



*****AMENDED*****
BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING AGENDA
Wednesday, June 24, 2020

Notice is hereby given that the Bluffdale City Council, LBA and RDA will hold a combined meeting Wednesday, June 24, 2020, 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. This meeting will also be broadcast live to the public at: www.bluffdale.com The public may comment at the meeting or by emailing comments to councilmeetingcomment@bluffdale.com 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 a Text Amendment to Title 11, Chapter 27 (Residential Facilities for Elderly or Disabled Persons), staff presenter, Todd Sheeran.
3. Council Discussion
4. Administration of the Oath of Office to the Bluffdale City Attorney, Todd Sheeran, and the Bluffdale City Fire Chief, Warren James, presenter, Judge Scott Mickelsen.

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). Additionally, comments for this item and all Public Hearing items may be submitted via email to: councilmeetingcomment@bluffdale.com
3. **CONSENT AGENDA** –
 - 3.1 Approval of the May 27, 2020, City Council Meeting Minutes.
 - 3.2 Approval of the May 29, 2020, City Council Special Meeting Minutes.
4. **PUBLIC HEARING** – Consideration and vote on Ordinance No. 2020-14, amending Title 11-8A-10 and 11-8D-10 regarding the distance between any accessory building and any dwelling from twenty feet (20') to ten (10') in R-1-43 and R-1-87 zones. (Application 2020-28), City of Bluffdale, applicant, staff presenter, Ellen Oakman.

5. **PUBLIC HEARING** - Reconsideration and vote on Ordinance No. 2020-11, amending Title 11-2-2 definition of "Funeral Home" to include cremation facilities, Howland Partners, applicant, staff presenter, Grant Crowell.
6. **PUBLIC HEARING** – Consideration and vote on Ordinance No. 2020-15, 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.
7. **PUBLIC HEARING** – Consideration and vote on Resolution No. 2020-44, a resolution adopting a Final Budget for the 2019-2020 Fiscal Year Budget staff presenters, Bruce Kartchner and Stephanie Thayer. **(LBA & RDA Public Hearings held in conjunction)**
8. *****PUBLIC HEARING** – Consideration and vote on Resolution No. 2020-45, a notice of pending ordinance for amendments to business licensing including solicitation regulations, staff presenter, Todd Sheeran.

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call
2. **PUBLIC HEARING** – Consideration and vote on a Resolution No. 2020-04, a resolution adopting a 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 Resolution No. 2020-06, adopting a 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

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

*****AMENDED: June 23, 2020**

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET 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
MEETING AGENDA
Wednesday, May 27, 2020**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, May 27, 2020, 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. This meeting will also be broadcast live to the public at: www.bluffdale.com 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 Pygmy goats and chickens (minus a Rooster) in the R-1-10 zone, staff presenter, Grant Crowell.
 - b. Review of COVID-19 Summer Events, staff presenter, Connie Pavlakis.
3. Council Discussion

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 7:00 P.M.

1. Roll Call
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). Additionally, comments for this item may be submitted via email to: councilmeetingcomment@bluffdale.com
3. **CONSENT AGENDA** –
 - 3.1 Approval of the April 22, 2020, City Council Meeting Minutes.
4. **PUBLIC HEARING** – Consideration and vote on a proposed Zoning Text Amendment Application to amend Title 11-2-2 definition of “Funeral Home” to include a crematorium, Howland Partners, applicant, staff presenter, Jennifer Robison.
(Public comment will be limited to 4-minutes maximum per person to address this item with the Council).
Additionally, comments for this item may be submitted via email to: councilmeetingcomment@bluffdale.com

5. **TABLED MAY 13, 2020** – Consideration and vote on Ordinance No. 2020-10, adopting the proposed Text Amendment to City Code 1-7-1(A), Departments and Divisions, staff presenter, Todd Sheeran.
6. Mayor's Report
7. City Manager Report and Discussion
8. 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).
9. Adjournment

Dated: May 22, 2020

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DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, May 27, 2020**

1 **Present:** Mayor Derk Timothy
2 Wendy Aston
3 Traci Crockett
4 Jeff Gaston
5 Mark Hales
6 Dave Kallas
7

8 **Staff:** Mark Reid, City Manager
9 Todd Sheeran, City Attorney
10 Bruce Kartchner, Finance Director
11 Grant Crowell, City Planner/Economic Development Director
12 Trevor Andra, Assistant City Engineer
13 Shane Paddock, Public Works Director
14 Gina Miller, Deputy City Attorney
15 Warren James, Fire Battalion Chief
16 Connie Pavlakis, Events Coordinator
17

18 Mayor Timothy called the meeting to order at 6:01 p.m. The meeting was held electronically and
19 streamed through Facebook.

20
21 **WORK SESSION**
22

23 **1. Roll Call.**
24

25 All Members of the City Council were present.
26

27 **2. Presentations.**
28

29 **2.1 Discussion Relating to Pygmy Goats and Chickens (minus a Rooster) in the R-**
30 **1-10 Zone, Staff Presenter, Grant Crowell.**
31

32 City Planner/Economic Development Director, Grant Crowell presented a proposal to change the
33 City Ordinance to allow pygmy goats and chickens in R-1-10 zones. The proposal allows six
34 chickens, two to three pygmy goats, and no roosters on lots that are a minimum size of 10,000
35 square feet.

36
37 There were no recommended changes to the R-1-43 zones, which currently allow 25 chickens per
38 .50-acre lot. Clarification was needed for lots in R-1-43 zones that are less than .50 acre.
39 Mr. Crowell recommended adding language in the Code setting a 10,000 square-foot threshold.

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**BLUFFDALE CITY COUNCIL
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1 The changes to the ordinance would not affect neighborhood CC&R regulations. Mr. Crowell
2 noted that policy considerations need to be made such as requirements for pen sizes and setbacks
3 from dwellings and property lines and whether the guidelines will be consistent or different
4 throughout the City.

5
6 The Council discussed whether chickens create noise or odor issues and the reason for setback
7 requirements. Traci Crockett commented that a neighbor with a dog could have issues with a
8 neighbor who has a chicken coop along the neighboring fence. Mayor Timothy asked what the
9 side yard setback is for R-1-10 properties. Mr. Crowell reported that the setback is 10 feet and
10 noted that residents do not always get permits for smaller structures. Portable structures can be
11 closer than 10 feet if the resident goes through the easement process.

12
13 Mayor Timothy asked the Council Members if they support allowing chickens in R-1-10 zones.
14 All of the Council Members expressed their support as long as roosters are not allowed. Mayor
15 Timothy asked the Council Members if they agree with a 10-foot setback requirement for coops
16 and pens. Traci Crockett stated that she would like to do more research.

17
18 Council Member Crockett asked if beehives are allowed in R-1-10 zones. Mr. Crowell noted that
19 there are currently no provisions for beehives. The Council discussed whether bees should be
20 allowed or if they are too close in proximity to residential neighborhoods.

21
22 Dave Kallas reported that he has a beehive and the practice of keeping bees is becoming popular.
23 He noted that the State has regulations and beekeepers are supposed to register with the Utah
24 Department of Agriculture. Mayor Timothy was not aware of any complaints regarding bees and
25 suggested they be allowed.

26
27 Mayor Timothy asked Mr. Crowell to prepare a list of what types of animals that are allowed and
28 not allowed so that the Council can consider them together and avoid spot zoning. The Council
29 Members asked about including rabbits and pigs. Mark Hales shared concerns about opening the
30 door to too many types of animals. He suggested looking at what other cities have done to

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**BLUFFDALE CITY COUNCIL
MEETING MINUTES
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1 incorporate animals and implement regulations. Mr. Crowell offered to research the animal types
2 allowed in R-1-10 zones and the recommended setbacks in other cities.

3
4 **2.2 Review of COVID-19 Summer Events, Staff Presenter, Connie Pavlakis.**

5
6 Public Works Director, Shane Paddock introduced Connie Pavlakis and stated that she has been
7 working on creating a variety of events for the community since Old West Days was canceled.
8 Ms. Pavlakis created a budget for the items and prepared a presentation for the City Council
9 outlining the events.

10
11 Ms. Pavlakis reported that the Summer Wranglin’ Remix will be conducted through the Old West
12 Days Facebook and Instagram accounts. The Old West Days Committee and the Youth City
13 Council assisted Ms. Pavlakis in creating the events. The Youth Council also volunteered to assist
14 with running the events throughout the summer.

15
16 The Summer Wranglin’ Remix will consist of the following activities:

17
18 **Summer Long Basics**

- 19
- 20 • Story Time Surprise will take place Monday through Friday. The event consists of
21 recorded stories to be read by teenagers at 7:00 p.m. each night beginning next week.
22 Approximately 65 youth will be involved in the event.
 - 23 • Yard Bandit
 - 24 • Summer Wranglin’ Bash
 - 25 • Prizes will be provided by various vendors to promote participation. Participants will be
26 entered into a drawing for each event they participate in throughout the summer.
 - 27 • Youth City Council Mayor, William Hall will host Friday nights in June to provide an
28 online Mario Kart tournament for youth under the age of 18. The first, second, and third
29 place winners will receive prizes consisting of crumble cookies and candy. The first-place
30 winners will participate in a champion tournament in July. Parents can register their
31 children for the event through bill pay and will receive a password to participate.
- 32

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**BLUFFDALE CITY COUNCIL
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Wednesday, May 27, 2020**

1 Main Events
2

- 3 • *Summer Dance Remix.* Participants will submit videos of themselves dancing in their front
4 yard, hopefully together as a neighborhood. The winners will be awarded pizza and will
5 be invited to participate in a private Meet and Greet through Zoom with a select artist. Ms.
6 Pavlakis was working to line up an artist. This event will be held once a month.
- 7 • *Drive-in Bingo.* The event is expected to take place weekly in either the west parking lot
8 or the arena parking lot. Participants will receive a bingo card and will play bingo from
9 their cars for prizes. The event is a great way for seniors to get out and enjoy the activities.
- 10 • *Rollin’ Wranglers Old Car Parade.* The event will replace the Old Car Show to maintain
11 social distancing. The parade of old cars will drive through Perry Farms, Independence,
12 and through the loop in Spring View during the week of Father’s Day.
- 13 • *Flags a Flyin’ Yard Contest.* Prizes will be given for the Best Patriotic Yard.
- 14 • *Livestock Masquerade.*
- 15 • *Many Medi Thanks.* The Youth City Council would like to have the public submit a thank
16 you video for Bluffdale’s nurses and doctors. The Youth Mayor will combine the videos
17 into one large video and post it on social media.
- 18 • *Sizzlin’ Summer Garden Kickoff.* Prizes will be given for garden growing and will be
19 judged in August.
- 20 • *Bingo Remix.* Participants will be provided with a card listing various activities to
21 complete. The activities are designed to appeal to various interests including hikers, chefs,
22 sports, pets, and photographers.
- 23 • *Scavenger Hunt Remix.* A scavenger hunt will be completed through an app and is designed
24 to encourage people to get out and have fun.
- 25 • *Summer Reel Remix.* Participants will submit short videos of themselves engaged in fun
26 summer activities.
- 27 • *Fishin’ Derby.* One of the fishing events will be held within city limits and another one
28 will be held in the wilderness. Bluffdale will be included in the City limits event.
- 29 • The 4-H Stem Group will be providing challenges and prizes for all school-aged youth.

