

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 15, 2015

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, DECEMBER 15, 2015, AT 6:35 P.M. IN THE COUNCIL CHAMBERS, 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

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Lee Russo, Police Chief
John Evans, Fire Chief
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
Kevin Conde', Administration

OPENING CEREMONY

The Opening Ceremony was conducted by Steve Vincent who presented a video displaying the West Valley City Giving Tree Project. He thanked the Police Department and employees involved in providing this service to the community.

APPROVAL OF MINUTES OF REGULAR MEETING HELD DECEMBER 1, 2015

The Council read and considered Minutes of the Regular Meeting held December 1, 2015. There were no changes, corrections or deletions.

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Councilmember Lang moved to approve the Minutes of the Regular Meeting held December 1, 2015. Councilmember Vincent seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

COMMENT PERIOD

Upon inquiry by Mayor Bigelow the following individuals addressed the City Council during the comment period:

A. PUBLIC COMMENTS

Mike Baker, 4395 South 5445 West, addressed the City Council and expressed concern about thefts on multiple job sites in the City. Mr. Baker stated GSL had lost a total of over \$10,000,00. He indicated an alarm had been installed in the office trailer but he had been told by the Police Department they did not respond to alarm systems. He explained there had been a recent break in and once the Police Department was contacted it had taken 25 minutes for an officer to arrive.

Lawrence Stanton, 2291 S Commerce Center Drive, addressed the City Council. Mr. Stanton stated he worked with Layton Construction and had also experienced theft. He indicated the average response time for the Police Department was in excess of an hour and this was a big concern. He also stated he was at the job site when it was being robbed which concerned him from a safety perspective. Mr. Stanton added he had been directed not to pursue a criminal but he felt this was frustrating when police officers were not responding quicker.

B. CITY MANAGER COMMENTS

City Manager, Wayne Pyle, advised that Police Chief Lee Russo would be available to talk to the two gentlemen who spoke in the public comment period directly after the meeting to discuss possible solutions. He added it was too difficult to respond to alarm systems since there were many false alarms that took a lot of resources and time.

C. CITY COUNCIL COMMENTS

Councilmember Buhler expressed appreciation to Corey Rushton for his service as a City Councilmember. He also spoke about many of Councilmember Rushton's accomplishments over the years and that he had been a good steward and leader for West Valley City.

Councilmember Rushton thanked members of the City Council, past and present, City staff, and residents of the City for their time, dedication, and hard work. He also stated he had loved being a member of the Council and looked forward to the future of West Valley City.

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PUBLIC HEARING, APPLICATION NO. GP-1-2015 FILED BY WEST VALLEY CITY, UPDATE OF THE WEST VALLEY CITY GENERAL PLAN

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled December 15, 2015, in order for the City Council to hear and consider public comments regarding Application No. GP-1-2015 filed by West Valley City, update of the West Valley City General Plan.

Mayor Bigelow presented proposed Ordinance No. 15-38 related to the proposal to be considered by the City Council subsequent to the public hearing. The City Council had previously received written information as follows:

The last comprehensive General Plan update had been adopted in 2009. Since that time a number of significant changes had occurred in West Valley City prompting the Council to direct City staff to update the General Plan. Some of the changes included:

- The City's population had grown by approximately 10,000
- About 1,750 new housing units had been constructed
- UDOT constructed the Mountain View Corridor between 6200 South and 5400 South and acquired most of the right-of-way needed to extend the facility to SR-201
- The West Valley light rail line had been completed in 2011
- Significant local roads were constructed including 2400 West, the extension of 6400 West and Cultural Center Drive
- Major developments had been or were being built including the ARA Industrial Center, 201 Commerce, Highbury Centre, Valley Fair Mall renovation and Fairbourne Station

The General Plan is a comprehensive and advisory document that provides a broad overview of the City's path into the future regarding housing, employment, recreation, transportation, and land use decisions. The Plan in and of itself did not provide specific regulations, directives, or incentives. The City used many other tools such as zoning amendments, City Council resolutions, and capital improvement projects to apply the principles contained in the General Plan.

