EOP, Salt Lake County Emergency Management will request assistance from the state government through the Utah Department of Emergency Management, when necessary. The Utah Department of Emergency Management may initiate requests for assistance from the federal government through the Federal Emergency Management Agency (FEMA) and may request assistance from other states through the Emergency Management Assistance Compact (EMAC).

Section 3

HAZARD ANALYSIS

After major disasters, the public looks to all levels of government for assistance. In addition to the increased potential for disasters, a number of other factors are also on the rise. These include property values, population growth, and population density within hazard vulnerable zones. This sets the stage for increased impact and economic ramifications of catastrophic events.

3.1 Hazard Analysis

A disaster can occur any time within Bluffdale City. All areas of Bluffdale City are at risk for three types of events:

- **Natural disasters** –Drought, earthquake, epidemic, flood, landslide, tornado, severe weather (rain, snow, wind, lightning, etc.), wildfires, etc.
- **Technological incidents** – Airplane crash, dam failures, hazardous materials release, power failure, radiological release, train derailment, urban conflagration, etc.
- **Human-caused hazards** – Transportation incidents involving hazardous substances, major air and ground transportation accidents, civil disturbances, school violence, terrorists or bomb threats, sabotage and conventional nuclear, biological, or chemical attack, etc.

3.1.1 Natural Hazards

Numerous natural hazards exist in the Bluffdale City area that can constrain land use. Active fault zones pose the threat of earthquakes, while steep mountains adjacent to the city create a potential for landslides, debris flows, and rock falls.

3.1.1.1 Geologic Hazards

Geologic hazards exist in Bluffdale City that can constrain land use. Active fault zones pose the threat of earthquakes, while steep mountains adjacent to the city create a potential for landslides, debris flows, and rock falls. Canals and the Jordan River have potential flooding within the city.

3.1.1.2 Earthquake

Ground Shaking

The Salt Lake Valley and Bluffdale City are susceptible to ground shaking from both nearby and distant earthquakes. The west-dipping geometry of the Wasatch Fault Zone (WFZ) will

place the hypocenter of earthquakes on the Salt Lake segment of the WFZ directly beneath the heavily urbanized section of the area.

Ground Rupture

The areas of greatest ground-rupture hazard in the Salt Lake Valley are along the WFZ and West Valley Fault Zone (WVZF). Neither fault zone has ruptured historically, but both show evidence of repeated movement during the late Quaternary time. Numerous public and private facilities and many critical lifelines are built within or across the WFZ and WVZF and would be damaged by a surface-faulting earthquake. The Salt Lake aqueduct, which supplies much of the culinary water used in the area, crosses the WFZ more than 20 times. Large irrigation canals; buried utilities; railroads; I-80; and several large diameter, high pressure natural gas pipelines cross the WFZ.

Liquefaction

Fine-grained, saturated, lake-bottom sediments are common in the Salt Lake Valley and are susceptible to liquefaction-induced ground failure, including lateral-spread landslides and flow slides.

Other Earthquake-Related Hazards

Descriptions of 12 historic earthquakes in the Utah region between 1850 and 1986 include reports of seismically induced landslides or other kinds of ground failure. Failure types included rock falls, rockslides, soil slumps, lateral spreads and flows, and snow avalanches. Roads have been blocked, canals cut, and a water flume damaged. Future moderate-to-large earthquakes in the Salt Lake Area and Bluffdale City will undoubtedly be accompanied by similar hazards.

3.1.1.3 Severe Weather

Severe Winter Storms

Snowstorms over northern Utah have a dramatic effect on regional commerce, transportation, and daily activity, and are a major forecast challenge for local meteorologists. The region is characterized by intense vertical relief with the Great Salt Lake and surrounding lowlands located near 4,300 ft while the adjoining Wasatch Mountains to the east reach as high as 11,000. This relief has major impact on winter storms and results in large contrasts in average annual snowfall. For example, Salt Lake City International Airport receives an average annual snowfall of 58.9” while Alta ski area observes 520”. Populated terrain benches surrounding the Salt Lake, which are located 480-650 feet higher than the airport, have annual accumulations near 100”. Snowfall is also influenced by the Great Salt Lake, which produces severe localized snow bands several times each winter. Such snow bands are known locally as “lake effect bands” and produce some of the regions’ worst winter storms, and continue to perplex operational and research meteorologists.

Flooding

Although located in a semi-arid region, Bluffdale City is subject to cloudburst and snowmelt floods, canal ruptures and river overflows.

Lightning

Lightning is Utah's number one weather-related killer. According to the National Weather Service, 18 individuals have been killed and 41 injured by lightning in Utah since 1993. Many structures have also sustained damage when they were struck by lightning.

Tornadoes

Salt Lake County is subject to severe damage resulting from tornadoes and extremely high winds. On August 11, 1999, a category F2 tornado touched down in the downtown Salt Lake City area, killing one person and injuring at least 100 people. The tornado caused widespread power outages as well as large-scale debris, mainly from downed tree limbs. Estimated costs were over \$150 million. In the spring of 2000, a category F1 tornado struck the Midvale/West Jordan area taking the roofs from many commercial and residential buildings.

3.1.2 Technological Hazards

Technological hazards include hazardous materials incidents. Usually, little or no warning precedes incidents involving technological hazards. Numerous technological hazards could affect the Bluffdale City area and the Salt Lake City metropolitan area.

3.1.2.1 Transportation Accidents

These are incidents involving interruption or failure of transportation systems, including air, rail, and ground vehicles. With daily flights, an extensive highway and rail system; the potential for serious injuries or a mass casualty incident is an ever-looming threat. If a major transportation accident occurred, the Bluffdale City EOC could be activated with limited staffing to support our neighboring communities as they respond to these events.

Also, because of canals, the Jordan River, and utility corridors that run north-south through Bluffdale City, we are very limited in east-west transportation options. Front Runner runs north-south in Bluffdale City along with other trains carrying various materials.

3.1.2.2 Utility outages/shortages

Temporary or long-term utility outages/shortages can cause massive disruptions in the operation of essential services. Many critical facilities have emergency standby power supplies; however, they are designed for short-term events and are subject to failure as well.

The electrical power grid can fail due to storm damage, sabotage, or system overload. After severe weather, restoration efforts cannot start until roads are cleared and service personnel report to work.

3.1.2.3 Hazardous Materials

Hazardous materials incidents can occur anywhere there is a road, rail line, pipeline, or fixed facility storing hazardous materials.

In an evacuation situation resulting from a hazardous material accident, responders will be responsible for determining any evacuation area that might be needed.

3.1.2.4 Chemical Stockpile Emergency Preparedness Program (CSEPP)

In December 1985, Congress directed the U.S. Department of Defense (D.O.D.) to destroy the United States stockpile of lethal unitary chemical weapons.

The first disposal facility for chemical munitions was constructed at Tooele Army Depot in Tooele County. The chemical agents being destroyed are nerve types designated as GA, GB, and VX, and blister types designated as H, HD, HT, and L.

Accidents involving explosions, fires, and/or spills could have environmental consequences of major proportions, including human fatalities, destruction of wildlife and wildlife habitat, destruction of economic resources, contamination of water resources and water supplies, and degradation of the quality of life in affected areas.

3.1.2.5 Major Structure Collapse

The collapse of major structures, especially those that are occupied at the time of collapse, pose similar problems and actions to a minor earthquake. The same priorities and rescue considerations would exist. Other jurisdictions that have had such occurrences indicate that one of the major problems was accessing the necessary equipment to lift portions of the collapsed buildings to effect rescue of possible survivors.

3.1.3 Human-Caused Hazards

Bluffdale City may not be able to prevent a human-caused hazard from happening, but it is well within their ability to lessen the likelihood and the potential effects of an incident. As with many large metropolitan areas across the county, Salt Lake City metropolitan area is also vulnerable to a variety of human-caused hazards.

3.1.3.1 Terrorism

Terrorism is the use of force or violence against persons or property in violation of the criminal laws of the United States for purposes of intimidation, coercion, or ransom. Terrorists often use threats to create fear among the public to try to convince citizens that their government is powerless to prevent terrorism and to get immediate publicity for their causes.

The Federal Bureau of Investigation (FBI) categorizes terrorism in the United States as either domestic terrorism or international terrorism.

Domestic terrorism involves groups or individuals whose terrorist activities are directed at elements of our government or population without foreign direction.

International terrorism involves groups or individuals whose terrorist activities are foreign-based or directed by countries or groups outside the United States or whose activities transcend national boundaries.

Most terrorist incidents have involved small extremist groups who use terrorism to achieve a designated objective. Local, state, and federal law enforcement officials monitor suspected terrorist groups and try to prevent or protect against a suspected attack. Additionally, the U.S. government works with other countries to limit the sources of support for terrorism.

A terrorist attack can take several forms, depending on the technological means available to the terrorist, the nature of the political issue motivating the attack, and the points of weakness of the terrorist's target. Bombings are the most frequently used terrorist method in the United States. Other possibilities include an attack at transportation facilities, an attack against utilities or other public services, or an incident involving chemical or biological agents.

3.1.3.2 Biological and Chemical Weapons

Biological agents are infectious microbes or toxins used to produce illness or death in people, animals, or plants. Biological agents can be dispersed as aerosols or airborne particles. Terrorists may use biological agents to contaminate food or water because they are extremely difficult to detect. Chemical agents kill or incapacitate people, destroy livestock, or ravage crops. Some chemical agents are odorless and tasteless and are difficult to detect. They can have an immediate effect (a few seconds to a few minutes) or a delayed effect (several hours to several days).

Biological and chemical weapons have been used primarily to terrorize an unprotected civilian population and not as a weapon of war.

3.1.3.3 Civil Disorder/Riot

Civil disorders can take the forms of peaceful and nonviolent protests or disruptive and violent occurrences that pose a threat to others and their property. Passive resistance, sit-ins, marches, picketing, blocking access or travel, and many other types of activities, including riots, destruction, looting, arson, and similar violent activities can all be considered civil disorder.

Constant attention needs to be given to the rights granted by the Constitution of the United States that allow protest and demonstration under the First Amendment Right of Free Speech. The actions of law enforcement are designed to protect those rights as well as to

keep peace in the community. The same amount of attention needs to be given to the actual conduct of the participants to assure that it does not escalate into an unlawful occasion by either their actions or those of spectators or opponents.

Due to the necessity in incidents of this type to take enforcement action, the backup response will normally be other law enforcement agencies that possess police authority.

3.1.3.4 Urban Fires

The risk of an urban conflagration and wildland/urban interface fires has been reduced with the establishment and implementation of fire prevention codes and inspection programs. Arson and institutional fires may require major commitments of fire suppression resources leaving the community vulnerable to other emergency events.

3.1.3.5 Epidemic and Public Health Emergencies

Emerging and reemerging infections such as the global AIDS pandemic, dengue viruses, hemorrhagic fevers and the resurgence of tuberculosis and cholera in new, more severe forms, and the economic and environmental dangers of similar occurrences in animals and plants, attest to our continuing vulnerability to infectious diseases throughout the world. There is reason to believe that the number and incidence of emerging diseases and the risk of reemerging diseases are all increasing.

Many experts, both inside and outside governments, have warned of the need to improve capabilities for dealing with emerging infectious diseases. Invariably, a primary recommendation has been the development of an effective, worldwide infectious disease surveillance system. A global program aimed at recognizing unusual outbreaks at an early stage, in order to prevent their spread, would pay enormous dividends for the entire world as well as for the immediately affected areas.

3.2 Hazard Assessment

Salt Lake County, which encompasses Bluffdale City, has conducted an all-hazards assessment of potential vulnerabilities to the county. This assessment will assist Bluffdale City and Salt Lake County with prioritization and outline a direction for planning efforts. Bluffdale City and Salt Lake County recognize the pre-disaster mitigation plan developed by the Wasatch Front Regional Council. This pre-disaster mitigation plan serves to reduce the region's vulnerability to natural hazards. The pre-disaster mitigation plan is intended to promote sound public policy and protect or reduce the vulnerability of the citizens, critical facilities, infrastructure, private property, and the natural environment within the region.

The hazard analysis table below provides information to understand risks and their corresponding likelihood and consequences in Bluffdale City and Salt Lake County and the Wasatch Front.

Table 3-1
Hazard Analysis Table Legend

Rating	Frequency	Consequences
Low	Less than every 25 years	Some communitywide impact possible. Usually handled with available community resources.
Medium	Between 1 and 25 years	Localized damage may be severe; community-wide impact minimal to moderate. Handled with community resources and some mutual aid.
High	Annual	Moderate to high community-wide impact. May require state or federal assistance.

Table 3-2
Hazard Analysis Table

Hazard	Frequency	Warning Lead Times	Consequences	Population/Area at Risk
Avalanche	Low	Minutes	Low	Site
Landslide	Low	Hours to days	Low	Site
Drought	Low	Weeks to months	Medium	Countywide
Earthquake	Medium	Minutes	Catastrophic	Countywide
Epidemic	Low	Weeks to occurrence	Catastrophic	Countywide
Flooding	Medium	24 hours to occurrence	High	Site
Snowstorm	High	36 to 24 hours	Medium	Countywide
Lightning	High	Occurrence	Low	Site
Tornado	Low	Several minutes	High	Countywide
Wildfire	High	24 to 12 hours / occurrence	Medium	Wildland urban interface
HAZMAT	Medium	Occurrence	High	Site
Radiological Incidents	Low	Occurrence	Medium	Site
Utility Outages/Shortages	Low	Months to weeks	High	Countywide

Hazard	Frequency	Warning Lead Times	Consequences	Population/Area at Risk
Telecommunications Disruptions	Low	Days to hours	High	Countywide
Urban Fires	Low	Months to weeks	High	Countywide
Transportation Accidents	High	Occurrence	Low	Site
Domestic Terrorism	Has not occurred	Days to hours	High	Locale
Biological/Chemical Weapons	Has not occurred	Days to hours	High	Locale

3.3 Mitigation

Based on the hazard analysis and hazard assessment above, Bluffdale City and Salt Lake County have designed mitigation activities to reduce or eliminate risks to persons or property and to lessen the effects or consequences of an incident. These mitigation activities are detailed in the State of Utah Hazard Mitigation Plan. Mitigation activities may be implemented prior to, during, or after an incident, as appropriate, and can be conducted at the federal, state, county, or jurisdictional level. This section outlines the mitigation activities at each level of government as they pertain to Bluffdale City and Salt Lake County mitigation strategies to reduce exposure to, probability of, or potential loss from hazards.

The State of Utah Natural Hazard Mitigation Plan served as the guideline for mitigation operations in the State of Utah in general and Salt Lake County and Bluffdale City specifically. The plan is intended to promote sound public policy designed to protect citizens, critical facilities, infrastructure, private property, and the environment.

3.3.1 Mitigation Planning Process and Coordination

The State Department of Public Safety Department of Emergency Management is the lead agency responsible for coordinating the development of the State of Utah Natural Hazard Mitigation Plan. The state plan is a result of a separate planning process put into motion before to the state planning process. The initial pre-disaster mitigation planning process involved the seven associations of government. The second process initiated to complete the state natural hazard mitigation plan was a result of a strengthening and augmenting of the process used over the last 15 years to complete previous state hazard mitigation plans. The state plan and process used to create it relied heavily on mitigation and program experts from the Department of Emergency Management and state agencies.

During the planning process, subject matter experts from state and federal agencies verified information in the review of multijurisdictional mitigation plans submitted by each association of government.

The seven multi-jurisdictional plans were reviewed and information from these plans was instrumental in completing the state plan. Sections were split from the state mitigation plan for review, the plan was posted on the Department of Emergency Services website, and comments were solicited from interested parties.

Every attempt was made to coordinate other planning efforts to reduce duplication of effort. The plan was posted to the website upon completion and comments were solicited. The plan was also submitted to Federal Emergency Management Agency (FEMA) Region VIII for approval.

3.3.2 Mitigation Programs

3.3.2.1 Single Jurisdictional Areas

- Jurisdictions will develop and implement programs designed to avoid, reduce, and mitigate the effects of hazards through the development and enforcement of policies, standards, and regulations.
- Jurisdictions will promote mitigation efforts in the private sector by encouraging the creation of continuity of operations (COOP) plans and identifying critical infrastructures vulnerable to disasters or required for emergency response.

3.4 Capability Assessment

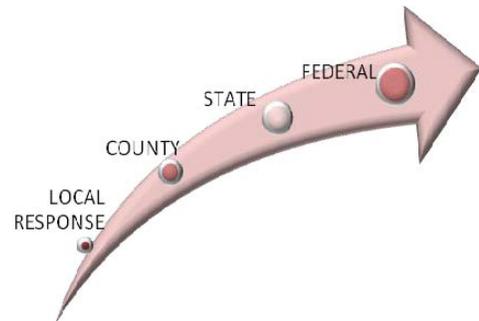
Salt Lake County has conducted a risk analysis and capability assessment using Digital Sandbox's Risk Analysis Center. This report focuses on assessing, prioritizing, and managing Salt Lake County-specific risks. The risks facing Salt Lake County were then prioritized by a set of capabilities that proves most effective at mitigating those risks. Investments have been built on those key capabilities where Salt Lake County can mitigate those risks.

Maps of Bluffdale showing canals, power lines, gas lines, water lines, etc., can be found at the end of the book.

Section 4

CONCEPT OF OPERATIONS

Bluffdale City uses a bottom-up approach in all phases of emergency management, with emergency activities being resolved at the lowest possible level of response. The resources of local response agencies, county, state, and federal agencies are used in this sequential order to ensure a rapid and efficient response.



4.1 Normal Operations

In the absence of a declared disaster or state of emergency, the emergency response forces of the city (EMS, fire, law enforcement, and public works) will respond to emergencies within Bluffdale City with the authorities vested to them by law and local policy. Mutual aid and shared response jurisdictions are addressed through local agreements and do not require a local declaration of a state of emergency to enable them.

Bluffdale City Emergency Management Division monitors local emergencies and provides EOC operational assistance as required. Notifications of reportable events are made to the appropriate departments and agencies and warning points. Severe weather watches and warnings are relayed to agencies when issued by the National Weather Service (NWS). The city EOC may be activated without a local declaration of a state of emergency to support local agencies in normal response or community emergencies.

