



AMENDED BLUFFDALE CITY COUNCIL MEETING AGENDA
Tuesday, February 11, 2014

Notice is hereby given that the Bluffdale City Council will hold meeting Tuesday, February 11, 2014 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 an ordinance amending the City Standards and Specifications pertaining to irrigation standards and tree planting standards.
 - 3.2 Preliminary acceptance of Falls at Boulden Ridge 3B subdivision improvements, beginning of warranty bond period and release of performance bond.
 - 3.3 Preliminary acceptance of Sage Estates II D subdivision improvements, beginning of warranty bond period and release of performance bond.
 - 3.4 Approval of a resolution authorizing the City Manager to enter into an Encroachment Agreement between the Utah Lake Distributing Company and the City of Bluffdale.
4. Presentation by GSBS Architects regarding Facility Assessment and Space Projection for the City of Bluffdale.
5. Consideration and vote on a resolution approving an Amended and Restated Development Agreement for Aclaime Independence, property is located at approximately 14600 South – 14900 South Porter Rockwell Blvd, Aclaime-Bluffdale, LLC, applicant – staff presenter – Vaughn Pickell and Grant Crowell.
6. Consideration and vote on a resolution indicating the intent of the Bluffdale City Council to Adjust a Common Municipal Boundary with Riverton City – staff presenter – Vaughn Pickell.
7. Mayor's Report.
8. City Manager's Report and Discussion.

PLANNING SESSION

9. 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. 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).
11. Adjournment.

Dated this 10th day of February, 2014

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



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.

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Present: Mayor Derk Timothy
Alan Jackson
Bruce Kartchner
Ty Nielsen
Heather Pehrson
Justin Westwood

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
Teddie Bell, City Recorder

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

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

1. Roll Call, Invocation, and Pledge.

All Members of the City Council were present.

Caleb Crandall offered the invocation.

Dillon James led the Pledge of Allegiance.

Scouts in attendance working on their Communications merit badge introduced themselves.

2. PUBLIC FORUM.

Kristen Bahr, a Taylorsville resident, spoke on behalf of members of 4H in attendance who introduced themselves as Lanie York, Caroline Yazzie, Cynthia Yazzie, Malia McCloud, Jacee McCloud, and Josie McCloud. It was noted that some members of the group are Bluffdale residents. Ms. Bahr stated that they have a small club and used to use the Riverton arena. After Riverton's arena was torn down, they were left with no place to practice. Ms. Bahr asked for a waiver of fees from the City and stated that they will not use the lights, will respect the property, and leave the property as they find, it if not better. They were also willing to perform community service. Ms. Bahr reported that they recently got on the schedule to use the arena on Thursday nights.

City Manager, Mark Reid, reported that the 4H group that used the arena last year has also asked to use it again this year on Monday nights. There is a riding club who wants to use it another night.

There were no further public comments. The public forum was closed.

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3. CONSENT AGENDA:

Mayor Timothy asked for input from the Council on no longer including ordinances and resolutions in the Consent Agenda. He personally did not consider it to be the proper place for them. With the consent of the Council the decision was made to no longer list them on the Consent Agenda.

- 3.1 Approval of an Ordinance Amending the City Standards and Specifications Pertaining to Irrigation Standards and Tree Planting Standards.**
- 3.2 Preliminary Acceptance of the Falls at Boulden Ridge 3B Subdivision Improvements, Beginning of Warranty Bond, and Release of Performance Bond.**
- 3.3 Preliminary Acceptance of Sage Estates IID Subdivision Improvements, Beginning of Warranty Bond Period and Release of Performance Bond.**
- 3.4 Approval of a Resolution Authorizing the City Manager to Enter into an Encroachment Agreement Between the Utah Lake Distributing Company and the City of Bluffdale.**

Ty Nielsen moved to approve the Consent Agenda. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

4. Presentation by GSBS Architects Regarding Facility Assessment and Space Projection for the City of Bluffdale.

Kent Evans was present representing GSBS Architects. He gave a short presentation on a recent study conducted. He reported that the report was commissioned in September or October with the purpose being to understand the current space occupancy of the two City buildings currently being used by City Administration.

