



*****AMENDED*****
BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, July 10, 2019

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, July 10, 2019, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah, scheduled to begin promptly at **6:00 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 via telephonic conference call.

WORK SESSION 6:00 P.M. – (The work 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 work session).

1. Roll Call
2. Presentations –
 - ***a. Discussion relating to traffic calming measures for Coyote Gulch.
 - b. Discussion relating to summer events, staff presenter, Connie Pavlakis.
3. Council Discussion
4. 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).

REGULAR BUSINESS MEETING 7:00 P.M.

1. Roll Call, Invocation, Pledge of Allegiance*
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 the June 12, 2019, Special City Council Meeting Minutes (Economic Development).
 - 3.2 Approval of the June 12, 2019, City Council Meeting Minutes.

***3.3 Approval of a resolution adopting a media policy for the City of Bluffdale.

4. Consideration and vote on a proposal to exceed the maximum height requirement of 35 feet in the I-1 Zone to be increased to 38 feet 8 inches as allowed in Section 11-10A-8 to be reviewed and approved by the City Fire Chief and the City Council, staff presenter, Grant Crowell.
5. Mayor's Report
6. City Manager Report and Discussion
7. 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).
8. Adjournment

*****AMENDED: July 8, 2019**

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, 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



Wendy L. Deppe, CMC
City Recorder

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 or lead the Pledge of Allegiance.



**BLUFFDALE CITY COUNCIL
SPECIAL MEETING AGENDA
Wednesday, June 12, 2019**

Notice is hereby given that the Bluffdale City Council will hold a special meeting Wednesday, June 12, 2019, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah, scheduled to begin promptly at **4:30 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 via telephonic conference call.

BLUFFDALE CITY COUNCIL SPECIAL BUSINESS MEETING 4:30 P.M.

1. Roll Call
2. WORK SESSION - Economic Development
3. Adjournment

Dated: June 7, 2019

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, 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

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DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
SPECIAL MEETING MINUTES
Wednesday, June 12, 2019**

- 1 **Present:** Mayor Derk Timothy
2 Wendy Aston
3 Dave Kallas
4 Ty Nielsen
5 Boyd Preece
6
7 **Staff:** Mark Reid, City Manager
8 Grant Crowell, City Planner/Economic Development Director
9 Bruce Kartchner, Administrative Services Director
10 Trevor Andra, Assistant City Engineer
11 Jennifer Robison, Senior City Planner
12 Caitlyn Miller, Senior City Planner
13 Wendy Deppe, City Recorder
14
15 **Others:** Benj Becker, Zions Bank Public Finance
16 Mark Bell
17 Ulises Flynn
18 Traci Crockett
19

20 **BLUFFDALE CITY COUNCIL SPECIAL BUSINESS MEETING**

21
22 **1. Welcome and Dinner.**

23
24 Mayor Derk Timothy called the meeting to order at 4:44 p.m. and welcomed those present.
25

26 **2. Report on Economic Development Nodes, Potential Uses, and Strategies, Zions Public**
27 **Finance.**
28

29 City Planner/Economic Services Director, Grant Crowell introduced Benj Becker from Zions Bank
30 Public Finance. Mr. Becker reported that he divided the City into five specific nodes and outlined
31 where each is located within the City. Nodes 1, 2, and 3 have the potential to develop in the near future
32 and have healthy development demand over the next 1 to 3 years. Nodes 4 and 5 will have a timeframe
33 of 1 to 5 years. For this reason, the focus should be on Nodes 1, 2 and 3.
34

35 The overall vision of Node 1, located at 14600 South and I-15, is to capture freeway users. This area
36 has a very high potential for high-density residential and is currently ready for development.
37

38 Node 2 is located on Bangarter Highway and Redwood Road and is considered a gateway into the City.
39 Developing a gateway will create a feeling of arrival and can prevent City leakage. Mr. Becker

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SPECIAL MEETING MINUTES
Wednesday, June 12, 2019**

1 considered Node 2 to be less intense in terms of development so as not to impact the neighboring
2 residential.

3
4 Mr. Becker felt that Node 3, located at 2700 West and Bangerter Highway, has strong potential. As
5 neighboring cities continue to grow and increase in population, this area will become more and more
6 desirable. He advised the Council to be cautious about development approvals in this area so as not to
7 waste growth opportunities.

8
9 Mr. Becker explained how properties are valued from an assessor’s perspective, which helps the City
10 understand what can be redeveloped.

11
12 Node 1 has great freeway accessibility, exposure and visibility. It is currently next to the prison site
13 which has plans for redevelopment. There are significant residential development changes being made
14 in this area as well. Mr. Becker explained that Bluffdale’s median incomes are much higher than
15 neighboring cities, which will be very desirable for retailers.

16
17 Mayor Timothy asked about ponds that collect water from I-15 and explained that they are owned by
18 UDOT. If the City is willing to spend money to relocate it, they could obtain the property. He
19 wondered what the potential of the property would be. Mr. Becker remarked that that parcel would be
20 beneficial to the City because of the freeway visibility. He further explained that commercial users like
21 to develop next to the freeway for visibility purposes. Lots that are not visible from the freeway
22 decrease in value by 20 to 50 percent in some cases. He was not sure about the cost of relocating the
23 ponds but felt it would be smart to consider such a change. City Manager, Mark Reid, clarified the
24 location of the pond.

25
26 Mayor Timothy asked if it would be easier to extend it or create another. He commented that the value
27 could potentially increase and receive the tax increment. He was unsure of the status of the current
28 EDA. Mr. Reid stated that the City would prefer to extend the areas and ask for an extension of time.

29
30 Boyd Preece believed that moving the prison has brought more attention to the area. He asked where
31 the boundary is and if they could put off storm drain improvements as part of the existing EDA and
32 apply for a new EDA for the actual development and acquisition of the property. Mr. Reid clarified

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1 the power of an EDA in a massive area and stated that it brings in tax increment. Having it be on its
2 own probably wouldn't be helpful.

3
4 Mayor Timothy asked about EDAs and bringing something beneficial into the City. He wondered if
5 there was something the City could do to convince a developer who may not initially want to develop
6 in the area. He suggested the City prioritize the pond and work with the Engineering Department to
7 relocate them. He felt the City would have more control over this than a lot of other projects.
8 Mr. Becker stated that if they extend the EDA and allow the City to use the existing funds to purchase
9 the property then extend the duration, everything that is generated will benefit the larger area. It would
10 allow the City to have more leverage in negotiating with commercial and retail users.

11
12 Mayor Timothy asked if land where the ponds are would be so valuable that a business would want to
13 come at their own expense. He specifically asked Assistant City Engineer, Trevor Andra, what he
14 thought about the idea. Mr. Andra did not know the cost, but stated that they have done an estimate on
15 relocating the ponds so he knows it has been an idea in the past. He wondered how this would tie into
16 the storm drain improvements. While it is possible, there are associated costs.

17
18 Boyd Preece asked if they looked at the Draper irrigation pipeline. Mr. Becker explained that would
19 include easement negotiations. There is also a pipe being used. Council Member Preece wondered if
20 they could move the pipe farther west. Mr. Reid stated he discussed with City Engineer, Michaels
21 Fazio, the possibility of connecting a pipe and redirecting a smaller pond to the pipe and taking it down
22 to a lower pond. The easement and the pipes both belong to Bluffdale City. Mayor Timothy felt this
23 should be a priority and suggested staff determine the feasibility and report back to the Council.

24
25 Mr. Becker next addressed what could be done closest to the intersection such as a full service eight-
26 story hotel with a restaurant and amenities. There is strong access support for excess of 100 rooms.
27 He stated that this analysis utilizes conservative estimates. Hotels would require 3 to 7 acres.
28 Restaurant proximity still remains an unknown but there is still the potential for a hotel.

29
30 The current rate of return is low on this site at 15% to 18%. There is a gap because there are better
31 sites in terms of visibility or proximity to existing office spaces and restaurants. Bluffdale has the

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1 ability to incentivize retailers to come to Bluffdale. Mr. Crowell explained that there will be an updated
2 proposal submitted the following week that will be a request for incentives and possible modifications
3 to the site.

4
5 An office in Node 1 would be very similar to what is going in along I-15 that is doing very well. The
6 proposed office building would be similar to others in terms of design with glass and reinforced
7 concrete. Class A office structures require structured parking and Class B requires surface parking.
8 There are also simple nuances between the buildout and specific locations of the two types of buildings.
9 He pointed to a specific area within Node 1 that would allow for Class A. This type of land is in high
10 demand and there is not much of it left along I-15. They believe there are enough incoming jobs and
11 support in the area to make office space feasible in this node. Mr. Reid, asked what a six-story office
12 building would translate to in terms of square footage. Mr. Becker explained that they should not go
13 more than 15,000 to 20,000 square feet per floor. They could reach 200,000 square feet in office space
14 with two or three buildings. He gave an example of recent development with two office buildings and
15 about 240,000 square feet between the two buildings. Mr. Reid asked how much acreage would be
16 needed to park the number of employees for two office buildings. Mr. Becker indicated that it should
17 be 320 square feet per parking space.

18
19 What an office needs at the site is freeway accessibility and exposure. Restaurant retail proximity is a
20 large driver for office developers. It makes similar sites more desirable if there are close by food
21 options. There is a natural tendency to see the numbers presented and say the market does not support
22 it, but the use of the taxing and financing is the market. This is what other cities are using, which is a
23 tool to help drive the market. Every other city uses these tools so if Bluffdale chooses not to, the other
24 cities will pass them up.