4.2 Emergency Operations Plan Activation

This Emergency Operations Plan (EOP) will be activated when an emergency has been declared by the Mayor or designees, or when an emergency is considered imminent or probable and the implementation of this EOP and the activation of the Bluffdale City EOC is considered a prudent, proactive response.

This EOP is effective for planning and operational purposes under the following conditions:

- An incident occurs or is imminent
- A state of emergency is declared by the Mayor or designees.
- As directed by the Bluffdale City Emergency Manager or designee

4.3 Declaring a Local State of Emergency

The Robert T. Stafford Disaster Relief and Emergency Assistance Act (referred to as the Stafford Act - 42 U.S.C. 5721 et seq.) authorizes the president to issue major disaster or emergency declarations before or after catastrophes occur. Emergency declarations trigger aid that protects property, public health and safety, and lessens or averts the threat of an incident becoming a catastrophic event.

An event may start out small and escalate quickly or a major event may occur at any time. The following are the steps leading to a disaster declaration:

- As soon as an incident occurs, Bluffdale City Emergency Management Division begins monitoring the situation. The EOC may be put on standby or minimally staffed.
- Bluffdale City, using the most functional and available method of communication (see 4.4.1), notifies the Bluffdale City Emergency Manager of the incident and requests assistance. An initial assessment of damages is provided if available.
- When conditions warrant, the Bluffdale City Emergency Manager, will request a declaration that a local state of emergency exists in Bluffdale City. The Mayor has the authority to declare an emergency and is the elected official charged with overall responsibility for the response and recovery during a declared local state of emergency. After 30 days, the declaration will expire unless it is ratified by the county council.
- The Bluffdale City EOP will be fully activated upon declaration of a local state of emergency.
- Damage assessment updates from the affected areas should follow at regular intervals to the city EOC.
- As specific assistance requests are received, Bluffdale City departments and agencies may respond with available resources to assist in response, recovery, and mitigation efforts.

Federal disaster law restricts the use of mathematical formulas or other objective standards as the sole basis for determining the need for federal supplemental aid. As a result, the Federal Emergency Management Agency (FEMA) assesses a number of factors to determine the severity, magnitude, and impact of a disaster. In evaluating a governor's request for a major disaster declaration, a number of primary factors, along with other relevant information, are considered in developing a recommendation to the president for supplemental disaster assistance.

The very nature of disasters—their unique circumstances, the unexpected timing, and varied impacts—precludes a complete listing of factors considered when evaluating disaster declaration requests. However, the primary factors considered include the following:

Amount and type of damage (number of homes destroyed or with major damage)

- Impact on the infrastructure of affected areas or critical facilities
- Imminent threats to public health and safety
- Impacts to essential government services and functions
- Unique capability of federal government
- Dispersion or concentration of damage
- Level of insurance coverage in place for homeowners and public facilities
- Assistance available from other sources (federal, state, local, voluntary organizations)
- State and local resource commitments from previous, undeclared events
- Frequency of disaster events over recent time period

4.3.1 Bluffdale City Resources

Bluffdale City shall use its own resources first in an emergency or disaster situation and may notify and call for assistance from the Salt Lake County EOC during events that overwhelm or threaten to overwhelm their own response and recovery resources. (Bluffdale City has mutual aid agreements with Metro Fire, UFA, and Utah-Warn.)

County, state, and federal relief will likely only be provided when damage is widespread and severe. Therefore, the Bluffdale City Emergency Management Division must develop and maintain an ongoing program of mitigation, preparedness, response, and recovery.

FEMA coordinates the federal government's role in preparing for, preventing, mitigating the effects of, responding to, and recovering from all domestic disasters, whether natural or human-caused, including acts of terror.

When required, Bluffdale City will declare a local state of emergency and direct emergency response coordination and operations from the Bluffdale City EOC taking into account the primary factors required by FEMA for their declaration process.

4.4 Emergency Operations Center

The Bluffdale City Emergency Operations Center (EOC) will serve as the Bluffdale City command center for all disaster response operations. It is located inside Fire Station #1 at 14350 South 2200 West, Bluffdale, Utah. If a disaster or emergency situation prevents the use of the primary facility, the alternate EOC is located inside of the Bluffdale Public Works Building located at 14175 South Redwood Road, Bluffdale, Utah. As of March 2017 the new EOC will be in the City Hall located North of the Fire Station #1.

4.4.1 Activation of the Emergency Operations Center

The EOC may be activated by the Mayor or Emergency Manager during any situation where the need for EOC-level coordination is evident. Activation authority may also extend to the following:

- The Emergency Manager may activate the EOC whenever facilitation of Bluffdale City interdepartmental coordination is necessary for the successful management of an event.
- Bluffdale City emergency management on-call duty officers may independently activate the EOC when the Bluffdale City Emergency Manager is unavailable and it has been determined by the personnel commanding an emergency event that Bluffdale City interdepartmental coordination is required.
- Any department head may request the EOC be activated by contacting the Bluffdale City Emergency Management Division staff. Such requests should be related to the facilitation of interdepartmental coordination for the purposes of managing an emergency. If the EOC mission is unclear, or if the need for such a response is not evident, the matter will be referred to the Bluffdale City Emergency Manager, who may request policy group input prior to authorizing EOC activation.

Notification regarding an EOC stand-by or activation will be accomplished using communication methods that are most functional and available, such as the following:

Primary:

- Landline phone
- Cellular phone
- Text message
- E-mail
- Internet
- 800 MHZ radio

Secondary:

- Paging system
- Local media

Tertiary:

- Satellite telephone
- Satellite internet

Bluffdale City emergency management may also activate the EOC in preparation for planned events in which EOC-level coordination is needed. Examples of planned events may include

but are not limited to protests and demonstrations, political events, parades, and holiday events.

4.4.2 EOC Activation Levels of Operation

Emergencies or disasters that can potentially affect Bluffdale City are divided into three levels of readiness to establish emergency operations. These levels are outlined below and mirror the Salt Lake County EOP and the Utah Department of Emergency Management Emergency Operations Plan levels to maintain consistent definitions and facilitate activation and response to an emergency.

Bluffdale City Emergency Management Division, in coordination with the city manager, is constantly monitoring events within the city. Emergency Management Division staff are on-call at all times to monitor and follow up on situations, threats, or events within the city. How severe an event is will directly affect the level of activation. Increasing or decreasing levels of activation will be directly decided by the Bluffdale City Mayor and the Emergency Manager. When the EOC is activated a centralized response and recovery will be established, with operational plans and activities focused on efficiency, quality, and quantity of resources. There are three levels of activation, which coordinate with Salt Lake County, State of Utah, and federal plan activation levels:

- **Level I:** Full-scale activation
- **Level II:** Limited activation
- **Level III:** Monitoring activation

Table 4-1 summarizes of the levels of emergencies or disasters and corresponding Bluffdale City Emergency Management EOC operational level.

4.4.2.1 Level I – Full-Scale Activation

Level I is a complete mobilization and operation of the EOC with full staffing, as available. The EOC may be operated on a 24-hour schedule due to the severity of the event.

4.4.2.2 Level II - Limited Activation

Level II is limited agency activation. Coordinators of primary ESFs that are affected will be notified by the Emergency Manager, or his/her designee, to report to the EOC. All other ESFs are alerted and put on standby. All agencies involved in the response may be requested to provide a representative to the Bluffdale City EOC. These emergencies require a limited staff to direct and support needed EOC operations. Only those functions which are necessary to support the response to the emergency are activated.

4.4.2.3 Level III – Monitoring Activation

Level III is a preparatory step taken upon the receipt of a warning for a potential disaster or emergency condition. The City Manager, Mayor and Emergency Manager are apprised of the event, evaluates the situation and, if conditions warrant, appropriate individuals and agencies are alerted and advised of the situation and instructed to take appropriate action as part of their everyday responsibilities. The EOC may be activated with only administrative staff that assesses the situation and they may escalate the activation if needed. This level typically involves observation, verification of appropriate action, and follow-up. Notifications may be made to potentially affected departments and other agencies or jurisdictions. The EOC may be set up, prepared for operations, and communications equipment tested and made operational. The day-to-day operations are typically not altered and the management structure stays the same.

**Table 4-1
Levels of Emergencies or Disasters and Corresponding Bluffdale City Actions**

Level of Emergency or Disaster	Initiating Events	EOC Operational Level	Corresponding Actions
I	Widespread threats to the public safety; large-scale Bluffdale City, Salt Lake County, state and federal response anticipated	I	Full activation of Bluffdale City EOC. All ESF primary and support agencies send representatives to the Bluffdale City EOC.
II	An incident begins to overwhelm Bluffdale City response capability; some Salt Lake County assistance possible	II	Limited activation. Selected primary ESF representatives report to the EOC. Bluffdale City EOC and all other ESFs are alerted and put on standby.
III	Emergency incident for which local response capabilities are likely adequate	III	Emergency management staff will monitor situation and, if needed, appropriate local jurisdictional agencies and departments are notified to take action as part of their everyday responsibilities.

4.4.3 Emergency Support Functions

The EOC is organized based on the ICS structure, which provides EOC staff with a standardized operational structure and common terminology. The EOC is organized into 15 ESFs. ESFs are composed of local departments and agencies and voluntary organizations that are grouped together to provide needed assistance.

These 15 categories or types of assistance constitute Bluffdale City ESFs and will be part of the operations section as designated under ICS. ESFs, in coordination with Bluffdale City Emergency Management Division, are the primary mechanism for providing response and recovery assistance to local governments throughout all phases of a Level III disaster. Assistance types are grouped according to like functions. Table 4-2 summarizes the services each provides.

- Bluffdale City departments, agencies, and organizations have been designated as primary and support agencies for each ESF according to authority, resources, and capability to coordinate emergency efforts in the field of each ESF.
- Primary agencies, with assistance from one or more support agencies, are responsible for coordinating the ESF activities and ensuring that tasks assigned to the ESF by Bluffdale City emergency management are completed successfully.
- ESF operational autonomy tends to increase as the number and complexity of mission assignments increases following an emergency. However, regardless of circumstance, the ESFs will coordinate with the Operations Section chief to execute and accomplish the ESFs missions.

**Table 4-2
Summary of Bluffdale City Emergency Support Functions**

Annex	Primary Agency	Support Agencies
ESF #1 – Transportation	Bluffdale City Public Works Department	<ul style="list-style-type: none"> ▪ Jordan School District ▪ Utah Transit Authority
ESF #2 – Communications	Bluffdale City Information Technology	<ul style="list-style-type: none"> ▪ Valley Emergency Communications Center ▪ Utah Valley Dispatch District ▪ Salt Lake ARES ▪ Utah Communication Area Network ▪ Utah Department of Public Safety
ESF #3 – Public Works and Engineering	Bluffdale City Public Works	<ul style="list-style-type: none"> ▪ South Valley Water Reclamation ▪ Salt Lake City Public Utilities ▪ Jordan Water Conservancy District ▪ Rocky Mountain Power
ESF #4 – Firefighting	Bluffdale City Fire Department	<ul style="list-style-type: none"> ▪ Salt Lake Valley Fire Alliance
ESF #5 – Emergency Management	Bluffdale City Emergency Management Division	<ul style="list-style-type: none"> ▪ All City Departments ▪ All Volunteer Organizations

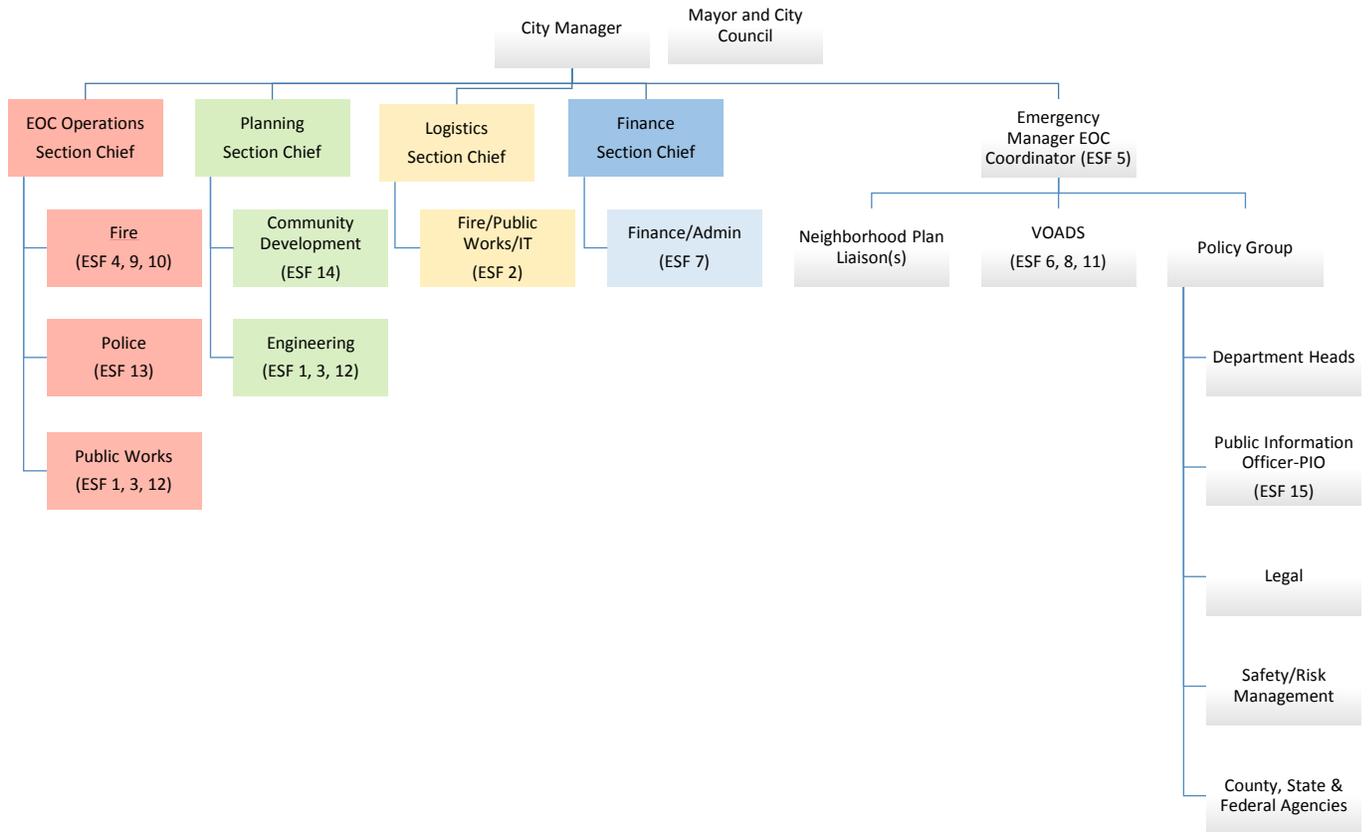
Annex	Primary Agency	Support Agencies
ESF #6 – Mass Care, Emergency Assistance, Housing and Human Services	Salt Lake County Health Department	<ul style="list-style-type: none"> ▪ Bluffdale City Public Works ▪ Bluffdale City Fire Department ▪ Bluffdale City Police Department ▪ Bluffdale City Community Emergency Response Team ▪ American Red Cross ▪ Faith-based organizations
ESF #7 –Logistics Management and Resource Support	Bluffdale City Public Works	<ul style="list-style-type: none"> ▪ All City Departments
ESF #8 –Public Health and Medical Services	Salt Lake Valley Health Department	<ul style="list-style-type: none"> ▪ Bluffdale City Fire Department ▪ Bluffdale City Police Department ▪ Bluffdale City Public Works
ESF #9 –Search and Rescue	Bluffdale City Fire Department	<ul style="list-style-type: none"> ▪ Bluffdale City Public Works ▪ Bluffdale City Police Department ▪ U.S.A.R. Task Force 1
ESF #10 – Oil and Hazardous Materials	Bluffdale City Fire Department	<ul style="list-style-type: none"> ▪ Bluffdale City Public Works ▪ Bluffdale City Police Department ▪ South Valley HazMat Task Force
ESF #11 – Animal Services, Agriculture and Natural Resources	Salt Lake County Animal Services	<ul style="list-style-type: none"> ▪ Bluffdale City Public Works ▪ Bluffdale City Animal Control
ESF #12 – Energy	Public Utilities, Rocky Mountain Power	<ul style="list-style-type: none"> ▪ Bluffdale City Public Works
ESF #13 – (Law Enforcement) Public Safety and Security	Bluffdale City Police Department	<ul style="list-style-type: none"> ▪ Saratoga Springs Police Department ▪ Draper City Police Department ▪ Others as needed
ESF #14 – Long-Term Community Recovery	Bluffdale City Community & Economic Development	<ul style="list-style-type: none"> ▪ All city departments ▪ Salt Lake County Emergency Management
ESF #15 – External Affairs	Bluffdale City Mayor’s Office	<ul style="list-style-type: none"> ▪ Salt Lake County Joint Information Center
		<ul style="list-style-type: none"> ▪

4.4.4 Emergency Operations Center Coordination

Bluffdale City response to and recovery from an emergency and/or pending disaster is carried out through the city EOC organization as illustrated below.

CONCEPT OF OPERATIONS

- | | |
|--|--|
| ESF #1 Transportation | ESF #9 Urban Search & Rescue |
| EST #2 Communications | ESF #10 Oil & Hazardous Materials Response |
| ESF #3 Public Works & Engineering | ESF #11 Agricultural & Natural Resources |
| ESF #4 Firefighting | ESF #12 Energy |
| ESF #5 Emergency Management | ESF #13 Law Enforcement Public Safety & Security |
| ESF #6 Mass Care, Housing & Human Services | ESF #14 Long Term Community Recovery |
| ESF #7 Resource Support | ESF #15 External Affairs |
| ESF #8 Public Health & Medical Services | |



Bluffdale City Emergency Management Division is responsible for emergency operations and coordination before, during, and after an event. The EOC is where incident management and policy coordination take place. The principles of this EOP comply with NIMS, which provides a core set of common concepts, principles, terminology, and technologies. The EOC will especially be needed when incidents cross disciplinary boundaries or involve complex incident management scenarios. The EOC reinforces interoperability and makes the response more efficient and effective by coordinating resources and making decisions based on agreed-upon policies and procedures.

