



**AMENDED - BLUFFDALE CITY COUNCIL  
MEETING AGENDA  
Tuesday, September 10, 2013**

Notice is hereby given that the Bluffdale City Council will hold a meeting Tuesday September 10, 2013 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **7:00 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means by telephonic conference call.

The Agenda will be as follows:

**BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 7:00 P.M.**

1. Roll Call, Invocation and Pledge.\*
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 11, 2013 amended minutes.
  - 3.2 Approval of a resolution adopting Storm Water Design Standards.
  - 3.3 Approval of an ordinance amending Title 8, Chapter 2, of the Bluffdale City Code regarding Sewer Service.
  - 3.4 Approval of a resolution authorizing the City Manager to enter into an agreement awarding the contract for ADA Ramp Improvements for various locations in the City of Bluffdale.
4. Presentation and Information regarding upcoming Special Bond Election, presenter, Sandy Riesgraf, Jordan School District Representative.
5. Presentation and Information regarding the Jordan River Trail Alignments (completion of the remaining Bluffdale sections), presenter, Lynn Larsen, Salt Lake County Parks & Recreation.
6. Information and update on Bluffdale Arts Advisory Board productions, presenter, Laura Garner.
7. Information and discussion regarding Bluffdale Arts Advisory Board sponsored Christkindlmarkt, presenter Adrienne Schmidt.
8. Consideration and vote on a resolution approving a First Amendment to Bond Agreement, a Three-party Agreement between the City of Bluffdale, 4 Independence, LLC, and the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints Regarding the Improvements Planned for Plat H-1, Independence at the Point – staff presenter – Vaughn Pickell.

9. Consideration and vote regarding a Final Plat application for Plat D-5 located at approximately 15000 South Freedom Point Way within the Independence Master Planned Community, 4 Independence, LLC, applicant – staff presenter – Grant Crowell.
10. Consideration and vote regarding a Final Plat application for The Falls at Boulden Ridge 3B, a ten lot residential subdivision located at approximately 14600 South 3200 West, Scenic Development, Inc., applicant – staff presenter – Grant Crowell.
11. Mayor’s Report.
12. City Manager’s Report and Discussion.

### **PLANNING SESSION**


13. 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.

### **WORK SESSION**

14. Information and discussion regarding Residential Development South of Parry Farms, presenter, Gary McDougal.
15. Information and discussion regarding amended Impact Fee Facilities Plan/Capital Facilities Plan, presenter, Brent Ventura, Horrocks Engineering.
16. Closed meeting pursuant to Utah Code § 52-4-205 (1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).
17. Adjournment.

**Dated this 5th day of September, 2013**

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)

  
**Teddie K. Bell, MMC**  
**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  
MEETING MINUTES  
Tuesday, September 10, 2013**

**Present:** Mayor Derk Timothy  
Alan Jackson  
Bruce Kartchner (arrived at 7:13 p.m.)  
Noell Nelson  
Ty Nielsen  
Heather Pehrson (arrived at 7:08 p.m.)

**Others:** Mark Reid, City Manager  
Vaughn Pickell, City Attorney  
Grant Crowell, City Planner/Economic Development Director  
Michael Fazio, City Engineer  
Blain Dietrich, Public Works Operations Manager  
Alan Peters, Associate Planner  
Teddie Bell, City Recorder

**BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

Mayor Derk Timothy called the meeting to order at 7:05 p.m.

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

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

Adrienne Schmidt offered the invocation.

Andrea Hughes led the Pledge of Allegiance.

**2. PUBLIC FORUM.**

Rob Hughes, President of the Cascade Cove HOA, is not here representing the HOA, but was present representing the four residents of Pastoral Way. They were requesting that the City reconsider the 10-foot easement on Cascade Cove Subdivision that is parallel to homes at 15024, 15054, 15084, and 15112 South Pastoral Way. The property was originally intended as an equestrian trail leading to a restricted area identified as the Jacob Welby Canal Road. The present easement had become a nuisance in that it is overgrown and not maintained. The easement does not allow for safety or security of the property as there is no way for the property owners to secure the rear portion of their lots. They have not been allowed to build fences to protect their property and some allow horses and dogs to run loose and cause damage. The homeowners were also concerned that they would be liable if anyone is injured on their property.

Mr. Hughes stated that there have been acts of vandalism, shots have been fired, and burglaries have occurred nearby. The Council was asked to reconvey the easements to the owners or assume the tax and other liabilities of the properties. In the past 30 days the neighbors reported that they have seen only one person use the trail. Mr. Hughes stated that the issue has to do with the safety

**BLUFFDALE CITY COUNCIL**  
**MEETING MINUTES**  
**Tuesday, September 10, 2013**

and security that other homeowners enjoy that they do not. A petition signed by the homeowners was provided to the Council.

Mayor Timothy understood that the request is involved and stated that the Council cannot provide an answer tonight. He agreed to look into the matter and see what options are available and hopefully reach a resolution. Mr. Hughes explained that they have no protection and as the police patrol the area they cannot see what is taking place behind the homes.

Andrea Hughes stated that they have had problems with wild animals threatening their pets. Many residents have grandchildren and she was concerned about their safety in the fast running canal.

Susan Green indicated that directly behind them are four homes that are not part of the subdivision but the residents have the same concerns. Mayor Timothy thought tonight's discussion should enable the City to look into the issue and the available options.

Wynn Wayman agreed with the concerns expressed. One of his major concerns had to do with the safety of his grandchildren around the canal. He stated that he cannot secure his backyard to protect them. He also has livestock and because there is public access he has to move his water troughs and feeding stations away from the access. Mr. Wayman stated that he moved to Bluffdale from Salt Lake City where he was subject to a drive by shooting where the windows of his home and three vehicles were shot out. He moved to Bluffdale to escape that element. On May 20, 2013, the windows of his pickup were shot out in his backyard behind his fence. Currently, there is an ongoing unresolved police investigation. Mr. Wayman expressed a desire to have security in his backyard.

John George gave his address as 14226 South 3600 West and was present to discuss the green waste fee residents are being charged. He explained that he did not opt out of the program because he did not open his mail. He pays his bills annually and makes one payment in December for the entire year. Additionally, he did not receive a postcard. He asked that he be allowed to opt out of the program from December on and that the fee be waived.

