



BLUFFDALE
EST. 1848

**2021 WATER CONSERVATION
PLAN UPDATE**
(HAL Project No.: 394.02.100)

CITY OF BLUFFDALE

2021 WATER CONSERVATION PLAN UPDATE

(HAL Project No.: 394.02.100)



Robert B. Sowby, Ph.D., P.E., ENV SP
Project Engineer



859 W. South Jordan Pkwy. Ste. 200
South Jordan, UT 84095
801-566-5599
www.hansenallenluce.com

December 2021

TABLE OF CONTENTS

TABLE OF CONTENTS	i
CHAPTER 1 – INTRODUCTION	1-1
CHAPTER 2 – EXISTING WATER SYSTEM	2-1
SYSTEM PROFILE	2-1
INVENTORY OF WATER RESOURCES.....	2-1
SUPPLY	2-2
WATER MEASUREMENT	2-3
BILLING	2-6
Current Water Rate Structure.....	2-6
WATER USE	2-6
CHAPTER 3 – CONSERVATION ISSUES AND GOALS	3-1
IDENTIFIED PROBLEMS	3-1
GOALS.....	3-1
CHAPTER 4 – CONSERVATION MEASURES & IMPLEMENTATION	4-1
EXISTING CONSERVATION MEASURES.....	4-1
PROPOSED CONSERVATION MEASURES	4-3
DROUGHT RESPONSE ACTIONS	4-4
REFERENCES	
APPENDIX A	
BLUFFDALE CITY COUNCIL ADOPTION OF WATER CONSERVATION PLAN	
APPENDIX B	
SUMMARY OF JVVCD WATER EFFICIENCY STANDARDS	
APPENDIX C	
CITY OF BLUFFDALE CODE ON WATER CONSERVATION	

LIST OF TABLES

Table 2-1	2019 Water System Connections.....	2-1
Table 2-2	Summary of Bluffdale City Water Sources	2-2
Table 2-3	Summary of JVWCD Connections	2-3
Table 2-4	Bluffdale City Percent Metered Connections by Type of Use	2-4
Table 2-5	Comparison of Water Produced to Metered Water Use.....	2-4
Table 2-6	2019 Water Rate Structure	2-6
Table 2-7	Bluffdale City Historical Water Supply Summary	2-6
Table 2-8	2019 Per Capita Water Use by Type.....	2-8
Table 4-1	Existing Conservation Measures.....	4-1
Table 4-2	Proposed Conservation Measures	4-3
Table 4-3	Water Conservation Action Plan	4-4

LIST OF FIGURES

Figure 2-1	Water System Service Area Map	After 2-1
Figure 2-2	Bluffdale City Percent Metered Connections by Type of Use	2-4
Figure 2-3	Comparison of Water Produced to Metered Water Use.....	2-5
Figure 2-4	Bluffdale City Historical Water Supply Summary	2-7
Figure 2-5	Historical Per-Capita Water Use	2-8
Figure 2-6	Future Use Comparison	2-9

CHAPTER 1 – INTRODUCTION

The City of Bluffdale recognizes the need for proactive planning to meet the water needs of its citizens. The Utah State Legislature has passed legislation requiring public water suppliers to prepare a Water Conservation Plan and then to update the plan periodically. This 2021 report is an update of the City's 2015 Water Conservation Plan. This report describes the drinking water system, summarizes water consumption, assesses the water conservation alternatives available to the City, sets goals to conserve water, and identifies existing and proposed water conservation measures to be implemented by the City.

The new Regional M&I 2030 Water Conservation Goal for the Salt Lake region is to reduce consumption by 11% from the year 2015 to 2030, resulting in a reduction goal of 210 to 187 gpcd (HAL and BCA, 2019). Bluffdale City is already below the regional goal, and therefore, has the goal to also have an 11% reduction from 2015 to 2030, following the same trajectory as the regional goal. The City was at 171 gpcd in 2015. So for 2030 the City's goal is to be at 152 gpcd.

Appendix A includes the resolution documenting the City's adoption of the conservation plan update.

CHAPTER 2 – EXISTING WATER SYSTEM

SYSTEM PROFILE

Located along the Jordan River corridor in southern Salt Lake County, Bluffdale has grown steadily during its transition from rural land use to residential subdivisions. In 2019, the City reported to the Division of Water Rights an estimated population of 16,350 people.

Bluffdale owns and operates a public water system serving 4,242 connections (Utah Division of Water Rights 2019). These connections include domestic (4,066), commercial (118), and institutional (58) customers with both indoor and outdoor water uses. A summary of the current connections by type is shown in Table 2-1.

Table 2-1: 2019 Water System Connections

Connection Type	Total Connections
Residential	4,066
Commercial	118
Industrial	0
Institutional	58
Total	4,242

The drinking water system consists of three main pressure zones (Zone 1, Zone 2, and Zone 3 from low to high) and one intermediate pressure zone (Bluffdale Heights). Zone 1 and Zone 2 are divided into east and west (Zone 1E, 1W, etc.) according to their position relative to the Jordan River.

All potable water is purchased from Jordan Valley Water Conservancy District (JVWCD), which delivers water through nine metered connections. The City has water storage capacity in three tanks, one of which it shares with JVWCD. The City's drinking water pipe network contains some 90 mi of pipe, according to GIS data provided during the 2019 Drinking Water Master Plan. About 50% is 8 in. diameter and over 90% is PVC material. About 30% of the pipe was installed in the last 15 years.

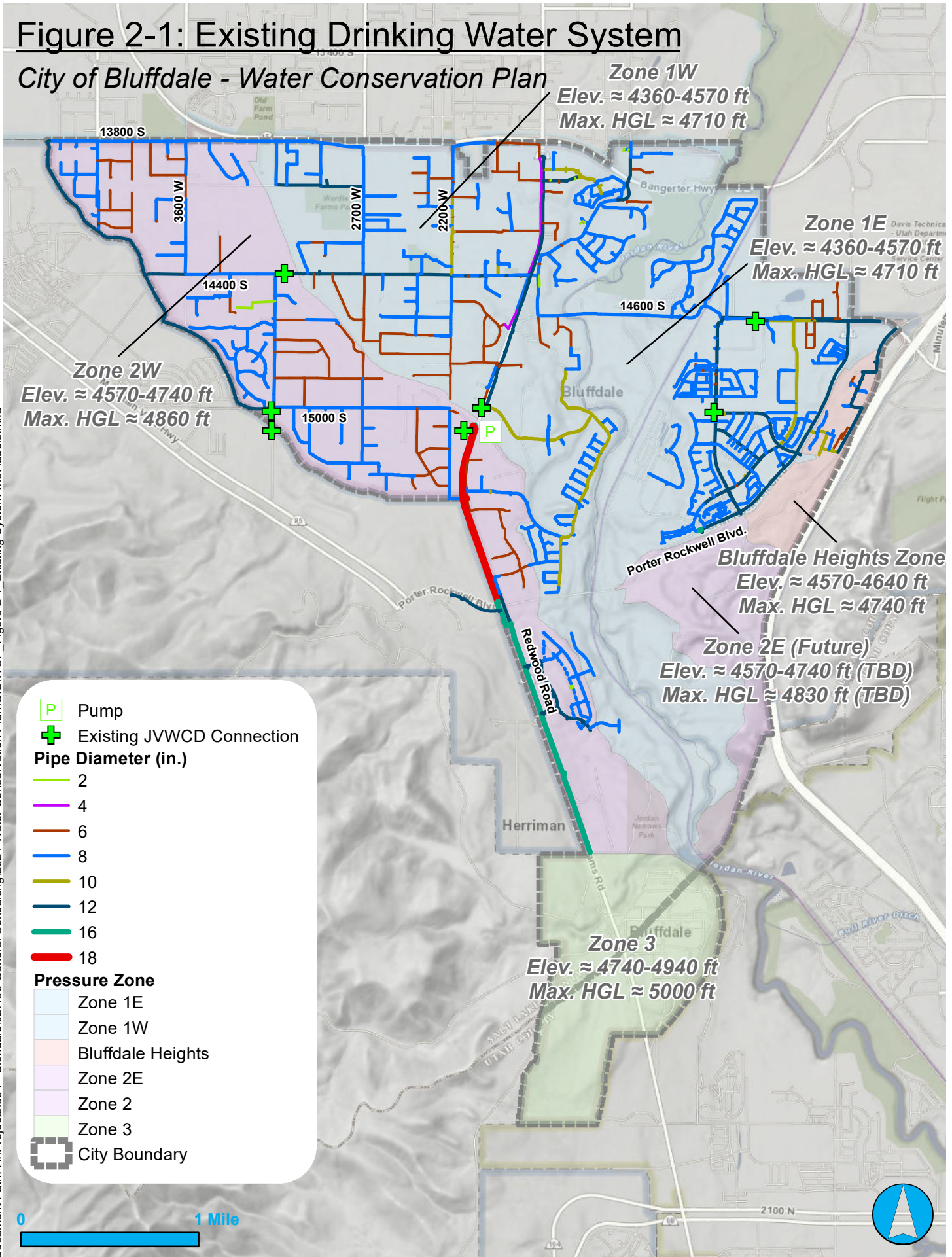
Bluffdale has no citywide irrigation system but owns and operates several irrigation facilities serving different areas. Since not all secondary water is metered, secondary water is excluded from this report.

INVENTORY OF WATER RESOURCES

The City's drinking water system extends throughout the municipal boundaries covering an area of approximately 11.14 mi². Currently, the water system provides water to 4,066 residential, 118 commercial, 0 industrial, and 58 institutional (public) connections. Figure 2-1 shows the system and service area boundaries.

Figure 2-1: Existing Drinking Water System

City of Bluffdale - Water Conservation Plan



The City does not own or operate any of its own drinking water sources. All of the City’s drinking water supply is purchased from JWWCD. The City’s contract to secure water from JWWCD is set forth in a formal Water Purchase Agreement. The agreement establishes a fixed annual volume and unit price. The City pays for 100% of the volume whether it is used or not. As a contingency, the agreement also allows the City to use up to 120% of the contract volume (i.e., 20% more) at the same unit price. Beyond 120%, the unit price doubles. The City plans to rely completely on JWWCD for future water supply.

Starting in 2021, JWWCD has new policies affecting wholesale contracts pertaining to contract volumes, water conservation practices, and land use policies (see Appendix B). JWWCD is encouraging its member agencies to adopt its Water Efficiency Standards to reduce water demand from new developments and has created a new price structure for wholesale water based on being “existing” or “new” water. When consumption goes beyond 120% of the contract volume, it is considered “new” water and the more expensive rate will apply.

Ideally, actual water use would fall between 100% and 120% of the contract volume so as to maximize the purchase without incurring the steeper prices for excessive use. The agreement is updated every few years as the City’s needs for water change. In 2021, the contract volume is expected to be 3,300 ac-ft/yr.

SUPPLY

Previous, current, and projected water supply is shown in Table 2-2.

Table 2-2: Summary of Bluffdale City Water Sources

Year	Actual Delivery (ac-ft)	Contract (ac-ft)	Contract + 20% (ac-ft)
2015	2,074	1,710	2,052
2016	2,496	1,710	2,052
2017	2,374	1,710	2,052
2018	2,894	2,300	2,760
2019	2,908	2,400	2,880
2020	3,732	2,500	3,000
2021*	3,500	3,200	4,000
2022*	4,000	3,424	4,280
2023*	4,500	3,760	4,700

* Projected amounts.

The City has nine connections from JWWCD. A list of the connections is presented in Table 2-3.

Table 2-3: Summary of JWCD Connections

Meter Station	Pressure Zone	Flow Capacity ¹ (gpm)	Status	Notes
15000 S. 1000 W. (Coyote Gulch / Westgate)	1E	450	Active	
14600 S. 850 W.	1E	450	Active	
15050 S. 3200 W. (Triangle Tank Meter)	1W (via Triangle Tank)	Not yet included	Active	
14400 S. 3200 W.	1W	400	Standby	Connection is closed to favor Triangle Tank. Do not open without first isolating the tank. If opened, pressure may overpower the tank.
14900 S. Redwood Rd.	1W	300	Standby	Connection is closed to favor Triangle Tank. Do not open without first isolating the tank. If opened, pressure may overpower the tank.
14600 S. Pony Express Rd.	Bluffdale Heights	450	Active	Comes at slightly higher pressure (from Metro). Supplies Bluffdale Heights Zone. Valve in Regent Garden Lane must remain closed.
15100 S. 3200 W. (Pumped)	2W	300	Active	Limited capacity; pumped by JWCD before delivery to Bluffdale. Check Iron Horse and River View PRV settings to reduce unnecessary demand on this connection.
15000 S. Redwood Rd. (Camp Williams Pump Station)	3 (via PS)	780	Active	
1260 W. Jordan Narrows Rd. (Jordan Narrows Pump Station)	3 (via PS)	450	Active	
Total ²		3,580		

1. Maximum average flow rate over 24 hr.

2. Based on 2020 contract volume of 2,500 ac-ft.

WATER MEASUREMENT

Every water system loses some water or at least cannot account for the fate of all water produced. Mechanisms for water loss include leaks, breaks, hydrant flushing, construction water, waste pumping, and unmetered uses. According to the EPA (2017), water loss in public water systems averages 16%; some Utah systems have identified losses of 30% or more. Lost water is also lost

energy and lost revenue, so preventing and mitigating water loss should be a priority if losses are excessive.

In Bluffdale, water loss is less than 10%, as shown in Table 2-5. This means that the City was able to bill for almost all of the water it provided. Though there is room for improvement, a 10% loss is better than the national average of 16% and better than many Utah systems. In Bluffdale, the only unmetered uses of potable water are those associated with fire hydrants. The Public Works Department also attributes the low water loss to standard design, construction, and inspection procedures for new pipes and connections. Aged pipes will be replaced in coming years to further reduce water loss.

Water meters are critical to track water use and incentivize conservation. In Bluffdale, meters are read once a month. Percent of metered connections by type are summarized in Table 2-4.

Table 2-5 compares the water produced by the City’s drinking water sources to the metered water delivered to users from 2010 to present. Based on discussions with City staff, possible explanations for the unaccounted water use include leaks in the distribution system and meter inaccuracies. If high water usage is discovered, then the City investigates.

Table 2-4: Bluffdale City Percent Metered Connections by Type of Use

Year	Percent Water Use			
	Residential	Commercial	Industrial	Institutional/Other
2010	63.2%	9.5%	0.0%	27.4%
2011	75.8%	12.2%	0.0%	12.0%
2012	48.3%	10.0%	0.0%	41.7%
2013	58.6%	8.4%	0.0%	33.0%
2014	65.9%	9.4%	0.0%	24.7%
2015	73.9%	8.7%	0.0%	17.4%
2016	76.6%	7.0%	0.0%	16.4%
2017	85.6%	6.0%	0.0%	8.4%
2018	77.5%	4.6%	0.0%	18.0%
2019	71.4%	5.7%	0.0%	22.9%

Figure 2-2 below shows the percentage difference of metered connection types in the form of a graph using the information found in Table 2-4 above.

