

**MINUTES OF JOINT CITY COUNCIL / PLANNING COMMISSION MEETING
AND
COUNCIL STUDY MEETING – NOVEMBER 19, 2013**

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THE WEST VALLEY CITY COUNCIL MET IN A JOINT MEETING WITH THE PLANNING COMMISSION AND IN STUDY SESSION ON TUESDAY, NOVEMBER 19, 2013, AT 4:00 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Steve Buhler
Don Christensen
Tom Huynh
Karen Lang
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

PLANNING COMMISSION MEMBERS PRESENT:

Phil Conder
Brent Fuller
Terri Mills
Harold Woodruff

MAYOR-ELECT AND COUNCILMEMBER-ELECT PRESENT:

Ron Bigelow, Mayor-elect
Lars Nordfelt, At-Large-elect

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
John Evans, Fire Chief
Lee Russo, Police Chief
Jim Welch, Finance Director
Russell Willardson, Public Works Director
Layne Morris, CPD Director
Gregg Cudworth, Acting Parks and Recreation Director
Aaron Crim, Administration

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Jake Arslanian, Public Works Department
Brandon Hill, Law Department
Steve Pastorik, CED Department
Lee Logston, CED Department
Steve Lehman, CED Department

1. GENERAL PLAN DISCUSSION

Upon direction, Steve Pastorik, CED Department, demonstrated an electronic polling system to be used by members of the City Council and Planning Commission in answering various survey questions related to the General Plan document and land use issues. Survey questions were given to the group, one at a time, answers were tabulated and then the percentage of answers to each question was shown.

Mr. Pastorik invited comments regarding the survey questions. Upon discussion, the following comments were made by members of the Planning Commission and City Council:

- Need to further address home quality including point system for architectural design.
- Want to accommodate people who desire to “move up” regarding lot sizes and/or home sizes in order to remain in West Valley City rather than moving to other parts of the Salt Lake Valley.
- Chesterfield area had the highest potential for large lots, large homes and neighborhood amenities; along with another area in the southwest part of the City.
- Also need additional landscape standards and requirements as this affects the integrity of a neighborhood.
- One-half acre horse properties should be considered in the Chesterfield area and need to address this issue in the General Plan update.
- Northwest section of City is probably more conducive to commercial or some other type of land use as it is developing into warehouse/industrial park area.
- Many builders want small homes on small lots. We should “hold out” for a builder that will give us what we really want. We need to be “picky” as far as multi-family and small lots are concerned.
- Point system needs to be based on what design features cost – using industry averages and points based on cost of that feature.
- In some ways, we just want design features such as great rooms, ramblers, main floor laundry, larger rooms, etc.
- Are there areas in the City where we want to be proactive in preserving open space or places, such as the drive-in theater?
- Consider additional overlay zones.

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- Are there places in the City that minimum density and maximum parking would be appropriate such as near transit stations? More urbanized, but in the right places.
- Want mixture of housing types recognizing that 50% of the City is already 7,000 to 8,000 square foot lots.
- The City does not have a lot of land left for development, but we have numerous aging neighborhoods that could be redeveloped.
- If high density were proposed to replace a mobile home park, would be in favor as we have a need for more apartments and larger lots with larger homes.
- Areas labeled as mixed use on map was basically commercial with some residential. This is not usually very successful and needs to be looked at further. Mixed use does not always mean apartments above shops – Highbury development is an example.

Mr. Pastorik concluded and expressed appreciation to members of the City Council and Planning Commission for input on the survey and stated he would provide the written results. He also discussed the timeline and next steps regarding the upcoming General Plan update.

Mayor Winder recessed the meeting with the Planning Commission at 4:55 P.M., and reconvened the Study Meeting at 5:03 P.M.

2. APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 5, 2013

The Council read and considered Minutes of the Study Meeting held November 5, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Buhler moved to approve the Minutes of the Study Meeting held November 5, 2013, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

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3. RON HAMM – FEDERAL AGENDA

City Manager, Wayne Pyle, introduced Ron Hamm, the City's federal representative and lobbyist in Washington, D.C.