Mr. Evans provided an assessment of the existing building on Redwood Road, which houses Public Works and the Courts. The City Hall and Justice Court's basic future requirements as well as those of Public Works were considered. City employees were asked to prepare a set of alternatives. As part of the assessment, the architect and engineers were asked to conduct a visual inspection of the Redwood Road building, review past studies, and conduct an evaluation of available drawings. That assessment was divided into specific elements. Mr. Evans reported that as part of the study they developed a worksheet with the intent being to identify generally observable line items and assign a priority.

Mr. Evans reviewed the various priorities. The Priority 1 column included the structural retrofit that would be necessary to bring the building up to code. It was considered a major life safety element. Mr. Evans explained that a professional cost estimator was involved in the project and takes the

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information provided and makes a judgment call. He stated that they tend to estimate on the high side. He considered the comparison to be fairly reliable.

Mr. Evans stated a space needs analysis was next conducted where they made some assumptions. One was that a new City Hall will consolidate City offices and provide space for future growth. The Justice Court will be located within or adjacent to a new City Hall and most importantly will meet courtroom standards. Public Works was considered to be a standalone facility because of the nature of what they do. In order to examine spaces establish criteria for quantifying the space needed, they used standard office space configurations. Something similar was done with the Justice Court where sample configurations were used.

Mr. Evans explained that the net square footage is the area enclosed by an assigned space. Usable square footage is the net square footage plus the circulation around it, which changes depending on the layout of the rooms and adjacencies. The best they can do to design a usable square footage is to establish a factor by using a range of factors. The gross square footage of the building includes the total enclosed area. For each element of space a worksheet was developed containing a description of the function.

Mr. Evans reported that they worked with staff and identified each element. During the process they identified what would be required in the future and what additional staff might be needed. Using the data obtained, they established square footage projections. The summary table for City Hall showed the projected number of employees compared to the current 22 to be 44. For each category the number of employees and the space currently used was calculated. That data was projected forward to the number of people they think will be necessary in the future, the kinds of office spaces that will be required, and the types of spaces that will be required. That is shown as the usable square footage.

Mr. Evans commented on another grossing factor to account for the infrastructure that wasn't included in the net or usable square footage. In addressing future space needs, the issue of the scale of what might be required came up in terms of land. Taking the gross square footage the grossing factor was applied to show a basic diagram. Parking needs were also considered. Mr. Evans suggested the City consider the City Hall and how it works with the Court as far as being integrated into a single building or a pair of adjacent buildings.

Mr. Evans reported that they feel the gross square footage of approximately 6,800 square feet will be necessary in the not so distant future for Public Works to accommodate administrative offices and some of the maintenance space that already exists on Redwood Road. Early on there were drafts of the study.

Alternatives and long-term strategic goals were discussed. Mr. Evans explained that they have an assessment of the existing Redwood Road Building, a list of space requirements for City Hall, and a list of space requirements for Public Works. Value criteria were established consisting of three major areas. The first was the City's long-term strategic goals for City Hall, the Justice Court, and Public Works. They also had the category of Health, Safety, Welfare. A business model was

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established showing the cost of construction, building maintenance, costs of operations, etc. Also considered was how well it maximized public services and aesthetics.

The proposed options were as follows:

- A. No Change.
- B. Remodel.
- C. Lease Purchase. Construct a new City Hall with no change to the Public Works facility.
- D. Lease or Purchase an existing building and construct a new Public Works facility elsewhere.
- E. New City Hall with Public Works to remain as is; or
 - 1. construct a new City Hall and a new Public Works facility.
- F. New Public Works.

The most costly of the options listed above was determined to be E (1).

Mayor Timothy commented that the report seemed to push a separate Justice Court from City Hall. He had always felt that the size of the City will never justify having a separate Justice Court Building. He commented that the City Council Room is nearly set up to serve as a Justice Court Room. He was not sure if that was feasible or not. It seemed to him that the alternatives never addressed the Justice Court. Mr. Evans stated that the Justice Court has been considered part of City Hall.

In response to a comment made by Heather Pehrson, Mr. Evans confirmed that the proposed numbers are high but inflated for a reason. Their preference was to be over at this level. He noted that no money is being spent at this point. Bruce Kartchner stated that Bluffdale is very conservative in their approach. He thought it was key to have balance. He thought the need for space was obvious and stated that the City's facilities are above capacity in the existing space and the situation will only get worse. He considered this to be the first step in moving forward.