The Bluffdale City EOC will be activated as necessary to manage the event. Bluffdale City emergency response coordination will be assigned by the Emergency Manager and have emergency responsibilities to support the following common tasks:

- Assign personnel to Bluffdale City EOC.
- Notify department personnel and implement established call-down procedures to contact key stakeholders and essential staff. Each department and agency is responsible for ensuring that critical staff are identified and trained in ICS and NIMS prior to an incident to enable effective execution of existing response plans, procedures, and policies.
- Protect vital records, materials, facilities, and services.
- Provide information and instructions to personnel on self-protection while minimizing exposure resulting from particular hazards associated with the emergency.

Collaboration and development of consensus within the EOC takes place using ICS through use of a structured method for developing priorities and objectives called the EOC action planning process. All EOC sections provide input to the Planning Section and the Policy Group for the development of EOC priorities. These priorities serve as guidance for the allocation of resources and enable the EOC to coordinate requests.

The Bluffdale City EOC is organized by levels, with the supervisor of each level holding a unique title (for example, only a person in charge of a section is labeled "chief"; a "director" is exclusively the person in charge of a branch). Levels (supervising person's title) are:

- Incident manager
- Section chief
- Branch director
- Unit leader

The use of distinct titles for ICS positions allows for filling ICS positions with the most qualified individuals rather than by seniority. Standardized position titles are useful when requesting qualified personnel. Bluffdale City and county agencies and response partners may have various roles and responsibilities throughout the duration of an emergency.

Therefore, it is particularly important that the local command structure established to support response and recovery efforts is able to expand and contract as the situation changes. Typical duties and roles may also vary depending on the severity of impacts, size of the incident, and availability of local resources. Thus, it is imperative to develop and maintain depth within the command structure and response community.

4.4.5 Decision Making in the Emergency Operations Center

The EOC is activated to develop and maintain awareness of the entire situation for decision makers and to coordinate support for emergency responders. This common operating picture is critical because it provides the basis for making decisions and facilitates the release of emergency public information. Situational awareness is also vital to the effective coordination of support for responders in the field.

4.4.6 Emergency Operations Center Action Planning

EOC action plans provide designated EOC personnel with knowledge of the objectives to be achieved and the steps required for their achievement. EOC action plans also provide a basis for measuring achievement of objectives and overall system performance. Action planning is an important management tool that involves the following:

- Identification of emergency response priorities and objectives based on situational awareness
- Documentation of established priorities and objectives and the associated tasks and personnel assignments

The Planning Section is responsible for developing the EOC action plan and facilitating action planning meetings. EOC action plans are developed for a specified operational period, which may range from a few hours to 24 hours. The operational period is determined by establishing an initial set of priority actions. A reasonable timeframe is then determined for the accomplishment of those actions. EOC action plans should be sufficiently detailed to guide EOC elements in implementing the priority actions but do not need to be complex.

4.4.7 After Action Reports

As immediate threats to life and property subside and the need for sustained ESF operations diminishes, responsible individuals will be debriefed and lessons learned will be documented. Resulting information will be consolidated and reviewed by Bluffdale City Emergency Management Division personnel and a written report will be prepared. Matters requiring corrective action will be forwarded to Bluffdale City Emergency Management Division planning staff to be addressed as needed.

4.5 Notification and Warning

Emergency Dispatch (9-1-1) will be essential in the crisis management phase.

Emergency dispatchers will be equally important during consequence management as they direct emergency police, fire, EMS, and public works resources to areas of immediate need.

Local, state, and federal officials will be notified through the use of pre-established internal call-list and procedures maintained by emergency response organizations, departments and agencies.

The countywide Community Alert Network (reverse 9-1-1) can be used to rapidly contact homes, business owners, institutions and others via telephone in a specific area with emergency instructions.

The Emergency Alert System (EAS) may be utilized and activated with authorization from the Emergency Manager.

The Valley Emergency Communications Center (VECC) and Utah Valley Dispatch District (UVDD) dispatch Bluffdale City emergency response agencies. VECC is responsible for after-hours notification of the Emergency Management Division personnel. VECC is equipped with an emergency generator and computer uninterrupted power supply. VECC has paid special attention, equipage, and outfitting to ensure continuous and unaffected operation.

Section 5

ORGANIZATION AND RESPONSIBILITIES

Bluffdale City departments, agencies, and response partners may have various roles and responsibilities throughout the duration of an emergency. Therefore, it is particularly important the Bluffdale City command structure established to support response and recovery efforts is able to expand and contract as the situation changes. Typical duties and roles may also vary depending on the severity of impact, size of the incident, and availability of local resources. Thus, it is imperative to develop and maintain depth within the command structure and response community.

Each department and agency is responsible for ensuring that critical staff are identified and trained at levels that enable effective execution of existing response plans, procedures, and policies. Departments and agencies tasked by this emergency operations plan (EOP) with specific emergency management responsibilities should complete the following:

- Maintain current internal personnel notification rosters and standard operating procedures to perform assigned tasks (notifications, staffing, etc.).
- Negotiate, coordinate, and prepare mutual aid agreements as appropriate.
- Analyze need and determine specific communications resource needs and requirements.
- Provide the Emergency Management Division with current contact information, facsimile numbers, and e-mail addresses.
- Identify potential sources of additional equipment and supplies.
- Provide for continuity of operations by taking action to accomplish the following:
 - Ensure orders of succession for key management positions are established to ensure continuous leadership and authority for emergency actions and decisions in emergency conditions.
 - Protect records, facilities, and organizational equipment deemed essential for sustaining government functions and conducting emergency operations.
 - If practical, ensure, that alternate operating locations are available if the primary location suffers damage, becomes inaccessible, or requires evacuation.
 - Protect emergency response staff. Actions include the following:
 - Obtain personal protective equipment for responders.
 - Provide security at facilities.
 - Rotate staff or schedule time off to prevent fatigue and stress.
 - Make stress counseling available.

- Encourage staff to prepare family disaster plans including arrangements for the safety and welfare of emergency worker's families if sheltering is required.

The following are Bluffdale City, county, state, federal, and non-governmental agencies and departments tasked with primary or support responsibilities as detailed by the EOP. Assignments that are more specific can be found in the functional area, ESFs, and incident annexes and appendices to this EOP.

5.1 Bluffdale City Departments and Agencies

- Bluffdale City Public Works Department
- Bluffdale City Information Technology, Finance, and Human Resources
- Bluffdale City Fire Department
- Bluffdale City Community & Economic Development
- Bluffdale City Administration
- Bluffdale City Police Department
- Bluffdale City Attorney's Office
- Bluffdale City Building Official

Bluffdale City Emergency Management Division

- Initiate and coordinate amateur radio service for the EOC if disaster conditions cause the radio system to fail.
- Maintain the computer-driven information management programs and ensure the training of adequate personnel on their operation and use.
- Provide disaster management-related information using the information management and response planning computer programs and provide this information to the EOC and others as determined by the director of emergency services.
- Maintain incident logs, mission-tracking log, and mutual aid request log and document all EOC briefings, meetings, and other information tracking procedures.

5.2 County Departments and Agencies

Salt Lake County Emergency Management

- Maintain ESF #5's computer-driven information management programs and ensure the training of adequate personnel on their operational and utilization.

- Provide disaster management-related information using ESF #5's information management and response planning computer programs and provide this information to the county EOC and others as determined by the director of emergency services.
- Maintain incident logs, mission-tracking log, and mutual aid request log and document all county EOC briefings and meetings, plus other information tracking procedures.
- Develop division procedures that increase capabilities to respond to and recover from emergencies and disasters to local jurisdictions.
- Coordinate, supervise, and manage the procurement, distribution, and conservation of supplies and resources available for use by County government in supporting recovery.

Salt Lake Valley Health Department

- Provide subject matter expertise, consultation, and technical assistance to ESF #8 partners on disaster human services issues.
- Provide medical staff and support to augment health services personnel as appropriate.
- Provide medical care and mental health services for affected populations either within or outside the shelter locations in accordance with appropriate guidelines.
- Provide technical assistance for shelter operations related to food, vectors, water supply, and wastewater disposal.
- Assist in the provision of medical supplies and services, including durable medical equipment.
- Coordinate overall needs assessment and monitors potential health hazards
- Identify critical personnel and responsibilities, emergency chain of command, appropriate emergency notification procedures and alternate work locations.
- Endeavor to provide accurate and timely emergency public information.

Animal Services

- Provide support to ensure an integrated response to provide for the safety and well-being of household pets and companion animals
- Serve as the coordinating agency for all other animal support organizations in the County.
- Identify and provide qualified veterinary medical personnel for incidents/events requiring veterinary medical services or public health support for household pets and service animals.

- Coordinate and provide emergency and disaster-related veterinary medical care services to affected animal populations within or outside of shelter locations until local infrastructures are reestablished.
- Provide veterinary public health, zoonotic disease control, environmental health, and related service coordination.

Valley Emergency Communications Center (VECC)

- Operate as a 24-hour 7-day a week 911 police, fire, and emergency medical services dispatch center
- Provide after-hours notification for the emergency management staff, responders, and the media if conditions, such as threat to life and property and safety of the responders.

Utah Valley Dispatch District (UVDD)

- Operates as a 24-hour 7-day a week police dispatch center

5.3 State Agencies

Utah Department of Emergency Management

- Coordinate the State of Utah's response to disasters.
- Support Bluffdale City and Salt Lake County emergency management efforts when local resources are unable to cope with the situation and when a particular capability or resource is required but unavailable.
- Contact the federal government for assistance if the state is unable to fulfill the request.

5.4 Federal Agencies

Federal Emergency Management Agency

- Coordinate the federal government's role in preparing for, preventing, mitigating the effects of, responding to, and recovering from all domestic disasters, whether natural or human-caused, including acts of terror.

National Weather Service

- Issue severe weather watches and warnings.

5.5 Non-governmental Organizations

American Red Cross

- Provide staff to work in support of mass care and sheltering activities.
- Provide subject-matter expertise on regulations, policy, and all relevant ARC issues, including general mass care planning, preparedness, and response and recovery activities as ARC-specific activities in these areas.
- Provide information on current ARC mass care activities as required.
- Support reunification efforts through its Safe and Well Web site and in coordination with government entities as appropriate.
- Provide public health and safety, and lessen or avert the threat of an incident becoming a catastrophic event.
- Provide staff and support as part of an integrated case management system.

**Table 5-1
Emergency Support Functions Assignment Matrix**

Bluffdale City: EOC Organization by ESF P = Primary Agency S = Support Agency	ESF #1 Transportation	ESF #2 Communications	ESF #3 Public Works and Engineering	ESF #4 Firefighting	ESF #5 Emergency Management	ESF #6 Mass Care, Emergency Assistance, Housing and Human Services	ESF #7 Logistics Management and Resource Support	ESF #8 Public Health and Medical Services	ESF #9 Search and Rescue	ESF #10 Oil and Hazardous Materials	ESF #11 Animal Services, Agriculture and Natural Resources	ESF #12 Energy (Public Utilities)	ESF #13 (Law Enforcement) Public Safety and Security	ESF #14 Long Term Community Recovery	ESF #15 External Affairs
Bluffdale City Public Works Department	P		P		S	S	P	S	S	S	S	S		S	
Bluffdale City Information		P			S		S							S	

ORGANIZATION AND RESPONSIBILITIES

Bluffdale City: EOC Organization by ESF P = Primary Agency S = Support Agency	ESF #1 Transportation	ESF #2 Communications	ESF #3 Public Works and Engineering	ESF #4 Firefighting	ESF #5 Emergency Management	ESF #6 Mass Care, Emergency Assistance, Housing and Human Services	ESF #7 Logistics Management and Resource Support	ESF #8 Public Health and Medical Services	ESF #9 Search and Rescue	ESF #10 Oil and Hazardous Materials	ESF #11 Animal Services, Agriculture and Natural Resources	ESF #12 Energy (Public Utilities)	ESF #13 (Law Enforcement) Public Safety and Security	ESF #14 Long Term Community Recovery	ESF #15 External Affairs
Technology, Human Resources, & Finance															
Bluffdale City Fire Department				P	S	S	S	S	P	P				S	
Bluffdale City Emergency Management Division					P		S							S	
Bluffdale City Administration					S		S							S	P
Salt Lake Valley Health Department								P							
Bluffdale City Police Department					S	S	S	S	S	S			P	S	
Salt Lake County Animal Services											P				
Bluffdale City Attorney's Office					S		S							S	
Bluffdale City Community & Ec. Dev					S		S							P	
Public Utilities												P			

Section 6

DIRECTION, CONTROL, AND COORDINATION

The emergency response forces of the city (EMS, fire, law enforcement, and public works) are the primary forces of Bluffdale City in response to city emergencies and disasters.

Bluffdale City Emergency Management Division coordinates response to major events when required through the Bluffdale City EOC. The Bluffdale City Emergency Manager, in collaboration with the Bluffdale City Mayor, will focus on a declaration of a local state of emergency when necessary. If the emergency exceeds locally available resources of the emergency response forces, the Bluffdale City Emergency Manager can request county assistance from Salt Lake County Emergency Management. Salt Lake County Emergency Management is the agency charged with coordinating local jurisdictions located within Salt Lake County response to disasters.

The Bluffdale City EOP components will be coordinated as follows:

1. This promulgated EOP is effective immediately upon approval and implementation.
2. All departments, agencies, and organizations involved in the execution of this EOP will be organized, equipped, and trained to perform all designated responsibilities contained in this EOP and its implementing instructions for preparedness, response, and recovery activities.
3. All organizations are responsible for developing and maintaining their own internal operating and notification procedures.
4. All responding organizations are responsible for filling any important vacancies, recalling personnel from leave if appropriate, and alerting those who are absent due to other duties or assignments.
5. Unless directed otherwise, existing organization/agency communications systems and frequencies will be employed.
6. Unless directed otherwise, the release of information to the public or media will be handled through the City's Joint Information System using the concepts outlined in ESF #15 – External Affairs.
7. Personnel designated as representatives to the EOC will make prior arrangements to ensure that their families are provided for in the event of an emergency to ensure a prompt, worry-free response and subsequent duty.
8. Once the EOC has been activated, organizational and agency representatives will complete the following:

- a. Report to EOC check-in immediately upon arrival to receive a situation update and to confirm table/telephone assignments.
- b. Provide name, agency, and contact information on EOC staffing chart.
- c. Ensure adequate 24/7 staffing for long-term EOC activations.
- d. Ensure that their departments/agencies are kept constantly informed of the situation, including major developments, decisions, and requirements.
- e. Maintain coordination with other appropriate organizations and agencies.
- f. Thoroughly brief incoming relief personnel and inform the EOC incident manager of the changeover prior to departing. The briefing will include, at a minimum, information on what has happened, problems encountered, actions pending, and the location and phone number of the person being relieved.
- g. The safety of the affected population and response or recovery personnel will be a high priority throughout an emergency. All actions contemplated will consider safety prior to any implementing decision, and safety will be constantly monitored during the operation.

6.1 Preliminary Damage Assessment

A preliminary damage assessment is conducted within the framework of a declaration process. The preliminary damage assessment assists the Emergency Manager and the Mayor in determining resources available and additional needs that may be required. Damage assessments are to be relayed to the city EOC through damage assessment components. Bluffdale City will work with Salt Lake County Emergency Management to assemble assessments in the EOC environment.

A preliminary damage assessment team may be composed of personnel from the Federal Emergency Management Agency (FEMA), the state emergency management agency, county and Bluffdale City officials, and the U.S. Small Business Administration. The team's work begins with reviewing the types of damage or emergency costs incurred by the units of government and the impact to critical facilities, such as public utilities, hospitals, schools, and fire and police departments. They will also look at the effect on individuals and businesses, including the amount of damage and the number of people displaced as well as the threat to health and safety caused by the event. Additional data from the American Red Cross or other local voluntary agencies may also be reviewed. During the assessment, the team will collect estimates of the expenses and damages compiled by the EOC.

This information can then be used by the governor to support a declaration request that will outline the cost of response efforts, such as emergency personnel overtime, other emergency services shortfalls, community damage, citizenry affected, and criteria to illustrate that the

needed response efforts are beyond state and Bluffdale City recovery capabilities. The information gathered during the assessment will help the governor certify that the damage exceeds state and local resources.

6.2 Response Procedures

Bluffdale City Emergency Management Division in coordination with the city manager will monitor impending emergencies and actual occurrences. If the readiness level indicates, the Bluffdale City Emergency Management Division staff will notify any key response organizations. When events are such that normal response procedures are inadequate, Bluffdale City will declare a state of emergency and activate the EOP, mutual aid agreements, and the Bluffdale City EOC. The Bluffdale City Emergency Manager directs the activation and operation of the EOC.

For those situations where response is beyond the capability of Bluffdale City due to the severity or the need for special equipment or resources, Bluffdale City will declare a state of emergency and notify and possibly request assistance from Salt Lake County Emergency Management.

The Bluffdale City EOC serves as the central location for direction and control of response and recovery activities. When the EOC is fully activated, it will be staffed by the Bluffdale City's Emergency Management Division staff and personnel from each of the ESFs that are activated. Each ESF will designate a lead who will direct that ESF operation. These individuals will report to the Bluffdale City Emergency Management Division.

Emergency response actions may be undertaken and coordinated with or without activation of the Bluffdale City EOC, depending on the severity of the impending or actual situation. The decision to activate the city EOC will be made by Bluffdale City Emergency Management Division in conjunction with field command staff.

Response priorities will focus on life safety; then basic survival issues (water, food, basic medical care, shelter); restoration of the city's vital infrastructures (water/waste systems, electric, phones, roads); clean up and emergency repairs; and then recovery.

When Bluffdale City requires shelter facilities, ESF #6 – Mass Care, Emergency Assistance, Housing and Human Services will be notified to coordinate sheltering operations. A verbal announcement to school officials should be followed by a written notification.

The joint information center (JIC) will organize notifications to the public, business community, and other parties of developments and activities via the local media.

If Bluffdale City resources cannot cope with an emergency, Bluffdale City Emergency Management Division will request mutual aid or Salt Lake County assistance. Salt Lake County is a participant in the Utah Inter-local Mutual Aid Agreement.

