



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, February 24, 2021**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, February 24, 2021, 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 related to Transportation access planning, staff presenter, Michael Fazio.
 - b. Review of allowed uses in the live/work units within the Marketplace subdivision, staff presenter, Grant Crowell.

BLUFFDALE CITY COUNCIL 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 January 27, 2021, City Council Meeting Minutes.
 - 3.2 Approval of Resolution No. 2021-11, awarding the Road Maintenance Projects Throughout the City project.
4. Presentation and update on UTA's microtransit pilot and the future of FrontRunner, presenter, Carlton Christensen, UTA Board Chair.

5. **PUBLIC HEARING** – Consideration and vote on Ordinance No. 2021-01, for a proposed Zoning Text Amendment Application to enact BCC 11.80.060 for a R-SL Residential Senior Independent Living Zone including all development standards and requirements, Howland Partners, applicant, staff presenter, Jennifer Robison.
6. **PUBLIC HEARING** - Consideration and vote on Ordinance No. 2021-02, for a proposed Zoning Map Amendment Application for approximately 4.50 acres from Residential R-1-43 Zone to Residential Senior Independent Living Zone (R-SL) located at approximately 13975 South 2700 West, Howland Partners, applicant, staff presenter, Jennifer Robison.
7. **CONTINUED:** Consideration and vote on Resolution No. 2021-04, regarding a reduction in Water bill for all disabled Veterans, staff presenter, Bruce Kartchner.
8. Mayor’s Report
9. City Manager’s Report and Discussion
10. 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).
11. Adjournment

Dated: February 19, 2021

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.



*****AMENDED*****
BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, January 27, 2021

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, January 27, 2021, 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 potential retail/flex space located at the northeast corner of the intersection at Redwood Road and Porter Rockwell Blvd, presenter, Elliott Smith.
 - b. Discussion relating to Big O Tires development in Bluffdale, presenter, Raphael Mordo.
3. Council Discussion

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

1. Roll Call, Invocation, Pledge of Allegiance*
2. Oath of Office Administration for Fire Lieutenants, Captains, and Battalion Chiefs, Judge Scott Mickelsen.
3. **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.
4. **CONSENT AGENDA** –
 - 3.1 Approval of the December 9, 2020, Special City Council Meeting Minutes (Economic Development).
 - 3.2 Approval of the December 9, 2020, City Council Meeting Minutes.
 - 3.3 Approval of Resolution No. 2021-07, awarding the Porter Rockwell Boulevard Segments 4 & 5 – Water Line & Street Lighting project.

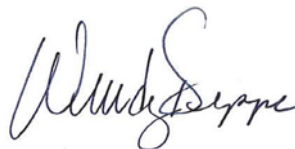
3.4 Approval of Resolution No. 2021-08, awarding the Welby Canal Drum Screen project.

3.5 Approval of Resolution No. 2021-09, authorizing execution of an Encroachment Agreement with Welby Jacob Water Users Company for the Turnout and Drum Screen at 1500 West Jordan Narrows Road.

5. **PUBLIC HEARING** – Consideration and vote on Ordinance No. 2021-01, a proposed Zoning Text Amendment Application to enact BCC 11.80.060 for a R-SL Residential Senior Independent Living Zone including all development standards and requirements, Howland Partners, applicant (Application 2020-47), staff presenter, Jennifer Robison.
6. **PUBLIC HEARING** - Consideration and vote on Ordinance No. 2021-02, a proposed Zoning Map Amendment Application for approximately 4.50 acres for R-SL Residential Senior Independent Living Zone located at approximately 13975 South 2700 West, Howland Partners, applicants (Application 2020-47), staff presenter, Jennifer Robison.
7. Presentation and discussion on Ranked Choice Voting, presenter, Stan Lockhart, Utah Ranked Choice Voting.
8. *******Consideration and vote on Resolution No. 2021-10, a proposed update to the City’s Standards and Specifications (street lights and drive approaches), staff presenter, Dan Tracer.
9. Consideration and vote on Ordinance No. 2021-03, a text amendment to BCC 14.40 (Reasonable Accommodation), BCC 3.10 (Business License Provisions) and BCC 1.140 (General Provisions), staff presenter, Todd Sheeran.
10. **CONTINUED** - Consideration and vote on Resolution No. 2021-04, regarding a reduction in Water bill for all disabled Veterans, staff presenter, Bruce Kartchner.
11. Mayor’s Report
12. City Manager’s Report and Discussion
13. 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).
14. Adjournment

*****AMENDED: January 26, 2021**

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Wendy L. Deppe, CMC
City Recorder

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DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 27, 2021**

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 Bruce Kartchner, Administrative Services Director
10 Todd Sheeran, City Attorney
11 Natalie Hall, Emergency Preparedness Manager
12 Dan Tracer, Assistant City Engineer
13 Shane Paddock, Public Works Director
14 Warren James, Fire Chief
15 Michael Fazio, City Engineer
16 Jennifer Robison, Senior City Planner
17 Wendy Deppe, City Recorder
18

19 **Others:** Elliott Smith, Terraform Companies
20 Raphael Mordo, Big O Tires
21

22 Mayor Timothy called the meeting to order at 6:00 p.m. The meeting was held electronically.
23

24 **WORK SESSION**
25

26 **1. Roll Call.**
27

28 All members of the City Council were present.
29

30 **2. Presentations.**
31

32 **a. Discussion Relating to Potential Retail/Flex Space located at the Northeast**
33 **Corner of the Intersection at Redwood Road and Porter Rockwell Boulevard,**
34 **Presenter, Elliott Smith.**
35

36 Elliott Smith from Terraform Companies reported that his company is a retail development firm with
37 headquarters in Salt Lake City. They are under contract with Gary McDougal to purchase five acres
38 on the northeast corner of Redwood Road and Porter Rockwell Boulevard. The driving tenant for the
39 development is 7-Eleven. Other significant interests include a credit union, a tunnel carwash, a quick
40 lube operator, and a fast-food restaurant. Mr. Smith reported that they met with various flex space

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1 users that have a retail component in the front and warehousing in the back with mezzanine office
2 space. The proposal was for flex-type use on the back acreage.

3
4 Wendy Aston inquired about the current zoning of the property. City Planner/Economic Development
5 Director, Grant Crowell, reported that the current zoning on the entire parcel is GC-1.

6
7 Dave Kallas asked if Mr. Smith would be requesting a rezone. Mr. Smith stated that based on his
8 conversations with staff, they would not need a rezone. He requested feedback on the flex space
9 portion because it was not clear in the zoning code. He wanted to know if flex space with a certain
10 amount of retail storefront components to the structure is permitted in the zone.

11
12 Mr. Crowell stated that a lot of people are trying to fit in uses in the GC-1 Zone. He explained that
13 the zone does not allow a contractor with an exterior company but would allow a flooring showroom
14 with a large inventory. It does not specify what the proportion is. He further explained that if they
15 want to do more flex construction, several blocks already be full. Mr. Crowell stated that they usually
16 address what the building looks like first. When the applicant comes in for tenant improvements and
17 a business license, they discuss whether it fits in the zone. He asked that the Council determine a use
18 table that he would use to tell applicants whether their uses fit.

19
20 Dave Kallas suggested they not do warehousing because there are a lot of warehousing and
21 warehousing districts. He would not want to see it in the retail corridor. Mr. Smith explained that it
22 was up to Mr. McDougal. 70 to 75 percent of their project is true retail and fits in the zone without
23 question. It is only the rear acreage that needs clarification.

24
25 Mayor Timothy suggested that going forward, Mr. Smith work with Mr. Crowell and his department
26 and consider doing retail to make it easier for the City Council to approve. Mr. Smith asked about
27 the impact fees and pointed out that even though they were just reduced, they are still high. He stated
28 that the impact fee for the 7-Eleven alone is high compared to the total cost of the project. He
29 wondered what the latitude was on adjusting impact fees for specific developments.

30

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1 Mayor Timothy asked Mr. Smith how far along they were in the contract with Mr. McDougal.
2 Mr. Smith responded that they have been under contract for four months and have already done
3 preliminary due diligence. They are currently starting on the engineering work. Mr. Smith further
4 reported that Mr. McDougal is legally bound to sell the property to them. The closing date will depend
5 on the plat approval.

6
7 In response to a question raised, Mr. Smith stated that 7-Eleven is not considering putting in a carwash
8 or restaurant. He explained that it is not part of their business plan for metropolitan areas.

9
10 Mark Hales asked Administrative Services Director, Bruce Kartchner if his assessment of the impact
11 fees was accurate. Mr. Kartchner stated that it would be high for that type of use because of its impact
12 on the roads. He further explained that it is designed for traffic in and out. Traffic counts drive the
13 Transportation Impact Fee.

14
15 **b. Discussion Relating to Big O Tires Development in Bluffdale, Presenter, Raphael**
16 **Mordo.**
17

18 Raphael Mordo was seeking approval from the City Council to purchase a 1 ½ acre site for a Big O
19 Tires store. He had been in discussions with Messrs. Crowell and Reid about Leon Crump’s land and
20 had already signed an agreement. He noted that that parcel is over one-half acre in size. He would
21 need another 1 to 1½ acres for the project. Mr. Mordo reported that he owns the Big O Tires store in
22 South Jordan where 18% of their customers are from Bluffdale. There is another store in Riverton
23 but he does not own it.

24
25 Mayor Timothy asked which location is the closest to Bluffdale. Mr. Mordo explained that Riverton
26 and South Jordan are about the same distance away. There is about a one mile difference or less
27 between the two.

28
29 In response to an inquiry about the yearly sales of South Jordan, Mr. Mordo stated that they did just
30 below \$3 million. He further explained that he had only owned the store for one year in 2020 and the
31 business grew 20% since the onset of COVID-19. Mr. Mordo stated that he was planning to build a
32 10,000 to 12,000 square foot building in Bluffdale. The store was expected to do about \$6 to \$7

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1 million in sales based on its size but it might take a few years. There will be 10 to 12 bays with that
2 square footage. He planned to build two buildings so that there is an express loop. He stated that
3 Leon Crump’s land is 0.6 acres in size. He would need to purchase the rest from the City.

4
5 Mr. Mordo explained that he would not be able to get approval from Big O Tires until he obtains a
6 Letter of Intent from the City Council indicating that they are willing to sell the property next to Leon
7 Crump. He asked about timing. Traci Crockett stated that they would need to have further discussion
8 regarding whether the City would want to sell the property to one large developer or parcel it and sell
9 it to multiple developers.

10
11 Mr. Mordo stated that if the City told the developer to work with Big O Tires, it would be easy for
12 them to approach other businesses that would fit in the General Plan. Mayor Timothy stated that three
13 out of the five Council Members were interested in the development as a whole. They were looking
14 for a premium developer since it is at the entrance to the City. Their decision might not be in Mr.
15 Mordo’s timeline.

16
17 Mr. Crowell referenced the GC-1 zoning on the property and stated that auto uses are currently not
18 allowed. This could involve a routine text change if the Council decided to approve it. Mr. Mordo
19 stated that he did not want to wait three years. He hoped the City Council would give him a Letter of
20 Intent within the next three months if they are willing to consider the project. Mayor Timothy stated
21 that he could not commit to a timeframe. The Council agreed to discuss the matter further.

22
23 **3. Council Discussion.**

24
25 Mark Hales asked for an update on Redcoat Road. Emergency Preparedness Manager, Natalie Hall,
26 reported that the survey had been completed and staff was waiting for feedback. Ms. Hall stated that
27 they had a lot of options. She would send the draft of the survey for the City Council to review the
28 cost options.

29
30 Mayor Timothy supported the City doing something that helps the flow with little or no cost. He
31 added that the City does not solve individual problems that come from preexisting conditions.

32

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1 Mark Hales pointed out that fire trucks are not able to go down that road. The City could approve
2 something that can potentially cause harm to its citizens. Ms. Hall stated that the survey shows an
3 option for parking on one side of the road with one-way traffic. The other option would be to allow
4 parking on both sides with a one-way. She pointed that the options in the survey are expensive.

5
6 Fire Chief, Warren James stated that fire trucks can get down the road if ever one is obeying the law.
7 Too frequently there are issues with cars parked on the street.

8
9 In response to an inquiry about the City’s liability regarding approving a design that would hinder the
10 provision of services, City Attorney, Todd Sheeran explained that it is the City’s responsibility to
11 keep the rights-of-way safe. If that is not being done, the City should look at other ways to improve
12 emergency access. Liability issues were discussed.

