

**MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 18, 2014**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 18, 2014, AT 4:30 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 BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
Corey Rushton, Councilmember At-Large  
Lars Nordfelt, Councilmember At-Large  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT: Tom Huynh, Councilmember District 1 (Excused)

PLANNING COMMISSION MEMBERS PRESENT:

Barbara Thomas, Vice Chair  
Brent Fuller, Member  
Clover Meaders, Member  
Terri Mills, Member

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Kevin Astill, Parks and Recreation Director  
Layne Morris, CPD Director  
Lee Russo, Police Chief  
John Evans, Fire Chief  
Russell Willardson, Public Works Director  
Sam Johnson, Strategic Communications Director  
Scott Freckleton, Acting Finance Director  
Brandon Hill, Law Department  
Jake Arslanian, Public Works Department  
Steve Pastorik, CED Department  
Steve Lehman, CED Department  
Brock Anderson, CED Department

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### 1. **APPROVAL OF MINUTES OF STUDY MEETINGS HELD OCTOBER 28, 2014 AND NOVEMBER 4, 2014**

The Council read and considered Minutes of the Study Meetings held October 28, 2014, and November 4, 2014. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meetings held October 28, 2014, and November 4, 2014, as written. Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

### 2. **GENERAL PLAN DISCUSSION WITH MEMBERS OF THE PLANNING COMMISSION**

Mayor Bigelow recognized and welcomed Planning Commission members in attendance at the meeting.

Steve Pastorik, CED Department, used PowerPoint and discussed a draft of the Housing Chapter, Land Use Chapter and General Plan map. He noted both drafts and the map had been distributed previously to members of the City Council and Planning Commission.

During the discussion regarding the above-referenced drafts, members of the City Council and Planning Commission asked questions of each other as well as City staff. In addition, input was given regarding the information presented and individual opinions and visions were also shared, summarized as follows:

- Expression of desire for both bodies to “be on the same page” regarding various issues related to housing stock, lot sizes, quality, and sizes of homes.
- The need for “executive or custom” housing stock and quality housing for seniors.
- The need to address water efficient landscaping.
- Observations and concerns for the area west of U-111 and need for something special and different to be planned for those foothills. Desire to revisit that area.
- Inquiry if Transit Oriented Development (TOD) was supported by residents.
- Expression of concerns regarding what 4100 South was supposed to be – neighborhood commercial or residential. In addition, the need for a long-range

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plan and not continuing to “piece together” parcel by parcel. Intersections were of particular concern.

- Need for east/west bike lanes. The City Manager informed a consultant had been retained to look at this issue.
- Need to preserve the residential integrity of 3100 South and incorporate bike lanes.
- Expressed concerns regarding 5600 West and the Mountain View Corridor; do not allow “luge” of sound walls on both of these corridors

Mayor Bigelow thanked members of the Planning Commission for their participation in the above discussion.

Barbara Thomas, Planning Commission Vice Chair, also expressed appreciation to the City Council for their time and the opportunity for discussion.

### 3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED NOVEMBER 18, 2014**

Mayor Bigelow informed no new items had been added to the Agenda for the Regular Council Meeting scheduled later this night. He reminded of a new draft of information regarding item no. 8.A. on the subject Agenda.

He indicated as Councilmember Huynh would not be in attendance at the referenced meeting, Councilmember Nordfelt would read the nomination of the Employee of the Month award.

Upon inquiry, there were no further questions regarding items scheduled on the Agenda for the Regular Council Meeting scheduled November 18, 2014, at 6:30 P.M.

### 4. **PUBLIC HEARINGS SCHEDULED NOVEMBER 25, 2014:**

#### A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. SV-1-2014, FILED BY WEST VALLEY CITY, REQUESTING TO VACATE THE 6-FOOT ALLEY LOCATED BETWEEN LOTS 36 & 37, LOTS 54 & 55 AND LOTS 74 & 75, OF THE GRANGER PARK SUBDIVISION LOCATED AT APPROXIMATELY 1930 WEST 3255 SOUTH**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 25, 2014, in order for the City Council to hear and consider public comments regarding Application No. SV-1-2014, filed by West Valley City, requesting to vacate the 6-foot alley located between Lots 36 & 37, Lots 54 & 55 and Lots 74 & 75, of the Granger Park Subdivision located at approximately 1930 West 3255 South.