Rob Hughes agreed with Mr. George's comments and also did not opt out. He stated that he does not want the green can.

Duane Breinholt gave his address as 14336 South 3600 West and was present representing himself and Nick Swazso who lives at 14386 South 3600 West. Mr. Swazso is a civilian contractor in Afghanistan and did not receive the Mayor's message either. Mr. Breinholt also stated that there is a green can on the corner where there is no structure. Mr. Breinholt takes care of Mr. Swazso's property and he does not need or want a green waste tote. He is a farmer and landscape contractor and did not read the mandate on opting out of the service. He considered himself a very good green waste recycler. Mr. Breinholt stated that he has visited the City Offices three times in an effort to opt out of the program without success. He thought the citizens should have had the opportunity to opt in rather than to opt out. He did not request the service and does not want it. He noted that he resents the City mandating the service.

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Tuesday, September 10, 2013**

**3. CONSENT AGENDA:**

- 3.1 Approval of the June 11, 2013, Amended Meeting Minutes.**
- 3.2 Approval of a Resolution Adopting Storm Water Design Standards.**
- 3.3 Approval of an Ordinance Amending Title 8, Chapter 2, of the Bluffdale City Code Regarding Sewer Service.**
- 3.4 Approval of a Resolution Authorizing the City Manager to Enter into an Agreement Awarding the Contract for ADA Ramp Improvements for Various Locations in the City of Bluffdale.**

**Ty Nielsen moved to approve the consent agenda. Heather Pehrson seconded the motion.**

In response to a question raised by Noell Nelson, Associate Planner, Alan Peters, stated that the CDBG money for ADA ramp improvements was sufficient to install nine ramps.

**The motion passed with the unanimous consent of the Council.**

**4. Presentation and Information Regarding Upcoming Special Bond Election, Presenter, Sandy Riesgraf, Jordan School District Representative.**

Brad Sorensen-Administrator of Schools over the Herriman area, Mike Anderson-Administrator of Schools over the Riverton Area, and Steve Dunham-Communications Manager for Jordan School District, were present. A Power Point presentation was given regarding the needs of the District. Mr. Dunham stated that a mailer was sent out containing information on the upcoming bond approved by the Board of Education to go on the ballot on November 5.

Mr. Dunham gave a brief synopsis of the \$495 million bond and stated that it will cover safety renovations throughout the District and relieve pressure in growing communities. Mayor Timothy asked what the bond will pay for within the City of Bluffdale. Mr. Dunham stated that a project list is available on line that identifies every school and the proposed improvements. He noted that new schools will be built as growth comes.

Mayor Timothy stated that Bluffdale City has the highest property values in the District and contributes a great deal, yet they feel somewhat ignored by the District. Bruce Kartchner stated that that is particularly true in light of a recent situation where a hazardous bus route was eliminated. He questioned whether the District actually knows what is going on in Bluffdale.

Mr. Anderson stated that new schools will possibly be built in Bluffdale with the bond monies. He was familiar with the Independence development and stated that every home will contribute approximately .8 students. With regard to Bluffdale Elementary specifically, site safety modifications were proposed as well as playground asphalt. South Hills Middle School and Riverton High School both were in need of roof replacements.

**BLUFFDALE CITY COUNCIL**  
**MEETING MINUTES**  
**Tuesday, September 10, 2013**

With regard to the dangerous bus route, Mr. Anderson stated that the safety of students is a top priority; however, they cannot have bus routes without funding. Bruce Kartchner asked if upgraded tracks and test scores were considered more important than bus routes. Mr. Anderson stated that that was not the case. He explained that the entrance to Bluffdale Elementary will be modified so that visitors will have to check in at the central office as a safety measure.

In response to a question raised by Noell Nelson, Mr. Anderson stated that the bond will be taken out incrementally as needed and paid off much like a home mortgage over a 15-year period. Council Member Nelson noted that District Board Members are paid over \$325,000 per year. Mr. Dunham explained that with Utah Right some of the Board Members' earnings include retirement benefits. He reported that Superintendent Johnson currently is paid \$185,000 per year.

Bruce Kartchner stated that the District is asking the City to trust them with their money but there was some question as to whether they have earned that trust based the way money has been spent in the past. He stated that with the last District bond issue, the bond was approved by the citizenry yet the District neglected to issue the bonds and build the schools in a timely manner. All the while construction costs were increasing rapidly. In the end the District was not able to build as many schools as anticipated because they did not start soon enough. Council Member Kartchner asked how the Council can be sure that this time will be any different, particularly since the person in charge now was involved back then.

Mr. Dunham stated that with the 2003 bond, schools were built as they are needed. They can project growth but to build a school and have it sit vacant for several years would be costly. Bruce Kartchner stated that there was a need but the schools were not built. He stated that the split between the Jordan and Canyon School Districts was caused by the same problem in that schools were falling into disrepair while the District was not using its bonding capacity. He suggested the District earn Bluffdale's trust.

Mr. Dunham asked for input on what more they can do to build trust. He remarked that they have tried to be very transparent with their financial dealings over the past several years and they have included in depth financial information on their website. Since 2011, they have received an A+ rating from a national non-profit organization for their transparency. Bruce Kartchner asked that the District consider its advertising, which promotes the District's perspective rather than giving an even-handed presentation. For example, one of the negatives presented was the concept of year round schools and dual schedules. He believed that in tough economic times those things were necessary. With regard to the cost of construction, Council Member Kartchner stated that the video claimed that the proposed cost of construction is low, yet he compared the cost and was confident that it could be built for far less. He felt that the claimed efficiency was perhaps replicating a high cost model as opposed to truly reaching a low construction cost.

With regard to the claim that the District has one of the lowest loans per student level, Bruce Kartchner asked if that was the case after the proposed \$500 million bond is issued in that an additional \$400 million bond is to be proposed within the 15-year timeframe before the bond is paid off. At that point, the District will be one of the highest taxed per student from a capital

**BLUFFDALE CITY COUNCIL**  
**MEETING MINUTES**  
**Tuesday, September 10, 2013**

standpoint. He suggested the District's message be totally transparent as well as the information provided.