A timeline had been provided outlining the process leading up to the creation of the proposed General Plan. Staff hosted seven well-attended meetings where residents and business owners were invited to provide feedback on each of the seven Opportunity Areas. In addition to those meetings for the public, City staff had met with the City Council over 20 times since the beginning of the process at the end of 2013 to discuss a variety of General Plan topics including lot sizes and housing standards, 4100 South, Redwood Road, existing neighborhoods, chapter and map draft reviews, and the Moderate Income Housing Plan.

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Mayor Bigelow opened the public hearing. There being no one to speak in favor or in opposition, Mayor Bigelow closed the public hearing.

ACTION: ORDINANCE NO. 15-38, ADOPTING AN UPDATE TO THE WEST VALLEY CITY GENERAL PLAN

The City Council previously held a public hearing regarding Application No. GP-1-2015 filed by West Valley City, and proposed Ordinance No. 15-38 that would adopt an update to the West Valley City General Plan.

Upon discussion, Councilmember Vincent advised that his questions had been answered during the recent Study Meeting.

Councilmember Nordfelt indicated he was impressed with the hard work done by City employees as well as the City Council over several years. He also stated the General Plan was a living document and always changing, and would be revisited again.

Upon inquiry by Mayor Bigelow there were no further questions or comments from members of the City Council, and he called for a motion.

Councilmember Vincent moved to approve Application No. GP-1-2015 filed by West Valley City, and Ordinance No. 15-38, an Ordinance Adopting an Update to the West Valley City General Plan. Councilmember Huynh 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. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-3-2015 FILED BY WEST VALLEY CITY REQUESTING A ZONE CHANGE FROM ZONE R-2-8 (RESIDENTIAL, DUPLEX, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND ZONE R-4-8.5 (RESIDENTIAL 4-PLEX) TO ZONE CC (CITY CENTER) FOR PROPERTY LOCATED AT 3000 WEST LEHMAN AVENUE

Mayor Bigelow informed a public hearing had been advertised for the Regular Council

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Meeting scheduled December 15, 2015, in order for the City Council to hear and consider public comments regarding Application No. Z-3-2015 filed by West Valley City requesting a zone change from zone R-2-8 (Residential, Duplex, minimum lot size 8,000 square feet) and zone R-4-8.5 (Residential 4-Plex) to zone CC (City Center) for property located at 3000 West Lehman Avenue.

Mayor Bigelow presented proposed Ordinance No. 15-41 related to the proposal to be considered by the City Council subsequent to the public hearing. The City Council had previously received written information as follows:

West Valley City had requested a zone change for 2.4 acres including 8 parcels, 3550 South and the remaining dedicated portion of Holmberg Street from R-2-8 (Residential, Duplex, Minimum Lot Size 8,000 SF) and R-4-8.5 (Residential 4-Plex) to CC (City Center). The surrounding zones included CC to the north and east, R-2-8 to the south and RM (Residential, Multi-Family) and R-2-8 to the west. Surrounding land uses included vacant land to the north and east, duplexes to the south and the Aspen Village Apartments and duplexes to the west. The subject property was designated as very high density residential in the Fairbourne Station Vision, part of the West Valley City General Plan.

The eight properties and two streets were all located within the City Center Redevelopment Area established in 2004. The City had also requested, under separate application, that the two streets included in the application be vacated.

All eight parcels were owned by the City's Redevelopment Agency. Of those eight parcels, six had buildings on them that were recently demolished and two still had buildings on them. The remaining two buildings would likely be demolished by the end of the year.

The subject parcels were acquired by the RDA to facilitate additional redevelopment within Fairbourne Station. These properties were needed to construct a new road at 3030 West between 3500 South and Lehman Avenue and to develop additional residential within Fairbourne Station. Extending the CC zone to these parcels was necessary to accommodate the anticipated residential and to ensure consistency within Fairbourne Station.

Mayor Bigelow opened the public hearing. There being no one to speak in favor or in opposition, Mayor Bigelow closed the public hearing.