Mr. Evans commented on the next steps and stated that the long-term goals and objectives have to constantly be revisited. Population predictions were discussed. Mr. Reid stated that the prediction affects police officers as well. Using a build out population of 40,000 and 1 officer per 1,000 residents, there would be 40 additional employees on the police side alone. He noted that an effort was being made to indicate that they don't have to be accommodated in City Hall. They will instead be accommodated in the existing building or a remodeled version of the existing building in addition to a new fire station. He clarified that other City employees are not shown in the projection. Mr. Reid stated that Sandy City has 700 to 800 employees. For Bluffdale to be half that size with 44 employees seemed unlikely. Riverton has a population of 30,000 with 98 employees. Mr. Reid noted that they are three times Bluffdale's size with four times as many employees.

Heather Pehrson stated that the discussion on the Justice Court did not address what is required legally. She noted that presently the Justice Court is not meeting the legal requirements. Mr. Reid stated that drawings were provided of justice courts that are in compliance and utilized their space requirements. Mayor Timothy stated that one of the requirements is that the judge be able to enter

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and exit the court room and restroom without public contact. It was noted that the plans do not show a judge's office, however, it is accounted for in the table.

5. Consideration and Vote on a Resolution Approving an Amended and Restated Development Agreement for Aclaime Independence, Property is Located at Approximately 14600 South -14900 South Porter Rockwell Boulevard, Aclaime-Bluffdale, LLC, Applicant – Staff Presenter – Vaughn Pickell and Grant Crowell.

Mr. Crowell stated that one of the requirements for development in the Mixed Use Zone is to have a project plan. He stated that project plans were approved back in 2007 but there have been some changes. At the beginning of the process working with the property owners the question was what could be done to get a new subdivision configuration. That discussion had been ongoing and there have been numerous iterations. He stated that the Independence at Bluffdale project is very large and has changed over time. A request was now before the City to change the Rockwell land use plan and reconfigure the project plan. An aerial photo of the area was shown. The proposed change was described in greater detail.

Mr. Crowell stated that the request was reviewed by the Planning Commission who forwarded a recommendation to the City Council. The request was to change the original plan to include single-family homes, townhomes, no apartment units, park space, a small parking lot to go with the associated commercial business to the west, seven acres of light industrial, a 16-acre gross commercial parcel, and slopes against Porter Rockwell Boulevard.

Mr. Crowell presented details of the new proposal. A total of 141 town home units and 49 residential units were proposed. One of the key components was how Porter Rockwell Boulevard conforms to the City's Transportation Master Plan and how that facility can be continued. The 2010 Master Plan, which was being updated, still shows the Bluff Boulevard alignment. The idea was now to incorporate a new alignment.

Mr. Crowell stated that inside the project are unique requirements for the land use plan. They were described as being fairly consistent with the original document. He presented the document put forward by the City Engineer. Mr. Crowell explained that a project plan is a set of land use rules for the area. He noted that the Mixed Use Zone is unique.

Heather Pehrson was confused and stated that the information provided to the Council in Dropbox is not the most current. It was noted that the Erickson Project Plan was included in the most recent proposal. The total number of units allowed in the development agreement is 271, which includes the 249 originally allocated to it plus the 22 transferred from Bland. Mr. Pickell clarified that the exhibit supplied by the City Engineer is contained in the packet. He proposed that that be used going forward.

Heather Pehrson stated that it is very challenging when one plan is given to the Planning Commission who makes a recommendation after which the maps and development agreement change. She stated that deadlines exist so that the Council can make an educated decision. She

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found it difficult to follow the numerous emails that have gone back and forth. Mayor Timothy thought the mistake was that the Council should have been provided with the current map at the combined meeting with the Planning Commission. Council Member Pehrson expressed concern with the Council's ability to evaluate the request as it should be. Bruce Kartchner stated that the Council always has the ability to table the request.

Mayor Timothy's recollection of the combined meeting was that the discussion resulted from a division between the developer and the City. Staff was asked to come up with a reasonable compromise, if possible. That occurred but there was some discussion beyond that. Mr. Pickell stated that the compromise pertained to the number of units available for Aclaime.