Mr. Anderson stated that they want to be good stewards of the taxpayers' money. He reported that two committees were formed comprised of citizens. One would be the New Building Committee and the other would be the Building Utilization Committee. Boundary changes and pocket bussing were discussed. Mr. Anderson stated that currently there are 240 portables. Council Member Kartchner liked portables and considered them an efficient way to shift the building with the population. He thought that was something the District was doing right in that portables do not create a permanent structure when a temporary one will work. Mr. Anderson agreed and stated that when they look at building new schools, the idea is for them to meet the initial capacity needs. As students come in, the buildings can expand and contract as needed. He noted that the recommended number of portables per school is six, which he considered a lot to manage.

District Board Member, Susan Pulsifer, appreciated the Council's feedback and shared many of their concerns. She expressed support for the bond and recommended the Council vote for it. She thought it was important to consider how school buildings are utilized. Some schools have low populations where consideration needs to be given to how to make the best use of them. With regard to the proposed cost of the new buildings, Ms. Pulsifer wanted to look at the potential to construct school buildings for less money. Three committees were to be formed; one to look at high schools, one to look at middle schools, and one to look at elementary schools. They will analyze the construction cost and design and make recommendations to the School Board. The intent was to make sure that the money is being spent in the best way possible. Ms. Pulsifer addressed the issue of trust and understood that trust in some parts of the District is not where it needs to be. The District felt the bond was put together in such a way that they can gain the public's trust.

Noell Nelson asked what action will be taken in the event the bond does not go through. Mr. Anderson responded that the options range from year round schools, boundary changes, pocket bussing, and double sessions. He noted that the Board's commitment is to stretch every dollar. He noted that the last time the District bonded was in 2003.

Bruce Kartchner brought up the issue of tilt ups, which is a lower cost construction, and stated that it has been available for years. It only became an issue when the District had to bond and justify its actions to the public. He asked why it wasn't looked at 10 years earlier. Mr. Anderson stated that compliance with seismic codes has a lot to do with it. Bruce Kartchner used Providence Hall School, a charter school in Herriman, and stated that it was built for far less than \$160 per square foot. He suggested smaller schools also be built, if necessary.

Ms. Pulsifer indicated that she became involved on the Board three years ago and was not aware of what took place in the past. She stated that going forward the Board plans to look at all of the issues mentioned. Bruce Kartchner was under the impression that the Board did not look at certain things in planning for the bond. Ms. Pulsifer stated that the Board of Education approved the proposed bond and the committees were part of the recommendation. She was aware of what Mr. Osmond addressed and saw what was put out by the Utah Taxpayers' Association. The

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Tuesday, September 10, 2013**

decision to pursue the bond was in place before the recommendations from two individuals came out. The Board was able to respond to the concerns about what took place previously.

In response to a question raised by Heather Pehrson, Ms. Pulsifer clarified that the cost per taxpayer will be \$10 per \$100,000 in assessed value over 15 years. Council Member Pehrson asked how the District is planning to pay for capital and maintenance costs over the next 50 to 70 years. Mr. Anderson responded that as student numbers increase funds will also in the form of student funding.

Mr. Reid stated that in Bluffdale there is one school, Bluffdale Elementary. Two prospective school sites were purchased with bond money although there was no intention for them to ever be used as school sites. He asked why the District would purchase extra ground they never intend to use. He thought it was unwise for the District to spend money on property that remains vacant.

Mr. Reid stated that when the hazardous bus route was canceled in Bluffdale it was determined to be the most hazardous bus route in the Jordan School District. It cost Bluffdale about \$230,000 to build a sidewalk for about 10 students to walk through the hazardous area and then cross Redwood Road 1 ½ miles from the elementary school. The policy was that elementary school children were able to walk 1 ½ miles to school through the river bottoms and across Redwood Road. That was acceptable to the District because they wanted to push the point that if they are pressured to cut the budget, this would be one area where the cut is visible.

Mr. Anderson stated that the District doesn't have a lot of surplus property. Mr. Reid stated that there are three sites in Bluffdale yet there is only one school. Mr. Thomas thought it would be wise for them to purchase property with great value and potential with the option being to build there in the future. Mr. Reid had spoken to administrators who indicated that they will never build schools in the existing site locations. Mr. Anderson suggested the City speak with Scott Thomas who can better address the situation. Bruce Kartchner again brought up the issue of credibility and the District managing the assets they already have. Mr. Anderson offered to make a presentation to the Council on specific properties and discuss the viability and plans for each. Mr. Reid reported that he contacted District officials who were not aware that the existing vacant school property is owned by the District.

**5. Presentation and Information Regarding the Jordan River Trail Alignments (Completion of the Remaining Bluffdale Sections), Presenter, Lynn Larsen, Salt Lake County Parks & Recreation.**

Lynn Larsen was present on behalf of the Salt Lake County Planning and Development Section of the County Parks and Recreation Department. He reported that the citizens voted for a \$47 million park bond last November and \$11.5 million is for the Jordan River Trail. The goal is to complete the remaining gaps in the trail except for one in Salt Lake City. He noted that all of the remaining gaps are in Bluffdale. They have worked well as a team to get smaller sections assembled and are now faced with the more difficult sections. The location of the trail was shown on a site map displayed.



**BLUFFDALE CITY COUNCIL**  
**MEETING MINUTES**  
**Tuesday, September 10, 2013**

Mr. Larsen identified the gap from 14000 South to 15000 South and identified property owners along the proposed trail. He explained that they made application for a license with UTA to build a trail through their property following the canal. They were looking at one point at piping the canal and building a trail on top. Something similar was done in the Jordan Narrows with another canal company and it worked well. The intent was to tie into the existing trail at 15000 South after which it would continue west across the river and on to Parry Farms.

Mr. Larsen identified another gap from 15900 South to 16500 South. He stated that they worked for several years to figure out how to complete this section. They were unable to work with the landowners and partnered with Jordan Valley Water Conservancy District who is building a water line from Utah County to 15000 South. The proposed alignment follows the property they are purchasing for the water line. The trail will be built in conjunction with their water line. The water line was expected to be built in 2014 and 2015 with the trail to be built in 2016. By doing what is proposed, they can share in their ability to negotiate with landowners and complete the acquisition.

Heather Pehrson asked if there were plans to connect the trail with Independence. Mr. Larsen expected there would be connections; however, the County only addresses regional trails. The trails from Independence are considered community trails. He explained that the purpose of a regional trail is to provide access from neighborhoods and communities.