13
14 Wendy Aston confirmed that emergency vehicles fit if rules are followed. Mr. Sheeran confirmed
15 that that was the case. Instances where rules are not being followed included double-parking and
16 vehicles not parking close enough to the curb because they are not good at parallel parking.

17
18 Mark Hales suggested that they make it a one-way road. Ms. Hall reported that she provided the
19 Council Members with the survey draft. She asked the Council to comment on what they would like
20 to include. She would then prepare another draft and send it out to the neighbors.

21
22 **4. Adjournment.**

23
24 The Work Session adjourned at 7:00 p.m.

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- 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 Bruce Kartchner, Administrative Services Director
- 10 Todd Sheeran, City Attorney
- 11 Natalie Hall, Emergency Preparedness Manager
- 12 Dan Tracer, Assistant City Engineer
- 13 Shane Paddock, Public Works Director
- 14 Warren James, Fire Chief
- 15 Michael Fazio, City Engineer
- 16 Jennifer Robison, Senior City Planner
- 17 Ellen Oakman, Associate City Planner
- 18 Wendy Deppe, City Recorder
- 19 Matt Evans, Battalion Fire Chief
- 20 Jarred Roberts, Battalion Fire Chief
- 21 Phillip Goetz, Fire Captain
- 22 Spencer Perry, Fire Captain
- 23 Connie Pavlakis, Events Coordinator
- 24 Stephanie Thayer, Accountant/Human Resources Manager
- 25
- 26 **Others:** Stan Lockhart, Utah Ranked Choice Voting
- 27 David Morgan, Utah Ranked Choice Voting
- 28 Dana Howland, Howland Partners
- 29 Gary Howland, Howland Partners
- 30

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

33 Mayor Timothy called the Regular Business Meeting to order at 7:00 p.m.

35 **1. Roll Call, Invocation, Pledge of Allegiance.**

37 All members of the City Council were present.

39 Ty Nielsen offered the invocation and led the Pledge.

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**BLUFFDALE CITY COUNCIL
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1 **2. Oath of Office Administration for Fire Lieutenants, Captains, and Battalion Chiefs,**
2 **Judge Scott Mickelsen.**
3

4 Mayor Timothy acknowledged and thanked the Fire Department and first responders for their work.
5 He further acknowledged Judge Mickelsen and Fire Chief, Warren James.

6
7 Chief James reported that those being sworn in had to compete for the positions. Some of the City
8 Council members assisted in the process of selecting the Battalion Chiefs. Chief James acknowledged
9 his predecessor, former Chief Roberts. First to be sworn in were the two new Captains, Phillip Goetz
10 and Spencer Perry. Judge Mickelsen administered the Oath of Office. Badges were pinned on by
11 family members.

12
13 Judge Mickelsen administered the Oath of Office to the New Fire Battalion Chiefs, Jarred Roberts
14 and Matt Evans. Badges were pinned on by family members.

15
16 **3. PUBLIC FORUM**
17

18 Mayor Timothy opened the public forum.
19

20 *Michael Jones* gave his address as 1883 West 14400 South and introduced his wife, Jenn Jones. Mr.
21 Jones reported that he sent an email to the Council Members and received a few responses. He
22 reported that they own property in the City center next to the Maverik property. They have received
23 an offer on their property from a commercial developer. The commercial developer also purchased
24 the property to the southeast and attempted to purchase Maverik as well. Mr. Jones reported that
25 nearly everything in the area is going commercial and only a few residences will remain.

26
27 Mayor Timothy acknowledged that the Council received Mr. Jones' email and is familiar with the
28 property.

29
30 Mr. Jones presented images of the three franchises mentioned in his email. He stated that they will
31 be teaming up with some of the developer's building concepts. He further stated that their location
32 will be a built-to-suit building and will not need to be retrofitted. They will be serving a variety of

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1 good quality, high-grade products, including dog food, toys, bowls, treats, etc. It will be a nice retail
2 store for people who are in a hurry and do not want to drive to Petco.

3
4 Mr. Jones presented additional images showing the concepts of the outdoor and indoor play areas.
5 He addressed the issue of noise and stated that they will limit outdoor activities to what the City
6 Council sees fit. They would also speak with their neighbors and accommodate what is best for them.

7
8 *Kent Christensen* gave his address as 14622 South 1690 West and asked about the intent for the
9 revised fence layout along the retention pond and his property. Mayor Timothy directed
10 Mr. Christensen to the City Engineer.

11
12 Mr. Christensen stated that he had made several attempts to have the City Council address his privacy
13 concerns but he had not received a response. He wished to have a private discussion.

14
15 There were no further public comments.

16
17 **4. CONSENT AGENDA**

18
19 **4.1 Approval of the December 9, 2020, Special City Council Meeting Minutes**
20 **(Economic Development).**

21
22 **4.2 Approval of the December 9, 2020, City Council Meeting Minutes.**

23
24 **4.3 Approval of Resolution Number 2021-07, Awarding the Porter Rockwell**
25 **Boulevard Segments 4 and 5 – Water Line and Street Lighting Project.**

26
27 **4.4 Approval of Resolution Number 2021-08, Awarding the Welby Canal Drum**
28 **Screen Project.**

29
30 **4.5 Approval of Resolution Number 2021-09, Authorizing the Execution of an**
31 **Encroachment Agreement with Welby Jacob Water Users Company for the**
32 **Turnout and Drum Screen at 1500 West Jordan Narrows Road.**

33
34 **Jeff Gaston moved to approve the consent agenda. Mark Hales seconded the motion. Vote on**
35 **motion: Traci Crockett-Aye, Dave Kallas-Aye, Mark Hales-Aye, Wendy Aston-Aye, Jeff**
36 **Gaston-Aye. The motion passed unanimously.**

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1 **Mark Hales moved to move item 7 before item 5. Traci Crockett seconded the motion. Vote**
2 **on motion: Traci Crockett-Aye, Dave Kallas-Aye, Mark Hales-Aye, Wendy Aston-Nay, Jeff**
3 **Gaston-Nay. The motion passed 3-to-2.**

4
5 **5. PUBLIC HEARING – Consideration and Vote on Ordinance Number 2021-01, a**
6 **Proposed Zoning Text Amendment Application to Enact BCC 11.80.060 for an R-SL**
7 **Residential Senior Independent Living Zone including All Development Standards and**
8 **Requirements, Howland Partners, Applicant, (Application 2020-47), Staff Presenter,**
9 **Jennifer Robison.**

10
11 **6. PUBLIC HEARING – Consideration and Vote on Ordinance Number 2021-02, a**
12 **Proposed Zoning Map Amendment Application for Approximately 4.50 Acres for R-SL**
13 **Residential Senior Independent Living Zone located at Approximately 13975 South 2700**
14 **West, Howland Partners, Applicants (Application 2020-47), Staff Presenter, Jennifer**
15 **Robison.**

16
17 Agenda items five and six were addressed together.

18
19 Senior City Planner, Jennifer Robison reported that in April 2020 the applicants came before the
20 Planning Commission and City Council to amend the General Plan. One of the items that was
21 considered was to change from residential to multi-family residential, which would allow for a
22 different type of housing. Some of the goals in the General Plan address a variety of high-quality
23 housing options that are affordable to all segments of the population at all life stages and include close
24 proximity to schools and civic uses such as parks, recreation, and other community uses. Another
25 goal of the General Plan was to buffer the impacts of more intense land uses from lower-density
26 residential neighborhoods. At that time, the Council approved the General Plan amendment to a
27 multi-residential land use and suggested in their motion that the applicants come back with a zone
28 that could be reviewed and have specific development standards for the project they were proposing.

29
30 The applicants have conducted research and included independent living, assisted living, and
31 caregiving housing. The applicants would like to focus their application on senior independent living.
32 The proposed zone was to be called R-SL (Senior Independent Living) Zone. The purpose statement
33 addresses establishing areas within the City for residents who are aged 55 and older who prefer to
34 reside in independently owned dwelling units within a larger community with common open space
35 and amenities. It should also be compatible with existing and adjacent neighborhoods.

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1
2 Mrs. Robison reported that the project area is to be no less than four acres with a maximum density
3 of up to 6.5 units per acre. The Planning Commission recommended that the density be capped at six
4 units per acre. She explained that minor home occupations may be allowed in the zone with no
5 employees. Dwelling units can have a maximum size of two bedrooms on the main floor with an
6 opportunity for a bonus room over the garage. At least one of the occupants must be 55 years of age
7 or older and an HOA would be in place to ensure compliance.

8
9 Mrs. Robison explained that the building height would be 35 feet. The primary building will be slab
10 on grade with no basement. Final site plan approval will be reviewed by the Planning Commission.
11 Other specifics set forth in the ordinance were included pertaining to building materials, colors,
12 rooflines, and windows. Parking would be accommodated with two cars in the garage and 20-foot
13 driveways. Guest parking would also be provided consistent with the current guest parking ordinance.
14
15 Landscaping will be provided that complies with the site plan requirements. There is also a
16 requirement for perimeter fencing, which must be masonry or wrought iron up to eight feet in height.
17 A Lighting Plan shall be provided and no less than 30% common open space. Amenities were
18 proposed such as a community garden, picnic tables, shade structures, sports courts, and trails. The
19 only type of signage allowed would be a monument sign for the development. No electronic
20 messaging would be allowed. If gates are proposed, they will need to be approved by the Fire Chief
21 with the understanding that a private street would only be allowed because of the gates.

22
23 Mrs. Robison explained that the zone could be implemented anywhere throughout the community but
24 was tailored specifically by the applicants to ensure that they meet the requirements based on direction
25 from the Council.

26
27 Jeff Gaston asked who will enforce two cars being parked in the garage. Mrs. Robison stated that the
28 HOA will deal with enforcement. There is a requirement that there be driveways, which will provide
29 additional parking. Jeff Gaston found it difficult to require two cars to be in a garage when there is
30 no way for the City to enforce it. Mrs. Robison stated that the requirement does not specify that cars
31 have to be in the garage but that a two-car garage must be provided.

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1
2 Mrs. Robison clarified that once the new ordinance is adopted, the applicants would like the zone to
3 be applied to their four-acre property. Concern was expressed that this will open the door to similar
4 projects throughout the City. Mrs. Robison explained that it is a zoning tool and if anyone else wishes
5 to apply it, they would have to go through the same approval process. It was clarified that a minimum
6 of four acres is required for the zoning to apply. It would not be a special district zone and would be
7 a new zone for the City. Precedent issues were discussed.

8
9 Traci Crockett pointed out that the property is near a major corridor and backs commercial. That was
10 the main reason she was considering it and could see the value of the project. She wanted to require
11 a future property to be in a similar situation. Mrs. Robison clarified that the special district option is
12 also a zoning tool. It is under the same evaluation as any other zoning designation. There have been
13 other large developers in the City that have created a special district and gone through the process. In
14 this case, there is a zoning tool and any future request would have to be evaluated by the Planning
15 Commission and City Council on its merits.

16
17 Wendy Aston asked City Attorney, Todd Sheeran, if the zoning was approved if the City would be
18 legally required to approve something similar elsewhere in the City. Mr. Sheeran stated that the City
19 Council has a great deal of discretion. The standard is that as long as the City Council makes a
20 decision that is reasonably debatable, it will be upheld in court.

21
22 Council Member Aston asked how likely it is to be able to keep it as a 55+ community without the
23 City having to intervene. Mr. Sheeran stated that since they are required to have an HOA and
24 Covenants Conditions and Restrictions (“CC&Rs”), the City would review the CC&Rs and require
25 any change be approved by the City. Wendy Aston asked if a requirement could be that the HOA
26 never be dissolved. Mr. Sheeran stated that that would not change the requirements. Enforcement
27 issues were discussed. The CC&Rs would contain specific language preventing a home from being
28 sold to anyone other than someone who is 55 years of age or older.

29
30 Mayor Timothy explained that the reasoning behind requiring slab on grade with no basement helps
31 ensure that the residents are seniors. A comment was made that often HOAs do not comply with rules

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1 and do not enforce them. If they enforce one HOA they would have to enforce them all. Jeff Gaston
2 claimed that there is no way to enforce a 55+ project. Mr. Sheeran stated that the City can enforce
3 what is in the Code. Typically with HOAs and CC&Rs, the City is not involved. Because they are
4 not part of the Code, the City cannot enforce HOA rules. With this zone, however, they can enforce
5 what is in the Code.

6
7 Tracy Crockett’s understanding was that 55+ is not a protected class under the Fair Housing Act but
8 in order to advertise a 55+ community, 80% of the units must be sold to those who are 55 years of
9 age and older.

