



AGENDA
SPECIAL JOINT WORK SESSION OF THE
BLUFFDALE CITY COUNCIL AND PLANNING COMMISSION

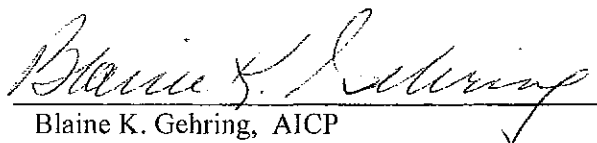
Saturday, January 15, 2005

Notice is hereby given that the Bluffdale City Council and Planning Commission will hold a special work session on **Saturday, January 15, 2005** at Bluffdale City Hall, 14175 South Redwood Road, Bluffdale, Utah. The Agenda will be as follows. Please note that all times listed on the Agenda are provided as a courtesy and are approximate and subject to change.

WORK SESSION : 9:00 A.m.

1. Discussion on future community facilities and their locations in Bluffdale
- 2.. Adjournment.

Dated this day the 14th of January, 2005.


Blaine K. Gehring, AICP
City Planner

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 254-2200.

**SPECIAL JOINT WORK SESSION OF THE
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Present:

City Council Members:

**Mayor Wayne Mortimer
Morris Clark
Jesse Kelley
Laurie Maxfield**

Planning Commission Members:

**Wendy Beagley, Chair
Kim Fuller
MJ Jackson
Johnny Loumis, Jr.
Tina Perkins
Mike Wardle**

Others: Blaine Gehring, City Planner

**Excused: Rex Bingham
Craig Briggs
Martha Speed**

The meeting was called to order at 900 a.m.

Discussion on Future Community Facilities and Their Locations in Bluffdale.

City Planner, Blaine Gehring, described the nominal group process. The idea was to get a lot of ideas into one list quickly from a group without much discussion. He went around the room and asked for one item from each person's list. He asked that no comments be made about the items as they were listed. The following list is not necessarily priorities, but was some brainstorming by the Council and Planning. The following items were compiled onto a list:

Mayor Mortimer	Jordan River Parkway
Morris Clark	City Hall
Jesse Kelley	Main City Park at 14400 South 2200 West
Laurie Maxfield	Equestrian Facility in the Core
Kim Fuller	Youth Regional Sports Park
MJ Jackson	Secondary Water System
Mayor Mortimer	Trails to the Narrows
Morris Clark	Post Office

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Jesse Kelley	Small Satellite City Parks (one in each planning district)
Laurie Maxfield	Cemetery
Kim Fuller	Live Theater
Tina Perkins	Adequate Fire Department Equipment and Police Protection
Mayor Mortimer	Exhibition Center
Morris Clark	Business Park
Laurie Maxfield	Police Station
Kim Fuller	Skate Park
Wendy Beagley	Infrastructure
Mike Wardle	Bonneville Shoreline Trail
Morris Clark	Public Works Area
Laurie Maxfield	Trail Connectivity and Completion
Kim Fuller	Swimming Pool
Wendy Beagley	All Three Aspects of Trails
Mayor Mortimer	Scout Property (part of Jordan River Parkway)
Morris Clark	Theme Parks that Take Advantage of Natural Features (i.e. hot springs)
Kim Fuller	Nature Trail
Mike Wardle	One More Trailhead
Morris Clark	Facilities on the East Side (i.e. hospital)
Jesse Kelley	Homes
Laurie Maxfield	Money
Mike Wardle	Railroad
Morris Clark	Light Rail, Convention Center, Hotels, and Retirement Center

Mr. Gehring next asked the City Council Members and Planning Commissioners to individually rank their top ten items from the list. Lists were independently read and discussed.

The responses were ranked as follows:

1. City Hall
2. Secondary Water System
3. Police Station
4. Main City Park
5. Regional Sports Park
6. Cemetery
7. Connected Trail System
8. Jordan River Parkway
9. Equestrian Facility
10. Recreation Center

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11. Fire Station
12. Public Works Facility
13. Trailheads
14. Satellite City Parks

Mr. Gehring thought that some of the items could be combined and suggested that the items be reviewed along with the Planning District Map. He asked the Commissioners and Council Members to determine in which planning district the facilities should be located. Each was asked to notate their preferred location on the ranking sheet.

Laurie Maxfield expressed concern about a senior center. She estimated that in 10 to 20 years, the City would "max out" on seniors. She suggested the possibility of locating a senior center next to the park south of the fire station. Mr. Gehring described the different types of parks. He explained that there are neighborhood parks, community parks, and regional parks. Neighborhood parks comprise 5 to 20 acres. Pocket parks or mini parks comprise up to 5 acres and don't count. Community parks consist of 20 to 50 acres, and regional parks comprise 50 to 250 acres.