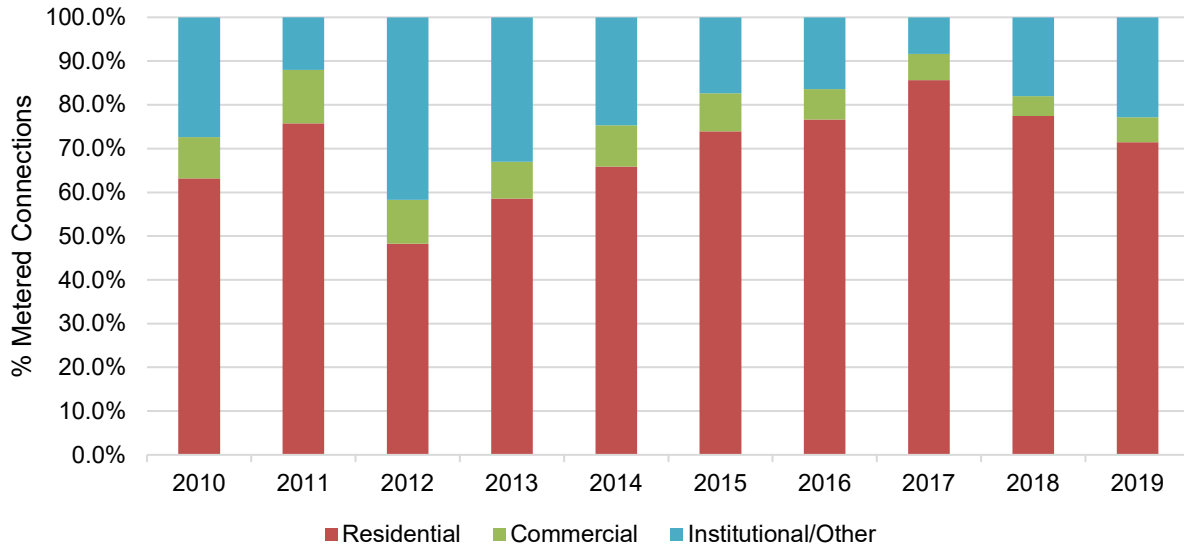


Figure 2-2: Bluffdale City Percent Metered Connections by Type of Use

Table 2-5: Comparison of Water Produced to Metered Water Use

Year	Total Metered Use (ac-ft)	Total Source Production (ac-ft)	Percent of Water Unaccounted For
2010	1,862.68	1,622.44	*
2011	1,392.55	1,512.60	7.94%
2012	2,521.70	1,512.60	*
2013	2,078.50	1,776.80	*
2014	4,872.96	2,038.40	4.50%
2015	1,911.56	2,073.52	7.81%
2016	2,413.13	2,601.90	7.26%
2017	2,281.98	2,480.44	8.00%
2018	2,721.84	2,893.67	5.94%
2019	2,781.99	2,907.68	4.32%

* Note: Removed due to inaccuracies in the reporting.

Figure 2-3 below shows the comparison of metered use vs. water produced in the form of a graph using the information found in Table 2-5 above.

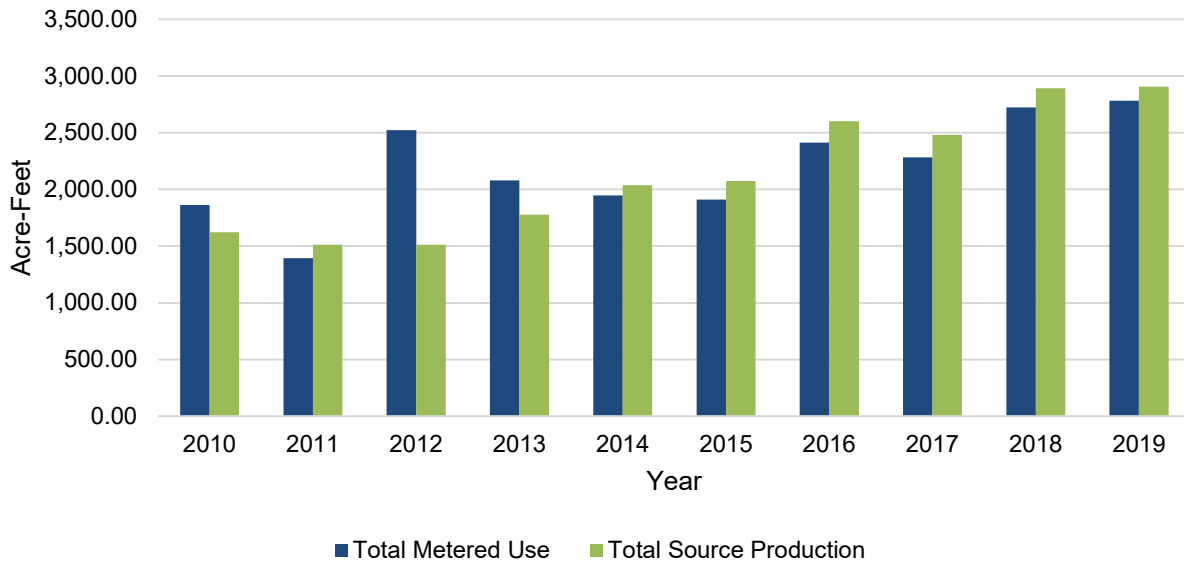


Figure 2-3: Comparison of Water Produced to Metered Water Use

BILLING

Current Water Rate Structure

The City’s drinking water rate structure is summarized in Table 2-6. The City adopted a tiered water rate structure about eight years ago to encourage water conservation and comply with the Division of Drinking Water’s requirements. This program lets homeowners know whether or not they are using too much water by penalizing high water users with higher fees. The water rate structure was adjusted last year. Secondary water from the City is being metered, but there currently is no tiered rate for secondary water. Secondary is currently priced at \$0.90 per 1,000 gallons. The City has said that the tiered rates have been successful and have encouraged less water use.

Table 2-6: 2019 Water Rate Structure

Water Tiers	Price
Monthly Base Water Fee (Residential)	\$12.00
Monthly Base Water Fee (Commercial)	\$30.00
Tier 1 (0–10,000 gallons)	\$2.50 per 1,000 gallons
Tier 2 (10,001–50,000 gallons)	\$3.00 per 1,000 gallons
Tier 3 (50,001–100,000 gallons)	\$3.85 per 1,000 gallons
Tier 4 (100,001 gallons and above)	\$4.55 per 1,000 gallons

WATER USE

Bluffdale has replaced all old water meters with new, continuous-read water meters. The City has also established a fixed-network meter-reading system and bills its users monthly. All delivered potable water is metered. The City requires water meters for all new active secondary water connections. Fire hydrants are not metered.

Historical water supplied by the City’s drinking water sources is summarized in Table 2-7.

Table 2-7: Bluffdale City Historical Water Supply Summary

Year	Total Source Supplied (ac-ft)
	JVWCD Purchases
2000	1,172.21
2001	1,227.13
2002	1,086.00
2003	1,149.00
2004	1,245.11
2005	1,231.00
2006	1,488.24
2007	1,692.96
2008	1,429.20
2009	7,090.08
2010	1,622.44
2011	1,512.60
2012	1,512.60
2013	1,776.80
2014	2,038.40
2015	2,073.52
2016	2,495.50
2017	2,374.03
2018	2,893.67
2019	2,907.68

Figure 2-4 charts the City’s historical water supply from 2010 to 2019.

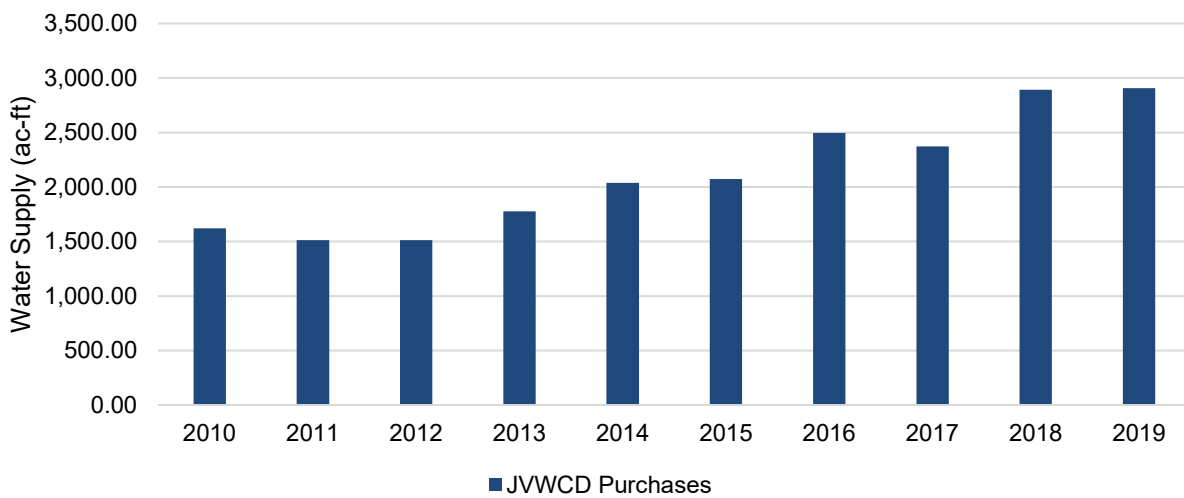


Figure 2-4: Bluffdale City Historical Water Supply Summary

Water use data from 2019 was evaluated to determine indoor versus outdoor use. Indoor use can be estimated by determining the average use during winter months. Any use above this amount during other times of the year is assumed to be outdoor watering. The only monthly data available to estimate indoor use was monthly source data. There is no monthly data available to determine indoor versus outdoor use by type. Therefore, typical water use percentages were used to determine average indoor and outdoor use by type. Annual water use converted to average daily use divided by population provides the per capita water use, or gallons per capita-day (gpcd). The 2019 per capita water use is shown in Table 2-8.

Table 2-8: 2019 Per Capita Water Use by Type

Type	Indoor Use (Winter Use) (gpcd)	Outdoor Use (gpcd)	Total (gpcd)
Residential	45*	69*	113
Commercial	8*	1*	9
Institutional	33*	4*	36
Industrial	0	0	0
Total	68	91	159

* Typical residential water use for arid regions is about 40% indoor use and 60% outdoor. Typical commercial and institutional water use is about 90% indoor use and 10% outdoor.

Annual per capita use was calculated from 2000 to present using data reported to the Utah Division of Water Rights. Figure 2-5 shows that the City has an overall decreasing trend from around 260 gpcd in 2000 to less than 160 gpcd in 2019 which is now below the regional water conservation goal established by the Division of Water Resources for the Salt Lake region.

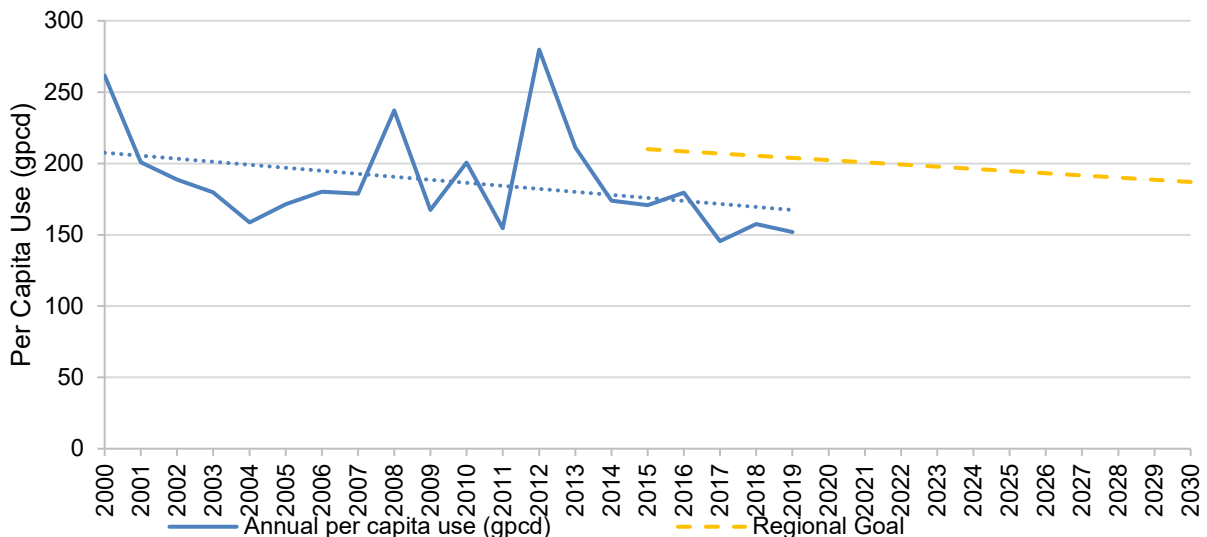


Figure 2-5: Historical Per-Capita Water Use

A comparison between reliable supply, current and projected water use, and efficient use is presented on Figure 2-6. Future water use was projected by using the ERC and demand per ERC given from water rights website and projected buildout ERC values from the 2019 Drinking Water Master Plan. The reliable supply is based on the current annual contract with JVVCD with an estimated contract growth of 250 ac-ft per year until buildout in 2050. JVVCD’s water contract is expected to increase as demand increases to make sure there is enough supply. The regional efficient use curve begins with its 2015 water use per capita. The efficient use shows the 11% reduction goal in the 2015 regional water use by 2030, resulting in a reduction goal of 210 to 187 gpcd (HAL and BCA, 2019). As shown on Figure 2-6, the City’s projected reliable supply will be negotiated and stay larger than consumption. Since 2015, the City has also been under the 11% reduction goal but is not projected to stay below the goal in the future. The City’s policy for new developments is to have a working pressurized irrigation system, which would bring down drinking water use in the future. Incorporating the Jordan Valley Water Efficiency Standards with new construction landscaping will also bring down water use. As shown in Figure 2-6, with the projected population growth from now until 2050 Bluffdale City will need to cut back on water use to be able to accommodate the projected growth, which is projected at about 58% from 2019 to 2050.

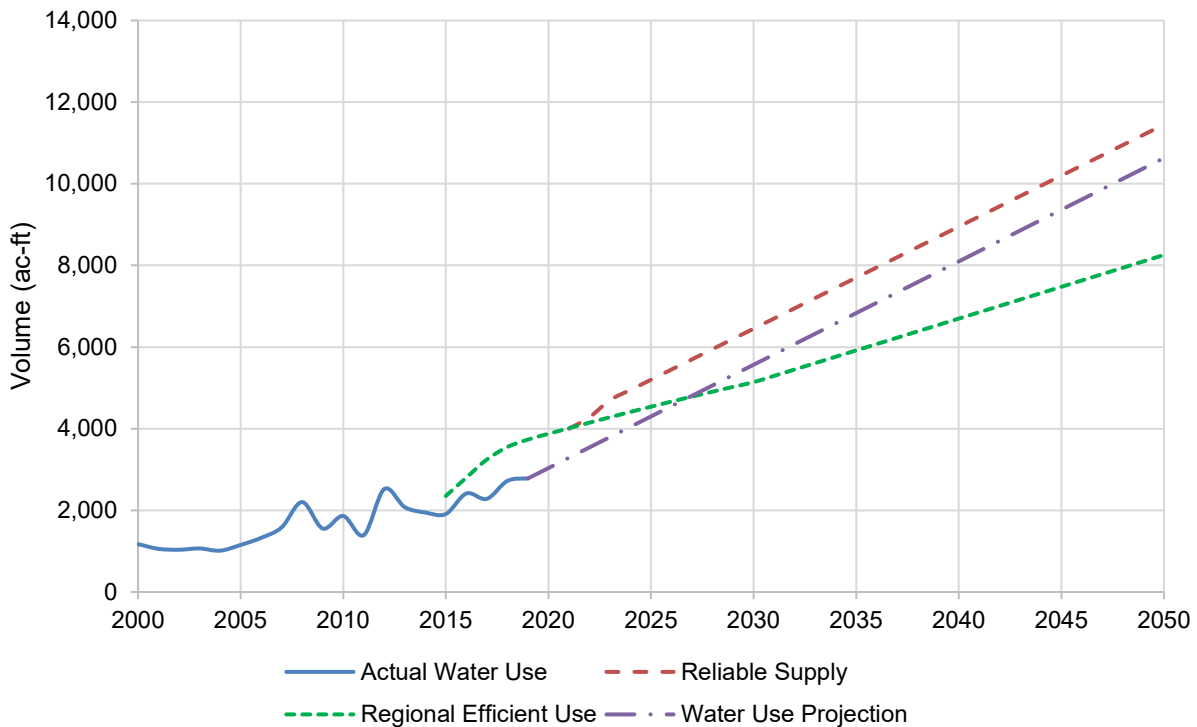


Figure 2-6: Future Water Use Comparison

After reaching conservation targets, if future demands exceed the existing water supply the City plans to meet these demands through additional wholesale purchase from Jordan Valley Water Conservancy District.