Aclaime representative, Dave Tolman, presented a synopsis of the joint meeting and stated that a few days following the meeting they sat down with Mr. Crowell and Mr. Pickell to discuss the development agreement. At that time it became apparent that discussions were held at the end of the last meeting regarding uses and densities, which precipitated changes. Those changes were presented to staff who suggested that the pages be ready along with the proposed changes and a presentation to be made at tonight's meeting. A Power Point presentation was made to help illustrate the developer's proposal.

Mr. Tolman stated that this is the gateway to the Independence project. With that comes the need to look closely at what takes place. An illustration was displayed of the live/work units. Mr. Tolman next described the fencing within the project. What is proposed is composite TREX fencing throughout the community. A grading plan that exists on the site was displayed. Mr. Tolman stated that as a result of comments made by Bruce Kartchner, they were forced to examine the actual uses. Once added together the final figure exceeds the 17.57 that is allowed. He reported that in the original Section 7.1 they included the canal and the prescriptive easement. The current proposal shows what actually exists. The slope has been taken out and is now active open space. The detention basin is also shown. Mr. Tolman stated that all of the water inside the commercial flows to the detention basins that will be placed in the northwest corner.

Mr. Tolman next presented the original geometry for the PRB and stated that they are now at 16.5. The new proposal being worked on with Ensign was next discussed. The difference between the original and latest proposals was shown. The 8.5 acres proposed for a new commercial site were shown. He stated that the drawing presented is what is approved. Mr. Tolman stated that he likes the PRB concept and wants it to succeed. In the long run it will benefit both them as the developer and the City.

In response to a request by Heather Pehrson, City Engineer, Michael Fazio, identified potential funding options. Mayor Timothy stated that the intent is to take the issue to corridor preservation as quickly as possible. Mr. Tolman asked if the Corridor Preservation Fund will allow funds to be spent to construct the road. Mayor Timothy stated that it will not. Mr. Tolman stated that acquisition and construction are two separate issues. Mayor Timothy wanted to have discussions with UDOT since it benefits them as well.

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It seemed clear to Bruce Kartchner that all of the development forces the intersection to fail more quickly. He suggested the City invite various UDOT and legislative representatives to inspect the area during rush hour. Mayor Timothy agreed that a meeting with UDOT is appropriate and observed that the road is needed because of development taking place in the area. More importantly, seven lanes of right-of-way are being preserved where the City would never propose to build them. He hoped to be able to work out a solution with UDOT.

Mr. Fazio stated that several months ago he met with a UDOT representative and discussed the issue. Mayor Timothy reported that he spoke to the UDOT Director recently and asked if he would be willing to meet to discuss the issue. Bruce Kartchner pointed out that the entire PRB was on the 20-year plan three years ago and it is now under construction. Mayor Timothy remarked that the biggest factor in the City being successful in corridor preservation funding is being on the 2040 plan and being in Phase 1.

Passive open spaces were discussed. Mr. Tolman stated that the ordinance specifies that if property is disturbed, remediation is required. Bruce Kartchner stated that the desire of the City is for it to remain undisturbed but be attractive because it is the gateway to the City. Mr. Tolman offered to discuss the issue in more detail with the Council.

Mr. Pickell informed the Council that the version of the development agreement in Dropbox needs one additional change. Section 11(b) needs to be modified to specify "property owned by the developer or BLC." Bruce Kartchner questioned whether the Council should meet again in a few days following resolution of the remaining items. He wanted to be clear on what exhibits are being adopted. Mayor Timothy was comfortable with what was proposed. It was clarified that Exhibit E was from Ensign and Exhibit B was the most recent project plan.

Bruce Kartchner had concerns regarding one of the later versions of the plat map that includes the net buildable area. One of his original questions was that by adding the light industrial acreage they were maintaining all of the commercial that was proposed by the original development agreement and reduce the size of the residential portion while maintaining the same number of homes. The original development agreement allowed for a calculation of density that ignored the fact that there are other things on some of the properties. The density was calculated using all of the property beneath the footprint. By compressing it down, the density had not changed but the density within the residential area had.

