



**\*\*\*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 12<sup>th</sup> 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](http://WWW.BLUFFDALE.COM) AND ON THE PUBLIC MEETING NOTICE WEBSITE, [WWW.PMN.UTAH.GOV](http://WWW.PMN.UTAH.GOV)



**Wendy L. Deppe, CMC**  
**City Recorder**

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

**BLUFFDALE CITY COUNCIL  
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**Present:** Mayor Derk Timothy  
Alan Jackson  
Ty Nielsen  
Boyd Preece  
Justin Westwood

**Staff:** Mark Reid, City Manager  
Vaughn Pickell, City Attorney  
Michael Fazio, City Engineer  
Brittany Skinner, Assistant City Attorney  
Police Sergeant Shane Taylor  
Fire Chief, John Roberts  
Bruce Kartchner, City Treasurer  
Jennifer Robison, Senior Planner  
Wendy Deppe, City Recorder

**Others:** Ken Milne

**Excused:** James Wingate

**BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

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

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

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

City Manager, Mark Reid, offered the invocation.

City Engineer, Michael Fazio led the Pledge of Allegiance.

**2. PUBLIC FORUM.**

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

**3. CONSENT AGENDA.**

**3.1 Approval of the June 8, 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**

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**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 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.**

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

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

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

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

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

There were 61 fire calls received with 15 involving actual fires. Several “good intent” calls were also received as well as hazardous conditions, gas spills, and service calls. There were 11 structural fires and chemical releases and reactions, rubbish fires, flammable spills, and natural gas

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leaks. Chief Roberts reported that they received assistance from the Unified Fire Authority (UFA) 10 times and provided assistance to them 15 times. In response to a question raised, Chief Roberts reported that on the 4<sup>th</sup> of July the department responded to nine calls.

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

**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.**

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

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

**Justin Westwood moved to adopt an ordinance amending the City standards and specifications related to Typical Street Cross Sections and Electrical Lighting Standards. Alan Jackson seconded the motion. Vote on motion: Ty Nielsen-Aye, Boyd Preece-Aye, Justin Westwood-Aye, Alan Jackson-Aye. The motion passed unanimously.**

**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.**

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

Boyd Preece asked if top soil testing could take place since top soil is needed in specific areas. Mr. Reid indicated that the standards can be amended, if needed. Alan Jackson clarified that top soil of four inches was included in the standards.

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

**Ty Nielsen moved to approve an ordinance amending the City Standards and Specifications, adopting a Parks and Recreation Landscape Standards. Justin Westwood seconded the**

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

**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.**

Senior Planner, Jennifer Robison, presented the staff report and stated that the application is for both preliminary and final plat approval. The request is for six residential lots in the R-1-43 zone. The applicant is requesting that a cul-de-sac come off of 14400 South. There was also a request to slightly reduce the street standard and construct a private street rather than a public street. Due to the future widening of 14400 South, there were constraints which was the reason the applicant decided to go to a cul-de-sac situation. The lots near the entrance are one-acre in size with building envelopes specified for those that need to meet the width requirements. It was most important to meet the zoning criteria, which is why the applicant was requesting a deviation from some of the other standards.

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

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

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

**Ty Nielsen moved to approve the 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. Approval was subject to the following:**

**Conditions:**

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

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3. **Taylor Ridge Lane shall be constructed as a ¾ intersection, prohibiting left turn egress movements onto 14400 South, while permitting right-turn egress and left and right turn ingress.**
4. **That a raised island be placed at the entrance to the subdivision preventing any left movement when exiting the subdivision.**
5. **That all other requirements and recommendations included in the traffic impact study for the subdivision shall be allowed.**

**Justin Westwood seconded the motion.**

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

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

8. **Consideration and Vote on a 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.**

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

Mayor Timothy asked if the cost could be included in the Building Permit Fee. Mr. Pickell stated that it can and the fee schedule provision allowing the fees to be charged will be adopted. It is a separate fee but is added on. Mr. Reid commented that it was added on as a budget item. In response to a question raised, Mr. Reid stated that as of July 1, 2016 there is a new requirement that greatly expands the City's obligations. It was anticipated that the firm will conduct all inspections for the time being. Mr. Reid stated that for the first 90 days they will utilize the company and reevaluate whether they want to hire an internal person to do them. There is enough money in the budget to justify hiring a full-time employee.