CHAPTER 3 – CONSERVATION ISSUES AND GOALS

IDENTIFIED PROBLEMS

The City is concerned with the potential waste of water from inefficient indoor/outdoor water use and from system wide losses. The following specific concerns have been identified by the City:

- Water loss from line breaks or leaks in the system
- Unmetered water use from hydrants
- Illegal unmetered connections (theft)
- Unmetered water use from aging meters
- Water loss from leaks on the customer's side of the meter

GOALS

Based on Utah's Regional M&I Water Conservation Goals report (HAL and BCA, 2019), the regional water conservation goal for the Salt Lake Region is an 11% reduction from the 2015 baseline by 2030. The 2015 baseline was established as 210 gpcd resulting in a goal of 187 gpcd by 2030. Bluffdale City is already below the regional goal, and therefore, we propose the City's goal to also be an 11% reduction from 2015 to 2030, following the same trajectory as the regional goal. The City was at 171 gpcd in 2015. So, for 2030 the City's goal is to be at 152 gpcd. The City's main goal of reaching 152 gpcd by the year 2030 can be attained by adhering to the goals found in Tables 4-1 and 4-2.

CHAPTER 4 – CONSERVATION MEASURES & IMPLEMENTATION

The City believes that water conservation is an important strategy in its water management portfolio, now and in the future. City staff are aware of the conservation goals and work together to reach them. Water conservation efforts are combined and coordinated by both the Engineering Department and the Public Works Department. The engineering department oversees design standards, rates, and development, while the public works department oversees parks, metering, and water distribution.

Michael Fazio
 City Engineer
 801-254-2200

Shane Paddock
 Public Works Director
 801-254-2200

The City shall devote part of at least one regular meeting every five years of its governing body to a discussion and formal adoption of the water conservation plan, and allow public comment on it. Upon adoption, meeting minutes will be added as an appendix and the plan will be made available to the public and to the media.

EXISTING CONSERVATION MEASURES

Table 4-1 identifies water conservation measures that are currently being implemented by the City. The measures will continue to be implemented according to the plan indicated in Table 4-1. It is believed that existing conservation measures and public education programs are working based on the continued decline of water use rates seen since 2000.

Table 4-1: Existing Conservation Measures

Conservation Measure	Implementation Plan
Require rock mulch instead of turf for small storm drain ponds.	The design is included in development standards and plan reviews.
Require construction water users to use a meter.	The City has about 35 portable meters ready to use. Contractors must register and check out a meter before construction.
Eliminate errors found when collecting customer meter reads.	The data are stored on the water department's computers and are reviewed for accuracy, comparing with JWCD source flows and other SCADA information.
Implement tiered rates for drinking water.	The City reevaluates tiered rates, based on consumption, every three years when JWCD Water Purchase Agreement is renewed.
Maintain a water conservation garden.	The City has a public water conservation garden with educational signage and water-efficient plants.
Investigate abnormally high water use.	Whenever metered water data indicates unusually high water use, the City contacts the water user to check for leaks and discuss water use habits.

Conservation Measure	Implementation Plan
Practice good stormwater management and LID.	The City incorporates low impact development (LID) that results in the infiltration and use of stormwater to protect water quality.
Send out water conservation tips with water bills.	Conservation mailers are sent out on a regular basis to City customers as well.
Host a water conservation booth at Old West Days.	The City sets up a water conservation booth at the annual Old West Days City Festival where residents can discuss water conservation with City staff and received handouts with water conservation tips.
Leverage social media to promote efficient water use.	Provide water conservation reminders, announcements, and helpful links through the City website and social media channels.
Take advantage of JWWCD classes and other offered resources.	The City encourages residents to participate JWWCD's landscaping classes and other sponsored resources.
Meter water use at City parks.	Some parks are currently metered, and the consumption is reviewed regularly by City staff.
Reuse water from the Utah Data Center.	The water used to cool the data center is discharged to a 2 MG tank, blended with drinking water, reused as irrigation water for the main City park.
Take advantage of JWWCD's Conservation Garden Park.	JWWCD offers landscaping classes that focus on water conservation principles for residential and commercial water users.
Take advantage of JWWCD's rebates for smart irrigation controllers and toilets.	JWWCD offers rebates to residential, commercial, and institutional water users within its jurisdiction who replace old systems with smart irrigation controllers and/or toilets.
Take advantage of JWWCD's park strip replacement rebates.	JWWCD offers rebates to residential, commercial, and institutional water users within its jurisdiction who "flip" their park strip to be more water efficient.
Take advantage of JWWCD's Localscapes Rewards.	Residents who want to renovate or install a landscape may qualify for cash rewards and a free review of their landscape plan.
Take advantage of JWWCD's landscaping assistance.	JWWCD provides landscaping consultation to educate the public of how to conserve water while designing their landscapes.
Take advantage of JWWCD's Landscape Leadership Grants.	JWWCD offers grants to businesses, institutions, builders, developers, and HOAs with large landscaping projects that have potential for significant water savings.
Develop drought response actions.	In conjunction with JWWCD, the City prepared response actions to execute during severe drought conditions, such as restricting outdoor water use.

PROPOSED CONSERVATION MEASURES

Table 4-2 identifies water conservation measures that are proposed to be implemented by the City in the future. The City plans to continue the measures described in Table 4-1. Therefore, they have been included below with additional proposed measures to be implemented in the future.

Table 4-2: Proposed Conservation Measures

Conservation Measure	Implementation Plan
Establish standards for new landscape construction (or reconstruction).	Adopt the JVVCD Water Efficiency Standards and enforce the corresponding water-efficient landscaping requirements with new construction.
Create a Water Efficient Landscaping Ordinance.	As a complement to the JVVCD Water Efficiency Standards (which focus on new construction), the Water-Efficient Landscaping Ordinance would recommend water users to incorporate some sort of xeriscaping in their landscaping to be more water efficient.
Improve accuracy of the City's water use reporting.	Continue to compare customer end use with incoming JVVCD source flows and intra-system flows (pump stations and PRVs) to close the mass balance.
Regularly analyze water usage to search for regular extreme water users in Bluffdale.	Prepare a map to view where the highest water users are and where leaks occur. Analyze the data regularly, such as on an annual basis (e.g., July for peak water use). Update the database with information such as leaks per customer, etc.
Meter all city parks to analyze consumption and control water waste.	Budget for and install meters at remaining unmetered parks and integrate data streams with other water use analysis.
Reduce turf area at City parks.	Use less grass. Replace areas of unused turf (e.g., between parking lots and sidewalks), especially small areas that are difficult to irrigate efficiently, with rock mulch or xeriscaping. Refer to JVVCD Water Efficiency Standards.
Optimize irrigation of City parks.	Optimize water use at existing parks. Consider new timing, moisture sensors, fertilizers, etc.
Create an ongoing pipe replacement program.	Budget each year to replace older pipes in the distribution system (perhaps 5% per year).
Create a Low-Flow Plumbing Fixtures Ordinance.	Adopt an ordinance to encourage, or even require, fixtures with flow rates lower than the current plumbing code or EPA WaterSense standards.

DROUGHT RESPONSE ACTIONS

Bluffdale is participating in JWCD's Drought Monitoring Committee, which meets every spring to recommend a drought level that will guide water use decisions for the year. JWCD's drought conditions are defined as:

- Normal – At least 95% allocation available from Jordanelle system; at least 80% allocation available from Provo River system; local groundwater diversions below safe yield.
- Moderate – At least 95% allocation available from Jordanelle system; at least 75% allocation available from Provo River system; local groundwater exceeds safe yield.
- Severe – At least 90% allocation available from Jordanelle system; at least 75% allocation available from Provo River system; local groundwater exceeds safe yield.
- Extreme – At least 90% allocation available from Jordanelle system; less than 75% allocation available from Provo River system; local groundwater exceeds safe yield.
- Critical – Less than 90% allocation available from Jordanelle system; less than 45% allocation available from Provo River system; local groundwater exceeds safe yield.

Table 4-3 identifies an action plan that the City is exploring for use in the case of a drought or other water shortage.

Table 4-3: Water Conservation Action Plan

Water Year Supply	Indoor Water	Residential Outdoor Water	Parks and Recreational Facilities Watering	Water for Industrial and Agricultural Use
Normal	Water conservation encouraged*.	Water conservation encouraged*.	Water conservation encouraged*.	Water conservation encouraged*.
Moderate drought	Household water conservation plan**.	Recommended: Grass watering every other day. No watering during the day**.	Water grassed areas three times a week. Reduce water to trees. No watering during the day.	Recommend irrigating fields twice a week.
Severe drought	Household water conservation plan**. Apply drought water rates level 1.	Recommended: water grassed areas watered twice a week. Apply drought water rates level 1.	Water grassed areas once a week. Reduce water to trees.	Recommend: irrigating fields once a week. No car washing.
Extreme drought	Apply drought water rate level 2.	Recommended: water grassed areas once a week. Apply drought water rate level 2.	No watering of grassed areas. Reduce tree watering to once a week.	Recommend: limiting irrigation. No car washing.
Critical drought	Apply drought water rate level 3.	Recommend: cease any outdoor irrigation. Apply drought water rate level 3.	Cease irrigation.	Recommend: Cease irrigation. No car washing.

* Conservation in normal years allows for increased reservoir storage in future years.

** Recommended water use conservation practices (see below).

Recommended conservation practices include the following:

- Check toilets for leaks.
- Take shorter showers.
- Install water-saving shower heads or flow restrictors.
- Turn off water while brushing your teeth.
- Turn off water while shaving.
- Check faucets and pipes for water leaks.
- Use your automatic dishwasher for full loads only.
- Use automatic washing machine for full loads only.
- Do not let the water run while washing vegetables.
- Keep a bottle of drinking water in the refrigerator.
- Use broom to clean driveways.

REFERENCES

Environmental Protection Agency (EPA). 2017. *Water Audits and Water Loss Control for Public Water Systems*. 5/13/21. <<https://www.epa.gov/sites/production/files/2015-04/documents/epa816f13002.pdf>>

Hansen, Allen & Luce, Inc. (HAL) and Bowen Collins & Associates (BCA). 2019. *Utah's Regional M&I Water Conservation Goals*. Utah Department of Natural Resources.

Hansen, Allen & Luce, Inc. (HAL). 2019. *Bluffdale 2019 Drinking Water Master Plan*.

Utah Division of Administrative Rules. 2019. *Utah Administrative Code, Definitions – Water Conservation Plan Required 73-10-32*. The Department of Administrative Services.

Utah Division of Water Rights. 2019. *Public Water Supplier Information*. 4/19/21. <https://waterrights.utah.gov/asp_apps/viewEditPWS/pwsView.asp?SYSTEM_ID=1264
https://waterrights.utah.gov/asp_apps/viewEditPWS/pwsView.asp?SYSTEM_ID=1001>

APPENDIX A

BLUFFDALE CITY COUNCIL ADOPTION OF WATER CONSERVATION PLAN

CITY OF BLUFFDALE, UTAH

RESOLUTION NO. 2022-08

A RESOLUTION ADOPTING THE WATER CONSERVATION PLAN (2021 UPDATE).

WHEREAS the City of Bluffdale (“City”) recognizes that water is a valuable resource that needs to be wisely managed;

WHEREAS by promoting a meaningful water conservation effort, the City will better manage its water supply, reduce water waste, extend its water supply, and thereby delay the need to purchase additional water supply and construct new infrastructure;

WHEREAS the City is a retail water provider to its citizens;

WHEREAS pursuant to Utah Code Ann. § 73-10-32, the City of Bluffdale has adopted a Water Conservation Plan and desires to amend such plan;

WHEREAS it is in the City’s and its customers’ best interest to adopt and implement an updated water conservation plan;

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

Section 1. Adoption. The Water Conservation Plan (2021 Update) is hereby adopted.

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

PASSED AND APPROVED: January 26, 2012.

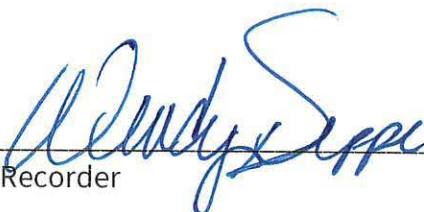
CITY OF BLUFFDALE



Mayor Natalie C. Hall

ATTEST:





City Recorder

Voting by the City Council:	Yes	No	Absent
Councilmember Aston	<u>X</u>	_____	_____
Councilmember Crockett	<u>X</u>	_____	_____
Councilmember Gaston	<u>X</u>	_____	_____
Councilmember Hales	<u>X</u>	_____	_____
Councilmember Kallas	<u>X</u>	_____	_____

APPENDIX B

SUMMARY OF JWCD WATER EFFICIENCY STANDARDS

WATER EFFICIENCY STANDARDS

1. Purpose
The purpose of these Water Efficiency Standards is to conserve the public's water resources by establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping.
2. Applicability
The following standards shall be required for all developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable. The Outdoor Landscaping Standards shall also be required for new landscaping construction installed by homeowners.
3. Indoor Fixture Requirements
It is recommended and encouraged, but not mandated, that all new and future construction and future additions, remodels, or refurbishments install plumbing fixtures that have the WaterSense label, including: lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals, to the extent Utah law allows municipalities or local districts to require these fixtures.
4. Outdoor Landscaping Standards
All new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards, and homeowner provided landscape improvements within the front and side yards of single and two-family dwellings shall comply with the landscaping standards below:

Definitions

- A. Activity Zones: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.
- B. Active Recreation Areas: Areas of the landscape dedicated to active play where Lawn may be used as the playing surface (ex. sports fields and play areas).
- C. Central Open Shape: An unobstructed area that functions as the focal point of Localscapes and is designed in a shape that is geometric in nature.
- D. Gathering Areas: Portions of the landscape that are dedicated to congregating, such as patios, gazebos, decks, and other seating areas.
- E. Hardscape: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

- F. Lawn: Ground that is covered with grass or turf that is regularly mowed.
- G. Localscapes®: A landscaping approach designed to create locally adapted and sustainable landscapes through a basic 5-step approach (central open shape, gathering areas, activity zones, connecting pathways, and planting beds).
- H. Mulch: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.
- I. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.
- J. Paths: Designed routes between landscape areas and features.
- K. Planting Bed: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
- L. Total Landscaped Area: Improved areas of the property that incorporate all of the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

5. Landscaping Requirements

- A. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in Lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
- B. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
- C. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
- D. At least 3-4 inches of Mulch, permeable to air and water, shall be used in Planting Beds to control weeds and improve the appearance of the landscaping.
- E. At maturity, landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

- F. Lawn shall not be installed in Park Strips, Paths, or on slopes greater than 25% or 4:1 grade, and be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, Lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).
- G. In residential landscapes, the landscaping shall adhere to the following Localscapes requirements:
- i. If size permits, the landscaped areas of the front yard and back yard shall include a designed Central Open Shape created by using Lawn, Hardscape, groundcover, gravel, or Mulch.
 - ii. Gathering Areas shall be constructed of Hardscape and placed outside of the Central Open Shape. In a landscape without Lawn, Gathering Areas may function as the Central Open Shape.
 - iii. Activity Zones shall be located outside of the Central Open Shape and shall be surfaced with materials other than Lawn.
 - iv. Paths shall be made with materials that do not include Lawn, such as Hardscape, Mulch, or other groundcover.
 - v. Lawn areas shall not exceed the greater of 250 square feet, or 35% of the Total Landscaped Area.
 - vi. Small residential lots, which have no back yards, which the Total Landscaped Area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide Lawn area requirement of the Landscaping Requirements in section F, are exempt from the 8 feet minimum width Lawn area requirement.
- H. In commercial, industrial, institutional, and multi-family development common area landscapes, Lawn areas shall not exceed 20% of the Total Landscaped Area, outside of Active Recreation Areas.
- I. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the Landscaping Requirements (see Paragraph F, above). Applications to receive exceptions are to be considered on a case-by-case basis.
- J. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, such conflicting requirements shall not apply.