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- 1 • *Yard Bandit.* Ms. Pavlakis shared signs of what the Yard Bandit looks like.
- 2 • *Late Night Lights.* Participants will decorate their cars with lights and drive the same route
- 3 as the Old Car parade from 9:00 p.m. to 11:00 p.m. The event will start in Independence.
- 4 • A final dance contest and chalk art contest will take place in August. Residents will create
- 5 chalk art designs in their driveway and submit their address. A map will be created so that
- 6 the public can drive around and vote on the designs.
- 7 • Drawings will take place for the bash events at the end of summer.
- 8 • *Renovation Remix.* Participants can submit renovations they have completed to their homes
- 9 and yards.
- 10 • Other small activities will take place throughout the summer to keep the community
- 11 engaged.

12
13 Ms. Pavlakis reported that a head nod is needed from the City Council for an event called A Tile
14 Worth While. The idea is that participants will pick up a four-inch tile from the City and decorate
15 it. The decorated tiles will be returned to the City where they will be permanently showcased as a
16 framed piece in an appropriate location.

17
18 Mark Hales asked if it is safe to advertise resident’s addresses for the chalk art contest.
19 Ms. Pavlakis stated that the submissions could be done by photo if the City Council has concerns.

20
21 The Council Members noted their support of the Tile Worth While idea. Mayor Timothy shared
22 concerns about making the tiles a permanent fixture and suggested not putting a time frame on the
23 project. If the project is popular, it can be left up and if not, it can be taken down. Jeff Gaston
24 agreed. Ms. Pavlakis noted that only a few tiles may be submitted but the hope was that there will
25 be several. City Manager, Mark Reid suggested that they could be rotated if over 100 are received.

26
27 Ms. Pavlakis reported that a total of \$10,400 was collected from early donations for Old West Days
28 and only two sponsors requested a refund. The remaining sponsors requested that the money be
29 used toward the summer events. The current budget is \$9,800 and the activities were expected to
30 cost just over \$7,000.

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**BLUFFDALE CITY COUNCIL
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1
2 Jeff Gaston asked if the City Council should provide money to pay for Facebook ads. Ms. Pavlakis
3 reported that the advertising costs could easily be covered with the current funds. She suggested
4 that the Council put the money toward fireworks or something similar that would be well received.
5 Vendors that Ms. Pavlakis works with are also willing to help with events if the City is interested
6 in doing more.

7
8 Ms. Pavlakis mentioned that another event includes a virtual 5K run where participants submit
9 screenshots of their route and the time it took them to run the distance. She was also considering
10 prizes such as gift cards for restaurants and other businesses that have sponsored the City in the
11 past to give back to those businesses.

12
13 Mayor Timothy was very impressed with the ideas and work of Ms. Pavlakis, the Old West
14 Committee, and the Youth City Council and suggested that the events may be something to
15 consider including in future Old West Days.

16
17 **3. Council Discussion.**

18
19 Jeff Gaston reported that he received inquiries from two residents asking if the City is adding a
20 trail on the north side by the pickleball courts in Independence. Mr. Reid was not aware of any
21 plans to add a new trail at the location.

22
23 A resident also informed Council Member Gaston that the lights on the south end of Porter
24 Rockwell Boulevard were out. Public Works Director Shane Paddock stated that there was a work
25 order pertaining to the middle school that cut through a line, and the Street Superintendent has an
26 employee working on it. Mr. Paddock appreciated the resident reporting the outage.

27
28 **4. Adjournment.**

29
30 The Work Session adjourned at 6:48 p.m.

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**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, May 27, 2020**

1 **Present:** Mayor Derk Timothy
2 Wendy Aston
3 Traci Crockett
4 Jeff Gaston
5 Mark Hales
6 Dave Kallas
7

8 **Staff:** Mark Reid, City Manager
9 Todd Sheeran, City Attorney
10 Bruce Kartchner, Finance Director
11 Grant Crowell, City Planner/Economic Development Director
12 Trevor Andra, Assistant City Engineer
13 Shane Paddock, Public Works Director
14 Gina Miller, Deputy City Attorney
15 Warren James, Fire Battalion Chief
16

17 **Others:** Dan Hardle, Bluffdale Resident
18 Dana Howland, Howland Partners
19 Lehi Rodriguez, Serenity Funeral Homes
20

21 **BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

22
23 **1. Roll Call.**

24
25 All members of the City Council were present.

26
27 Mark Hales asked for the Pledge of Allegiance and Invocation to be added to future agendas. Fire
28 Chief, Warren James led the Pledge of Allegiance and Public Works Director, Shane Paddock led
29 the Invocation.

30
31 **2. Public Forum.**

32
33 Dan Hardle gave his address as 3437 West Shiloh Creek Circle and reported that he has been
34 working persistently with the Building Department to get approval to build a detached structure in
35 on his property but has not been able to meet the requirements of the ordinance and the CC&Rs.
36 He was advised by staff to bring the issue before the City Council. Mr. Hardle explained that the
37 property is zoned one acre but the parcel is .72-acres in size, which makes it difficult to meet the
38 setback requirements. He asked if there is a way to reconcile the matter or change the current
39 zoning ordinance.

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**BLUFFDALE CITY COUNCIL
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1
2 Mayor Timothy explained that the City Council typically does not respond in public forums and
3 noted that the City Council cannot violate the ordinance or bend the rules. He stated that
4 Mr. Hardle could either apply for a variance or request to have the setback changed in the zone for
5 his neighborhood. Mayor Timothy informed Mr. Hardle that five requirements must be met for a
6 variance to be granted. He also suggested reducing the project size to meet the requirements.

7
8 Mark Hales asked Mr. Hardle if he reviewed the variance packet to determine if he meets the five
9 requirements. Mr. Hardle indicated that he was informed by staff that he would not be approved.

10
11 Dave Kallas noted that there are often smaller setback requirements for breezeways and asked if
12 the City has an ordinance on breezeways. Mr. Crowell explained that detached structures must
13 have a setback of 20 feet and stated that the easiest thing to do is to change the City-wide law in
14 the R-1-43 zone. Mayor Timothy agreed that the policy change needs to apply to all City residents.
15 The City could carve out language for special circumstances such as homes in planned residential
16 developments or overlay zones.

17
18 Mr. Crowell explained that the Building Code does not require 20 feet of separation and suggested
19 a double firewall separation that could be applied for all R-1-43 zones. He added that there was
20 more space in Bluffdale when the requirements were determined. Mark Hales and Jeff Gaston
21 suggested updating the ordinance. Mr. Reid noted that one of the reasons for setbacks is for
22 neighbors and special circumstances but added that if the neighbor is a canal or other unoccupied
23 structure, a setback would not be needed. Wendy Aston agreed with updating the ordinance.
24 Mayor Timothy encouraged Mr. Hardle to meet with Mr. Crowell to come up with changes to
25 present to the City Council.

26
27 Mayor Timothy asked Wendy Aston if the side setbacks to property lines should also be considered
28 along with the R-1-43 structure to house setback. Council Member Aston suggested that it would
29 be easiest to focus on the setback between the house and accessory structure. Mayor Timothy
30 directed Mr. Crowell to propose a change to the distance between a house and an accessory
31 structure.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, May 27, 2020**

1
2 **3. Consent Agenda**

3
4 **3.1 Approval of the April 22, 2020, City Council Meeting Minutes.**

5
6 **Jeff Gaston moved to approve the Consent Agenda. Wendy Aston seconded the motion. The**
7 **motion passed unanimously.**

8
9 **4. PUBLIC HEARING – Consideration and Vote on a Proposed Zoning Text**
10 **Amendment to Amend Title 11-2-2 Definition of “Funeral Home” to Include a**
11 **Crematorium, Howland Partners, Applicant, Staff Presenter, Jennifer Robison.**

12
13 Mr. Crowell presented a change to the definition of “funeral home” to clarify that cremations may
14 be conducted at funeral homes. Mayor Timothy asked if the language should specify that a
15 cremation facility is allowed in a funeral home rather than referring to the cremation process. City
16 Attorney, Todd Sheeran was asked to research the language that should be used. Mr. Crowell
17 displayed a map of areas in Bluffdale where funeral homes and crematoriums are allowed and
18 confirmed that the proposed funeral home is in an authorized area.

19
20 Dana Howland from Howland Partners, Inc. provided photographs of the cremation equipment
21 that Serenity Funeral Home uses and pointed out that the exhaust goes through a scrubber and only
22 emits heat from the smokestack. He explained that the cremation process is odorless and has no
23 environmental impact. Mr. Howland noted that cremation rates in the country have increased
24 significantly due to lower costs.

25
26 Lehi Rodriguez from Serenity Funeral Homes gave the background of his company and locations
27 and noted that there are no funeral homes in Bluffdale. He agreed that cremation has grown in
28 popularity and noted that the three cremation centers he operates have increased by 50% in the
29 State of Utah. Fifty percent of the population now chooses cremation over burial. Mr. Rodriguez
30 added that funeral homes that do not have their cremation centers share cremation centers.

31
32 Mr. Rodriguez assured the City Council that the machines are odorless and smokeless and only
33 emit heat waves. Particulate matter that is emitted is immediately dissolved by sunlight and wind.

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1 Because of the low environmental impact, cremation centers have been authorized in locations
2 near schools, parks, restaurants, and neighborhoods.

3
4 Traci Crockett reported that she has heard about crematoriums only being allowed in industrial
5 areas that can only burn at night and asked if the technology has changed to reduce the
6 environmental impact. Mr. Rodriguez was aware of one crematorium center that does cremation
7 by water. He explained that cremation by water is a new trend that was expected to be popular;
8 however, water waste has become an issue. Serenity Funeral Homes uses the traditional process,
9 which is safe for the environment.

10
11 Jeff Gaston commented that he knows someone who lives near a pet crematory who and has
12 noticed a considerable odor. He asked Mr. Rodriguez if he knows why pet crematories emit odors.
13 Mr. Rodriguez explained that pet crematories have a different set of rules. He pointed out that
14 Serenity Funeral Homes only performs human cremations.

15
16 Dave Kallas asked if a permit from the Environmental Protection Agency (“EPA”) is required for
17 cremation centers. Mr. Rodriguez replied that it is not required because the emissions and impact
18 are so low that there are no concerns from the EPA.

19
20 Mark Hales asked if the cremations are conducted at a specific time of day. Mr. Rodriguez
21 responded that his funeral homes typically conduct three cremations per day consisting of one in
22 the morning, one in the afternoon, and one at night. Each cremation takes approximately five
23 hours, which includes time for the machine to cool down.

24
25 Mr. Rodriguez expected the Bluffdale location to have similar demand. Mr. Reid asked if any of
26 the businesses in the building have expressed concern about the funeral home coming in.
27 Mr. Howland replied that there have not been any concerns and noted that he currently has interest
28 from a potential tenant for a drive-in restaurant.

29

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Wednesday, May 27, 2020**

1 Wendy Aston asked what type of scrubber is used. Mr. Rodriguez replied that the equipment
2 contains a carbon scrubber.