City Planner/Economic Development Director, Grant Crowell, stated that the Independence trail system will get to Porter Rockwell Boulevard, which will carry the Bonneville Shoreline Trail. He suggested the connection issue be studied in more detail.

Mr. Reid asked about a potential future connection to the Salt Lake County Park. Mr. Larsen stated that he discussed the possibility with one of the local developers. He found that there is a plan already in place for Rose Creek where that kind of connection could be made. Mayor Timothy expressed appreciation to Mr. Larsen for his hard work and expertise.

**6. Information and Update on Bluffdale Arts Advisory Board Productions, Presenter, Laura Garner.**

Bluffdale Arts Advisory Board Chair, Laura Garner, thanked the Council for their support. She reported that a few events were added this year including Battle of the Bands, and an Art Show. They also had a concert this year and plan to do the Christmas Festival. They were able to purchase sound equipment to upgrade the existing system. In addition, much of their equipment has been moved to a storage unit. She thanked Alan Jackson for allowing them to borrow the space.

Ms. Garner stated that they are no longer able to rehearse in the church and are currently practicing in their homes. They also have donation space from Wasatch Arts, owned by Wayne Mortimer's daughter. Ms. Garner stated that their summer show did not go well and they were trying to figure out why. Next year the intent was to do it the week after Old West Days. The hope was to increase show attendance going forward. The Board was trying to improve on

**BLUFFDALE CITY COUNCIL**  
**MEETING MINUTES**  
**Tuesday, September 10, 2013**

publicity. Accounting issues were discussed. Ms. Garner offered to provide the Council with an itemized list of expenditures, if interested.

Bruce Kartchner expressed appreciation to the Board for expanding to other areas of the arts than have been seen in the past. The Battle of the Bands and the Art Show, for example, are attracting people who may not have attended the plays. Ms. Garner felt good about what was being added.

Ms. Garner stated that there has been some concern about the arrangement of the costume shop. She explained that they entered into a contract with the City where any new inventory obtained by the City goes to Ms. Garner's costume shop where the City can access everything she has. Ms. Garner stated that she maintains, insures, and stores her inventory. She reported that \$1,500 was spent this year on costumes and props. The costume rental for the most recent show would have cost \$4,400 with only \$1,500 being spent. In addition those costs go back into the costume shop and the City has access to all of it at no cost. The cost of cleaning the costumes was \$2,300 for the most recent production. She noted that if another city were to rent the costumes, they would have to clean them before returning them in addition to paying the rental fee.

Ms. Garner stated that the City has saved a lot of money in that they have access to thousands of costumes that they don't have to pay to store. She hoped the arrangement would be a positive one for the City. Mayor Timothy remarked that the costumes are amazing. He thanked Ms. Garner for her time and talent. It was announced that upcoming productions will be A Christmas Carol, Joseph and the Amazing Technicolor Dream Coat, and Thoroughly Modern Millie.

**7. Information and Discussion Regarding Bluffdale Arts Advisory Board Sponsored by Christkindlmarkt, Presenter, Adrienne Schmidt.**

Adrienne Schmidt explained that the event is modeled after a similar festival in Germany that features an outdoor market that has been going on for hundreds of years. Artisans come together to sell their wares and there is food, performers, vendors, a petting zoo, and a fire barrel.

Ms. Schmidt started the event two years ago and it has grown since to the point that they expect 15 vendors and 1,500 people to participate this year. The event was to be held three Saturdays before Christmas from 2:00 p.m. to 6:00 p.m.

Ms. Schmidt stated that many sought out the German-themed event through German Connection and many Bluffdale citizens attended as well. She stated that they can attract a huge audience outside of Bluffdale but it has also been a community builder over the past few years. Last year, "This is the Place" State Park started their own Christkindlmarkt. The two will not be in competition, however, because theirs is mostly commercial. The Bluffdale event will feature only local handmade items.

City Attorney, Vaughn Pickell, stated that if the City allows the group to host an event, they will have to allow similar gatherings without inquiring about their message. Because it is affiliated with the Bluffdale Arts Advisory Board the City needs to be careful to not support or sponsor a particular religion. He explained that there could potentially be an establishment clause problem. He described the three-pronged process. Mr. Pickell's understanding was that the main feature is

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Tuesday, September 10, 2013**

a Nativity scene. If that is the case, he thought it could be problematic for the City. He stated that the biggest issue has to do with excessive entanglement between government and religion.

Ms. Garner did not consider the event to be much different from Town Days. Mr. Pickell explained that the difference is that Town Days is not centered on a Christian holiday. There was some question as to whether there was a conflict with the Bluffdale Arts Advisory Board doing a production of A Christmas Carol. Mayor Timothy stated that other cities do the same production so there must not be a conflict. Mr. Pickell stated that care must be taken and there are groups that will look for conflicts and challenge them. He felt there would not be a conflict if the event were called something else such as “German Holiday Market”.

Bruce Kartchner was concerned with the City competing with commercial enterprises. Alan Jackson asked how that differs from Town Days. Council Member Kartchner felt this was a specific market while Town Days is marketed as games, fun, and activities. He was opposed to specifically setting up a competitive commercial venture.

Ms. Garner considered the event to be similar to Town Days where people come together for a German experience. Vendors also get involved like they do with Town Days. Council Member Kartchner stated that the name itself contains the name of Christ. Ms. Schmidt stated that with vendor applications she will make sure that the vendors she chooses include at least 75% of their activities as the practice of their art. The event will include a blacksmith, wood workers, and other artisans. It is meant to be an experience and not just a market. Ms. Schmidt commented that she will also have a food booth but will pay the same vendor fee as everyone else.

Mr. Pickell suggested caution be used when selling religious symbols. Mayor Timothy suggested the Council take the information received tonight and disseminate it. The Council should then decide what they can and cannot do and set guidelines. He thought more supporting arguments were needed if approval were granted. Timing issues were discussed. A decision was to be made at the next meeting. In the meantime staff and the Council were asked to conduct additional research. The City Attorney was asked to be prepared at the next meeting to give the Council advice.