Water Efficiency Standards and Wholesale Policy

Summary of the water efficiency standards and recent policy changes approved by JVWCD's Board of Trustees

12

Strategies to Encourage Adoption of Water Efficiency Standards

1. Tax Increment Financing

- As a condition of all tax increment financing requests, the projects must adopt the water efficiency standards.

2. Annexation Petitions

- As a condition of annexation, the new lands must conform to the water efficiency standards.
- Any water consumed in these lands will also be charged a higher Block 2 wholesale rate.

3. Water Fees and Charges

- New water purchase agreements which increase the minimum purchase amount, are subject to the Member Agency implementing the water efficiency standards (applicable to all new construction).
- Beginning **January 1, 2021**, water taken in excess of 120% of minimum purchase contract amount will be charged at a higher Block 2 wholesale rate.

13

13

Block Rate Comparison

Source: HDR Engineering
2020 Rate Study Update

System Component	Block 1	Block 2
Water Supply	\$161.61	\$760.00
Water Treatment	\$88.88	n/a
Transmission (includes storage and pumping)	\$175.69	\$175.69
Distribution	\$12.60	\$12.60
Capital	\$73.69	\$73.69
Conservation	\$9.87	\$9.87
Other	\$6.80	\$6.80
Average non-pumped rate (per AF)	\$529.14	\$1,038.65

Notes:

a) Block 2 is based on the most recently developed supply (Central Water Project)

14

Indoor water efficiency standards



It is recommended but not mandated that all indoor plumbing fixtures (e.g. toilets, urinals, showerheads, and faucets) be WaterSense labeled.

15

15

Residential Landscape Standards

- Applicable to front and side yards.
- Lawn is designed as an open space and does not exceed 35% of the total landscaped area.
- Prohibit lawn in park strips and other narrow areas that are less than 8 feet wide.
- Drip irrigation is used in planting beds.
- Exceptions to these standards can be made in very small lot scenarios.



16

16

Commercial Landscape Standards

- Outside of active recreation areas, keep lawn to 20% of the total landscaped area.
- Prohibit lawn in park strips, parking lot islands, or other narrow areas that are less than 8 feet wide.
- Keep lawn areas free of obstructions such as trees, signposts, and boulders; and avoid use on steep slopes.
- Drip irrigation is used in planting beds.
- Recommended to have enough plant materials to create at least 50% living plant cover at maturity.
- Submit new landscape projects to the municipality to ensure they meet water conservation requirements and guidelines.
- Certain special purpose landscape areas may receive variances to the standards based on need (ex. stormwater management areas)



17

17

APPENDIX C

CITY OF BLUFFDALE CODE ON WATER CONSERVATION

8.10.160 Scarcity Of Water

In time of scarcity of water, whenever it shall in the judgment of the mayor and the governing body be necessary, the mayor shall by proclamation limit the use of water to such extent as may be necessary. It shall be unlawful for any person, his family, servants or agents to violate any proclamation made by the mayor in pursuance of this chapter. (Ord. 5-27-80-1, 5-27-1980, eff. 5-28-1980)

8.10.170 Excessive Use Of Sprinklers

1. **Effect On City Water System:** It shall be unlawful for any person to use such number of outlets simultaneously or to use such sprinkler or combinations of sprinkler or outlets as will in the opinion of the governing body materially affect the pressure or supply of water in the city water system or any part thereof, and the governing body may from time to time, by resolution, specify combinations or numbers of outlets which may have such effect.
2. **Order To Discontinue:** The governing body shall, after determining that such improper use exists, notify the affected water user or the owner of the premises whereon such use occurs of such determination in writing, order such use discontinued and advise that such continued usage constitutes a violation of this chapter. (Ord. 5-27-80-1, 5-27-1980, eff. 5-28-1980)

8.10.180 Waste Of Water

1. **Prohibited Acts:** It shall be unlawful for any water user to:
 1. Waste water.
 2. Allow it to be wasted by stops, taps, valves, leaky joints or pipes, or to allow tanks or watering troughs to leak or overflow.
 3. Wastefully run water from hydrants, faucets or stops, or through basins, water closets, urinals, sinks or other apparatus.
 4. Use the water for purposes other than for those which he has applied, or to use water in violation of the rules and regulations for controlling the water supply.
2. **Refer To Governing Body:** Users of water from the city water system shall not permit water to continue to run wastefully and without due efforts to conserve water. If, in the judgment of the water superintendent or any of the officers of the city, a user of city water engages in practices which result in the needless waste of water and continues to do so after reasonable notice to discontinue wastefulness has been given, the water superintendent or any officer may refer the matter to the governing body.
3. **Termination Of Service; Meeting:** The governing body may thereupon consider terminating the right of the individual to use culinary water. If it elects to consider the matter of termination, it shall give notice to the water user of the intention to terminate his water connection at least five (5) days prior to the meeting of the governing body at which termination of water service is to be considered. The notice shall inform him of the time and place of the meeting of and the charges which lead to the consideration of the termination.

4. Appearance By Water User: A water user whose right to utilize city water is being reviewed shall have opportunity to appear with or without counsel and present the reasons why his water service should not be discontinued.
5. Determination: After due hearing, the governing body may arrive at a determination. If the determination is to discontinue the wasteful water user's service connection, the governing body shall notify him of the decision and of the period during which the service will remain discontinued. (Ord. 5-27-80-1, 5-27-1980, eff. 5-28-1980)

8.10.210 Irrigation Water

1. Running Upon Public Streets; Penalty: It shall be unlawful and a violation of this subsection for any person who owns, leases or otherwise has control of irrigation waters within the city limits to allow said waters to flow or run upon the public streets of the city. Any person who violates this subsection shall be guilty of a class C misdemeanor and, upon conviction, subject to penalty as provided in section 1-4-1 of this code. Each day during or on which a violation of this section occurs or continues shall constitute a separate offense and shall be punishable as such as hereinabove described. (Ord. 6-8-82-3, 6-8-1982; amd. 2013 Code)
2. Reckless Flooding; Penalty: A person is guilty of reckless flooding if he damages the property of another by reckless use of irrigation water. Reckless flooding is a class B misdemeanor if the damage to property exceeds five hundred dollars (\$500.00) in value; and a class C misdemeanor if the damage to property exceeds fifty dollars (\$50.00). Upon conviction of such violation, the violator shall be subject to penalty as provided in section 1-4-1 of this code. Any other violation under this subsection shall constitute an infraction. (Ord. 7-12-88-2, 7-12-1988; amd. 2013 Code)

8.10.220 Nonliability For Damages

1. The city shall not be held liable for any damage to a water service user by reason of stoppage or interruption of his or her water supply service caused by fire, scarcity of water, accidents to the water system or its mains, or which occurs as the result of maintenance and extension operations, or from any other avoidable cause. This chapter shall not be construed to extend the liability of the city beyond that provided in the governmental immunity act. (Ord. 5-27-80-1, 5-27-1980, eff. 5-28-1980)

WATER EFFICIENT LANDSCAPING:

1. PROVIDE PLANTS WELL SUITED TO THE MICROCLIMATE AND SOIL CONDITIONS AT THE PROJECT SITE. NATIVE AND LOCALLY-ADAPTED PLANTS ARE ACCEPTABLE. GROUP PLANTS WITH SIMILAR WATER NEEDS AS MUCH AS POSSIBLE.
2. PROVIDE DEEP-ROOTING, WATER-CONSERVING PLANTS (NOT TURF GRASS) ON SLOPES GREATER THAN 25% (4H:1V).
3. PROVIDE WATER-CONSERVING PLANTS (NO TURF GRASS) IN LANDSCAPED AREAS LESS THAN 8.0' WIDE.
4. PROVIDE A MINIMUM OF 3-INCH TO 4-INCH MULCH ON ALL IRRIGATED NON-TURF AREAS TO RETAIN WATER, INHIBIT WEED GROWTH, AND MODERATE SOIL TEMPERATURE. DO NOT PLACE MATERIALS UNDER MULCH THAT PREVENT WATER FROM INFILTRATING.
5. SOIL PREPARATION: SCARIFY THE SOIL TO A MINIMUM DEPTH OF SIX (6) INCHES AND AMEND THE SOIL WITH ORGANIC MATERIAL AS SPECIFIED BY THE LANDSCAPE ARCHITECT/DESIGNER. SOIL TESTING CAN IDENTIFY MISSING NUTRIENTS THAT SHOULD BE ADDED.
6. PROVIDE TREES BASED ON GROWTH CHARACTERISTICS AND SITE CONDITIONS, INCLUDING AVAILABLE SPACE, OVERHEAD CLEARANCE, SOIL CONDITIONS, EXPOSURE, DESIRED COLOR AND APPEARANCE.
 - 6.1. PROVIDE BROAD CANOPY TREES WHERE SHADE OR SCREENING OF TALL OBJECTS IS DESIRED.
 - 6.2. PROVIDE LOW-GROWING TREES FOR SPACES UNDER UTILITY WIRES.
 - 6.3. PROVIDES TREES WHOSE LOWER BRANCHES CAN BE TRIMMED TO MAINTAIN A HEALTHY GROWTH HABIT WHERE VISUAL CLEARANCE AND NATURAL SURVEILLANCE IS A CONCERN.
 - 6.4. PROVIDE NARROW OR COLUMNAR TREES IN SMALL SPACES OR WHERE AWNINGS OR OTHER BUILDING FEATURES LIMIT SPACE FOR GROWTH, OR WHERE GREATER VISIBILITY IS DESIRED BETWEEN BUILDINGS AND THE STREET FOR NATURAL SURVEILLANCE.
 - 6.5. PROVIDE STREET TREES WITHIN EXISTING AND PROPOSED PARK STRIPS AND IN SIDEWALK TREE WELLS ON STREET WITHOUT PARK STRIPS. LOCATE TREES TO PROVIDE CANOPY COVER (SHADE) AND AVOID CONFLICTS WITH EXISTING TREES, RETAINING WALLS, ABOVE AND BELOW GRADE UTILITIES, LIGHTING, AND OTHER OBSTRUCTIONS.
 - 6.6. PROVIDE DOUBLE STAKING ON TREES LESS THAN TWO-INCH CALIPERS UNTIL TREE CALIPER REACHES TWO INCHES.
7. IRRIGATION DESIGN STANDARDS
 - 7.1. PROVIDE A PRESSURE REGULATING VALVE IF THE STATIC WATER SYSTEM PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). LOCATE THE PRESSURE REGULATING VALVE BETWEEN THE METER AND FIRST POINT OF WATER USE OR FIRST POINT OF DIVISION IN THE PIPE. SET PRESSURE REGULATING VALVE AT SPRINKLER MANUFACTURER'S PRESSURE RECOMMENDATIONS.
 - 7.2. PROVIDE A WATERSENSE LABELED SMART IRRIGATION CONTROLLER THAT AUTOMATICALLY ADJUSTS THE FREQUENCY AND/OR DURATION OF IRRIGATION IN RESPONSE TO CHANGING WEATHER CONDITIONS. PROVIDE CONTROLLERS EQUIPPED WITH AUTOMATIC RAIN DELAY OR RAIN SHUT-OFF CAPABILITIES.
 - 7.3. LOCATE VALVES SO THAT EACH ZONE IS SIMILAR, WITH SIMILAR SLOPE AND SOIL CONDITIONS, PLANT MATERIALS, AND WATERING NEEDS. PROVIDE SEPARATE VALVES ON TURF AND NON-TURF AREAS. PLACE DRIP EMITTERS AND SPRINKLERS ON SEPARATE VALVES.
 - 7.4. PROVIDE DRIP EMITTER OR BUBBLER FOR EACH TREE. PROVIDE BUBBLERS THAT DO NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. PLACE BUBBLERS FOR TREES ON SEPARATE VALVES UNLESS SPECIFICALLY EXEMPTED BY THE CITY DUE TO THE LIMITED NUMBER OF TREES IN THE PROJECT.
 - 7.5. PROVIDE DRIP EMITTERS OR BUBBLERS TO IRRIGATE PLANTS IN NON-TURF AREAS.
 - 7.6. PROVIDE POP-UP SPRAY HEADS THAT ARE 4-INCHES IN HEIGHT MINIMUM TO CLEAR TURF GRASS.
 - 7.7. PROVIDE SPRINKLERS THAT HAVE MATCHED PRECIPITATION RATES WITH EACH CONTROL VALVE CIRCUIT.
 - 7.8. PROVIDE RIGID LATERAL LINES AND CONNECT SPRINKLER HEADS WITH FLEXIBLE MATERIAL (SWINGS JOINTS) TO REDUCE POTENTIAL FOR BREAKAGE.
 - 7.9. PROVIDE CHECK VALVES WHERE ELEVATION DIFFERENCES CAUSE LOW-HEAD DRAINAGE. PROVIDE PRESSURE COMPENSATING VALVES AND SPRINKLERS WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE OCCURS DUE TO ELEVATION DIFFERENCES.
 - 7.10. PROVIDE FILTER AND END FLUSH VALVES AS NECESSARY ON DRIP LINES.
 - 7.11. SCHEDULE SPRAY OR STREAM SPRINKLERS TO ONLY OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION.
 - 7.12. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO AVOID RUNOFF ON SLOPES AND SOILS WITH LOW INFILTRATION RATES.

8. LANDSCAPES IN NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS
 - 8.1. PROVIDE TURF GRASS THAT IS 35% OR LESS OF THE TOTAL FRONT AND SIDE YARD LANDSCAPED AREA.
 - 8.2. IF A DEVELOPMENT WILL UTILIZE A MODEL HOME, PROVIDE AT LEAST ONE HOME WITH WATER-EFFICIENT LANDSCAPING AS DESCRIBED BY THIS STANDARD.
 - 8.3. PROVIDE AN INFORMATIONAL BROCHURE AT EACH MODEL HOME ON WATER-EFFICIENT LANDSCAPING OR LOCALSCAPES.
9. LANDSCAPES IN NON-RESIDENTIAL DEVELOPMENTS
 - 9.1. 8.1. PROVIDE TURF GRASS THAT IS 20% OR LESS OF THE TOTAL LANDSCAPED AREA, OUTSIDE OF ACTIVE RECREATION AREAS.
10. PROVIDE A LANDSCAPE DOCUMENTATION PACKAGE TO THE CITY FOR APPROVAL PRIOR TO THE ISSUANCE OF THE ACCOMPANYING BUILDING PERMIT. PROVIDE A COPY OF THIS PACKAGE TO THE PROPERTY OWNER, SITE MANAGER, AND LOCAL WATER PURVEYOR. THIS PACKAGE MUST BE PREPARED AND STAMPED BY A UTAH LICENSED PROFESSIONAL LANDSCAPE ARCHITECT (PLA) AND INCLUDE THE FOLLOWING:
 - 10.1. PROJECT DATA SHEET INCLUDING:
 - 10.1.1. PROJECT NAME AND ADDRESS
 - 10.1.2. APPLICANT OR APPLICANT'S AGENT'S NAME, ADDRESS, PHONE NUMBER, EMAIL ADDRESS
 - 10.1.3. LANDSCAPE ARCHITECT'S NAME, ADDRESS, PHONE NUMBER, EMAIL ADDRESS
 - 10.1.4. LANDSCAPE CONTRACTOR'S NAME, ADDRESS, PHONE NUMBER, EMAIL ADDRESS
 - 10.2. PLANTING PLAN INCLUDING:
 - 10.2.1. LOCATION OF ALL PLANTS WITH SIZES CALLED OUT AND LEGEND WITH BOTANICAL AND COMMON NAMES.
 - 10.2.2. PROPERTY LINES AND STREET NAMES.
 - 10.2.3. EXISTING AND PROPOSED BUILDINGS INCLUDING WALLS, FENCES, UTILITIES, PAVED AREAS, AND OTHER SITE IMPROVEMENTS.
 - 10.2.4. EXISTING TREES AND PLANTS TO BE REMOVED OR KEPT.
 - 10.2.5. SCALE IDENTIFIED GRAPHICALLY AND WRITTEN.
 - 10.2.6. DATE OF DESIGN.
 - 10.2.7. DESIGNATION OF LANDSCAPE ZONES.
 - 10.2.8. DETAILS AND SPECIFICATIONS FOR TREE STAKING, SOIL PREPARATION, AND OTHER PLANTING WORK.
 - 10.3. IRRIGATION PLAN INCLUDING:
 - 10.3.1. LAYOUT OF THE IRRIGATION SYSTEM AND A LEGEND SUMMARIZING THE TYPE AND SIZE OF ALL SYSTEM COMPONENTS. INCLUDE MANUFACTURER AND MODEL NUMBERS.
 - 10.3.2. STATIC WATER PRESSURE IN POUNDS PER SQUARE INCH (PSI) AT THE POINT OF CONNECTION TO WATER SOURCE.
 - 10.3.3. FLOW RATE IN GALLONS PER MINUTE AND DESIGN OPERATING PRESSURE IN PSI FOR EACH VALVE AND PRECIPITATION RATE IN INCHES PER HOUR FOR EACH VALVE WITH SPRINKLERS.
 - 10.3.4. INSTALLATION DETAILS FOR IRRIGATION COMPONENTS.
 - 10.4. GRADING PLAN INCLUDING:
 - 10.4.1. PROPERTY LINES AND STREET NAMES, EXISTING AND PROPOSED BUILDINGS, WALLS, FENCES, UTILITIES, PAVED AREAS, AND OTHER SITE IMPROVEMENTS.
 - 10.4.2. EXISTING AND FINISHED CONTOUR LINES AND SPOT ELEVATIONS AS NECESSARY FOR THE PROPOSED SITE IMPROVEMENTS AS WELL AS DRAINAGE.