All requests for mutual aid and Salt Lake County/state/federal assistance will be coordinated by the Bluffdale City EOC and forwarded to the Salt Lake County EOC. The Salt Lake County liaison will assist Bluffdale City with appropriate procedures to accomplish these efforts.

6.3 Response Recovery

Bluffdale City emergency and public works personnel, volunteers, humanitarian organizations, and other private interest groups provide emergency assistance required to protect the public's health and safety and to meet immediate human needs.

If necessary, the Mayor can declare a state of emergency and activate the Bluffdale City's EOP to augment individual and public resources as required.

The Bluffdale City EOC will conduct a needs assessment immediately after a disaster occurs. The needs assessment shall identify resources required to respond to and recover from the disaster. This will form the basis for the notification and request Salt Lake County, state, and federal assistance.

ESF agencies shall report to the Bluffdale City EOC as their first priority. They will prioritize their needs as quickly as possible accordingly:

1. Search and rescue operations
2. Human requirements (such as water, food, shelter, and medical support)
3. Property and infrastructure (transportation, communications, and utilities systems)

The EOC will compile damage assessment information to determine the fiscal impact and dollar loss associated with a disaster. Damage assessment information is needed to secure a presidential disaster declaration (not normally required before federal assistance is requested in a catastrophic disaster).

Emergency public information and rumor control are coordinated by ESF #15 - External Affairs. A JIC will be established when the Bluffdale City EOC is activated or when a state of emergency has been declared for Bluffdale City. The JIC will be under the direction of the ESF #15 - External Affairs primary coordinator. The JIC will handle rumor control.

Mutual aid agreements will be used for support from other local governments. Mutual aid requests will be coordinated with Bluffdale City EOC and Salt Lake County EOC if operational to ensure coordination with other affected jurisdictions.

When the emergency has diminished to the point where the normal day-to-day resources and organization of Bluffdale City can cope with the situation, the Bluffdale City Mayor terminates the state of emergency. The EOP and Bluffdale City EOC may continue to function in support of limited emergencies and the recovery process.

The Mayor may determine, after consulting with local government officials, that the recovery appears to be beyond the combined resources of both the county and local governments and

that state assistance may be needed. The Mayor must certify the severity and magnitude of the disaster exceed county and local capabilities; certify state assistance is necessary to supplement the efforts and available resources of the city, county and other local governments, disaster relief organizations, and compensation by insurance for disaster-related losses; confirm execution of the Bluffdale City's EOP; and certify adherence to cost-sharing requirements.

If Bluffdale City and Salt Lake County receives a presidential disaster declaration, a recovery team will be implemented to address long-term recovery issues.

6.4 Requesting County, State, and Federal Resources

Requests for assistance will be forwarded to Salt Lake County EOC then to the Utah Department of Emergency Management from the Salt Lake County EOC when Bluffdale City resources are exhausted or Bluffdale City capabilities are unable to meet the need. The Utah Department of Emergency Management can orchestrate and bring to bear outside resources and materials to meet the situation. The State of Utah is able to contact the federal government for assistance if it is unable to fill the request.

6.5 Continuity of Government

Continuity of government is an essential function of emergency management and is vital during a community emergency or disaster situation. All levels of government (federal, state, and local) share a constitutional responsibility to preserve life and property of its citizenry. Local continuity of government is defined as the preservation and maintenance of the local civil government ability to carry out its constitutional responsibilities. Ordinances, administrative rules, and departmental procedures address continuity of government in Bluffdale City.

Section 7

DISASTER INTELLIGENCE

Disaster intelligence relates to collecting, analyzing, and disseminating information and analyses that describe the nature and scope of hazards and their impacts. Intelligence and information sharing in the EOC is important, especially for each ESF that is activated. It will be vital in evaluation of ESF resources, capabilities, and shortfalls (for example, availability of trained personnel, equipment, and supplies) and will help to determine the level of assistance that is needed, according to each ESF. This information will become part of the planning and response process as ESF shortfalls are relayed to the Bluffdale City EOC command staff.

Fusion centers provide analytical products (for example, risk and trend analyses) that are derived from the systematic collection and evaluation of threat information. Fusion centers provide access to national-level intelligence and can serve mechanism to de-conflict information.

ESF #5 – Emergency Management is responsible for establishing procedures for coordinating overall information and planning activities in the EOC. The EOC supports local emergency response and recovery operations; provides a nerve center for collection and dissemination of information to emergency management agencies in order to qualify for Salt Lake County, state, and federal assistance; gauges required commitment of resources; and supports other emergency response organizations in their assigned roles.

Disaster intelligence incorporates essential elements of information, which include but are not limited to the following:

- Information element
- Specific requirements
- Collection method
- Responsible element
- Deliverables

Situational rapid assessment includes all immediate response activities that are directly linked to initial assessment operations to determine life-saving and life-sustaining needs. It is a systematic method for acquiring life-threatening disaster intelligence after a disaster has occurred. In an event that occurs without warning, a rapid assessment must be conducted using local resources. This assessment will lay the foundation for determining immediate response efforts and provide adequate local government response. Coordinated and timely assessments allow for prioritization of response activities, allocation of resources, and criteria for requesting mutual aid and state and federal assistance.

Bluffdale City Emergency Management Division staff in coordination with the city administrator monitors events 24/7, which provides immediate information management. Bluffdale City will activate local rapid assessment following any event where disaster intelligence is needed. Rapid assessment involves teamwork and requires personnel who are in place and know their responsibilities. The rapid assessment will be organized for information flow to a source that will most likely reside in the EOC. This person will prepare documentation necessary for continuing response operations and EOC activation if necessary.

Assessment is accomplished in three phases:

- Rapid assessment, which takes place within hours and focuses on life-saving needs, hazards, and critical lifelines
- Preliminary damage assessment, which affixes a dollar amount to damage
- Combined verification, which includes a detailed inspection of damage to individual sites by specialized personnel

Development of rapid assessment procedures will provide guidance to all participating agencies that will be involved in the process. Rapid assessment procedures will include the following:

- Developing a jurisdictional profile.
- Sectoring Bluffdale City and performing an assessment by sector
- Looking at Bluffdale City staffing patterns and possible resource needs
- Developing communication procedures
- Testing and exercising

Development of rapid assessment forms will assist pre-identified personnel as they collect intelligence. These checklists will ensure uniformity for information gathered, disseminated, and collected.

Section 8

COMMUNICATIONS

Emergency communications is defined as the ability of emergency responders to exchange information via data, voice, and video. Emergency response at all levels of government must have interoperable and seamless communications to manage emergencies, establish command and control, maintain situational awareness, and function under a common operating picture for a broad spectrum of incidents.

Emergency communications consists of three primary elements:

- **Operability** - The ability of emergency responders to establish and sustain communications in support of the operation.
- **Interoperability** - The ability of emergency responders to communicate among jurisdictions, disciplines, and levels of government using a variety of communication mediums. System operability is required for system interoperability.
- **Continuity of communications** - The ability of emergency response agencies to maintain communications in the event of damage to or destruction of the primary infrastructure.

8.1 Common Operating Picture

A common operating picture is established and maintained by the use of integrated systems for communication, information management, intelligence, and information sharing. This allows a continuous update of data during an incident and provides a common framework that covers the incident lifecycle across jurisdictions and disciplines.

A common operating picture accessible across jurisdictions and functional agencies should serve the following purposes:

- Allow incident managers at all levels to make effective, consistent decisions.
- Ensure consistency at all levels of incident management.

Critical aspects of local incident management are as follows:

- Effective communications
- Information management
- Information and intelligence sharing

A common operating picture and systems interoperability provide the information necessary to complete the following:

- Formulate and disseminate indications and warnings
- Formulate, execute, and communicate operational decisions
- Prepare for potential requirements and requests supporting incident management activities
- Develop and maintain overall awareness and understanding of an incident within and across jurisdictions

An emergency operations center (EOC) uses a combination of networks to disseminate critical information that constitutes a common operating picture, including the following:

- Indications and warnings
- Incident notifications
- Public communications

Notifications are made to the appropriate jurisdictional levels and to private sector and nongovernmental organizations through the mechanisms defined in emergency operations and incident action plans at all levels of government.

The types of communication used in an incident or event will vary depending on the complexity of the incident or event and consist of both internal communications and external communications. They may cross a broad spectrum of methods such as the following:

- Internal Communications
- Landline
- Cellular phone
- Texting
- Paging/notification
- 800 MHZ
- Internet/WebEOC
- Amateur Radio Emergency Service (ARES)

External Communications

- Landline
- Fax
- Cellular phone
- Text
- 800 MHZ
- Internet/WebEOC

- Joint Information System/joint information center
- Emergency Alert System
- Emergency telephone warning through VECC
- Press releases
- News media

Departments and agencies must plan for the effective and efficient use of information management technologies such as computers and networks for the following purposes.

- Tie together all command, tactical, and support units involved in incident management.
- Enable these entities to share information critical to mission execution and the cataloguing of required corrective actions.

Prior to an incident, entities responsible for taking appropriate pre-incident actions use communications and information management processes and systems to inform and guide various critical activities. These actions include the following:

- Mobilization or pre-deployment of resources
- Strategic planning by the following:
 - Preparedness organizations
 - Multiagency coordination entities
 - Agency executives
 - Jurisdictional authorities
 - EOC personnel

During an incident, incident management personnel use communications and information processes and systems to inform preparedness organizations, multiagency coordination entities, agency executives, jurisdictional authorities, and EOC personnel of the formulation, coordination, and execution of operational decisions and requests for assistance. Sustained collaborative effort over time will result in progress toward common communications and data standards and systems interoperability.

Section 9

ADMINISTRATION, FINANCE, AND LOGISTICS

9.1 Administration Information

- The EOC monitors events continuously 24 hours per day and is administered by Bluffdale City Emergency Management Division
- The operational readiness of the EOC is the responsibility of the Emergency Management Division.
- Narratives and operational journals of response actions will be kept.
- All written records, reports, and other documents will follow the principles of the NIMS.
- Agreements and understandings must be entered into by duly authorized officials and should be formalized in writing whenever possible prior to emergencies.
- Organizations with responsibilities for implementing this EOP are responsible for their own administrative and logistical needs and for the preparation and maintenance of a resource list for use in carrying out their emergency responsibilities.

9.1.1 Records Preservation and Restoration

All affected governments in Bluffdale City must ensure protection of their records so normal operations can continue after the emergency. Such records may also be vital to the rapid recovery from the effects of an emergency. The Bluffdale City Emergency Management Division and information technology department is charged with the maintenance of plans for the safety, recovery, and restoration of the Bluffdale City's data and telecommunication systems during a disaster.

9.1.2 Reports and Records

General: The planning and activation of an effective emergency response requires timely and accurate reporting of information and the maintenance of records on a continual basis.

Reporting guidelines: Bluffdale City and Salt Lake County will submit consolidated reports to the Utah Department of Emergency Management to include information from Bluffdale City. Bluffdale City will submit situation reports, requests for assistance, and damage assessment reports to Salt Lake County Emergency Management by the most practical means and in a timely manner. City and county governments will use pre-established bookkeeping and accounting methods to track and maintain records of expenditures and obligations. Narrative and written log-type records of response actions will be kept by the municipal

emergency management agency. The logs and records will form the basis for status reports to the county and state.

Initial reports: Initial reports (needs assessment) are the basis for the governor's decision to declare a state of emergency and to request a presidential disaster declaration. These reports determine the specific types and extent of assistance made available to the affected area.

Updates: Situation reports outlining new developments and information that is more complete will be forwarded as often as necessary in the most expeditious manner available. At a minimum, a daily situation report will be forwarded to the county and state EOCs during a local activation.

Post-emergency reports: Salt Lake County Emergency Management will submit the appropriate post emergency reports to the:

Utah Department of Emergency Management

Department of Public Safety
1110 State Office Building
Salt Lake City, UT 84114
801 538-3400

9.2 Financial Management

The Bluffdale City EOP assigns lead and support agencies for 15 functional areas of disaster response. Each agency assigned to an ESF and is responsible for mobilizing existing personnel, equipment, materials, supplies, and other resources under their control.

When agencies require additional resources, these requests will be referred to ESF #7 – Logistics Management and Resource Support in the Bluffdale City EOC. ESF #7 – Logistics Management and Resource Support is tasked with identifying the most appropriate and economical method of meeting the resource request. There are four basic methods of meeting a resource request as follows:

- Local forces are those resources under direct control of the city EOC. They can be assigned based on priorities established by the EOC organizational response agencies.
- Mutual aid can be requested by the Bluffdale City EOC to augment staff during a locally declared state of local emergency. Salt Lake County is a signature party of the Utah Interlocal Mutual Aid Agreement for Catastrophic Disaster Response and Recovery. All requests for mutual aid must follow the procedures established by the Utah Department of Emergency Management under this agreement. Bluffdale is a signer of the Metro Fire Automatic Aid Agreement.

- State and federal agencies' response may be required when either mutual aid or contracting can meet the resource request. It is anticipated that this response would occur early in the disaster for short time periods.
- All ESF procurements and expenditures will be documented. All receipts and invoices with explanations and justifications will be forwarded to the finance department in a timely fashion. The auditor will ensure all documentation is complete, recorded on the appropriate forms and proper in all respects. If the Bluffdale City is federally declared, the auditor will submit for reimbursement. If Bluffdale City is not declared, the documentation will serve as a recorded history of activity with expenditures.

9.2.1 Accounting

Complete and accurate accounts of emergency expenditures and obligations, including personnel and equipment costs, will be maintained. Such records are essential to identify and document funds for which no federal reimbursement will be requested and funds eligible for reimbursement under major emergency project applications. When federal public assistance is provided under the Disaster Relief Act, local projects approved by FEMA are subject to state and federal audit. The finance department will coordinate the reimbursement documentation for the FEMA Public Assistance Program during a presidentially declared disaster for county government.

9.2.2 Fiscal Agreements

A clear statement of agreement between all major agencies responding to an emergency concerning payment or reimbursement for personnel services rendered, equipment costs, and expenditures of materials used in response to an emergency is mandatory.

9.3 Logistics

- Bluffdale City Emergency Management Division maintains current resource information on supplies, equipment, facilities, and skilled personnel available for emergency response and recovery operations.
- ESF #7 – Logistics Management and Resource Support provides logistical and resource support, including locating, procuring, and issuing resources (such as supplies, office space, office equipment, fuel, and communications contracting services, personnel, heavy equipment and transportation) to agencies and departments involved in delivery emergency response and recovery efforts.

- The Mayor or designee has the authority to appropriate services and equipment from citizens as necessary in response to a disaster.
- Detailed information on logistical assets may be found in the resource and logistics annex.
- Unless covered in a mutual aid agreement/memorandum of understanding, emergency resources may not be sent outside Bluffdale City unless the Mayor, the Bluffdale City Emergency Manager, or other designated representative grants approval.

Section 10

PLAN MAINTENANCE AND DISTRIBUTION

Bluffdale City Emergency Management Division is responsible for the overall maintenance (review and update) of this EOP and for ensuring that changes and revisions are prepared, coordinated, published, and distributed.

This EOP will be reviewed and updated at least annually based on deficiencies identified in simulated or actual use or due to organizational or technological changes. All changes shall be recorded by the receiving department or agency.

EOP revisions will be forwarded to all organizations or agencies assigned responsibilities in the plan. Contact names and telephone numbers (for emergency operations center [EOC] staff, departments, agencies, special facilities, schools, etc.) shall be maintained by appropriate departments and agencies.

10.1 Emergency Operations Plan Maintenance

To maintain EOP capabilities and to be prepared for any emergency or disaster that may affect Bluffdale City. Bluffdale City Emergency Management Division has developed and maintains a multiyear strategy. Table 10-1 provides a standardized list of activities necessary to monitor the dynamic elements of the Bluffdale City EOP and the frequency of their occurrence.

**Table 10-1
EOP Maintenance Standards**

Activity	Tasks	Frequency
Plan update and certification	<ul style="list-style-type: none"> ▪ Review entire plan for accuracy. ▪ Incorporate lessons learned and changes in policy and philosophy. ▪ Manage distribution. 	Annually
Train new Bluffdale City emergency management staff	<ul style="list-style-type: none"> ▪ Conduct EOP training for new Bluffdale City emergency management staff. 	Within 90 days of appointment
Orient new policy officials and senior leadership	<ul style="list-style-type: none"> ▪ Brief officials on existence and concepts of the EOP. ▪ Brief officials of their responsibilities under the EOP. 	Within 90 days of appointment
Plan and conduct exercises	<ul style="list-style-type: none"> ▪ Conduct internal EOP exercises. ▪ Conduct joint exercises with Bluffdale City 	Semiannually, annually, or as

PLAN MAINTENANCE AND DISTRIBUTION

Activity	Tasks	Frequency
	emergency support functions. <ul style="list-style-type: none"><li data-bbox="495 300 1127 369">▪ Support and participate in state-level and local-level exercises.	needed

Section 11

AUTHORITIES AND REFERENCES

11.1 Authorities

Under the provisions of Homeland Security Presidential Directive (HSPD)-5, the secretary of homeland security is the principal federal official for domestic incident management.

Federal Authorities

Federal Civil Defense Act of 1950, (PL 81-950), as amended
Disaster Relief Act of 1974, (PL 93-288) as amended
Title III, of the Superfund Amendments and Reauthorization Act (SARA) of 1986, (PL 100-700)
Code of Federal Regulations (CFR), Title 44. Emergency Management and Assistance
October 1, 2008
National Flood Insurance Act (42 U.S.C 4027)
Executive Order 12146 of July 20, 1979
Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 93-288, as amended)

The authorities under which this emergency operations plan (EOP) may be activated include the following:

State of Utah

Title 63, Chapter 3, “State Emergency Management Act.”