Mr. Hamm expressed appreciation to the City Council for the opportunity to interact with the City Council and City staff. He advised the focus in Washington was funding for West Valley City in order to advance priorities and regulations that would not negatively affect the City. He discussed the specific purpose of his visit stating he would gather input from staff to be compiled and sent back to the City through Nicole Cottle, Assistant City Manager/CED Director. He also advised of expectations to schedule meetings with the Congressional delegation during the annual National League of Cities (NLC) conference as well as other times during the upcoming year. Mr. Hamm stated there had been successes, in particular, with grant funding in West Valley City over the years. He discussed West Valley City being aggressive in pursuing projects and detrimental issues to the City. He indicated the Project Safe Neighborhood (PSN) grants had been successful and required cooperation and collaboration with other entities. Another big issue had been the postal zip code matter on which his office and staff had worked very hard. He expressed appreciation to Senator Lee's office for assistance in that regard. He explained the federal process was very different from the state process and dictated by politics and major budget issues, with there being tax issues in addition to the Affordable Care Act that needed to be resolved. He expressed the need to be flexible and mindful of opportunities at the federal level and that he would continue as in the past to strategize and determine best ways to move forward along with generating congressional support. He also discussed various issues of importance to the City in which he was actively involved in for the City. He reiterated his pleasure to be working for the City on the federal agenda and stated he would continue to be an advocate for West Valley City's interests.

Upon discussion by the City Council, Mr. Hamm answered questions.

On behalf of the City Council, the Mayor expressed appreciation to Ron Hamm for the updated information as well as for his efforts on behalf of the city.

City Manager, Wayne Pyle, advised of the great working relationship enjoyed with Mr. Hamm and stated he had done an outstanding job for the City over the years.

4. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED NOVEMBER 19, 2013

City Manager, Wayne Pyle, stated one new item had been added to the Agenda for the Regular Council Meeting scheduled November 19, 2013, at 6:30 P.M., and reviewed the item as follows:

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Item No. 6.A. – PRESENTATION OF ESSENTIAL PIECE AWARD TO EAST HOLLYWOOD HIGH SCHOOL

City Manager, Wayne Pyle, stated Mayor Winder would read the nomination and present the Essential Piece Award to East Hollywood High School, at the Regular Council Meeting scheduled November 19, 2013, at 6:30 P.M. East Hollywood High School had been nominated for their unique model and solid liberal arts education to students in preparation for college entry and assisting students who were at risk of not graduating from high school.

Upon inquiry by the City Manager there were no questions regarding items scheduled on the above-referenced Agenda.

5. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED NOVEMBER 26, 2013:

A. EAC DIVISION OF THE QUARTER AWARD – STATION 74 “C” CREW, FIRE DEPARTMENT

City Manager, Wayne Pyle, stated Councilmember Christensen would read the nomination of Station 74 “C” crew, Fire Department, to receive the EAC Division of the Quarter Award, at the Regular Council Meeting scheduled November 26, 2013, at 6:30 P.M. Station 74 “C” crew had been nominated for their exceptional friendly and helpful attitudes with the public, particularly the business community.

6. PUBLIC HEARINGS SCHEDULED NOVEMBER 26, 2013:

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING DECLARING CITY-OWNED LAND DESCRIBED AS LOT 3, ECHO CREEK RANCHES, SUMMIT COUNTY, UTAH, AS SURPLUS PROPERTY AND AUTHORIZING THE CITY TO DISPOSE OF THE PROPERTY

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled November 26, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding declaring City-owned land described as Lot 3, Echo Creek Ranches, Summit County, Utah, as surplus property and authorizing the City to dispose of the property. He discussed proposed Resolution No. 13-168 to be considered by the City Council subsequent to the public hearing, as follows:

RESOLUTION NO. 13-168, DECLARING CITY-OWNED PROPERTY DESCRIBED AS LOT 3, ECHO CREEK RANCHES, IN SUMMIT COUNTY, UTAH, TO BE SURPLUS AND AUTHORIZING ITS SALE

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City Manager, Wayne Pyle, discussed proposed Resolution No. 13-168 that would declare City-owned property described as Lot 3, Echo Creek Ranches, in Summit County, Utah, to be surplus and authorize its sale.