3
4 Mayor Timothy opened the public hearing. Finance Director, Bruce Kartchner reported that no
5 comments were received. There were no public comments.

6
7 Dave Kallas reported that he has conducted his own research and found that many cities require a
8 setback of 500 to 1500 feet for crematoriums. He asked if the Council should consider requiring
9 similar setbacks and noted that there are residential homes across the street from the proposed
10 location. Jeff Gaston stated that most of the homes are vacated with a few residents on the south
11 end and near Bangerter Highway and 2700 West.

12
13 Traci Crockett stated that if the manufacturer and EPA do not have concerns, she does not believe
14 a setback is needed or would make a difference. Dave Kallas noted that there were also concerns
15 about mercury in some of his research. Mr. Crowell commented that the area is zoned for a funeral
16 home and other businesses such as a wood-fired barbeque restaurant or paint and body shop.

17
18 In response to a question raised by Mayor Timothy, Mr. Rodriguez explained that the process
19 involves the act of embalming and cremation. The facility is typically known as a funeral parlor,
20 mortuary, or cremation center. Mr. Rodriguez confirmed that the building is a crematorium.

21
22 Jeff Gaston asked if the location will be advertised as a funeral home or crematorium.
23 Mr. Rodriguez stated that it will be advertised as a funeral home since many funeral homes include
24 crematories. Jeff Gaston preferred for it to be called a funeral home and would not like to see it
25 ever become an industrial cremation center. Mark Hales commented that a funeral home is implied
26 to include a crematory.

27
28 **Mark Hales moved to approve a proposed zoning text amendment to amend Title 11-2-2**
29 **definition of “Funeral Home” to add the following:**

30

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, May 27, 2020**

1 **1. A Crematorium, which includes the definition as presented under “Funeral**
2 **Home,”.**

3
4 **2. The title “Crematorium”**

5
6 **Traci Crockett seconded the motion. Vote on motion: Mark Hales-Aye, Traci Crockett-Aye,**
7 **Dave Kallas-Nay, Wendy Aston-Nay, Jeff Gaston-Nay. The motion failed 3-to-2.**

8
9 **Mark Hales moved to approve a proposed zoning text amendment to amend Title 11-2-2**
10 **definition of “Funeral Home” to include a Crematorium. Traci Crockett seconded the**
11 **motion. Vote on motion: Traci Crockett-Aye, Dave Kallas-Nay, Jeff Gaston-Nay, Wendy**
12 **Aston-Nay, Mark Hales-Aye. The motion failed 3-to-2.**

13
14 **5. TABLED MAY 13, 2020 – Consideration and Vote on Ordinance No. 2020-10,**
15 **Adopting and Proposed Text Amendment to City Code 1-7-1(A), Departments and**
16 **Divisions, Staff Presenter, Todd Sheeran**

17
18 Mr. Sheeran reported that he previously presented changes to the City Code regarding the City’s
19 organizational chart to specify who is responsible for creating and approving the chart. Certain
20 language was not approved during the previous discussion. This item would add language stating
21 that the City Manager, by recommendation and approval of the City Council, may create additional
22 departments and positions as needed. Mr. Sheeran believed that the change mitigates the concerns
23 of the Council.

24
25 Mr. Sheeran noted that Jeff Gaston emailed him and requested changes to the discussion, which
26 were added as Exhibit B. If a Council Member wants the changes to be included, the motion would
27 need to clarify that the text from Exhibit B is being adopted. It was noted that approval of the
28 organizational chart would take place in a public meeting.

29
30 Wendy Aston pointed out that Section 1-7-2 (A7) mentions all of the department heads but does
31 not include the Public Works Director. Mr. Sheeran offered to present a change for consideration
32 at a future meeting in a separate amendment.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, May 27, 2020**

1
2 Mayor Timothy reported that the City Council has given the City Manager the responsibility of
3 overseeing the organizational structure and the position is similar to the CEO of a company. He
4 pointed out that CEOs are not required to get approval from the board to make changes to an
5 organizational chart; however, if the Council Members wish to retain approval authority, he prefers
6 Exhibit B.

7
8 Wendy Aston did not object to giving the City Manager the ability to manage and approve the
9 organizational structure; however, she also does not want to take any rights away that the City
10 Council currently has and also preferred Exhibit B. Jeff Gaston expressed his support for
11 Exhibit B, which he authored.

12
13 Dave Kallas asked what happens if the City Council does not approve the organizational chart.
14 Mr. Sheeran stated that in that case, the organizational chart would remain unchanged. Jeff Gaston
15 explained that the City Manager would provide written notice to the Council of any proposed
16 organizational chart changes. If there is no opposition to the change, the City Manager would
17 simply make the change. If a Council Member disagrees with the change, the proposed change
18 would be brought before the Council for discussion and a vote.

19
20 Dave Kallas pointed out that the process has the potential to become burdensome particularly when
21 there is a need to shuffle job duties among employees due to an employee resignation or retirement.
22 Council Member Gaston stated that if there is no opposition, the change would not need to come
23 before the City Council. Mark Hales commented that he would not want to spend time
24 micromanaging the City Manager.

25
26 Council Member Gaston stated that it is important to have oversight due to the City being a
27 taxpayer-funded organization to ensure the communication channels are open between the City
28 Manager and the City Council. Mark Hales pointed out that the City Council has already spent
29 approximately two to three hours debating over the organizational chart. Jeff Gaston noted that
30 the purpose of the amendment is to reduce the time the City Council spends on the organizational
31 chart since the City Manager will only have to request approval if there is opposition to a change.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, May 27, 2020**

1
2 Mayor Timothy stated that he believes the organizational chart should be the sole responsibility of
3 the City Manager and, if the City Council does not approve of what the City Manager is doing, the
4 City Council could come together and address the issues with the City Manager. Mr. Sheeran was
5 asked if he was aware of any cities that require the City Council to approve organizational charts.
6 Mr. Sheeran replied that most cities follow what is done in Exhibit A.

7
8 Traci Crockett preferred the original version where the City Manager has the authority over the
9 organizational chart. She did not consider Exhibit B to be helpful. Jeff Gaston also preferred the
10 original version but some Council Members had issues with it.

11
12 **Mark Hales moved to approve Ordinance No. 2020-10, adopting proposed text amendment**
13 **Exhibit A to City Code 1-7-1(A), Departments and Divisions. The motion failed for lack of**
14 **a second.**

15
16 **Jeff Gaston moved to approve Ordinance No. 2020-10, adopting proposed text amendment**
17 **Exhibit B to City Code 1-7-1(A), Departments and Divisions. Wendy Aston seconded the**
18 **motion. Vote on motion: Traci Crockett-Aye, Dave Kallas-Aye, Wendy Aston-Aye, Jeff**
19 **Gaston-Aye, Mark Hales-Nay. The motion passed 4-to-1.**

20
21 **6. Mayor's Report.**

22
23 Mayor Timothy shared a recent experience where his family was at the hospital. The healthcare
24 staff was very professional and took excellent care of his family. All of the staff members wore
25 glasses and he pointed out that COVID-19 can be passed via fluid in the eyes. Mayor Timothy
26 emphasized the importance of wearing masks when social distancing cannot be maintained
27 because of the ease in which COVID-19 can be spread. He also recognized the great job the State
28 and County health officials have done during the pandemic.

29
30 **7. City Manager Report and Discussion.**

31
32 Mr. Reid reported on the following:
33

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, May 27, 2020**

- 1 • Interviews for the Fire Chief position were to take place the following Friday beginning at
2 9:00 a.m. Four candidates will be interviewed that morning, with lunch to follow at
3 1:00 p.m. as well as a panel discussion on the candidates. Two additional candidates will
4 be interviewed the following week through Zoom. Mayor Timothy asked the Council
5 Members to attend all four interviews if they plan to participate. The interview panel will
6 consist of current and former Fire Chiefs and Captains including Don Rosencrantz, Marlin
7 Jones, Matt Evans, and Fitz Peterson.
- 8 • The splash pad was scheduled to open for Memorial Day; however, the County Health
9 Department indicated that it would need to be staffed, which was not possible. The Public
10 Works Department opened the splash pad on Tuesday at noon, and there were
11 approximately 30 children present. The splash pad in Independence was currently under
12 maintenance and expected to open on Monday.
- 13 • The Public Works Department did an amazing job of preparing the cemetery for Memorial
14 Day and placed large flags on the graves of veterans. The American Legion performed a
15 rifle salute and played Taps.
- 16 • A part-time Bluffdale firefighter was exposed to COVID-19 as a result of responding to a
17 call for another fire department he works for. When the call came in, the patient reported
18 no COVID-19 symptoms; however, when the crew arrived, they found that the patient had
19 symptoms. The patient later tested positive and the fire crew was quarantined for 14 days.
20 Fire Battalion Chief, Warren James was able to get the employee’s shift covered quickly.
- 21 • The Engineering Department submitted an Employee Recognition Award for Construction
22 Manager, Tom Hyatt. Mr. Hyatt was recognized for saving the City a substantial amount
23 on two large projects. He has 38 years of experience in construction management and is a
24 valuable asset to the City.
- 25 • The Water Department submitted an Employee Recognition Award for Water Department
26 Lead Tyson Montage. Mr. Montage has been instrumental in training throughout the
27 department, overseeing a variety of special projects including the upgrade of the two-way
28 radio system, and assisting another department in a networking project. Mr. Montage is
29 always pleasant to work with and willing to do any job.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, May 27, 2020**

- 1 • A temporary seasonal worker is working on Saturdays to open and close restrooms, conduct
2 maintenance projects, and empty trash.
- 3 • An individual will be submitting plans to develop 32 single-family homes on one-acre lots
4 at a site called Liljenquist on 3200 West. The site has come before the City Council on
5 multiple occasions but previous all plans have failed due to challenges with the access road
6 through the neighborhood to the west and a stub road that ends at the north end of the
7 subdivision. The applicant plans to take most of the traffic through the subdivision and use
8 the stub road to enter on the opposite side. There is also an entrance at 3200 West and
9 14400 South that follows one of the utility easements on the site.
- 10 • The City has an eight-year-old water tank in Herriman and purchased a future tank site just
11 south of Independence when 15000 South and 3200 West were under construction. Staff
12 was currently considering purchasing an additional 10 acres at the south end of the City on
13 Camp Williams west of Redwood Road. Due to the steep slope of the site, staff was
14 meeting with Sunrock to see if they can mine some of the rock to provide an accessible and
15 functional site. The cost of the site is \$85,000 per acre and Sun Rock would pay the City
16 for any material they remove.
- 17 • The City purchased 250 antibody kits for COVID-19 testing, which was to take place the
18 following day from 8:00 a.m. to 7:30 p.m. at the west end of the park. Jeff Gaston stated
19 that an additional site was opened up and the City can perform up to 500 tests. A total of
20 19 City employees have signed up for testing.
- 21 • The new garbage pickup schedule will begin on June 8. Garbage in Bluffdale has
22 traditionally been picked up on Friday; however, the haulers have asked to make changes
23 so that they have drivers in the City every day of the week rather than one. The garbage in
24 Independence will now be picked up on Fridays and Bluffdale residents will have their
25 garbage picked up on Monday, Tuesday, Wednesday, or Thursday depending on the
26 neighborhood they live in. Recycling will be collected every other week on the same day
27 as the garbage. Notices will be provided to residents and garbage will be picked up on
28 Friday and the new day during the first week to help residents adjust to the change.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, May 27, 2020**

- 1 • Mark Hales suggested providing an app to residents that would allow them to postpone
2 garbage and recycling pick up. Mr. Reid stated that providing that option could become an
3 accounting challenge and noted that staff will look into how other cities use the app.