Path: G:\Standards\ - City\Approved Standards\Storm Drainage Details\L-2 Water Conservation Standards 5-3-21.dwg | plot date: May 10, 2021 | plotted by: dtrocer



City of Bluffdale
Engineering Standards

Approved _____
City Engineer _____ Date _____

PRELIMINARY

STANDARD DETAIL

WATER EFFICIENT LANDSCAPING

DETAIL SERIES:
LANDSCAPE

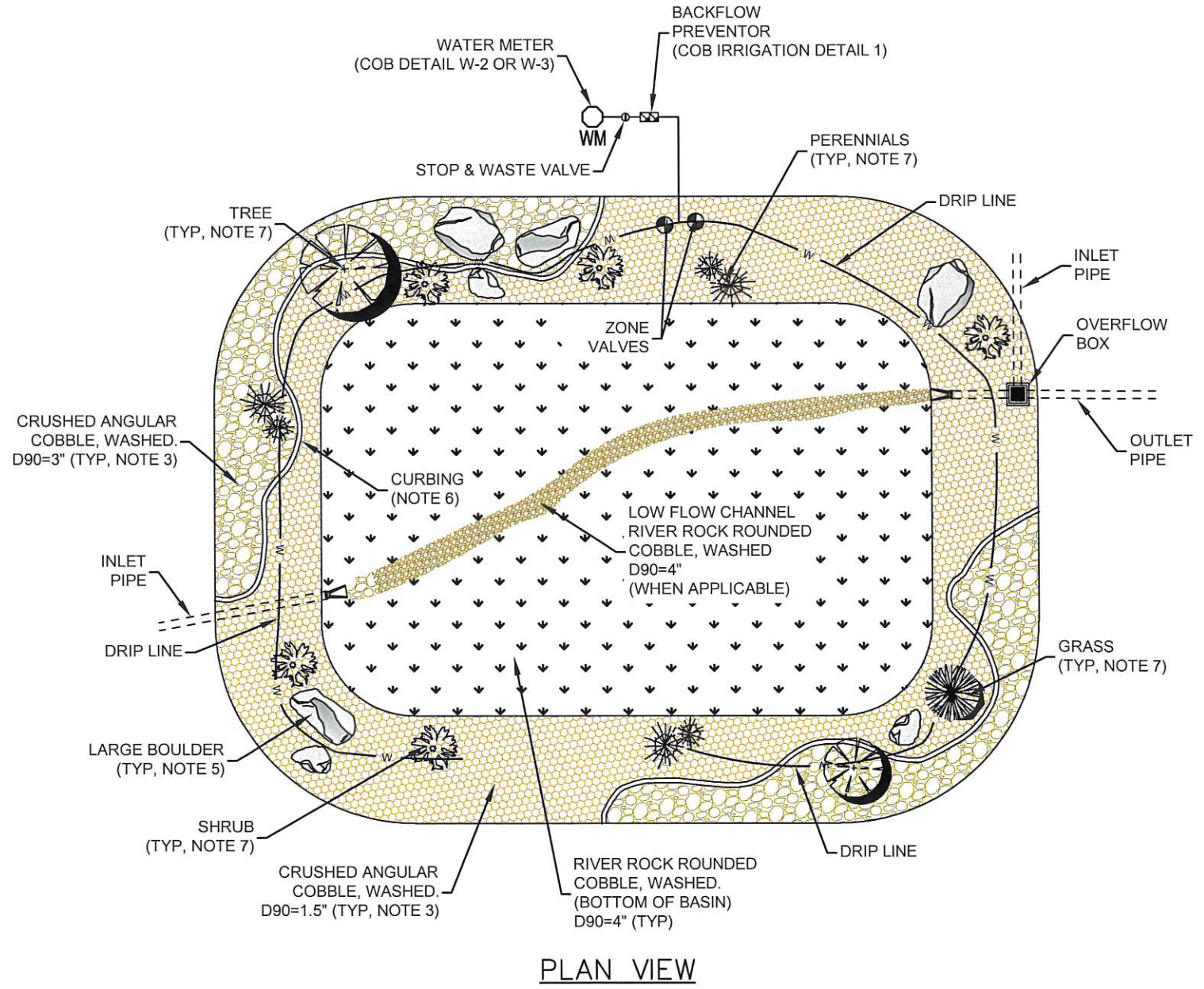
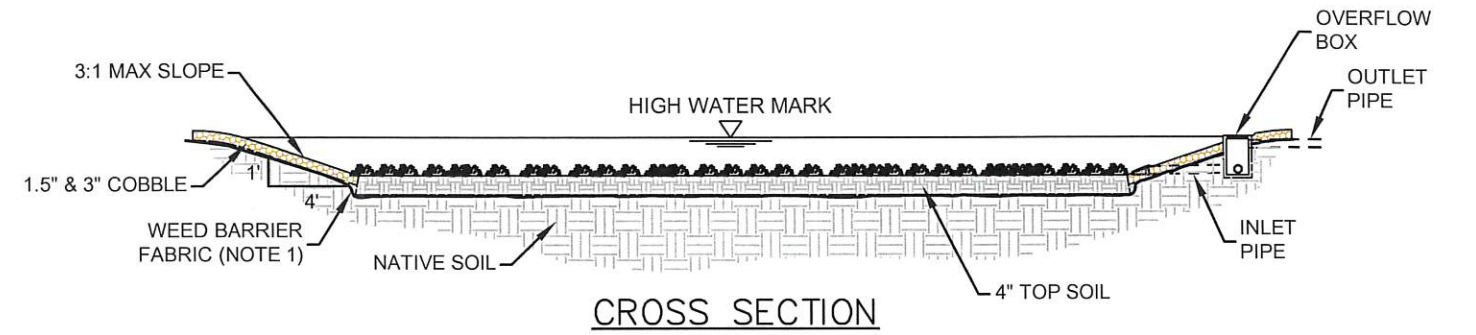
DETAIL NO.
L-2

Path: G:\Standards\1 - City\Standards in progress\Storm Drain\Detention Basin_Xeriscape_2.25.18.dwg | plot date: March 12, 2020 | plotted by: tandra

NOTES:

1. WATER WISE LANDSCAPING REQUIRED FOR ALL DEVELOPMENTS OF 10 LOTS OR LESS. SOD AND SPRINKLERS REQUIRED FOR ALL OTHER STORM WATER BASINS
2. INSTALL WEED BARRIER FABRIC PER MANUFACTURER'S RECOMMENDATIONS.
3. SELECT ROCK MULCH FROM L-1.2 OF COB PARKS AND RECREATION LANDSCAPE STANDARDS.
4. PROVIDE A MINIMUM OF 2 DIFFERING ROCK MULCH STYLES FROM LIST ON L-1.2.
5. BASIN DESIGN TO BE SUBMITTED TO CITY ENGINEER FOR APPROVAL.
6. PROVIDE BOULDERS THAT ARE BETWEEN 24" TO 48" IN DIAMETER MEASURED ALONG THE SMALLEST AXIS.
7. PROVIDE 12 GAUGE STEEL OR CONCRETE CURB EDGING.
8. PROVIDE PLANTS FROM L-1.2 DESIGN PLANT SELECTION LIST.

WATER WISE LANDSCAPE EXAMPLES



City of Bluffdale
Engineering Standards
Approved *Michael J. Harris*
City Engineer Date

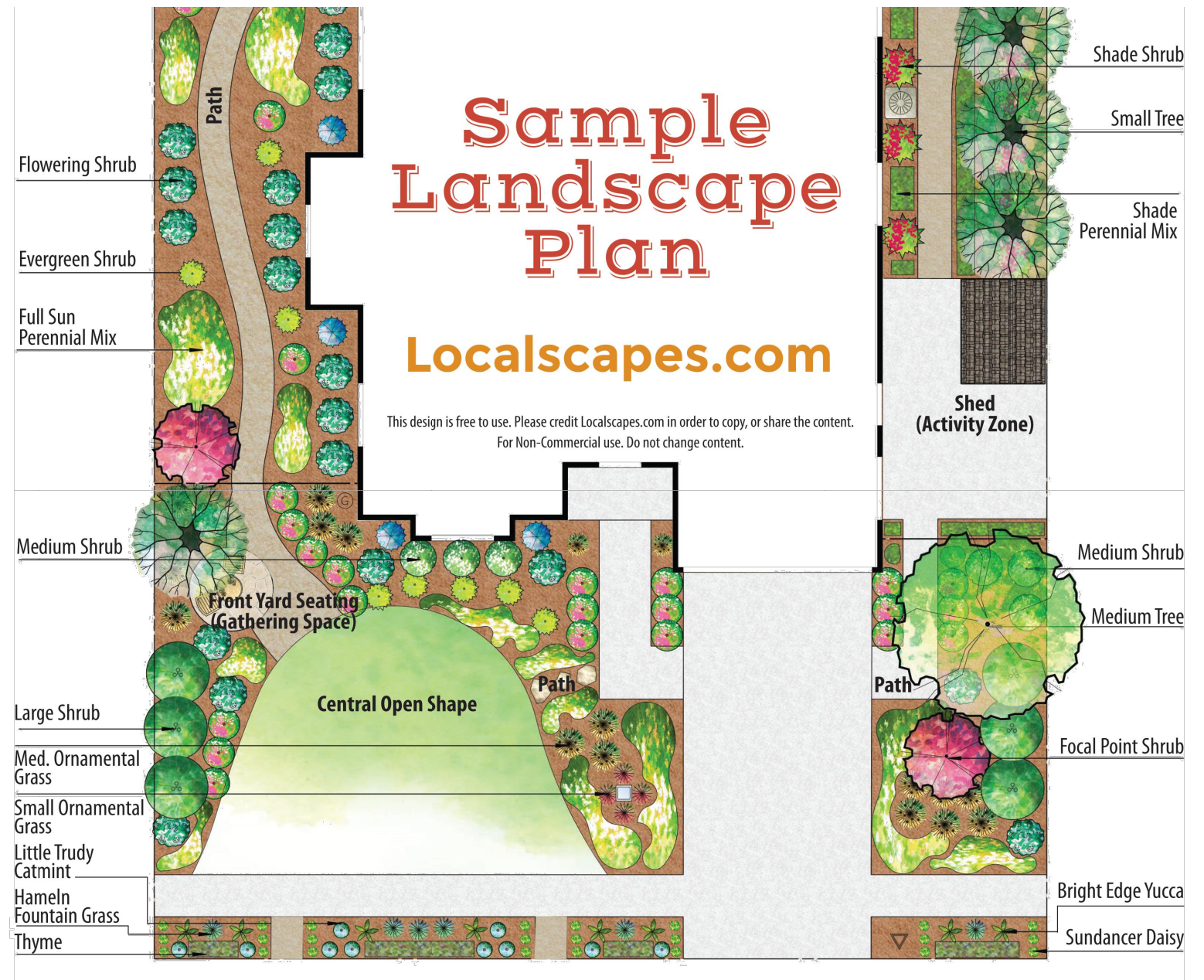
STANDARD DETAIL
STORM DRAIN BASIN-LANDSCAPING

DETAIL SERIES:
LANDSCAPE
DETAIL NO.
L-1.1

Path: G:\Standards\1 - City\Standards in progress\Parks and Landscape Standards\Landscape 6-30-21.dwg | plot date: July 16, 2021 | plotted by: dtracer

WATER EFFICIENT LANDSCAPING:

1. PURPOSE:
 - 1.1. THE PURPOSE OF THESE WATER EFFICIENCY STANDARDS IS TO CONSERVE THE PUBLIC'S WATER RESOURCES BY ESTABLISHING WATER CONSERVATION STANDARDS FOR INDOOR PLUMBING FIXTURES AND OUTDOOR LANDSCAPING.
2. LANDSCAPES IN NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS:
 - 2.1. PROVIDE TURF GRASS THAT IS 35% OR LESS OF THE TOTAL FRONT AND SIDE YARD LANDSCAPED AREA. PROVIDE LANDSCAPING DESIGNS THAT MEET THIS STANDARD AT ALL NEW DEVELOPMENTS AND WHEN RENOVATING 50% OR MORE OF AN EXISTING SITE'S LANDSCAPING.
3. LANDSCAPES IN NON-RESIDENTIAL DEVELOPMENTS
 - 3.1. PROVIDE TURF GRASS THAT IS 20% OR LESS OF THE TOTAL LANDSCAPED AREA, OUTSIDE OF ACTIVE RECREATION AREAS. PROVIDE LANDSCAPING DESIGNS THAT MEET THIS STANDARD AT ALL NEW DEVELOPMENTS AND WHEN RENOVATING 50% OR MORE OF AN EXISTING SITE'S LANDSCAPING.
4. USE WATER WISE PLANTINGS AS IDENTIFIED IN JORDAN VALLEY WATER CONSERVANCY DISTRICT'S LOCALSCAPES DESIGN WEBSITE (LOCALSCAPES.COM).
5. USE DEEP-ROOTING, WATER-CONSERVING PLANTS (NOT TURF GRASS) AS LISTED ON LOCALSCAPES.COM ON SLOPES GREATER THAN 25% (4H:1V).
6. PARK STRIPS: DO NOT INSTALL TURF GRASS IN PARK STRIPS. PROVIDE WATER-CONSERVING PLANTS ACCORDING TO THIS STANDARD AND JORDAN VALLEY WATER CONSERVANCY DISTRICTS LOCALSCAPES.COM WEBSITE.
7. USE WATER-CONSERVING PLANTS (NO TURF GRASS) IN LANDSCAPED AREAS LESS THAN 8.0' WIDE.
8. USE DRIP EMITTERS OR BUBBLERS TO IRRIGATE PLANTS IN NON-TURF AREAS.
 - 8.1. PLACE VALVES SO THAT EACH ZONE IS SIMILAR, WITH SIMILAR SLOPE AND SOIL CONDITIONS, PLANT MATERIALS, AND WATERING NEEDS. USE SEPARATE VALVES ON TURF AND NON-TURF AREAS. PLACE DRIP EMITTERS AND SPRINKLERS ON SEPARATE VALVES.
 - 8.2. USE A WATERSENSE LABELED SMART IRRIGATION CONTROLLER THAT AUTOMATICALLY ADJUSTS THE FREQUENCY AND/OR DURATION OF IRRIGATION IN RESPONSE TO CHANGING WEATHER CONDITIONS. USE CONTROLLERS EQUIPPED WITH AUTOMATIC RAIN DELAY OR RAIN SHUT-OFF CAPABILITIES.
9. PROVIDE 3-INCHES TO 4-INCHES OF MULCH ON ALL IRRIGATED NON-TURF AREAS TO RETAIN WATER, INHIBIT WEED GROWTH, AND MODERATE SOIL TEMPERATURE. DO NOT PLACE MATERIALS UNDER MULCH THAT PREVENT WATER FROM INFILTRATING.
10. PROVIDE PLANTS THAT AT MATURITY PROVIDE AT LEAST 50% OF LIVING PLAN COVER AT THE GROUND PLANE (NOT INCLUDING TREE CANOPIES).