Mr. Pyle stated the subject property, 20.82 acres, had been awarded to the West Valley City Police Department in July of 2001, pursuant to the State of Utah asset forfeiture process. The property could not be utilized by the Police Department and therefore the need for the sale. He indicated funds realized from the sale would be deposited into the Police Department's asset forfeiture account and used to purchase departmental equipment.

The City Manager further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

Upon discussion, Councilmember Rushton discussed general policy issues regarding proceeds derived from seized and forfeited assets, and stated he felt those proceeds should be utilized for services closest to the citizens such as parks or arts programs.

City Manager, Wayne Pyle, advised the State of Utah closely regulated how such funds were spent. Upon direction, City Attorney, Eric Bunderson, discussed 2001 State statutes in place at the time the property was acquired; and explained funds needed to be used toward drug interdiction activities with payment to the district attorney of a certain percentage. He also advised an appraisal had been conducted on the property and the value was \$41,000 as specified in the documentation received by the City Council.

Mr. Pyle further explained the accounting functions and Council action required regarding this matter. He answered additional questions from members of the Council.

The City Council will hold a public hearing and consider Resolution No. 13-168 at the Regular Council Meeting scheduled November 26, 2013, at 6:30 P.M.

7. **UNFINISHED BUSINESS FROM STUDY SESSION OF NOVEMBER 12, 2013:**
 - A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT AT REGULAR COUNCIL MEETING SCHEDULED NOVEMBER 19, 2013 REGARDING APPLICATION NO. GPZ-5-2013, FILED BY MILT SHIPP, REQUESTING A GENERAL PLAN CHANGE FROM COMMERCIAL/LIGHT MANUFACTURING TO VERY HIGH DENSITY RESIDENTIAL AND A ZONE CHANGE FROM 'M' (MANUFACTURING) AND 'A'**

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**(AGRICULTURE) TO 'R'M (RESIDENTIAL MULTI-FAMILY) FOR
PROPERTY LOCATED AT 2882 SOUTH DECKER LAKER DRIVE**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled November 19, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. GPZ-5-2013, filed by Milt Shipp, requesting a General Plan change from Commercial/Light Manufacturing to Very High Density Residential and a zone change from 'M' (Manufacturing) to 'A' (Agriculture) to 'RM' (Residential Multi-Family) for property located at 2882 South Decker Lake Drive. He discussed proposed Ordinance No. 13-46 and proposed Ordinance No. 13-47 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

**ORDINANCE NO. 13-46, AMENDING THE GENERAL PLAN TO SHOW
A CHANGE OF LAND USE FROM COMMERCIAL/LIGHT
MANUFACTURING TO VERY HIGH DENSITY RESIDENTIAL FOR
PROPERTY LOCATED AT 2882 SOUTH DECKER LAKE DRIVE; AND
ORDINANCE NO. 13-47, AMENDING THE ZONING MAP TO SHOW A
CHANGE OF ZONE FOR PROPERTY LOCATED AT 2882 SOUTH
DECKER LAKE DRIVE FROM ZONE M (MANUFACTURING) AND A
(AGRICULTURE) TO RM (RESIDENTIAL MULTI-FAMILY)**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 13-46 that would amend the General Plan to show a change of land use from Commercial/Light Manufacturing to Very High Density Residential for property located at 2882 South Decker Lake Drive; and proposed Ordinance No. 13-47 that would amend the Zoning Map to show a change of zone for property located at 2882 South Decker Lake Drive from Zone 'M' (Manufacturing) and 'A' (Agriculture) to 'RM' (Residential Multi-Family).

