

**BLUFFDALE CITY COUNCIL
SPECIAL MEETING MINUTES
Thursday, March 16, 2006**

Present:

Members: Mayor Claudia Anderson
Nancy Lord
Bill Maxwell
Martha Speed

Others: Blaine Gehring, City Planner
Glen Goins, City Planner
Nancy Neilson, Mayor's Assistant
Debbie Radzinski, Planning Secretary

Ray Whitchurch, IBI Group Associate
Mark Shea, Independence at Bluffdale Developer

Joshua Hunt from Sorensen Development

Mayor Claudia Anderson called the meeting to order at 4:05 p.m.

Discussion Regarding the Independence at Bluffdale Development and other Developments.

Mayor Anderson stated that a presentation would be made on the Independence Project that would be informational only. City Planner, Blaine Gehring, explained that part of the General Plan for Planning District #5 included a large area for mixed use. The applicants applied for the Mixed Use Zone, which was applied to the property. As part of the Mixed Use Zone, a project plan was needed that included an open space plan, a master streets plan, an overall land use plan, a trails plan, and a utilities plan. All were presented and adopted in July of 2005 as part of the actual project plan. An overall gross density was granted of 7.2 units per acre on just under 520 acres. The zone itself allows up to 10 units per acre, but requires a certain amount of open space. Staff had been working with Ray Whitchurch to go over the design guidelines, which had yet to be adopted. The design guidelines and development agreement now needed to be brought before the City Council and adopted. The design guidelines would then become part of the overall project plan as part of the development agreement.

The developers were introduced as Ray Whitchurch –IBI Group Associate, Mark Shea – Independence at Bluffdale Developer.

Mr. Whitchurch explained that village center planning is a fairly complex design problem that requires intricate design layouts and design guidelines. He stated that it is not a new concept, but actually the reimplementation of old planning standards that have been time tested. The intent was to implement new technology into something that still works. It was discovered that standards from previous years fractured communities and isolated

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people. The new standards had been implemented throughout the Valley. The idea was to cluster housing, preserve open space, create better housing mixes, and create village centers and make them more sustainable with retail activities. The intent was to:

1. Create a balance.
2. Create a pedestrian environment that encourages people to be out of their cars more often.
3. Create an environment that creates a feeling of protection from automobiles.

The purpose of the meeting was to familiarize new members of the Council with the concept. He explained that the concept was put forward by Bluffdale City originally and Mr. Shea got involved during that process. At that time, the area east of the Jordan River was earmarked for higher density development. What was proposed was consistent with the General Plan. The Mixed Use Zoning was put in place and the project plan approved. The entire process had taken place over a four to five year period. To this point, they had acted in good faith with the City and anticipated breaking ground sometime in the Spring. A book of materials was provided to the Council Members for their review.

Mr. Whitchurch explained that when the process began, they conducted a preliminary educational session with Bluffdale City where standard traditional town planning principles were reviewed. Page 17 of the book was referenced that discussed global principles. He explained that a traditional neighborhood is dependent upon quality to be successful. The global principles are the rules that guide everything in the development agreement behind it. The failing of standard zoning is that it doesn't regulate quality very well. City Planner, Blaine Gehring, remarked that in a typical zoning ordinance, everything is set at a minimum. Once the minimum is set, that is what developers will meet.

Mr. Whitchurch remarked that global principles are essentially a set of rules that have been developed over the years to maintain quality. He stated that 23% of the proposed plan was open space. Diversity of housing types was created and the site was broken up into nine basic neighborhoods. Each neighborhood had a series of architectural styles assigned to it. The intent was to integrate different architectural styles throughout the neighborhood in order to accomplish more texture and richness.

Mr. Whitchurch questioned how many of the Council had been to Day Break. He stated that Independence at Bluffdale is the same kind of principle.

Martha Speed responded she had been there with a visitor from Russia, and the visitor had commented it reminded him of a village in Russia. Mr. Whitchurch stated that was what they were trying to create.

He suggested that the Council review each neighborhood contained in the book and see what standards had been developed.

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Mr. Whitchurch described the individual maps of each neighborhood and how the density calculation was reached. Mr. Shea noted that he had read that the entire city of St. George has 30 miles of trails while this project alone has 17 miles of trails. The trail system was reviewed. Potential church and school sites were identified.