Laurie Maxfield stressed the need for community input in the process. She expressed concern about what citizens would say about lavish buildings once they are complete. Mr. Gehring suggested combining uses and developing a mini campus with various uses together. Buildings could be planned to offer an extended life and different types of uses. Potential City facilities and their functions were discussed. Laurie Maxfield remarked that the County could pay for some necessary facilities.

Mr. Gehring saw the potential for 11,000 new homes or 44,000 additional residents over the next 7 to 10 years. Mike Wardle stressed the importance of parks for the increased population. As a police officer, he recognized problems that result from children not having anywhere to play.

Blaine Gehring reported that the Independence and Parry Farms projects were two large developments coming forward with a potential of 3,500 homes. He asked what needed to be done to accommodate that growth. He asked the Council Members and Commissioners to determine what improvements need to be made, both large and small. Some suggested needs were identified as an equestrian center, parks, and a new cemetery facility. He recommended the land be secured now for such facilities since development won't occur around it. Another option would be to establish a general area where development would eventually occur. When developers come in, the City would be prepared with items to be included in the development. The idea was to identify the four or five major needs within the community, such as a City Hall, town center, a large equestrian facility, a new cemetery, and a regional recreational park. He suggested the major needs be considered and the Council Members and Commissioners determine where they would reasonably fit.

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Tina Perkins asked whether the concentrated density of the developments coming forward would surpass what Rosecrest will end up with. Mr. Gehring responded that there were 3,500 homes proposed in Independence, 330 in Spring View Farms, 250 in Parry Farms, and 380 in other developments. He commented that McDougal owns property on both sides of Camp Williams Road between the power plant and the gully that would be developed.

Mr. Gehring reported that Rosecrest rejected City's proposed the Memorandum of Understanding. His understanding was that the City was back to square one with regard to the litigation. Although the City was unsure of the outcome, the Rosecrest property was still considered part of Bluffdale and plans were still being made to accommodate it.

Jesse Kelley was in favor of open space but pointed out that the City is a government that must provide the basic functions of government such as police protection, fire protection, courts, and administration. He questioned whether the City should provide for a public equestrian center and pay for entertainment. He believed they should not. He didn't want the City to be in the equestrian center, recreation center, or the arts business. He believed such matters were handled best by the private sector. He acknowledged that schools within the state are woefully underfunded, yet skate parks and recreational facilities continue to be built. He suggested the Commissioners and Council Members ask themselves whether there were things the City shouldn't provide.

Mr. Gehring identified facilities needed within the City that could be consolidated into one building. He questioned whether the City should be the primary funder, whether it should be funded jointly with another governmental source, or made a private facility. Kim Fuller didn't want to count out public-private partnerships. He thought the City could obtain equestrian centers and regional parks through public-private partnerships. Jesse Kelley liked the idea, but suggested caution be used.

Mayor Mortimer remarked that Mike Sorensen brought his development to the City and was willing to provide \$2,000 per home for an equestrian center. The park impact fees in that area would total \$750,000. Together the two would provide an excellent equestrian center. Mike Wardle thought the City should provide more recreational facilities. He believed there were some core community activities the government should provide. Mayor Mortimer thought the City should do no more than plan for the impact fees and build something with them. The intent was not to "go into the pocket" of the City to pay for facilities. He reported that the regional facility in St. George brings in \$7 million per year. Laurie Maxfield stated that a key location must be obtained in order to increase revenues. The Mayor stressed the importance of planning. Laurie Maxfield suggested the desires of the community be assessed. She believed that a majority of citizens want parks. Jesse Kelley suggested a line be drawn somewhere.

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MJ Jackson asked what made the City believe it could afford a City Hall and questioned why it was so important. Mr. Gehring responded that a new City Hall building was identified as a priority and would be needed once the City begins to grow. Over the next few years he was confident that staff would increase as a result and that the existing facilities would not accommodate additional staff. He clarified that now was not the time to address cost issues. The Council Members and Commissioners were simply asked to identify needs.

Secondary water issues were discussed. Mr. Gehring remarked that it would be a city-wide system that would be owned and operated as a secondary water system.

Mr. Gehring estimated that a new elementary school would be needed for every 1,000 homes and should include a 10 to 12 acre site. Three to four elementary schools would equate to one middle school. Three middle schools would equate to one high school. Funding was approved in the budget to purchase a new elementary school site in Bluffdale. The City would need to come up with a site location. With only the first projected development, the City would need at least three new elementary school sites, one middle school site, and one high school site within the next five years. Mr. Gehring reported that Independence was already providing one site within their project for an elementary school. He questioned why the developers were providing only one elementary school site for a development of their size. Somewhere between Spring View Farms, Bangerter, and the Porter Rockwell alignment east of Redwood Road, at least three elementary school sites were needed, if not four, and at least two middle school sites.