WATER EFFICIENT LANDSCAPE EXAMPLE



City of Bluffdale
Engineering Standards

Approved Michael Paris 19 Jul 21
City Engineer Date

STANDARD DETAIL

WATER EFFICIENT LANDSCAPING

DETAIL SERIES:
LANDSCAPE

DETAIL NO.
L-2



Notice is hereby given that the Bluffdale City Council, will hold a meeting on Wednesday, January 26, 2022, at Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. The meeting will begin at **6:00 PM** 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 by **4:00 PM** the day of the meeting. Emailed comments will be submitted to the City Council but will not be read at the meeting. Notice is further given that access to this meeting by the City Council may be by electronic means.

In the event the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

BLUFFDALE CITY COUNCIL 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. **Call to Order:** (Roll Call).
2. **Discussion/Presentation Items:**
 - 2.1 Training on Robert's Rules and Open and Public Meetings Act. *(Staff presenter, Todd Sheeran)*
3. **Council Discussion:**
4. **Adjournment.**

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

1. **Call to Order:** (Roll Call, Invocation, Pledge of Allegiance*).
2. **Minute and Agenda Approval:**
 - 2.1 January 4, 2022, City Council Special Meeting.
 - 2.2 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
4. **Public Comment:** (This is a time and place for any person who wishes to comment on items *not* scheduled on the agenda for public hearing. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record or by emailing councilmeetingcomment@bluffdale.com. Comments should be limited to not more than four (4) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.)
5. **Presentation Items:**
 - 5.1 Administration of the Oath of Office to the Deputy City Recorder, Tamra Timothy. *(Staff presenter, Judge Scott Mickelsen)*

6. **Consent Agenda:** (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately. No public comment will be permitted.)
 - 6.1 None.
7. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
 - 7.1 **Ordinance No. 2022-04**, a General Plan Land Use Map Amendment Application for 2.91 acres located at approximately 13820 South 2700 West from Very Low Density Residential to Neighborhood Commercial, applicant, Ryan Arnold. (Application 2021-46) *(Staff Presenter, Ellen Oakman)*
 - 7.2 **Ordinance No. 2022-05**, a Zoning Map Amendment Application for 2.91 acres located at approximately 13820 South 2700 West from R-1-43 Residential to Neighborhood Commercial, applicant, Ryan Arnold. (Application 2021-46) *(Staff Presenter, Ellen Oakman)*
8. **Action or Discussion Items; Items Continued from Previous Meeting:** (These items are considered by the City Council individually. No public comment will be permitted.)
 - 8.1 **Resolution No. 2022-05**, (tabled from January 12, 2022) Adopting a code of conduct and parliamentary procedure policy. *(Staff presenter, Todd Sheeran)*
 - 8.2 **Resolution No. 2022-08**, Approving the 2021 Water Conservation Plan Update. *(Staff presenter, Dan Tracer)*
 - 8.3 Discussion regarding truck parking and trucking routes. *(Councilmember, Wendy Aston)*
9. **Staff Reports, Additional Council Discussion, and Calendaring Items:**
10. **Closed Meetings** - if any: (This meeting will be closed to the public for one of the stated purposes found in Utah Code § 52-4-205(1), which is usually for one of the following purposes: discussion of the character, professional competence, or physical or mental health of an individual; discuss collective bargaining; discuss pending or reasonably imminent litigation; discuss the purchase, exchange, sale, or lease of real property, including water rights or water shares).
11. **Adjournment.**

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda was submitted to the South Valley Journal, the Salt Lake Tribune, and the Deseret News; posted at the Bluffdale City Hall and on the City's website (www.bluffdale.com), delivered to each member of the Bluffdale City Council; and posted on the Utah State Public Notice website (www.pmn.utah.gov).

Published and posted on **January 20, 2022**.



Wendy L. Deppe, CMC
City Recorder

In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1. *Contact the City Recorder if you desire to give the Invocation or lead the Pledge of Allegiance.

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

Present: Mayor Natalie Hall
Wendy Aston (participated electronically)
Traci Crockett
Jeff Gaston
Mark Hales
Dave Kallas

Staff: Mark Reid, City Manager
Todd Sheeran, City Attorney
Courtney Petersen, AV Technician
Amanda Luker, AV Technician
Michael Fazio, City Engineer
Grant Crowell, City Planner/Economic Development Director
Dan Tracer, Assistant City Engineer
Warren James, Fire Chief
Ellen Oakman, Associate City Planner
Tami Timothy, Deputy City Recorder
Wendy Deppe, City Recorder

Others: George Mons
Mervyn Arnold
Ryan Arnold

BLUFFDALE CITY COUNCIL WORK SESSION

Mayor Natalie Hall called the meeting to order at 6:00 p.m.

WORK SESSION

1. Call to Order.

All members of the City Council were present.

2. Discussion/Presentation Items:

2.1 Training on Robert's Rules and Open and Public Meetings Act. (Staff Presenter, Todd Sheeran).

City Attorney, Todd Sheeran presented training on Robert's Rules of Order and the Open and Public Meetings Act ("OPMA"). He discussed noticing for public meetings and explained that there needs to be 24 hours' notice before each public meeting. There is an exception for unforeseen circumstances where emergency matters needed to be addressed. In those instances, as much notice as possible is given. For certain items, such as the adoption of the General Plan or a rezone, additional notice is required. The notice needs to include the agenda, date, time, and place of the meeting. It also needs to be posted to the Utah Public Notice website and be in one newspaper. Mr. Sheeran noted that the

BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022

information is also shared on the Bluffdale website. Some cities share information on social media for further outreach. He explained that the agenda needs to include “reasonable specificity to notify the public as to the topics to be considered at the meeting,” with each topic being listed under an agenda item.

Mr. Sheeran discussed the form of government. He reported that Bluffdale is a six-council form of government, which includes the Mayor. The public policy for the OPMA states:

- Municipalities exist to aid in the conduct of the people’s business; and
- The intention is for municipalities to take action and conduct deliberations openly.

Public meetings need to be open to the public with limited exceptions, such as Closed Meetings. A meeting was defined as the convening of a public body when a quorum is present. Mr. Sheeran explained that a quorum is a simple majority of the membership of a public body. He clarified that a social gathering is not a public meeting and does not violate the OPMA.

Mr. Sheeran shared a hypothetical scenario related to Council communications. The scenario was intended to better inform the Council about possible violations of the OPMA. Mayor Hall noted that it is appropriate for Council Members to speak on the phone one-on-one. However, there could be a quorum over email, so business-related discussions should not take place over email. Additionally, it was not appropriate to send text messages during a meeting. Mr. Sheeran added that the OPMA contemplates that Council Members need to speak to one another, but there could not be a quorum for those discussions. Sending an email to all Council Members created a quorum and it was important to be mindful of what was shared.

Mr. Sheeran read from Utah Code 52-4-210, which states that "nothing in this chapter shall be construed to restrict a member of a public body from transmitting an electronic message to another member of the public body at a time when the public body is not convened in an open meeting." That means that during an open meeting, sending a text message or email was not appropriate. He also suggested that the Council be mindful about sending text messages to residents.

Council Member Kallas asked if a Council Member sending an email to the entire Council is a violation of the OPMA. Mr. Sheeran explained that it would be a violation if the email discussed an item on the agenda before the meeting. Council Member Kallas wondered if it was a violation to hit “Reply All” to an email with the City Council Meeting Agenda and ask to remove an item from the agenda. Mr. Sheeran did not believe that would be a violation because there was a difference between an administrative function and a legislative function. There was information in the City Code about how to add an item to the agenda and how to remove an item. As long as those guidelines are followed, it would be appropriate to have that type of conversation.

Mr. Sheeran discussed news related to Council communications. The Southern Utah Wilderness Alliance (“SUWA”) sued Kane and San Juan Counties for a violation in the OPMA. Mr. Sheeran shared a comment from the SUWA lawyers who stated, “These sorts of meetings happen all the time, where public policy is discussed on behalf of the citizens whom these bodies represent. If public

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

policy is being discussed, that's exactly what this provision in this act is supposed to cover. You don't get to have a meeting before the meeting and decide what you want to say, so you don't have to say it in the public's view." Mr. Sheeran shared additional examples of violations. For instance, the Salt Lake City School Board sent emails and text messages during a meeting. There had been a Government Access Records Management Act ("GRAMA") request and that information was released to the public.

Conflicts of interest were overviewed. Mr. Sheeran clarified that a conflict of interest is:

- Utah Code Section 10-3-1301 states that an officer or employee may not receive compensation for assisting any person or entity in any transaction with the city or town without making a written and oral disclosure to the mayor and public.

After a conflict of interest was stated, Utah Code did not require anyone who complied with the disclosure to abstain from voting or participating in the discussions. However, it was good practice for a Council Member to recuse themselves from the vote if there was a conflict. Any areas of concern or questions could be addressed with the City Attorney. Council Member Kallas asked what would happen if the City Council was voting to approve an agreement with a bank and a member of the body was an employee of that bank. He wanted to understand whether that would be considered financial compensation. Mr. Sheeran explained that the act did not specifically state whether there needed to be direct compensation. To be on the safe side, it would be best to disclose that employee status and state that no direct compensation would be received.

Mr. Sheeran shared information related to the history of the Code of Conduct and the Parliamentary Procedure. He explained that when he first started working in Bluffdale, he believed Robert's Rules of Order should be followed, but former Mayor Derk Timothy did not want anything formal. However, New Mayor Natalie Hall wants to run City Council Meetings differently. Mr. Sheeran clarified that the Mayor is the Chair of the Council and presides at all Council Meetings. The draft Code of Conduct and Parliamentary Procedures document was included in the packet. It was a way for the Mayor and the Council to be on the same page. The Code of Conduct section included guidelines about how members should conduct themselves with fellow Council Members, staff, and the public. Mr. Sheeran noted that those guidelines were basic principles. As for the parliamentary procedures, most cities follow a modified version of Robert's Rules of Order. Mr. Sheeran created a parliamentary procedures table and shared that with the Council.

The parliamentary procedures table looked at the way items were handled previously, the Robert's Rules of Order way, and the proposed way to handle items moving forward. He reported that in the past, discussing agenda items had been informal. Under Robert's Rules of Order, to discuss an item, a Council Member needs to have the floor. The Mayor would recognize the speaker and give the Council Member the floor. This would avoid interruptions and improve the minutes. It was proposed that Robert's Rules of Order be followed as they relate to item discussions. Mr. Sheeran explained that there could be back and forth conversations if desired and the policy could be suspended for certain portions of the discussion.

BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022

Motions in the past were informal and inconsistent. According to Robert's Rules of Order, a motion must be made and seconded before discussion takes place. He noted that this can be confusing because Bluffdale has not done that previously and Robert's Rules of Order is more geared toward State Legislatures than cities. Robert's Rules of Order also asked that motions be made in the affirmative. He spoke to Mayor Hall about how to proceed and there would be some deviation from Robert's Rules of Order procedures. No one needs to make a motion to have a discussion. Mayor Hall would open the item up for discussion following public comment. Mr. Sheeran explained that this format would work because there was an agenda in place that was followed. As for making a motion, the motion would be made in the affirmative.

Mr. Sheeran discussed amending or substituting a motion. The process had previously been informal. Any time a motion is changed, a Council Member needs to make an amended or substitute motion. Friendly amendments are not permitted under Robert's Rules of Order. Moving forward, the motion would need to be restated with the added conditions for clarity. Mayor Hall would restate the motion or summarize the motion to ensure that all Council Members understand the motion. Council Member Kallas wondered what would happen if multiple substitute motions are made. Mr. Sheeran stated that there is nothing specific in Robert's Rules of Order about a limit on substitute motions. However, for amendments, there could be an amendment and an amendment to the amendment, but no more than that.

Council Member Kallas asked if the Mayor has the discretion to not accept a motion. Mr. Sheeran stated that the Mayor can reject an improper motion. Council Member Hales asked how detailed a motion should be. Mr. Sheeran stated that the full language included in the agenda does not need to be read but the Ordinance or Resolution number must be stated. Mr. Sheeran shared an example of how a Council Member would obtain the floor and make an amended motion. There was discussion regarding amended motions. The Council Members are allowed to clarify additional terms but must restate the motion to include them.

Council Member Kallas did not like the idea of the affirmative vote. If he is opposed to a particular item, he did not want to make a motion to approve it. Mayor Hall asked if she should clarify the procedures associated with Robert's Rules of Order for members of the public. Mr. Sheeran explained that the affirmative vote would add clarity. Council Member Kallas felt that the process would be more confusing. Council Member Hales suggested that the Council state, "I motion that we vote on the item," instead of voting to approve an item.

Council Member Kallas had questions related to the discussion period for each item. Staff would present, the applicant would speak, there would be a public comment period, and then the Council discussions would take place. Under the new procedures, when the Council discussion takes place, there would be a motion. Currently, there is Council discussion, a motion, and then possible discussion about the motion. He believed the suggestion was to eliminate discussion on the motion. Mr. Sheeran stated that it was not prohibited to have additional discussion after a motion, but that could be clarified in the policy language. Mayor Hall reported that she would call for discussion on the motion after the motion has taken place.

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

The Council discussed making a motion. Mayor Hall wondered if she has to call for a motion or if someone else could make it. Mr. Sheeran explained that a motion could be made and seconded. Mayor Hall did not need to specifically call for a motion. Concerns were raised about what would happen if a motion dies for lack of a second. Council Member Kallas believed that if the Council denies an application the applicant could not reapply for one year. Mr. Sheeran believed that used to be the case but was no longer.

3. Council Discussion.

Council Member Kallas asked for additional details about texting during an open meeting. He wondered if personal devices were subject to GRAMA. He noted that in Utah County a GRAMA request was denied for Utah County Commission text messages because it was a personal device. Mr. Sheeran clarified that if the device is used to discuss City Council matters, it would be subject to GRAMA, even if it is a personal device. The same was true for personal email addresses and computers. It was important to be mindful of what is communicated.

4. Adjourn.

Mark Hales moved to adjourn the Work Session. Jeff Gaston seconded the motion. The motion passed with the unanimous consent of the Council.

The Work Session adjourned at 6:58 p.m.

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

Present: Mayor Natalie Hall
Wendy Aston (participated electronically)
Traci Crockett
Jeff Gaston
Mark Hales
Dave Kallas

Staff: Mark Reid, City Manager
Todd Sheeran, City Attorney
Courtney Petersen, AV Technician
Amanda Luker, AV Technician
Michael Fazio, City Engineer
Grant Crowell, City Planner/Economic Development Director
Dan Tracer, Assistant City Engineer
Warren James, Fire Chief
Ellen Oakman, Associate City Planner
Tami Timothy, Deputy City Recorder
Wendy Deppe, City Recorder
Judge Scott Mickelsen

Others: George Mons
Mervyn Arnold
Ryan Arnold
Derk Timothy, Former Mayor

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

1. Call to Order.

Mayor Hall called the meeting to order at 7:04 p.m. All members of the City Council were present. The Invocation and Pledge were offered by Mervyn Arnold from South Jordan.