25
26 Mr. Becker gave reasons why there is a finance gap and stated that other sites have superior
27 neighborhood settings and access to transit. The shortfall in financing gaps can be bridged with
28 incentives and this gap is not that significant. Mr. Reid asked if the transit has to be a train stop.
29 Mr. Becker stated that transportation would have dedicated stops such as to BRT which a known form
30 of transit. People like Frontrunner or TRAX because they are specific improvements that investors feel
31 are not going anywhere. UTA is getting more ambitious and creative with their BRT because they have

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1 found that for every mile of TRAX they pay \$15 million per mile or about \$1 million for BRT per mile.
2 The success of their UVU and BYU line is so significant that they have decided to look at this form of
3 transportation elsewhere.

4
5 Retail in this node needs very close access to the freeway and visibility characteristics. The population
6 demographics are the point of healthy retail support. Demographics in Bluffdale are supportive of
7 certain types of retail. This area could support 25,000 to 40,000 square feet of retail in the next 1 to 3
8 years. There is also an incredible amount of pressure for retailers to start looking west because large
9 population growth is expected in that area. This amount of square footage could include a use such as
10 a TJ Maxx and 1 to 2 restaurants. Restaurants in the area would bolster appeal to hotel developers.

11
12 Retail of this nature needs strong exposure and daytime population; however, currently daytime
13 population is missing. This is where an office park would help drive population during the day. Smaller
14 retailers would only require one to two-acre sites. To improve feasibility of retail in the area, the City
15 can improve streets and connectivity. Informing retailers of the type of housing that is permitted nearby
16 will help retailers and can be used as incentives. He explained that there is job growth with retail.

17
18 The required rate of return with retail use is 20% and the current rate at the site is 15%. There is
19 currently a gap because there are better sites and a large profit shortfall. The gap can be bridged with
20 time, incentives, and office and/or hotel development. Boyd Preece asked what is being assumed to
21 reach these conclusions. He asked if they are assuming Porter Rockwell Boulevard is complete with
22 the bridge across so the traffic is being diverted through Node 1. Mr. Becker stated that this is for the
23 one to three-year period so it is not future development only as it is currently developed. Future
24 development would help bridge the gap.

25
26 Flex offices need good access and relatively large parcels. They are spread out and traffic won't see
27 more than two stories, however, more typically it will only be a single story. Flex offices are popular
28 now due to their flexibility and cheaper costs of construction. It is also popular because of the way the
29 economy is going toward distribution and warehousing.

30

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1 The current Node has all of the attributes needed for flex office, which include good street connections,
2 3 to 10 acres, and low land values. Street improvements and connections would improve feasibility.
3 The required rate of return is 17% to 20% and the current rate at the site is 20%. As a result, Mr. Becker
4 did not believe Bluffdale would need to do much in terms of incentives in this area. They may want to
5 use incentives if they wish to specify zoning and design guidelines.

6
7 Mr. Becker displayed each use, the corresponding amount of employment it would create, and the total
8 number of parking spaces needed. He then displayed what each use would provide Bluffdale through
9 Property Tax, TRT Tax, and Sales Tax. He then displayed the total tax generation for each use and
10 showed this revenue per square foot.

11
12 Mr. Reid asked about the percentage of retail occurring in Flex Office structures. Mr. Becker stated
13 there should be an additional consideration here because there are often retail sales. They performed
14 an analysis in Magna, Tooele, Taylorsville and found that 30% to 40% of the flex office spaces in these
15 areas have some sort of retail and onsite sales. Retail sales in flex office sites are typically not more
16 than 40% to 50% of the overall floor space. Personal property can also produce additional sales tax.

17
18 Mr. Becker analyzed how the different uses will improve neighboring property values. Flex offices
19 don't have much of an impact on values. He suggested pursuing hotel development at the interchange
20 of I-15 and to consider an aggressive increment package to bring a key hotel in the area prior to other
21 hotel uses filling in from prison relocation and office expansion. Sites closest to I-15 have the greatest
22 potential for higher intensity uses. The City should also focus on infrastructure improvements that will
23 connect this node to other areas and focus on prime properties for near term redevelopment.

24
25 Boyd Preece asked if they could reach out to the mink farm and asked about its current status.
26 Mr. Crowell explained that there is relocation going on with the mink farm. Mr. Reid explained that
27 they do not have the ability to buy a mink farm, but they could help a little. They further discussed
28 mink farms and their outlook.

29
30 Node 3 includes large undeveloped areas, good access to transportation corridors, proximity to a major
31 regional park, and the ability to capture sales dollars from neighboring municipalities. Mayor Timothy

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1 stated that the frontage area is probably good for commercial but if commercial needs to require a zone
2 change for higher density, it likely won't happen. It would have to stand on its own.

3
4 It was reported that currently, there is a lot of demand for flex office space in this area. Mr. Becker
5 reiterated the benefits of flex office space in a city. Today Bluffdale has everything a flex office site
6 would need including sufficient infrastructure. Returns are superior in other locations but Bluffdale
7 can address this by offering incentives, reducing the approval process time, and allowing for flexible
8 zoning.

9
10 Mr. Becker commented that retail is a probability on the corner and there are solid traffic counts due to
11 the orientation. The population demographics show desirable median incomes, traffic counts, and
12 growing population support. The area could support 5,000 to 10,000 square feet of retail in the next 1
13 to 3 years.

14
15 The daytime population is not quite up to the standard of what retail would need but the required rate
16 of return is currently 18% to 20% with a required rate of 20%. The current gap is because of the
17 concern about sites with more growth potential. With time incentives and neighborhood development,
18 this gap can be bridged. Mayor Timothy reiterated that he does not believe the area residents will ever
19 accept less than a one-acre minimum for residential development. They are supportive of commercial,
20 but they do not want a gas station or fast food.

21
22 The Council and staff discussed future traffic patterns involving Bangerter and the access to this parcel
23 of land.

24
25 Mr. Becker did not see sites that make sense for hotel development at this point or a large amount of
26 retail or office space. Mr. Reid asked how far away a hospital or doctor's office could be located.
27 Mr. Becker stated they are ideally within two miles but that distance is growing. Mr. Reid stated that
28 this parcel is about one mile away from Riverton City. Administrative Services Director, Bruce
29 Kartchner, commented that medical is becoming more retail-based in franchising professional offices
30 and urgent care. Mr. Reid asked if it would generate any income for the City. Mr. Kartchner explained
31 that it would bring increased traffic to local retailers.

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Wednesday, June 12, 2019**

1
2 Mr. Kartchner and Mr. Becker discussed the drive time analysis and how long it takes to get to certain
3 parts of the valley. Some people choose to go outside the City to shop because it is faster to drive there.

4
5 Mr. Becker next addressed grocery retail in Node 2. It requires solid traffic counts, good accessibility,
6 expanding residential population, 10 to 15 acres, and parking ratios of 5.5 to 6.0 per 1,000. He
7 described a scenario where Santaquin attracted a grocery retailer.

8
9 Multi-family homes are also a possibility in this node. The impact on the neighborhood is reduced
10 when development is situated near transportation corridors and it would impact retail development in
11 the immediate area. With multi-family development there is limited perceived risk from developers.
12 Mr. Becker explained that different styles of multi-family developments result in different costs for a
13 city. He suggested the City pay close attention to the design and intended uses for the multi-family so
14 that they do not lose money. If they understand the type of residents they want to attract, it will help
15 the bottom line. The current rate of return at this site for multi-family far exceeds the required rate of
16 return. The City would not need to provide incentives unless they want to enforce certain design
17 characteristics. The market will look very desirable at this site with multi-family development.

18
19 Office space is also a possibility in Node 2. These office spaces would cater more to professional office
20 uses such as an accountants or dentists. This is a desirable area due to connections and potential retail
21 offerings. There is a potential of upwards of 75,000 square feet of office space in multiple buildings
22 of a two to three-story design. Buildings should be close to Redwood Road to accentuate exposure and
23 limit impact on residential uses to the west.

24
25 An office site requires street connectivity and two to 10 acres of land, which the City can offer on this
26 parcel. It also requires proximity to services and retail, which it does not have so adding retail could
27 improve the feasibility of office.

28
29 Mr. Becker split up the three uses proposed for Node 2 by the amount of employment they would
30 generate, parking spaces that would be required, and potential tax revenue.

31

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1 Mr. Becker was asked if he had any data to show if certain multi-family building designs attract extra
2 police activity. Both renderings shown to the Council were for Class A residential spaces. They were
3 more expensive, and the design included features such as individual porches, which tend to attract
4 wealthier families. The multi-family homes with cinderblock and walk-up entrances tend to be lower-
5 income homes.

6
7 Mr. Becker suggested the City use increment to entice grocery retail but keep a firm time line.
8 Messrs. Reid, Crowell, Kartchner, and Becker discussed this parcel of land and the benefits of
9 providing incentives for the City.

10
11 Mr. Reid asked what Mr. Becker thought the most important thing would be to act on now. Mr. Becker
12 explained that the Council should consider what they would like to see develop first. This would be
13 the development strategy. He then suggested reaching out to key properties and requesting information.
14 The City would then implement their implementation strategy.

15
16 **3. Other Topics and Future Agenda Items.**

17
18 **4. Next Meeting, if Needed: July 10, 2019 at 4:30 p.m.**

19
20 **5. Adjournment.**

21
22 The City Council Special Meeting adjourned at 5:58 p.m.

23
24
25
26 _____
27 Wendy L. Deppe, CMC

28 City Recorder:

29
30 Approved: _____



**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING AGENDA
Wednesday, June 12, 2019**

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WORK SESSION 6:00 P.M. – (The work 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 work session).

1. Roll Call
2. Presentations –
 - a. Budget Discussion
3. Council Discussion
4. 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).

REGULAR BUSINESS MEETING 7:00 P.M.

