

MINUTES OF COUNCIL STUDY MEETING – MAY 10, 2016

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 10, 2016, AT 4:33 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
Don Christensen, 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
Andrew Wallentine, Administration
Steve Pastorik, CED Department
Mark Nord, CED Department
Steve Lehman, CED Department
Heather Royall, CPD Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 26, 2016**
The Council read and considered Minutes of the Study Meeting held April 26, 2016. There were no changes, corrections or deletions.

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Councilmember Vincent moved to approve the Minutes of the Study Meeting held April 26, 2016. Councilmember Nordfelt seconded the motion.

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

2. **REVIEW AGENDAS FOR COUNCIL REGULAR MEETING AND SPECIAL REGULAR MEETINGS OF THE REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND BUILDING AUTHORITY SCHEDULED MAY 10, 2016**

The City Council reviewed items on the Agendas for the Council Regular Meeting and Special Regular Meetings of the Redevelopment Agency, Housing Authority and Building Authority scheduled May 10, 2016.

An item listed on the Redevelopment Agency Special Regular Meeting Agenda, was discussed as follows:

Item No. 3. A. – Resolution No. 16-08, Authorize the Execution of an Amendment to the Agreement for Disposition of Land for Private Development (A.D.L.) with Fairbourne Real Estate Investors, LLC to Grant an Easement to Granger-Hunter Improvement District and Authorize the Redevelopment Agency to Construct Additional Improvements

Mark Nord discussed proposed RDA Resolution No. 16-08 that would authorize the execution of an Amendment to the Agreement for Disposition of Land for Private Development (ADL) with Fairbourne Real Estate Investors, LLC to grant an easement to Granger-Hunter Improvement District and authorize the Redevelopment Agency to construct additional improvements.

Written documentation previously provided to the Board included information as follows:

The proposal would approve an Amendment that required Fairbourne Real Estate Investors, LLC to grant a sewer line easement to Granger-Hunter Improvement District, as well as requiring the Agency to construct a sewer and install curb cuts and drive approaches for two driveways.

A Redevelopment Project Area Plan for a redevelopment area known as City Center had previously been approved. To facilitate the developer's acquisition and development of certain land in the Project Area in accordance with the provisions of the Project Area Plan, the Agency entered into an Agreement with the developer dated July 21, 2015.

The parties now desired to amend their obligations under the subject Agreement to provide that the developer would grant a sewer line easement to the Improvement District and the Agency would construct a sewer and take over from the developer the responsibility to install curb cuts and drive approaches for two driveways shown on the existing property site plan contained in the Agreement.

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Upon inquiry there were no further questions from members of the City Council.

(See Item No. 5 below for additional discussion items)

3. PUBLIC HEARINGS SCHEDULED MAY 17, 2016

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN AND BUDGET PROPOSAL OF RECOMMENDED PROJECTS FOR FY 2016-2017

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled May 17, 2016, in order for the City Council to hear and consider public comments regarding the Community Development Block Grant (CDBG) Annual Action Plan and budget proposal of recommended projects for fiscal year 2016-2017.

Proposed Resolution No. 16-78 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

RESOLUTION NO. 16-78, APPROVING THE WEST VALLEY CITY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) BUDGET PROPOSAL ON RECOMMENDED PROJECTS FOR FISCAL YEAR 2016-2017

Layne Morris, CED Department, discussed proposed Resolution No. 16-78 that would approve the West Valley City Community Development Block Grant (CDBG) budget proposal regarding recommended projects for fiscal year 2016-2017.

Written documentation previously provided to the City Council included information as follows:

Each year West Valley City received grant funds from the U. S. Department of Housing and Urban Development (HUD) through the CDBG program and HOME funds in partnership with the Salt Lake County Consortium. Before HUD would approve any CDBG expenditures the City must have an approved Annual Action Plan describing goals for the CDBG and HOME programs and a budget listing the projects intended to be funded with CDBG for the 2016-2017 fiscal year. An Annual Action Plan and budget was being proposed that met the goals and federal guidelines of those funds. The City had made its Annual Action Plan and budget proposal available for public review and a public hearing scheduled for May 17, 2016 at 6:30 P.M. to allow for public comment.

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The CDBG and HOME programs funded the City with annual amounts to run various programs pertaining to Low-Moderate income individuals and families. Estimated CDBG Program Income (PI) generated from the CDBG Home Rehabilitation Program paybacks would be approximately \$66,480.00. Program Income offset the funds allocated to the City's CDBG program from HUD and must be reinvested into the CDBG program's eligible projects. The Public Service projects and the Administration costs were capped by HUD with no more than 15% of the total allocation being to Public Services projects and 20% going toward Administration and operating expenses.

West Valley City had a CDBG Committee in place that currently had seven members consisting of both knowledgeable staff and City residents, as directed by HUD. The Committee had gone through an extensive process and each member dedicated over ten hours to hearing individual agencies present their projects/programs, interviewing the agencies, tracking past performance and meeting to discuss funding requests. The recommendations presented to the City Council were those that, by vote of the CDBG Committee members, ranked highest and those who Committee members felt would be most impactful to residents, making the best use of funds received, and staying in line with both the City's five-year Consolidated Plan goals and HUD'S direction.

Upon inquiry by Mayor Bigelow regarding prioritization of projects, Mr. Morris informed the items were listed by priority.

Councilmember Vincent inquired regarding the United Way 211 items.

Mr. Morris explained United Way 211 was a social service hotline that supported people for a number of life events.

Mayor Bigelow inquired if this was the same program that Senator Thatcher tied into. Mr. Morris informed he did not believe so.

Upon inquiry regarding the number of applicants, Mr. Morris indicated the recession had driven many agencies out of business or discouraged them and forced them to incorporate other funding models into their businesses. He added that they were starting to increase and more had applied this year than the previous year.