Bruce Kartchner stated that that is where the calculation he asked staff to come up with came from and shows that about 50 units have been created from the compression that otherwise would have been spread out across other property within the original development agreement. Of the 50 units, around 27 are still encapsulated in this part of the project but compressed down. The developer is asking that the remaining 22 be transferred to another location. Council Member Kartchner struggled with that since in actuality the developer's ability to increase the profitability will be expanded. He was not opposed to the developer being profitable and in fact wants all developers to be successful; however, it seemed to him that they are getting a benefit. He questioned what the City is getting in return. One of the benefits to the City is that they are willing to hold off on the

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curvature, creates delays, and makes it more challenging for them to develop the commercial. This makes the light industrial somewhat challenging because they will have to start at the back and come forward because they will have to take into account where the curve ultimately is. Another benefit is that they will include in the passive open space landscaping rather than weeds.

Bruce Kartchner stated that the developers are asking to transfer the property off. He felt that the compression in the area is clearly under the original development agreement which allows uses to be moved around. He was concerned about transferring it to another place because they are not doing the development agreement for their entire project and breaking it into pieces. Council Member Kartchner was opposed to having another development agreement for the additional properties the developers own after having met with them. They are dealing with not only the Erickson property but the Day property as well. Things are happening that are in flux and it would be problematic to incorporate.

Bruce Kartchner felt strongly that because this is the gateway to the City he does not want the hillside to look like a weed patch. At the very least he would want it to look similar to the stretch on the ski connect in Sandy where they naturalized trees, bushes, and grasses. Mr. Tolman reminded the Council that the City owns about one-third of it. The portion owned by the City was identified on a map displayed.

Alan Jackson felt that one benefit to the City is the fact that he prefers the new design and the type of product that is planned compared to what was proposed prior. He considered that to be a tremendous benefit to the City.

Ty Nielsen felt more at ease with what is proposed than he did previously. He thought what was proposed feels right and wished it had been part of the original proposal. Specifics to be included in the motion were discussed and debated.

Ty Nielsen moved to pass the resolution approving the amended and restated development agreement for Aclaime Independence, property located at approximately 14600 South to 14900 South Porter Rockwell Boulevard subject to the following:

- 1. Add verbiage to 11(b) to state, "...or BLC," after "owned by developer" and before, "as of the effective date".**
- 2. Exhibit B shall be used from Dropbox.**
- 3. Exhibit E consists of two drawings, one with blue lines from Aclaime and the other provided by Mr. Fazio created by Ensign, which was provided in the Council Members' packets.**
- 4. Wording in Dropbox that specifies "ordinance" should be changed to "resolution".**

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

6. Consideration and Vote on a Resolution Indicating the Intent of the Bluffdale City Council to Adjust a Common Municipal Boundary with Riverton City – Staff Presenter – Vaughn Pickell.

Mr. Reid reported that the current boundary with Riverton City was set before Bangerter Highway was constructed. Bangerter Highway was placed in an area where the two cities met. As such there are certain places along the border where all of Bangerter Highway is in Riverton and others where it is all in Bluffdale. There are other places where it is in between. One section of the City of Riverton is south of Bangerter Highway. There are several parcels that were originally zoned R-1-10 and the utilities are provided by Riverton City. In those cases the water meter reader must come across and snow plows are supposed to come across and take care of the one parcel. The two cities got together and determined that in the best interest of both cities that they consider putting the border down the center line of Bangerter Highway. Riverton contacted the homeowners that live on the Bluffdale side and all agreed to the change. It was noted that the adjustment is an effort by both cities to make the boundary more logical.

Mr. Pickell described the process to adjust a boundary between two cities. A resolution must be adopted by both cities declaring their intent to adjust the boundaries. Within 60 days a public hearing must be held on the issue. It is necessary to notice the public hearing three times in the newspaper within the intervening 60-day period and post it on the State's public notice website. If written objections are received prior to or during the hearing from property owners representing 25% of the area to be adjusted and 15% of the value, the adjustment cannot be made. Similarly, if one of the two cities does not adopt the ordinance it cannot be adopted.

