

**MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 25, 2014**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 25, 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  
Tom Huynh, Councilmember District 1  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Kevin Astill, Parks and Recreation Director  
Lee Russo, Police Chief  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Sam Johnson, Strategic Communications Director  
Dan Johnson, Acting Public Works Director  
Steve Lehman, CED Department  
Steve Pastorik, CED Department  
Mike Powell, Police Department  
Amy Mauer, Police Department  
Mark VanRoosendahl, Police Department  
Russ Bailey, Public Works Department

1. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED NOVEMBER 25, 2014**

Mayor Bigelow informed there were no new items listed on the Agenda for the Regular Meeting scheduled later this night. Upon inquiry, there were no further questions regarding items on the referenced Agenda.

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**2. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED DECEMBER 2, 2014**

Mayor Bigelow advised English Language Awards would be presented to students from the English Skills Learning Center and Granite Peaks Learning Center who had completed English classes, at the Regular Meeting on December 2, 2014.

**3. PUBLIC HEARINGS SCHEDULED DECEMBER 2, 2014:**

**A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-18-2014, FILED BY JOE CUNNINGHAM, REQUESTING FINAL PLAT APPROVAL FOR COLT PLAZA III SUBDIVISION – LOT 5 AMENDED AND EXTENDED, LOCATED AT 2938 SOUTH GLEN EAGLES DRIVE**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled December 2, 2014, in order for the City Council to hear and consider public comments regarding Application No. S-18-2014, filed by Joe Cunningham, requesting final plat approval for Colt Plaza III Subdivision – Lot 5 Amended and Extended, located at 2938 South Glen Eagles Drive.

Proposed Ordinance No. 14-45 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ORDINANCE NO. 14-45, APPROVING THE AMENDMENT OF LOT 5 IN THE COLT PLAZA III SUBDIVISION**

Steve Lehman, CED Department, discussed proposed Ordinance No. 14-45 that would approve the amendment of Lot 5 in the Colt Plaza III Subdivision located at 2938 South Glen Eagles Drive.

He stated the purpose for the plat amendment was to extend the subdivision by including two properties to the west of the existing Lot 5.

The Colt Plaza III Subdivision had been recorded with the Salt Lake County Recorder's Office in January of 2006. The original subdivision plat consisted of five lots. To the west of Lot 5 were two properties previously used for residential and agricultural purpose. These properties recently came up for sale and were purchased by the applicant.

In October of 2014, the applicant submitted a zone change application to the Planning Commission. The request was to re-zone these properties from the 'A' zone to the 'C-2' zone, a change that the applicant believed was prudent given its limited access and lack of visibility from 5600 West. The re-zone application had been approved by the City Council in November 2014.

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The applicant desired to extend the boundary of the original subdivision by including these two parcels, with the intent to consolidate Lot 5 with the two parcels creating one large lot. At a future date the property would be developed with a commercial use.

Access would be gained from Glen Eagles Drive to the east. At the present time, Lot 5 was serviced from a 25-foot access drive, the same drive that would provide access to the new lot. Currently, there were no plans to develop this property in conjunction with vacant land to the north. However, should the property owners come up with a plan to utilize both properties for a joint venture, access could then be gained from the north as well.

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

The City Council will hold a public hearing regarding Application No. S-18-2014 and consider proposed Ordinance No. 14-45 at the Regular Council Meeting scheduled December 2, 2014, at 6:30 P.M.

**B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-16-2014, FILED BY JOE CUNNINGHAM, REQUESTING FINAL PLAT APPROVAL FOR MOOSE LANDING SUBDIVISION – LOT 1 AMENDED AND EXTENDED, LOCATED AT 4133 SOUTH COLT COURT**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled December 2, 2014, in order for the City Council to hear and consider public comments regarding Application No. S-16-2014, filed by Joe Cunningham, requesting final plat approval for Moose Landing Subdivision – Lot 1 Amended and Extended, located at 4133 South Colt Court.

Proposed Ordinance No. 14-46 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ORDINANCE NO. 14-46, APPROVING THE AMENDMENT OF LOT 1 IN THE MOOSE LANDING SUBDIVISION**

Steve Lehman, CED Department, discussed proposed Ordinance No. 14-46 that would approve the amendment of Lot 1 in the Moose Landing Subdivision located at 4133 South Colt Court.

He stated the proposed plat amendment would create one new building lot within the original subdivision. The Moose Landing Subdivision had been recorded in June of 1999 and the original plat consisted of 11 lots on 4.6 acres.

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The proposal would include modification to Lot 1 and from the adjacent parcel fronting 4100 South. The end result would be the addition of a new building lot to be known as Lot 1B.