Proposed Ordinance No. 14-42 related to the Application to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ORDINANCE NO. 14-42, VACATING THE 6-FOOT ALLEY LOCATED IN THE GRANGER PARK SUBDIVISION BETWEEN LOTS 36 & 37, LOTS 54 & 55 AND LOTS 74 & 75, IN WEST VALLEY CITY**

Steve Lehman, CED Department, discussed the proposal to vacate two existing walkways in the Granger Park Subdivision. The subdivision had been recorded with the Salt Lake County Recorder's Office in December of 1954. The walkways had been platted as part of that subdivision and were located between the above-described lots.

Condition of the walkways was not very good and it appeared that portions had some type of hard surface, but mostly consisted of broken-down gravel and overgrown weeds. After discussing the matter with staff, it was determined the walkways had not been actively maintained. It was believed the walkways had been platted to provide access from one part of the subdivision to the other. Sidewalks did not exist in the subdivision and the walkways would have been one way to provide shorter walking distances without having to use the street. There appeared to be no purpose of the walkway on the north side of 3255 South as it dead-ended into the back of a residential lot without providing a connection to the north.

Although these types of walkways were not common, they did appear in some of the earlier subdivisions. Most in the City had been vacated for lack of use and being a maintenance problem for adjoining landowners. The vacation of these alleys would help eliminate graffiti, trash collection and other activities that adjacent land owners would like to see go away.

If the City did vacate these walkways, the walkway would be divided down the middle with each adjacent property owner taking three feet. There had been situations where one owner had expressed interest in the entire walkway and they would need to work with their neighbor to have this deeded over to them.

Mr. Lehman further reviewed and discussed the Application and proposed Ordinance, displayed a map, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. SV-1-2014 and consider proposed Ordinance No. 14-42 at the Regular Council Meeting scheduled November 25, 2014, at 6:30 P.M.

- B. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-4-2014, FILED BY JOE CUNNINGHAM, REQUESTING A ZONE CHANGE FROM ZONE 'A' (AGRICULTURE)**

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**TO ZONE ‘C-2’ (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 2938 SOUTH GLEN EAGLES DRIVE**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 25, 2014, in order for the City Council to hear and consider public comments regarding Application No. Z-4-2014, filed by Joe Cunningham, requesting a zone change from zone ‘A’ (Agriculture) to zone ‘C-2’ (General Commercial) for property located at 2938 South Glen Eagles Drive.

Proposed Ordinance No. 14-43 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ORDINANCE NO. 14-43, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2938 SOUTH GLEN EAGLES DRIVE FROM ZONE ‘A’ (AGRICULTURE) TO ZONE ‘C-2’ (GENERAL COMMERCIAL)**

Steve Pastorik, CED Department, discussed proposed Ordinance No. 14-43 that would amend the Zoning Map to show a change of zone for property located at 2938 South Glen Eagles Drive from zone ‘A’ (Agriculture) to zone ‘C-2’ (General Commercial).

The proposed zone change included two parcels totaling 2.09 acres. Surrounding zones included ‘C-2’ to the east and south and ‘RM’ (residential, multi-family) to the north and west. The surrounding land uses included commercial to the south, a narrow vacant strip and then commercial to the east and vacant land to the north and west. The Mountain View Corridor would be built to the west of the subject property, which was designated a General Commercial in the General Plan.

If the application was approved, Mr. Cunningham planned to consolidate the subject two parcels with the parcel to the east and develop the property a storage units along with an auto brokerage building approved by the Planning Commission in 2012 (Application No. C-43-2012). The Council had been provided with a letter from Mr. Cunningham in support of the application as well as a concept plan for the proposed storage units.

Staff supported the commercial zoning on the property for reasons summarized as follows:

- Commercial use was anticipated in the General Plan
- There was existing commercial use on two sides
- The Mountain View Corridor would be located to the west of the property; UDOT had already acquired the property to the west

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- Given the narrow access to the subject property with the associated limited visibility from Glen Eagles Drive, storage units seemed like a good fit here

Mr. Pastorik further reviewed and discussed the Application, the proposed Ordinance and a map, and answered questions from members of the City Council.

The Council will hold a public hearing regarding Application No. Z-4-2013 and consider proposed Ordinance No. 14-43 at the Regular Council Meeting scheduled November 25, 2014, at 6:30 P.M.

### C. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GP-2-2014, FILED BY WEST VALLEY CITY, TO UPDATE THE CITY'S MODERATE INCOME HOUSING PLAN**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 25, 2014, in order for the City Council to hear and consider public comments regarding Application No. GP-2-2014, filed by West Valley City, to update the City's Moderate Income Housing Plan.

Proposed Ordinance No. 14-44 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

### **ORDINANCE NO. 14-44, ADOPTING THE 2014 MODERATE INCOME HOUSING PLAN AS PART OF THE WEST VALLEY CITY GENERAL PLAN**

Steve Pastorik, CED Department, discussed proposed Ordinance No. 14-44 that would adopt the 2014 Moderate Income Housing Plan as part of the West Valley City General Plan.