At the conclusion of the public hearing, both cities must adopt an ordinance approving the boundary adjustment. The ordinances are then sent along with the plat to the Lieutenant Governor who certifies it and issues a Certificate of Boundary Adjustment. Boundary adjustments take effect two times each year on either July 1 or January 1. Mr. Pickell stated that tonight's meeting starts the public process.

Mayor Timothy stated that once the resolution is passed by Bluffdale it will be sent to Riverton who will vote on it at their next City Council Meeting. Mr. Reid stated that Riverton City initiated the process. Procedural issues were discussed.

Comments were made on the poor condition of the road. Mr. Reid stated that on 13800 South Riverton City has done a decent job of repairing pot holes and keeping them to a minimum to avoid receiving liability claims. The road is in need of repair, however, and Riverton City has little or no desire to put any money into because they have no residents that live on the road and very few residents drive the road.

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In response to a question raised by Ty Nielsen, Mr. Reid stated that the benefit to either City is fairly negligible. The cost of building a road is probably the most significant. In response to a question raised by Heather Pehrson, Mr. Reid stated that that area of Bangerter Highway is very difficult to pull anyone over for traffic enforcement because of the shoulders. It does clarify which police entity works the intersection. Mr. Pickell recalled a recent case where there was an accident in the intersection and there was some question as to which jurisdiction they were in. In that case it was sent to Riverton.

Officer Shane Taylor commented that clarity on Bangerter will be helpful to the Police Department. As far as citations, they always find a safe place to pull over and enforce traffic laws.

Ty Nielsen moved to approve a resolution indicating the intent of the Bluffdale City Council to adjust the common municipal boundary with Riverton City. Heather Pehrson seconded the motion.

Bruce Kartchner expressed his concern with the additional cost of the road. He understood that without the City taking control, it will not be improved. Alan Jackson felt that maintenance will fall on Bluffdale regardless because the road serves Bluffdale citizens. Bruce Kartchner acknowledged that Riverton has been a good neighbor. Mayor Timothy stated that if the Council is not willing to pass the ordinance based on the objections identified, the resolution should not be passed. He did not want Riverton City to go through the process and then Bluffdale ultimately not pass it.

Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

7. Mayor's Report.

Mayor Timothy remarked that he has tried to be more involved in the legislative process. He found it interesting to experience and discover how the process works. His opinion was that it helps to have the work done before the legislative session. With respect to the Local Option Tax, it would be imposed by the county but the legislature would allow the tax to happen. He commented on how it has changed throughout the process. He recalled that Speaker Lockhart indicated that she would support it if the Cities had a plan in place, which there was. In addition, the Utah Chamber supported the Cities and addressed the subcommittee. He noted that the reason he was given for the legislature not passing anything was the fact that it is an election year. He found it unfortunate that they would base the good of the people on an election year. He expressed his frustration that all of the Salt Lake County Mayors were on board and steps were taken to make it attractive to the other counties.

Heather Pehrson stated that the issue was discussed in a recent LPC Meeting. She stated that many are talking about it but there has not been a collaborative effort. She heard that the two primary issues to the public are education spending and transportation funding. She was told that the transportation funding has to be intertwined and is where the focus has been.

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Mayor Timothy stated that the Conference of Mayors (COM) made a presentation to the Transportation Committee. The plan was well defined and there was no question about what they were asking for. Trying to get something out of the Transportation Committee to go to the floor proved to be difficult. Mayor Timothy added that Bluffdale's representative, Dan McKay serves on the subcommittee.

He indicated that the state legislature did not think a plan would be submitted that all endorse that involved more than just the mayors of Salt Lake County. They were afraid that if they allowed the option, it would eliminate their ability to pursue another option later. There have been some proposals to index the tax on gas. Municipalities should worry about something being passed that doesn't provide anything now and only keeps up with inflation in the future. This doesn't help the Cities deficit of what they spent on roads compared to what they receive in current C Funds. Heather Pehrson stated that that plan currently has the most support.

Mr. Reid commented that at a Conference of Mayors Meeting Speaker Lockhart indicated that she understood that the Cities don't have enough money to maintain and repair roads. If they would do what is proposed the Cities will have this money and the money they had before for roads. Mr. Reid's view was that the Cities will end up with the same dollar amount while the state will end up with a windfall.