Salt Lake County

Ordinance 2.86.010-120
State of Utah, Emergency Operations Plan
National Response Framework (NRF)
Policy 1410
Ordinance 2.28.160
Ordinance 2.28.170

11.2 Supporting Documents/Plans

- State of Utah Emergency Operations Plan
- State of Utah Hazard Mitigation Plan

- Federal Emergency Management Agency (FEMA) 501, National Incident Management System (NIMS)
- FEMA 501-3, NIMS Basic - Preparedness
- FEMA 501-7, NIMS Basic - Ongoing Management and Maintenance
- Comprehensive Preparedness Guide (CPG) 101
- Salt Lake County Emergency Operations Plan, June 2010
- Federal Response Plan
- Federal Bureau of Investigations Contingency Plan

11.3 Agreements

Bluffdale City is part of the Utah Interlocal Mutual Aid Agreement for Catastrophic Disaster Response and Recovery.

Bluffdale City has entered into reciprocal Mutual/Automatic Aid Agreements with all of the emergency response agencies within Salt Lake County as well as South Davis Fire District, Bountiful City Fire Department, Park City Fire District, and Lehi City Fire Department.

Bluffdale City has passed the following resolutions:

- 2006-30 - Supporting Bluffdale City's Emergency Committee/Citizen Corp Council
- 2008-44 - Adopting the National Hazard Pre-Disaster Mitigation Plan
- 2008-23 - Interlocal Cooperation with other water resource agencies for sharing emergency services
- 2008-13 - Interlocal Cooperation agreement with other fire-suppressant agencies for sharing emergency services.

Section 12

GLOSSARY

All-hazards: Describes all incidents, natural or human-caused, that warrant action to protect life, property, environment, and public health or safety, and to minimize disruptions of government, social, or economic activities.

Emergency management: The preparation for, mitigation of, response to, and recovery from emergencies and disasters. Specific emergency management responsibilities include but are not limited to the following:

- Reducing vulnerability of Utah people and communities to damage, injury, and loss of life and property resulting from natural, technological, or human-caused emergencies or hostile military or paramilitary action
- Preparing prompt and efficient response and recovery to protect lives and property affected by emergencies
- Responding to emergencies using all systems, plans, and resources necessary to preserve adequately the health, safety, and welfare of persons or property affected by the emergency
- Providing for the rapid and orderly start of restoration and rehabilitation of persons and property affected by emergencies

Emergency Manager: Staff member who is in charge of the Emergency Management Division and serves as the incident manager when the Bluffdale City Emergency Operations Center is activated.

Emergency Management Assistance Compact (EMAC): A congressionally ratified organization that provides form and structure to interstate mutual aid. Through EMAC, a disaster-affected state can request and receive assistance from other member states quickly and efficiently, resolving two key issues up front: liability and reimbursement.

Emergency operations center (EOC): A designated site from which public, private, or voluntary agency officials can coordinate emergency operations in support of on-scene responders.

Emergency operations plan (EOP): Overview of Bluffdale City's emergency response organization and policies. It cites the legal authority for emergency operations, summarizes the situations addressed by the EOP, explains the general concept of operations, and assigns responsibilities for emergency planning and operations.

Emergency support function (ESF): A functional emergency management responsibility established to facilitate assistance required during mitigation, preparedness, response, and recovery to save lives, protect health and property, and maintain public safety.

ESF assignment matrix: Organizational grouping of all primary and support ESF agencies.

Federal Emergency Management Agency (FEMA): Agency of the U.S. government tasked with disaster mitigation, preparedness, response, and recovery planning

Finance/Administration Section: Responsible for tracking incident costs and reimbursement accounting.

Homeland Security Presidential Directive (HSPD)-5: Enhances the ability of the United States to manage domestic incidents by establishing a single, comprehensive National Incident Management System.

Incident Command System (ICS): An all-hazard, on-scene functional management system that establishes common standards in organization, terminology, and procedures.

Joint information center (JIC): The primary location for the coordination of media relations located in or near the EOC.

Joint Information System: Provides the public with timely and accurate incident information and unified public messages. This system employs JICs and brings incident communicators together during an incident to develop, coordinate, and deliver a unified message. This will ensure that federal, state, and local levels of government are releasing information during an incident.

Local government: Local municipal governments, the school board, and other government authorities created under county or municipal legislation.

Local nonprofits: Nonprofit agencies active in providing local community services that can either provide assistance during an emergency or would require assistance to continue providing their service to the community. United Way agencies are an example of local nonprofits under this category.

Logistics Section: Provides facilities, services, and materials (including personnel to operate the requested equipment) for the incident support.

Municipality: Legally constituted municipalities are authorized and encouraged to create municipal emergency management programs. Municipal emergency management programs shall coordinate their activities with those of the county emergency management agency. Municipalities without emergency management programs shall be served by their respective county agencies. If a municipality elects to establish an emergency management program, it must comply with all laws, rules, and requirements applicable to county emergency management agencies. Each municipal EOP must be consistent with and subject to the applicable county EOP. In addition, each municipality must coordinate requests for state or

federal emergency response assistance with its county. This requirement does not apply to requests for reimbursement under federal public disaster assistance programs.

National Incident Management System (NIMS): A systematic, proactive approach to guide departments and agencies at all levels of government, nongovernmental organizations, and the private sector to work seamlessly to prevent, protect against, respond to, recover from, and mitigate the effects of incidents, regardless of cause, size, location, or complexity, in order to reduce the loss of life and property and harm to the environment.

National Response Framework (NRF): The guiding principles that enable all response partners to prepare for and provide a unified national response to disasters and emergencies. It establishes a comprehensive, national, all-hazards approach to domestic incident response.

Operations Section: Directs and coordinates all operations and assists the emergency management bureau chief in development of incident operations.

Planning Section: Responsible for collecting, evaluating, disseminating, and using information about the development of the incident and status of resources.

Primary ESF agency: Agency assigned primary responsibility to manage and coordinate a specific ESF. Primary agencies are designated based on their having the most authorities, resources, capabilities, or expertise relative to accomplishment of the specific ESF.

Primary ESF coordinator: The entity with management oversight for that particular ESF. The coordinator has ongoing responsibilities throughout the preparedness, response, and recovery phases of incident management. Responsibilities of the ESF coordinator include the following:

- Coordinating before, during, and after an incident, including pre-incident planning and coordination
- Maintaining ongoing contact with ESF primary and support agencies
- Conducting periodic ESF meetings and conference calls
- Coordinating efforts with corresponding private sector organizations
- Coordinating ESF activities relating to catastrophic incident planning and critical infrastructure preparedness, as appropriate

Policy Group: Consists of executive decision-makers who must collaborate to manage the consequences of the disaster. This group makes critical strategic decisions to manage the emergency.

Public information: Emergency information that is gathered, prepared, and coordinated for dissemination during a disaster or major event.

Safety/security: Safety/security is monitored and measures are developed for ensuring a safe and secure environment in which to run emergency operations.

State liaison: Individual appointed by the Utah Department of Emergency Management to act as liaison during emergencies to coordinate state actions for providing effective coordination and communications during the event.

Standard operating procedures: States in general terms what the guideline is expected to accomplish.

Support ESF agency: Entities with specific capabilities or resources that support the primary agency in executing the mission of the ESF.

Section 13 ACRONYMS

ARES – Amateur Radio Emergency Service
COG – Continuity of Government
CFR – Code of Federal Regulations
COOP – Continuity of Operations Plan
EMAC – Emergency Management Assistance Compact
EMS – Emergency Medical Service
EOC - Emergency Operations Center
EOP - Emergency Operations Plan
ESF - Emergency Support Function
FEMA - Federal Emergency Management Agency
HazMat - Hazardous Materials
HSPD – Homeland Security Presidential Directive
ICS - Incident Command System
ICP - Incident Command Post
JIC - Joint Information Center
JIS – Joint Information System
NIMS – National Incident Management System
NRF – National Response Framework
SARA – Superfund Amendment and Reauthorization Act
SOP – Standard Operating Procedures
TRAX – Light Rail System
UVDD—Utah Valley Dispatch District
VECC – Valley Emergency Communications Center
WFZ – Wasatch Fault Zone
WFZ – Wasatch Valley Fault Zone

Section 14

EMERGENCY SUPPORT FUNCTION DESCRIPTIONS

I. INTRODUCTION

The following pages detail each of Bluffdale City ESFs, including listings of primary and support agencies for each ESF, policies under which each ESF will operate, assumptions made in planning for each ESF, concepts of operation, and responsibilities.

II. POLICIES

All departments and agencies, both support and primary, operating within each ESF will act in accordance with the Bluffdale City EOP, the emergency plans of each individual agency, and applicable state and federal guidelines.

III. SITUATION

Emergency or disaster response is led by Bluffdale City until the situation overwhelms the city capabilities and resources. Bluffdale City will then call upon Salt Lake County Emergency Management for assistance. In disaster or emergency situations when extensive Bluffdale City assistance is delivered in support of Bluffdale City, Bluffdale City Emergency Management Division will activate or place on standby all needed ESFs.

IV. CONCEPT OF OPERATIONS

ESFs operate as part of the Operations Section under ICS. A primary agency coordinates the activities of the ESF with help from supporting agencies. Bluffdale City will request assistance from the Bluffdale City Emergency Management Division, the Operations Section chief will task ESFs with missions to respond to those requests and meet the needs the requests address. ESFs will coordinate with other ESFs, their local counterparts, private organizations and vendors to accomplish their missions. ESFs will properly document their activities and keep fiscal records for costs incurred while performing assigned tasks.

V. RESPONSIBILITIES

The primary agency of each ESF is responsible for coordinating all activities falling under that ESF. In addition, each ESF is responsible for accomplishing mission tasks assigned to it by the Operations Section chief.

VI. REFERENCES

Documents any plans, standard operating procedures, etc. that will assist an ESF.

CITY OF BLUFFDALE, UTAH

Resolution No. 2016-__

A RESOLUTION OF THE BLUFFDALE CITY COUNCIL ADOPTING AN EMERGENCY OPERATION PLAN.

WHEREAS an Emergency Operations Plan (EOP) can reduce the vulnerability of citizens and communities within the City of Bluffdale (“City”) to loss of life, injury, damage and destruction of property during natural, technological, or human-caused emergencies and disasters or during hostile military or paramilitary actions;

WHEREAS an EOP helps the City prepare for prompt and efficient response and recovery to protect lives and property affected by emergencies and disasters;

WHEREAS an EOP helps the City respond to emergencies using all systems, plans and resources necessary to preserve the health, safety and welfare of persons affected by an emergency;

WHEREAS an EOP helps communities and citizens within the City with recovering from emergencies and disasters by providing for the rapid and orderly restoration and rehabilitation of persons and property affected by emergencies;

WHEREAS an EOP provides an emergency management system encompassing all aspects of pre-emergency preparedness and post emergency response, recovery and mitigation and

WHEREAS the City desires to adopt and EOP in the interest of public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL AS FOLLOWS:

Section 1. Adoption of an Emergency Operations Plan. The Bluffdale City Council hereby adopts the Emergency Operations Plan attached in Exhibit A.

Section 2. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED: July 27, 2016.

Mayor

ATTEST:

[seal]

City Recorder

Voting by the Council:

Yes No

Councilmember Jackson	_____	_____
Councilmember Nielsen	_____	_____
Councilmember Preece	_____	_____
Councilmember Westwood	_____	_____
Councilmember Wingate	_____	_____

REQUEST FOR CITY COUNCIL ACTION

To: Mayor and City Council
From: Grant Crowell
Date: 22 July 2016
Business Date: 27 July 2016
Subject: Adoption of Independence Village Residential Special District SD-R
(zoning map, zoning text, and project plan)
Staff Presentation: Grant Crowell

RECOMMENDATION:

To approve an ordinance adopting the Independence SD-R special district, as recommended by the Planning Commission on July 20, 2016, with the following findings:

1. That no other zone classification exists that more appropriately suits the proposed development of the property.

BACKGROUND:

On May 11, 2016, the City Council adopted a new zoning category – Special Districts. A Special District (SD) is a very flexible land use type which can be applied to any qualifying property within the City of Bluffdale, residential, commercial or otherwise. On May 25, 2016, the applicant met with the City Council during their regularly scheduled planning session to discuss the concept plan proposal for Independence Village (then referred to as Independence Park), as required by the Special District processing requirements.

The proposed residential special district – SD-R Independence Village, will establish all the zoning regulations for the subject property, including: lot size, density, allowed and restricted uses, setbacks, height, architecture, open spaces, street guidelines, signage, processing requirements, and so forth. This SD zone is a stand-alone base zone, and not considered an overlay. Additionally, a project plan for the SD-R will be adopted as part of the zoning approval. The creation of a SD zone is a legislative zoning decision by the City Council interpreting the General Plan and intent of the community to create projects that would not otherwise be allowed through standard zoning tools. The project presents 181 single family lots, private park spaces and private trail, a proposed City fire station site, and public streets, all adjacent to Noell Nelson Drive.

PREVIOUS LEGISLATIVE ACTION

- July 20, 2016: Planning Commission recommended approval, 3-2.

SUPPORTING DOCUMENTS

- Proposed ordinance, with exhibits
 - Staff report to Planning Commission
-

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2016-xx

AN ORDINANCE CREATING THE INDEPENDENCE VILLAGE RESIDENTIAL SPECIAL DISTRICT (SD-R INDEPENDENCE VILLAGE), WHICH CREATES A NEW ZONING MAP DESIGNATION, A NEW ZONING ORDINANCE TEXT CHAPTER, AND ADOPTS AN ACCOMPANYING PROJECT PLAN FOR A SPECIFIC GEOGRAPHICAL AREA.

WHEREAS the City of Bluffdale Land Use Ordinance has adopted a Special District special purpose and overlay zone chapter which allows property owners to propose specific zoning regulations and plans for their properties;

WHEREAS an applicant and property owner representative have made application to create the Independence Village Special District (Independence SD-R) which presents specific zoning regulations and plans which will govern the subject property's development; and

WHEREAS the proposed map and text amendments and development project plan 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 and Zoning Map.

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

Section 1. Zoning Map Amendment. The City Council hereby amends the official zoning map from the Heavy Commercial (HC) designation to a new designation of Independence Village SD-R on the entire property as indicated in Exhibit 'A':

See Exhibit 'A'

Section 2. Text Amendments and Project Plan Approval. The City Council hereby adopts a new chapter in the City's Land Use Ordinance entitled SD-R Independence Village Project Plan, which includes the project plan requirements for Independence Village to Title 11 of the Bluffdale City Code, as indicated in Exhibit 'B'

See Exhibit 'B'

Section 3. 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 July, 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	_____	_____

Exhibit A: Independence Village Legal Description

The following parcel descriptions comprise the zoning map rezoning area for Independence Village SD-R:

Parcel 1.

BEG N 0°57'20" E 822.61 FT FR S 1/4 COR SEC 11, T4S, R1W, SLM; N 0°57'20" E 487.1 FT; N 89°46'37" E 1335.24 FT; S 0°36'31" W 490.7 FT; S 89°56' W 1338.14 FT TO BEG. (LESS NOELL NELSON DRIVE AS PER ROAD DEDICATION PLAT 2015P-158). 14.63 AC M OR L. ;

Along with:

Parcel 2.

BEG N 0°57'20" E 184.03 FT FR S 1/4 COR SEC 11, T4S, R1W, SLM; N 0°57'20" E 638.58 FT; N 89°56' E 1338.14 FT; S 0° 36'31" W 638.53 FT; S 89°56' W 1342.01 FT TO BEG. (LESS NOELL NELSON DRIVE AS PER ROAD DEDICATION PLAT 2015P-158). 19.16 AC M OR L.; and

Along with an approximately 0.80 ac of dedicated road right of way, listed as a separate unnumbered parcel by the Salt Lake County Assessor's office which lies directly west of and adjacent to the two parcels listed above.

Total rezoning area: 34.59 acres, more or less.

ARTICLE I. SD-R INDEPENDENCE VILLAGE PROJECT PLAN

11-11I-1: PURPOSE:

11-11I-2: EXISTING CONDITIONS

11-11I-3: CONCEPTUAL SITE PLAN:

11-11I-4: DEVELOPMENT STANDARDS AND DESIGN GUIDELINES:

11-11I-1: PURPOSE:

The purpose is to develop Independence Village, a residential neighborhood consisting of 181 single family detached lots on public streets, an HOA owned and maintained park and trail and the dedication of a City fire station all on approximately 34.6 acres located east of Noell Nelson Drive (1000 West) at approximately 14900 South.

11-11-I-2: EXISTING CONDITIONS

Figure 1 shows the existing conditions on the property and immediate surroundings.



Figure 1

11-11I-3: CONCEPTUAL SITE PLAN:

1.. Conceptual Site Plan

Figure 2 is the Independence Village Conceptual Site Plan.