Utah municipalities were required by law to perform a biennial review of the moderate income housing element of their General Plans. The 2014 Moderate Income Housing Plan addressed the following points:

1. An estimate of the existing supply of moderate income housing within West Valley City
2. An estimate of the need for moderate income housing for the next five years
3. A survey of total residential land use
4. An evaluation of how existing land uses and zoning affect the opportunity for moderated income housing
5. A description of West Valley City's program to encourage an adequate supply of moderate income housing

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In addition, the City's moderate income housing included a section of West Valley City demographics and population trends. The analysis used both 2012 American Community Survey data and 2010 Census data. Any 2012 data had been adjusted to provide approximate 2014 figures.

The 2014 adjusted median household income for Salt Lake County was \$59,613.00. Moderate income housing was defined as that which is affordable to those making 80% of the County median household income, or \$47,690.00. Using the U.S. Department of Housing and Urban Development's guideline for affordability that a household should not pay more than 30% of its monthly income for housing; this means a moderate income household in West Valley City could spend \$1,192.00 per month for housing.

Based on a survey of current and planned land use and zoning, it was determined that at the end of 2014 West Valley City had 19,883 housing units affordable to moderate income families (53.7% of total City units), well in excess of the calculated need of 14,667. Based on population growth estimates and building trends, this surplus would meet our estimated requirements for the next five years even if no additional affordable units were built.

Mr. Pastorik further reviewed and discussed the Application and proposed Ordinance and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. GP-1-2014 and consider proposed Ordinance No. 14-44 at the Regular Council Meeting scheduled November 25, 2014, at 6:30 P.M.

### 5. **RESOLUTION NO. 14-187, ADOPT THE 2014 BIENNIAL REVIEW OF THE MODERATE INCOME HOUSING PLAN**

Steve Pastorik, CED Department, discussed proposed Resolution No. 14-187 that would adopt the 2014 Biennial Review of the Moderate Income Housing Plan.

He stated Utah Code Section 10-9a-408 required the legislative body of each city to biennially prepare a report outlining their review of the Moderate Income Housing Plan. The report must include a description of the following:

1. Efforts made by the City to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
2. Actions taken by the City to encourage preservation of existing moderate income housing and development of new moderate income housing;
3. Progress made within the City to provide moderate income housing as measured by permits issued for new units of moderate income housing; and

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4. Efforts made by the City to coordinate moderate income housing plans and actions with neighboring municipalities.

He advised staff had prepared the report for the Council to submit to the State in order to comply with State law.

Mr. Pastorik further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The Council will consider proposed Resolution No. 14-187 at the Regular Council Meeting scheduled November 25, 2014, at 6:30 P.M.

6. **RESOLUTION NO. 14-188, AUTHORIZE CITY TO ENTER INTO A RIGHT-OF-WAY AGREEMENT WITH E & E INVESTMENT CO. LLC, FOR PROPERTY LOCATED AT 4701 WEST 2100 SOUTH; AND ACCEPT A SPECIAL WARRANTY DEED, GRANT OF TEMPORARY CONSTRUCTION EASEMENT AND A PUBLIC UTILITY EASEMENT**

Russell Willardson, Public Works Director, discussed proposed Resolution No. 14-188 that would authorize the City to enter into a Right-of-Way Agreement with E & E Investment Co. LLC, for property located at 4701 West 2100 South; and accept a Special Warranty Deed, Grant of Temporary Construction Easement, and a Public Utility Easement, in the amount of \$92,000.00, for purchase of 18,395 square feet of property.

The subject parcel was one of the properties affected and benefitted by construction of the 2400 South 4800 West Roadway Extension Project that will extend from 2400 South eastward to 4800 West and north to the SR-201 South Frontage Road. Compensation for the 18,395 square feet of property would be in the amount of \$92,000.00 based on an appraisal report prepared by the DH Group, LLC. Distribution of funds would be handled through a title company.

Mr. Willardson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-188 at the Regular Council Meeting scheduled November 25, 2014, at 6:30 P.M.

7. **COMMUNICATIONS:**

- A. **WEST VALLEY FIBER NETWORK UPDATE**

Mayor Bigelow reported regarding a recent mayors' meeting about UTOPIA and specific issues discussed at that time.

City Manager, Wayne Pyle, also answered questions regarding UTOPIA issues.