Mr. Pyle stated the proposed amendments were related to 16 acres located at 2882 South Decker Lake Drive and to support the application, Mr. Shipp had submitted several documents and plans, described and summarized as follows:

- Letter from Milt Shipp with DAI – Letter outlines justification for the request and includes a petition signed by nearby business owners in support of the application
- Apartment Master Plan: Plan shows the proposed apartment development that includes 368 units housed in 12 three-story buildings with unit sizes ranging from 699 square feet to 1,195 square feet. The proposed density is 23 units/acre. To address concerns of the Planning Commission

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regarding number of one-bedroom units, the applicant reduced the number of one-bedroom units by 24. The proposed unit mix, that is different from the master plan, is 18% three-bedroom, 47% two-bedroom, and 35% one-bedroom

- Exhibit B – Development Standards: Document includes proposed standards for a development agreement
- Project Plans: Document includes a vicinity map, a colored conceptual site plan, renderings of different buildings, color schemes for the proposed exterior materials, elevations and floor plans
- Decker Lake Presentation – A PowerPoint presentation including economic and other information in support of the application

The City Manager advised that both City staff and the Planning Commission recommended denial of the Application and specific reasons for the recommendation could be found in the minutes of the Planning Commission meeting, copies of which had previously been distributed to members of the City Council.

He reported that while the applicant had proposed standards for a development agreement, a draft had not been included since the Planning Commission recommended denial.

Mr. Pyle reminded the applicant had been unable to attend the previous Study Meeting and requested postponement of discussion by City staff and Council members until he could be present to answer questions. Upon direction of the City Council, the item had been placed under “Unfinished Business” on the Study Meeting Agenda for further discussion prior to the scheduled public hearing.

Upon direction, Steve Pastorik, CED Department, further reviewed the Application and Ordinances and displayed a map. He discussed additional documents provided to the Council subsequent to the previous week’s meeting, including PowerPoint documentation, site plan, renderings, and floor plans. He related discussions by the Planning Commission members regarding the application and displayed photographs of properties surrounding the subject parcel. He summarized the proposal and information in the documentation packet and noted the Planning Commission and staff had recommended denial of the proposal. He stated the applicant had proposed terms for a development agreement; however, one had not been prepared because the Planning Commission did not recommend approval. He advised that upon direction, a development agreement would be prepared for Council consideration and in that event a continuance would be in order.

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City Manager, Wayne Pyle, and Steve Pastorik answered questions from members of the City Council. The City Manager pointed out the recommendation for denial was not saying the land could not be amenable to residential; but rather saying it would be better served as office development. He discussed reasons that included the current zone and the specifications in the General Plan for office uses.

Upon discussion, Mayor Winder discussed impacts on surrounding businesses, including fiscal impact and transit ridership. He discussed the City as an employment center and more urbanely sophisticated than some other communities in the Salt Lake Valley. Members of the City Council individually expressed opinions and concerns regarding the proposal.

Mayor Winder noted the applicant was in attendance to answer questions, if any, and he advised a public hearing would be held at the Regular Meeting scheduled this night at 6:30 P.M.

8. COMMUNICATIONS:

A. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: November 21, 2013: Gratitude Feast, Alianza Academy, 2440 South 1070 West, 1:00 P.M. – 2:00 P.M.; November 21 – December 28, 2013: Trees of Diversity Exhibit, UCCC; November 26, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 28, 2013: Thanksgiving Holiday – City Hall closed; November 29, 2013: Grizzlies vs. San Francisco Bulls, Maverik Center, 7:05 P.M.; November 30, 2013: Winter Market, UCCC, 10:00 A.M. – 6:00 P.M.; November 30, 2013: Grizzlies vs. San Francisco Bulls, Maverik Center, 7:05 P.M.; December 2, 2013: Christmas Tree Lighting & Walk with Santa, Fitness Center, 6:00 P.M.; December 2, 2013: West Valley Symphony Holiday Classics Concert, UCCC, 8:00 P.M.; December 3, 2013: Council Study Meeting, 3:30 P.M. (note time change for economic development tour listed on Study Agenda), Regular Council Meeting, 6:30 P.M.; December 4, 2013: Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 5, 2013: City Holiday Party, UCCC, 11:30 A.M. – 1:30 P.M.; December 6, 2013: Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 7, 2013: Breakfast with Santa, Fitness Center, 9:00 A.M.; December 7, 2013: Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 9, 2013: Beehive Statesmen Christmas Concert, UCCC, 8:00 P.M.; December 10, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 11, 2013: Open House for out-going Elected Officials – Mike Winder and Don Christensen, City Hall Lobby, 2:00 P.M. – 4:00 P.M.; December 14, 2013: George Lopez, Maverik Center, 8:00 P.M.; December