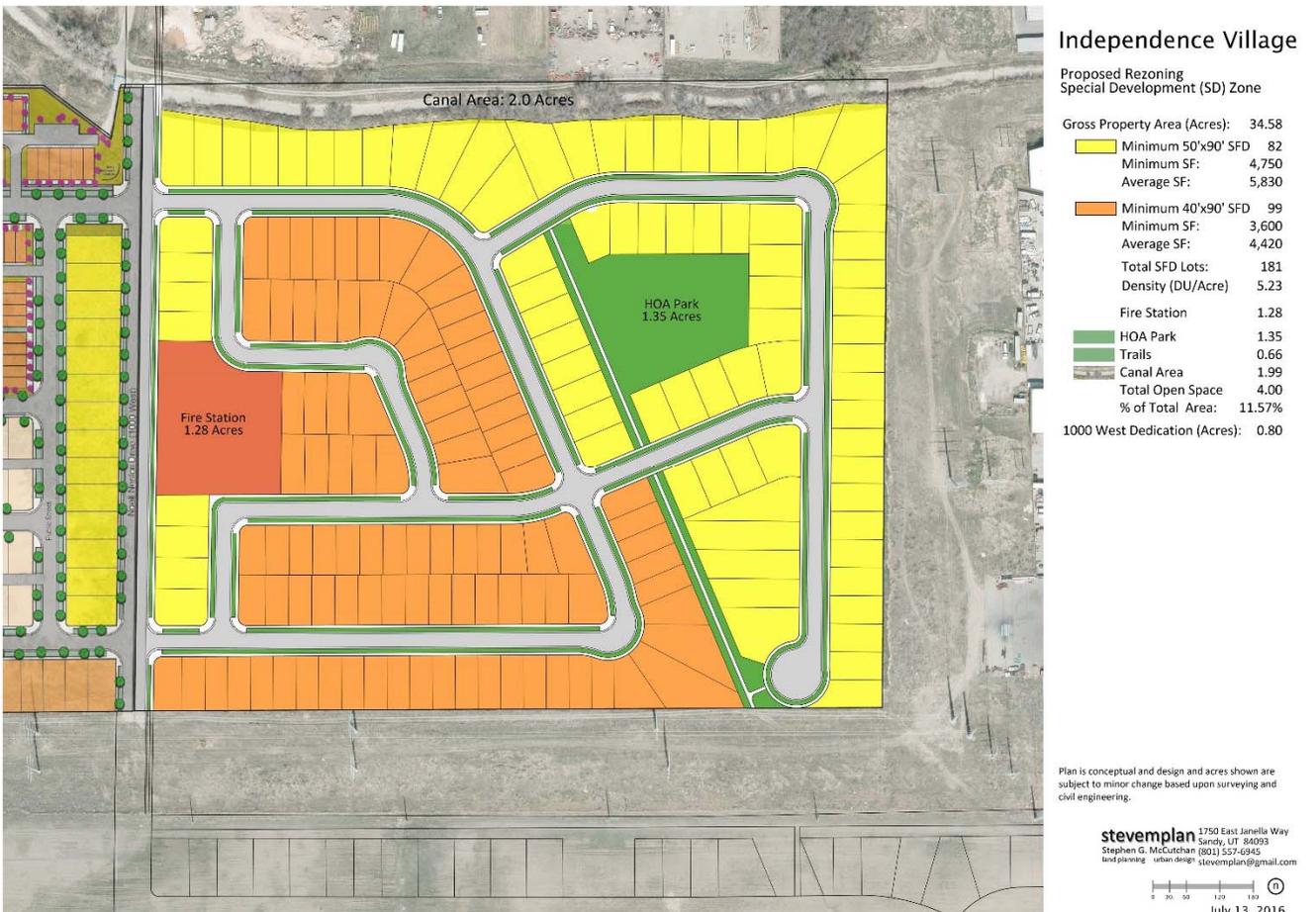


Figure 2

Table 1
Independence Village
Concept Plan Statistical Summary

Land Use	Acres	Residential Density (DU/Ac)	No. of Lots
40'x'90' SFD Lots	13.24	7.47	99
50'x 90' SFD Lots	15.26	5.37	82
Residential Subtotal	28.50	6.35	181
<hr/>			
Fire Station Dedication	1.28		
Private Active (Trail)	0.66		
Private Active (HOA Park)	1.35		
Private Passive (Canal)	1.99		
Open Space Subtotal	4.00		
<hr/>			
1000 West Dedication	0.80		
Totals	34.58	5.23	181

Acres and residential densities shown in Figure 1, Table 1 and throughout the zone are approximations based upon best available information. Civil engineering and surveying will revise and refine the numbers.

2. Fire Station Dedication

The property owner intends to dedicate a minimum of 1.15 acres along the east side of Noell Nelson Drive (1000 West) to Bluffdale City to construct and operate a fire station. This leaves a difference of 0.13 acres in the size of the fire station site, 1.28. The 0.13 acres is the equivalent of a 50 foot wide lot that was deleted to enlarge the fire station site. The property owner is requesting compensation for the net revenue lost in the 0.13 acres.

3. Parks, Open Space and Trails Plan

Within a small lot, single family detached neighborhood like Independence Village, active open space needs to be provided to compensate for the smaller, private rear yard areas. Each lot contains sufficient private rear yard open space for small family gatherings, outdoor entertaining and small children play areas. Active park and trail areas will provide the opportunity for larger, family and neighborhood gatherings, picnicking and informal play areas for sports and similar recreation.

Independence Village's active open space includes a 0.66-acre private trail and a 1.35-acre private park. The trail will connect with the City owned and maintained trail along the north side of Independence at the Point. Independence Village will work with Rocky Mountain Power to permit the trail extension and connection across the powerline easement. The trail connection will allow Independence Village residents to access both park and school facilities within all of Independence. As a private HOA owned and maintained trail, the developer will not request City reimbursement for the value of the trail land and the improvements.

Independence Village proposes a privately owned and maintained HOA park of approximately 1.35 acres. It is anticipated that the park will be an informal play area that includes turf, trees and an

automatic irrigation system. As a privately owned and maintained park, the developer will not request reimbursement for the value of the park land and the improvements.

1.99 acres of the site is within an easement for the East Jordan Canal and will be dedicated to the canal company who will maintain the canal and its immediate surroundings. The developer will build a coated, chain link fence along the canal property line and the rear lot line of the adjacent lots.

The total active and passive parks, trails and open space areas are approximately 4.00 acres. This is 11.6% of the gross site area and 12.0% of the net site area (not including the Noell Nelson Drive 0.8-acre dedication).

4. Street Cross Sections

All of the streets in Independence Village are designed to be public streets constructed to the City's "Standard Residential A" street standard, generally described a 55 foot right of way, 25 feet of asphalt, 2.5-foot concrete curb and gutters, a 7.5 foot landscaped parkstrips and a 5 foot concrete sidewalks.

11-11I-4: DEVELOPMENT STANDARDS AND DESIGN GUIDELINES:

The SD Zone requires specific development standards and regulations that apply to Independence Village. The purpose is to develop standards that will enhance the overall appearance of the neighborhood.

1. Permitted, Conditional and Accessory Uses

a. Permitted Uses: Unless specifically listed, any other use is not a permitted use, Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in Title 11:

Single-family dwellings, detached.

Childcare facilities (less than 6 children).

Parks and recreational facilities.

Public or private rights of way.

Public schools.

Public uses.

Public or private utilities and maintenance facilities.

Residential facilities for elderly persons or persons with a disability in accordance with Chapter 27 of Title 11.

Subdivisions pursuant to the subdivision ordinance and the densities approved in this SD-R Zone.

b. Conditional Uses: The following land use types are allowed as conditional uses. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with Chapter 20 of Title 11:

Religious buildings and structures.

c. Accessory Uses and Structures: The following land use types are allowed as accessory uses. Unless specifically listed, any other use is not allowed as an accessory use. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses

are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this section.

All accessory structures including garages, carports, sheds or similar structures shall be located in the rear one-half of the lot.

Accessory structures for the housing of animals or poultry is not permitted, other than incidental shelter for pets as allowed by city ordinance.

Home occupations pursuant to chapter 23 of Title 11.

Small wind power facilities as provided in chapter 33 of Title 11.

2. Lot Areas, Widths and Depths

1. Lots designated on Figure 1: Independence Village Conceptual Site Plan as “40’x90’ SFD”.

- Minimum lot area: 3,600 Square Feet
- Minimum lot width: 40 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.
- Minimum lot depth: There is no minimum lot depth.

2. Lots designated on Figure 1: Independence Village Conceptual Site Plan as “50’x90’ SFD”.

- Minimum lot area: 4,500 Square Feet
- Minimum lot width: 50 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.
- Minimum lot depth: There is no minimum lot depth.

3. Setbacks

1. Main Building

Front yard setbacks shall be a minimum of ten (10) feet. Front yard accessed garages facing a street shall be setback a minimum of twenty (20) feet.

Interior side yard setbacks shall be a minimum of five (5) feet. Side yards adjacent to a street shall be setback a minimum of ten (10) feet, except that garages facing a side street shall be setback twenty (20) feet.

Rear yards shall be setback a minimum of ten (10) feet.

2. Accessory Buildings

The side and rear yard setbacks for any permitted accessory building shall be a minimum of five feet (5').

3. Projections into Setbacks

Permitted: The following structures may be erected on or projected into any required setback:

Fences and walls in conformance with all applicable city ordinances and resolutions.

Appropriate landscaping.

Utility service boxes or similar structures.

Setback Areas: The following structures may be erected on or projected into any required front or rear setback not more than four feet (4'), and into a side setback not more than two feet (2'):

Cornices, eaves, sills, buttresses, bay windows or other similar architectural features.

Awnings, decks and planter boxes.

4. Minimum Building Separations

The minimum building separation between a main and accessory building on the same lot shall be ten (10) feet.

5. Minimum and Maximum Building Heights

A main building or structure shall not exceed thirty-five feet (35') in height, nor be lower than ten feet (10') in height, rear detached garages shall not exceed fifteen feet (15') and other accessory buildings such as sheds or carports shall not exceed ten feet (10') in height.

6. Minimum Standards for Parking

Each dwelling unit shall have a minimum of two (2) spaces located within a fully enclosed garage.

7. Public Utility Easements

Public utility easements need to be a minimum of five feet (5') in width.

8. Minimum Standards for Architectural Design, Streetscape, Fencing and Landscaping

a. Independence Village Architectural Review Committee (IPARC)

The C, C & R's shall be recorded with any plat and shall form the Independence Village Architectural Review Committee (IPARC) and give it the power and responsibility to review all building construction within the development. The IPARC shall be comprised of a minimum of two (2) individuals who have experience in either design or construction. The minimum responsibilities of the IPARC shall be the following.

Prior to submittal to Bluffdale City for building permit review, the IPARC shall approve all dwelling unit types including the variety of elevations, materials, color schemes, landscaping and accessory buildings.

The IPARC shall provide Bluffdale City with an approved set of plans and a letter of approval that shall be included with the submittal package for building permit review.

The IPARC shall approve all conceptual and final landscape plans for the design and construction of the HOA Park and the trail.

Prior to submittal to Bluffdale City for building permit review, the IPARC shall approve all requests for fencing construction to insure that the Independence Village thematic fencing is to be constructed.

b. Architectural Design Guidelines

Consistent with the requirements of the SD Zone, Independence Village requires enhanced architectural elements and features that will result in homes that are thematic and include enhancements to visible side and rear facades from either public streets or the private park or trail. The following architectural design guidelines shall dictate the design and construction of homes within Independence Village:

- Stucco, masonry, fiber cement siding and / or similar construction products shall be used on all exterior walls. No vinyl siding shall be permitted.
- A minimum of two (2) elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use or size of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.
- Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials and color schemes.
- A front façade shall include either masonry or fiber cement siding that covers a minimum of 30% of the façade not including the area of the garage door.
- Windows and doors on the front façade shall be trimmed with wood or a wood-like product that is a minimum six inches (6") in width.
- Covered porches shall be supported by a minimum six inch (6") wood or wood-like post that extend from a minimum thirty-six inch (36") and 12 inch (12") width based covered by the same masonry or fiber-cement siding used on the front façade.
- Where masonry is used on the front exterior at corners, it shall be wrapped around to the side exterior a minimum of 24 inches.
- Rooflines shall not be flat or at a low angle, generally described as less than a 6:12 pitch.
- Front facing garages shall be placed in line with the front elevation, be extended no more than five feet in front of the front elevation or be recessed behind the front elevation. It is encouraged that some of the homes extend the living space or a covered porch to the ten foot (10') front yard setback line or within five feet (5') of the front setback line.
- Rear or side end facades that are visible to a street, the private park or trail shall include additional treatments such as, but not limited to, the addition of the front façade wainscoting down the visible side façade, additional fiber cement siding, additional windows, pop-outs and window or door wood or wood-like trims a minimum of six inches (6") in width.

d. Streetscape Design, Street Trees and Front Yard Landscaping

Independence Village streets will be public streets designed to the City's "Standard Residential A" street standard. The standard provides a 7.5 foot parkstrip and a 5 foot concrete sidewalk between the back of curb and the right of way / property line. To create a more cohesive neighborhood appearance, similar landscaping of the parkways

shall be performed by the home builder. The following standards shall be followed in the landscaping of the front yards and street side yards.

Turf shall be planted in the parkways. Where possible, drought tolerant turf species may be used to reduce water usage.

Street trees shall be planted and maintained in compliance with City Code Title 7 Chapter 4. A licensed landscape architect shall prepare a list of shade trees to be planted by street and the list shall be provided to the City Planner with each plat application. This list of trees shall be used as a requirement in assigning street trees.

Shade Trees

Common Name	Botanical Name	Height (ft)	Spacing (ft)	Notes
Elm, American	Ulmus Americana	60-80	30	Use Frontier and Pioneer cultivars-they resist disease.
Honey Locust	Gleditsia triacanthos	30-70	30	Produces 7" long seedpods. Variety Inermis is thornless.
Japanese Pagoda Tree	Sophora japonica	20-40	30	Green leaflets, white flower clusters late summer, takes heat
Norway Maple	Acer Platanoides	20-40	30	
Mountain Ash	Sorbus aucuparia	20-50	30	Brilliant display of orange-red fruit in fall.
Oak, English	Quercus robur Fastigiata	40-60	30	Fastigiata is columnar with ridged and furrowed branches.
Oak, Swamp White	Quercus bicolor	50-60	30	Bark becomes deeply ridged and furrowed with age.
Oak, Bur	Quercus macrocarpa	70-80	30	Gray-brown bark becomes deeply ridged and furrowed.
Zelkova	Zelkova serrata	60-70	30	Green Vase or Village Green varieties best. Fast grower.
London Planetree	Platanus x. acerifolia	50-60	30	Mottled bark
Basswood	Tilia Americana	30-40	30	Compact growth

The home builder shall landscape the front yards of all lots based upon a conceptual landscape plan approved by the IPARC. The landscaping shall include an automatic irrigation system. The landscaping shall include turf, shrubs and groundcovers.

The front yard landscaping shall be installed prior to issuance of a certificate of occupancy except that between the months of October and April, the home builder may delay the installation until the end of the following month of June if a bond is posted pursuant to the City's adopted fee schedule.

The home builder shall construct the IPARC approved thematic fencing between homes at a distance no more than five (5) behind the corner of the dwelling unit. The home builder shall also construct the IPARC approved thematic fencing along the length of the street side lot line from a distance no more than five (5) from the building corner and the lot rear corner.

As part of the IPARC approval, the home builder may choose to not build the fencing between homes if full landscaping including side and rear yards is installed.



e. Fencing

The consistent and uniform installation of thematic fencing will contribute to the Independence Village sense of neighborhood. The thematic fence, TREX Seclusions Woodland Brown, maintenance free fence.

Figure 3 shows the location of required fencing that will be installed by the home builder. The home builder will also be required to construct the thematic fencing between homes (interior side yard) no more than five (5) feet behind the house corner. The homeowner may choose to install additional thematic fencing along other lot lines not noted on Figure 3.



Figure 3



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

STAFF REPORT
13 July 2016

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

Re: Creation of the SD-R Independence Village (Residential) Special District
Application No.: 2016-11
Applicant: TBP 147, LLC
Acreage: Approximately 34.6 acres
Affected Location: Approximately 14880 S Noell Nelson Drive
Request: To amend the Bluffdale City Land Use Ordinance and Map by creating the SD-R Independence Village Special District, and approving the associated project plan

SUMMARY & BACKGROUND

On May 11, 2016, the City Council adopted a new zoning category – Special Districts. A Special District (SD) is a very flexible land use type which can be applied to any qualifying property within the City of Bluffdale, residential, commercial or otherwise. On May 25, 2016, the applicant met with the City Council during their regularly scheduled planning session to discuss the concept plan proposal for Independence Village (then referred to as Independence Park), as required by the Special District processing requirements.

The proposed residential special district – SD-R Independence Village, will establish all the zoning regulations for the subject property, including: lot size, density, allowed and restricted uses, setbacks, height, architecture, open spaces, street guidelines, signage, processing requirements, and so forth. This SD zone is a stand-alone base zone, and not considered an overlay. Additionally, a project plan for the SD-R will be adopted as part of the zoning approval. The creation of a SD zone is a legislative zoning decision by the City Council interpreting the General Plan and intent of the community to create projects that would not otherwise be allowed through standard zoning tools.

ANALYSIS

The proposed zoning approval creates a new chapter in the Bluffdale Land Use Ordinance and a new zoning map designation that only applies to the subject area of the application – SD-R Independence Village.

Existing General Plan and Zoning. The existing general plan land use designation for the property is Mixed Use and the current zoning is Heavy Commercial. Residential densities in the mixed use land use designation in the vicinity (Independence Master Planned Community) are approximately seven units per acre. The zoning proposal presents a residential density of just over five units per acre. The site's location has been determined to not be a prime commercial location and residential is consistent with other land uses adjacent to the property.

Layout and Configuration. The Independence Village subdivision consists of approximately 34.6 acres on generally flat property, south of the East Jordan Canal, north and east of the original Independence Master Planned Community, south and west of existing light industrial development, and on the east side of Noell Nelson Drive. It is adjacent to two electrical power corridors and has a Questar gas line running through the middle of the property that has been incorporated into the project design. Two accesses to the project come off of Noell Nelson Drive, a collector road, designed to handle increased traffic volumes in this area of the community.

The conceptual site plan (concept subdivision plan) shows a mix of up to 181 single family dwelling sites with a minimum lot size of 3600 square feet, a private park and trail system, a site identified for dedication as a City fire station site, and a public street network with street trees within a 55' right of way. Two general single family lot size products have been identified (40' x 90' and 50' x 90'). Smaller setbacks and public utility easements are being proposed, commensurate with the lot sizes. Front loaded garages will be setback a minimum of 20' to allow driveway parking that does not obstruct the sidewalk.

Final design studies continue to refine the site design for the Fire Station site. The City will work with the developer to determine final layout, which may require additional modifications to the conceptual site plan during preliminary and final plat design.

The homes within Independence Village will be required to get approval from an architectural control committee (ARC) prior to submittal to the City for building permit approval. The ARC will administer a variety of architectural goals and requirements which are detailed in the zoning text.

Uses. The proposed land uses in the SD-R zone are consistent with what we have approved in other small lot residential subdivisions in the City and are included in the proposed zoning text.