4
5 Mayor Timothy asked how the Parks Department will know which days to pick up the trash
6 at each park and suggested designating one day for pick up in all parks. It was also noted
7 that the Parks Department picks up missed trash cans and will need to determine how that
8 will be handled.

9
10 **8. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character,**
11 **Professional Competence, or Health of an Individual, Collective Bargaining, Pending**
12 **or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including**
13 **any Form of a Water Right or Water Share, Security Issues, or any Alleged Criminal**
14 **Misconduct.**

15
16 **Jeff Gaston moved to go into Closed Meeting to discuss the character, professional**
17 **competence, or health of an individual and the acquisition of real property. The motion was**
18 **seconded by Mark Hales. Vote on motion: Dave Kallas–Aye, Wendy Aston-Aye, Jeff**
19 **Gaston-Aye, Mark Hales-Aye, Traci Crockett-Aye. The motion passed unanimously.**

20
21 The City Council was in Closed Session from 8:53 p.m. to 9:15 p.m.

22
23 **Adjournment.**

24
25 The City Council Meeting adjourned at approximately 9:15 p.m.

26
27
28
29 _____
30 Wendy L. Deppe, CMC
31 City Recorder

32
33 Approved: _____

DRAFT - FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, May 27, 2020**

1 **Present:** Mayor Derk Timothy
2 Wendy Aston
3 Traci Crockett
4 Jeff Gaston
5 Mark Hales
6 Dave Kallas
7

8 **Staff:** Mark Reid, City Manager
9 Todd Sheeran, City Attorney
10 Bruce Kartchner, Administrative Services Director
11

12 At approximately 8:53 p.m. Mayor Derk Timothy called the meeting to order.
13

14 **Motion:** Jeff Gaston moved to go into Closed Meeting to discuss the character, professional
15 competence, or health of an individual and the acquisition of real property.
16

17 **Second:** Mark Hales seconded the motion.
18

19 **Vote on Motion:** Vote on motion: Dave Kallas–Aye, Wendy Aston-Aye, Jeff Gaston-Aye, Mark
20 Hales-Aye, Traci Crockett-Aye. The motion passed unanimously.
21

22 The Council discussed the character, professional competence, or health of an individual and
23 acquisition of real property.
24

25 The City Council resumed the open portion of the electronic meeting at 9:15 p.m.
26
27
28
29

30 _____
31 Wendy L. Deppe, CMC
32 City Recorder

33 Approved: _____



**BLUFFDALE CITY COUNCIL
SPECIAL MEETING AGENDA
Friday, May 29, 2020**

Notice is hereby given that the Bluffdale City Council will hold a special meeting Friday, May 29, 2020, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah, scheduled to begin promptly at **9:00 a.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

BLUFFDALE CITY COUNCIL SPECIAL BUSINESS MEETING 9:00 A.M.

1. Roll Call
2. 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).
3. Adjournment

Dated this 27th day of May, 2020

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET 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.

DRAFT - FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Friday, May 29, 2020**

1 **Present:** Mayor Derk Timothy
2 Wendy Aston
3 Jeff Gaston
4

5 **Staff:** Mark Reid, City Manager
6 Todd Sheeran, City Attorney
7 Bruce Kartchner, Finance Director
8 Stephanie Thayer, Accountant/Human Resources
9

10
11 At approximately 9:00 a.m. Mayor Derk Timothy called the meeting to order.
12

13 **Motion:** Jeff Gaston moved to go into Closed Meeting to discuss the character, professional
14 competence, or health of an individual and the acquisition of real property.
15

16 **Second:** Wendy Aston seconded the motion.
17

18 **Vote on Motion:** Vote on motion: Dave Kallas–Absent, Wendy Aston-Aye, Jeff Gaston-Aye,
19 Mark Hales-Absent, Traci Crockett-Absent. The motion passed unanimously.
20

21 The Council discussed the character, professional competence, or health of an individual and
22 acquisition of real property.
23

24 The meeting was adjourned at 1:08 p.m.
25
26
27

28 _____
29 Wendy L. Deppe, CMC
30 City Recorder
31

32 Approved: _____



REQUEST FOR CITY COUNCIL ACTION

To: Mayor and City Council
From: Ellen Oakman, Associate Planner
Date: June 18, 2020
Business Date: June 24, 2020
Subject: City Initiated Text Amendment to reduce the required distance between buildings in the R-1-43 and R-1-87 Zones of the City Code

Staff Presentation: Ellen Oakman

RECOMMENDATION:

To approve the 2020-28 City Initiated Text Amendment Application as recommended by the Planning Commission on June 17, 2020.

SUMMARY:

Many city residents have expressed difficulty in the current ordinance standard of the R-1-87 and R-1-43 Zones regarding a 20' distance required between an accessory building and a dwelling. As many residents have encountered difficulty in building desired structures, staff was requested to review and amend the standards in these zones to better reflect the needs of the residents and be more consistent with the city building code, as well as the R-1-10 Zone which currently requires 10' from accessory structures to another dwelling. Overall, this ordinance amendment will provide greater consistency, while enhancing property rights for more development opportunity for the residents.

1. Proposed revisions to R-1-43 (11-8A-10), DISTANCE BETWEEN BUILDINGS:
 - The distance between any accessory building and any dwelling shall not be less than ten feet (10').
2. Proposed revisions to R-1-87 (11-8D-10), DISTANCE BETWEEN BUILDINGS:
 - The distance between any accessory building and any dwelling shall not be less than ten feet (10').

	Existing	Proposed
R-1-43 Zone	20'*	10'*
R-1-87 Zone	20'*	10'*
	*distance between any accessory building and any dwelling	

SUPPORTING DOCUMENTS

- Enabling Ordinances for Text Amendments
- June 17, 2020 Planning Commission Staff Report Packet



2222 West 14400 South
Bluffdale, UT 84065
801.254.2200(o) 801.446.8642(f) TTY 7-1-1

STAFF REPORT
June 10, 2020

To: City of Bluffdale Planning Commission
Prepared By: Ellen Oakman, Associate Planner

Re: **City Initiated Text Amendment to reduce the required distance between buildings in the R-1-43 and R-1-87 zone**

Application No.: 2020-28
Applicant: City of Bluffdale
Request: That the Planning Commission review the text amendment to reduce the minimum distance between buildings for certain zones and make a recommendation to the Bluffdale City Council.

SUMMARY

Staff was requested to review and amend the existing sections in Title 11-8A-10 (R-1-43) and 11-8D-10 (R-1-87) of the Bluffdale City Code, by reducing the requirement that states that the distance between any accessory building and any dwelling must be a minimum of twenty feet (20'). Staff has proposed revisions in accordance with directions from the Bluffdale City Council and City Staff experience. Staff was requested to review a lesser requirement of 10 feet and determined that ten feet (10') was appropriate for this development standard, to allow for greater property rights, it does not conflict with adopted building code requirements, and is a policy decision of the City Council.

Many city residents have encountered difficulty in developing desired structures due to this standard and this amendment will provide more ease in building and allow the City residents to flourish and live in a way that they desire and feel is best for the place they call home. Staff proposes, with the recommendation of City Council to alter both the R-1-43 and R-1-87 Residential zones to be consistent with the other Residential Zones and to meet this more appropriate standard of ten feet (10') between an accessory structure and the main home, rather than the current code requirement of twenty feet (20').

ANALYSIS

The proposed amendments include the following:

1. Proposed revisions to R-1-43 (11-8A-10), DISTANCE BETWEEN BUILDINGS:
 - The distance between any accessory building and any dwelling shall not be less than ten feet (10’).
2. Proposed revisions to R-1-87 (11-8D-10), DISTANCE BETWEEN BUILDINGS:
 - The distance between any accessory building and any dwelling shall not be less than ten feet (10’).

MODEL MOTIONS FOR THE TEXT AMENDMENT APPLICATION

Model for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Text Amendment Application 2020-28 based on the findings presented in the staff report dated June 2, 2020, (or as modified below):”

1. List all findings for approval...

ATTACHMENTS

Exhibit A: Proposed language, with strikeouts and insertions

Exhibit B: Proposed language, clean copy

Exhibit A:

11-8A-10: DISTANCE BETWEEN BUILDINGS:

The distance between any accessory building and any dwelling shall not be less than ~~twenty~~ ten feet ~~(20')~~ 10'.

11-8D-10: DISTANCE BETWEEN BUILDINGS:

The distance between any accessory building and any dwelling shall not be less than ~~twenty~~ ten feet ~~(20')~~ 10'.

Exhibit B:

11-8A-10: DISTANCE BETWEEN BUILDINGS:

The distance between any accessory building and any dwelling shall not be less than ten feet (10').

11-8D-10: DISTANCE BETWEEN BUILDINGS:

The distance between any accessory building and any dwelling shall not be less than ten feet (10').

ORDINANCE NO. 2020-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, AMENDING CITY CODE §§ 11-8A-10 (DISTANCE BETWEEN BUILDINGS) AND 11-8D-10 (DISTANCE BETWEEN BUILDINGS).

WHEREAS, Utah Code § 10-9a-102 grants the Bluffdale City Council (the “City Council”) authority to enact or amend ordinances that it considers necessary or appropriate for the use and development of land in the City of Bluffdale (the “City”); and

WHEREAS, the City Council desires to change the distance requirements between buildings from 20 feet to 10 feet; and

WHEREAS, the Bluffdale Planning Commission has held a public hearing and gave its recommendation to the City Council; and

WHEREAS, the City Council has held a public hearing and reviewed the subject text amendment and finds that the subject text amendment will enhance the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH:

SECTION 1. Amendment. Sections 11-8A-10 and 11-8D-10 of the Bluffdale City Code is hereby amended, as shown in **Exhibit A**.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE,
UTAH, ON THIS _____ DAY OF _____, 2020 BY THE
FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Councilmember Aston	_____	_____	_____	_____
Councilmember Crockett	_____	_____	_____	_____
Councilmember Gaston	_____	_____	_____	_____
Councilmember Hales	_____	_____	_____	_____
Councilmember Kallas	_____	_____	_____	_____

Mayor: _____
Derk P. Timothy

Attest: _____
City Recorder

Approved as to form:

Todd Sheeran
City Attorney

EXHIBIT A

(deletions in ~~strikethrough~~, additions in **bolded underline**)

11-8A-10: DISTANCE BETWEEN BUILDINGS:

The distance between any accessory building and any dwelling shall not be less than ~~twenty~~**ten** feet (~~20~~**10**').

11-8D-10: DISTANCE BETWEEN BUILDINGS:

The distance between any accessory building and any dwelling shall not be less than ~~twenty~~**ten** feet (~~20~~**10**').