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16, 2013: Bonnie Harris Christmas Concert, UCCC, Santa Visit at 7:00 P.M. and Concert at 8:00 P.M.; December 17, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 24, 2013: Christmas Eve – No Council Meeting Scheduled; December 25 & 26, 2013: Christmas Holiday – City Hall closed; December 28, 2013: Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; December 31, 2013: No Council Meeting Scheduled (5th Tuesday); December 31, 2013: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; January 1, 2014: New Year’s Day Holiday – City Hall closed; January 6, 2014: Swearing-in Ceremony for Newly Elected Officials, City Hall, 12 Noon; January 20, 2014: Martin Luther King, Jr. Holiday – City Hall closed; January 29, 2014: ULCT Local Officials’ Day at the Legislature; January 31 & February 1, 2014: All Star Monster Truck Tour, Maverik Center; February 16, 2014: The Roadshow, Maverik Center, 6:00 P.M.; February 17, 2014: President’s Day Holiday – City Hall closed; and May 13, 2014: Granite School District Town Hall Meeting, Hunter High School, Media Center, 7:00 P.M. – 8:00 P.M.

B. CITY MANAGER UPDATE

City Manager, Wayne Pyle, advised February 7th and 8th (2014) tentatively had been set for the City Council’s Strategic Planning meeting and inquired regarding the Council’s preferred location.

Upon discussion, Councilmember Vincent suggested utilizing the meeting room at the animal shelter. Councilmember Buhler indicated a preference for having meals available on-site.

9. COUNCIL REPORTS:

A. COUNCILMEMBER STEVE VINCENT – HALE CENTRE THEATRE BOARD MEETINGS

Councilmember Vincent reported regarding recent Hale Centre Theatre board meetings and advised there would be additional discussions in the future.

B. COUNCILMEMBER DON CHRISTENSEN – NLC CONFERENCE WORKSHOPS

Councilmember Christensen reported regarding workshops he attended at the recent National League of Cities (NLC) conference.

C. COUNCILMEMBER TOM HUYNH – CITY COUNCIL PHOTOGRAPHS

Councilmember Huynh mentioned again he would like photographs of the City Council to be displayed at all City facilities.

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D. COUNCILMEMBER COREY RUSHTON – NLC CONFERENCE, UTAH BUSINESS MAGAZINE AWARD, DONATION FOR GRANARY PROJECT

Councilmember Rushton stated he would submit a written report regarding the National League of Cities (NLC) conference he recently attended. He also advised he was a candidate to chair one of the committees.

He advised that Waste Management had been nominated for the sustainability award from the Utah Business magazine.

Councilmember Rushton indicated a donation had been received for the granary project on the Jordan River and funds were also coming from other sources.

E. MAYOR MIKE WINDER – NLC CONFERENCE AND TREES OF DIVERSITY EXHIBIT AT UCCC

Mayor Mike Winder advised he recently attended the National League of Cities (NLC) conference and related information regarding a panel discussion in which he was involved, and workshops he attended.

He stated he noticed City staff had been getting ready for the Trees of Diversity exhibit at the Utah Cultural Celebration Center (UCCC).

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, NOVEMBER 19, 2013, WAS ADJOURNED AT 6:22 P.M., BY MAYOR WINDER.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, November 19, 2013.

Sheri McKendrick, MMC
City Recorder