10
11 Mayor Timothy asked about the potential to dissolve the HOA and potential enforcement.
12 Mr. Sheeran stated that an entity would need to be established to address enforcement issues. The
13 CC&Rs would be a recorded document against the properties and the owners would be on notice of
14 the requirements.

15
16 Mrs. Robison reported that the Planning Commission recommendation included findings. They felt
17 that the proposal creates an opportunity for senior housing in the community and complies with the
18 General Plan. It would also serve as a transitional zoning tool for future residential uses. She
19 identified the subject property, which is owned by the Midvalley Bible Church. They are requesting
20 that 4½ acres be rezoned R-SL. The General Zoning Map was referenced showing the surrounding
21 uses and rezones that have taken place in the last year. The transition from residential and commercial
22 properties was identified. For that reason, the Planning Commission felt that the proposed location
23 was appropriate for this particular zoning. The Planning Commission recommendations and findings
24 were acknowledged.

25
26 Mayor Timothy opened the public hearing.

27
28 *Dana Howland* gave his address as 9450 South Redwood Road in South Jordan. He thanked the
29 Council Members he was able to meet with over the past week to discuss the project.

30
31 *Nancy Lord*, a former City Council Member, resides at 3754 West Pheasant Hollow Lane. She stated
32 that she and her husband have lived on the west side of 3600 West in Bluffdale for over 25 years. She

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1 urged the Council to vote against rezoning the property R-SL because of its higher density. She stated
2 that each Council Member promised the citizens to vote to maintain Bluffdale’s one-acre zoning on
3 the west side of the City. She begged the Council members to keep their promises. Nothing can
4 guarantee that only Bluffdale citizens or parents of Bluffdale citizens will purchase the lots. She
5 pointed out that just because the Planning Commission recommended approval does not mean that
6 the City Council needs to approve it. The Planning Commission members did not make the same
7 promises the City Council members did since they are appointed and not elected.

8
9 Mrs. Lord explained that developments of this type can be approved on the east side of Redwood
10 Road and to her knowledge, few would fight it. Currently, there are at least a few one-acre lot
11 subdivisions underway on the west side that she was aware of. She stated that it is still economically
12 viable for both buyers and sellers to develop one-acre subdivisions. She understood that one-acre lots
13 appeal only to a subset of buyers but it enables them to have large animals, which is key. It creates a
14 rural ambiance and helps Bluffdale maintain its character. By allowing smaller lots that do not carry
15 large animal rights, the result is to chip away at the core of what makes Bluffdale unique and creates
16 potential animosity between those who do have large animal lots and those who do not. Mrs. Lord
17 commented that Traci Crockett’s recommendations would not protect the west side of 2700 West just
18 south of Bangerter Highway because it would allow for it to creep. She stated that it would also set
19 a precedent.

20
21 *Connie Robbins* gave her address as 14455 South 2585 West and stated that the Planning Department
22 helps developers with wording so that their project will be approved regardless of the desire of the
23 residents. She questioned why the City Council would want to pass an ordinance that will negatively
24 impact the owners of one-acre lots. She recalled that the Council Members vowed not to do anything
25 that would jeopardize one-acre lots. If approved, this decision will impact their future political
26 aspirations. It will also do a disservice to future candidates because the citizens will no longer trust
27 the City Council. Ms. Robbins stated that she may decide to run again for Mayor or City Council and
28 reminded those present that she lost by only five votes in 2017. She stated that 92 letters have been
29 submitted to City Recorder, Wendy Deppe in opposition to the proposed zone change that should
30 negate the 55+ development. The zone will impact her because of the acreage around her home. It

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1 will impact everyone on the west side of the City because the developer could potentially purchase
2 homes only to tear them down and build higher-density housing. This would destroy the uniqueness
3 of Bluffdale. She reminded the City Council that there is a horse on the City logo.

4
5 *Karen Miles* gave her address as 3687 West Pheasant Hollow Lane and stated that she has lived in
6 Bluffdale for 28 years. She came to Bluffdale for the uniqueness of the one-acre lots and to raise her
7 children in a rural community. She completed reading Mrs. Lord’s comments and stated that
8 Bluffdale City is a gem in the Valley and along the entire Wasatch Front. Its one-acre zoning attracted
9 many to make Bluffdale their home. Changing the zoning to higher density will likely result in the
10 beginning of the end of rural Bluffdale. Ms. Miles stated that every action taken creates a precedent,
11 if not a potential legal precedent. She reiterated that the Council members promised to maintain one-
12 acre zoning on the west side of the City during their campaigns. Ms. Miles stated that she has a great
13 deal of distrust for the government and did not want that to spill over to the City.

14
15 *Doug Cooper* gave his address as 2626 West Perschon Circle. He has spoken to several of his
16 neighbors about the proposal. He has lived in Bluffdale for 20 years and previously lived on 5300
17 South and 1300 West in a project that was designed for 55+. With a young family, it was a miserable
18 experience for everyone. He was unsure why they were able to purchase there but other families also
19 did so. Mr. Cooper stated that there is the potential for other similar projects in the City. He was
20 worried that the dynamic in the City is changing significantly with Independence growing much faster
21 than the west side of Bluffdale. Future City Councils could be composed primarily of citizens from
22 that area who may not have the same feeling about one-acre lots that those living on the west side do.
23 Mr. Cooper asked that the City Council deny the request.

24
25 *Sam Quinette* gave his address 2613 Clydesdale Circle and stated that he and all of his neighbors
26 support the proposal. He was in favor of good government, which stands above a singular promise.
27 Making decisions that fit the circumstance is better than living and dying by the sword. All of the
28 neighbors approve the proposal and would prefer it to commercial. Currently, his home faces the
29 commercial. Those who are most impacted are those who reside on Clydesdale Circle and he urged
30 the Council to vote in favor of the request.

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1
2 *Allan Lord* gave his address as 3754 West Pheasant Hollow Lane. He thanked the Council members
3 for their service and recognized that they face difficult decisions. While he has lived in Bluffdale he
4 has seen many homes be impacted by change that is unfavorable. He was opposed to the proposed
5 rezoning because of the potential impact it will have. He stated that approval will set a precedent and
6 others will come forward with similar requests and there could be legal action if future requests are
7 denied. With regard to HOAs, there are 15 to 17 homes in their HOA and they have never been
8 compliant with all of the rules. Others have had similar issues. Mr. Lord was concerned about this
9 single area serving as a buffer. He encouraged the Council to vote against the proposal.

10
11 *Ty Nielsen* thanked staff for the work they do and for making it easy for applicants to work with the
12 City. This does not mean that they are trying to force a project through. Mr. Nielsen stated that he
13 loves horses and came to Bluffdale because it is an oasis for that way of life. In his years serving on
14 the City Council, he watched higher density developments set a precedent. He commented that
15 animals work the fence 24 hours per day looking for a weakness. If a cow can get its nose through
16 the fence, the rest follow. This is the same. If they create a new zoning tool, the next developer will
17 use the same tool. He stressed the importance of Bluffdale preserving its identity.

18
19 *Karen Ouinette* gave her address as 2613 West Clydesdale Circle and agreed with many of the
20 comments in opposition but questioned who will purchase and build a home on a one-acre lot. She
21 stated that they will not sell and will result in large buildings. What is proposed is a few homes on
22 four acres. The only way it will happen elsewhere is if the City Council agrees to it. She stated that
23 it will not have to be duplicated ever again. She urged the Council to vote in favor of the proposal to
24 avoid large buildings and commercial development.

25
26 *Michelle Jenkins* gave her address as 2295 West Statehood Drive and stated that she has lived in
27 Bluffdale for 11 years. She was born and raised in Riverton where she was pushed out as were others
28 with large animal rights. The General Plan for Riverton City was for one-half acre lots, which would
29 allow for three large animals. Currently, someone who has large animal rights who does not have an
30 animal on the property loses it. In Riverton, older homes are being razed to develop apartment
31 buildings and condominiums. She did not support that. Herriman City has also been overdeveloped,

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1 particularly with apartments. Ms. Jenkins stated that they moved to Bluffdale for space and one-acre
2 lots. She was concerned, however, that areas to ride are being eliminated. Ms. Jenkins stated that she
3 for one would purchase a one-acre lot. Property values have increased dramatically and she stated
4 that a property on 15000 South is selling for \$450,000 per acre. Another on Aspen sold for \$368,000.
5 She recommended that commercial remain focused on the east side. She stated that they were pushed
6 out of Riverton and do not want to see the same thing happen here.

7
8 *Will Kirkman* gave his address as 2614 Clydesdale Circle and stated that he has lived in Bluffdale for
9 20 years. He appreciated what the developer was trying to do by developing the property as a 55+
10 community but did not like being threatened that if it doesn't go 55+ that there will be office buildings
11 there. He recalled that the church originally promised to build a rec center and park and he felt
12 hoodwinked. A small amount of money was offered and the integrity disappeared. He did not blame
13 the church for trying to get ahead but not at the expense of his property value.

14
15 *Pastor Doug Hornok* identified himself as the Pastor of Midvalley Bible Church. He explained that
16 when the church was originally built, the plan was for the rear property to be developed possibly into
17 a park. It would be unwise for them to consider doing that now given the fact that across the street
18 there is a more than ample park. None of that was proposed 15 years ago and things change. He
19 stated that a similar type of development doesn't have to be allowed elsewhere unless it is on a very
20 restricted piece of property. A similar development further south in Bluffdale should not be allowed.
21 Pastor Hornok stated that they want to sell the property because they no longer need it. When they
22 purchased it years ago, they acquired it at a good price. They now have a different strategy for how
23 they want to grow and develop as a church. Given the inevitability of the property being sold, the
24 best option was to allow the proposed high-end development. It will not jeopardize the one-acre lots
25 that people want to maintain west of Redwood Road and in other parts of the City. He saw it as a
26 win-win for all and encouraged the City Council to vote in the affirmative.

27
28 *Connie Pavlakis* gave her address as 14469 South Frost Court and stated that she too moved to
29 Bluffdale for the open space. She wanted to clear her name after being told by a resident that the
30 developers claimed that she is in favor of the project, which untrue. She addressed issues she has

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1 with the ordinance and stated that in recent years they adopted the SD Zone that can be used as well
2 as the RMF Zone. Both require a minimum of five acres, which she assumed was the reason the
3 developer was not able to use those zones. She questioned how many zones will be created to fit the
4 various pieces of land in the City because the existing requirements cannot be met. She addressed
5 setbacks between buildings in the zone and stated that those proposed are lower than any other multi-
6 family zone. She was also concerned that adding this zoning option contains contradictions.

7
8 Ms. Pavlakis struggled with the name of the zone and stated that over the last four years she has
9 learned a lot about senior housing after moving her mother to Utah from California. The developers
10 are using the name “senior independent living” frivolously to approve a multi-family residential
11 project. Senior independent living is usually housed in a large facility with assisted living. What is
12 proposed is an active adult community and not a senior community. She was troubled by the nation’s
13 political unrest and asked that the City give the residents something they can trust. She thanked the
14 Council for their time and service.

15
16 *Mont Robbins* gave his address as 14655 South 2585 West and stated that his wife has done her
17 research. Her brother-in-law is one of the six largest developers in the State of Utah and when a
18 project is not viable they move on to the next one. Mr. Robbins suggested they not approve the
19 project. He indicated that the four-acre requirement is the result of the developer helping to write the
20 ordinance and having a four-acre site.

21
22 *Cindy Strong* gave her address as 2628 Clydesdale Circle and stated that the proposed project is in
23 their backyard. She reminded those that already own one-acre lots that they are safe. She, however,
24 her view will be looking into a commercial parking lot. When she tries to sell her home, her property
25 will have been devalued along with their quality of life if the subject property is developed as
26 commercial. The question tonight, however, pertains to the special zoning. Over the past year, the
27 Planning Commission has held many hours of meetings on the matter who went over the meticulous
28 details of the project. In the end, they recommended approval because they all felt that for this space
29 what is proposed makes sense. Mrs. Strong wanted her one-acre lot preserved and did not want
30 commercial next to her. If this project is not approved the next request will be for commercial

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1 development. Because the entire block is commercial, it will be easier to approve a commercial
2 project and hurt the eight abutting property owners. She urged the Council to protect her property.

3
4 Administrative Services Director, Bruce Kartchner, read the comments submitted online.

5
6 *Brian Barnett* expressed support for the project.

7
8 *Robyn Kirkman*, a Clydesdale Circle resident, reported that she has lived in her home for 18 years and
9 was concerned that it will be difficult to sell her home if commercial is developed in her backyard.
10 She urged the Council to do what is best for the existing residents. She indicated that senior living
11 would be the most sensible option.

12
13 *Cindy Strong* submitted written comments and spoke earlier in the meeting.