REQUEST FOR CITY COUNCIL ACTION

To: Mayor and City Council
From: Jennifer Robison, Senior Planner
Date: June 18, 2020
Business Date: June 24, 2020
Subject: Text Amendment Application to amend Title 11-2-2 definition of Funeral Home to include cremation facilities.
Applicants: Howland Partners

RECONSIDERATION OF TEXT AMENDMENT APPLICATION:

The City Council requested this application be reconsidered following a denial on May 27, 2020. The application has been re-noticed and the ordinance prepared for the Council to discuss the following definition:

*FUNERAL HOME: An establishment engaged in preparation of funeral services. Uses may include the preparation of the deceased for burial, for the display of the deceased and/or for ceremonies or services related thereto. A funeral home may include facilities for embalming, ~~but not for~~ **and** cremation. It may also include facilities for the storage of caskets, funeral supplies, and funeral vehicles. A funeral home may also be known as a funeral parlor or a mortuary.*

PREVIOUS ACTIONS:

- May 20, 2020: Planning Commission recommended approval of the application vote 5-0.
- May 27, 2020: City Council denied.
- June 3, 2020: City Council requested a reconsideration and re-notice.

SUPPORTING DOCUMENTATION:

- Enabling Ordinance

ORDINANCE NO. 2020-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, AMENDING THE TABLE OF PERMITTED, CONDITIONAL, AND ACCESSORY USES FOR NONRESIDENTIAL ZONES.

WHEREAS, Utah Code § 10-9a-102 grants the City of Bluffdale (the “City”) authority to enact ordinances that the Bluffdale City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the Applicant, Howland Partners, requests that the definition of Funeral Home be changed to allow for a facility to include cremation; and

WHEREAS, the Bluffdale Planning Commission has held a public hearing and gave its recommendation to the City Council; and

WHEREAS, the City Council has held a public hearing and reviewed the subject text amendment and finds that the subject text amendment will enhance the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH:

SECTION 1. Amendment. Section 11-2-2 of the Bluffdale City Code is hereby amended, as shown in **Exhibit A**.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE,
UTAH, ON THIS _____ DAY OF _____, 2020 BY THE
FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Councilmember Aston	_____	_____	_____	_____
Councilmember Crockett	_____	_____	_____	_____
Councilmember Gaston	_____	_____	_____	_____
Councilmember Hales	_____	_____	_____	_____
Councilmember Kallas	_____	_____	_____	_____

Mayor: _____
Derk P. Timothy

Attest: _____
City Recorder

Approved as to form:

Todd Sheeran
City Attorney

EXHIBIT A

(deletions in strikethrough, additions in bolded underline)

11-2-2: GENERAL DEFINITIONS:

...

FUNERAL HOME: An establishment engaged in preparation of funeral services. Uses may include the preparation of the deceased for burial, for the display of the deceased and/or for ceremonies or services related thereto. A funeral home may include facilities for embalming, ~~but not for~~ **and** cremation. It may also include facilities for the storage of caskets, funeral supplies, and funeral vehicles. A funeral home may also be known as a funeral parlor or a mortuary.

...

CONSOLIDATED FEE SCHEDULE

GENERAL

1.1.010. PHOTOCOPIES, MAPS & DIGITAL DATA

Black & White Copy 8 ^{1/2} X11.....	\$0.15/Page
Color Copy 8 ^{1/2} X11.....	\$0.75/Page
Black & White Copy 11X17.....	\$0.30/Page
Color Copy 11X17.....	\$1.50/Page
Black & White Map 11X17 or Smaller.....	\$3
Black & White Map Larger than 11X17.....	\$7
Color Map 11X17 or Smaller.....	\$5
Color Map Larger than 11X17.....	\$10
Data on CD, DVD or USB Flash Drive (up to 4GB).....	\$8 <u>\$10</u>
Custom Maps.....	\$40/Hour

1.1.020. POSTAGE

Stamps.....	Actual Cost to City
Envelopes.....	\$0.25

1.1.030. OTHER FEES

Other Costs Allowed by Law.....	Actual Cost to City
Records Requests*.....	Actual Cost to City

*Actual Cost shall include the cost of duplicating a record, compiling a record in a form other than that maintained by the City, postage or any other fee reasonably related to the request for the record consistent with City ordinance or applicable state law.

ADMINISTRATION

FINANCE

2.1.010. MISCELLANEOUS FEES

Returned Check Fee.....	\$25
Returned Item Fee.....	\$10
Copy of Annual Audit Report.....	\$25
Credit Card Surcharge (for transactions \$500-3,000 or more).....	3% of Transaction Amount

2.1.020. LATE FEES

~~\$8-10~~ or 1.5% (whichever is greater) per month interest charged on other receivables or any other unpaid obligations due to Bluffdale City that are not paid within 30 days of the date of invoice.

*No late fee charged on balances of \$10 or less.

BUSINESS LICENSING

2.2.010. ALCOHOLIC BEVERAGE LICENSE FEES	Off Premises Beer Retailer
\$600	
Restaurant Beer License	\$600
Restaurant Liquor Consumption License	\$600
On Premises Beer Retailer	\$600
2.2.020. BUSINESS LICENSE INSPECTIONS FOR COMPLIANCE WITH BUILDING & FIRE CODES	
Up to Two Buildings and/or Two Fire Inspections	\$50
Each Additional Inspection	\$30
2.2.030. KENNEL PERMITS (YEARLY)	
Commercial	\$100
Canine Hobby	\$40
2.2.040. TEMPORARY BUSINESS	
As Part in a Sales Event 5 days or less	\$20
Other Temporary Business	\$45
Solicitor/Peddler/Vendor	\$115
2.2.050. BUSINESS LICENSE FEES	
Application Processing Fee (when applicable)	\$15 Base Fee per Application Plus
Agricultural Activities	\$85
Banks & Credit Unions	\$85
Other Financial & Real Estate Services	\$85
Construction Related Businesses	\$85
Convenience Stores	\$1,310
Department Stores	\$310
Gas Stations	\$1,310
Grocery Stores	\$1,310
Hotels & Motels	\$910
Manufacturing Business	\$85
Medical Offices & Drugstores	\$85
Mining Related Business	\$85
Mobile Home Parks	\$362
Multiple-Family Dwelling Units	\$310 + \$17/Unit
Other Types of Professional Offices	\$85
Pawnshops	\$310
Other Types of Retail Businesses	\$85
Retail Dwelling Units (Not Part of Multiple-Family Dwelling Units)	\$310
Restaurants	\$85
Other Types of Service Business	\$85
Sand & Gravel, Concrete & Other Similar Business	\$1,310
Shopping Malls	\$310
Transportation & Utilities	\$85
Minor Home Occupation (with Exemption)	No Fee \$0

Major Home Occupation.....	\$50
Duplicate License	\$10

*All above businesses will be charged an employee fee of \$6 per employee.

Penalty Fees for Unlicensed Business – For the first year, 100% of the license fees are due, plus 125% of the current business license fees due for each additional year or portion of a year.

The City Manager or his/her designee may reduce or waive the penalty fees to be paid by a business operating without a license once per calendar year, for a period not to exceed one month; for the purpose of encouraging unlicensed businesses to properly license.

2.2.060. ADDITIONAL REGULATORY FEES

Sexually Oriented Business	\$300
Sexually Oriented Business Employee	\$50

All employees of a sexually oriented business must also obtain an ID card from the Bureau of Criminal Investigation and pay all applicable fees for a background check.

2.2.070. BUSINESS RELATED TAXES

Hotel Tax.....The City of Bluffdale will charge the maximum Transient Room Tax pursuant to Utah law, currently 1%.

PUBLIC SAFETY

ALARMS

3.1.010. FALSE ALARMS PER YEAR – FIRE & POLICE

Responding to two false alarms.....	No Charge
Third	\$50
Fourth.....	\$75
Fifth Through Tenth	\$100
In Excess of Ten	\$200

AMBULANCE

3.2.010. FEES

Pursuant to Utah Code Annotated 26-8-4(18), Administrative Rule R426-1-8-2,3, and 4, the Utah Department of Health establishes and orders the maximum allowable base ambulance rate for each fiscal year, which rate shall be the rate assessed by City of Bluffdale for ambulance service.

POLICE

3.3.010. REPORT COSTS

Accident Report	\$13
Photos	\$13
<u>Bodycam per disk.....</u>	<u>\$13</u>
<u>Loss Report.....</u>	<u>\$13</u>

<u>Certified Copies</u>	<u>\$8</u>
Police Clearance*	\$8
GRAMA Request.....	\$ Per Ordinance/Actual Cost
Sex Offender Registry	\$19
<u>Insurance Letter (Loss Report Form)</u>	<u>\$10</u>

*Must provide full name and DOB and must show valid Driver's License or Birth Certificate.

PUBLIC WORKS

PARKS & RECREATION

4.1.010. ARENA & PAVILION USER FEES

Park Cleaning Deposit	\$100
Rodeo Arena Event Cleaning Deposit	\$250
Pavilion Reservation Fee.....	\$35 for up to 3 Hours \$60 for Over 3 Hours
Rodeo Arena Event Non-Commercial	\$250/Event
Rodeo Arena Non-Profit Event	\$25 per 4 Hour Block
Resident 4-H Group.....	No Charge
<u>Administrative Fee per Transaction</u>	<u>the greater of 3% or \$10</u>

Temporary Fee Discounts – The City Manager or his/her designee is authorized to implement temporary fee discounts. The City Manager shall notify the City Council of any such discounts at the next scheduled City Council meeting following the implementation or approval of any said discounts.

4.1.020. BASEBALL DIAMOND RESERVATIONS & USER FEES*

Tournaments.....	\$200 per Field per Day
Games	\$40 per 2 Hour Block
Practices.....	No Charge
Leagues	Contract Approved by City Council
<u>Administrative Fee per Transaction</u>	<u>the greater of 3% or \$10</u>

*Fields must be reserved through City of Bluffdale prior to use

4.1.030. CITY HALL AND FIRE STATION COMMUNITY ROOMS RESERVATIONS & USER FEES

TYPE OF USE	RESIDENT FEE	NON-RESIDENT FEE	DEPOSIT
Meetings - General	\$15 per hour; 2-hour minimum	\$30 per hour; 2-hour minimum	\$0
Meetings – General (with food and/or drinks)	\$15 per hour; 2-hour minimum	\$30 per hour; 2-hour minimum	\$200
Meetings – Government Entities	\$0	\$0	\$0
Meetings – Public Schools	\$0	\$0	\$0
Special Events – 0 to 50 attendees	\$25 per hour; 2-hour minimum	\$50 per hour; 2-hour minimum	\$200

Special Events – 51 to 100 attendees	\$75 per hour; 2-hour minimum	\$100 per hour; 2-hour minimum	\$200
Special Events – 101 or more attendees	\$150 per hour; 2-hour minimum	\$300 per hour; 2-hour minimum	\$200
Wedding Events	\$150 per hour; 2-hour minimum	\$300 per hour; 2-hour minimum	\$200
Use of Kitchen	\$50	\$50	\$100

Users are responsible and will be charged actual costs for any damages caused.
 Users are expected to clean the facility after the meeting or event.
 The deposit is refundable based on whether the facility is left clean and undamaged.
 The City reserves the right to revoke a reservation without cause.