ACTION: ORDINANCE NO. 15-41, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3000 W LEHMAN AVE FROM ZONE R-2-8 (DUPLIX RESIDENTIAL) AND ZONE R-4 (FOUR PLEX RESIDENTIAL) TO CC (CITY CENTER)

The City Council previously held a public hearing regarding Application No. Z-3-2015

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filed by West Valley City and proposed Ordinance No. 15-41 that would amend the Zoning Map to show a change of zone for property located at 3000 W. Lehman Avenue from zone R-2-28 (Duplex Residential) and zone R-4 (Four Plex Residential) to CC (City Center).

Upon inquiry by Mayor Bigelow there were no further comments or questions from members of the City Council, and he called for a motion.

Councilmember Lang moved to approve Application No. Z-3-2015 and Ordinance No. 15-41, an Ordinance Amending the Zoning Map to Show a Change of Zone for Property Located at 3000 W. Lehman Avenue from Zone R-2-28 (Duplex Residential) and Zone R-4 (Fourplex Residential) To CC (City Center). Councilmember Vincent 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. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

RESOLUTION NO. 15-199, APPROVE AMENDMENT NO. 2 TO THE AGREEMENT BETWEEN WEST VALLEY CITY AND COMMUNITY DEVELOPMENT CORPORATION OF UTAH FOR THE CONDUCT OF A HOME FACELIFT PROGRAM

Mayor Bigelow presented proposed Resolution No. 15-199 that would approve Amendment No. 2 to the Agreement for the Conduct of a Home Facelift Program between West Valley City and Community Development Corporation of Utah, for the conduct of a Home Facelift Program.

Written information previously provided to the Council included the following:

The proposed Resolution would authorize an amendment to purchase, rehabilitate and resell homes within the City. The amendment would make two changes, extend the term of the agreement to January 1, 2020, and remove the initial \$150,000 cap on funding.

In 2013, the City entered into an agreement with CDCU (Community Development Corporation of Utah) to purchase, rehabilitate and resell homes within the City. The

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Council allocated \$150,000 in CDBG funds to support this effort. In May of last year, the subject agreement had been extended until January 1, 2016. Three idea homes had been completed by CDCU utilizing the initial \$150,000. In order to continue the partnership with CDCU and complete more idea houses, City staff had recommended extending the agreement and amending it to allow additional funds to be allocated to this effort.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Vincent moved to approve Resolution No. 15-199, a Resolution Approving Amendment No. 2 to the Agreement Between West Valley City and Community Development Corporation of Utah for the Conduct of a Home Facelift Program. Councilmember Lang 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. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

CONSENT AGENDA

A. RESOLUTION NO. 15-200, RATIFY THE CITY MANAGER'S APPOINTMENT OF SHELLEY DAY AS CHAIR OF THE WEST VALLEY CITY ARTS COUNCIL, TERM: JANUARY 1, 2016 – DECEMBER 31, 2016

Mayor Bigelow presented proposed Resolution No. 15-200 that would ratify the City Manager's appointment of Shelley Day as Chair of the West Valley City Arts Council for the term January 1, 2016, through December 31, 2016.

B. RESOLUTION NO. 15-201, RATIFY THE CITY MANAGER'S REAPPOINTMENT OF SUSAN KLINKER AS CHAIR OF THE UTAH CULTURAL CELEBRATION CENTER ADVISORY BOARD, TERM: JANUARY 1, 2016 – DECEMBER 31, 2016

Mayor Bigelow presented proposed Resolution No. 15-201 that would ratify the City Manager's appointment of Susan Klinker as Chair of the Utah Cultural Celebration Center Advisory Board for the term January 1, 2016 through

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December 31, 2016.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Vincent moved to approve Resolution Nos. 15-200 and 15-201 as presented on the Consent Agenda. Councilmember Buhler 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. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

_____ **MOTION TO ADJOURN**

Upon motion by Councilmember Rushton all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, DECEMBER 15, 2015, WAS ADJOURNED AT 7:07 P.M. BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, December 15, 2015.

Nichole Camac
City Recorder