14
15 *Debbie Howland* was interested in purchasing a home in the 55+ project. Her children and
16 grandchildren live in the area and she would like to remain close to them.

17
18 *Gary Esmay* was strongly opposed to further commercial development on the four acres just north of
19 the homes on Clydesdale Circle. He was willing to compromise on a 55+ community according to
20 the plans provided.

21
22 _____ *Spackman* reported that he owns property at 2558 West Clydesdale Circle. The proposed
23 development will abut the north side of their property. They were in favor of the development
24 according to what has been proposed that includes on-grade slab construction, single-story buildings,
25 and an eight-foot solid concrete wall surrounding the project. His understanding was that there will
26 also be a 300-stall parking lot on the east side of the church.

27
28 *Jolene Breinholt* provided her perspective as a real estate agent. Recently, she sold a two-acre parcel
29 off of 14400 South to an elderly woman who was recently widowed. She was no longer able to take
30 care of her large home and large lot. They began searching for a home for her to buy in a 55+
31 community but there was nothing in Bluffdale, where she has lived for the last 30 years. She found
32 it disheartening to see the lack of availability in the valley for elderly housing. This involves those
33 who are capable of self-care and do not want to be bothered with a lot of upkeep on a larger property

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1 and home. They want to be around people with the same things in common. Ms. Breinholt stated
2 that she is a Bluffdale resident and is glad that they are on one-acre parcels and was proud of the City
3 for ensuring that all homes are compliant. However, if a rare variance were to be given for a
4 subdivision like the one proposed, it can only benefit the community. The residents are usually stellar
5 and the surrounding neighbors always love their 55+ communities. In nearly 20 years of serving the
6 valley as a real estate agent, she has never heard a bad report about living next to a community like
7 the one proposed. She suggested that high density remain near the freeway.

8
9 *Joyce Caldwell* gave her address as 3219 West Harvest Run Drive in South Jordan shared her
10 experience living in her 55+ community. She heard that a similar community was being developed
11 by the same developer and shared her experience living in this type of community. Moving into a
12 55+ community has been one of the best things she has ever done. She has enjoyed her home
13 immensely and living in a safe and carefree environment with neighbors who are close in age with
14 things in common. There are various activities and she is close to shopping. Ms. Caldwell stated that
15 55+ communities are an asset to areas looking for quiet and peaceful additions to their neighborhoods.
16 The area is always clean and beautifully maintained throughout the year.

17
18 *Justin McIntyre*, a Bluffdale resident, received a letter about a 55+ senior housing project. He was in
19 favor of it since it would be a great place for his parents to reside. It will allow them to be close to
20 their grandchildren as they currently live out of state in Iowa.

21
22 *Pamela Tibbetts*, a South Jordan resident, voiced her support for the 55+ housing project. She recently
23 sold her home in South Jordan and after serving an LDS mission for the next 12 months, she hoped
24 to be able to purchase one of the proposed units. As a widow, it was important to her to have a home
25 that is close to her family. She has looked at other senior projects but was very excited about the
26 proposed project in Bluffdale. It is centrally located to her children in Utah and other family members.
27 She stated that other seniors in her situation will benefit from this development.

28
29 *Tim and Joann Frost*, who reside at 1703 Prairie Hill Drive, identified themselves as Bluffdale
30 residents and members of the Midvalley Bible Church. They expressed their support for the proposed
31 rezoning.

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1
2 *Zachary Hinckley* expressed support for the proposed zone change and hoped that someday the City
3 leadership will understand the issue Redwood Road has caused for the residents.

4
5 There were no further written comments.

6
7 *Mark Strong*, gave his address as 2628 Clydesdale Circle and stated that his property borders the
8 subject property. He expressed his support for the development recognizing the need to preserve the
9 one-acre aspect of the community, which they dearly value. He would not support such a change in
10 other parts of the City. This, however, is a special circumstance. He stated that a 55+ community
11 will provide a nice buffer and he has been comfortable with Howland Partners. They have promised
12 not to pursue commercial development on the property. They have spoken to all of the neighbors in
13 the area and all who live nearby are in favor of the proposed change.

14
15 City Recorder, Wendy Deppe read aloud a petition letter signed by 92 residents submitted by Connie
16 Robbins that was made part of the record. The City Council was implored to deny the addition of the
17 new zone and the application for the 55+ housing development from Howland Partners. Policing and
18 enforcement of age-restricted development is not plausible for the City. The one-acre acre area west
19 of Redwood Road is a cherished and unique part of the City that they wish to remain that way.
20 Allowing the development and adding the new zone in the area will further threaten those homes.
21 There are other options for high-density development in other areas of the City. Opposition was
22 expressed for the proposal.

23
24 There were no further public comments. Mayor Timothy closed the public hearing.

25
26 Co-applicant, Gary Howland, identified himself as the owner of Howland Partners and stated that he
27 has been a developer for over 30 years. During that time, he has never had a project denied where he
28 sued or asked for a change. He complimented the City, staff, and citizens. They first acquired the
29 ground where the hobby caves are and later acquired the ground next to it. Their intent was never to
30 acquire the property behind the church for commercial development. When the property was put
31 under contract, they approached City staff who recommended that they meet with the neighbors and
32 get their feedback. They met with approximately 65 neighbors to get their opinions on what would

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1 be the least impactful in terms of a buffer between the commercial. What is proposed is what the
2 neighbors recommended. They promised the neighbors that regardless of what happens, they will not
3 ask for anything other than what is proposed.

4
5 Mr. Howland reported that he purchased a piece of property three years ago on 2100 West and 9400
6 South behind the Willow Wood Apartments. Behind it are 80 or 90 55+ senior housing units. The
7 three acres he purchased had an allowed density of 20 units per acre. As a result, he planned for the
8 development of 60 apartments. With the onset of COVID-19, he looked at what was changing and
9 recognized that the worst thing he could do for the elderly was to develop a 60-unit apartment complex
10 so close together. He ultimately changed the plans and is now developing 21 homes on the site.
11 Despite the economics, he did what he felt was right. He stated that they will respect and abide by
12 whatever decision is made by the Council.

13
14 The co-applicant, Dana Howland, reported that he met with most of the Council Members the previous
15 week. He explained that when the City conducted a new traffic study they changed their site plan on
16 the commercial project. The layout of the site was described. He addressed concerns identified with
17 the HOA and stated that the HOA and CC&Rs are recorded with the plat and cannot be easily changed.
18 To change the CC&Rs would require the consent of every homeowner. He also noted that the HOA
19 will police itself. Those who have purchased a home within the project will want to protect their
20 home values and will not allow someone else to jeopardize that. Mayor Timothy disagreed.

21
22 Mr. Howland stated that the number of units has been reduced to 28, which equates to approximately
23 six units per acre. The design of the homes is comparable to others in the area. They will complement
24 the existing homes on one-acre lots and will not detract from them. Renderings of similar projects
25 were shown. As they met with the neighbors they committed to never asking to develop commercial
26 on the property. He believed this property would be a great way to provide a buffer between the
27 commercial property and one-acre lots. It is also the preference of those who live closest to it and
28 will be impacted the most. It also provides a great opportunity for Bluffdale citizens to downsize and
29 remain in the City.

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1 Mark Hales asked about the Boulden Ridge Development and if they are one-acre lots. Mayor
2 Timothy stated that the overall density is one unit per acre but the homes are not on one-acre lots. It
3 was noted that due to the commercial development to the north, the property is landlocked. Currently,
4 the only access is through the church or the Howland's property.

5
6 Gary Howland reported that the City engaged Hales Engineering for the traffic study. When it was
7 first presented, they were concerned that there was only one access to 2700 West through the
8 Midvalley Bible Church. The only full access is on the corner of 2700 West and 13900 South. The
9 property is landlocked with only one road with a right out. It was actually a blessing in disguise
10 because if the senior housing project is approved, the residents will not have to worry about making
11 a left-hand turn into oncoming traffic. It will serve as a safety valve for residents of the project.

12
13 Mark Hales asked Mr. Sheeran if there would be a problem by allowing a lot that is landlocked. Mr.
14 Sheeran indicated that there would need to be some type of access easement to the rear lot. Council
15 Member Hales stated that if the church chooses to sell the property, it will create additional issues. It
16 was agreed that access to the second half of the lot would be an issue. He asked if the zone could be
17 limited to this property. Mr. Sheeran stated that additional restrictions could be put on distancing
18 toward Bangerter Highway and 2700 West. Mark Hales commented that there were a couple of issues
19 at play. The first is whether a precedent is being set and if the zone can be used in other places. The
20 possibility of limiting the distance from Redwood Road to Bangerter Highway to limit the misuse of
21 the zone was discussed.

22
23 Jeff Gaston did not want to include language specifying the distance and thought the request should
24 have been submitted as a Special District Zone Application. Including specific parameters made him
25 uneasy and could result in distrust of future developers. It was his opinion that this application, with
26 respect to zoning, is incorrect and should be a Special District Zone. If rewritten as a Special District
27 Zone, he would be more in favor of what is proposed. Mrs. Robison stated that the developers would
28 have to apply for a Special District but it would be similar to the current zoning. She explained that
29 the purpose of the zone was to create specific standards for a Senior Living Independent Zone. It is
30 a policy question for the Council to decide whether they are ready to accept a zoning tool that would

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1 allow any type of senior housing in the City of Bluffdale. By creating specific zoning for senior
2 living, the intent was to address these types of zoning. It would be no different from a Special District
3 zoning because they are creating a very specific zone to address what the applicants are asking for. It
4 could, however, be applied throughout the City in the same way a Special District could.

5
6 Dave Kallas clarified that a special district would not mean it could only be used on this parcel. What
7 is proposed is a new zoning tool. Traci Crockett stated that ultimately it is a policy issue. After
8 reviewing what is proposed she thought the project would be a wonderful asset to the community. As
9 a realtor, she loves creating beautiful communities. However, she questioned whether Bluffdale is
10 ready for this policy to be applied everywhere. She stated that over the last 10 years, the population
11 in Utah has increased by 400,000. The same will occur over the next 10 years. She saw no way that
12 growth will not impact Bluffdale. She weighed the input from the residents and factored in what is
13 good for the community. She was not sure the City was ready for a project like the one proposed and
14 recognized the importance of preserving the Bluffdale way of life.

15
16 Mark Hales felt that the first issue was whether to vote for the zone and to place it in the proposed
17 location. The major concern was that the neighbors do not want commercial there. The church
18 currently owns it and does not have to sell it. The City Council does not know what the future holds
19 and cannot act out of fear. To alleviate the neighbors' concerns that the area will go commercial, they
20 can allow what is proposed and preserve the feel of the one-acre lots. He had always supported
21 maintaining the existing one-acre lots. He reported that when he served on the Board of Adjustment,
22 someone claimed that they could not afford to keep their one-acre lot and wanted to split it. They
23 claimed it was a hardship and the Board approved the division with a 3-to-2 vote. Council Member
24 Hales voted against the motion. The Board was ultimately sued because a citizen board voted contrary
25 to the law and granted approval. Because they made an unlawful decision, the Board of Adjustment
26 was disbanded.

27
28 Mark Hales reported that he discussed the subject project in his campaign and agreed that it was a
29 good option if the neighborhood supports it. He doubted that going forward anyone will develop one-
30 acre lots on a site that is landlocked. He stated that decisions dealing with preserving Bluffdale's

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 27, 2021**

1 history caused the City to lose a great deal of land to Herriman. He also stated that the City Council
2 had an option years ago to get a FrontRunner station in Bluffdale but they denied it.

3
4 Mayor Timothy clarified that they simply wanted the station to be located elsewhere. Per the Stantek
5 study conducted in 2004, it was proposed in a specific location and UTA decided to relocate it to an
6 area that was not supported by the City.

7
8 Mark Hales stated that the City now wants a FrontRunner station but they missed their opportunity.
9 Everyone wants to preserve their one-acre lots but no one is coming for them. He was not aware of
10 any open land on the west side of the City where a project like the one proposed could be developed.
11 The neighbors want to create a buffer to avoid future problems. He did not want to make decisions
12 out of fear. He stated that the reality is that more people live on lots that are smaller than the one-
13 acre lots in Bluffdale and the trend is only increasing. He stated that currently, only one City Council
14 Member lives on a one-acre lot.

