



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Thursday, May 14, 2009**

Notice is hereby given that the Bluffdale City Council will hold a meeting Thursday, May 14, 2009 at the **Bluffdale City Fire Station, 14350 South 2200 West**, Bluffdale, Utah scheduled to begin promptly at **10:00 a.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.

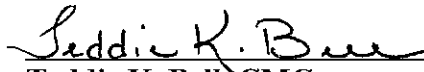
The agenda for this meeting will be as follows:

WORK SESSION 10:00 A.M.

1. Discussion and exchange of information with Jordan Valley Water Conservancy District regarding 3200 West pipeline and improvement project.
2. Adjournment.

Dated this 6th day of May, 2009

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, 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, EMC
City Recorder

Note: 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.

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Present:

Members: Mayor Claudia Anderson
Troy Chisholm
Rod Flanigan
Nancy Lord

Others: Mark Reid, City Manager
Vaughn Pickell, Community Development Director
Blain Dietrich, Public Works Operations Manager
Brent Ventura, Contract City Engineer
Teddie Bell, City Recorder

Mayor Claudia Anderson called the meeting to order at 10:10 a.m.

WORK SESSION

1. Discussion and Exchange of Information with Jordan Valley Water Conservancy District Regarding 3200 West Pipeline and Improvement Project.

Public Works Operations Manager, Blain Dietrich, gave a history of 3200 West. He explained that approximately nine months earlier staff met with the residents at which time the intent was to redo 3200 West. The goal was to get feedback from the residents. During the meeting there were several unanswered questions that staff and Jordan Valley needed to answer. The purpose of today's meeting was to report what was discovered from the research conducted. Mr. Dietrich explained that legal documents were found pertaining to the east side of 3200 West from 14625 South to the Moore property. Delay agreements were found for each of the homes on the east side indicating that the property owner will pay for the curb, gutter, sidewalk, and asphalt in front of their home when the City requires it to be done.

Frank Roberts from Jordan Valley Water Conservancy District reported to Mr. Dietrich that he found nothing in Jordan Valley's records showing any kind of agreement between the property owners and Jordan Valley when the water lines were relocated to make room for the easement. Mr. Dietrich indicated that Jordan Valley paid to relocate Bluffdale City's water line but there was no agreement that they would make additional improvements. Mr. Dietrich stated that his research found no delay agreements on the West side of 3200 West. Staff wanted to be comfortable that the necessary due diligence has been done.

Rod Flanigan noted that improvements have already been completed in front of some of the homes. He asked what kind of arrangement was made in those situations. Mr. Dietrich's understanding was that Ponderosa and The Falls at Boulden Ridge had an agreement to transfer storm drain water from one subdivision to the other into the pond. Part of that process required a storm drain line to connect the two subdivisions together. That agreement and the improvements

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were done without the involvement of the City. It seemed to Rod Flanigan that the City has some responsibility. Mr. Dietrich stated that at the time the church was constructed and the 4,000 acres was still part of Bluffdale City, 3200 West was a collector with a 60-foot alignment. When the church was built curbing was installed according to a 60-foot street section. Since then the City Council has changed the Transportation Plan and made 3200 West a local road, which has a 50-foot alignment. With the change in place, the developers and homeowners do not need to construct the wider road. For that reason, there are different widths along 3200 West. Mr. Dietrich stated that both Ponderosa and The Falls at Boulden Ridge were approved with the 50-foot wide local road street standards in place.

City Engineer, Brent Ventura, stated that curb and gutter was not required because Ponderosa and The Falls at Boulden Ridge were required to handle their own storm drainage. In addition, curb and gutter was not required on the west side properties between both developments. Mr. Ventura explained that the water runoff was collected in an underground pipeline.

Quinn Barton stated that he was told by Mr. Dietrich to put the curb and gutter in and that if he refused the cost of completing the work would be added to their taxes. Mr. Dietrich did not have the same recollection. He did recall a discussion about possible options and whether the citizens were willing to cooperate to get a full road improvement. Mr. Bunderson informed Mr. Dietrich that he had agreements in place with property owners to get the work done.

Assuming Mr. Barton's recollection was correct; Mayor Anderson asked what the recourse was. Rod Flanigan thought at some point the City has a responsibility to its citizens. Mr. Barton stated that the storm drain is not located on City property and encroaches on private property. Fences were taken down and driveways eliminated in some cases. Mr. Barton remarked that he was out of state on vacation when the project began and before he left he was told by Mr. Dietrich that the fence would not need to be taken down. Mr. Barton received a phone call during his vacation informing him that his property was being "torn apart". Mr. Dietrich stated that the City was not involved in the project, which was completed by the developers and property owners.