- B. **COUNCIL UPDATE**

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Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events as follows:

- November 14, 2014 Member Appreciation Activity – Movie Night, Fitness Center, 7:00 P.M.
- November 14, 2014 Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.
- November 15, 2014 Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.
- November 17, 2014 Public Meeting re: 4700 South Project hosted by SL County & Lochner Engineering, Kearns Senior Center, 4851 West 4700 South, 5:00 P.M. – 7:00 P.M.
- November 17, 2014 Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.
- November 18, 2014 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
- November 18, 2014 Judas Priest – Redeemer of Souls Tour 2014, Maverik Center, 7:30 P.M.
- November 19, 2014 WVC Watch Wednesday: Chairperson Training, City Hall, 6:30 P.M. – 8:00 P.M.
- November 19, 2014 Community Meeting with Chief Russo, UCCC, 7:00 P.M.
- November 19-22, 2014 NLC Conference, Austin, Texas
- November 20, 2014 UDOT Public Hearing re: Draft Environmental Study for 5600 West Intersection Improvements (3500 South & 4100 South), Hunter High School Cafeteria, 4200 South 5600 West, 5:00 P.M. – 7:00 P.M.
- November 20, 2014  
– January 3, 2015 Trees of Diversity Exhibit, UCCC
- November 22, 2014 Turkey Trot 5K, Fitness Center, 8:00 A.M.
- November 25, 2014 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Ron Bigelow
- November 27, 2014 Thanksgiving Holiday – City Hall closed

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- December 1, 2014 Annual Christmas Tree Lighting and Walk with Santa, Fitness Center, 6:00 P.M.
- December 1, 2014 WorldStage! Winter Concert featuring Beehive Statesmen, UCCC, 7:00 P.M.
- December 1, 2014 Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
- December 2, 2014 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
- December 3, 2014 Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.
- December 3, 2014 Meet with Mayor Bigelow, City Hall, 4:30 P.M. – 6:00 P.M.
- December 5 & 6, 2014 World Championship Ice Racing, Maverik Center, 2014
- December 6, 2014 Breakfast with Santa, Fitness Center, 9:00 A.M.
- December 6, 2014 Winter Market, UCCC, 10:00 A.M. – 6:00 P.M.
- December 8, 2014 WorldStage! Winter Concert featuring Blue Sage Band, UCCC, 7:00 P.M.
- December 9, 2014 Council Study Meeting, 4:30 P.M. and Regular Council Meeting
- December 10, 2014 Stories & S'mories, Plaza at Fairbourne Station, 6:00 P.M.
- December 10, 2014 Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.
- December 11, 2014 International Christmas Celebration 2014 – Sponsored by Latino Community Center, UCCC, 5:00 P.M. – 9:00 P.M.
- December 13, 2014 Breakfast with Santa, Fitness Center, 9:00 A.M.
- December 16, 2014 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
- December 17, 2014 Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.

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December 19, 2014 So You Think You Can Dance Live, Maverik Center, 8:00 P.M.

December 24 & 25, 2014 Christmas Holiday – City Hall closed

December 27, 2014 Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.

December 29, 2014 Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.

January 1, 2015 New Year’s Day Holiday – City Hall closed

C. **REVIEW DRAFT AGENDA FOR UTAH CULTURAL CELEBRATION CENTER FOUNDATION MEETING SCHEDULED NOVEMBER 25, 2014**  
Mayor Bigelow reviewed and discussed a draft agenda for the Utah Cultural Celebration Center (UCCC) Foundation meeting scheduled November 25, 2014.

D. **CITY MANAGER UPDATE (ITEM INADVERTENTLY MISSED IN THE ABOVE REVIEW OF AGENDA FOR REGULAR MEETING SCHEDULED NOVEMBER 25, 2014)**  
The City Manager directed Steve Pastorik to review a new issue paper and proposed ordinance regarding item no. 8. A. listed on the agenda for the Regular Meeting scheduled later this night. He reminded the draft ordinance had been amended as a result of the Council’s comments during the previous week’s Study Meeting.

Mr. Pastorik and Brandon Hill, Law Department, answered questions from members of the City Council.

8. **COUNCIL REPORTS**

A. **COUNCILMEMBER COREY RUSHTON – TRAINING FOR SPECIAL SERVICE DISTRICTS MEMBERS AND STUDY RE: WATER USAGE**  
Councilmember Rushton informed he recently attended training for members of special service districts at which they had been told by the State Auditors’ Office that listing “other” under communications on an agenda was in violation of the Utah Open Meetings law.

He also presented and discussed graphics of a study regarding the size of lots, number of units per acre and water usage.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, NOVEMBER 18, 2014, WAS ADJOURNED AT 6:27 P.M., BY MAYOR BIGELOW.

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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 25, 2014.

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Sheri McKendrick, MMC  
City Recorder