SPECIAL DISTRICT ZONE REQUIREMENTS

To process and approve a request to create a SD zone, certain minimum requirements must be met (staff observations in parentheses):

11-11H-2: QUALIFICATION:

For property to qualify for SD Zone classification the following conditions shall be met:

1. The property to be classified shall be at least ten (20) acres for residential and mixed use projects. The property shall be at least five (5) acres for commercial, industrial, or manufacturing projects. **(Met, 34.6 acres)**
2. The proposal conforms to the goals, objectives, and density recommendations of the City's General Plan. **(General Plan designation is Mixed Use)**

3. The applicant shall demonstrate to the Planning Commission and City Council that development on the property would be constrained by topographic or other natural features, by platting or ownership configuration, by impact from public utility structures or other public structures or facilities, or that no other zone classifications exist that more appropriately suit the proposed development of the property. **(Legislative Policy Determination)**

4. The development of the property shall prepare a comprehensive Project Plan that addresses development issues specific to the site including, but not limited to, architectural design standards, landscaping, street trees, open space and parks, trail connections to the City's existing or proposed system, phasing and processing of development or similar characteristics. **(submitted and included)**

5. The entire site proposed for SD District classification shall be included in a development plan for review and recommendation by the Planning Commission and approval by the City Council as an amendment to the City's Land Use Ordinance and Official Zoning Map. **(submitted and included)**

11-11H-3: LAND USES ALLOWED:

Land uses allowed within an SD Zone shall be established by the review process as described in Section 11-11H-8: Specific Development Standards and Regulations. **(land uses have been submitted and included)**

11-11H-4: DISTRICT DESIGNATION:

When the land uses to be allowed in a specific SD Zone are determined, a permanent suffix for the district shall be established that shall be adopted and shown on the official Bluffdale City Zoning Map. Establishment of an SD designation shall conform to the hearing and approval requirements for Zoning Map and Land Use Ordinance text amendments. The suffix shall describe the dominant land use characteristic of the district, as illustrated and shall also include the name for the particular district:

1. SD-R (residential uses) – name **(SD-R Independence Village)**

11-11H-5: CITY COUNCIL REVIEW PRIOR TO SUBMITTAL OF AN APPLICATION FOR SPECIAL DEVELOPMENT DISTRICT (SD) ZONE

The application for the SD Zone combines applications for a zone map amendment, zone text amendment and a concept plan. Prior to the City accepting a rezoning application to the SD Zone, an applicant shall participate in a City Council planning session during a regularly scheduled and agenda'd public meeting, where the City Council shall discuss the proposed SD Zone rezoning application and whether it qualifies for SD Zone consideration as indicated by the criteria outlined in Section 11-11H-2. The determination of the Planning Commission and City Council are advisory and are performed to provide the applicant with additional information prior to submitting the formal, complete application. **(City Council Planning Session item on May 25, 2016; met)**

11-11H-6: DEVELOPMENT AGREEMENT

The applicant may choose to submit a Development Agreement proposal as a part of the SD Zone application. If so, a Draft Development Agreement shall be submitted as part of the formal, complete application. After review by City Staff, the Draft Development Agreement shall be reviewed and approved by the City Council prior to or concurrent with adopting the ordinance approving the SD Zone rezoning. **(no development agreement submitted or required)**

11-11H-7: PROJECT PLAN:

Due to the site specific nature of the SD Zone, all requests for rezoning shall be accompanied by a Draft Project Plan for review and approval by the Planning Commission and City Council. The Project Plan shall be incorporated into the zoning text amendment proposal and formatted as necessary for codification.

The Project Plan must achieve and identify techniques to provide a development with uniform and compatible site and building standards when the project area is completely built out. The Project Plan must demonstrate compliance with the requirements of this article, as applicable. Any deviations from the City's Land Use Ordinance and City Standards requirements shall be specifically listed and approved by the City. The minimum submittal requirements included in the Project Plan shall be the following:

1. Existing Conditions Map that is a topographical map, aerial, satellite photos or equivalent, identifying all lands protected under state and federal statutes from development and any additional features or elements protected under city ordinance.
2. Conceptual Site Plan showing streets, lots and building placement where applicable.
3. Preliminary Street Cross Sections which conform to the City construction standards.
4. The proposed pedestrian, bicycle and active transportation network.
5. Conceptual Parks, Trails and Open Space Plan, which demonstrates connectivity with the City's existing and planned trail system
6. Preliminary plans for parking including off-street parking and snow removal where necessary.
7. Architectural requirements and design theme.
8. Street tree plan.
9. Other elements necessary to demonstrate or clarify the unique aspects of the proposal. **(Submitted project plan meets minimum submittal requirements and is attached)**

Based upon the specific circumstances of each proposed project, the City may require additional studies to be incorporated as part of the Project Plan. These studies may include, but not necessarily limited to, the following.

1. Preliminary culinary and irrigation water.
2. Preliminary storm drainage plans.
3. Preliminary utility plans.
4. Traffic analysis.
5. Geotechnical analysis. **(these studies have not been determined to be necessary at this concept level; detailed engineering is required for preliminary and final plats, pursuant to City land use ordinances)**

11-11H-8: SPECIFIC DEVELOPMENT STANDARDS AND REGULATIONS:

As part of the Project Plan, the applicant shall prepare and submit to the City for Planning Commission review and City Council approval specific development standards and regulations for the proposed site. The specific development standards and regulations included shall be site specific provided such standards and regulations are in general conformity with adopted City policies, programs, and plans and all applicable chapters of this code. Such standards and regulations may include, but are not limited, to:

1. Permitted, conditional and accessory uses.
2. Minimum lot areas, widths and depths.
3. Minimum setbacks.
4. Minimum building separations.
5. Minimum and maximum building height requirements.
6. Maximum lot coverage.
7. Minimum standards for access, parking and loading.
8. Minimum amount of open space including active and passive parks, trails, recreation facilities and active and passive open spaces including the long term plans for ownership and maintenance.
9. Minimum standards for architectural design, streetscape, fencing, signage and landscaping, including a process for design approval and administration.

A. The Special Development (SD) Zone allows a property owner to develop using standards that are specific to the property thus permitting land use types, densities, lot sizes, setbacks and similar features that may differ from other City zones. There is an expectation that the buildings constructed in the SD Zone will be based upon architectural design guidelines that exceed requirements in other City zones. There is also an expectation that the architecture in the SD Zone will be more thematic and include more architectural elements and features. Where visible from an adjacent street or gathering place like a park or trail, there is an expectation that the visible side and rear facades of buildings will include additional architectural treatments that are usually placed on front facades, such as masonry, fiber cement siding or similar coverings and windows or doors will include additional treatments like pop-outs or wider wood or wood-like trims. The actual type of architectural feature and element enhancements for each building will vary depending upon the type of development and the perceived need but will be enumerated in the approved Project Plan.

10. Street tree plan.
11. Such other regulations and standards as may be necessary to accomplish the purposes and intent of the SD District. **(submitted project plan addresses all required elements)**

RECOMMENDATION ON PROPOSED ZONING CHANGES

Staff recommends that if the Planning Commission believes there is good cause to create a new Special District Zoning Designation – SD-R Independence Village, they should forward a positive recommendation to the City Council for the proposed zoning map and text amendment, application 2016-11, and create appropriate findings. A finding that could be utilized as a starting point for a positive or negative recommendation could include:

1. Consistency with the goals and objectives of the City’s General Plan.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the proposed text amendment creating a new Special District Ordinance – SD-R Independence Village chapter in the Bluffdale City Land Use Ordinance, application 2016-11, based on the following findings...”

1. List all findings. . .

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the proposed text amendment creating a new Special District Ordinance – SD-R Independence Village chapter in the Bluffdale City Land Use Ordinance, application 2016-11, based on the following findings:”

1. List all findings...

Independence Village

Proposed Rezoning
Special Development (SD) Zone

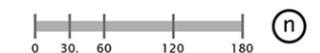
Gross Property Area (Acres): 34.58

	Minimum 50'x90' SFD	82
	Minimum SF:	4,750
	Average SF:	5,830
	Minimum 40'x90' SFD	99
	Minimum SF:	3,600
	Average SF:	4,420
	Total SFD Lots:	181
	Density (DU/Acre)	5.23
	Fire Station	1.28
	HOA Park	1.35
	Trails	0.66
	Canal Area	1.99
	Total Open Space	4.00
	% of Total Area:	11.57%
	1000 West Dedication (Acres):	0.80



Plan is conceptual and design and acres shown are subject to minor change based upon surveying and civil engineering.

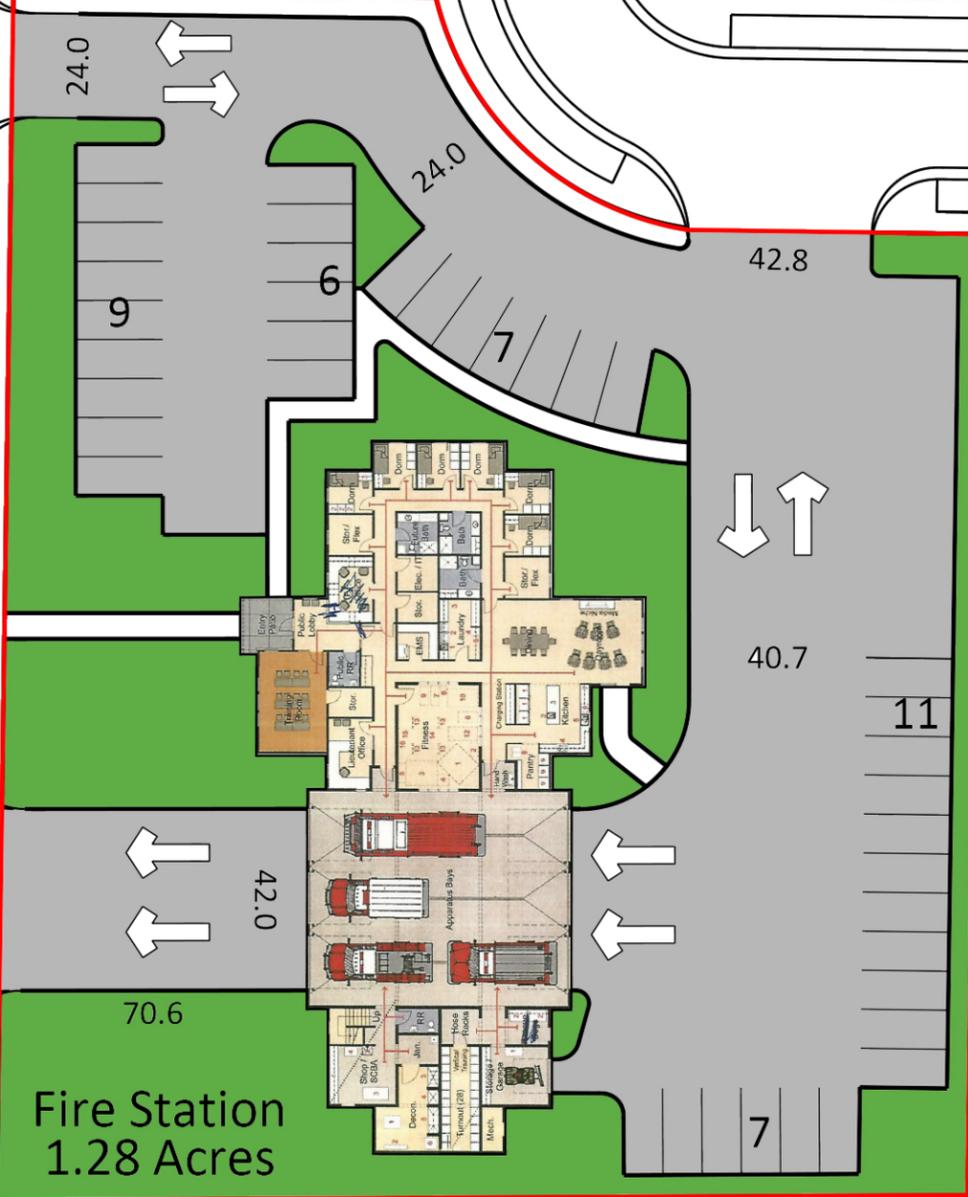
stevemplan 1750 East Janella Way
Sandy, UT 84093
Stephen G. McCutchan (801) 557-6945
land planning urban design stevemplan@gmail.com



July 13, 2016

Noell Neslon Drive (1000 West)

Fire Station
1.28 Acres



24.0

9

6

24.0

7

42.8

40.7

11

42.0

70.6

7



14175 Redwood Road, Bluffdale, Utah 84065; Tel. 801-559-7781; mfazio@bluffdale.com

Memo

Date: 26 July 2016

From: Michael Fazio, P.E. 

To: Mark Reid, City Manager
Mayor Timothy
City Council

CC:

RE: Bluffdale Heights Phase 4 Conditional Preliminary Acceptance

The City Construction Manager and Public Works personnel inspected the subdivision improvements for Bluffdale Heights Phase 4. All items were approved except for the sod and the sprinkling system in the park/detention basin. The grass was placed on the 25 July and is not yet established and the sprinklers are going to be tested on the 27 July.

I recommend that the conditional preliminary acceptance of the Bluffdale Heights Phase 4 and beginning of the warranty period be given as soon as I have determined that the sprinkling system is fully operational and that the grass is established.

**CITY OF BLUFFDALE, UTAH
RESOLUTION NO. 2016-____**

**A RESOLUTION OF THE BLUFFDALE CITY COUNCIL AUTHORIZING THE
MAYOR TO EXECUTE A SETTLEMENT AGREEMENT BETWEEN THE CITY OF
BLUFFDALE, WILLIAM JEFF NEWMAN, AND NEWMAN CONSTRUCTION, INC.**

WHEREAS the City of Bluffdale (“City”) has undertaken the design and construction of Noell Nelson Drive (1000 West);

WHEREAS the City has attempted to acquired property to accommodate the road construction by filing a complaint against William Jeff Newman for eminent domain (Utah Third District Court, Case No. 160901044); and

WHEREAS the parties have reached an agreement wherein the City will acquire the needed property, requiring the dismissal of the litigation;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
BLUFFDALE AS FOLLOWS:**

Section 1. Authorization to Execute Agreement. The City Council hereby authorizes and directs the Mayor to execute a Settlement Agreement between the City of Bluffdale, William Jeff Newman and Newman Construction, Inc., and to take all other steps to fulfill the agreement.

Section 2. Effective Date. This Resolution shall become effective immediately upon its passage and the City Council authorizes and directs the Mayor to execute and cause to be delivered the same.

PASSED, ADOPTED AND APPROVED: July 27, 2016.

Mayor Derk P. Timothy

ATTEST:

[seal]

Wendy Deppe, City Recorder

Voting by the City Council: Aye Nay

Councilmember Jackson ____ ____
Councilmember Nielsen ____ ____

Councilmember Preece _____
Councilmember Westwood _____
Councilmember Wingate _____

Settlement Agreement

between

The City of Bluffdale, William Jeff Newman, and Newman Construction, Inc.

This Settlement Agreement ("Agreement") is entered into this 22 day of July 2016, between the City of Bluffdale, a Utah municipal corporation ("City"); William Jeff Newman, an individual, and Newman Construction, Inc., a Utah corporation (collectively known as "Newmans"). Each party singularly known as "Party" or collectively known as "Parties."

Recitals

WHEREAS the City desires to construct a road known as Noell Nelson Drive and located at approximately 1000 West ("Road"), which is adjacent to property owned by William Jeff Newman ("Newman Property," described in **Exhibit A**;

WHEREAS the City desires to acquire a portion of the Newman Property to facilitate construction of the Road;

WHEREAS the City and the Newmans were unable to agree upon the value for the property needed for the Road;

WHEREAS after the Parties were unable to agree upon the value of the property needed for the Road, the City filed a complaint against William Jeff Newman in Utah's Third District Court, Case No. 160901044, seeking to obtain the property needed for the road by eminent domain ("Litigation");

WHEREAS, based upon agreement of the Parties, the Court entered a Stipulated Order of Immediate Occupancy on February 19, 2016;

WHEREAS the Parties have continued to meet and engage in settlement negotiations and have reached an agreement to dispose of all issues related to the acquisition of the property and all other claims between them;

WHEREAS the Parties desire to reaffirm the application of a development agreement applicable to the property owned by William Jeff Newman despite any previous foreclosure proceedings; and

WHEREAS the City has authority pursuant to Utah Code Ann. § 10-9a-102(2) and Bluffdale City Code § 11-29-1 to enter into development agreements;

Agreement

NOW, THEREFORE, in consideration of the foregoing recitals, the Parties hereby agree as follows:



1. Fee Simple Parcels. William Jeff Newman shall convey the property described in **Exhibit B**, attached hereto, by general warranty deed to the City ("Fee Simple Parcels).
2. Compensation. The City shall compensate William Jeff Newman for the land purchase in the amount of One Hundred Thousand Dollars (\$100,000.00) upon delivery of the deed(s) and easements described below. The Parties agree that this amounts to full just compensation under the laws of Utah and the United States.
3. Slope Easement. William Jeff Newman shall convey a permanent easement for the slope property located near the pond on Mr. Newman's property, more particularly described and shown in **Exhibit C**, attached hereto ("Slope Easement").
4. Temporary Construction Easement. William Jeff Newman shall convey a temporary construction easement encompassing the area located 10 feet west from the right of way line ("Construction Easement"). The Construction Easement shall terminate upon completion of the Road project.
5. Dismissal of Litigation. Upon delivery of the deeds for the Fee Simple Parcels, the Slope Easement, and the Construction Easement, the City shall promptly file a motion to dismiss, with prejudice, the Litigation.
6. Reaffirmation of Development Agreement. The Parties agree that despite any previous foreclosure proceedings, including those by Zions First National Bank, the original development agreement pertaining to the Newman Property, dated December 11, 2007, and recorded in the Office of the Salt Lake County Recorder as Entry No. 10470370, Book 9623, Page 8016 *et seq.*, amended by the First Amendment to Development Agreement for Independence at Bluffdale dated March 11, 2008, and the Second Amendment to Development Agreement for Independence at Bluffdale dated May 3, 2011, recorded as Entry No. 11162662 in the office of the Salt Lake County Recorder (collectively, "Original Development Agreement"), is hereby reaffirmed and ratified to be in full force and effect, including the total density approved by the Original Development Agreement for the Newman Property.
7. Amendment of Development Agreement. Newmans have submitted to the City a proposed amendment to the Original Development Agreement for the portion of the Newman Property located south of the East Jordan Canal. The City agrees to review and process that proposed amendment and the accompanying subdivision in good faith and in accordance with applicable state law and City ordinances.
8. Waiver of Claims. Upon delivery to the City of the deeds and easements discussed herein, Newmans waive any claim to reimbursement for expenses relating to assistance with construction design, meetings, suggestions, time, or any other thing related to the



design of the Road. Newmans also waive any and all other claims related to or arising out of the acquisition, design, or construction of the Road by the City.

