



**BLUFFDALE CITY COUNCIL
SPECIAL MEETING AGENDA
Wednesday, February 13, 2019**

Notice is hereby given that the Bluffdale City Council will hold a special meeting Wednesday, February 13, 2019, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah, scheduled to begin promptly at **4:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

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

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

Dated: February 8, 2019

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV

**Wendy L. Deppe, CMC
City Recorder**

In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1.



Economic Development Committee of the City Council

February 13, 2019, 4:30 PM

AGENDA

1. Welcome and Dinner
2. Presentation Regarding Economic Development Master Planning Proposal (Zion's Bank Public Finance)
3. Mayor's Citizen Committee Discussion
4. Other Topics and Future Agenda Items
5. Next Meeting: March 13, 2019 @ 4:30 PM

**BLUFFDALE CITY COUNCIL
SPECIAL MEETING MINUTES
Wednesday, February 13, 2019**

Present: Mayor Derk Timothy
Wendy Aston
Dave Kallas
Ty Nielsen
Boyd Preece

Staff: Mark Reid, City Manager
Grant Crowell, City Planner/Economic Development Director
Bruce Kartchner, Administrative Services Director
Trevor Andra, Assistant City Engineer
Jennifer Robison, Senior City Planner
Caitlyn Miller, Senior City Planner
Wendy Deppe, City Recorder

Others: Zions Bank Public Finance Representatives
Brooke Rasmussen
Jared Rasmussen
Erik Swanson
Raelena Farmer
Lamont Robbins
Ulises Flynn

BLUFFDALE CITY COUNCIL SPECIAL BUSINESS MEETING

Mayor Derk Timothy called the meeting to order at 4:35 p.m.

1. Roll Call.

All Members of the Bluffdale City Council were present.

2. WORK SESSION – Economic Development.

a. Welcome and Dinner.

b. Presentation Regarding Economic Development Master Planning Proposal (Zions Bank Public Finance).

City Planner/Economic Development Director, Grant Crowell, reported on communications staff has had with Zions Bank Public Finance. Various topics had been discussed over the past six to 12 months including the possibility of updating the Master Plan in south Bluffdale and the gravel pit area and economic development issues. Staff spoke to other professionals in the industry and asked the City’s consultants to prepare a development strategy to update the land use element of the General Plan.

Zions Public Finance Vice President, Benj Becker, presented various statistics and reported that they have been working with the Wasatch Front Regional Council (WFRC) to study job and employment

**BLUFFDALE CITY COUNCIL
SPECIAL MEETING MINUTES
Wednesday, February 13, 2019**

growth and traffic implications over the next 40 years. He reported that the Gardner Institute projects improvements through 2060 in all fields of employment. They took the data and calculated the needed number of parking spaces for each employee as well as the amount of land required to accommodate the projected job growth. For jobs predicted over the next 40 years in the five-county area, including Utah County, the need was estimated at 14.8 square miles of parking. Bluffdale is just under 11 square miles in size, which means that in the next 40 years there will be enough employment growth in the area to pave all of Bluffdale to meet the anticipated parking requirements.

Mr. Becker next described the difference between retailers and compared Costco and Shopko. While both contain approximately the same square footage, Costco generates approximately \$760,000 per year in taxes while a Shopko produces only \$65,000.

Mr. Becker offered to have Zions Public Finance, Inc. (ZPFI) provide an economic study to Bluffdale to identify opportunities and take advantage of growth. ZPFI would like to meet with the City's Economic Development Team, the City Manager, and active brokers throughout Salt Lake Valley in the process. ZPFI would inform the group of potential employers who are actively looking to locate in northern Utah, what their requirements are in terms of building size and parking, demographics including how many people need to live within a 1 ½ mile radius, what kinds of incomes are required, and the average age of the residents. They can provide the City with strategies to attract retailers, depending on the City's needs. ZPFI would also look at the overall regional conditions. If land planning goes forward as it is currently, by the year 2042 Salt Lake County will run out of developable land.

Mr. Becker reported that ZPFI will identify key sites and show the City the fiscal impact, regional influences, and what other developments are coming forward from an employment and population perspective. They will identify key sites, commercial nodes, and fiscal impacts. They will also look at housing marketing conditions as well as office demands and work with a planning and architectural firm who will provide conceptual plans that are feasible in select areas. Mr. Becker's team will conduct a highest and best use analysis and look at the use that creates the greatest return on key sites. They will then show the City what can be produced from a fiscal impact perspective. The architectural planning team will then create conceptual plans addressing what the market can bear.

Mayor Timothy asked how involved the developers in Bluffdale will be with the plans. Mr. Becker responded that it will depend on how involved the City would like them to be. In the past, developers were heavily involved. Mayor Timothy preferred that developers be involved.

Mr. Crowell suggested that in the initial discussions about a prospective project, the City should speak to property owners and address their specific needs. It was suggested that an open house be held to address what is desired and what the market will support. Doing so will also provide realistic expectations and timelines.

Mr. Crowell reported that the proposal has been budgeted for. The anticipated timeline was four months including the open house. City Manager, Mark Reid, commented that after working with brokers and developers, often when by the time they reach out to the City they are ready to proceed with development. With this partnership, the City can respond quickly to requests.

**BLUFFDALE CITY COUNCIL
SPECIAL MEETING MINUTES
Wednesday, February 13, 2019**

Mayor Timothy felt that the proposal was coming at a good time and should not affect existing projects. Mr. Becker explained that at the end of the research period the City will have access to all of the information produced from the discovery period to implement ideas.

A current project involving UDOT and WFRC was discussed and will depend on the map of the interchange and the north-south road. The City submitted a grant application for a transit study through the TLC program and a decision was to be made in late March. The City is interested in transit and Draper City will be assisting the development authority with transportation and infrastructure studies.