8. City Manager's Report and Discussion.

Mr. Reid stated that at the next Council Meeting staff will submit the mid-year budget. A different format will be used this year from prior years. The intent was for it to be simple and easy to follow.

Mr. Reid reported that the City's water project is moving forward. Jordan Valley has contracted to purchase the land where the pump station will be. The City will then contract with them to purchase the property needed for the pump station with an easement out to the road.

On Saturday, May 17, Camp Williams is having their 100th year celebration, which is called the Iron Will Celebration. There will be various activities and surrounding cities have been invited to participate. Each city will have an informational booth to provide information about their city and what is important to them. They will also have an activity. One city is doing a train ride, for example. Bluffdale has not yet determined what theirs will be. Connie Pavlakis was asked to join Mr. Reid and Heather Pehrson in meetings and provide assistance as they move forward. Mr. Reid reported that the celebration will include mountain bike races, road bike races, a half marathon, a 5k, and a Fun Run for children. 2,000 entrants were anticipated with competition between cities to see who can get the most participation.

Heather Pehrson stated that other cities will have elected officials in their booths. She suggested Bluffdale do likewise. She stated that the governor will be in attendance and it will be a major event. Mr. Reid stated that Camp Williams has been a great neighbor and Bluffdale wants to put its best foot forward and show their support. Bruce Kartchner suggested there be some coordination between the event and the City's memorial. Council Member Pehrson commended Connie Pavlakis

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for her efforts and stated that although she is a volunteer she was as good or better than the full-time employees who are involved. Bruce Kartchner commented that Ms. Pavlakis has done independent planning professionally in the past. Mr. Reid was very appreciative that she stepped up and recognized how important Camp Williams has been in the community.

Mr. Reid stated that there have been ongoing meetings with UDOT on the new interchange at Redwood Road and Bangerter Highway. They were in the middle of property acquisition and it was strongly requested that 13970 South be included as a light although it will not likely be built at the same time as the interchange unless Woodbury can come up with something new on that piece of property. Staff was working to get that moving along. The City's plans for the corner were discussed with UDOT who is working on site development.

PLANNING SESSION

9. Planning Session.

Heather Pehrson commented on VECC and stated that Representative Brad Dee attended a recent LPC Meeting and spoke at length about his plans for a bill. Mayor Timothy stated that it likely will not affect Bluffdale but will in the future when the City self provides. Council Member Pehrson stated that various jurisdictions use different systems for their dispatch, which creates problems. Efforts were being made to bring all together into one computer system and one dispatch. The Mayor stated that COG has talked about combining the systems for some time but there has been no progress. Now that he is serving as the Chair, he pushed to have them vote to put out a Request for Proposal (RFP). The problem has been that Salt Lake City and Sandy have invested so much technology into their new public safety building that they do not want to change. If Bluffdale goes to Spillman there would still be two systems. That would force everyone to go to Versaterm. The thought, however, was that Spillman might be competitive even if all of the technology is changed out. Spillman even offered an incentive in the form of a \$1 million discount.

Mayor Timothy stated that COG voted to put out an RFP to address Salt Lake City's concern. The intent was to beat the legislature by going to one system before it is mandated. Heather Pehrson stated that Representative Dee promised that it would not be an unfunded mandate and suggested that money might come from 911 funds. Bruce Kartchner compared this to taking it out of one pocket and putting it into another. To the County's credit, they agreed to pay \$1.5 million toward the change.

Stacking issues were discussed. Mr. Reid stated that he spoke to Chief John Roberts earlier in the day and they resolved the issue. Mayor Timothy suggested that if the Chief can't resolve the issue they may specify that the fire engine is not dispatched if the ambulance is not. Mr. Reid stated that Chief Roberts contact the UPD and UFA earlier in the day and made changes. The problem has been that Salt Lake City is on Versaterm and West Valley City is on Spillman. Spillman is a West Valley City entity while Versaterm is based out of Canada. Most of the entities in Utah use Spillman and very few are on Versaterm. The push from the UPD cities and from Salt Lake City has been to go with Versaterm.

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10. 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.

11. Adjournment.

Bruce Kartchner moved to adjourn. Ty Nielsen seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

The City Council Meeting adjourned at 10:10 p.m.



Teddie K. Bell, MMC
City Recorder:



Approved: February 25, 2014