**8. Consideration and Vote on a Resolution Approving a First Amendment to Bond Agreement, a Three-Party Agreement between the City of Bluffdale, 4 Independence, LLC, and the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints Regarding the Improvements Planned for Plat H-1, Independence at the Point - Staff Presenter – Vaughn Pickell.**

Mr. Pickell reported that there is an existing bond agreement with Independence for Plat H-1. The LDS Church is the purchaser of one of the lots in the subdivision and they have a deadline with the developer for a finished lot. They would like to assume the role of the developer and complete the improvements if the developer is not finished by the time the deadline approaches. They want to also be entitled to bond releases based on the proportion of the infrastructure they complete. The proposed agreement would allow them to make those releases. Mr. Pickell explained that at any time the Church decides to make the improvements there should be a kick off meeting where

**BLUFFDALE CITY COUNCIL**  
**MEETING MINUTES**  
**Tuesday, September 10, 2013**

the City, the Church, and the developer can meet and identify which items should be completed by the developer. If a particular piece of infrastructure is completed and a bond release is requested, written consent should be received from both the developer and the Church.

Mr. Pickell agreed to consent to the agreement if all parties agree. It was clarified that whoever makes the improvements gets the bond release. He explained that the Church does not want to be a developer for tax reasons and the City does not want to be in the middle. Bruce Kartchner did not like the idea of amending an existing agreement to involve a third party. Possible options were discussed. Mr. Pickell explained that there are two dates involved. The City ordinance gives the developer one year to complete the infrastructure from the date the plat is approved. The Church's deadline is sooner than that. He did not think the City could put the burden on the developer with respect to a date that is different and earlier than the date imposed by the City.

It seemed to Alan Jackson that the Church and the developer already agreed to an early finish date. Mr. Pickell's understanding of the Purchase Agreement was that they have a deadline to complete it. The Agreement includes their deadline as May 2014 while the City's is not until later. Bruce Kartchner remarked that it seemed to be a contractual issue between the Church and the developer. Alan Jackson agreed.

Nate Shipp identified himself as the Manager of 4 Independence, LLC, and was present representing the developer and the buyer, the Church of Jesus Christ of Latter-day Saints. He reported that the Church plans to begin construction on a new building in the spring. Timing issues were discussed. Mr. Shipp stated that there is some risk involved in that if the developer does not finish the project they have started and if the City takes its time collecting the bond, there will be a period of a few months where the infrastructure may not be completed. The Church first requested the developer post a second cash bond and amend their bond agreement. Doing so would put the burden back on the developer. The proposal presented was agreed to by the developer and the Church. He also did not believe it exposed the City to any unnecessary risk.

Alan Jackson's opinion was that if they were under contract with two private groups for an earlier date, the Church's remedy is legal action if they are in violation of the contract. If the City gets involved they will not release the money until they receive both signatures. It seemed that if an issue were to arise, the developer and the Church would be left to deal with legal issues. He did not see how the agreement would change the process other than to involve the City. Mayor Timothy agreed.

Mr. Reid stated that the normal process is to require the improvements be in before a building permit is issued. That puts the onus on the developer to get the site ready. The Church wants to expedite the process. When the work is finished the City will conduct an inspection and release the bond. By requiring the signatures of DAI and the Church, the process will not change other than be more complicated. An agreement will have to be in place to satisfy the City's agreement. Mr. Reid considered it unnecessary.

**Bruce Kartchner moved to deny the resolution approving the first amendment to the bond agreement. Ty Nielsen seconded the motion. Vote on motion: Alan Jackson-Aye, Noell**

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Tuesday, September 10, 2013**

**Nelson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Heather Pehrson-Aye. The motion passed unanimously.**

**9. Consideration and Vote Regarding a Final Plat Application for Plat D-5 Located at Approximately 15000 South Freedom Point Way within the Independence Master Planned Community, 4 Independence, LLC, Applicant – Staff Presenter – Grant Crowell.**

Mr. Crowell gave a Power Point presentation and a history of the project. The proposed request was determined to meet the City requirements for a final plat as outlined in the Subdivision Ordinance, the Mixed Use Zoning District, and the requirements of the Independence at the Point Development Agreement (DA). The parcel would be the first significant developed park in Independence at the Point and is required to be constructed no later than the issuance of 300 building permits within the project. In response to a question raised by Heather Pehrson, Mr. Crowell stated that the splash pad is to be located in Independence Park. Capital Facilities Plan issues were discussed.

Mr. Crowell described the progress made thus far and stated that approximately 500 units have been platted but only 80 building permits issued. The trigger is building permits rather than platted lots. He explained that 300 units is the threshold. Alan Jackson found the table to be very helpful and suggested it continue to be updated and a category added for building permits.

**Heather Pehrson moved to approve the Final Plat for Plat D-5 of Independence subject to the following:**

**Conditions:**

- 1. That all requirements of the City Code and adopted ordinances are met and adhered to for this subdivision.**
- 2. That final construction plans are updated to include: Concrete specifications for the basketball court, concrete wall specifications around the playground area and surrounding sidewalk and sod areas, lighting standards – locations, types – overall and lighting in pavilions and restrooms, prior to commencement of construction.**
- 3. That the word “public” is added to the roadway dedication parcel on Freedom Point Way prior to recordation.**
- 4. That a note is added to the plat to the effect that Parcel A shall be dedicated to Bluffdale City.**
- 5. That any greenbelt rollback taxes which are due for the subject parcel are paid by the applicant prior to plat recordation and dedication to the City.**

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Tuesday, September 10, 2013**

- 6. That all remaining required items as listed in the City memo from Matthew Chadwick, dated August 7, 2013, are included in the final construction drawing set prior to construction.**

**Ty Nielsen seconded the motion.**

Bruce Kartchner asked why approval was being granted with outstanding items remaining. Mr. Crowell stated that the final park design was needed prior to completing the infrastructure. Bruce Kartchner asked why the Council would approve something that still has outstanding conditions. Mr. Crowell stated that there will never be a project come forward without conditions. He stated that the matter could be postponed for two weeks after which time there will be fewer pending items. Mr. Crowell stated that his job is to move things through the development process and at the same time provide customer service to the development community.

Alan Jackson stated that if the list was extensive he might be concerned. In order to provide good customer service, staff ought to continue working with applicants until and unless it becomes a problem. His concerns were alleviated by the knowledge that staff will make sure the conditions are satisfied before the project moves forward.