Mayor Timothy updated the Council on the status of the Porter Rockwell Bridge. An RFP was expected to go out next summer with the project to be completed two years later. Mr. Reid stated that UDOT's team is currently working on the design. Mayor Timothy explained that the bridge is a UDOT project while Segments 4 and 5 are City projects. He doubted that Bluffdale would have much influence on the design since the City's design would have cost less than \$50 million. UDOT requested \$20 million in addition to the \$50 million originally requested.

Mr. Reid reported that one of the area landowners is looking for something closer to the river bottom. Mayor Timothy stated that with respect to engineering, there are tight parameters on where the landing will be as well as the height of the bridge. He stated that the City needs to lower Segments 4 and 5 to accommodate the height requirements of the bridge.

3. Mayor's Citizens Committee Discussion.

Mayor Timothy reported that in January asked for volunteers to serve on a Citizens Committee. He stated that as citizens become educated on various issues, they can give good advice and needed perspective. The Mayor asked that the committee look at the City as a whole and help make decisions about future density. He pointed out that as densities increase, citizens will be most concerned about traffic. Property taxes do not cover the costs of residents who live in the City. He noted that all of the combined property taxes in the City do not even pay for police protection. If densities remain at a minimum of one unit per acre, businesses will not come to Bluffdale. The Mayor's hope was that the committee will think outside the box and come up with workable solutions.

Mayor Timothy proposed two discussion points as examples. He explained that Porter Rockwell Boulevard will be a seven-lane road to Bangerter Highway. Eventually, I-15 and the Bangerter interchange will be a flyover interchange making Porter Rockwell accessible to I-15 and Bangerter Highway. He discussed the idea of having 15 units per acre in the area near Porter Rockwell Boulevard and Perry Farms. He noted that 15 units per acre is different than what is currently developed in Bluffdale, but it could potentially attract a big box grocery store and other businesses. The interchange will encourage future economic development. He stressed the importance of having a plan in place to get the cooperation of UDOT.

The Mayor described the advantages of live/work/play areas as well as the opportunities they provide. An interchange will not be built in the area without a modification to the zoning. Long-term it will be

**BLUFFDALE CITY COUNCIL
SPECIAL MEETING MINUTES
Wednesday, February 13, 2019**

very important to the City. The area most suited for high-density was identified since it will attract the interchange and take traffic away from other areas of the City.

The Mayor suggested the committee look at the City in its entirety and consider potential opportunities and changes. The committee will be led by a staff member who will provide assistance. The interchange idea was estimated to be about 40 years away; however, it is necessary to submit a plan now in order to make it happen. He encouraged the committee to not take more than three to four months to forward a recommendation to the City Council. Mayor Timothy explained that they know the interchange is coming but a determination needs to be made with regard to whether it is desired in Bluffdale or not. He stressed that the City is not pursuing it. The main focus of the committee will be density, transportation, and economic development.

The Mayor reported that a committee chair will be selected to oversee meetings. A scribe will also be tasked with taking notes, keeping the members informed of previous discussion points, and preparing agendas. The City Council will consider the advice of the committee. It was suggested that perhaps a City Council Member be present at committee meetings. The Mayor stated that staff will be available to provide assistance and he would also be willing to attend. He suggested the committee include eight to 12 members. He asked those interested in serving to provide their personal information. They would then be contacted by staff to schedule the first meeting. After the first meeting, the committee could determine where and when to hold subsequent meetings. Potential locations for future meetings were discussed.

4. Other Topics and Future Agenda Items.

Mr. Crowell provided data produced for marketing purposes that included demographics, information on household types, income, and education. The term “big data” involves the collection of demographic details and assists businesses in making decisions about where to locate. Mr. Crowell planned to prepare a more concise document that could be accessed by the public on the City’s website. He reported that 35% of residential units in the City are attached housing. The trend is for higher density housing with most building starts being attached products. He indicated that sophisticated retailers are aware of these demographics and trends.

Mr. Crowell discussed the annual International Conference of Shopping Centers (ICSC) Retail Convention to be held in Las Vegas the third week in May. He invited interested City Council or Citizen Committee Members to attend. It would be an opportunity to meet with brokers and other businesses who may be a good fit for the area.

Ty Nielsen requested that traffic counters be placed on streets that run east and west including 15000 South, 14400 South, and 13800 South. Mayor Timothy stated that caution should be exercised in that it becomes a public record, which can hurt and help the City. Mr. Crowell stated that common complaints include excessive through traffic on those streets.

Potential proposed uses along 2700 West were discussed. It was determined to not be right for certain types of retail currently. No building license permits had yet been submitted. Associate City Planner, Caitlyn Miller, stated that there have been sign permits requested. The potential for a convenience

**BLUFFDALE CITY COUNCIL
SPECIAL MEETING MINUTES
Wednesday, February 13, 2019**

store use on 2700 West was discussed. Mr. Crowell spoke to a representative from Holiday Oil recently who informed him that they are looking at several potential locations in the City. Currently, landowners feel their property is worth a lot. Some property owners want to wait to sell because they feel that the value will continue to increase. The issue is to retailers is whether there is available leasable space. If there is not, they will go elsewhere.

Mr. Reid referenced a recent discussion he had with a representative from Family Dollar who indicated that they were not interested in locating in Bluffdale because the family income is too high.

5. Next Meeting March 13, 2019 at 4:30 p.m.

Appreciation was expressed to staff for their efforts.

6. Adjournment.

The City Council Special Meeting adjourned at 5:46 p.m.



Wendy L. Deppe, CMC
City Recorder:

Approved: March 13, 2019_____