The overall project would include 3,592 units which would include 2,315 lots, 971 apartments or stacked condos, and 306 town homes. Additionally, there would be 17.57 acres of regional commercial and 20 acres of neighborhood commercial in the commercial core in the center of the project with an area designated for a grocery store. The anticipated population would be approximately 15,000 with three church sites and one elementary school site. In response to a question raised, Mr. Whitchurch responded that typically school sites are 10 to 12 acres in size.

Mr. Whitchurch referred to the trails plan shown on page 39. Mark Shea stated that at the time of the Anderson Development lawsuit, Bluffdale City asked Mt. Jordan Limited if they would do high density. The original concept was put forward by Bluffdale City as a place to locate affordable housing. The Sear Brown plan was developed and presented to the City who determined that high density would be located east of the railroad tracks and south of 14600 South to the gravel pit. The Mixed Use Ordinance was created and applied to the properties in the area. The current plan came forth from the Sear Brown plan. It was believed the project would satisfy all of the City's affordable housing requirements.

Mark Shea stated that an economic impact study and a commercial study were conducted to show the sales tax revenue that would be generated and to ensure that the project would be self-sufficient. Mr. Gehring remarked that the mixed use at that time extended past the Geneva project. He also stated the area had since been cut back and designated as a business office park area. The result would be to create an employment base. As more residents come in, the employment base will start to draw the additional business base. Mr. Shea agreed, and added that in the past employees would move to where the businesses were. Now, however, businesses move to where the employee base is.

Access points were identified and phasing issues were discussed. Mr. Shea responded that infrastructure was an important consideration. Bill Maxwell stated that high density housing is very expensive to service and hoped it would not be built before the commercial. Mr. Shea responded that those concerns were addressed in the economic and commercial studies. He was confident that overall it would be a very positive scenario for the City. Mr. Whitchurch explained that smaller density housing creates an economy of scale whereby tax revenue is generated by servicing more people with less effort. It was projected that the project would sell 300 units per year, which indicated a six or seven year build out. With regard to commercial, the standard rule was that 1,200 rooftops will support a grocery store.

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Mayor Anderson thought the project needed more commercial in order to generate a tax base. Mr. Shea stated that the project would make commercial far more viable. When the area was changed from multiple use to mixed use, residential was added. He believed that lack of residential was the one component that was holding it back. Bill Maxwell expressed concern that Geneva would have 10-12 more years' worth of product in the pit before they would be ready to turn it over to commercial. Mr. Shea responded that Geneva had agreed to finish their work in one area and make it available for development and create a buffer.

Bill Maxwell asked about the status of Porter Rockwell. He foresaw a potential problem if building takes place in the area without Porter Rockwell first being built. The Mayor acknowledged the importance of Porter Rockwell. Mass transit issues were discussed. Bill Maxwell's understanding was that light rail would not come across the freeway. City Planner, Glen Goins, stated that it was due to the other extension projects that would take precedence. He didn't expect it to be considered for 20 to 25 years. Until that time there would be bus rapid transit service. Mark Shea thought the Mountain View Corridor would be comparable to I-215.

The potential for a toll road was discussed. Mr. Shea stated that alignments and an economic impact study were underway. Currently, they were unsure where the money would come from to pay for the Mountain View Corridor. Mr. Gehring acknowledged the need for Porter Rockwell. Martha Speed asked how much flexibility there was in the process for the Council to say what they want or don't want. Mr. Whitchurch responded that they basically have an overall approved density with what they considered to be a very solid plan based on that density. Bill Maxwell's understanding was that the ordinance allows up to 10 units per acre. Mr. Shea responded that the gross overall density was 7.2 units per acre, which he believed was better than 10 for the viability and sustainability of the neighborhood. He explained that the Mixed Use Zone limits the attached units to 20% of the entire project. No distinction was made between multi-family and single-family attached. 25% of the density comprised attached units, a certain percentage of which would be single-family owned and apartments that could be stacked condominiums. If no distinction was made between the two, 13.5 acres of open space would be lost and they would develop lots in the open space area. If a distinction were made between single-family attached and multi-family attached, they could leave the additional acreage in the form of open space. The Council elected to make the distinction about single-family attached in order to exceed the 20% rule.

Mark Shea thought the project had an award-winning design potential. He recognized that it has limitations with regard to attached housing. Because it would only allow us 20% attached units and we actually spill over at 25%, it limited the types of housing we could have. They dealt with it through the depth of design guidelines. The area was divided into different neighborhoods and different architectural styles were defined that would be permissible in each area together with materials and street trees for each neighborhood. They felt that was the best approach to provide diversity.