**Vote on motion: Alan Jackson-Aye, Noell Nelson-Nay, Bruce Kartchner-Nay, Ty Nielsen-Aye, Heather Pehrson-Aye. The motion passed 3-to-2.**

- 10. Consideration and Vote Regarding a Final Plat Application for the Falls at Boulden Ridge 3b, a 10-lot Residential Subdivision Located at Approximately 14600 South 3200 West, Scenic Development, Inc., Applicant – Staff Presenter – Grant Crowell.**

Associate Planner, Alan Peters, presented the staff report and stated that the preliminary plat was approved in November 2006. While the same would not be allowed today, the subdivision is vested. To date, three phases and 64 lots have been approved. Ten more are proposed tonight. Of those 64 lots, approximately 15 have been accepted by the City. Forty-four permits have been issued to date for the subdivision and 29 homes have been completed. Each of the lots were estimated to be .75 acre in size.

Mr. Peters stated that there is a proposed 15-foot trail easement whose purpose is to connect to a future cul-de-sac and maintain pedestrian access between the two portions of the subdivisions. No improvements were to be made at this time and will be made once there is a viable connection to future development.

Mr. Peters reported that the Planning Commission forwarded a positive recommendation subject to the conditions contained in the staff report. Easement and maintenance issues were discussed.

**Ty Nielsen moved to approve the final plat subject to the following:**

**Conditions:**

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Tuesday, September 10, 2013**

- 1. That all requirements of the City Code and adopted ordinances are met and adhered to for this subdivision.**
- 2. That appropriate Water Shares are deeded to Bluffdale City in the amount of 3.0 acre-feet of water per gross acre of land included in the subdivision prior to recordation.**
- 3. That the Developer must pay all required street improvement costs as required and calculated by the City Engineer. Quantities for bond improvements must be submitted to the City Engineer for calculation of the bond amounts.**
- 4. That a current title report is submitted to the City and accepted by the City Attorney, prior to plat recordation.**
- 5. That a turnaround easement is recorded for the turnaround on the west end of Boulden Blvd prior to or concurrent with the final plat.**
- 6. That all the requirements in the attached memo from Matthew Chadwick, Assistant City Engineer, are addressed before construction.**

**Heather Pehrson seconded the motion. Vote on motion: Alan Jackson-Aye, Noell Nelson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Heather Pehrson-Aye. The motion passed unanimously.**

**11. Mayor's Report.**

Mayor Timothy reported that this year the Conference of Mayors has been working on transportation funding. Most cities spend a large amount of their General Fund on road maintenance. The original purpose of the tax on fuel, which hasn't been raised in many years, was to maintain roads and impose a user fee on those that use it.

Heather Pehrson reported that a proposed resolution was to be presented to the Legislature on a County tax. She planned to vote in favor of the resolution. Mayor Timothy stated that the issue has been addressed by staff, the Utah League of Cities and Towns, Wasatch Front Regional Council, and the Utah State Tax Commission. Oil companies have also been involved along with other organizations in an effort to reach a proposal that is as equitable as possible. The intent was to get all of the Counties to support it and be involved. He noted that a great deal of work has been done to make it as acceptable as possible.

Mayor Timothy stated that there has also been discussion of Sandy's project to convert waste into energy known as gasification.

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Tuesday, September 10, 2013**

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

Mr. Reid reported that an individual approached the City about purchasing a couple of pads in the Heritage Industrial Park. He explained that they are existing buildings and the applicant owns a business that makes guitar and gun cases. He intends to take over about 10,000 square feet and asked if the City was willing to offer some type of incentive for him to open the facility and bring 15 employees with him. Mr. Reid stated that normally, because the building is existing, none of the normal opportunities are available. The building is located in the Eastern Bluffdale EDA so incentive monies could be used if so desired by the Council. Staff was confident that the applicant will come to Bluffdale regardless of whether an incentive is offered. The Council discussed the possibility of an incentive for the first and last month's rent. More information and perhaps a proposal would be presented to the Council at a future meeting.

Mr. Reid stated that because the buildings are vacant, the new business will create jobs. The applicant expects the venture to be so successful that he will be looking for a larger 300,000 square-foot facility in the near future. That expansion will be based, however, on how well he does in the 10,000 square-foot building. It was clarified that the business is a fabrication and manufacturing operation. Mr. Crowell stated that the operation is based in the UK. The guitar cases they produce are high end and the business is expanding in the U.S. because sales have been good here. The company also makes briefcases.

Mr. Crowell reported on the County Park and asked the Council about whether to charge impact and development review fees. The highest fee is the Water Impact Fee, which will be \$14,000 per connection. It was acknowledged that transportation wise, the park will have a significant impact. Construction will be completed on the collector roads as part of the City's Capital Facilities Plan. Bruce Kartchner stated that parks have a significant impact on traffic that the City does not account for. Mr. Reid stated that other cities have waived many of the fees because the \$11 million park will be a public amenity.

Mr. Reid stated that the intent is to build as much park as they have money for. With regard to the Water Impact Fee, Mr. Crowell stated that the cost is \$14,000 per connection. The intent is to use culinary water for awhile. Mr. Reid explained that their water plan is to bring culinary water and store it in the vault. During the summer months the stored water will be circulated once through the water feature and collected again to water the grass. He explained that the water is not yet available and will depend on timing and the ability to deliver. A meter upgrade was planned for the area so that there is sufficient water.

Mr. Reid addressed the green waste opt out program and stated that it was featured in the newsletter on a few occasions. Information on the green waste program has also been included on bills describing how it works. The City also sent out a post card to show the opt out times. About 45% of the citizens opted out of the program. Mr. Reid thought our advertisement feature was extensive. Mayor Timothy agreed and didn't know how the City could have done any more. Mr. Reid stated that now that the green waste cans have been delivered, residents are inquiring about them. Many don't want the service and would like to opt out of the program. Based on



**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Tuesday, September 10, 2013**

direction from the Council, the opt out period was set up for December. This means that many will have to pay \$21 for the green waste can for the next three months.

