



**AGENDA
SPECIAL JOINT MEETING OF THE
BLUFFDALE PLANNING COMMISSION
AND CITY COUNCIL**

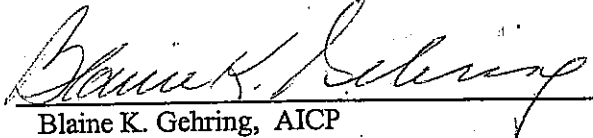
Saturday, October 1, 2005

Notice is hereby given that the Bluffdale Planning Commission and City Council will hold a public meeting **Saturday, October 1, 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.

STUDY MEETING: 7:00 a.m.

1. Discussion and field trip on the South Farm/South Hills General Plan Amendment and Rezoning Applications
- 2.. Adjournment.

Dated this day the 26th of September, 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 MEETING OF THE
BLUFFDALE CITY PLANNING COMMISSION
AND CITY COUNCIL
MEETING MINUTES
Saturday, October 1, 2005**

Present:

City Council Members: Mayor Wayne Mortimer
Morris Clark
Jesse Kelley
Laurie Maxfield
Martha Speed
Craig Briggs

**Planning Commission
Members:**

Jeff Daugherty, Chair
Mike Wardle
Tina Perkins

Staff:

Brent Bluth, Administrative Services Director
Blaine Gehring, City Planner
Shane Jones, City Engineer
Rebecca Richins, Secretary

Others:

David Millheim
Bob Peavley
Nancy Lord
Reid Dickson
Josh Mower
Jacob Hodson
Ken Mylar
Doug Roylance
Don Wallace

Mayor Mortimer welcomed those in attendance at 7:15 a.m. The group departed for the site visit.

Discussion and Field Trip on the South Farm/South Hills General Plan Amendment and Rezoning Applications.

Stop #1 – Pivot Circle

Jacob Hodson pointed out the location of the one-acre buffer to the southwest located between the development and Camp Williams.

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Stop #2 – Center of Mountain View Corridor

Don Wallace identified pink stakes marking the proposed location of the centerline.

David Millheim remarked that the corridor would hug the ridge near Camp Williams.

Laurie Maxfield mentioned that she didn't like that the corridor was so visible and asked what would happen if the Mountain View Corridor doesn't come to fruition.

Mr. Millheim responded that they would phase the project and develop the area in question only if needed. Drainage issues were discussed with regard to how it would tie into the current City drainage to prevent flooding. Mr. Millheim remarked that the project included a plan to bring in water upstream from the project.

Stop #3 – Juniper Canyon Reservoir

The secondary water reservoir and surrounding area were discussed. Laurie Maxfield inquired as to whether there would be bridges running across the canals. Don Wallace indicated that they had not yet discussed that possibility.

Mr. Millheim remarked that the trail plan would keep people away from Camp Williams. Council Member Maxfield suggested there be a barrier on canals to keep children away.

Stop #4 – Property Line Between South Hills and South Farms

Reid Dickson explained that appropriate places would be left as open space.

Mr. Millheim noted that topography would be used to determine the size of lots. He felt that the less cutting into the hills that was done, the better.

Stop #5 – Water Feature and Water Pond

Mr. Millheim identified the location of the proposed water feature and secondary water pond. Mayor Mortimer described the layout of the Mountain View Corridor.

Mr. Millheim remarked that their goal was to draw major traffic away from historic Bluffdale.

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Stop #6 – Regional Park Area

Mr. Dickson identified the location of the proposed amphitheater and noted that the secondary pond planned for the area was not one the City needs. He explained that flood control mechanisms would serve historical Bluffdale as well as the new development.

Stop #7 – Wood Hollow Drainage

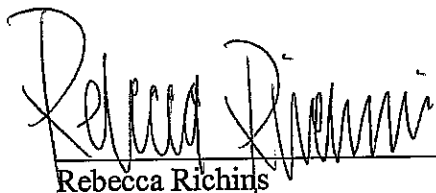
Dave Millheim identified the area near the center of the corridor and stated that higher density would be located between the corridor and the major road into the project. He remarked that currently, rock moving was not part of their project. The rock moving is being done by someone else on property, which is not part of the project. When they were asked to stop by the City, they did so.

At the October 25, 2005 City Council Meeting as part of the approval of the October 1, 2005 minutes, Councilmember Laurie Maxfield requested the following be included in the minutes:

Laurie Maxfield had discussions with all City Council members regarding the park location. It was mutually agreed that it would be a wise idea for the park site to be switched from Juniper Canyon to the South Hills property.

Adjournment.

The site visit adjourned at 9:48 a.m.



Rebecca Richins
Administrative Secretary

Approved: October 25, 2005