Mr. Dietrich welcomed Frank Roberts and Mark Atencio from Jordan Valley Water Conservancy District. Mr. Roberts stated that Bart Forsyth was the engineer working on the project at that time. Mr. Forsyth indicated that the agreement to his knowledge was that the City was requiring the easement and the District was putting in the water line, which would leave space in the right-of-way for the water line. The contribution from the District was to install the water line down 3200 West.

Mr. Dietrich stated that staff was concerned that 3200 West is narrow in certain areas. Quinn Barton indicated that all of the neighbors agree that they want the street to look attractive. Their understanding at the time was that there would be curb, gutter, and sidewalk on the east side of the street. On the west side of the street there was to be no sidewalk. He wanted the City to make a decision and stick with it. He commented that Mike Bunderson wouldn't be in the

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situation he is in presently if the City had moved the subdivision forward in a timely manner. He urged staff to “get the job done”. Mr. Barton encouraged the City to make the improvements along the street uniform.

Rod Flanigan asked Mr. Barton if he would be willing to give up some of his property if necessary, to make the street uniform. Mr. Barton stated that he would. He commented that most of the property owners on the street have set their homes back far enough to accommodate that. He remarked that he and his neighbors did what they were told to do.

With regard to alignment, Von Brockbank commented that it is easier and less costly to move the church out to line up with what already exists. Troy Chisholm thought that keeping the road extra wide in front of the church would be beneficial for parking on Sundays if the parking lot fills up.

Mary Williams commented that whoever tears the roads up should let the neighbors know whose responsibility it will be to return their yards to their original condition. Mr. Dietrich responded that it is typically the developer that disturbs the ground. In the case of the UDOT project, property owners were compensated in some fashion. Mr. Reid stated that the contractor who does the work will not be a City employee even though the City might be openly responsible. He explained that the City will be working with Jordan Valley Water Conservancy District when they put in the water line and the City would like to complete the construction all at the same time.

Howard Williams gave his address as 14430 South 3200 West stated that he and his wife moved to Bluffdale to escape heavy traffic. He was concerned that there will be a great deal of traffic up and down 3200 West in the near future. He thought a 60-foot wide collector should be seriously considered since what is proposed will be “steamrolled by progress”. He stressed the importance of the groundwork for change being laid now. He agreed with Mr. Barton that the road should be uniform since otherwise it will be a monument to the City’s indecision. He was proud of Bluffdale and wants to ensure that it is developed properly. He commented that Lee Wanlass estimated that at build out Bluffdale will have a population of 25,000.

Nancy Lord felt like the City has been decisive and made a conscious decision to change the master plan to go from the larger road to the smaller road. That was done after the larger road was considered. She was not sure the City has been negligent in making a decision and explained that part of the reason the work has not been done is because the Council realized the road would be torn up the following year. The Council did not want to make the improvements only to have them be torn up again once the water line is put in. What seemed like indecision and lack of action to the neighbors was what had to happen in order to avoid wasting City money to do the job twice. Mr. Williams suggested guidelines, goals, and objectives be set out in order to end up with uniformity.

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Rod Flanigan stated that in municipal government there are changes in administration and continually new ideas. What they may agree on today might change with the next City Council. He agreed with Mr. Williams and wants what is best for Bluffdale. The Council's challenge is the notion of a wider road versus a narrow road. He noted that wider roads invite faster and more traffic. Keeping the road narrow will discourage higher speeds and additional traffic.

Mayor Anderson agreed that a plan of action was needed and stated that today's objective should be to discuss with Jordan Valley what their line will do and determine what enhancements need to be made to the road. Mr. Dietrich's understanding was that the neighbors are willing to cooperate if the City Council's action is to widen the road and have the City make the improvements.

Von Brockbank did not think a 60-foot road was necessary and that a 50-foot road was adequate. He was opposed to a 60-foot road unless Jordan Valley needs a wider road to maintain the line. Rod Flanigan stated that as the City continues to grow there will be increased traffic that will need to be accommodated.

Dean King stated that when the curb and gutter was installed it was paid for by the property owners. He wasn't concerned about the cost and stated that a crooked road is far better than a roundabout. He was not in favor of a sidewalk on his side of the street as he is unable to maintain it in the winter.