Mr. Reid recalled that the fee schedule specifies that the City Manager has the option to waive fees. He was reluctant to do that, however, without direction from the Council. He proposed that the City waive fees as needed. Mr. Reid stated that they are also getting close to the 50% threshold. Once 50% is reached, the amount charged will increase from \$7.00 per can to \$7.75, which will make the service less attractive. Staff was working with Waste Management to change the contract. The intent would be to set a single tier instead of multiple tiers since eventually they will drop below 50% because no one in Independence will take a can since lot sizes are so small. Since that is where most of the City's growth is, the percentage will decrease and the higher tier will apply. Mr. Reid expected the number of cans to stabilize at 900 and slowly increase. Mr. Reid proposed to Waste Management that they accept the number of cans and not allow green waste in the area of the City east of the tracks. The cans that remain will then be concentrated in one part of the City. Mr. Reid reported that from November to March there is no charge for green waste and it is not collected. The service will begin again weekly in April.

**PLANNING SESSION**

**13. Planning Session.**

Ty Nielsen addressed the issue of a 3% pay increase for all City employees including the City Manager. Mr. Reid stated that evaluations were conducted of all employees with the exception of Messrs. Pickell and Fazio. The 3% allocated increase was given to all City employees. Mr. Reid did not want to give himself the same increase without the consent of the Council. He noted that his last evaluation took place approximately 18 months ago at which time he received a pay raise.

In response to a question raised by Heather Pehrson, Mr. Reid stated that City employees are evaluated annually. Ty Nielsen stated that per his training, evaluations should be performed bi-annually. Mayor Timothy questioned how meaningful the review was since Mr. Reid has six supervisors and six different opinions. Once they are merged they don't seem to accomplish much. Mr. Reid stated that he likes feedback and did not object to six individual reviews.

Bruce Kartchner objected to Mr. Reid giving himself a 3% raise and stated that the Council has abdicated their responsibility by doing so. He thought the issue should be discussed by the Council. Ty Nielsen suggested evaluations be conducted annually with a follow up every six months. Bruce Kartchner proposed that the Council compile the evaluation information and he offered to put together a process. Mr. Reid agreed to provide the evaluation the City uses.

Mr. Reid reported that the following day would be the first day of the Utah League of Cities and Towns' (ULCT) Annual Meeting. He stated that various workshops will be offered. Mr. Reid planned to be in attendance along with Heather Pehrson and Ty Nielsen. Those still interested in attending were invited to notify Mr. Reid.

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Tuesday, September 10, 2013**

**14. Information and Discussion Regarding Residential Development South of Parry Farms, Presenter, Gary McDougal.**

Mr. Crowell reported that previously the Council discussed the development of property south of Parry Farms. At that time, concerns were raised about cut through traffic, commercial, and Porter Rockwell Boulevard. Over the years there had been a number of proposed plans for the McDougal property. There was some concern about the possibility of a transportation connection being directly over the arterial in the neighborhood. There were also unknowns about the density. For historical reference, Mr. Crowell stated that a few years ago the Council did a zone plan change for the area in advance of other ideas for the future development area. Currently there is mixed use and commercial property. The zoning is one acre and a rezone was expected to be sought.

Mr. Crowell stated that there was some discussion about pursuing an R-1-10 Zone with similar development patterns. Density issues and the potential for a development agreement were discussed. Mr. Reid explained that the area is mixed use and will allow a variety of uses. Possible approaches were discussed. Mr. Crowell stated that general plans are advisory in nature and there are a number of ways to implement policy. He did not recommend taking away existing rights. He commented that the current Mixed Use Zone is not done well and did not recommend it be used again. Mr. Crowell informed the Council that there is a provision in the Code that has never been used dealing with the R-1-10 Zone and the Infill Overlay Zone, which would allow for the modification of lot standards.

Ken Olsen reported that he has attended staff meetings and heard comments that the staff and Council do not want Parry Farms to have the roadway go through to Porter Rockwell Boulevard. A remnant parcel was created and they felt they could do some type of development that would meet the 10,000 square foot minimums. It would have the same feel as Parry Farms but would fit on the site, which is a transition parcel between a major roadway. He thought what was envisioned would serve as a good compromise to get the trail through. The location of the trail in relation to the property was discussed.

Mayor Timothy stated that at the far eastern edge there is a large berm of dirt. If the trail were to come out where it exists and go onto the berm, it would meet the elevation where the road has started to climb as it makes its way to the river. On the southeast edge of the property, Porter Rockwell Boulevard will be elevated above the grade of this property. If the intent is to have the trail run into Porter Rockwell Boulevard and the trail system on the boulevard, they need to bring it onto the berm and up to the elevation of the road.

Mr. Reid explained that what is proposed will maximize the usage of the property. Mr. Olsen stated that the intent would be for the development to have the same feel as Parry Farms and be economical with a buffer from the highway. He stated that it is difficult for them to make it work with the 100-foot width.

Gary McDougal stated that the subject property was a remnant left over when the road was moved. To make use of it they drafted the plan that was shown to staff. They were directed to

**BLUFFDALE CITY COUNCIL**  
**MEETING MINUTES**  
**Tuesday, September 10, 2013**

propose at least 10,000 square-foot lots and the road was modified to match Parry Farms. A trail was also proposed to provide good circulation. He noted that the proposed lots are comparable in size to those in Parry Farms but deeper.

Mr. Reid was enthusiastic about what was proposed and liked the concept better than apartments or something else. Bruce Kartchner was not excited about the 75-foot width because it makes the lots look even smaller than they are. Sound wall issues were discussed as well as the proximity to the road. Mr. Crowell was not sure who would pay for the sound wall. Mayor Timothy stated that once Porter Rockwell Boulevard comes through, the residents will demand a sound wall.

Mr. Reid stated that there is required standard fencing that goes up to eight feet. On an elevated road with an eight-foot fence, the desired effect may be achieved. He expected that would be required of this developer but they would not have to install it but instead put it in escrow until the road is built. Mr. McDougal also wanted a fence and did not object to escrowing with a block wall. It was noted that the sound wall could be part of the negotiation. Mr. Reid stated that a determination would need to be made with respect to fencing. Bruce Kartchner asked if the possibility of a pocket park should be included on one of the lots. Mr. Reid stated that Parry Farms Park is located at the end of Pack Saddle.