15
16 **Wendy Aston moved to deny Ordinance Number 2021-01, a proposed Zoning Text Amendment**
17 **Application to enact BCC 11.80.060 for an R-SL Residential Senior Independent Living Zone.**
18 **Jeff Gaston seconded the motion. Vote on motion: Jeff Gaston-Aye, Traci Crockett-Aye, Dave**
19 **Kallas-Aye, Mark Hales-Nay, Wendy Aston-Aye. The motion passed 4-to-1.**

20
21 **Wendy Aston moved to table indefinitely agenda item number six, consideration and vote on**
22 **Ordinance Number 2021-02, a proposed Zoning Map Amendment Application for**
23 **approximately 4.5 acres for R-SL Residential Senior Independent Living Zone located at**
24 **approximately 13975 South 2700 West, Howland Partners, Applicants (Application 2020-47).**
25 **Dave Kallas seconded the motion. Vote on motion: Jeff Gaston-Nay, Traci Crockett-Nay, Dave**
26 **Kallas-Aye, Mark Hales-Aye, Wendy Aston-Aye. The motion passed 3-to-2.**

27
28 **7. Presentation and Discussion on Ranked Choice Voting, Presenter, Stan Lockhart, Utah**
29 **Ranked Choice Voting.**
30

31 Stan Lockhart introduced Taylor Morgan as a member of their Utah Ranked Choice Voting team. He
32 acknowledged Nancy Lord as the Republican Conservative grassroots activist who first brought

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 27, 2021**

1 Ranked Choice Voting to the State of Utah. Mr. Lockhart reported that Ranked Choice Voting is
2 being used regularly in party conventions. The pilot began two years ago with two cities. They expect
3 several more this year.

4
5 Mr. Lockhart provided an overview of how Ranked Choice Voting works. He explained that voters
6 rank their choices similar to how plurality voting is done. Rather than marking a ballot with one dot,
7 they rank their choices based on their preferences.

8
9 In a multi-winner race, which most cities have for City Council, they would go through it once for
10 one candidate. A voter ranks his choices. The votes are tallied and each candidate gets their number
11 one votes. If someone receives more than 50% of the vote in the first round, they win. If they receive
12 less than 50%, the bottom person is taken off the table, their number two votes are redistributed, and
13 the process is repeated. It involves a series of instant runoffs until one candidate gets 50% of the
14 votes and is declared the winner. The process then begins again minus the winner. This process
15 ensures that the winners are those with the broadest and deepest voter support.

16
17 Mr. Lockhart reported that New York is the largest city to adopt Ranked Choice Voting. The only
18 state that uses it is Maine. It has been used successfully for two cycles. He further reported that two
19 years ago, the State Legislature wanted to try ranked choice voting before adopting partisan races to
20 see how Utah voters would respond.

21
22 After the election, County Clerk, Amelia Powers in Utah County polled those who voted in Payson
23 and Vineyard and found that 86% of the voters in both cities indicated that they found Ranked Choice
24 Voting to be easy to use. 82.5% said it should be used in future elections. It is sometimes called
25 instant runoff voting. There was a positive candidate response in both Payson and Vineyard. 85% of
26 the candidates reported a positive impression. No candidates reported a negative impression. 75%
27 wanted to continue using it in future elections.

28
29 The State Legislature commended the cities that have used it and encouraged others to do so as well.
30 Former Utah Governor, Gary Herbert expressed support for Ranked Choice Voting.

31

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**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 27, 2021**

1 The advantages of ranked choice voting were identified as follows:
2

- 3 • It saves money. There is only one election and no primary. The amount charged for the
4 primary is equivalent to the general election.
- 5 • It involves shorter and less expensive city campaigns. Candidates file in late August rather
6 than June.
- 7 • It is better for both candidates and voters. There is less voter fatigue.
- 8 • It is ready for cities to implement. E&S voting equipment was awarded the State of Utah
9 contract. It was noted that Salt Lake County uses Dominion.
- 10 • Voters are able to express their will with regard to the type of elected representatives they
11 want.
- 12 • The winner is by a majority of votes, with over 50%.
- 13 • It eliminates the spoiler effect. Long-shot candidates do not draw votes away from the most
14 preferred candidate.

15
16 Mr. Lockhart stated that the City Council can send a letter to the State Elections Office by April 15 if
17 they intend to use Ranked Choice Voting.

18
19 Jeff Gaston asked if Ranked Choice Voting would apply when only two candidates are running. Mr.
20 Lockhart stated that it would not. It only applies if there are more than two.

21
22 Dave Kallas asked if the cities of Payson and Vineyard used it only for the general election and
23 bypassed the primary. Mr. Lockhart stated that they did. He explained that if there are a lot of
24 candidates, the law allows Ranked Choice Voting to be run in the primary and the general election.

25
26 Mr. Lockhart reiterated that if the City Council chose to do Ranked Choice Voting, they must provide
27 notice to the Lieutenant Governor’s Office by April 15. If they chose plurality voting, the election
28 involves a primary in August and a general election in November. With Ranked Choice Voting, there
29 is one election in November and the filing periods are different.

30

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**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 27, 2021**

1 **8. Consideration and Vote on Resolution No. 2021-10, a Proposed Update to the City’s**
2 **Standards and Specifications (Street Lights and Drive Approaches), Staff Presenter,**
3 **Dan Tracer.**

4
5 Assistant City Engineer, Dan Tracer presented updates to the engineering standards to streetlights,
6 drive approaches, and sidewalk details. He explained that they periodically review the engineering
7 standards and update them to reduce confusion and make them more compliant with construction
8 standards. They have clarified the construction materials in the streetlights to avoid confusion with
9 contractors. They also added additional information on the workmanship for concrete, specifically
10 for drive approaches and sidewalks.

11
12 **Dave Kallas moved to approve Resolution 2021-10, a proposed update to the City’s Standards**
13 **and Specifications, as presented. Wendy Aston seconded the motion. Vote on motion: Jeff**
14 **Gaston-Aye, Traci Crockett-Aye, Dave Kallas-Aye, Mark Hales-Aye, Wendy Aston-Aye. The**
15 **motion passed unanimously.**

16
17 **9. Consideration and Vote on Ordinance Number 2021-03, A Text Amendment to BCC**
18 **14.40 (Reasonable Accommodation), BCC 3.10 (Business License Provisions), and BCC**
19 **1.140 (General Provisions), Staff Presenter, Todd Sheeran.**

20
21 Mr. Sheeran reported that the above text amendment is proposed by staff. A recent Reasonable
22 Accommodation Hearing was held where an applicant requested a certain number of unrelated people
23 live in a home for treatment. In their application, they applied two theories to get to that number. At
24 the hearing, they presented two additional theories. As a result, the Hearing Officer felt that the City
25 did not present rebuttal evidence to the new theory presented at the hearing. The City did not have a
26 rebuttal expert and was not prepared because it was not included in the application. In the future, it
27 will be a requirement that any arguments that take place at the hearing be presented in the application.

28
29 To Section 14.40.020 additional requirements were added including statements and expert reports.
30 Mr. Sheeran explained that the applicant did not have experts at the hearing but the City was required
31 to have expert rebuttals. He explained that changes were also made to the Business Licensing
32 Application and specified the application in the fees. The desire was to lay out a process for how the

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**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 27, 2021**

1 application will be processed. There currently is no procedure for that. He noted that the fee must be
2 paid within 90 days of the City sending notice.

3
4 A new section was also created in Title 1 dealing with the computation of time to preempt future
5 problems. The desire was to clarify and differentiate between calendar days and business days.

6
7 Mr. Sheeran stated that they are using a new Municipal Code program that allows staff to work from
8 the website to create resolutions. It is also about half the cost of what they were paying previously.

9
10 Mr. Sheeran clarified that a public hearing needs to be held on the matter. Mayor Timothy suggested
11 that it be tabled to a future meeting.

12
13 **Jeff Gaston moved to table agenda item number 9 to the next meeting. Mark Hales seconded**
14 **the motion. Vote on motion: Jeff Gaston-Aye, Traci Crockett-Aye, Dave Kallas-Aye, Mark**
15 **Hales-Aye, Wendy Aston-Aye. The motion passed unanimously.**

16
17 **10. CONTINUED – Consideration and Vote on Resolution Number 2021-04, Regarding a**
18 **Reduction in Water Bill for all Disabled Veterans, Staff Presenter, Bruce Kartchner.**

19
20 Mr. Kartchner reported that the proposed resolution includes information desired by the Council. For
21 any currently deployed service member and any disabled veteran of the military, regardless of their
22 level of disability, their basic services will be waived. Basic services were defined as the light,
23 stormwater, and garbage fees for one trash can and one recycling bin and the culinary water bill for
24 up to the first 10,000 gallons.

25
26 Mark Hales asked Mr. Sheeran what kind of discrimination issues were being raised since those who
27 are in the military are being treated differently. He also asked if the benefits would apply to the spouse
28 in the event the service member passes away. He did not want to create a separate class of people
29 and questioned what standards are necessary to establish that standard. Mr. Sheeran did not believe
30 that the resolution would create increased liability for the City. He explained that there have been a
31 few cases in the employment and housing context that specify that it is not illegal or unlawful
32 discrimination.

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**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 27, 2021**

1
2 Mark Hales questioned whether the voluntary choice to join the military results in someone being part
3 of a separate class with certain rights. Mr. Sheeran stated that in an employment context is the most
4 comparable where preference can be given to a veteran. He stated that it is a common practice in
5 Riverton and several municipalities in California. There have been no court challenges. Mark Hales
6 was concerned that what is proposed creates inequality.

7
8 Mr. Sheeran stated that the information on disability will be obtained from Salt Lake County. The
9 County will make those decisions and the City will receive a copy. City Manager, Mark Reid stated
10 that veterans will be required to renew their request every year. In terms of spouses, it was clarified
11 that only the person that is disabled would be eligible.

12
13 Mr. Sheeran agreed to add the definition of “disabled” to the resolution as determined by Salt Lake
14 County. Mr. Kartchner clarified that the County vets that through the Veterans Department who ranks
15 the disability. Mark Hales reported that he and Mr. Sheeran do not have the same interpretation of
16 the law. He asked for examples of how this has been upheld but claimed that there are none. He was
17 aware of people who claim to be 100% disabled but can work at full capacity with no hindrance on
18 their ability to earn an income. He would want to provide assistance to those who are 100% disabled.
19 His opinion was that the program is Unconstitutional.

20
21 **Jeff Gaston moved to table agenda item number nine to the next meeting. Mark Hales seconded**
22 **the motion. Vote on motion: Jeff Gaston-Aye, Traci Crockett-Aye, Dave Kallas-Aye, Mark**
23 **Hales-Aye, Wendy Aston-Aye. The motion passed unanimously.**

24
25 **11. Mayor’s Report.**
26

27 Mayor Timothy reported on the following:
28

- 29
- The Mayors meetings have been going very well. A meeting was held recently with the
30 Legislator who represents this part of the County who is very committed to supporting the
31 needs of the mayors as a block of voters.
 - Mayor Timothy reported that he is now serving as the Chair of the Sewer Board.
- 32

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**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 27, 2021**

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12. City Manager’s Report and Discussion.

Mr. Reid reported on the following:

- Mr. Reid reported that every Monday they meet as a Legislative Policy Committee and will bring forward bills and provide definitions.
- He expressed appreciation for the tour of the tank.
- There is an opportunity to take a tour of the Cement Block Plant where Geneva builds cinderblock. A date and time were to be set.

13. 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 Share, Security Issues, or any Alleged Criminal Misconduct.

Mark Hales moved to go into closed meeting to discuss the character, professional, competence, or health of an individual. Wendy Aston seconded the motion. Vote on motion: Jeff Gaston-Aye, Traci Crockett-Aye, Dave Kallas-Aye, Mark Hales-Aye, Wendy Aston-Aye. The motion passed unanimously.

The City Council was in closed session from 10:08 p.m. to 11:24 p.m.

14. Adjournment.

The City Council Meeting adjourned at 11:24 p.m.

Wendy L. Deppe, CMC
City Recorder

Approved: _____

DRAFT - FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, January 27, 2021**

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

8 **Staff:** Todd Sheeran, City Attorney
9 Stephanie Thayer, Accountant/Human Resources Manager
10

11 At approximately 10:08 p.m., Mayor Derk Timothy called the meeting to order.
12

13 **Motion:** Mark Hales moved to go into Closed Meeting to discuss the character, professional
14 competence, or health of an individual.
15

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

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

21 The Council discussed the character, professional competence, or health of an individual.
22


23 The Closed Session adjourned at 11:24 p.m.
24
25
26
27

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

31 Approved: _____



Date: February 19, 2021

From: Michael Fazio 

To: Mark Reid, City Manager
Mayor Timothy
City Council

RE: Road Maintenance Projects Throughout the City

On February 3, 2021 the City posted the bid: **Road Maintenance Projects Throughout the City**. The objective of this bid was to secure a contractor that could complete pavement maintenance projects in accordance with the six year Road Maintenance Plan. This is a one year contract, renewable up to five years. The bids were opened on February 18, 2021.