Administrative Fee per Transaction.....the greater of 3% or \$10

STREETS

4.2.010. CONCRETE INSPECTION PERMITS

Curb & Gutter..... \$0.~~25~~26/Sq Ft. \$~~75~~80 Minimum Fee
 Sidewalk \$0.~~25~~26/Sq Ft. \$~~75~~80 Minimum Fee
 Driveway Approach..... \$~~75~~80 Minimum Fee

4.2.020. ENCROACHMENT PERMITS

Any work that is done in the City of Bluffdale right of way.. \$0.~~50~~52/Linear Ft. \$~~200~~205 Minimum Fee
 Permit Extension* \$50 per extension
 Road Closure* \$~~1,000~~1,050 per day

4.2.030. CASH BOND CRITERIA FOR ENCROACHMENT PERMITS

LEVEL 1: Least Intrusive \$~~1,000~~1,050-~~5,000~~5,150
Minimal excavation that does not involve asphalt, curb, or gutter. Existing utilities in area of excavation are low density. Traffic control is minimal and work is within the shoulder. Excavation distance is under 200 feet.
LEVEL 2: Medium Intrusive \$~~5,000~~5,150-~~12,000~~15,500
Excavation does involve asphalt, curb, or gutter, but is the minimum City standard. Existing utilities in are of excavation are medium in density. Traffic control may require up to a lane shift. Excavation distance is greater than 200 feet, but less than 500 feet.
LEVEL 3: Extensive..... \$~~15,000~~15,500-~~30~~31,000
Excavation involves asphalt, curb, and gutter that is above the minimum City standard. Traffic control requires road closure or flag man. Existing utilities in area of excavation are high in density. May require special conditions for excavation. Excavation distance is greater than 500 feet.

4.2.040. STOP WORK ORDER

Stop Work Order for No Permits 2 Times Regular Permit Fee
 Other Stop Work Orders \$~~100~~105

4.2.050. STREET LIGHTS

\$6/month for each lot within the subdivision areas which are lit beginning from and after the date the lights are turned on within the area.

\$3/month for all other occupied lots.

4.2.060. STORM WATER MAINTENANCE FEE

Residential Unit.....\$5/Month
Commercial Lot.....\$12.50/Month

4.2.070. OTHER FEES

New Street Sign With or Without PostActual Cost to City
Street Cleaning.....\$~~85-125~~ per Hour – Minimum 2 Hours

*The City Manager or his/her designee is authorized to extend the allowable amount of a road closure on a case by case basis if deemed necessary upon the recommendation of the City Engineer and/or Public Works Director.

CEMETERY

4.3.010. CEMETERY FEES

Single Plot (Resident Fee) \$500
Single Plot (Non-Resident) \$1,000
Burial (During Regular City Business Hours) ~~\$400~~600
Burial (Outside of City Business Hours) ~~\$500~~700
Urn/Infant/Child Burial ~~\$200~~400
Urn/Infant/Child Burial (Outside of City Business Hours) ~~\$300~~500
Cemetery Certificate Transfer Fee..... \$10/Certificate

GARBAGE

4.4.010. MONTHLY RESIDENTIAL WASTE COLLECTION FEE

One Trash + One Recycling Container ~~\$14.75~~15.25
Green Waste Container ~~\$7.40~~7.65
Additional Trash Container ~~\$10.45~~10.80
Additional Recycling Container..... ~~\$3.75~~3.90
Additional Green Waste Container..... ~~\$5.35~~5.55

WATER

4.5.010. CULINARY WATER SERVICE FEES

Commercial \$30 Base Fee Per Month Plus
Residential..... \$12 Base Fee Per Month Plus
Tier 1 ~~\$2.45~~2.50 per 1,000 gallons..... 0-10,000
Tier 2 ~~\$2.95~~3.00 per 1,000 gallons..... 10,001-50,000
Tier 3 ~~\$3.75~~3.85 per 1,000 gallons 50,001-100,000
Tier 4 ~~\$4.45~~4.55 per 1,000 gallons 100,000+

4.5.020. SECONDARY WATER SERVICE FEES

Base Fee ~~\$10.50~~0.00 Per Month

Rate\$0.90 per 1,000 gallons

4.5.030. OTHER FEES

Reduced - Quality Water Discharge Fee\$6,350/ERC (0.68 gallons/minute)*

*ERC shall be calculated using the following Water Quality Demand Index:

Water Quality Demand Index					
UDC		Dilution		Resulting TDS	Demand Index
Volume (gal)	TDS	JVWCD TDS	Dilution Volume		
435,600	935	250	0	935	1.000
435,600	950	250	9,539	935	1.022
435,600	1,000	250	41,334	935	1.095
435,600	1,050	250	73,130	935	1.168
435,600	1,100	250	104,926	935	1.241
435,600	1,150	250	136,721	935	1.314
435,600	1,200	250	168,517	935	1.387

Water Share Assessment FeesActual Cost to City + 15% Administrative Fee

1" Connection Fee..... \$485500

2" Connection Fee..... \$945975

Larger Meters..... Cost + \$100

Public Works Additional Inspections\$50 per hour, \$50 Minimum

Hydrant Meter Conditionally Refundable Rent Deposit..... \$1,000

Hydrant Meter Deposit Administrative Fee per Transaction3%

Hydrant Meter Rental* \$5 Per Day

Hydrant Meter Water UseBased on Culinary Water Service at a Minimum of Tier 4

Utility Set-up Fee \$35

Shut-off Second Notice \$1520

Water/Secondary Re-Connection Fee \$100

*Water billed at Tier 4 rate.

COMMUNITY DEVELOPMENT

PLANNING

5.1.010. CONDITIONAL USE

Non-residential \$800

Residential..... \$300

Amendment or Reconsideration of Conditional Use Permit..... \$300

5.1.020. HOME OCCUPATION

Home Occupation Reviewed by Planning Commission (Includes 1 Inspection) \$550

November 13, 2019 June 24, 2020

Additional Inspection Time (One Hour Minimum) \$75/hour

5.1.030. PUBLICATIONS

General Plan Text Copy Charges Apply
Subdivision Ordinance Copy Charges Apply
Zoning Ordinance Copy Charges Apply

5.1.040. STREETS

Dedication \$550

Street Vacation \$550 + All Noticing Costs

5.1.050. SUBDIVISION

Subdivision Plat Amendments \$500 + \$100/Lot, If New Lots Are Created
Preliminary Plat Processing Fee \$300 + 100/Lot
Final Plat Processing Fee \$250 + \$150/Lot
Zoning Determination Letter \$50
Concept Plan Processing Fee \$300
Residential Building Permit Site Plan Review on Existing Lot \$250
Certificate of Occupancy Review and Inspection \$75 + \$75 per Re-inspection
Lot Line Adjustment \$200

5.1.060. TEXT AMENDMENT

Subdivision or Zoning Ordinance \$800

5.1.070. ZONING AMENDMENT

Zoning Map \$800

5.1.080. GENERAL PLAN AMENDMENT

Text and/or Map \$800
*EXEMPTION: Text, Zoning, and General Plan Amendments initiated by the Bluffdale City Mayor, Council, Planning Commission, or Staff shall be exempt from the above fees.

5.1.090. ANNEXATIONS

Under Five Acres \$200
Over Five Acres \$200 + Actual Cost to City

5.1.100. MIXED USE AND SPECIAL DEVELOPMENT ZONE DEVELOPMENT PROJECTS AND APPLICATIONS

Review of Applications or Revised Plans \$2,250 Base + \$20/Acre, plus any required public noticing fees.

5.1.110. ~~APPEALS AND VARIANCE~~ DECISION FROM HEARING OFFICER

Option 1. Actual cost of hearing officer's time based on contract with City. A \$1,000 retainer required. If actual cost is less than retainer, the difference between actual cost and retainer will be refunded to applicant. If actual cost is greater than retainer, applicant must pay the difference between actual cost and retainer before receiving hearing officer's decision.

Option 2. The hearing officer's costs may range from \$500 to \$5,000. The cost shall be split equally among all parties.

Option 3. Flat rate. Variance, or Appeal of Decision Interpreting or Applying Ordinance..... \$500/750

5.1.120. DEVELOPMENT AGREEMENTS (APPLICANT INITIATED)

New and amended development agreements..... \$2,250

5.1.130. OTHER FEES

Noise Permit (temporary) \$100
 Administrative Determination \$125
 Non-Conforming Use Determination for Large Animals \$50
 Site Plan..... \$1,250
 Temporary Use..... \$150*
 Public Hearing Notice Fee \$125/Hearing Plus Actual Cost of Printing & Mailing
 Outside Consultants..... Actual Cost to City
 Credit Card Surcharge (any amount for transactions \$3,000 or more)..... 3% of Transaction Amount

*EXEMPTION: Any person applying for a temporary use who is engaged in carrying on that use solely for religious, charitable, or the types of strictly non-profit purposes that are tax exempt in such activities under the laws of the United States and the State of Utah shall be exempt from the payment of this fee. This fee shall not be imposed upon any person engaged in a business specifically exempted from municipal taxation and fees by the laws of the United States and the State of Utah.

BUILDING

5.2.010. BUILDING PERMIT FEES

Fees charged for building permits are set forth below, based on building or structure valuation, as derived from the current edition of the Building Valuation Data, published by the International Code Council.

*The total project value shall be determined by the Building Inspection Division based on the nature and scope of the project.