Joe Surtori, a Prairie Hills Drive resident, did not want the road to continue through. He expressed concern for the safety of children. The neighbors also wanted future development to mesh with the existing neighborhood. He thought the number of lots seemed too high to be compatible with Parry Farms. Mr. Surtori was concerned about maintaining property values and did not agree with the 75-foot façade and thought it should match Parry Farms. Mr. Reid stated that the homes in Parry Farms are typically 4,000 square-feet with three-car garages. Mr. Surtori stated that his lot is .30-acre. He did not like the idea of the sound barrier and did not want to live next to a busy roadway.

Mr. Crowell stated that at a future date staff can discuss with the Council the desired level of design specificity. Lot width issues were discussed.

Brad Britton gave his address as 1711 Gunstock, and shared many of Mr. Surtori's concerns. His understanding was that the option is for 19 homes versus condos, apartments, or commercial. His preference was for 19 homes. Mr. Surtori agreed. Mr. Britton stated that Pack Saddle was never meant to be a collector road and is not large enough. If a commercial area were developed there would be drastically increased traffic on Pack Saddle.

**15. Information and Discussion Regarding Amended Impact Fee Facilities Plan/Capital Facilities Plan, Presenter – Brent Ventura, Horrocks Engineering.**

Brent Ventura from Horrocks Engineering gave a Power Point presentation and updated the Council on impact fee issues. He described the steps of the impact fee process and stated that the planned projects were identified to build the master planned system. A project schedule was to be created showing when projects will be constructed and how much they will cost. The total of \$4 million would likely enable the City to complete its master planned culinary water project.

**BLUFFDALE CITY COUNCIL**  
**MEETING MINUTES**  
**Tuesday, September 10, 2013**

Mayor Timothy questioned whether it would be possible based on the City funds that will be required. Mr. Ventura clarified that that was considered when the plan was drafted. He pointed out that those items have a smaller associated cost. The Mayor realized in looking at the Capital Facilities Plan that it is actually a priority list. Mr. Ventura stated that there is currently a portion of the water system that is deficient and doesn't meet standard. For that reason the plan is front loaded. It was noted that impact fees cannot be used to pay for existing deficiencies. Existing level of service issues were discussed. Mr. Ventura stated that the most recent changes to the plan pertain to level of service. He noted that impact fees can be charged for projects required to accommodate future development and only future development items in the next six years. The City can choose to require a higher level of service than what they have been providing.

Mr. Ventura stated that level of service is important in the document and involves a determination of what the City has been providing or should have been providing for water, secondary water, parks, etc. The City cannot expect future development to pay more or provide a better service than the City has been providing. He noted that that is an important benchmark. Impact fees must be based on an Impact Fees Facilities Plan (IFFP). The City's Impact Fee Analysis (IFA) has to be based on the IFFP.

Mr. Ventura reviewed the master plan for each element. He noted that the Water Master Plan has not changed significantly. He noted that major changes were made to transportation and parks and recreation. Mr. Ventura stated that the plan will be exposed to as many people as possible such as home builders and developers. Timing relative to adoption of the plan was discussed.

Mr. Crowell stated that the Home Builders Association had concerns that in 2005 the City set a standard of providing seven acres per 1,000 residents which they did not feel was legitimate. They were also concerned about the future park, which the City did not have details of. Mr. Crowell pointed out that the change last year to the park fee was significant.

With regard to the Transportation Master Plan, Mr. Crowell stated that not much has changed and it dropped dramatically. A portion of Loomis Parkway was removed from the plan as there was not enough development driven traffic that would require the road to be built out. As part of the South Valley Sewer Composting Facility, trucks will be required to access the site from Bangerter. The Sewer District is also looking to construct a new Administration Building and Public Works Building on the Bluffdale side of the entrance, which will generate a small amount of traffic. Mr. Ventura stated that the main concern pertained to truck size and the impact on the roads. A project was included on that end to widen the road and accommodate large trucks.

Mr. Ventura stated that the impact fee for that portion of the road was anticipated to be approximately \$1,500. There may be other roads that are driven and secured by development so more may be added. Mr. Reid stated that he intends to apply for Corridor Preservation funds for the road leading to the County Park because it is for a regional park. He wanted to be able to purchase the corridor and set it aside so that the City owns it. He considered it regionally significant although it will not have heavy traffic.

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Tuesday, September 10, 2013**

Mr. Ventura reported on the storm drain and stated that City Engineer, Michael Fazio, is working with a group on the matter. According to the latest master planned version there will be some changes. The Parks Master Plan was next discussed as well as changes that have occurred in the most recent version of the IFFP. He noted that the City has always had a seven acre per 1,000 residents threshold. By resolution that would be the adopted level of service. It was determined to be better to define impact fees by a dollar value rather than by acreage. For example, as the City grows, other venues may be needed such as recreation centers and ball fields, which cannot be defined by acreage. Staff modified the requirement and determined how much money went into the seven acre per 1,000 resident model and equated it. That level will be reevaluated each year to account for inflation. The current dollar amount per resident was determined to be \$1,349.

Nate Shipp stated that the level of service is different from when they went through the process one year ago. At that time 100% of the impact fees generated dollar wise for Independence at the Point remained in the area parks. He thought funds should be set aside for regional facilities. In response to a question raised by Heather Pehrson about Independence's share of impact fees, Mr. Shipp stated that they will be roughly \$10 million.

Rather than going back to the concept of money and delving into the original cost, it seemed to Bruce Kartchner that a more appropriate measurement would be the current replacement value. Mr. Ventura stated that problems can result since there frequently isn't a good paper trail as to how things are financed. He explained that there have been court cases over how things are financed and paid for.

Mr. Ventura referenced the Construction Cost Index (CCI) and stated that it is updated monthly. He stated that it would be very helpful in addressing current construction costs. Bruce Kartchner clarified that if someone puts in an accessory building it is not subject to impact fees.

Mayor Timothy reported that he is now an alternate member of the Wasatch Front Regional Council. He expected to be a member by January, 2014.

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

There was no Closed Meeting.

17. **Adjournment.**

The City Council Meeting adjourned at 12:10 a.m.

**BLUFFDALE CITY COUNCIL  
MEETING MINUTES  
Tuesday, September 10, 2013**

  
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Teddie K. Bell, MMC  
City Recorder:

Approved: September 24, 2013