The bids were based on unit price as the total scope of work will be predicated on the yearly budget amount and the maintenance schedule.

There were three bids submitted. The low bidder is Advanced Paving and Construction, LLC, of Ogden, Utah (*see attached Bid Tab*). Advanced Paving and Construction is a well established company, serving Utah, Southern Idaho and Western Wyoming. Their unit bid for the projects as advertised is \$379.80. The total expenditure will reflect the amount of work performed; however, we expect it to be up to \$1.4M, the remainder of the allocated 2021 budget amount.

I recommend awarding the Road Maintenance Projects Throughout the City contract to Advanced Paving and Construction, LLC and approving the resolution authorizing the City Manager to enter into a general services agreement with Advanced Paving and Construction, LLC.



Bids

Project:	Road Maintenance Projects Throughout the City
Bid Opening Date:	February 18, 2021
Total Number of Bids:	three
Apparent Low UNIT Bid:	\$380
Low Bid Company:	Advanced Paving and Construction, LLC
Average UNIT Bid Amount:	\$626

Bid Tabulation

No.	Company	UNIT Bid Amount	Difference from Low Bid
1	Advanced Paving and Construction, LLC	\$ 379.80	\$ -
2	Intermountain Slurry Seal	\$ 589.63	\$ 209.83
3	Morgan Pavement Maintenance	\$ 910.04	\$ 530.24

RESOLUTION NO. 2021-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, AUTHORIZING THE CITY MANAGER TO ENTER INTO A ROAD MAINTENANCE AGREEMENT THROUGHOUT THE CITY WITH ADVANCE PAVING AND CONSTRUCTION.

WHEREAS, Bluffdale City (the “City”) is obligated to maintain its roads within the City; and

WHEREAS, the City and Advance Paving and Construction (“Contractor”) desire to that Contractor maintain the roads within the City; and

WHEREAS, the Bluffdale City Council (the “City Council”) finds that entering into said agreement would be in the best interest of the City.

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

SECTION 1. Authorize to Sign. The City Council hereby authorizes the City Manager to enter into a general services agreement for road maintenance with Contractor in accordance with the submitted bid documents.

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

APPROVED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, ON THIS _____ DAY OF _____, 2021 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

Utah Transit Authority Update

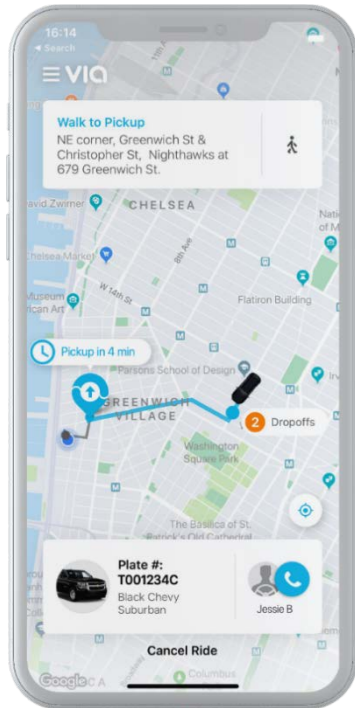
UTA on Demand by Via Microtransit Pilot FrontRunner Forward

Carlton Christensen: Chair, UTA Board of Trustees

Jaron Robertson: Director, Innovative Mobility Solutions



UTA on Demand by Via



Pilot goals and objectives

- Public/private partnership
- Test new and emerging technologies and transit solutions
- Improve mobility
- Coverage based transit service
- Provide first and last mile connections to UTA rail stations
- Improved customer experience
- Improved operating efficiencies



UTA on Demand by Via



COVID-19

- Significant decline in ridership
- Improved cleaning and safety procedures
- Implemented quick adjustments to the service
- Suspended all marketing and promotion efforts
- New customer trends and use of the service



UTA on Demand by Via

	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20
Total Rides	266	4,701	7,346	7,844	6,058	2,304	2,600	3,556	3,557	4,063	4,699	4,401	3,373
% Change Total			56.26%	6.78%	-22.77%	-61.97%	12.85%	36.77%	0.03%	14.23%	15.65%	-6.34%	-23.36%
WAV Rides	3	65	87	87	67	37	104	112	121	98	180	117	82
Shared Rides	8%	13%	21%	29%	23%	4%	6%	9%	9%	16%	15%	16%	17%
FMLM Connection	62%	52%	52%	54%	49%	39%	36%	35%	29%	31%	30%	32%	31%

WAV: Wheelchair Accessible Vehicle
 FMLM: First Mile/Last Mile



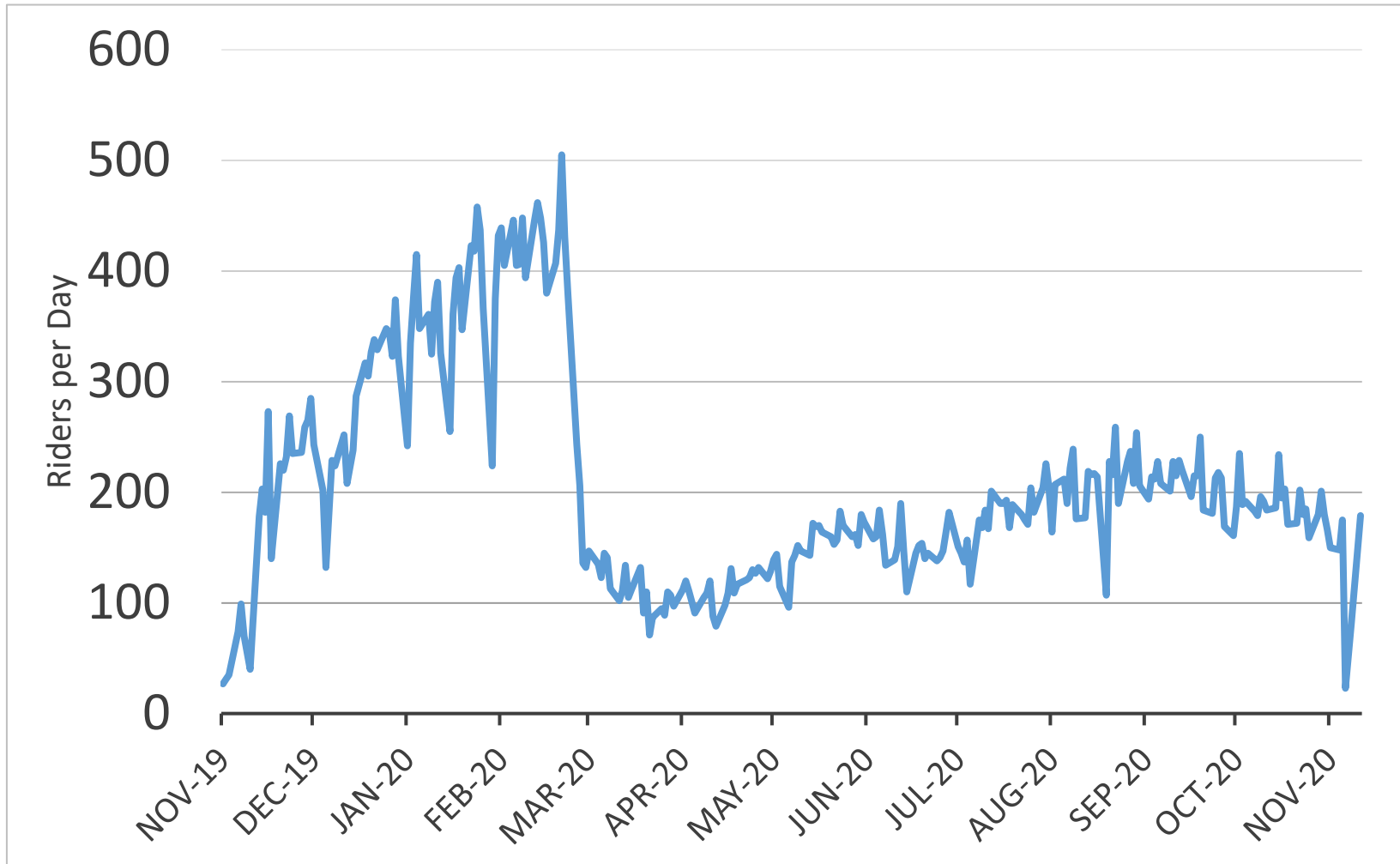
Bluffdale Ridership

March 2020 Microtransit Ridership		
Total Ridership	6,058	
Bluffdale		
Origins	197	3.3%
Destinations	179	3.0%
*O&D within City	9	0.1%
Total Ridership	367	6.1%
Avg. Daily Ridership	17	
WAV	8	0.1%
FMLM	158	43%

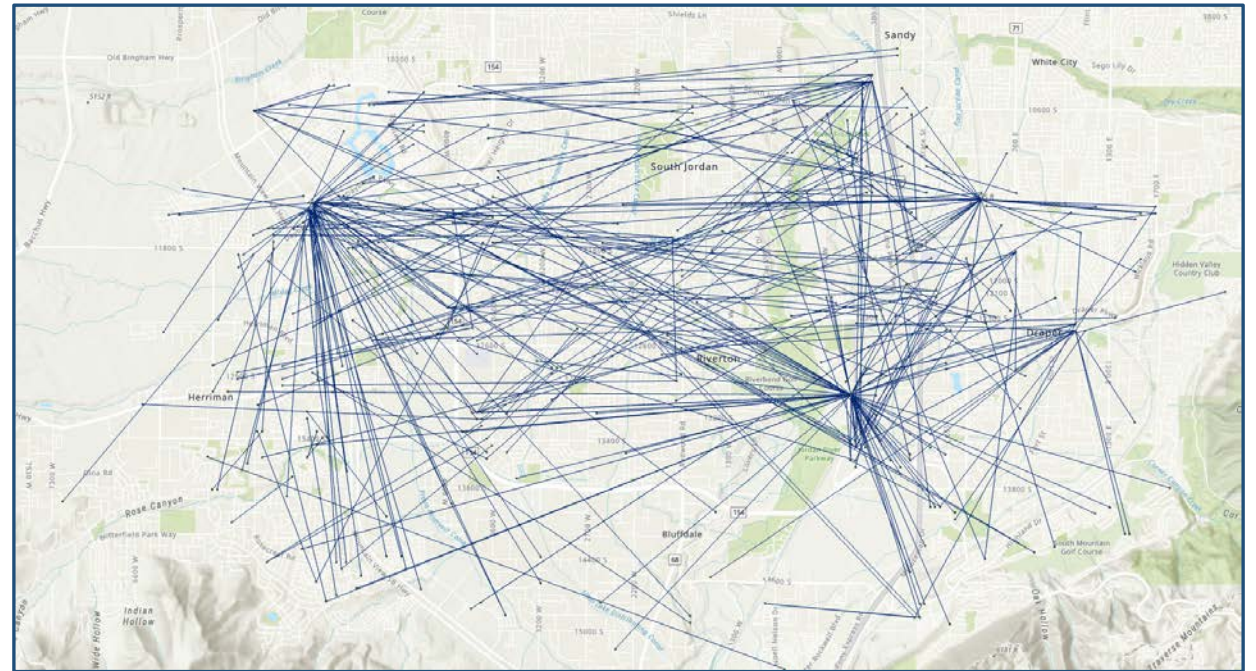
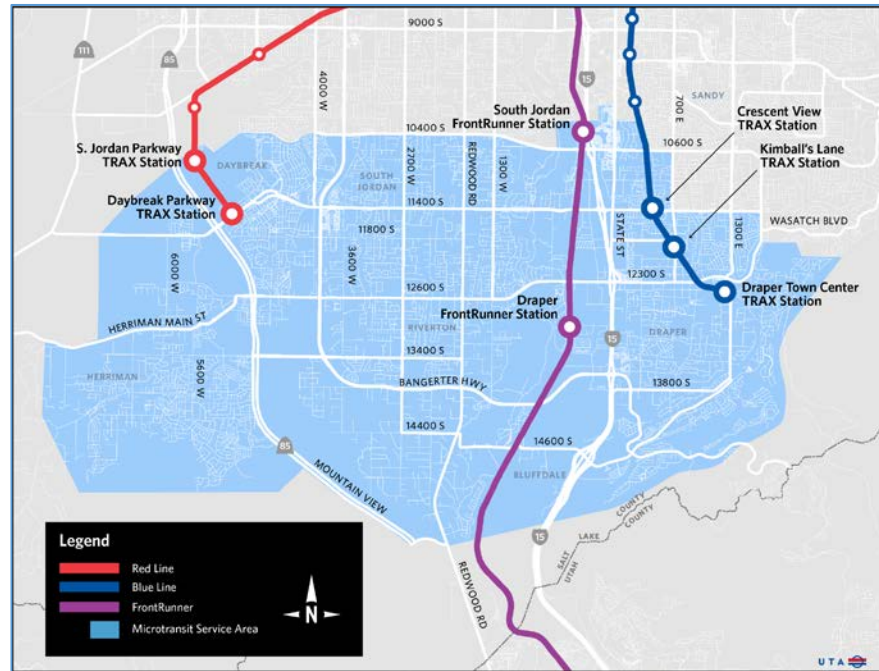
*Included in Origin and Destinations