1. Roll Call, Pledge of Allegiance*
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 the May 22, 2019, City Council, LBA & RDA Combined Meeting Minutes.
 - 3.2 Approval of a resolution authorizing execution of an amendment to a Financial Advisory Agreement between the City of Bluffdale and George K. Baum & Company.
4. **INVOCATION @ 7:20 P.M.** – Rajan Zed, Hindu Leader.
5. Presentation and discussion relating to the proposal made by the Mayor’s Citizen Committee, presenter, Michelle Love-Day.

6. **PUBLIC HEARING** – Consideration and vote on a resolution adopting the proposed tax rate for Salt Lake County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2019-2020, staff presenters, Bruce Kartchner and Stephanie Thayer.
7. **PUBLIC HEARING** – Consideration and vote on a resolution adopting the proposed tax rate for Utah County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2019-2020, staff presenters, Bruce Kartchner and Stephanie Thayer.
8. **PUBLIC HEARING** – Consideration and vote on an ordinance adopting an amended Consolidated Fee Schedule for Administrative, Service and Development Fees, including Water Rates charged by the City of Bluffdale, staff presenters, Bruce Kartchner and Stephanie Thayer.
9. **PUBLIC HEARING** – Consideration and vote on a resolution adopting a Tentative Operating or Final Budget for the 2019-2020 Fiscal Year Budget, staff presenters, Bruce Kartchner and Stephanie Thayer. **(LBA & RDA Public Hearings held in conjunction)**

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call
2. **PUBLIC HEARING** – Consideration and vote on a resolution adopting a Tentative Operating or Final Budget for the 2019-2020 Fiscal Year Budget, staff presenters, Bruce Kartchner and Stephanie Thayer. **(LBA Public Hearing held in conjunction with the City Budget Hearing)**
3. Adjournment

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

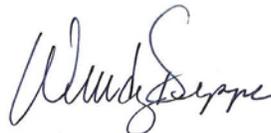
1. Roll Call
2. **PUBLIC HEARING** – Consideration and vote on a resolution adopting a Tentative Operating or Final Budget for the 2019-2020 Fiscal Year Budget, staff presenters, Bruce Kartchner and Stephanie Thayer. **(RDA Public Hearing held in conjunction with the Budget presentation & discussion)**
3. Adjournment

CONTINUATION OF BUSINESS MEETING

10. Mayor's Report
11. City Manager Report and Discussion
12. 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).
13. Adjournment

Dated: June 7, 2019

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Wendy L. Deppe, CMC
City Recorder

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DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD,
AND REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 12, 2019**

- 1 **Present:** Mayor Derk Timothy
2 Wendy Aston
3 Travis Higby
4 Dave Kallas
5 Ty Nielsen
6 Boyd Preece
7
8 **Staff:** Mark Reid, City Manager
9 Vaughn Pickell, City Attorney
10 Grant Crowell, City Planner/Economic Development Director
11 Bruce Kartchner, Administrative Services Director
12 Michael Fazio, City Engineer
13 Stephanie Thayer, Accountant/Human Resources Director
14 Jennifer Robison, Senior City Planner
15 Shane Paddock, Public Works Director
16 Wendy Deppe, City Recorder
17
18 **Others:** Ulises Flynn
19 Traci Crockett
20 Don Gansen
21 Mark Bell
22 Mark Hales
23 Michelle A. Love-Day
24 Dave Decoursey
25 Eric Swanson
26 Bret Minson
27

28 **BLUFFDALE CITY COUNCIL WORK MEETING**

29
30 Mayor Derk Timothy called the meeting to order at 6:03 p.m.

31
32 **1. Roll Call.**

33
34 All Members of the Bluffdale City Council were present.

35
36 **2. Presentations.**

37
38 **a. Budget Discussion.**

39
40 Administrative Services Director, Bruce Kartchner, overviewed previous discussions pertaining to
41 budget adjustments. He had since learned that the Certified Tax Rate (CTR) increased. He previously

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1 anticipated that values would continue to rise, which would indicate a lower CTR. In the latest version
2 of the budget, the property tax revenue was decreased because a higher CTR likely means lower home
3 values. He was concerned that the City is not growing as quickly as previously estimated so this
4 percentage would need to increase by 15.3% to reach a break-even point in the budget.

5
6 The current CTR is .001142 and the new CTR provided by the County is .001592. This adjustment
7 varies by city, so this number is specific to Bluffdale. Mr. Kartchner did a valuation on a small sample
8 of homes and the values had all increased, so he wondered if his sample was not large enough for the
9 previous estimate.

10
11 Mayor Timothy asked the Council if they would like to do a large property tax increase or assume
12 that values will rise, which would make the extra increase unnecessary. Mr. Kartchner explained that
13 they could cover the reserves with a tax increase or use the reserves currently budgeted. If property
14 taxes are increased by 9.8%, some unallocated funds would be needed to cover the expenditures. He
15 evaluated the impact on taxpayers and calculated the average increase would be \$39 per year. An
16 increase of 15.3% would mean taxpayers would pay an additional \$63 per year. The calculations took
17 into account 45% for primary residents.

18
19 City Manager, Mark Reid explained that the average taxpayer's current bill does not only include
20 property taxes so it often overestimates a 9.8% tax increase. Mayor Timothy was concerned that a
21 property tax increase is inevitable. Mr. Kartchner explained that the City Council and staff are doing
22 a lot to create additional commercial development, which is a long-term solution. They do, however,
23 need to cover immediate costs.

24
25 Mayor Timothy reviewed all of the cuts made at the previous Budget Work Session such as adjusting
26 one full-time position to part-time and increasing the number of seasonal workers.

27
28 Mr. Kartchner briefly discussed police vehicles and stated that although Bluffdale contracts with
29 Saratoga Springs, the police vehicles are owned by the City. There are also fuel maintenance costs
30 and fuel costs included in the budget. The contract with Saratoga Springs has decreased by \$50,000

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1 and they have delayed an additional vehicle for an additional reduction of \$40,000. The vehicle
2 purchase that was postponed was not part of the contract with Saratoga Springs.

3
4 Mr. Kartchner overviewed funds that will be receiving more revenue than previously estimated such
5 as commercial development, encroachment permits, stormwater, interest income, change in gateway
6 EDA management fees, salary cuts, and engineering. Mr. Kartchner stated that reducing salaries was
7 previously proposed, but the Council asked that current salaries be maintained.

8
9 Mayor Timothy asked about the Class C Road Fund and if they have been keeping their road miles
10 up to date. Mr. Kartchner stated that the City has been very good about keeping miles up to date. A
11 question was raised as to whether the SWPPP Inspector position has been cut. It was reported that
12 Parks budget requests have decreased due to a decision to delay the hiring of one full-time employee
13 and instead hire one seasonal worker. Other recreation budgets have been reduced by \$15,000
14 because they consistently do not spend as much as is budgeted.

15
16 The remaining deficit is \$202,000 and the new revenue from the CTR given by the County is
17 \$132,200. In order to balance the budget, \$152,800 is needed, which results in a difference of
18 \$205,000. Mr. Kartchner highlighted the General Funds and described the Water Impact Funds. He
19 explained that as residential development increases, the City will need to add a pond or tank. Said
20 tank should be sufficient for future development but is needed to handle current additional
21 development. Impact fees are designed to eventually cover these costs. There are a few options such
22 as a bond, which was done with the tank that is currently being developed.

23
24 The second option is an EDA, which has the ability to pay for critical infrastructure in the area. Staff
25 recommended the option of using part of the Water Project Costs to be paid for by the EDA. Mayor
26 Timothy asked if this is something that would be paid back. Mr. Kartchner stated that it would be
27 purchased and done which would mean the IFFP would reflect that going forward. Prior to the
28 changes, they were showing a \$2.1 million deficit by the end of next year.

29

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1 Mayor Timothy was concerned because if it is not paid back, the rates may be artificially low.
2 Mr. Kartchner explained that impact fees do not affect rates. He further clarified that this was for
3 current and future building on the east side. Mayor Timothy asked if this would include the future
4 tank in Geneva, which has not yet been addressed but they anticipate will be funded with impact fees.
5 At the time it needs to be built, they will readdress it and see if some portion ought to also be paid.

6
7 Travis Higby asked if EDA funds are used to fill the gap for the timing of those impact fees. He asked
8 if there was something else the EDA funds were to be used for. Mr. Kartchner explained that the
9 EDA funds are available for incentives and infrastructure. Mayor Timothy asked if they are paying
10 for a future pond or tank from EDA funds if it lowers the expectations and impact fee requirement.
11 Mr. Kartchner stated that it does and is an incentive to businesses coming in because the impact fees
12 are lower. It was clarified that because the incentive is spread over multiple entities it is not very
13 meaningful in terms of attracting retailers. A member of the Council mentioned they could target a
14 certain entity with the EDA funds.

15
16 Staff was currently presenting the funding as direct pay but if the Council would like they can fund it
17 as a loan from the EDA. A question was raised about the disadvantage of funding the project through
18 a loan. It was reported that the impact fees would take longer to repay it so the cash would not be
19 available to create an incentive. The loan can only be paid back from the General Fund and impact
20 fees. Another option would be to increase water rates and fund it through the Water Fund. The entire
21 City would be affected by such a change. Mayor Timothy knew from previous analysis that the City
22 has calculated what is a City-wide benefit, rate increases, and what is new growth or impact fees. He
23 was cautious about tinkering with that balance. Mr. Kartchner explained that with the next IFFP they
24 will do some fine tuning.

25
26 Mr. Kartchner recommended this tank or pond be funded by the EDA. A question was raised as to
27 whether any entities have been interested in any EDA incentives that the City would consider.
28 Mr. Reid stated that a hotel is a possibility in Eastern Bluffdale however the specific funds are coming
29 out of the Jordan Narrows. The only other entity that has discussed incentives in this area is DAI who

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1 has a commercial parcel in the old gravel pit on the east side of Porter Rockwell Boulevard. There is
2 incentive money in the Jordan Narrows EDA Fund and more will be collected this year.