Mayor Mortimer discussed possible negotiation options and discussed possible school site locations. Blaine Gehring stressed the need to provide school sites. He pointed out that 1,100 homes does not transfer over to apartments. At least 25% of the units proposed in the Independence project were apartments and would not produce the same number of children. He believed two elementary schools would be necessary in the Independence area and one more to provide for areas around it.

Blaine Gehring reported that two weeks ago he celebrated his one year anniversary working for Bluffdale. He believed the City had many exciting things to look forward to and he would look to the City Council and Planning Commission for input.

Mayor Mortimer asked that each member present state his or her priorities.

Tina Perkins indicated that with the homes coming in, her priority was to provide something for children to do. She thought a regional park was needed. She was in favor of providing an equestrian facility and was confident that the community would use it. She also expressed a need for trails.

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Mike Wardle wanted to come up with a collective vision of what Bluffdale should be next year, in five years, or 10 years down the road. In looking at other cities he wondered what defines Bluffdale. He worried about the lack of a commercial tax base, whether or not Independence would pay for itself, and whether the town center would generate enough revenue. He wondered where an equestrian center would fit.

Wendy Beagley brought up the City Hall issue. She hoped to see the City provide necessary facilities prior to providing other amenities. She thought it would be better to complete and maintain what the City already has prior to adding more.

Kim Fuller's main concern was the citizens. He thought parks and other community amenities would increase property values and be places where citizens would want to gather. He viewed parks and recreation areas as a priority and encouraged the City to act expeditiously.

Johnny Loumis, Jr. agreed with the comments made. He thought conclusions could be reached and that as a group they could reach an agreement. He was worried about making important decisions without the City Attorney present.

Laurie Maxfield recognized that money plays a very important role in planning. She suggested that all options be explored and that needs be prioritized first. In her opinion, parks were not the highest priority. She felt that half of the items on the list were basic needs such as a cemetery, City Hall, police protection, and secondary water. Those were the things she wanted to focus on in the next few years. She recognized that when 3,500 homes are built, the residents would want parks. She suggested the City enhance the parks where possible. She stressed that the City's basic needs must first be prioritized. Desired locations for facilities such as schools, parks, and public buildings should be determined and land obtained.

Jesse Kelley agreed that City Hall and the basic needs of the City were the most important priority. He believed that there were certain things the City shouldn't provide. He recognized, however, that City Hall, police protection, fire protection, and the courts were the basics that should be taken care of. The City could then look at parks, open space, and trails. He believed that the non-essentials, frills, entertainment, and recreation should be taken care of in the private sector.

Morris Clark viewed trails as very important. His goal was to complete the Jordan River Parkway Trail through Bluffdale. He wanted to maximize the one-acre zoning, which would create a character for the area. He hoped to define and look for a desirable city center location. He suggested that areas for such things as regional parks be identified now. He hoped to counterbalance it with such things as convention centers and business parks. He recognized that Bluffdale would be the collection point for Salt Lake County and Utah County. Because of that he felt there was an opportunity to take advantage of it.

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Mayor Mortimer believed in paying only for services the City can afford. He suggested the City determine how to best spend funds collected from impact fees. He saw great opportunities for the City in the future. He believed the best opportunity before the City was with the Jordan River Parkway. He viewed it as something that could be preserved for the future. He encouraged each Council and Commission Member to be visionary and expressed appreciation to Blaine Gehring for all he has done for the City.

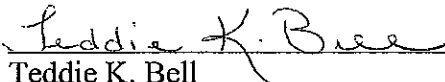
MJ Jackson thought they should first figure out the city center. She saw a need for several small parks and perhaps a regional park.

Adjournment.

Chair Beagley moved to close the Planning and Zoning Meeting. Kim Fuller seconded the motion. Vote on motion: Wendy Beagley-Aye, Kim Fuller-Aye, MJ Jackson-Aye, Johnny Loumis, Jr.-Aye, Tina Perkins-Aye, Mike Wardle-Aye. The motion passed.

Morris Clark moved to adjourn the City Council Meeting. Mayor Mortimer seconded the motion. Vote on motion: Mayor Mortimer-Aye, Morris Clark-Aye, Jesse Kelley-Aye, Laurie Maxfield-Aye. The motion passed.

The meeting adjourned at 11:45 a.m.



Teddie K. Bell
City Recorder

Approved: February 8, 2005