UTA on Demand by Via



UTA on Demand by Via



UTA on Demand by Via

Next Steps

- Extend the pilot through the August 2021 change day
- Suspend UTA flex routes in the service area, April 2021 change day
- Integration with Transit app and UTA electronic fare media
- Provide first and last mile connections paratransit service
- Evaluate expansion zones as part of UTA's Five-Year Service Plan



FrontRunner Forward



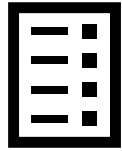
Background



- Vital transportation backbone for the Wasatch Front and alternative to the Interstate 15 freeway
- Additional investment contemplated in plans by the MPOs and previously studied
- Supports economic development and access to opportunity
- UTA’s service area is forecast to double in population by 2065
- Strong state interest



Service Objectives for FrontRunner



Frequent service



Increase capacity



Increase reliability



Allow skip-stop operations



Faster trains



Regional Objectives for FrontRunner Service



Provide additional options to connect jobs and employees



Increase ridership of FrontRunner and overall transit system



Support real estate and economic development



Reduce congestion on the I-15 corridor



Improve air quality



Enhance safety at grade crossings



Consider as backbone to future passenger rail



Vision

- Conceptual framework that guides the approach to preparing a strategy and work program for growing FrontRunner capacity
- High-level synopsis of the overall program, based on the business plan
- Useful for communicating what UTA and project partners are seeking to accomplish to grow the capacity and reliability of FrontRunner



FrontRunner Next Steps Professional Services Strategy

- Multifaceted development strategy for FrontRunner
 - FR Next Steps Program Management & Strategic Business Plan
 - On-Call Operations Planning & Simulation Assistance
 - Project Implementation Plan
 - Environmental, Design & Construction Projects



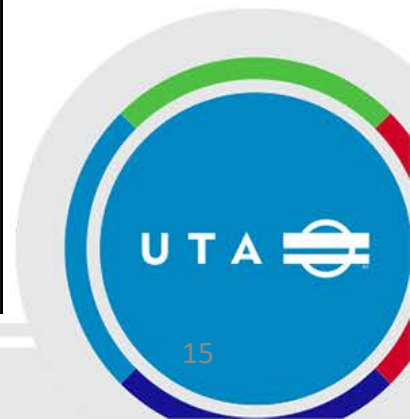
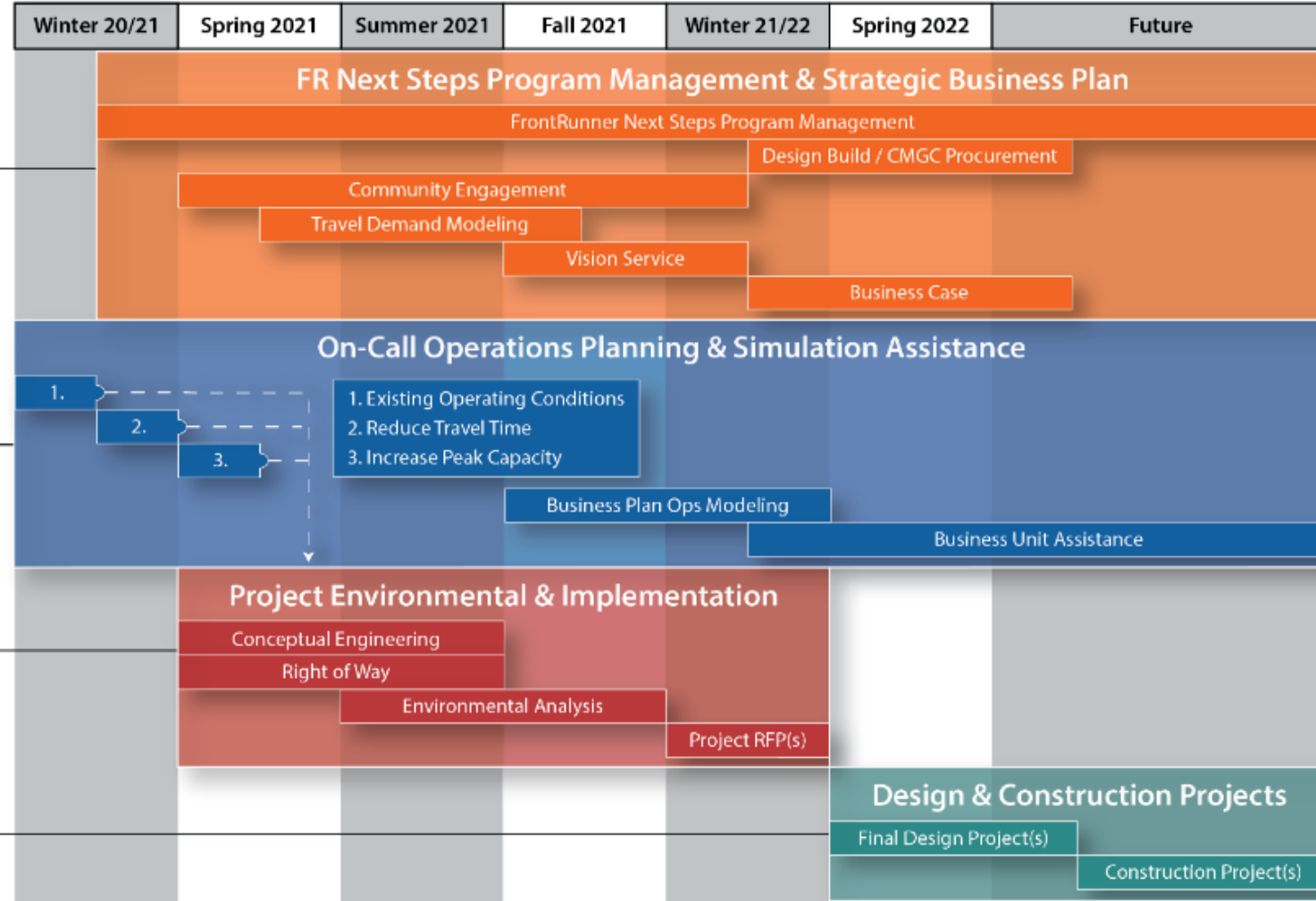
FrontRunner Next Steps Professional Services Strategy



Program Director
Manjeet Ranu

FrontRunner
Business Unit

DRAFT 12/2020





REQUEST FOR CITY COUNCIL ACTION

To: Mayor and City Council
From: Jennifer Robison, Senior Planner
Date: 19 February 2021
Business Date: 24 February 2021
Subject: Amendments to the R-SL Residential Senior Independent Living Zone
Text as directed by the City Council on February 10, 2021.
Staff Presentation: Jennifer Robison

The City Council directed Staff to provide text amendments to the previously drafted R-SL Residential Senior Independent Living Zone and Ordinance 2021-01 for consideration and vote at the meeting on February 24, 2021. These revisions and other minor edits have been provided by Staff as follows:

Previous text ~~strikethrough~~ and new text is in RED

11.80.060.0320: MINIMUM PROJECT AREA AND MAXIMUM DENSITY QUALIFICATIONS:

1. Each proposed R-SL Senior Independent Living Zone shall have primary access from a City designated major collector street within fifteen hundred feet (1500') of Utah State Route 154 (Bangerter Highway).
2. Each development project in the R-SL Zone shall be located on a parcel containing not less than four (4) acres.
3. The density for any senior living project shall be up to a maximum ~~not exceed~~ of 6.50 units per acre for any R-SL zone.
4. Each proposed R-SL Zone shall share a common boundary with a commercial designated property.

11.80.060.0230: PERMITTED AND ACCESSORY USES:

- A. Permitted uses allowed within the R-SL Zone are provided as follows:
- a. Single-family residential dwellings.
 - b. Multi-family residential dwellings not to exceed ~~six (6)~~ four (4) attached units.
 - c. Minor home occupations in compliance with BCC 3.80 with no employees.

11.80.060.060: SETBACK AND DRIVEWAY REQUIREMENTS:

The following minimum setback requirements shall apply in the R-SL Independent Living Zone. Each setback is measured from the property line of the lot or parcel.

- A. Front Setback; Unit and Driveway Access: Each building or structure in the R-SL Zone adjacent to a public or private street shall have a minimum front setback of fifteen feet (15') measured from the right-of-way, otherwise the front setback shall be a minimum of ten feet (10').
- B. Driveways to each unit shall be required and driveway areas shall be a minimum of twenty feet (20') in length, exclusive of any sidewalk or walkways. If units are accessed by an alley or auto court, the width of the alley shall be a minimum of twenty-five feet (25') and shall comply with all emergency vehicle access requirements. ~~Parking in the alley is not permitted.~~

11.80.060.130: DEVELOPMENT AND DESIGN REQUIREMENTS:

A. DEVELOPMENT STANDARDS:

2. Design: Buildings shall exhibit exceptional design qualities that enhance the residential h. All homes shall be designed with senior living as the predominant theme with the following elements:

- a. No basements, slab-on-grade construction.
- b. Limited stairs to access the unit.
- c. Main floor master bedroom and laundry.
- d. No more than two (2) bedrooms on the main floor.
- e. Optional second story for ~~guest bedrooms~~ **bonus room or loft.**

j. Required guest parking shall be evenly distributed throughout the project and easily accessible **in compliance with BCC 11.120.030.**

SUPPORTING DOCUMENTS:

1. Revised Ordinance 2021-01

**BLUFFDALE CITY
ORDINANCE 2021-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLUFFDALE,
UTAH, ENACTING R-SL SENIOR INDEPENDENT LIVING ZONE.**

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 enact a new zone to allow for senior living options with reasonable regulations; 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 Council of Bluffdale City, in the State of Utah, as follows:

SECTION 1: Amendment. The City Council hereby adopts BCC 11.80.060 for the RS-L SENIOR INDEPENDENT LIVING ZONE as shown in Exhibit A.

SECTION 2: Severability. Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE,
UTAH, ON THIS _____ DAY OF _____, 2021 BY THE
FOLLOWING VOTE:**

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

Councilmember Hales

Councilmember Kallas

Derk P. Timothy, Mayor, Bluffdale
City

Wendy Deppe, City Recorder
Bluffdale City

11.80.060. R-SL SENIOR INDEPENDENT LIVING ZONE

11.80.060.010: PURPOSE AND ZONE CHARACTERISTICS:

11.80.060.020: QUALIFICATIONS:

11.80.060.030: PERMITTED AND ACCESSORY USES:

11.80.060.040: OCCUPANCY RESTRICTIONS:

11.80.060.050: PROJECT FRONTAGE:

11.80.060.060: SETBACK AND DRIVEWAY REQUIREMENTS:

11.80.060.070: PROJECTIONS INTO SETBACKS:

11.80.060.080: BUILDING HEIGHT REQUIREMENTS:

11.80.060.090: DISTANCE BETWEEN BUILDINGS:

11.80.060.100: PERMISSIBLE COVERAGE:

11.80.060.110: PARKING, LOADING AND ACCESS:

11.80.060.120: PROJECT PLAN APPROVAL:

11.80.060.130: OTHER REQUIREMENTS:

11.80.060.010: PURPOSE AND ZONE CHARACTERISTICS:

The R-SL Senior Independent Living Zone is established to provide areas within the City for housing for residents aged 55 years and older who prefer to reside in independently owned dwelling units within a larger community of common area, open space and amenities. Rezoning to the R-SL Zone should be carefully reviewed to ensure compatibility with existing development and adjacent neighborhoods.

11.80.060.020: QUALIFICATIONS:

1. Each proposed R-SL Senior Independent Living Zone shall have primary access from a City designated major collector street within fifteen hundred feet (1500') of Utah State Route 154 (Bangerter Highway).
2. Each development project in the R-SL Zone shall be located on a parcel containing not less than four (4) acres.
3. The density for any senior living project shall not exceed 6.50 units per acre for any R-SL zone.
4. Each proposed R-SL Zone shall share a common boundary with a commercial designated property.