Lot 1 had originally been platted as approximately 12,471 square feet, with the parcel to the north being approximately .48 acres in size. While it had a detached garage, the owners had apparently agreed to sell the southern portion to help in the creation of the new lot. The remaining portion of their property would be part of the new subdivision known as Lot 1C.

When the original subdivision was recorded, Lot 1 had a boundary that included property on the west side of what would be Lot 1C. This was the area landscaped with a meandering sidewalk and pine trees. The developer of Moose Landing wanted a nice entry into the subdivision and this was the chosen method. In order to keep this entry feature in place, the northwest portion of Lot 1B would have the same configuration. Staff assumed that Mr. Cunningham would make provisions to ensure this area was well kept and maintained.

Access to the new lots would be gained from Colt Court. Public improvements along this right-of-way were installed by the developer of the original subdivision. Any damage to existing improvements, or damage associated with new construction would need to be repaired by the builder of the new lot. The applicant and/or builder of the new lot would also be responsible to coordinate the new drive approach on Lot 1B

The original soils report for the Moose Landing Subdivision indicated that ground water had been encountered at a depth of nine feet. Recommendations outlined in the original report would apply for the new lot. To staff's knowledge, there had been no indications of high water table and/or problems associated with ground water in general.

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

The City Council will hold a public hearing regarding Application No. S-16-2014 and consider proposed Ordinance No. 14-46 at the Regular Council Meeting scheduled December 2, 2014, at 6:30 P.M.

4. **NEW BUSINESS SCHEDULED DECEMBER 2, 2014:**
  - A. **CONSIDER APPLICATION NO. S-17-2014, FILED BY JOE CUNNINGHAM, REQUESTING FINAL PLAT APPROVAL FOR COLT PLAZA SUBDIVISION LOCATED AT 3100 SOUTH 5600 WEST**

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Steve Lehman, CED Department, discussed Application No. S-17-2014, filed by Joe Cunningham, requesting final plat approval for Colt Plaza Subdivision located at 3100 South 5600 West.

He stated the applicant had requested final subdivision approval for a commercial subdivision in the 'C-2' zone located at 3100 South 5600 West. The property was bordered on the west by what would be the Mountain View Corridor, the north by 3100 South, the east by 5600 West, and the south by existing commercial development.

In November of 2002, the subject property had been divided by metes and bounds and consisted of five parcels, and was the catalyst for getting West Valley City's first Walmart store. The property had originally been divided by metes and bounds that was a record of survey that created legal descriptions used to subsequently divide the property. It was generally used for commercial purposes and did not require road dedication.

The application had proposed to formally divide the property to create an additional commercial lot. In addition, the subdivision would establish cross access and parking easements on a recorded plat as opposed to documents that were previously recorded. Lots within the subdivision would accommodate a variety of commercial uses. Future land uses would be subject to the standards outlined in the 'C-2' zone and would be processed as either conditional or permitted uses.

Access would be gained from 3100 South. Although each of the three lots had frontage on 3100 South, access would be restricted to the two existing approaches approved for the original Walmart site plan. Internal access would be gained via the aforementioned cross access easements.

Mr. Lehman further reviewed the Application, displayed the plat, and answered questions from members of the City Council.

The City Council will consider Application No. S-17-2014 at the Regular Council Meeting scheduled December 2, 2014, at 6:30 P.M.

- B. CONSIDER APPLICATION NO. S-14-2014, FILED BY IVORY HOMES, REQUESTING FINAL PLAT APPROVAL FOR Highbury Place Subdivision – Phase 10, Located at 5012 West 2860 South**  
Steve Lehman, CED Department, discussed Application No. S-14-2014, filed by Ivory Homes, requesting final plat approval for Highbury Place Subdivision – Phase 10, located at 5012 West 2860 South.

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He stated the applicant had requested approval for the 10<sup>th</sup> phase of the Highbury Place Subdivision located to the east of Phase 9. Property to the north and east was vacant and would be platted as future phases of Highbury in the future.

This phase consisted of 23 lots on 7.3 acres with lot sizes ranging from 8,400 square feet to 15,360 square feet. The average lot size had been calculated at just over 10,000 square feet.

Access to the subdivision would be gained from Brixham Way and Sandwell Drive. Both of these streets had been dedicated as part of Phase 9 to the west. Sandwell Drive would stub to the east for a future connection out to Corporate Park Drive.