3
4 Mr. Reid stated that there is a road connection that the City would like to have the EDA help with in
5 terms of infrastructure that will aid traffic connecting Pony Express and Porter Rockwell Boulevard
6 south of the new storage facilities. This is one area they target EDA funds for. It is currently on the
7 IFFP.

8
9 City Engineer, Michael Fazio, stated that the City is competing with other projects so other sources
10 of funding should be found.

11
12 Mr. Kartchner stated in the Jordan Narrows EDA there is \$5 million anticipated by the end of next
13 year with relatively conservative property tax revenue. He expects it to be much higher than projected
14 because of the planned future development.

15
16 Mr. Kartchner reported that the Storm Water Project on the eastern side of the City is a deficiency
17 and also has some impact fees funding it. Storm Water Impact Fees are slow to collect so they thought
18 something that would jumpstart development and draining ponds would be to get the storm water
19 project moving and done. This is a project inherited from 14600 South.

20
21 In the Capital Projects Fund, permitting software has been removed from the 2020 budget. The
22 installation of this software should begin this month and continue over the next several months. The
23 payment for the software will be less than the projected \$55,000 and the final number was estimated
24 at \$25,000 for both the Public Works and Building Departments. They have negotiated with the
25 software company to skip a fiscal year so they will not be paying for anything in 2020. The renewal
26 will begin in 2021.

27
28 The City has also added a reimbursement for Harmon Day Drive. This is something the Council
29 committed to a number of years ago and is expected to occur in 2020.

30

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1 The IFFP cost located in the Transportation Impact Fee has been modified and spread across all
2 impact funds. The projected total is \$60,000 but Mr. Kartchner anticipated it will be quite a bit less
3 than that. They have never evaluated the impact fees in this manner, so they are uncertain of the cost,
4 however, in the past it has been \$50,000 to \$60,000. Mayor Timothy was not sure the residents know
5 what this money is providing for the City. Everyone contributed to the road, which helped the City
6 get the new schools, so he felt this was money well spent.

7
8 Mr. Kartchner highlighted one of the water projects that has been in impact fees for the water lane
9 beneath Harmon Day Drive. He explained funds that will have been split so some will be coming
10 from the EDA because of the benefit of bringing the schools in from a jobs standpoint.

11
12 Mayor Timothy asked when they could expect to pay to improve the middle school auditorium with
13 sets and an upgraded sound system. Mr. Kartchner believed it was coming out of Capital Projects
14 and was listed as Auditorium Improvements. It was included in the 2019 budget and was carried over
15 into the 2020 budget. Mayor Timothy suggested all the money be used for the sound system. Mr.
16 Kartchner believed the City specified which upgrades to do and the Mayor hoped they would not
17 install something that is inferior that they could not afford to upgrade later.

18
19 It was reported that the Day Ranch Park purchase was delayed. It was removed from 2019 budget
20 and included in the 2020 budget.

21
22 The Class C Road Fund revenue was updated because the revenues were coming in higher in the 2019
23 collections.

24
25 In the General Fund one of the grant revenues was increased by \$10,000 because they have not
26 consistently met it.

27
28 Mr. Kartchner reviewed the details of the proposal of an increased property tax to 15.3% to completely
29 cover all deficits. Boyd Preece was not comfortable imposing a tax increase while using money from

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1 the reserve. Mr. Kartchner explained that in order to make additional cuts they need to remove several
2 big-ticket items.

3
4 Boyd Preece questioned whether monies were set aside for the new rodeo grounds seating.
5 Mr. Kartchner stated that the Council has never told them to remove it, so it is still in the budget. He
6 explained that it would not affect the General Fund because it is all included in Park Impact Fees.
7 Park Impact Fees are expected to overspend next year if the City spends \$1 million on bleachers.

8
9 Wendy Aston asked about the cost of bleacher replacement. Mr. Kartchner explained that they have
10 not looked at a new estimate on bleachers for a few years. The last time it was evaluated it was
11 \$980,000 for 3,500 seats without a lid. If the Council decided on 2,500 to 3,000 seats, the cost would
12 decrease. Boyd Preece was only interested in replacing the bleachers on the west side in the shade
13 because they are the most utilized. Mr. Kartchner explained that the estimate only included the
14 bleachers on the west side. The south side has portable bleachers so the grandstand would be on the
15 west side. Mayor Timothy felt this should remain in the budget.

16
17 An additional item not currently in the budget was the build out of the Day Ranch Park. The money
18 for the bleachers could also be spent on this park to get it prepped with sod, sprinklers, and amenities.
19 Mr. Kartchner suggested moving the funds into a different fund so that it would be more generic and
20 the decision of how to utilize the funds could be made later. The Council agreed.

21
22 Boyd Preece asked about the Public Works Fund and the \$1.7 to \$1.8 million set aside to acquire land
23 in the Capital Projects Fund. It was explained that projects funded through the Capital Projects Fund
24 do not impact property taxes. However, excess in the General Fund can be transferred to the Capital
25 Projects Fund.

26
27 Dave Kallas asked about the revenues in the General Fund and wanted to clarify if they are using a
28 reappropriation from the fund balance under this proposal. Based on a 15.3% property tax increase,
29 the City would have a \$6,600 surplus. At 9.8% the expenses would outweigh revenues by \$70,000.
30 If the Council does not wish to increase property taxes, they would be down more than \$200,000.

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1
2 Dave Kallas asked if there was no property tax increase if the City is nearing the 25% cap in fund
3 balance. Mr. Kartchner explained that the current projections are that they would have 18% because
4 some would be transferred to Capital Projects at the end of the year to keep it in the 18% range. That
5 transfer could be responsible for the Public Works Building and similar projects.

6
7 **3. Council Discussion.**

8
9 The above item was moved to the Regular Business Meeting.

10
11 The Work Session adjourned at 6:59 p.m.

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- 1 **Present:** Mayor Derk Timothy
2 Wendy Aston
3 Travis Higby
4 Dave Kallas
5 Ty Nielsen
6 Boyd Preece
7
8 **Staff:** Mark Reid, City Manager
9 Vaughn Pickell, City Attorney
10 Grant Crowell, City Planner/Economic Development Director
11 Bruce Kartchner, Administrative Services Director
12 Michael Fazio, City Engineer
13 Stephanie Thayer, Accountant/Human Resources Director
14 Jennifer Robison, Senior City Planner
15 Shane Paddock, Public Works Director
16 Wendy Deppe, City Recorder
17
18 **Others:** Ulises Flynn
19 Traci Crockett
20 Don Gansen
21 Mark Bell
22 Mark Hales
23 Michelle A. Love-Day
24 Dave Decoursey
25 Eric Swanson
26 Bret Minson
27 Representative Mark A. Strong
28

29 **BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

30
31 Mayor Derk Timothy called the meeting to order at 7:07 p.m.

32
33 **1. Roll Call, Invocation, and Pledge of Allegiance.**

34
35 All Members of the City Council were present.

36
37 Braden Dye from Troop 1444 led the Pledge.
38

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1 **2. PUBLIC FORUM**

2
3 Representative Mark Strong from the Utah House of Representatives and resident of 2628 Clydesdale
4 Circle, reported that he reviewed the proposal on a corner near his home that was proposed to be
5 zoned as R-1-10. He believed this could mean a potential of 10 homes per acre. It was clarified the
6 proposal that went out may have been confusing because R-1-10 is zoning for one-quarter acre lots.
7 Mayor Timothy clarified that the proposal that was sent to residents only in the discussion phase and
8 was not approved. The Planning Commission wanted to get a sense for what the residents felt about
9 this zoning for the area.

10
11 Mr. Strong mentioned that church has also requested development for some sort of multi-family
12 development. He pointed out that he was not opposed to one-quarter or one-third acre lots.

13
14 Mayor Timothy commented they are tracking who is in support of and who opposes the proposal and
15 where they reside in relationship to the zoning area. He then commented on the dilemma of adding
16 commercial or increasing taxes. It was his opinion that a tax increase is inevitable. He assured
17 Mr. Strong that the City Council is taking note and reading every public comment and will go the
18 direction the majority prefers. Mr. Strong felt that one-third acre lots would cater to the style of homes
19 that already exist in the area.

20
21 Dave Kallas thanked Mr. Strong for his service and asked that the State reevaluate their distribution
22 formulas. He felt that the current formula puts Bluffdale at a disadvantage. Mr. Strong responded
23 that he realizes the formula is supposed to take that into consideration but recognizes that Bluffdale
24 is in a unique position compared to neighboring communities.

25
26 **3. CONSENT AGENDA**

27
28 **3.1 Approval of the May 22, 2019 City Council, LBA & RDA Combined Meeting**
29 **Minutes.**

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1 **3.2 Approval of a Resolution Authorizing Execution of an Amendment to a Financial**
2 **Advisory Agreement between the City of Bluffdale and George K. Baum &**
3 **Company.**
4

5 **Boyd Preece moved to approve the consent agenda. Ty Nielsen seconded the motion. Vote on**
6 **motion: Travis Higby-Aye, Wendy Aston-Aye, Boyd Preece-Aye, Dave Kallas-Aye, Ty**
7 **Nielsen-Aye. The motion passed unanimously.**

8
9 **4. INVOCATION.**
10

11 This item was moved to 7:30 p.m. Rajan Zed identified himself as a Hindu Leader who lives in
12 Nevada.

13
14 **5. Presentation and Discussion Relating to the Proposal Made by the Mayor’s Citizen**
15 **Committee, Presenter, Michelle Love-Day.**
16

17 Michelle Love-Day of the Citizens Committee was introduced by Mayor Timothy. She introduced
18 each of the Committee Members who were present and thanked them for their time and dedication.
19 Ms. Love-Day reported that they have met for 90 minutes every Monday since March 4. Their
20 purpose is to make recommendations to the Council regarding current and future economic
21 development. The Committee created a Challenge Statement. She described the process and practices
22 the Committee has been implementing at their meetings. It was suggested that the City work toward
23 a shared vision and ensure every resident feels a part of a team.