Project Value Range (\$)	Building Permit Fee Base (\$)	Additional Fee (\$)
0 – 499	50	
500 – 1,999	28 for first 500	4 per additional 100
2,000 – 24,999	83 for first 2,000	16 per additional 1,000
25,000 – 49,999	470 for first 25,000	12 per additional 1,000
50,000 – 99,999	772 for first 50,000	8 per additional 1,000
100,000 – 499,999	1,192 for first 100,000	6 per additional 1,000
500,000 – 999,999	3,880 for first 500,000	5 per additional 1,000
1,000,000 and up	6,730 for first 1,000,000	4 per additional 1,000

Project valuations for these specific types of construction are established as follows:

- Basements – finished with house Valued as U Occupancy (Utility, Miscellaneous)
- Basements – finished after Certificate of Occupancy..... Valued as the Difference Between the

Value of U Occupancy and Unfinished Basement Classification on the ICC Valuation Publication	
Carports	Valued at 50% of U Occupancy Classification
Covered Decks.....	Valued as U Occupancy
Uncovered Decks	Valued at 50% of U Occupancy
Pole Barns with walls	Valued at U Occupancy
Pole Barns without walls.....	Valued at 50% of U Occupancy

———— Credit Card Surcharge (~~any amount~~ for transactions \$3,000 or more)..... 3% of Transaction Amount

5.2.020. PLAN REVIEW SUBMITTAL FEES (APPLIED TO BUILDING PERMIT FEE IF PERMIT ISSUES, OTHERWISE NON-REFUNDABLE)

Single Family Dwellings.....	\$300
Additions, Garages, Barns, Remodels.....	\$100
Commercial, Institutional, Multi-Family or Attached Dwelling Units.....	\$500
Tenant Improvements	\$100

5.2.030. MINIMUM FEES CHARGED FOR ISSUANCES OF INDIVIDUAL PERMITS IN ADDITION TO BUILDING PERMIT FEE

Mechanical.....	\$100
Electrical.....	\$100
Plumbing	\$100
Fire Sprinklers (up to 3 inspections)	\$500
Solar Installation	\$100
Free-Standing Wood Stove Installation	\$75
Deferred Submittal, Changes or Additions	\$75/Hour - \$75 Minimum
Sign Permits	≤ 32 square feet = \$50
	> 32 square feet = Fee Based on Valuation - \$150 Minimum Charge
Complaint Inspections (Not Life-Safety Inspections).....	\$50/Hour - \$50 Minimum
Single-Family Dwelling Roof Conversions.....	Based on Project Valuation and Fee Chart in 5.2.010
Single-Family Dwelling Basement Remodels.....	Based on Project Valuation and Fee Chart in 5.2.010
Residential Decks, Without Roofs.....	\$75
Demolition	\$200
Cell Towers.....	Based on Valuation
Warehouse Rack Shelving.....	Based on Valuation
Board of Appeals Hearings.....	\$500
Temporary Trailer (One Year)	\$75 + \$500 Bond
Plan Review Fee for Identical Floor Plans, pursuant to UCA § 10-9a-510(2)	\$100

Public Improvement Repair and Restoration Bond for projects where public improvements are potentially affected:

New residential, commercial, institutional and industrial building permits and for pools or accessory structure building permits \$3,000 for each 150 linear feet of frontage

Landscaping Bond Fee for non-single family residential projects where landscaping is incomplete during inclement weather or extenuating circumstances approved by the City Planner: \$300 / tree; \$50 / shrub; \$0.25 / sq. ft for sod. A certified landscaping estimate may also be used as an alternate calculation method.

5.2.040. ONE PERCENT SURCHARGE PER BUILDING PERMIT

Eighty-five Percent (85%).....Submitted to Utah State Government
Fifteen Percent (15%)Retained by City for Administration of State Collection

5.2.050. STOP WORK ORDERS

Building Without a Permit 2 Times Regular Permit Fee
Other Stop Work Orders ~~\$100~~105

5.2.060. OTHER INSPECTIONS AND FEES

Plan Review Fee 65% of Building Permit Fee
Permit Extensions \$75
Inspections Outside of Normal Business Hours..... \$100 Per Hour in Addition
..... to Permit Fee - Minimum 2 Hours
Re-Inspection Fees \$100
Inspections for Which No Fee is Specifically Indicated \$100/Hour
..... Minimum ½ hour
Additional Plan Review Required by Changes, Additions, or Revisions to Plans \$75/Hour
..... Minimum One Hour
Site Work i.e. Grubbing, Excavating or Grading \$200 + \$50 Per Acre Over 1 Acre

*Additional equipment and power apparatus will require additional fees per the Uniform Administrative Code, as amended and adopted by the City.

Use of Outside Consultants for Plan Checking, Inspections, or BothActual Cost to City

Single Family Dwelling Landscaping Bond (in zoning districts where required) – An occupancy permit may be given before landscaping is completed if a bond is posted. To obtain the occupancy permit a cash bond will be required for front landscaping in the amount of \$3,000 for parcels less than 1.5 acres and \$5,000 for parcels totaling 1.5 acres or larger. The landscaping bond shall run with the land and inure to the benefit of the owner who causes the landscaping to be installed. If a bond is posted, landscaping shall be completed by one year from issuance of the certificate of occupancy.

Refunds for permits issued will be limited to eighty percent (80%) of the permit costs, not later than 180 days after the date of the payment. No refunds for plan review costs will be given if the plan review had been conducted.

NOTE 1: Buildings of unusual design, excessive magnitude, or potentially hazardous exposures may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Building Official. The cost of this review may be assessed in addition to the building permit fee.

NOTE 2: The permit fee shall not be less than the hourly cost to the City. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved, and the average administrative cost associated with permits of that type.

*Upon the determination of the City Manager, building permits and inspection fees may be temporarily suspended following a natural disaster.

CAPITAL PROJECTS

5.3.010. IMPACT FEES – PURSUANT TO ORDINANCE

Changes to Impact Fees will be in accordance with the Impact Fees Act Title II Chapter 36A of the Utah Code.

ANIMAL CONTROL

5.4.010. DOG LICENSE FEES

Paid to Salt Lake County Pursuant to County Fee Schedule

5.4.020. ANIMAL SHELTER IMPOUND FEES

Paid to Salt Lake County Pursuant to County Fee Schedule

5.4.030. ADOPTION FEES

Paid to Salt Lake County Pursuant to County Fee Schedule

5.4.040. TRAPS

Paid to Salt Lake County Pursuant to County Fee Schedule

5.4.050. OTHER FEES

Paid to Salt Lake County Pursuant to County Fee Schedule

CODE ENFORCEMENT

5.5.010. OTHER FEES

Abatement of Injurious and Noxious Real Property and Unsightly or Deleterious Objects or Structures
\$50/Person/Hour, with a Minimum of \$50 plus Equipment Fees at Current Rental Rates and All Costs
of Disposal

Sign Impound Fee \$25

Re-Inspection Fee \$50

Graffiti Removal and Weed Mowing \$50/hour/person, with \$50 Minimum Charge

ENGINEERING

6.1.010. ENGINEERING FEES

Follow-up Plan Reviews \$200 plus \$100/hr

Field Engineering/Inspections & Inspection Admin..... Actual Cost + 10%
Minimum Fee \$200

~~2% of Construction Cost Estimate or \$200, whichever is greater, is due before construction, and shall be provided before the Notice to Proceed will be issued.~~ Engineering Inspection fees in excess of the 2% or \$200 will be billed periodically. Preliminary acceptance will not be granted until outstanding inspection fees are remitted.

Storm Water/Low Impact Development City Standard Contestation Appeal Fee - \$1,000 for up to 6 hours of consultant fees and \$200 per hour of additional time above the initial request regardless of time spent in the original request, plus any other costs of time and material according to the above schedule for staff work time in processing the appeal.

End of warranty period inspection costs will be deducted from the warranty bond.

6.1.020. OTHER FEES

Street Name Change Application.....	\$200
Record Changes (Address, Lot Orientation, Etc.)	\$300
Engineering Standards Booklet.....	\$10
Use of Outside Consultants and/or Testing Agencies	Actual Cost to City
Credit Card Surcharge (<u>any amount for transactions \$3,000 or more</u>).....	3% of Transaction Amount

6.1.030. LAND DISTURBANCE PERMIT

Residential.....	\$50
Subdivision	\$100 Minimum Plus Cost of Review
Inspections	\$75 each
SWPPP Review and Inspection Fee.....	Actual Cost + 15%
Single Family Home.....	\$510
Townhomes, Apartments, Cluster Homes.....	\$1,089
Commercial	\$1,594
SWPPP Violation Fee.....	\$100 per day

CITY MANAGER AUTHORITY TO AMEND CONSOLIDATED FEE SCHEDULE

The City Manager shall have authority to impose new fees, as the City Manager deems appropriate or necessary. Said fees shall be implemented by executive order. Any fee added by the City Manager under this section shall be effective as specified in executive order implementing the fee. In the regular City Council meeting immediately following any fee added pursuant to this section, the City Manager shall advise the City Council of said fee. The City Council shall then have 60 days from the date of the action taken by the City Manager to amend the Consolidated Fee Schedule to include the new fee. Should the City Council fail to amend the Consolidated Fee Schedule within the 60-day time period, the fee shall be void, and any fees collected pursuant to the executive order issued by the City Manager shall be refunded.

The City Manager or Designee shall have the authority to waive, reduce or refund a fee in the interest of fairness and equity.

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2020-15

AN ORDINANCE ADOPTING AN AMENDED CONSOLIDATED FEE SCHEDULE FOR ADMINISTRATIVE, SERVICE AND DEVELOPMENT FEES, INCLUDING WATER RATES, CHARGED BY THE CITY OF BLUFFDALE

WHEREAS, the City Council desires to update the existing fees charged by the City; and

WHEREAS, the City Council finds that the fees set forth in the amended Consolidated Fee Schedule are reasonable and necessary and comparable to those imposed by other municipalities for similar administrative, services and/or development matters and that such fees are equitable in relation to the costs incurred by the City; and

WHEREAS, the City Council has determined that it is in the best interest of the health, safety and public interest of the residents and businesses within the City to amend the Consolidated Fee Schedule as more particularly set forth herein;

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

Section 1. Adoption. The Consolidated Fee Schedule of Bluffdale City is hereby adopted to read in its entirety as set forth in Exhibit "A" attached hereto and incorporated herein by this reference. All previously adopted fee schedule ordinances and resolutions are repealed and superseded by this Ordinance.

Section 2. Effective Date. This Ordinance shall take effect immediately after recording in the Office of the City Recorder.

PASSED, ADOPTED AND DATED: June 24, 2020

Mayor Derk P. Timothy

ATTEST:

Wendy L. Deppe, City Recorder

Voting by the City Council:	“AYE”	“NAY”
Councilmember Aston	_____	_____
Councilmember Crockett	_____	_____
Councilmember Gaston	_____	_____
Councilmember Hales	_____	_____
Councilmember Kallas	_____	_____

Exhibit A
Consolidated Fee Schedule

City of Bluffdale
 Final Budget Adjustment FY2020
 6/24/2020
 General Fund

Account Number	Dept/Account Name	Debit/Credit	Original Budget	Amended Budget
10-411-33000	City Council>COVID-19 Antibody Test Kits	14,000	-	14,000
10-36-91000	Revenue>Miscellaneous Revenue	(14,000)	(120,000)	(134,000)
Antibody testing w/ offsetting revenue.				
10-411-12000	City Council>Salaries & Wages	500	52,800	53,300
10-411-13000	City Council>Benefits	1,000	5,000	6,000
FEMA Certs, Council devices processed through payroll.				
10-411-24000	City Council>Office Supplies	2,600	2,400	5,000
Meals for meetings, apparel, etc. (adjusted too much out at mid-year).				
10-414-31000	Admin>Professional & Technical	25,000	120,000	145,000
Monthly service contracts increased related to COVID-19: website upgrades additional computers in use; Caselle online paystubs.				
10-419-51000	Risk Management>Insurance - Gen Liab & Property	5,000	100,000	105,000
Contract amount above original estimate. Hasn't been increase in years (recent appraisal).				
10-422-11000	Fire>Salaries and Wages	74,000	86,000	160,000
10-422-13000	Fire>Employee Benefits	14,000	156,000	170,000
Severance pay for Fire Chief.				
10-422-27000	Fire>Shop Charges	5,000	63,000	68,000
Repair costs that came up, not in original estimate.				
10-422-28000	Fire>Telephone	4,500	6,500	11,000
Note: Making some contractual changes for FY2021 to control telephone charges in the future.				
10-422-48100	Fire>Personal Protective Equipment	50,000	65,000	115,000
10-422-74000	Fire>Equipment	25,000	25,000	50,000
Bring our turnouts and equipment up to needed standard, plus COVID related expenditures.				
10-442-31000	Sanitation>Professional & Technical	50,000	600,000	650,000
10-34-43000	Revenue>Garbage Collection	(50,000)	(740,000)	(790,000)
More Services.				
10-451-31000	Parks>Professional & Technical	11,000	101,000	112,000
10-33-18000	Revenue>Grants	(8,100)	(10,000)	(18,100)
Cemetery Software Cost w/ offsetting grant already received.				
10-31-11000	Revenue>Property Taxes	(175,000)	(1,483,149)	(1,658,149)
Actual revenue is coming in higher than estimate.				
10-901-10000	Contribution>Capital Project Fund	2,000,000	-	2,000,000
Transfer to fund future Capital Projects.				
10-39-10000	Revenue>Reappropriation of Fund Balance	(2,034,500)	(161,651)	(2,196,151)
To offset the proposed budget adjustments.				