9. No Personal Liability of Certain Persons. No member, official, employee, consultant or agent of the City shall be personally liable to Newmans in the event of any default by the City under this Agreement.
10. Entire Agreement. This Agreement constitutes the entire Agreement and understanding of the Parties with respect to the subject matter hereof, and supersedes all prior agreements, arrangements and understandings relating to the subject matter hereof. No representation, promise, inducement or statement of intention has been made by either of the parties that is not embodied in this Agreement.
11. Modification. A modification of, or amendment to, any provision contained in this Agreement shall be effective only if the modification or amendment is in writing and signed by each of the Parties. Any oral representation or modification concerning this Agreement shall be of no force or effect.
12. Authority. The signers of this Agreement warrant that they have authority to sign on behalf of the Parties for the purposes stated herein.

IN WITNESS WHEREOF, the Parties have executed this Agreement the date hereinabove first written.

WILLIAM JEFF NEWMAN:



William Jeff Newman

CITY:

CITY OF BLUFFDALE, a Utah municipal corporation

Derk P. Timothy, Mayor

NEWMAN CONSTRUCTION, INC.:


By: 
Its: 



ACKNOWLEDGEMENTS

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the ___ day of _____, 2016, personally appeared before me Derk P. Timothy, who being duly sworn, did say that he is the Mayor of the CITY OF BLUFFDALE, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Derk P. Timothy acknowledged to me that the City executed the same.

Notary Public

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 22 day of July, 2016, before me Mandy Sharp, a notary public, personally appeared William Jeff Newman, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.



Mandy Sharp
Notary Public

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 22 day of July, 2016, before me Mandy Sharp, a notary public, personally appeared William Mark Newman who being duly sworn, did say that he is the President of the Newman Construction, Inc., a Utah corporation, and that the foregoing instrument was signed in behalf of the Newman Construction, Inc., by authority of its board of directors and said William Mark Newman acknowledged to me that Newman Construction, Inc., executed the same.



Mandy Sharp
Notary Public

Handwritten mark

EXHIBIT A

NEWMAN PROPERTY

201

Exhibit "A"

Beginning at a point South 89°28'11" West along the center Section line 2487.66 feet from the East quarter corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, running thence South 00°48'33" West 30.00 feet; thence South 84°12'50" West 148.40 feet to a point on the East line of the Southwest quarter of said Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°48'33" West along said East line of the Southwest quarter of said Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian 1255.61 feet; thence South 76°39'07" West 45.42 feet; thence North 00°29'27" West 277.05 feet; thence South 07°39'54" West 279.88 feet; thence North 89°30'33" East 24.93 feet; thence South 09°49'27" West 95.00 feet; thence North 52°55'56" West 153.33 feet; thence South 89°30'33" West 692.09 feet to the East line of the Denver and Rio Grande Railroad property; thence following the said East line of the Denver and Rio Grande Railroad property the following five (5) courses 1) North 28°01'46" East 20.08 feet; 2) North 62°16'11" West 75.00 feet; 3) North 28°17'32" East 1050.05 feet; 4) North 62°16'11" West 150.00 feet; 5) North 28°20'27" East 301.71 feet to a point on the center Section line; thence North 89°28'15" East along said center Section line 437.69 feet to the center of said Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°28'11" East along said center Section line 166.51 feet to the point of beginning.

Less and excepting therefrom any portion of said property lying within the bounds of 14600 South Street, as the same was conveyed to Salt Lake County by mesne instruments of record.

M

EXHIBIT B
FEE SIMPLE PARCELS

M

Jeff Newman Parcel
R.O.W. Description

PARCEL A

A parcel of land located in the Southwest Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah, and, more particularly described as follows:

BEGINNING at a point on the quarter section line of said Section 11 and the easterly boundary line of that certain property as recorded in Bk 9940, Page 946 of the Office of the Salt Lake County Recorder, which is 61.86 feet South 00°48'25" West along the section line from the Salt Lake County Survey monument marking the Center of said Section 11 (the basis of bearings is North 89°28'05" East 2654.18 feet between the Center Quarter corner and the East Quarter corner of said Section 11), and running thence along said Section line and said boundary line South 00°48'25" West 1247.42 feet; thence continuing along said boundary line the following three (3) calls: 1) South 89°30'27" West 25.00 feet; 2) North 00°48'29" East 277.05 feet; 3) South 07°29'59" West 128.91 feet; thence North 00°48'25" East 977.08 feet thence North 14°22'01" East 35.36 feet to a point on a 193.50 foot radius curve to the right; thence 47.27 feet along the arc of said curve through a central angle of 13°59'47" (chord bears North 14°29'03" East 47.15 feet) to a point of compound curvature of a 239.50 foot radius curve to the right; thence 46.57 feet along the arc of said curve through a central angle of 11°08'25" (chord bears North 27°03'10" East 46.49 feet) to the point of beginning.

Contains 44,776 square feet or 1.030 Acres.

Together with:

PARCEL B

A parcel of land located in the Southeast Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah, and, more particularly described as follows:

BEGINNING at a point on the quarter section line of said Section 11, which is 34.31 feet North 89°28'05" East along the section line from the Salt Lake County Survey monument marking the Center of said Section 11 (the basis of bearings is North 89°28'05" East 2654.18 feet between the Center Quarter corner and the East Quarter corner of said Section 11), and running thence along said Section line and said boundary line North 89°28'05" East 131.82 feet; thence South 00°51'31" West 28.06 feet; thence South 83°33'28" West 140.79 feet to a point on a 96.50 foot radius curve to the left; thence 43.84 feet along the arc of said curve through a central angle of 26°01'53" (chord bears North 11°17'27" East 43.47 feet) to the POINT OF BEGINNING.

41

Contains 4,691 square feet or 0.108 Acres.

Together with:

PARCEL C (Culvert in East Jordan Canal)

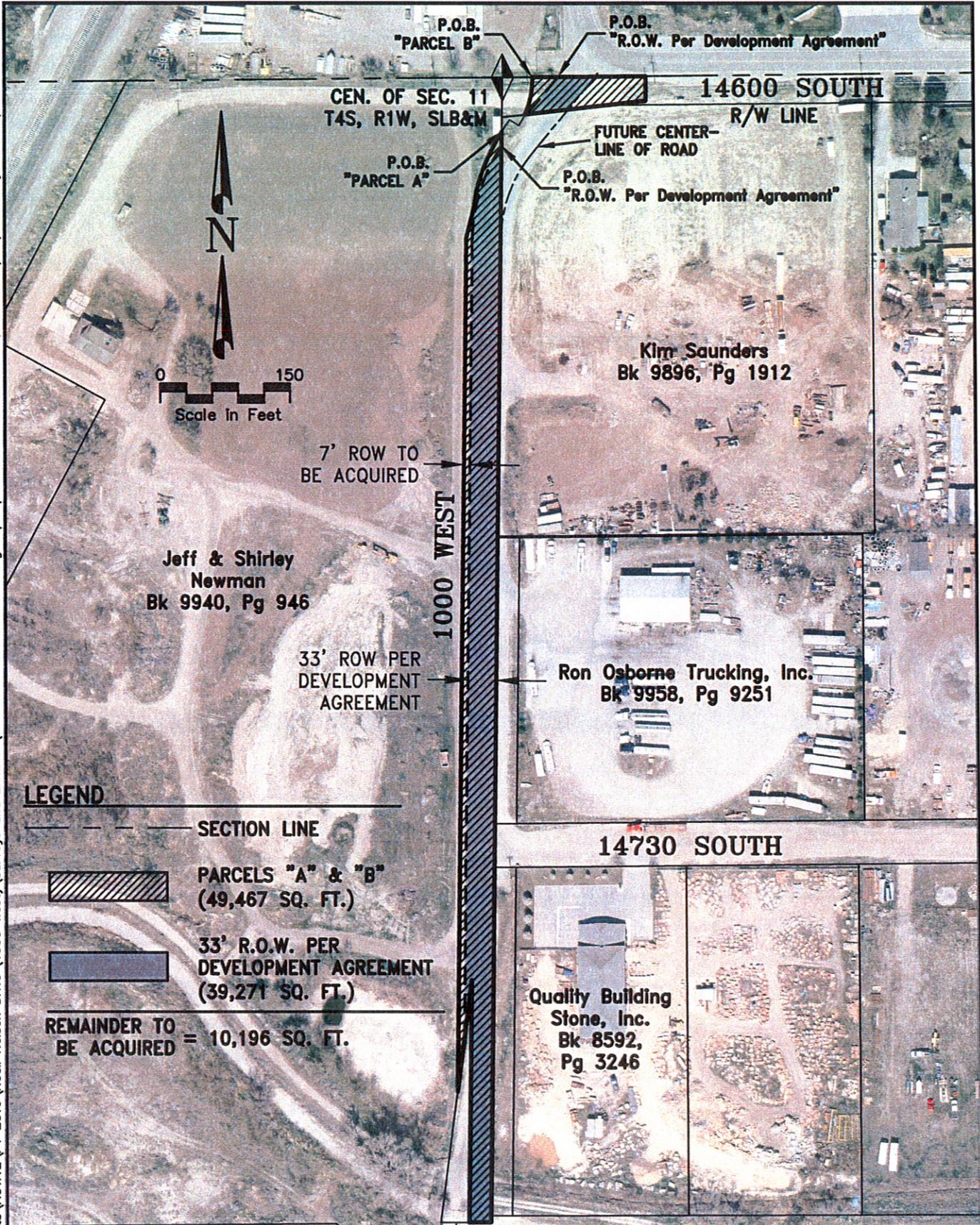
A parcel of land located in the Southwest Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah, and, more particularly described as follows:

BEGINNING at the northerly corner of the Westgate Aclaime at Independence Subdivision as recorded in the Office of the Salt Lake County Recorder, which is 1309.28 feet South $00^{\circ}48'25''$ West along the section line and 39.78 feet South $89^{\circ}30'16''$ West from the Salt Lake County Survey monument marking the Center of said Section 11 (the basis of bearings is North $89^{\circ}28'05''$ East between the Center Quarter corner and the East Quarter corner of said Section 11), and running thence along the boundary of said Subdivision South $09^{\circ}49'27''$ West 13.46 feet; thence North $80^{\circ}33'17''$ West 20.49 feet; thence North $25^{\circ}44'52''$ East 10.82 feet; thence North $89^{\circ}29'58''$ East 17.81 feet to the POINT OF BEGINNING.

Contains 224 square feet or 0.005 Acres.

M

Path: G:\Projects\ACTIVE\FY 2016\Noel Nelson Drive (1000 West)\Surveys and Exhibits\EXHIBIT- NEWMAN TAKE.dwg | plot date: November 20, 2015 | plotted by: K.Thompson



LEGEND

- SECTION LINE
-  PARCELS "A" & "B" (49,467 SQ. FT.)
-  33' R.O.W. PER DEVELOPMENT AGREEMENT (39,271 SQ. FT.)
- REMAINDER TO BE ACQUIRED = 10,196 SQ. FT.

The City of
BLUFFDALE

1000 WEST STREET

R.O.W. - JEFF & SHIRLEY NEWMAN

DESIGNED KT	DATE 11/20/15	PROJECT NO. N/A
DRAWN KT	DATE 11/20/15	SHEET NO. 1 OF 1
CHECKED MF	DATE 11/20/15	DRAWING NO. N/A

21

Petri: G:\Projects\ACTIVE\FY 2016\Holl Nelson Drive (1000 West)\Surveys and Exhibits\EXHIBIT- NEWMAN CULVERT TAKE.dwg | plot date: January 20, 2016 | plotted by: kthompson

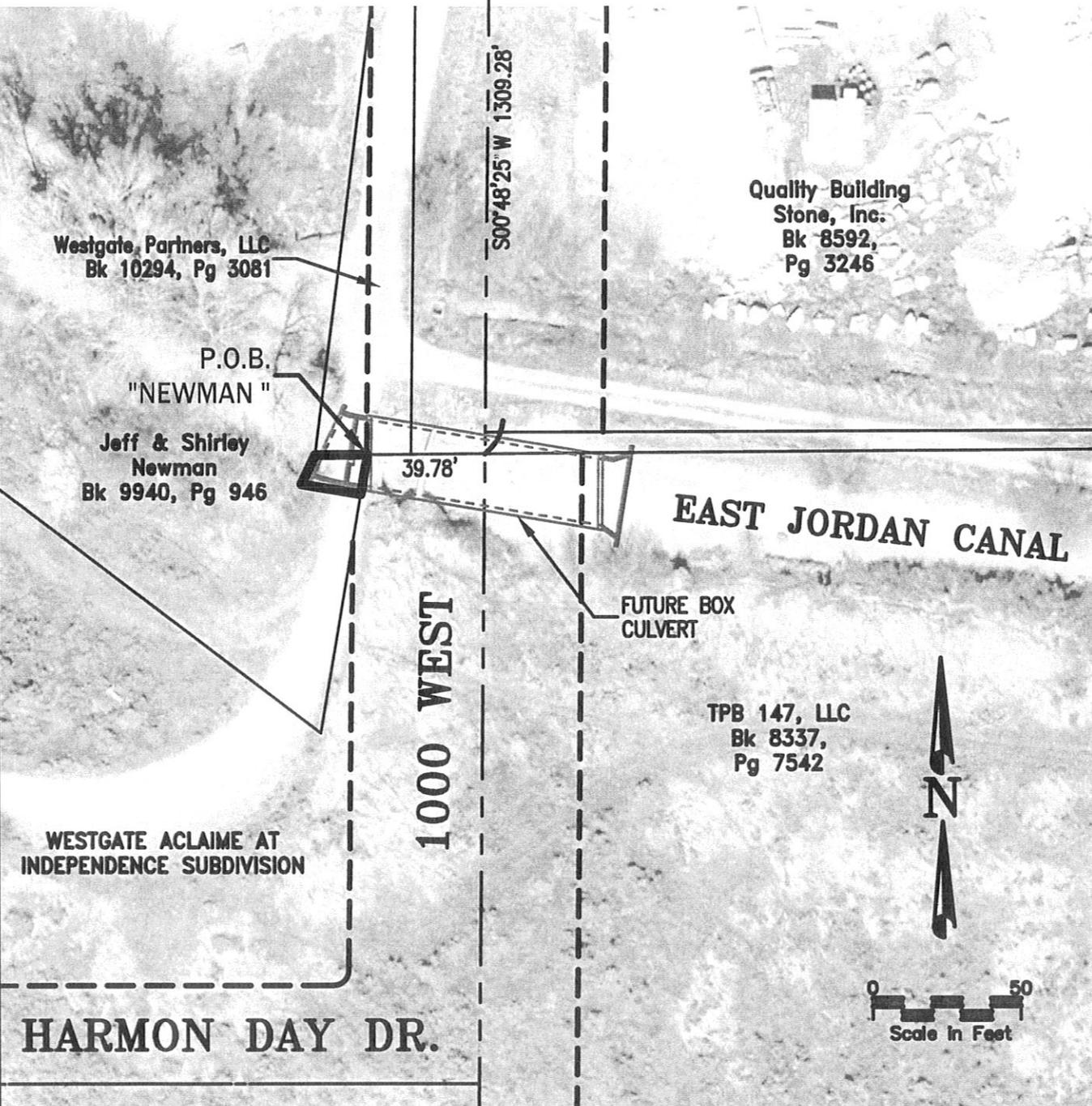
SECTION CORNER

CENTER OF SECTION 11
T4S, R1W, SLB&M

14600 SOUTH

LEGEND

- SECTION LINE
- ROW LINE



The City of
BLUFFDALE

1000 WEST STREET

PROPERTY ACQUISITION FOR CULVERT END

DESIGNED KT	DATE 01/20/16	PROJECT NO N/A
DRAWN KT	DATE 01/20/16	SHEET NO 1 OF 1
CHECKED MF	DATE 01/20/16	DRAWING NO N/A

Handwritten initials

EXHIBIT C
SLOPE EASEMENT

Newman Parcel
Property Acquisition for Fill Slope
Legal Description

A parcel of land located in the Southwest Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah, and, more particularly described as follows:

BEGINNING at a point which is 960.19 feet South 00°48'25" West along the section line and 40.00 feet North 89°11'35" West from the Salt Lake County Survey monument marking the Center of said Section 11 (the basis of bearings is South 00°48'25" West between the Center Quarter corner and the South Quarter corner of said Section 11), thence South 00°48'25" West 200.67 feet; thence South 07°29'59" West 58.71 feet; thence North 06°16'20" West 35.39 feet; thence North 01°48'42" West 68.35 feet; thence North 06°04'06" East 156.23 feet to the POINT OF BEGINNING.

Contains 2,103 square feet or 0.048 Acres.

M

Path: G:\Projects\ACTIVE\FY 2016\Noell Nelson Drive (1000 West)\Surveys and Exhibits\EXHIBIT-FILL SLOPE.dwg | plot date: July 14, 2016 | plotted by: kthompson

SECTION CORNER

CENTER OF SECTION 11
T4S, R1W, SLB&M

LEGEND

--- SECTION LINE
- - - ROW LINE

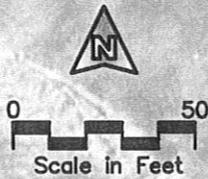
Jeff & Shirley
Newman
Bk 9940, Pg 946

P.O.B.

N89°11'35"W
40.00'

960.19'

EXISTING
POND



EAST JORDAN CANAL

1000 WEST

N01°48'42"W
68.35'

N06°04'06"E
156.23'

S00°48'25"W
200.67'

S00°48'25" W (ARP)

N06°16'20"W
35.39'

S07°29'59"W
58.71'

Quality Building
Stone, Inc.
Bk 8592,
Pg 3246

EXISTING
BOX CULVERT

BLUFFDALE
EST. 1848

1000 West Street

Exhibit A

DESIGNED	KT	DATE	07/14/16	PROJECT NO.	N/A
DRAWN	KT	DATE	07/14/16	SHEET NO.	1 OF 1
CHECKED	MF	DATE	07/14/16	DRAWING NO.	N/A

Handwritten initials