24
25 The Committee discussed surrounding cities and specifically Day Break where there is a shared vision
26 and pride in the area. The Committee determined that Bluffdale has a wide array of residents and
27 goals but to come together they need to create a present tense vision statement. The statement also
28 describes an outcome and contains unequivocal language.

29
30 Committee Member Bret Minson thanked Ms. Love-Day for her leadership in the Committee. The
31 City motto was presented as “Life Connected”. The City needs to connect the east and west sides of
32 Redwood Road, their past and future with the present, and people with nature, technology, and each
33 other. This motto encompasses everything the committee wishes to achieve. As they contemplated

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1 the vision, it brought about ideas for what the future could look like. He identified nine goals for the
2 citizens of Bluffdale which include educated, hardworking, active, resourceful, environmentally
3 conscious, engaged citizens, friendly, law abiding, and diverse. The committee would like the City
4 to, be clean, family safe, engage in outdoor activities, have sufficient conveniences, be classy, have a
5 country feel, be technological, and have good transportation flow.

6
7 They recognize they are a product of their heritage. The residents of Bluffdale are neighborly,
8 trustworthy, and united. They would like their infrastructure growth to be an asset to the functional
9 and visual splendor of the City. Bluffdale can encourage economic development in ways that appeal
10 to them as citizens and host a quality society that encourages innovation and entrepreneurship. One
11 aspect of their vision is viewing Bluffdale as a gateway city. This means that in order to draw
12 business, they do not only need homes for growth but travelers passing through. These are untapped
13 patrons to future Bluffdale businesses.

14
15 They also need to adopt a vision that reflects what the Citizens Committee has represented to the
16 Council. They need to share that vision through digital marketing, improved entrances, exits and
17 main thoroughfares and make the necessary transportation and traffic planning to improve travel in,
18 out, and around Bluffdale.

19
20 Mr. Minson reported that in recent marketing communication research they have shown that it takes
21 approximately 14 touch points with a message before a person fully comprehends what is being
22 communicated. He felt that the City can strengthen the number of channels used to communicate the
23 vision as well as their actions and intent. Social media will be a big part of this, and he noted that the
24 newsletter has been effective. He wants to blanket all channels with consistent messaging that
25 includes their vision, logo, and motto. He felt those are powerful elements of who the City is and
26 should be.

27
28 Mr. Minson displayed photos gathered from the entrances, exits, and thoroughfares and encouraged
29 the Council to think about what people traveling into Bluffdale would think and what they would
30 associate with Bluffdale when they see these images. He discussed the trestle bridge and its historic

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1 nature. He did not feel it appears as historic as the residents would like. He commented that it could
2 have some work done to make it more charming and in turn make it a feature of the City.

3
4 He displayed a road map of what streets are considered high volume. He pointed out that the map is
5 largely blue and red meaning there is a significant amount of traffic coming through. He
6 recommended they consider ways they can instill travelers with an idea and feeling that is consistent
7 with the vision they have with for themselves and future.

8
9 They would like to embrace ‘smart density’. They invented this phrase and defined it as the
10 well-designed incorporation of density and urban planning to maximize utilization available space
11 while generating a positive social synergy. As they analyzed the zoning maps of Bluffdale and
12 reviewed opportunities, the committee felt that the remaining land opportunity is small, and therefore,
13 extremely valuable, so it is critical they evaluate all remaining opportunities against that vision. They
14 should begin creating the right partnerships and planning to achieve that vision.

15
16 He displayed a graphic of what is meant by smart density. Off a high traffic road there would be some
17 sort of business on the frontage and as you move farther away from the road, there would be high
18 density residences. The farther you travel from the main road the larger the lot sizes would become.
19 The main takeaway from this concept is that they should have clean transitions from one zone to
20 another. The City runs into problems when the transition is too stark. They also proposed creative
21 ways to facilitate density by targeting businesses with smaller footprints. With the increase of online
22 sales, many businesses are looking to downsize. Because Bluffdale does not have a lot of acreage,
23 this could be a great partnership. There are also commercial chains that require smaller footprints.

24
25 Agri-hood involves the addition of agricultural education and activities to high-density developments.
26 It is a way for people who do not own the property to engage with the land. They can grow their own
27 vegetables and care for animals or livestock.

28
29 He also felt they could get creative with unused space. In other states, land that is beneath high-power
30 poles is frequently used for agriculture and farming. The City has pockets of space they could utilize.

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1 Refugees are having issues with places to store their goats. This would be a good opportunity to
2 utilize space. Community gardens could be developed on 1+ acre lots if there is space that is not well
3 maintained.

4
5 The committee felt that aligning policy and procedure was key. They came up with a metaphor that
6 development is like building a birdhouse. The City does not choose what moves into the birdhouse.
7 The question is how to invite the right birds. Zoning is a way to influence the development equation.
8 They recommended clearing obstacles to target the right businesses that are consistent with
9 Bluffdale’s brand and vision. They should streamline processes with consistent or standardized
10 practices and collaboration should be hallmarks when attracting commercial developers. They also
11 want to make sure that transportation and access issues are addressed.

12
13 The committee came up with customer lists that are in line with the vision and match the type of
14 customers the committee is comprised of. Trader Joes, Walgreens, Café Rio, a nice sit-down
15 restaurant, or Chick-Fil-A are all businesses they frequent and if they were developed in Bluffdale,
16 they could drive tax revenue back into their own City. They also tend to have a smaller footprint.

17
18 Mr. Minson proposed on behalf of the committee the concept of sweat equity to achieve some of these
19 goals. The opportunity for citizens to engage in the improvement of the City and meeting that vision
20 allows them to have ownership and influence. A recent article was posted on CNN that reported that
21 Utahans are the most generous in terms of community service. Volunteerism is up 6% in the last year
22 and we are 10% or more higher than the next state.

23
24 Mr. Minson explained that the committee consists of technologically savvy and professionally trained
25 individuals in social media and digital marketing and he suggested the City leverage their skills. He
26 felt that general beautification would be a good opportunity for community service. Mr. Minson
27 reported that he works for a company that does community service as a part of team building activities
28 and noted that they have done work on the Jordan River Trail.

29

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1 In conclusion, the committee wants to increase the flow of tax revenue to the City through smart
2 development practices that will encourage higher tax revenue entities in non-residential and non-
3 industrial markets to establish business in Bluffdale City. The City recently completed planning for
4 2050 so the committee wants to achieve a vision that outlasts that. He commented that it will take
5 much time, planning, and preparation to achieve the vision. He restated the desire for smart density
6 and aligning policy and procedure.

7
8 Mayor Timothy thanked the committee members for their time and felt their report was something
9 the City Council could use and contains good ideas. He liked the idea of utilizing volunteers. He
10 also appreciated that the committee has made friendships as they have worked together and was a
11 firm believer that future volunteerism can build relationships between citizens.

12
13 Ms. Love-Day explained that the committee members represent different neighborhoods of Bluffdale
14 who all share the same common vision for the City and want what is best for Bluffdale.

15
16 Boyd Preece asked how the committee would feel about discussing the ideas further. Mayor Timothy
17 thought that aligning policy and procedure would be a good option and proposed the possibility of
18 having a group of citizens look through the current procedures to fine tune them and give suggestions.

19
20 Boyd Preece asked how the Committee would feel if the City were to pursue another interchange and
21 have a section of the City that was smart density and isolated where traffic is not passing through the
22 rest of the City. He also asked how they would feel about mass transit. Ms. Love-Day stated that it
23 was discussed and they are aware that many of the members that work in the Silicon Slopes do not
24 want the commitment of a home. There are members of the committee with experience in real estate
25 and they could share their knowledge and expertise.

26
27 They believe mass transit is inevitable and should prepare and plan now so as not to make hasty
28 decisions in the future.

29

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1 Mayor Timothy thought it would be a good idea to break the presentation into other committees to
2 discuss each arm of the proposal. He asked the committee to discuss what type of committees would
3 be good to establish in the community and offered to help get members. He felt they would lose
4 knowledge and traction to disband the committee now. Mr. Minson explained that the members could
5 be members of committees they are the most interested in. His professional training is in process
6 improvement so when they streamline practices, he would be happy to analyze the process.

7
8 Dave Decoursey addressed the uniqueness of Bluffdale where millions of dollars are passing through
9 every day but none of them stop and stay. He noted that residents shop outside of Bluffdale. He
10 wanted to address the potential of a new freeway interchange which he considered to be a great idea.
11 He noted that mass transit includes shopping within the transportation services. He commented that
12 he learned a lot from being on the committee.

13
14 **6. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting the Proposed**
15 **Tax Rate for Salt Lake County for the Purpose of Levying taxes within the City of**
16 **Bluffdale for the Fiscal Year 2019–2020, Staff Presenters, Bruce Kartchner and**
17 **Stephanie Thayer.**
18

19 Administrative Services Director, Bruce Kartchner explained what the 15.5% and 9.8% Certified Tax
20 Rate (CTR) would mean for residents. The CTR provided by the County is .0015920. Accountant
21 and Human Resources Director, Stephanie Thayer, explained that each year the City must adopt a
22 final or proposed tax rate on or before June 22. A small portion of the City is in another County so it
23 must adopted for both Salt Lake and Utah Counties.