Balance 0

Beginning Fund Balance	1,604,616
Projected Change in Fund Balance	(196,151)
Ending Fund Balance	\$ 1,408,465



City of Bluffdale
 Final Budget Adjustment FY2020
 6/24/2020
 Capital Projects

Account Number	Dept/Account Name	Debit/Credit	Original Budget	Amended Budget
45-404-50100	Capital Project>Purchase Cemetery Plots City is acquiring a few cemetery plots.	4,500	-	4,500
45-404-XXXXX	Capital Project>Bringhurst Traffic Signal OptiCom system for emergency control for the signal at Camp Williams and Mortimer Way.	10,000	-	10,000
45-404-84000	Capital Project>2200 W Paving, Curb & Gutter Finalizing the project; cost allocation between 2200 & 14400.	10,000	100,000	110,000
45-404-90000	Capital Project>Land for Public Works Building City Council approved up to \$2.3M; actual came below original budget. No change necessary. 50% split w/ Water department.	(900,000)	1,800,000	900,000
45-39-19000	Revenue>Transfer from General Funds Transfer to fund future Capital Projects.	(2,000,000)	-	(2,000,000)
45-33-90005	Revenue>Reappropriation of Fund Balance To offset the proposed budget adjustments.	2,875,500	(3,768,400)	(892,900)

Balance	0
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Beginning Fund Balance	5,482,891
Projected Change in Fund Balance	1,107,100
Ending Fund Balance	\$ 6,589,991



City of Bluffdale
 Final Budget Adjustment FY2020
 6/24/2020
 Local Building Authority

Account Number	Dept/Account Name	Debit/Credit
31-400-41000	LBA>City Hall	22,000
Final payment on original construction.		
31-39-10000	Revenue>Reappropriated Fund Balance	(22,000)
To offset the proposed budget adjustments.		

Original Budget	Amended Budget
12,000	34,000
-	(22,000)

Balance	0
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Beginning Fund Balance	516,282
Projected Change in Fund Balance	(22,000)
Ending Fund Balance	\$ 494,282



City of Bluffdale
 Final Budget Adjustment FY2020
 6/24/2020
 Impact Fee - Parks

Account Number	Dept/Account Name	Debit/Credit
40-400-14000	IF Parks>Aclaime For the Westgate Park reimbursement in accordance with the agreement.	275,000
40-400-12000	IF Parks>Park Purchases & Improvements To offset the proposed budget adjustments.	(275,000)
Balance		0

Original Budget	Amended Budget
-	275,000
1,500,000	1,225,000

Beginning Fund Balance	3,929,150
Projected Change in Fund Balance	(3,459,000)
Ending Fund Balance	\$ 470,150



Account Number	Dept/Account Name	Debit/Credit
42-400-57500	IF Roads>1780 West Collector Additional right-of-way to the North; head nod already received.	100,000
42-39-10000	Revenue>Reappropriated Fund Balance To offset the proposed budget adjustments.	(100,000)
Balance		0

Original Budget	Amended Budget
400,000	500,000
(2,242,000)	(2,342,000)

Beginning Fund Balance	2,133,556
Projected Change in Fund Balance	(2,342,000)
Ending Fund Balance	\$ (208,444)



Account Number	Dept/Account Name	Debit/Credit
44-400-50000	IF Storm>Refund Independence	30,000
Amounts paid under the Reimbursement Agreement were more than we projected.		
44-900-10000	IF Storm>Increase in Fund Balance	(30,000)
To offset the proposed budget adjustments.		
Balance		0

Original Budget	Amended Budget
50,000	80,000
33,000	3,000

Beginning Fund Balance	867,998
Projected Change in Fund Balance	3,000
Ending Fund Balance	\$ 870,998



City of Bluffdale
 Final Budget Adjustment FY2020
 6/24/2020
 Water Fund

Account Number	Dept/Account Name	Debit/Credit	Original Budget	Amended Budget
51-511-24000	Water>Office Supplies Additional equipment.	17,000	20,000	37,000
51-511-27100	Water>Utilities Pumped more water.	13,000	30,000	43,000
51-511-31000	Water>Professional & Technical Pumped more water.	13,000	34,000	47,000
51-511-44000	Water>Water Rights Purchase Welby Jacob water shares.	110,000	300,000	410,000
51-511-62000	Water>Irrigation Water Assessment Purchased additional shares in the last 2 years.	35,000	34,000	69,000
51-511-84000	Water>2200 W Paving, Curb & Gutter	49,000	100,000	149,000
51-511-73000	Water>14400 South Widening-Water Lines Finalizing the project; cost allocation between 2200 & 14400.	(49,000)	100,000	51,000
51-511-XXXXX	Water>Land for Public Works Building Water department's share of the land for the Public Works building.	900,000	-	900,000
51-37-21001	Revenue>Water Sales Offsetting increase in revenue.	(1,000,000)	(5,000,000)	(6,000,000)
51-39-22000	Revenue>Use of Fund Balance To offset the proposed budget adjustments.	(88,000)	(879,500)	(967,500)

Balance 0

Working Capital Balance	2,999,191
Projected Change in Fund Balance	(967,500)
Ending Fund Balance	\$ 2,031,691



City of Bluffdale
 Final Budget Adjustment FY2020
 6/24/2020
 Impact Fees - Water

Account Number	Dept/Account Name	Debit/Credit
52-400-56000	IF Water>Day Ranch Trunk Line Payments made pursuant to agreements in excess of estimate.	300,000
52-39-10000	Revenue>Reappropriated Fund Balance To offset the proposed budget adjustments.	(300,000)
Balance		0

Original Budget	Amended Budget
525,000	825,000
(2,477,000)	(2,777,000)

Beginning Fund Balance	1,043,495
Projected Change in Fund Balance	(2,777,000)
Ending Fund Balance	\$ (1,733,505)



**THE CITY OF BLUFFDALE, UTAH
A MUNICIPAL CORPORATION**

RESOLUTION NO. 2020-44

**A RESOLUTION AMENDING THE FISCAL YEAR 2019-2020
BUDGET AND MAKING ADJUSTMENTS THERETO**

WHEREAS, the City of Bluffdale has heretofore set a budget for the fiscal year 2019-2020; and

WHEREAS, the City Council finds and determines the need to make adjustments of funds within said budget; and

WHEREAS, it is in the best interest of the citizens of the City of Bluffdale that these adjustments be made.

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

Section 1. Budget Adjustments. The adjustments for the fiscal year 2019-2020 of the City budget be made, and the same are hereby approved pursuant to the attached Schedule A.

Section 2. Effective Date. This Resolution shall become effective immediately upon its passage and authorizes and directs the Mayor to execute and cause to be delivered the same.

PASSED, ADOPTED AND APPROVED: June 24, 2020

By: _____
Mayor Derk P. Timothy

ATTEST:

Wendy L. Deppe, City Recorder

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Aston	_____	_____
Councilmember Crockett	_____	_____
Councilmember Gaston	_____	_____
Councilmember Hales	_____	_____
Councilmember Kallas	_____	_____

Schedule A
Budget Adjustments

THE CITY OF BLUFFDALE, UTAH

**THE LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE, UTAH
RESOLUTION NO. 2020-04**

**A RESOLUTION AMENDING THE FISCAL YEAR 2019-2020 BUDGET FOR THE
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE, UTAH AND
MAKING ADJUSTMENTS THERETO**

WHEREAS, The Local Building Authority of the City of Bluffdale, Utah (THE “AUTHORITY”), has heretofore set a budget for the Fiscal Year 2019-2020 and

WHEREAS, The Local Building Authority of the City of Bluffdale, Utah finds and determines the need to make adjustment of funds within said budget; and

WHEREAS, it is in the best interest of the citizens of the City of Bluffdale that these adjustments be made.

**NOW, THEREFORE, BE IT RESOLVED BY THE LOCAL BUILDING AUTHORITY
OF THE CITY OF BLUFFDALE, UTAH:**

Section 1. Budget Adjustments. The adjustments for the Fiscal Year 2019-2020 of the Local Building Authority Budget be made, and the same are hereby approved pursuant to the attached Schedule A.

Section 2. Effective Date. This Resolution shall become effective immediately upon its passage and authorizes and directs the Local Building Authority Chair-President to execute and cause to be delivered the same.

PASSED, ADOPTED AND APPROVED: June 24, 2020

By: _____
Derk P. Timothy, Chair-President

ATTEST:

Wendy L. Deppe, Secretary-Treasurer

Voting by the Board:

	Aye	Nay
Chair-President Timothy	_____	_____
Trustee Aston	_____	_____
Trustee Crockett	_____	_____
Trustee Gaston	_____	_____
Trustee Hales	_____	_____
Trustee Kallas	_____	_____

Attachment A
LBA Budget

BLUFFDALE CITY REDEVELOPMENT AGENCY

RESOLUTION NO. 2020-06

**A RESOLUTION AMENDING THE FISCAL YEAR 2019-2020
BUDGET AND MAKING ADJUSTMENTS THERETO**

WHEREAS, the Board of Directors of the Bluffdale City Redevelopment Agency has heretofore set a budget for the fiscal year 2019-2020 and

WHEREAS, the Board of Directors of the Bluffdale City Redevelopment Agency finds and determines the need to make adjustments of funds within said budget; and

WHEREAS, it is in the best interest of the citizens of the City of Bluffdale that these adjustments be made.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BLUFFDALE CITY REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Budget Adjustments. The adjustments for the fiscal year 2019-2020 of the Redevelopment Agency Budget be made, and the same are hereby approved pursuant to the attached Schedule A.

Section 2. Effective Date. This Resolution shall become effective immediately upon its passage and authorizes and directs the Mayor to execute and cause to be delivered the same.

PASSED, ADOPTED AND APPROVED: June 24, 2020

By: _____
Dave Kallas, Chair

ATTEST:

Mark Reid, Secretary/Treasurer

Voting by the Board of Directors of the Redevelopment Agency:

	“AYE”	“NAY”
Mayor Timothy	_____	_____
Councilmember Aston	_____	_____
Councilmember Crockett	_____	_____
Councilmember Gaston	_____	_____
Councilmember Hales	_____	_____
Councilmember Kallas	_____	_____

Schedule A
Budget Adjustments