All streets in the subdivision would be dedicated and consist of a 54-foot right-of-way that would allow a 5-foot parkstrip and 5-foot sidewalk. Ivory Homes had submitted a tree-planting plan for the entire Highbury Place Subdivision. Ivory would provide homeowners with a voucher to purchase and plant the trees. The residential homeowners association (HOA) would ensure that trees were planted and maintained in accordance with the approved plan.

The Planning Commission and City Council had reviewed and approved a development agreement for the entire Highbury community. This agreement addressed dwelling size, building materials and other items related to construction of residential homes. Staff believed the requirements outlined in the development agreement had created a unique community with a variety of housing options along with ample open space and recreational opportunities.

The subdivision was located next to an existing waterway along the south boundary of the subdivision. In previous phases, Ivory Homes had installed a semi private fence along the rear property lines adjacent to the waterway. That fence was constructed of Trex post and wrought iron that allowed visibility into the waterway. The same fence type would be installed along Lots 1008-1011 in this phase that were adjacent to the waterway.

Ivory Homes was planning to install basements for all homes. A soils report had been prepared indicating ground water was encountered at a depth ranging from seven to eight feet below existing grades. All homes were eligible for basements and would comply with the water table elevation as noted on the plat. In addition, Ivory would install a sub-drain system to provide an extra measure of protection for new homeowners.

Mr. Lehman further reviewed Application No. S-14-2014 and answered questions from members of the City Council.

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The City Council will consider Application No. S-14-2014 at the Regular Council Meeting scheduled December 2, 2014, at 6:30 P.M.

### 5. COMMUNICATIONS

#### A. LAND DEVELOPMENT DISCUSSION (MORATORIUM UPDATE)

Nicole Cottle, Assistant City Manager/CED Director, discussed and updated the City Council regarding land development. She reviewed the history and background information regarding the existing land use moratorium imposed under Ordinance No. 14-38 relating to larger parcels of property in the City.

She discussed meetings staff had with property owners, developers and others regarding certain properties currently under the moratorium. She advised regarding input taken at those meetings by staff while keeping in mind the Council's desires regarding this matter.

Ms. Cottle advised and discussed the City Council's powers and responsibilities at the zoning level.

Using large maps posted on easels, four different areas and/or parcels were discussed in detail by Ms. Cottle and Steve Pastorik, CED Department, including conversations in meetings mentioned above regarding various land use scenarios or proposals for development.

Councilmembers commented on the information given above and shared individual ideas and opinions.

During the above discussions, questions by members of the City Council were answered.

#### B. POLICE DEPARTMENT BODY CAMERA PROJECT DISCUSSION

Police Chief Russo used PowerPoint and discussed information regarding a body camera project, summarized as follows:

- Video of recent KSL news story regarding cameras, how they worked, public opinion regarding use, etc.
- Accountability and transparency
- Identifying and correcting problems
- Recordings can improve public trust and confidence
- Evidence documentation
- Retention and GRAMA issues
- Other issues regarding body-worn cameras
- Cost of implementation

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- Two types of systems evaluated by the Police Department: chest mounted or head mounted platform
- Policy considerations
- Recommendations

During the above presentation of information, Chief Russo answered questions from members of the City Council.

Due to time constraints the Council requested additional time be allotted at the next week's Study Meeting for further questions and additional discussion. City Manager, Wayne Pyle, instructed the City Recorder to schedule the matter for further discussion at the Study Meeting of December 2, 2014.

### C. **WEST VALLEY FIBER NETWORK UPDATE**

Due to time constraints, there was no update regarding the West Valley fiber network.

### D. **REVIEW DRAFT AGENDAS FOR REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND BUILDING AUTHORITY MEETINGS SCHEDULED DECEMBER 2, 2014**

Mayor Bigelow advised the draft Agendas for the Redevelopment Agency, Housing Authority and Building Authority Meetings scheduled December 2, 2014, included consideration of approval of minutes.

### E. **COUNCIL UPDATE**

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

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.

November 27, 2014    Thanksgiving Holiday – City Hall closed

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.

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- December 1, 2014 Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
- December 2, 2014 Book Fair sponsored by EAC, City Hall Lobby, 10:00 A.M. – 4:00 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 4, 2014 Annual Employee Holiday Celebration & Awards Presentation, UCCC, 11:30 A.M. – 1:30 P.M.
- December 5 & 6, 2014 World Championship Ice Racing, Maverik Center
- 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, 6:30 P.M.
- 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.
- December 19, 2014 So You Think You Can Dance Live, Maverik Center, 8:00 P.M.

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

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

**6. COUNCIL REPORTS**

Due to time constraints no Council reports were given.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, NOVEMBER 25, 2014, WAS ADJOURNED AT 6:27 P.M., BY MAYOR BIGELOW.

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