24
25 Ms. Thayer explained that the calculations for CTR are based on home valuations. The valuations
26 have decreased, which means the rate has increased. The rate will generate \$1,322,839.00 for Salt
27 Lake County and \$1,431.00 for Utah County. If they propose a property tax increase, they will adopt
28 a tentative operating budget, hold a Truth in Taxation hearing, and notice the public hearing in August.

29
30 A 9.8% increase would equate to \$39.00 per year or \$3.25 per month and the 15.5% increase would
31 result in an increase of \$63.00 or \$5.25 per month. This is calculated using a \$465,600 home, which

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1 is the average home value provided by the County. Mr. Kartchner noted that at the time of the last
2 increase the average home value was just over \$400,000.

3
4 Boyd Preece was confused as to why the valuations decreased and had come prepared knowing there
5 was a need for a tax increase. It was not a question of whether to impose a tax increase but by how
6 much.

7
8 Mr. Kartchner clarified that the proposed tax increase from the County is not 15.5% but .0015920%.
9 A 15.5% increase would mean a total property tax increase of .0018390%. Mayor Timothy explained
10 that they would be lower than the UPD or UFA and explained that the City pays for police and fire.

11
12 Ty Nielsen suggested they invest to maintain the quality of life in Bluffdale and proposed they pursue
13 the 15.5% increase. He clarified that the increase still would not pay for one of the services. He
14 suggested they consider an increase at least every two years.

15
16 Dave Kallas was pleased to see the changes he proposed in the budget but was willing to postpone
17 the tax increase this year in order to look at potential transfers from the General Fund into other areas
18 and consider using unallocated funds. He recommended time be spent on a tax increase. He
19 recognized that the City is experiencing a major shortfall. He also questioned what the goal is with
20 Public Services. He preferred to wait to approach the public until they have more retail and
21 commercial or the State adjusts the distribution formulas.

22
23 Mr. Kartchner reported that he analyzed the budget practices of other cities and the services they are
24 covering with property tax. Those with sales tax collections are not covering their public services
25 with 100% property taxes. Sandy City covers a large portion of their public safety services costs with
26 sales tax but the remainder is covered by property taxes. That percentage is still higher than the
27 contribution Bluffdale property taxes contribute to public service.

28

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1 Boyd Preece commented that the last tax increase of 47% was large. He proposed that every two
2 years they incrementally adjust taxes to inflation and keep up with where they were two years earlier.
3 If they do not raise taxes they will have less money due to inflation.

4
5 Wendy Aston had been discussing a possible tax increase with residents and got some of the same
6 feedback. They do not want to wait 10 years for a major tax increase. She agreed that they need a
7 tax increase, so they need to do something this year so that it does not continue to increase.

8
9 Mayor Timothy thought it would be appropriate to discuss increases every election year and hold
10 discussions during a normal business meeting rather than on a special session.

11
12 The public hearing was opened for both items 6 and 7.

13
14 Ulises Flynn, who resides at 15192 South Skyfall Drive, felt that a 15.5% increase was fair and was
15 needed to cover the current minimal costs. He suggested they cover their bills and pay for the
16 necessities. As a member of the Economic Committee he felt the City needs to push for commercial
17 and retail but recognized this will take time. He felt the City had taken extraordinary measures to cut
18 expenses, so they need to increase taxes.

19
20 Eric Swanson gave his address as 751 West Star Spangled Drive, and wondered if home value
21 decreases were due to multi-family residences being developed and reducing the average home price.
22 Mayor Timothy clarified that the valuation is not the selling price but a valuation of property. The
23 assessor informs them how much the City collected the previous year and the taxable property.
24 Mr. Swanson felt the tax increase was modest and did not oppose the increase as long as the City is
25 pursuing other forms of revenue.

26
27 Representative Mark Strong reported on his meeting with the Utah Taxpayers Association. At this
28 meeting he learned that over the last few years, Utah was voted the best run state in America. Indiana
29 was ranked 25th and went to 4th in the course of just a year or two by going against conventional
30 wisdom. In the last few years Utah has decreased the number of government jobs by 20%. The

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1 population has increased, and they now are doing more with less. He asked what the City was doing
2 to cut spending. Mayor Timothy explained that they analyzed the budget as if they were continuing
3 as they had the previous year with minor personnel adjustments. This resulted in a \$1 million
4 shortfall.

5
6 They increased revenue in a few places due to previous underestimations. Generally, the cuts have
7 involved eliminating positions. They resisted the development of amenities such as a Recreation
8 Department that residents have requested. He wondered if the City should eliminate Old West Days
9 as well. They could also close the parks or stop grooming trails landscaping. The budget also cut the
10 Engineering and Planning Departments. The Mayor also acknowledged a backlog in the Planning
11 and Engineering Departments.

12
13 It was noted that construction site costs are high and there is competition to attract police officers and
14 first responders. The City has made a significant commitment to first responders. Mr. Strong
15 commented on a district that is adding several thousand dollars to teacher salaries. The City made
16 new commitments last year fully servicing areas of the City so now is the time to make the
17 adjustments. Public Safety response times are important enough to justify the staffing and buildings.
18 There are opportunities for retailers wanting to develop in the City but it requires something contrary
19 to what the residents desire.

20
21 Mr. Strong asked about Bullfrog Spas. Mayor Timothy explained that conversations with them were
22 underway. They would have difficulty expanding in their current location because of the water level.
23 It would cost them more to expand than build a new facility. He believed that perhaps other cities
24 were willing to offer more than Bluffdale can.

25
26 City Manager, Mark Reid, explained that there are two properties currently being discussed. Stack
27 development, who typically builds office buildings and Perry Commercial Property. Both have been
28 contacted and the City expects they will build something in Bluffdale. The developers, however,
29 want to wait until the prison has moved because their property values could increase.

30

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1 The City offered Smith’s a \$3 million incentive and began moving forward until their parent company
2 pulled all development from Utah. The City is actively looking for retailers but the City cannot afford
3 to purchase property and then give it to them. Every developer who has approached the City with
4 ideas has required a high-density requirement. The City must decide if they want to develop high
5 density areas. The developers have stated that they cannot make one-acre lots work for business
6 purposes and may be able to with one-quarter acre lots. It was clarified that one-quarter-acre lots are
7 not considered high density.

8
9 Mayor Timothy explained that if the City wishes to pay for police and fire out of property taxes, they
10 need to increase taxes by 125%. Many cities in this position give the taxing authority to someone
11 else who provides police and fire protection. This would still mean residents are being taxed. The
12 City has worked hard to receive grants for transportation.

13
14 Mr. Flynn noted that the 9.8% would result in \$74,000 in deficits. He asked if they went into the
15 reserve how much would be used. Mr. Reid responded that they don’t spend as much and are
16 conservative on revenues. By the end of the year they will still not use reserves. However, with
17 future developments they will need more revenue. Mr. Flynn asked how much is in the Reserve Fund
18 and explained that by law the City must retain 5% to 25% in expenditures for any year. They target
19 16% to 18% to keep in the Reserve Fund. In 2020, they will have \$1.8 million in unallocated funds,
20 which equates to 19%. In 2007, the City used a Reserve Fund within 18 months because of the
21 economic crash. The City must be in a protective position.

22
23 Mr. Flynn explained that the Public Works Building must be addressed because it is creating
24 inefficiencies and is not safe in its current state. There is also equipment that is not being as well
25 maintained as it should be. They cannot address the expenses through Impact Fees or the EDA Fund
26 and it must come from excess in the General Fund.

27
28 There were no further public comments. The public hearing was closed.
29

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1 **Ty Nielsen moved to approve the resolution adopting the proposed tax rate of 0.0018390% for**
2 **Salt Lake County for the purpose of levying taxes within the City of Bluffdale for Fiscal Year**
3 **2019-2020. The motion failed for lack of a second.**

4
5 Travis Higby noted that many of the numbers were rounded and if they are trying to build up reserves
6 over time they should meet in the middle at perhaps 10%, which would set a precedent. Mr. Reid
7 clarified that the desire in proposing those numbers was to cover Boyd Preece’s request to cover two
8 years’ worth of increases based on the CPI and add a bit more. For this reason, they calculated 10%.
9 Boyd Preece agreed with Travis Higby and thought 12% would be a good middle ground. He felt
10 that the proposed increase was not about getting ahead but keeping up. Mr. Reid estimated that a
11 10% increase would result in the proposed tax rate being .001751. The budgeted revenue would be
12 \$1.455 million.

13
14 Travis Higby preferred 10% because 9.8% seems as though they are trying to calculate something.
15 Wendy Aston was not comfortable with 15% but was comfortable with 10% to 12%. Dave Kallas
16 suggested they wait it out and invite public comment. Mayor Timothy reiterated his reasons for a tax
17 increase.

18
19 Boyd Preece asked Mr. Kartchner if they are maintaining infrastructure or if the proposed increase
20 helps growth. Mr. Kartchner explained that in theory the growth and additional taxes will take care
21 of itself. The increase will be delayed for about two years. He addressed another problem with
22 residential growth getting a 45% Partial Resident Redemption. There are also certain costs that are
23 stepped up such as firefighters. The Fire Department does not need an incremental increase because
24 they currently have enough coverage. The final item is to maintain the old infrastructure in the one-
25 acre lot areas. These costs are spread over fewer households. The higher density, the more cost
26 efficient it is. Boyd Preece commented on the Capital Projects Fund and recognized that it addresses
27 not only growth, but infrastructure maintenance. Growth will help bring commercial over the long-
28 term.