Troy Chisholm pointed out that a few neighbors stated that they would not be cooperative and don't want a 60-foot road. It seemed to Mr. Dietrich that the neighbors would agree to a 50-foot alignment. He reported that Jordan Valley has completed a section of the 66-inch line

Jordan Valley Engineering Department Manager, Mark Atencio, stated that this particular project has been envisioned for more than 20 years and there have been ongoing discussions with Bluffdale for the last 10 years on this particular portion. Jordan Valley's intent is to bid the project out to the end of this calendar year and into the first part of the next calendar year with construction to start in April of 2010. Construction was expected to take one year. He explained that the City has spoken to Jordan Valley about adding improvements, which they agreed to make. Jordan Valley was interested in working with the City and Mr. Atencio indicated that the engineering firm they have retained has the capability of designing the improvements. Similarly, the contractor will be able to construct the improvements.

Mr. Atencio stated that they can construct either a 50-foot or 60-foot road but pointed out that a 50-foot road might cost slightly more for the pipeline. At 60 feet, the construction of the pipeline will cost slightly less. Jordan Valley, however, has not yet conducted a detailed analysis and is still in the beginning stages of their design. With regard to timing, Von Brockbank asked how the road can be asphalted and overlaid during cold weather. Mr. Atencio described the timing of the project.

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Traffic control issues were discussed. Mr. Dietrich explained that currently the master plan does not anticipate connections at the 15000 South or 3200 West intersections. He pointed out, however, that every two years the City Council can modify the master plan. Rod Flanigan had attended meetings where there has been discussion about the gate being closed by Jordan Valley. Alan Packer from Jordan Valley stated that the roadway south of the canal is privately owned and Jordan Valley plans to use it as an access entry. Mayor Anderson's understanding was that Herriman's master transportation plan shows the Mountain View Corridor coming to the commercial area on Redwood Road.

Troy Chisholm asked if Jordan Valley in the future plans to continue to use 3200 West to access the plant or whether they plan to access it from the south using a different road. Mr. Packer stated that they would like to bring many of their major truck deliveries off of Camp Williams.

Rod Flanigan thought a resolution should be reached with regard to some of the issues discussed earlier such as what has already happened and the money that has already been spent. He noted that some of the homeowners have already spent money on improvements that the City may or may not have told them to spend. Mr. Dietrich agreed to review previous meeting minutes. Council Member Flanigan suggested that if the City gave the homeowners direction, the City should have the culpability of reimbursing some of it.

Mayor Anderson asked that the matter be included on the next City Council agenda and asked for a list of names of individuals who paid for sidewalks at the direction of staff. Von Brockbank hoped that the next contractor is more conscientious and sympathetic to the needs of the homeowners. He pointed out that the property owners were blocked out for two weeks longer than necessary and the proposed project will involve the entire street.

Mr. Atencio commented that due to the size of this particular pipeline, it will be much like the Redwood Road project. The pipeline will be 5 ½ feet in diameter with a trench of a similar size. He stated that it is in the best interest of all involved to keep citizens out of the traffic zone for the sake of safety. He noted that there are serious safety issues associated with the size of the equipment. He recognized that citizens will be inconvenienced and explained that the pipeline will move in stages down the road. Mr. Ventura remarked that there are temporary things that can be done to give neighbors access to their driveways and that coordination will be necessary when the details of the project are planned.

Mr. Barton had heard that property values will decrease because of the pipeline due to a fear that it will break in the event of an earthquake or other catastrophe. Mr. Atencio was not aware of that being the case. He stated that the pipeline will be constructed of one of the most robust materials in existence.

Mr. Reid commented that once the project is complete there will be curb, gutter, and sidewalk along the entire length of the road on both sides. If the neighbors are opposed to that, they should make their wishes known to the Council as soon as possible.

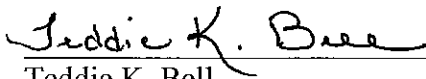
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Nancy Lord reported that approximately 2 ½ years ago the Council instituted a Country Road Ordinance that allows a modified sidewalk that is more rural in appearance. If desired, the neighborhood can decide to choose that option along the west side of the road rather than a typical curb, gutter, and sidewalk.

The neighbors and Jordan Valley Water Conservancy representatives were thanked for their time and input, which will assist the Council in making their decision.

2. Adjournment.

The meeting adjourned at 11:20 a.m.



Teddie K. Bell
City Recorder:

Approved: June 23, 2009