2. Minutes and Agenda Approval.

2.1 January 4, 2022, City Council Special Meeting.

2.2 Approval of this Meeting's Agenda.

Mark Hales moved to approve the January 4, 2022, City Council Special Meeting Minutes and the Meeting Agenda. Traci Crockett seconded the motion. The motion passed with the unanimous consent of the Council.

3. Mayor and Council Reports:

Mayor Hall reported on the following:

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

- The Legislative Session had begun, and Mayor Hall was able to visit the Capitol several times in the last two weeks. She also sat on the House Floor with Representative Mark Strong and attended the Utah County Council of Governments (“COG”) meeting. She would be serving on the Public Works Committee and the Trans Com Meeting with COG.
- Mayor Hall had the opportunity to attend the Utah League of Cities and Towns (“ULCT”) Legislative Policy Committee Meeting. The Committee provided updates and was following certain bills. The City Attorney would share updates about some of those bills later on in the meeting.
- There was a meeting with the local Scout Troop in Bluffdale. Mayor Hall had spoken to the Scouts about local government and issues that face the City. There had been a lot of questions related to 14600 South and the trestle.

4. Public Comment.

Christina Pehrson identified herself as a teacher at Summit Academy Independence in the German Immersion Program. There had been immersion in the school for the last eight years. The students that began in the program in the 1st Grade are now in the 8th Grade. In celebration of that, there was a trip to Germany planned for the summer. There are 50 students currently enrolled, and a lot of fundraising had taken place. As part of the fundraising efforts, there was a desire to host a 5K run on May 14, 2022. Ms. Pehrson distributed a handout to the City Council that showed the proposed route, which would mostly utilize the Independence Trail. It also included two crossings at Noell Nelson Drive. She asked for City Council support. Mayor Hall informed Ms. Pehrson that a Staff Member would get back to her about some of the details included in the handout.

George Mons gave his address as 14400 and 2880 West. He reported that he has volunteered in the City over the years and was now asking the City Council for assistance. There are ongoing issues related to the trucks on 3200 West and 4000 West. Mr. Mons distributed a handout to illustrate where the truckers park. He also discussed an issue that began in 2011, where a resident has 15 trucks with two drivers per truck. There were 30 employees in total, which was a medium-sized business. The land is zoned R-1 through R-14 and is residential only. A permit was needed to operate a business but the property in question has a license with Riverton City rather than Bluffdale. The behaviors of the neighbors impacted Bluffdale residents. He wanted to see trucking moved away from the residential areas and a law to state that no semi-trucks are permitted on residential property. Sandy City had that rule and he believed Bluffdale should also.

Amy Rose commented that she is a Bluffdale resident and moved to the City with her husband five years ago. She asked for assistance communicating with the Utah Department of Transportation (“UDOT”) about the Bangerter projects. Ms. Rose explained that there are a few different projects on Bangerter that involve Bluffdale, and she wanted to discuss the 13400 South project. She had been in touch with several people at UDOT over the last few years to determine how a sound wall could be installed. There is already a sound wall next to her neighborhood, but it does not extend to her area. She was looking for an extension of that wall.

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

Ms. Rose reported that she had reviewed the study released by UDOT and there was a public hearing on the item last week. She asked why the Bluffdale City Council was not invited to the meeting and the Engineer stated that he did not think to invite Bluffdale. Ms. Rose had concerns about the way UDOT performed its study. Her comments were submitted to UDOT, and a copy of those comments was provided to City Engineer, Michael Fazio, who had been incredibly responsive. Ms. Rose felt she had done everything in her power with UDOT and was asking for assistance from the City. Mayor Hall stated that she would obtain the comments from Mr. Fazio and someone from the City would reach out to Ms. Rose.

Merrill Enniss gave his address as 14512 South 2700 West and shared comments related to the issue previously mentioned by Mr. Mons. He stated that he and his wife planned to live in their home for the rest of their lives but because of idling diesel trucks, the health of his wife had been impacted. He did not want to move but stated that he may not have another option.

There were no further public comments.

5. Presentation Items:

5.1 Administration of the Oath of Office to the Deputy City Recorder, Tamra Timothy. (Staff Presenter: Judge Scott Mickelsen).

Mayor Hall introduced Judge Scott Mickelsen, who swore in Deputy City Recorder, Tamra Timothy. Ms. Timothy took the Oath of Office. The City Council and Staff congratulated Ms. Timothy and photographs were taken. Mayor Hall expressed appreciation to Judge Mickelsen.

6. Consent Agenda.

6.1 None.

7. Public Hearing Items.

7.1 Ordinance No. 2022-04, a General Plan Land Use Map Amendment Application for 2.91 Acres Located at Approximately 13820 South 2700 West from Very-Low Density Residential to Neighborhood Commercial. Applicant, Ryan Arnold. (Application 2021-46) (Staff Presenter, Ellen Oakman).

Mayor Hall reported that Items 7.1 and 7.2 would be presented together and the public hearing would be combined. However, the items would be voted on separately.

Mark Hales moved to approve Ordinance No. 2022-04, a General Plan Land Use Map Amendment Application for 2.91 acres located at approximately 13820 South 2700 West from Very-Low Density Residential to Neighborhood Commercial. Dave Kallas seconded the motion. Vote on motion: Wendy Aston-Aye, Traci Crockett-Aye, Jeff Gaston-Aye; Mark Hales-Aye, Dave Kallas-Aye. The motion passed unanimously.

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

7.2 Ordinance No. 2022-05, a Zoning Map Amendment Application for 2.91 Acres Located at Approximately 13820 South 2700 West from R-1-43 Residential to Neighborhood Commercial. Applicant, Ryan Arnold. (Application 2021-46) (Staff Presenter, Ellen Oakman).

Associate City Planner, Ellen Oakman reported that the request is for a rezone and Land Use Map amendment. She shared an aerial map to show where the property was located. She explained that the existing land use is Very-Low Density Residential, and the proposal was for Neighborhood Commercial. She noted that Neighborhood Commercial consists of low-intensity neighborhood support uses and assisted living was one of those uses. There are residential areas to the west and commercial areas to the east of the subject property. Ms. Oakman noted that the existing zoning is R-1-43 Single-Family Residential and the proposed is Neighborhood Commercial.

Ms. Oakman reported that at the last City Council Meeting, there was an approved Land Use Map amendment and rezone for adjacent property. That was R-1-43, and it was changed to GC-1. However, that was done with a Development Agreement. The subject property was between commercial zones and would be less impactful. Ms. Oakman shared the uses permitted in the GC-1 and Neighborhood Commercial Zones. There were many similarities, but Neighborhood Commercial was less intense. Ms. Oakman shared a Concept Plan and Renderings. There would need to be a Site Plan and Conditional Use application at a later date. Ms. Oakman reported that the Planning Commission forwarded a positive recommendation to the City Council.

The applicant, Ryan Arnold reported that the proposal was for a two-story assisted living center. This would be the sixth facility developed by him and Mervyn Arnold. They built the facilities and stayed on as part-owners. As a result, it was in their best interest to make a beautiful building that fits in well with the neighborhood and be on good terms with the City. There had been discussions with neighbors and some of the concerns expressed were related to traffic, parking, the height of the building, the new road that was proposed, and the zoning. All of the studies related to assisted living center traffic impacts found that there were minimal impacts. There would be no lights facing any of the neighbors and the parking would include 50 stalls, which was well over what is required.

Council Member Crockett wondered if the assisted living center will have different levels of care. Mr. Arnold confirmed that they will. There will be 82 beds, and most will be assisted living, where residents live independently. However, there will also be a 12-bed section for memory care. Council Member Hales asked about staffing levels. Mr. Arnold reported that there will be approximately 25 employees per day.

Mayor Hall opened the public hearing for Items 7.1 and 7.2. There were no public comments. The public hearing was closed.

Council Members Kallas and Hales commented that the project will be beneficial to Bluffdale.

Mark Hales moved to approve Ordinance No. 2022-05, a Zoning Map Amendment application for 2.91 acres located at approximately 13820 South 2700 West from R-1-43 Residential to Neighborhood Commercial. Dave Kallas seconded the motion. Vote on motion: Wendy Aston-

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

Aye, Traci Crockett-Aye, Jeff Gaston-Aye; Mark Hales-Aye, Dave Kallas-Aye. The motion passed unanimously.

8. Action or Discussion Items; Items Continued from Previous Meeting:

8.1 Resolution No. 2022-05, (Tabled from January 12, 2022) Adopting a Code of Conduct and Parliamentary Procedure Policy. (Staff Presenter, Todd Sheeran).

City Attorney, Todd Sheeran reported that the proposed Resolution would adopt a Code of Conduct and a Parliamentary Procedure Policy. The contents were discussed during the Work Session. Council Member Hales wondered if he needed to ask Mayor Hall for permission to make a motion. Mayor Hall explained that that was not necessary. Additionally, the procedures could be amended at any time if the format is not working for the City Council.

Council Member Hales moved to approve Resolution No. 2022-05. Council Member Kallas seconded the motion.

Mayor Hall called for discussion on the motion. Council Member Kallas wondered if the motion should include reference to discussion after a motion is made.

Council Member Hales amended his motion to allow for the opportunity to discuss a motion after it is made and seconded. Council Member Kallas seconded the amended motion.

Mayor Hall called for discussion on the amended motion. Council Member Gaston understood the need to establish rules but felt that the format was confusing.

Mark Hales moved to approve Resolution No. 2022-05, adopting a Code of Conduct and Parliamentary Procedure Policy, with the amendment to allow for discussion after a motion. Dave Kallas seconded the motion. Vote on motion: Wendy Aston-Aye, Traci Crockett-Aye, Mark Hales-Aye, Jeff Gaston-Nay; Dave Kallas-Aye. The motion passed 4-to-1.

8.2 Resolution No. 2022-08, Approving the 2021 Water Conservation Plan Update. (Staff Presenter, Dan Tracer).

Assistant City Engineer, Dan Tracer reported that most of Utah is still dealing with a severe drought. He shared the current snowpack levels for the State of Utah. Dry weather reduced the snowpack levels and created further drought issues. The 2021 Water Conservation Plan update would provide direction to the City and residents about how to use drinking water and irrigation water in normal, drought, and severe drought conditions. He explained that there were regular meetings with the Jordan Valley Water Conservancy District (“JVWCD”), which is the agency that provides all of the drinking water to the City. It was noted that the JVWCD is not in charge of secondary water. Mr. Tracer reported that a Drought Monitoring Committee discussed actions that would be taken if the drought continues or increases in severity.

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

The Water Conservation Plan is required by State Law and the proposed updates would revise the plan that was enacted in 2015. The plan was completed in 2021, but due to an error at a Staff level, it was not brought to the City Council at that time. Mr. Tracer reported that Utah has a regional goal of 187 gallons per capita per day usage by 2030. Bluffdale is already well below that goal, with 171 gallons per capita per day. However, there was a reduction goal that the City hoped to reach by 2030. The goal was to reduce the number to 152 gallons per capita per day.

Water conservation efforts were reviewed. For instance, expanding the pressurized irrigation system to more areas of the City and adopting water-efficient landscape standards. Mr. Tracer explained that the latter was done last year and all new developments or properties that redid 50% of their landscaping needed to install less grass, water-wise landscaping, and drip irrigation systems. The City also replaced aging or leaking infrastructure and kept an eye on stolen water, where people tie into the City system without buying a meter. Mr. Tracer added that there are outreach programs that the City continues to make residents aware of. Additionally, JWCD offered several grant programs.

Mr. Tracer shared Table 4-2: Proposed Conservation Measures from the 2021 Water Conservation Plan. He reported that the City is continuously improving the accuracy of water usage by adding new meters and flow sensors throughout the system. The data was also examined to make sure there were no leaks. He noted that the City was working to meter all City parks to determine how much water is being used. Mr. Tracer stated that some of the irrigation systems would be redone to ensure that they operate better and use less water. One of the options listed in the 2021 Water Conservation Plan was to establish a tiered rate system for drinking water based on lot or family size. Council Member Crockett reached out to Staff and asked for that section to be removed. The desire to remove that language would need to be included in the motion.

A map of the Central Utah Project (“CUP”) was shared, which illustrated where the drinking water came from. Much of Bluffdale’s drinking water comes from the Provo River, Jordanelle Reservoir, and Deer Creek Reservoir. Mr. Tracer reported that the Jordan Valley Water Conservancy District has standards to determine the severity of the drought. If the Jordanelle Reservoir was below 90 to 95 percent and the Provo River system began to drop as well, that would increase the drought severity and further action would be required.

Mr. Tracer shared a table of the recommended actions that could be taken if the drought becomes more severe. Any actions included on the table would need to be enacted by the Mayor and City Council. There were also recommended guidelines for residents, such as the frequency of watering and what could be done to save water. If there is severe drought, the more severe water rates would be adopted. The intention was for a financial incentive, water conservation would be encouraged.

Mayor Hall asked for more information about metering. Mr. Tracer reported that a State Law was passed a few years ago that would require metering on all secondary water systems. He believed there was a 50-year timeframe for that. In response to that, the City requires meters on all new connections to the City system. However, he noted that there are a lot of private systems. Council Member Crockett asked if the drought plan applies to drinking or secondary water. Mr. Tracer clarified that the drought plan would come from JWCD and would relate to drinking water, but it would ripple into the secondary water systems. The plan was focused on reducing the per capita water

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

usage for drinking water but both the potable and secondary water systems are linked. Mayor Hall noted that in the case of extreme drought, the drought plan called for no watering of grassed areas. Mr. Tracer clarified that all of the reductions in outdoor watering were recommendations and not requirements.

Council Member Hales asked for additional information about the slide regarding the continued expansion of the City's pressurized irrigation system. Mr. Tracer explained that the City requires new pipes to be installed on all new subdivisions, but a study was also being conducted in the Independence neighborhood to see how much it would cost to install City lines there. He noted that there is a Pressurized Irrigation Master Plan, but it is somewhat outdated. Staff could get an estimate to determine what it would cost to update that plan. A new pump station was being built on the Welby Jacob Canal and a new pump station was added 1 ½ years ago at the Jordan Narrows. City Manager, Mark Reid explained that Staff was also looking at the reuse water out of the sewer district to augment the secondary water system.

Council Member Hales asked about the suggestion to charge based on the lot or family size. Mr. Tracer explained that the current water rate structure includes a base fee and a low amount for the first 10,000 gallons. Due to the number of larger lots in the City, it may be more equitable to have a tiered system in place based on lot size. Council Member Kallas referenced previous discussions about the tiered system and explained that the Council believed it should be about usage rather than lot size or location. Council Member Hales believed the motion for the 2021 Water Conservation Plan needs to specifically remove that language. Mr. Tracer confirmed this.

Council Member Kallas asked if tiered rates for the pressurized irrigation system were proposed. Mr. Tracer explained that the City does not currently have tiered rates for pressurized irrigation and there is a flat rate of 90 cents per 1,000 gallons. The 2021 Water Conservation Plan states that there is an intention to establish a tiered rate, however, Council Member Kallas was not in support of that language. Mr. Tracer believed that would be an equitable way to encourage conservation. Mr. Reid pointed out that there is already a financial disincentive with the addition of meters and the associated rate. There are large lots in the City that do not have access to secondary water. He felt it would be beneficial for the City to look into those areas and see if they could be added to the secondary system.