29

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1 Ty Nielsen moved to approve the resolution adopting the proposed tax rate of 0.0017830% for
2 Salt Lake County for the purpose of levying taxes within the City of Bluffdale for the Fiscal
3 Year 2019-2020. Wendy Aston seconded the motion. Vote on motion: Travis Higby-Aye,
4 Wendy Aston-Aye, Boyd Preece-Aye, Dave Kallas-Nay, Ty Nielsen-Aye. The motion passed
5 4-to-1.

6
7 7. **PUBLIC HEARING – Consideration and Vote on a Resolution Adopting the Proposed**
8 **Tax Rate for Utah County for the Purposes of Levying Taxes within the City of Bluffdale**
9 **for the Fiscal Year 2019–2020, Staff Presenters, Bruce Kartchner and Stephanie Thayer.**

10
11 Ty Nielsen moved to approve the resolution adopting the proposed tax rate of 0.0017830% for
12 Utah County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year
13 2019-2020. Wendy Aston seconded the motion. Vote on motion: Travis Higby-Aye, Wendy
14 Aston-Aye, Boyd Preece-Aye, Dave Kallas-Nay, Ty Nielsen-Aye. The motion passed 4-to-1.

15
16 8. **PUBLIC HEARING – Consideration and Vote on an Ordinance Adopting an Amended**
17 **Consolidated Fee Scheduled for Administrative, Service and Development Fees,**
18 **including Water Rates Charged by the City of Bluffdale, Staff Presenters, Bruce**
19 **Kartchner and Stephanie Thayer.**

20
21 Stephanie Thayer displayed the Consolidated Fee Schedule that is used when fees are charged. She
22 explained that it is primarily to cover costs incurred by the City. Each year staff meets and reviews
23 the fees line by line at which time the proposed changes are displayed. She explained that they are
24 mostly adjustments for CPI. Costs are increasing so fees must increase as well.

25
26 Dave Kallas asked about water rate fees and it was confirmed that the secondary rate is \$.90 per 1,000
27 gallons. Mr. Reid stated that they received a 2% increase from Jordan Valley Water so that was
28 pushed onto the Culinary Water Services Fee for a 2.2% increase. Dave Kallas asked about the tiered
29 rates which Mr. Reid clarified. The first 10,000 gallons will be charged at the previous rate and each
30 additional gallon after that would be at the increased rate.

31

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1 Dave Kallas wanted to ensure that the water systems are being implemented uniformly. Mr. Reid
2 stated that the one-inch connection is \$485. The meter costs the City about \$380 so they are charging
3 additional for the work to install the meter.

4
5 Mr. Reid referenced the final statement and explained that it was not an adjustment from the previous
6 fee schedule. Dave Kallas commented on a previous public hearing where a member of the
7 community addressed the Council about a Wastewater Fee to develop his lot. It was clarified this was
8 an impact fee for stormwater. The Code specifies that impact fee adjustment requests must come
9 before the Council.

10
11 Mayor Timothy opened the public hearing. There were no public comments. The public hearing was
12 closed.

13
14 Dave Kallas felt the fee schedule was fair and that the system is simple and easy to understand.

15
16 **Ty Nielsen moved to approve the resolution to adopt an Amended Consolidated Fee Schedule**
17 **for Administrative, Service and Development Fees, including water rates charged by the City**
18 **of Bluffdale. Ty Nielsen seconded the motion. Vote on motion: Travis Higby-Aye, Wendy**
19 **Aston-Aye, Boyd Preece-Aye, Dave Kallas-Aye, Ty Nielsen-Aye. The motion passed**
20 **unanimously.**

21
22 **9. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting a Tentative**
23 **Operating or Final Budget for the 2019–2020 Fiscal Year Budget, Staff Presenters, Bruce**
24 **Kartchner and Stephanie Thayer. (LBA and RDA Public Hearings Held in**
25 **Conjunction.)**

26
27 Mr. Kartchner reported that with the tax rate the Council just approved, the property tax number had
28 been adjusted. The summary section showed the current use of funds under \$40,000 in the budget.
29 This would leave adequate reserve funds for the unappropriated fund balance.

30
31 Ms. Thayer mentioned the arena and stated that they changed the location of where the money is
32 deposited. They can use the funds at their discretion. There was a head nod of approval. She

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1 explained that the Council must adopt a tentative operating budget tonight and if the property tax
2 increase passes in August, the budget would be finalized.

3
4 The Truth in Taxation hearing is currently scheduled for August 13, which is the date of the Primary
5 Election, so they are requesting a move to August 14. The budget and CTR are the only items on the
6 agenda for that meeting. State law requires the hearing not overlap with any other jurisdiction's
7 hearing so the County must coordinate the dates.

8
9 Mayor Timothy opened the public hearing. There were no public comments. The public hearing was
10 closed.

11
12 **Travis Higby moved to approve the resolution to adopt a Tentative Operating or Final Budget**
13 **for the 2019-2020 Fiscal Year Budget. Ty Nielsen seconded the motion. Vote on motion: Travis**
14 **Higby-Aye, Wendy Aston-Aye, Boyd Preece-Aye, Dave Kallas-Aye, Ty Nielsen-Aye. The**
15 **motion passed unanimously.**

16
17 **LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING**

18
19 **1. Roll Call.**

20
21 All Members of the LBA Board were in attendance.

22
23 **2. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting a Tentative**
24 **Operating or Final Budget for the 2019–2020 Fiscal Year Budget, Staff Presenters, Bruce**
25 **Kartchner and Stephanie Thayer. (LBA and RDA Public Hearings Held in**
26 **Conjunction.)**

27
28 **Chair Timothy moved to approve the resolution to adopt the Tentative Operating or Final**
29 **Budget for the 2019-2020 Fiscal Year Budget. Wendy Aston seconded the motion. Vote on**
30 **motion: Travis Higby-Aye, Wendy Aston-Aye, Boyd Preece-Aye, Dave Kallas-Aye, Ty Nielsen-**
31 **Aye. The motion passed unanimously.**

32

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1 **3. Adjournment.**

2
3 The LBA Meeting was adjourned.

4
5 **BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING**

6
7 **1. Roll Call.**

8
9 All members of the RDA Board were in attendance.

10
11 **2. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting a Tentative**
12 **Operating or Final Budget for the 2019–2020 Fiscal Year Budget, Staff Presenters, Bruce**
13 **Kartchner and Stephanie Thayer. (LBA and RDA Public Hearings Held in**
14 **Conjunction.)**

15
16 **Chair Nielsen moved to approve the resolution to adopt the Tentative Operating or Final**
17 **Budget for the 2019--2020 Fiscal Year Budget. Wendy Aston seconded the motion. Vote on**
18 **motion: Travis Higby-Aye, Wendy Aston-Aye, Boyd Preece-Aye, Dave Kallas-Aye, Ty Nielsen-**
19 **Aye, Mayor Derk Timothy-Aye. The motion passed unanimously.**

20
21 **3. Adjournment.**

22
23 **CONTINUATION OF BUSINESS MEETING**

24
25 **10. Mayor's Report.**

26
27 Mayor Timothy reported on the following:

- 28
29
 - He continues to meet with his fellow mayors and recently awarded a contract to Logan Simpson Design.
 - The 4th Wednesday of the month Bluffdale will be hosting the Conference of Mayors in Bluffdale. The Planning Department is preparing numbers to present.
 - The City received feedback on 2700 West Bangerter and the Mayor believed they should remove the comments from residents who misunderstood what the zoning request meant. Travis Higby thought it would be a good use of time to clarify the misunderstanding. The
- 30
31
32
33
34
35
36
37

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1 Mayor agreed to do that and tally the comments received. He preferred the Council update
2 Dropbox themselves but offered to do it for them if they email him their comments.

3
4 **11. City Manager’s Report and Discussion.**
5

6 Mr. Reid reported on the following:
7

- 8 • A handout was distributed of individuals who have filed for candidacy to serve on the City
9 Council. Nine individuals have applied for the four-year term and five for the two-year term.
10 Three seats are up for a four-year term and one seat for the two-year term. City Recorder,
11 Wende Deppe, explained that they randomized the order of names to make it fair. This is how
12 the candidates will be listed on the ballot.
- 13
14 • A calendar was distributed showing various City events.
- 15
16 • There was a recent water main break near Summit Academy High School. The developers
17 repaired the hill but not to City standards. They are asking to send the City a bill for the cost.
18 City Attorney, Vaughn Pickell, will send them a letter of denial and Mr. Reid will let the
19 Council know if the matter escalates.
- 20
21 • Mr. Reid went before the Drinking Water Board and requested a loan to build the four-million
22 gallon tank. He requested and was granted a rate decrease from 3.92% to 2% on a 20-year
23 loan. He described other loans that were also requested by other municipalities.
- 24
25 • A ribbon cutting was held recently for Independence Park. Mr. Reid noted that the park has
26 been utilized and they have received some negative comments about improvements or
27 additions to the area. Mayor Timothy wondered how it was impacting Public Works personnel
28 and how much time they have to spend on it. Public Works Director, Shane Paddock stated
29 that it involved mostly trash collection, but he felt that residents were doing a good job of
30 policing themselves. Most people were very appreciative of the park. It was noted that the

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1 previously tipping tree had been repaired. They are not seeing a lot of vandalism, but there
2 have been children skateboarding off the roof of the bathroom. This has since ended.

- 3
4 • Mr. Reid discussed the possibility of automating the Building Department. He appreciated
5 the work of staff for selecting a vendor and they have signed a contract with iworQ to do the
6 installation, which will take a number of months.

- 7
8 • The irrigation pump station projects were expected to have power connected the following
9 week. They have begun using the water in the tank and have about 100 meters installed out
10 of 287 in Parry Farms. Mayor Timothy asked if they will keep up with the usage until the
11 pump is installed. Mr. Reid stated they will likely need to augment it with culinary water.