11.80.060.030: PERMITTED AND ACCESSORY USES:

- A. Permitted uses allowed within the R-SL Zone are provided as follows:
 - a. Single-family residential dwellings.
 - b. Multi-family residential dwellings not to exceed four (4) attached units.
 - c. Minor home occupations in compliance with BCC 3.80 with no employees.

11.80.060.040: OCCUPANCY QUALIFICATIONS AND RESTRICTIONS:

- A. Dwelling units are restricted to a maximum unit size of two (2) bedrooms on the main floor. A bonus room or loft is allowed with a second-floor option over a garage.
- B. The dwelling units are intended for, and to be owned and occupied by, at least one (1) person fifty-five (55) years of age or older per unit.
 - a. A dwelling unit may be occupied by the surviving member(s) of a household, regardless of age, if the qualifying person has passed away, provided the surviving member(s) was a resident of the unit at the time of the qualifying person's death.
 - b. A unit may be occupied by the management, medical, or custodial personnel of a qualifying resident.
 - c. A homeowners' association (HOA) shall be established for a development to ensure compliance with resident restrictions and provide maintenance of buildings, open space, recreation facilities and other common areas.

11.80.060.050: PROJECT FRONTAGE:

Senior living projects shall promote an active street frontage on all public streets. The creation of a second frontage road or courtyard area on the street frontage, in which units may be oriented toward, can also be an acceptable option for projects located on collector roads.

11.80.060.060: SETBACK AND DRIVEWAY REQUIREMENTS:

The following minimum setback requirements shall apply in the R-SL Independent Living Zone. Each setback is measured from the property line of the lot or parcel.

- A. Front Setback; Unit and Driveway Access: Each building or structure in the R-SL Zone adjacent to a public or private street shall have a minimum front setback of fifteen feet (15') measured from the right-of-way, otherwise the front setback shall be a minimum of ten feet (10').
- B. Driveways to each unit shall be required and driveway areas shall be a minimum of twenty feet (20') in length, exclusive of any sidewalk or walkways. If units are accessed by an alley or ~~auto court~~, the width of the alley shall be a minimum of twenty-five feet (25') and shall comply with all fire codes. Parking in the alley is not permitted.
- C. Side Setback; Corner Lot:
 - 1. Each building or structure in the R-SL Zone shall have a minimum side setback of ten feet (10').
 - 2. Each corner lot or parcel in the R-SL Zone shall have a minimum setback of twenty feet (20') along the street on the side of the lot not being used as the front setback.

D. Rear Setback:

1. Each building or structure in the R-SL Zone adjacent to a public or private street shall have a rear setback of fifteen feet (15') measured from the right-of-way, otherwise the rear setback shall be a minimum of ten feet (10').

11.80.060.070: PROJECTIONS INTO SETBACKS:

A. Permitted: The following structures may be erected on or projected into any required setback:

1. Necessary appurtenances for utility service.

B. Setback Areas: The following structures may be erected on or projected into any required front, side, or rear setback not more than two feet (2'):

1. Cornices, eaves, sills, buttresses or other similar architectural features.
2. Awnings, decks and planter boxes.

11.80.060.080: BUILDING HEIGHT REQUIREMENTS:

- A. A primary building or structure may not exceed thirty-five feet (35') in height, nor be lower than ten feet (10') in height.
- B. A primary building or structure shall be built of slab-on-grade construction, with no basements allowed.

11.80.060.090: DISTANCE BETWEEN BUILDINGS:

A. The distance between any residential building or structure and any other residential building or structure shall not be less than ten feet (10').

11.80.060.110: PARKING, LOADING AND ACCESS:

Off street parking shall be provided in accordance with BCC 11.120. All senior living projects are required to provide an off-street parking plan with the site plan application which includes areas for snow storage.

11.80.060.120: SITE PLAN APPROVAL:

Approval Process: An applicant for approval in the R-MS Zone shall submit a site plan application in accordance with all requirements of this Chapter and all other applicable City ordinances. The Planning Commission is the land use authority to review and approve all site plans in the R-SL Zone. An applicant may submit an application for site plan and preliminary and

final subdivision plat approval simultaneously, if desired. Each application will be approved by the land use authority provided by BCC 11.30.090.

11.80.060.130: DEVELOPMENT AND DESIGN REQUIREMENTS:

The purpose of the design requirements is to establish minimum development standards for independent living multi-dwelling units within a structure. These standards are intended to ensure that such development is well buffered from and compatible with adjacent property, serves the needs of occupants thereof, and retains long term viability and quality of the project.

A. DEVELOPMENT STANDARDS:

1. Unit Differentiation: Multi-dwelling unit buildings or structures (buildings) shall include design features that differentiate adjoining units and create identity for each unit. This goal shall be achieved through the following requirements:

a. Buildings shall include a variety of heights.

1. Long, continuous rooflines greater than fifty feet (50') shall not be permitted.

b. The front facade of the building shall exhibit visual relief through an array of architectural features and varied individual unit setbacks.

1. Articulation such as roof dormers, hips, gables, balconies, porches, wall projections, and fenestration shall be used to break up the visual massing of building facades.

c. Buildings shall include a variety of building colors and materials. A minimum of three (3) colors per elevation is preferred.

d. Buildings shall incorporate variations of the following architectural elements:

Accent building materials

Door frames

Garage doors

Rooflines

Window frames

Window types

2. Design: Buildings shall exhibit exceptional design qualities that enhance the residential aesthetics of the surrounding properties. This shall be achieved by the following requirements:

a. All exposed sides of the building shall have framed windows.

b. Side and rear elevations that are visible from public and private streets shall equal the architectural detailing of the front facade.

c. Building materials shall consist of at least fifty percent (50%) brick, stone, fiber cement board, or synthetic stone on all sides of the building. Windows are excluded from the gross calculation of exterior building materials.

d. Shared entrances units shall be accentuated with architectural detailing and well lit.

e. Utility and mechanical equipment extending from the building shall be clustered and screened by compatible architectural materials or appropriate vegetation. When the project architecture contains pitched roofs, the roof mounted utility equipment shall be situated on the back side of the roof pitch.

f. All units shall have a minimum of two car garages which complement the project architecture in terms of design, materials, and colors. Driveways shall be required for each unit that are capable to park two cars for off street parking and a minimum of twenty feet (20') in length.

g. Garage doors shall exhibit quality design and color variation throughout the project.

h. All homes shall be designed with senior living as the predominant theme with the following elements:

a. No basements, slab-on-grade construction.

b. Limited stairs to access the unit.

c. Main floor master bedroom and laundry.

d. No more than two (2) bedrooms on the main floor.

e. Optional second story for bonus room or loft.

i. Fencing within the project shall be limited to encourage shared open space, pedestrian access, and project integration into the surrounding neighborhood. Perimeter fencing around the project is required and shall be a maximum of eight feet (8') in height and be constructed of masonry or wrought iron.

j. Required guest parking shall be evenly distributed throughout the project and easily accessible in compliance with BCC 11.120.030.

k. Landscaping strips between driveways should be used to break up expanses of impervious surface.

4. Site Plan, Mobility, And Street Treatment: Pedestrian and automobile circulation shall flow in a logical manner and integrate neighborhood street connectivity.

a. Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, and parking areas. Pedestrian access points should be installed between the project and the external neighborhood.

b. To encourage pedestrian connectivity, senior living projects shall connect sidewalks and walkways to public streets and adjacent private streets at all logical points.

c. Senior living projects shall install sidewalks on both sides of all private streets. Sidewalks shall be a width of no less than five feet (5').

5. All projects shall submit a lighting plan that illustrates lighting accommodation for automobile and pedestrian users.

a. Low level bollard lighting is encouraged for illumination of internal pedestrian pathways.

b. Exterior lighting along all streets shall be pedestrian in scale with a maximum height of fourteen feet (14').

6. All projects shall submit a landscaping plan in accordance with site plan requirements in accordance with BCC 11.150.

a. Landscaping shall be used as a land use buffer where appropriate.

b. Detention basins shall be adequately landscaped and maintained. Drought tolerant landscaping for detention basins is highly encouraged.

c. All sloped areas shall be landscaped in accordance with adopted standards.

7. Common Open Space: No less than thirty percent (30%) of the gross project area, shall be designated for open space uses. Applicants for projects shall submit an open space plan for the type of quality open space that the project will provide. The open space plans shall be consistent with the following:

a. Open space areas shall be available to everyone residing in the boundaries of a development.

b. Open space may include pathways and outdoor amenities.

c. Open space excludes private balconies, decks, patio areas, recreation buildings, indoor amenities, vehicle parking, streets and streetscape sidewalks.

d. Open space should be centrally located and based on existing natural features.

e. Open space should be clustered to create the most beneficial and efficient use of space.

8. Amenities: Centrally located amenities shall be provided for projects such as; but not limited to:

1. Community garden.

2. Courtyard with benches.

3. Picnic tables and barbecue area with shade structures.

4. Swimming pool (indoor or outdoor).

5. Sports courts (i.e., tennis, pickleball, etc).

6. Natural open space area with benches/viewing areas and/or trails.

11.80.060.130: OTHER REQUIREMENTS:

A. Signs: The following signs, and no others, are allowed in the R-SL Zone:

1. Development entrance monument signs not exceeding thirty-six (36) square feet in area to identify the project. The entrance signs are limited in height to four feet (4') and must be approved at the time of development approval. No electronic message boards are allowed.

B. Entry Gates: If a senior living project desires entry gates to be placed on ingress and egress points, all gates and mechanisms shall be approved by the City Fire Chief in accordance with all fire codes. Gates shall only be allowed for private streets.

BLUFFDALE CITY UTAH
RESOLUTION NO. 2021-~~XX~~04

**A RESOLUTION AUTHORIZING AN ABATEMENT OF PAYING UTILITY BILLS FOR
ACTIVATED NATIONAL GUARD, RESERVE, ACTIVE MILITARY PERSONNEL AND
DISABLED MILITARY VETERANS**

WHEREAS, Bluffdale City has a number of residents who serve in the National Guard, Reserves, and Active Military who have been activated with the recent conflicts; and

WHEREAS, these men and women who serve in the National Guard, Reserves, or Active Military are often sacrificing income to serve the people of the United States and the citizens of Bluffdale City; and

WHEREAS, the activation of these individuals has often created a financial hardship on their families; and

WHEREAS, for military veterans who have become disabled through their military service, the disability has often created a financial hardship on their families; and

WHEREAS, in recognition of the service and sacrifice of the men and women serving their country, and protecting those of us in the City of Bluffdale, and throughout the country, the City desires to show its support for the activated or disabled military personnel and help mitigate financial hardships on their families because of their service; and

WHEREAS, the City Council has determined that there is a need to extend this benefit because of continued armed service demands;

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

Section 1. The City of Bluffdale will abate 100 percent (100%) of the basic residential utility services charged by the City for residents of Bluffdale that are members of the military who have been activated to full-time military duty.

Section 2. The City of Bluffdale will abate 50 percent (50%) of the basic residential utility services charged by the City for residents of Bluffdale that are or disabled military veterans.

Section 3. Basic residential service is defined as the fees associated with the water fee plus up to 10,000 gallons of water, 1 garbage can service, 1 recycling can service, the street-lights fee, and the storm water fee.

Section 42. In order to qualify for this abatement, the military personnel must be a resident of the City of Bluffdale.

Section 53. For activated military personnel, eligibility shall be established by the person, or family member, bringing a copy of the United States military activation papers to the City’s utility billing office.

Section 6. For disabled military veterans, eligibility shall be established by the person, or family member, bringing a copy of the Salt Lake County verification of disability to the City’s utility billing office. City personnel will verify the disability status with the County at the time of application and annually, thereafter.

Section 74. The monthly abatement shall be effective on the month of activation or disability and beginning no sooner than ~~March~~ February 1, 2021. The abatement for activated military personnel shall be extended to remain in effect until the date when the qualified person is released from active duty.

Section 8. The abatement for disabled military veterans shall extend as long as the disability remains.

Section 95. This Resolution shall become effective immediately upon its passage and authorizes the Mayor to execute and cause to be delivered the same.

PASSED, ADOPTED, AND APPROVED the ~~24~~²⁷~~th~~ day of ~~February~~January, 2021.

By: _____
Mayor Derk P. Timothy

ATTEST:

Wendy Deppe, City Recorder

Voting by the City Council:	Aye	Nay
Council Member Aston	___	___
Council Member Crockett	___	___
Council Member Gaston	___	___
Council Member Hales	___	___
Council Member Kallas	___	___