Mr. Tracer referenced page 4-3 of the 2021 Water Conservation Plan, which mentioned tiered rates for pressurized irrigation. The Implementation Plan portion of Table 4-2: Proposed Conservation Measures included the following language: "Just like the drinking water tier rate schedule, the City intends to establish tiered rates for pressurized irrigation." Another Conservation Measure listed was to establish tiered rates for drinking water based on lot size and/or family size. The Implementation Plan stated, "Enhance existing tiered drinking water rates by considering effects of lot size and family size to more appropriately allocate water." Mr. Tracer explained that the details had not been worked out for those recommendations but if the Council does not want to pursue them, then it was possible to remove them from the plan. Council Member Crockett clarified that the items on the table are proposed strategies and their inclusion on the list does not necessarily mean that the City will implement them. Mr. Tracer agreed and stated that the end goal is the most important. The intention was to reduce water usage per capita. Council Member Kallas commented that the table was a statement of intention.

BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022

Council Member Crockett believed the proposal states that Bluffdale wants to reduce water consumption by 11% because that was the goal set forth by the State. However, the City was already lower than other cities. She wondered if it was an attainable goal to try to lower water consumption in the City further. Mr. Reid explained that one of the challenges of conservation has to do with secondary water. Just because secondary water is being used rather than culinary water does not mean that water is being conserved. Since the Jordan Valley Water Conservancy District only looked at the culinary water, when usage was converted to secondary, it appeared as though water was being conserved, even though it was not. Council Member Crockett commented that the issue would need to be addressed in the future. Mr. Tracer noted that the City was doing well on a usage per person per day according to the State but there were concerns from JVWCD because Bluffdale is slightly over the contracted amount due to population growth.

Council Member Aston emphasized that the one-acre lots that were using drinking water often use that water for their large animals. It is not necessarily only used to water lawns. Council Member Kallas referenced 4-1 and wondered if that was where the conservation practices were listed. Mr. Tracer clarified that Table 4-1: Existing Conservation Measures was focused on the existing conservation practices in the City. The proposed practices were listed on 4-3. Council Member Kallas asked if Table 4-1 would be eliminated in the process of adoption. Mr. Tracer explained that the table would not be eliminated. It simply states the efforts that had already been done and that would continue to be focused on. Council Member Kallas pointed out that one of the items on that table was maintaining a water conservation garden. Mr. Tracer reported that Vintage Park has some water-wise plantings and informational signage.

Council Member Kallas believed the 2021 Water Conservation Plan needed to be adopted for the Jordan Valley Water Conservancy District to maintain the wholesale agreement. Mr. Tracer clarified that the plan needs to be adopted because it is required by the State. Discussions were had about landscaping requirements. Council Member Kallas did not know where he stood on having a tiered rate for the irrigation system. He was not for or against a tiered system, but he did not believe a tiered system should be the goal for Bluffdale. Mr. Tracer stated that drought water rates could be enacted for secondary water, there could be tiers that only target very high water users, or the language could be removed from the plan entirely. Council Member Kallas felt that a secondary water rate should be set and there should not be a tiered system.

Council Member Crockett noted that if culinary water is tiered, the same thing would need to be done for irrigation water eventually. Mr. Reid explained that the City was doing that with the metered system for secondary water. Previously, someone could use any amount of water but now 90 cents per 1,000 gallons helped to conserve. Council Members discussed how the metering system works. Council Member Kallas explained that instead of charging \$200 per year, the charge would be 90 cents per 1,000 gallons. What the 2021 Water Conservation Plan document stated was that the intention was to charge 90 cents per 1,000 gallons and then from 1,001 to 2,000 gallons, that price would rise to \$1.15 and so on. The price per gallon would increase every 1,000 gallons. Council Member Kallas added that meters made it possible to understand how much water is being used. From there, additional conservation measures could be taken. Not everyone in the City has a meter and many residents were skeptical because this type of tiered system could be implemented. If the 2021

BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022

Water Conservation Plan stated that the intention was to establish tiered rates for pressurized irrigation, residents would be frustrated with the switch.

Council Member Hales wondered if it would be appropriate to have the tiered system during an extreme drought. Council Member Kallas could support the system in an extreme drought if the City Council was in charge of the decision. However, the plan did not reference that a tiered system would only take place in the event of extreme drought. It was important for the Council to be cautious about the tiered rate language that was included in the current draft of the 2021 Water Conservation Plan. Council Member Aston agreed with the comments shared by Council Member Kallas. Council Member Gaston noted that it would be difficult to tier certain areas in Independence. Council Member Crockett referenced a phone call with Mr. Fazio about tiered rates. He had mentioned that there would be a rate survey to determine average household usage. Mr. Reid confirmed that a rate survey was planned in the City.

Council Member Kallas asked if the intention was to approve the 2021 Water Conservation Plan at the current City Council Meeting. Mayor Hall confirmed this and noted that any changes to the document could be made in the motion. Mr. Tracer explained that the plan was past due but the State was working with the City on it. As long as it is ready soon it would be acceptable. The City needed to submit a plan to the State. Council Member Kallas was comfortable approving the 2021 Water Conservation Plan if the motion removed references tiered rates for pressurized irrigation and tiered rates for drinking water based on the lot or family size.

Council Member Kallas moved to approve Resolution No. 2022-08, with an amendment to remove the mention of tiered rates for irrigation and the mention of tiered rates for drinking water. Council Member Gaston seconded the motion.

There was discussion about the motion. Mr. Reid pointed out that there is a tiered rate for drinking water, but it is not based on lot size.

Council Member Kallas clarified that the amendment would remove the mention of tiered rates for irrigation and the mention of tiered rates for drinking water based on lot or family size. Council Member Gaston seconded the amended motion.

There was discussion on the amended motion. Council Member Hales believed the motion would remove Table 2-6: 2019 Water Rate Structure. It was clarified that the table would not be removed. The only language that specifically relates to tiered rates would be removed from the document. The plan would not change the water rates. There was further discussion about the tiered system and the motion language. Council Member Kallas explained that the intention was to encourage residents to move onto pressurized systems in Bluffdale and Utah.

Council Member Hales questioned how that would happen when there is not always the option to do so. Mayor Hall stated that there could be additions to pressurized systems as road projects occur. For instance, there is a sewer project scheduled and the pressurized system would be added in. Over time, people would be migrated onto the system as it is built out. Mayor Hall asked the Council to move to a vote. She clarified that the vote was for the 2021 Water Conservation Plan and was not an

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

approval of the water rate. Table 2-6: 2019 Water Rate Structure was simply the current information. If the Council wanted to make changes to that rate structure, it could be discussed in the future.

Mark Hales moved to approve Resolution No. 2022-08, approving the 2021 Water Conservation Plan Update, with the amendment to remove the mention of tiered rates for pressurized irrigation and remove the mention of tiered rates for drinking water based on lot size and/or family size. Jeff Gaston seconded the motion. Vote on motion: Wendy Aston-Aye, Traci Crockett-Aye, Jeff Gaston-Aye; Mark Hales-Aye, Dave Kallas-Aye. The motion passed unanimously.

8.3 Discussion Regarding Truck Parking and Trucking Routes. (Council Member, Wendy Aston).

Mayor Hall reported that the discussion item related to truck parking and trucking routes was initially brought forward by Council Member Aston. She raised concerns that there are residential areas where trucking businesses are being run out of homes, which violates the City Code. City Planner and Economic Development Director, Grant Crowell provided additional information. He reported that there had been complaints from residents about trucking businesses being run illegally within the community. Those types of businesses are not permitted in residential zones. Additionally, there have been cases where concerns were raised about violations of the Truck Route Ordinance.

Mr. Crowell explained that it is difficult to prove that someone is running a business without a license. The City needs to gather enough evidence to prove that there is a violation of the City Code. It is much easier to gather evidence about illegal parking in a residential zone. Mr. Crowell shared an example from Rock Hollow Drive. The ordinance language states, "No person shall be charged with violating the provisions by reason of operating a restricted vehicle upon a street on which restricted vehicle travel is prohibited unless appropriate signs are posted and maintained." The Rock Hollow Drive resident argued that there was no violation because the area was not signed. Mr. Crowell noted that signs could be implemented but he did not believe it would fully address the issues in the City. Bluffdale could place clearer restrictions on the zoning ordinance. Mr. Crowell reported that some cities are much more restrictive than Bluffdale.

Another issue had to do with residents stating that there were hobby trucks on their properties and no illegal businesses were being run. In those cases, witness statements would be beneficial, but complainants may be concerned about repercussions. The City then needs to be the witness and gather evidence beyond a reasonable doubt to prove the allegations. Mr. Crowell understood that there was a lot of frustration within the community related to this issue.

Mayor Hall asked about the ordinances in Bluffdale related to trucks. Mr. Crowell reported that language was included in the Business Licensing and Truck Route Ordinances. The Truck Route Ordinance specifies that streets with the capacity to withstand abuse by trucks must be used, with some exceptions. For instance, driving to and from home. The ordinance anticipated that semi-trucks would be driven on non-truck route roads as long as those semi-truck are being driven home. The issue with the Business Licensing Ordinance is that the business needs to be registered as a home

BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022

occupation, but many are not. Mr. Crowell explained that surrounding cities have stricter rules and regulations in place and the City could follow that example.

Council Member Aston believed it was important to focus on residents who have multiple semi-trucks on residential property. Council Member Kallas asked the Council what it was they were trying to eliminate. If the intention was to eliminate a neighbor hearing a truck start in the morning, all trucks would need to be removed. If the intention was to stop illegal businesses, then stricter regulations need to be in place. There were discussions about the number of trucks that would be appropriate to have at a residential property. Mr. Reid pointed out that refrigerator trucks run all night long and some semi-trucks take a long time to warm up in the morning. Council Member Crockett commented that truck owners have the right to use their property, but neighbors also have the right to quiet enjoyment of their property.

Council Member Aston did not know what solution would be best, but something needed to be done. Mr. Reid shared possible options with the Council. He explained that there could be a citizen survey to determine what residents want or a Citizen Committee could be established. Alternatively, if the Council knows what they want to be done, Staff could draft an ordinance and the Council could make desired changes to the drafted ordinance. Council Member Crockett wondered if allowing only one semi-truck would eliminate the current complaints in the City. Mr. Crowell believed there would not be as many complaints, but there would still be some.

Mr. Sheeran noted that the Council could allow trucks for personal use but there could be stipulations about noise. For instance, a semi-truck could not be run before or after a certain time. It would be easier to monitor violations if those types of regulations were in place. Mayor Hall wondered if that fit in under the current Noise Ordinance. Mr. Sheeran noted that the Noise Ordinance needs to exceed a certain decibel level, as measured from a certain point. It could be difficult to measure that. Council Member Hales believed the simplest answer would be not to allow semi-trucks on residential properties but that would cause issues for those that need the trucks for work. Council Member Kallas stressed the importance of continued discussions. He suggested that the Council dedicate time in the next Work Session to brainstorm ideas.

The Council tried to determine the main issues. Mayor Hall believed that based on comments from the public, they had to do with the number of semi-trucks. Council Member Kallas pointed out that one of the public comments had to do with frustrations about noise and exhaust fumes. The only way to prevent that was to eliminate semi-trucks in a residential neighborhood. Council Member Hales suggested that there be time limits for use. Mr. Crowell explained that a lot of effort had been put into the Home Occupation Ordinance. In order to have a legal business, there are vehicle weight limits. In Bluffdale, in order to run a home occupation business, a license is needed and nothing over 14,000 gross vehicle weight is permitted. That language could be matched in other ordinances. Council Member Hales noted that it could be possible to ask residents to register their semi-trucks. Permission could be granted and there could be restrictions on the allowed use. Council Member Kallas stated that there could be language to indicate that only one vehicle over 14,000 gross vehicle weight may be parked on the property and it could only be operated between certain hours.

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

Council Member Kallas believed the item needed to be discussed further at a future Work Session. It was determined that the February 23, 2022, Work Session would take place at 5:30 p.m. to allow for a robust discussion. Mayor Hall explained that the Work Session would include a presentation from Messrs. Sheeran and Crowell. Mr. Sheeran reported that there would be several possible draft ordinances and the Council could consider and modify those ordinances as desired.

9. Staff Reports, Additional Council Discussion, and Calendaring Items:

Mr. Reid reported on the following:

- The purchase of the property for the water tank was complete and the City was now ready to look into the design and a potential water tank for the medium-low areas of the City.
- The ULCT Conference was to take place between April 20 and 22, 2022. Mr. Sheeran would coordinate that for interested Council Members.
- Mr. Sheeran provided updates on the Legislative Session. He reported that there were four bills the ULCT was looking at closely, including House Bill (“H.B.”) 151 – Retail Facility Incentive Payments. The bill would prohibit cities from making certain incentive payments to retail facilities. There were a few exceptions. For instance, if it was in a low-income area, if the retail facility is part of a residential development and if it is located in a small county. The bill also allows a person to sue a city for violating the provision. He explained that the bill would impact commercial zones in the area. As much as Bluffdale wanted a grocery store, the bill would prohibit the City from offering an incentive for that. Mr. Sheeran would attend a strategy meeting on January 27, 2022, and noted that the bill would impact a lot of cities.
- Mr. Sheeran reported that another bill of interest was H.B. 182 – Local Health Department Amendments. It excluded State facilities and Capitol Hill from the authority of a local health department. It also said that a CEO of a City may not exercise powers under a Public Health Order to respond to a pandemic and the CEO of a City may not declare an emergency in response to a pandemic. Mayor Hall noted that the purpose of declaring a State of Emergency was for Federal Emergency Management Agency (“FEMA”) funding purposes. She wondered if this was pandemic or emergency specific. Mr. Sheeran believed it would address specific issues that had taken place. The ULCT was opposed to the bill, and it was something to keep an eye on.
- H.B. 185 – Initiative and Referendum was discussed. Mr. Sheeran explained that it allows people seeking an initiative or referendum to have a reduced signature threshold if the sponsors do not use paid signature-gatherers. Less than half of what is currently required would be needed if volunteers are responsible for obtaining signatures. The ULCT was opposed to the bill, and he was not sure how much support it had.
- Mr. Sheeran explained that Senate Bill (“S.B.”) 110 – Water as Part of the General Plan requires municipalities to have some a Water Use Plan included in their General Plan. The ULCT was in support of the bill. The only concern that Mr. Sheeran had was that Bluffdale has limited Staff and the bill would mandate that a lot of research be done to determine how to conserve water. He noted that several water bills are being closely monitored, but this was one that the ULCT believed would be beneficial. The bill would preempt Homeowners Association (“HOA”) Ordinances.

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, January 26, 2022**

- Mr. Reid shared information related to the COVID-19 response. The required mask mandate for City buildings had been changed and masks were now recommended. Several employees had been out sick recently, so it was especially important for Staff to continue to focus on social distancing and other safety measures.

Council Member Hales asked about the Historic Preservation Commission requirements. Ms. Oakman serves as the Liaison for the Historic Preservation Commission, and she offered to follow up with Mr. Sheeran to determine the requirements for the Commission. Council Member Gaston discussed the one-way trestle bridge. In the morning hours, there are excessive numbers of people running the red light heading eastbound. It causes a backup at the roundabout and the issue needs to be addressed by the City. Council Member Kallas believed the roundabout was a failure because it is often blocked. Mayor Hall wondered if it would be possible to extend the length of the light in the mornings. Council Member Hales believed there were issues with some residents not knowing how to use the roundabout. There was discussion regarding traffic blockages and the traffic light. It was noted that a shortcut could be created to avoid the roundabout that could potentially solve the issue. Mayor Hall asked Staff to observe the area and present possible options at the February 9, 2022, City Council Meeting.

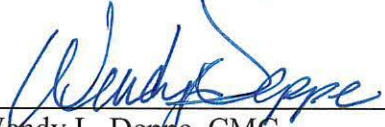
10. **Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including any Form of a Water Right or Water Share, Security Issues,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

There was no Closed Meeting.

11. **Adjournment.**

Mark Hales moved to adjourn. The motion was seconded by Jeff Gaston. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 9:38 p.m.



Wendy L. Deppe, CMC
City Recorder



Approved: February 23, 2022