12 Mayor Timothy commented that some people did not feel their water pressure was as high as
13 normal. Mr. Reid explained that initial reports were very poor with respect to water pressure.
14 Mr. Paddock reported that there is a valve on the top of Iron Horse that has been off to isolate
15 Parry Farms from the rest of the system. They found the closed valves and now have ample
16 pressure. They are close to getting the power on the new pump station and hope to have it
17 going by Tuesday morning. Mountain Power came to set the transformer, but the contractor
18 was not ready. They are hoping to have it going by Friday.

- 19
20
21 • Staff received an inquiry for the church west of Wardle Fields Park, which is a 40-acre parcel
22 of land owned by the Church of Jesus Christ of Latter-day Saints. They brought in a possible
23 proposal to develop an eight-ward Young Single Adult building. It would have twice the
24 parking of a normal stake center, which would mean about 501 stalls and be built east of the
25 powerlines on 14000 South.

- 26
27 • The City received a set of plans for a church to be built in the Day Ranch area.

- 28
29 • Grant Crowell addressed a proposal from UTA about a Microtransit service area pilot project
30 in the South Valley. Microtransit could replace the flex routes and smaller vehicles could be

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1 used on dynamic routes using a smart phone app. An RFP was out for providers and they are
2 looking to use technology to address specific needs. This is potentially the first opportunity
3 to get into the transportation system.

4
5 Mayor Timothy suggested the City promote this and try to get the residents to use it as much
6 as possible. If it does not succeed in Bluffdale he was not sure UTA will pursue further service
7 in the City. He asked Mr. Reid to assign a staff member to the project and begin public
8 education. He also suggested a story be published in the newsletter each month before and
9 after the roll out.

- 10
11 • The Council agreed to rename Parry Farms Park the Jeff Anderson Memorial Park.
12 Mr. Paddock explained that it would involve minimal effort to make the change.
- 13
14 • The Porter Rockwell monument was being moved and the footing bases are where the
15 monument and statue will be located.
- 16
17 • Segment 4 of Porter Rockwell was put out to bid and Geneva submitted the lowest bid at \$1.7
18 million less than the engineering estimate and nearly \$4 million less than the next lowest
19 bidder.
- 20
21 • The Movie in the Park takes place every Friday in June with the first having 35 to 100 people
22 in attendance. Due to inclement weather, it was moved to the Community Room. The next
23 film will be *Ralph Breaks the Internet* on June 14 at Independence Mount Jordan Park at dusk.

24
25 **12. City Council Discussion.**
26

27 Boyd Preece asked about school bus stops near Regina Garden. Some parents park on the opposite
28 side of the 45-mph road and not a lot of people are used to stopping there. His neighbors are
29 concerned. He did not feel this was a good place for a bus stop. City Engineer, Michael Fazio has
30 spoken to the Jordan School District about the situation and they have indicated that they will move
31 the bus stop because of the new elementary school.

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1
2 Boyd Preece feels it was not safe to cross the road in this area due to a lack of crosswalks. Mr. Fazio
3 discussed this with their Traffic Engineer who recommended placing traffic beacons at a cost of
4 \$30,000 to \$50,000. Council Member Preece commented that if they expedited the process to bring
5 the frontage road down to Porter Rockwell, that could potentially eliminate all the traffic. Mr. Fazio
6 stated that they will install a light with that project.

7
8 Boyd Preece asked about the building being built on the Simple Products site and if it has a tenant.
9 One rumor is that the tenant could be AT&T. There had also been interest in a coffee or soda shop
10 there. Building permits had not yet been submitted for the tenant improvements. It was noted that
11 the space could potentially have multiple tenants. Boyd Preece was disappointed because he hoped
12 there would be multiple uses in the space. A man from a paragliding company thought about leasing
13 space there for his operation as well. A specialty oils company was also planning to occupy one of
14 the spaces.

15
16 **13. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character,**
17 **Professional Competence, or Health of an Individual, Collective Bargaining, Pending or**
18 **Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including any**
19 **Form of a Water Right or Water Shares, Security Issues, or any Alleged Criminal**
20 **Misconduct.**

21
22 There was no closed meeting.

23
24 **14. Adjournment.**

25
26 The City Council Meeting adjourned at approximately 10:20 p.m.

27
28
29 _____
30 Wendy L. Deppe, CMC
31 City Recorder:
32
33 Approved: _____



City of Bluffdale Media Policy

In order to provide timely and critical communication, the City of Bluffdale uses various media technologies to communicate with residents and the general public. This policy establishes protocols for use of official City media.

Types of Media

1. Print Media
 - a. Direct Mailings
 - b. Newspapers
 - c. Newsletters
2. Press Relations
 - a. Press Releases
 - b. Press Interviews
 - c. Press Statements
3. Electronic Media
 - a. City Website
 - b. Social Media: forms of electronic communication through which users create online communities to share information, ideas, personal messages, and other content (such as videos). This could include: Facebook, Instagram, Twitter, YouTube, Pinterest, LinkedIn, Snapchat and others.
 - c. Electronic Message Boards

Types of Data

1. Non-content sensitive media may be handled directly by the head of each department.
 - a. Standard legal notices. The initial notice should be reviewed, after which no review is necessary unless changes are made which could change the meaning or tone of the notice.
 - i. Recorder
 - ii. Planning
 - iii. Engineering
 - b. Standard Plans or Specifications added to the website need to be reviewed by the department head and then placed on the website by the designated website staff.
2. All other noticing is considered content-sensitive media and must follow the review process outlined in this policy.

Policy

1. All Bluffdale City content-sensitive media shall be approved by the City Manager or designee. Social media sites should only be set up by the City Manager or designee after approval of use.
2. Content for posting must be submitted to the City Manager or designee where content will be reviewed prior to placement in a newsletter or on a social media site. Content that has been submitted for posting that is not deemed suitable due to content that is inconsistent with the communication guidelines set forth in this policy will be returned to the content author for revision, or refused.
3. The City Manager or designee shall post all content on social media sites on behalf of the City or designate a staff member to post content when necessary. All content shall represent the City as a whole and not the goals, desires and/or beliefs of any one individual, department or Council member. A spokesperson for the City of Bluffdale shall be determined by the City Manager.

Guidelines

1. The best, most appropriate City uses of City media:
 - a. Disseminating time-sensitive information as quickly as possible (example emergency information).
 - b. Marketing and promotional channels that increase the City's ability to broadcast its messages to the widest possible audience.
 - c. Provide input and feedback on current issues and events in a timely manner.
2. The City of Bluffdale must decide the overall message when official City media is used.
3. All use of Bluffdale City media shall adhere to applicable State, Federal and local laws, regulations and policies including all Records Management City policies and other applicable City policies. Government Records Access and Management Act and e-discovery laws and policies apply to social media content and therefore content must be able to be managed, stored and retrieved to comply with these laws.

Content

1. The use of City media is for official City business only.
2. The following shall not be allowed:
 - a. Comments or posting in support of or opposition to political campaigns, ballot measures, policy positions, or pending legislation, except as formally approved by vote of the City Council. This includes comments, links, photos or videos opposing, endorsing, or promoting candidates running for public office, specific policy or a political organization
 - b. Profane language or content
 - c. Content that promotes, fosters, or perpetuates discrimination or harassment on the basis of race, color, national origin, religion, sex (including gender/gender identity), age, disability or pregnancy.
 - d. Sexual content or links to sexual content
 - e. Solicitations of commerce.

CITY OF BLUFFDALE, UTAH

RESOLUTION No. 2019-

A RESOLUTION ADOPTING A MEDIA POLICY FOR THE CITY OF BLUFFDALE.

WHEREAS the City of Bluffdale (“City”) desires to provide timely and critical communication through the use of various media technologies;

WHEREAS the City Council finds that a consistent media policy that will help the City communicate effectively and clearly is in the City’s best interest; and

WHEREAS the City Council finds that the protocols in the attached Media Policy help further the stated goals;

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL AS FOLLOWS:

Section 1. Adoption of Media Policy. The City of Bluffdale Media Policy, attached hereto, is hereby adopted. All employees, officers and elected and appointed officials shall comply with the policy.

Section 2. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED: July 10, 2019.

CITY OF BLUFFDALE

Mayor

ATTEST:

[seal]

City Recorder

Voting by the City Council:

Yes No

Councilmember Aston	_____	_____
Councilmember Highby	_____	_____
Councilmember Kallas	_____	_____
Councilmember Nielsen	_____	_____
Councilmember Preece	_____	_____



THE CITY OF BLUFFDALE

2222 West 14400 South • Bluffdale, Utah 84065 • (801) 254-2200 • Fax (801) 253-3270

To: Mayor and City Council

From: Caitlyn Miller, Senior Planner

Date: July 5, 2019

Business Date: July 10, 2019

RE: Memo - Request for additional building height in Center Point Lot 8 Units 103

Mayor and Council,

Adam Orme is the architect representing the owner of Units 1-3 of Lot 8 in the Center Point Business Park. Mr. Orme's client has proposed tenant improvements within his unit which include a rooftop canopy/pergola. The Center Point Business Park is located within the Light Industry (I-1) Zone and lists a maximum building height of thirty five feet (35'). The added height of Mr. Orme's client's canopy would put the building's overall height at thirty eight feet and eight inches (38'8").

The Light Industrial Zone is governed by Chapter 11-10A of the City's Land Use Ordinances. Section 11-10A-8 states the maximum building height may be exceeded with the approval of the City's Fire Chief and City Council. Mr. Orme has made this request on behalf of his client.

Please feel free to contact me with any questions or concerns regarding this request.

Caitlyn Miller

Senior Planner

Attached: Page from tenant improvement permit submittal illustrating canopy.

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