**Justin Westwood moved to pass a resolution authorizing the City Manager to enter into a General Service Agreement with Erosion Control Services, Inc. to provide Storm Water Pollution Prevention Construction Inspections. Alan Jackson seconded the motion. Vote on**

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**motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Boyd Preece-Aye. The motion passed unanimously.**

**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.**

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

**Justin Westwood moved to pass a resolution 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. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Boyd Preece-Aye. The motion passed unanimously.**

**10. Mayor's Report.**

Mayor Timothy reported that Smith's went out to bid and were supposed to have received the bids back the previous week. They are planning to commence construction on August 15 as long as Smith's and Woodbury can reach an agreement on purchasing the land. The only issue holding up the project is the traffic light and UDOT's approval. Woodbury wrongfully assumed that at least one of the 12 meetings that have already taken place would count as the pre-application meeting. The Mayor noted that a meeting must be held prior to making application. UDOT indicated that they had not yet held the pre-application meeting, which meant that the 45-day approval had not yet begun. The Mayor expressed a desire to be present at the pre-application meeting, which was scheduled for July 6. He ultimately was unable to attend and one of the previous meetings was counted as the pre-application meeting and the 45-day period began. He noted that it is not necessary to wait the 45 days, particularly since the project has been planned for the last two years.

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

With regard to the jurisdictional transfer, they are awaiting the Corridor Preservation determination. Applications were due July 1 but the Public Utilities Meeting will not meet again until next month. The matter must go through COG, whose next meeting is scheduled for Thursday, August 25. By then the City will know if they will receive the \$1.5 million hoped for.

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The Mayor clarified that the approval will come from COG. The Mayor noted that the administration of the funds changed from UDOT to the County.

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

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

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

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

**PLANNING SESSION**

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

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

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

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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.

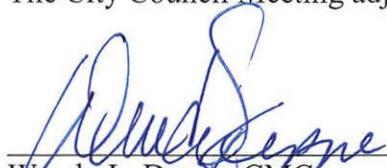
Justin Westwood moved to go into Closed Meeting to discuss pending or imminent litigation. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Boyd Preece-Aye. The motion passed unanimously.

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

13. Adjournment.

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

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

  
Wendy L. Deppe, CMC  
City Recorder:



Approved: July 27, 2016

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

**Present:** Mayor Derk Timothy  
Alan Jackson  
Ty Nielsen  
Boyd Preece  
Justin Westwood

**Staff:** Mark Reid, City Manager  
Vaughn Pickell, City Attorney  
Jennifer Robison, Senior Planner  
Michael Fazio, City Engineer  
Brittany Skinner, Assistant City Attorney  
Bruce Kartchner, City Treasurer  
Wendy Deppe, City Recorder

At approximately 7:55 p.m. Mayor Derk Timothy called the meeting to order.

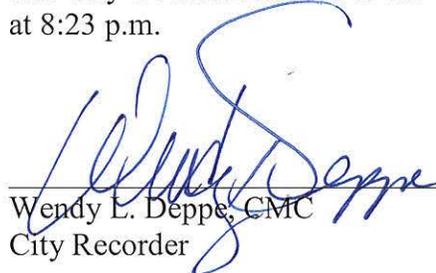
**Motion:** Justin Westwood moved to go into Closed Meeting to discuss pending or imminent litigation.

**Second:** Alan Jackson seconded the motion.

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

The Council discussed pending and imminent litigation issues.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 8:23 p.m.

  
\_\_\_\_\_  
Wendy L. Deppe, CMC  
City Recorder



Approved: July 27, 2016