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Ray Whitchurch stressed the importance of maintaining a level of quality throughout the project. Mark Shea felt lucky to have been able to get some of the better builders to work on the project that will provide quality throughout. He anticipated having four or five builders work on the project, excluding the commercial portion. He remarked that Mr. Whitchurch was hired to oversee the entire project.

Mayor Anderson stated that they were to the development agreement stage. Because the City Attorney's fees are high, Mr. Shea offered to pay his fees to review the plan. Timetable issues were discussed. Mr. Shea stated that the project was basically ready to go. They still needed approval of the development agreement, the design guidelines, and the final project plan. They hoped to begin work on the first phase this Spring.

The plan for the 17-acre gateway area was discussed. Mr. Whitchurch envisioned it looking similar to the Red Stone project in Park City or the 1300 East development in Sugarhouse. Traffic issues were discussed. By March 28, they hoped to have the development agreement and design guidelines completed. Mr. Shea asked that the plats that were submitted in November be looked at in terms of engineering. They hoped a vote could take place on March 28th. Glen Goins, stated that direction would be needed from the Council with regard to the policy direction to be taken on such issues as alley and design issues. Mr. Shea explained that the reasoning behind the alleys was to keep cars off of the street and in the back of the house. None of the homes would be more than one-half mile from the town center. He envisioned the creation of a walkable community. Garbage and fire service issues were discussed. Mr. Whitchurch stressed the importance of alleys in a pedestrian-oriented environment.

Phasing, infrastructure, and density issues were discussed. Administrative Services, Director, Brent Bluth, reported that the previous Council asked staff to explore infrastructure and put together a finance plan. Mr. Shea remarked that the City originally discussed the possibility of bonding but did not pursue it. He expressed a willingness to put an SID on their property to acquire the Black property. The City in turn could use the funds to pay for the actual cost of the Black property and provide SID funding for the entire project. His understanding was that the Council elected to make only systemic improvements. They did not want to use the money from the SID to pay for the Black property but agreed to look at doing a systemic SID. The Spring View Farms development agreement was used as a model and submitted. Mr. Bluth clarified that the SID could be treated separately or included in the document. Mr. Shea was anxious to get the project started. If the SID was an issue, he was agreeable to negotiating it as a separate issue.

Mayor Anderson asked if certain areas of the project could be designated for retirees. Mr. Shea responded that there were potentially two areas being considered. In response to a question raised by Martha Speed, Mr. Shea responded that they have all of the water

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shares needed for the property under the new three units per acre requirement. Wells were also available.

Martha Speed did not want to plan to take a vote on the 28th. She thought more time was needed. Mr. Shea asked that staff circulate their comments to the Council for their consideration. A vote on April 11 was discussed, but no decision was made.

Mayor Anderson suggested a field trip be conducted to give the Council a better feel for the project. With regard to garages, Mr. Shea stated that he personally would not build detached garages in the project. All homes would have attached garages on the backside.

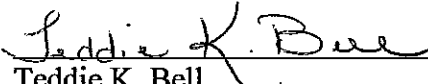
Mayor Anderson described development in Celebration, Florida that has a 1940s theme. Each home has the potential for a two-story garage with an outside entrance. Doing so enables owners to have a home business with an outside entrance over the garage. She thought that was very attractive for a lot of people with home businesses. Mr. Shea stated that a similar concept was in the original plan. It was put in the design guidelines as a mother-in-law unit. The concern was with potentially doubling density. He remarked that it could be added back in for business purposes only.

Mr. Shea thought the value of the homes would increase substantially. He believed that the desire to live in the neighborhood will become great because it will lend itself to a lot of lifestyle benefits. He wanted to ensure the long-term sustainability and viability of the project and not impact it with poor judgment on the front end. They had been very careful in the design guidelines to provide a quality product.

Nancy Lord expressed concern with the type of housing discussed. She drove through a similar neighborhood on South Mountain and found that there were cars everywhere. Mr. Shea responded that the problem stems from the above garage units becoming mother-in-law apartments.

Adjournment

Nancy Lord moved to adjourn. Bill Maxwell seconded the motion. Vote on motion: Nancy Lord-Aye, Bill Maxwell-Aye, Martha Speed-Aye. The motion passed.
The meeting adjourned at 6:10 p.m.



Teddie K. Bell

City Recorder:

Approved: July 11, 2006