Upon further discussion and inquiry, Mr. Morris stated there was a lot of consistency from year to year regarding the organizations and it was important to help new agencies begin while ensuring that money was also being provided to reputable groups.

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The City Council will hold a public hearing and consider proposed Resolution No. 16-78 at the Regular Council Meeting scheduled May 17, 2016, at 6:30 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-8-2016 FILED BY ELIZABETH HUNT, REPRESENTING MAVERIK INC., REQUESTING FINAL PLAT APPROVAL FOR THE MAVERIK GATES AVENUE SUBDIVISION LOCATED AT 7200 WEST GATES AVENUE

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled May 17, 2016, in order for the City Council to hear and consider public comments regarding Application No. S-8-2016 filed by Elizabeth Hunt, representing Maverik Inc., requesting final plat approval for the Maverik Gates Avenue Subdivision located at 7200 West Gates Avenue.

Proposed Ordinance No. 16-18 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 16-18, APPROVING THE AMENDMENT OF LOTS 1-3 IN BLOCK 1, EAST MAGNA PLAT A SUBDIVISION LOCATED IN WEST VALLEY CITY, UTAH

Steve Lehman, CED Department, discussed proposed Ordinance No. 16-18 that would approve the Amendment of Lots 1-3 in Block 1, East Magna Plat A Subdivision located in West Valley City, Utah.

Written documentation previously provided to the City Council included information as follows:

The subject proposal related to a commercial subdivision consisting of 3.78 acres in a Manufacturing zone with the address of 7200 West Gates Avenue. The subdivision had been proposed to consolidate and reconfigure Lots 1-3 in Block 1 of the East Magna Plat A Subdivision that would create two new developable lots. Maverik Inc. had proposed to build a new store on Lot 1 of the subdivision. Lot 2 would develop in the future as either a commercial and/or industrial use. Lot 1 was approximately 2.9 acres and would be the location of a future Maverik store. Lot 2 was approximately .77 acres and expected to develop with either a commercial or industrial use in the future.

The primary business access for both lots would be from Gates Avenue. A second temporary access for Lot 1 had been granted at the northwest corner but would be limited to right-in and right-out movements. The applicant would dedicate portions of property along 7200 West and Gates Avenue. Formal improvements were lacking on both streets but would be installed as development applications were submitted.

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In response to inquiry by Councilmember Lang, Mr. Lehman advised the property to the south had vehicular access to Gates as well. He added the access would also line up with the 7-11 business.

Councilmember Buhler inquired regarding the use currently existing on the property.

Mr. Lehman advised there were older warehouse buildings that would be removed as part of the subject project.

Upon inquiry, Mr. Lehman advised the property to the north was owned by the Utah Department of Transportation and would remain so for possible future expansion of the 201 Freeway. He also explained how traffic flow would function on the subject property.

The City Council will hold a public hearing and consider Application No. S-8-2016 and proposed Ordinance No. 16-18 at the Regular Council Meeting scheduled May 17, 2016, at 6:30 P.M.

C. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-9-2016 FILED BY DEREK GASSER REQUESTING FINAL PLAT APPROVAL FOR THE SHOPPES AT LAKE PARK PHASE 2 – LOTS 2A AMENDED SUBDIVISION LOCATED AT 2927 SOUTH 5600 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled May 17, 2016, in order for the City Council to hear and consider public comments regarding Application No. S-9-2016 filed by Derek Gasser requesting final plat approval for the Shoppes at Lake Park Phase 2 – Lots 2A Amended Subdivision located at 2927 South 5600 West.

Proposed Ordinance No. 16-19 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 16-19, APPROVING THE AMENDMENT OF LOT 2A OF THE SHOPPES AT LAKE PARK PHASE 2 SUBDIVISION LOCATED IN WEST VALLEY CITY, UTAH

Steve Lehman, CED Department, discussed proposed Ordinance No. 16-19 that would approve the Amendment of Lots 2A of the Shoppes at Lake Park Phase 2 Subdivision located in West Valley City, Utah.

Written documentation previously provided to the City Council included information as follows:

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The purpose of the Amendment would be to create two lots from an existing amended lot.

The Shoppes at Lake Park Phase 2 Subdivision had been recorded with the County Recorder's Office in June of 2007. In April 2012, Lots 2 and 3 had been amended by consolidating them into one lot known as Lot 2A. The property owner desired to re-subdivide the property to allow one or both portions of the existing building to be sold independent of each other. In order to do so, the property would once again comprise two lots. However, the configuration of the lot line would be north/south, whereas the original property line was east/west.

The amended plat would require the property owner to prepare cross access and parking agreements that would need to be recorded along with the amended subdivision plat. In addition, storm water agreements would also need to be addressed as the existing drainage system would impact both lots.

Councilmember Buhler stated it was unusual to divide a property over an existing building.

Mr. Lehman explained a firewall had been constructed in the building that allowed it to be legal.

Also in response to inquiry, Mr. Lehman advised no setbacks had been required since this was zoned commercially.

Upon further inquiry by Mayor Bigelow, it was explained that no other firewalls had been constructed in the building.

The City Council will hold a public hearing regarding Application No. S-9-2016 and proposed Ordinance No. 16-19 at the Regular Council Meeting scheduled May 17, 2016, at 6:30 P.M.

D. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-2-2016 FILED BY KEN MILNE REQUESTING A ZONE CHANGE FROM A (AGRICULTURE) TO RE (RESIDENTIAL ESTATE) ON PROPERTY LOCATED AT 3702 SOUTH 6400 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled May 17, 2016, in order for the City Council to hear and consider public comments regarding Application No. Z-2-2016 filed by Ken Milne requesting a zone change from A (Agriculture) to RE (Residential Estate) on property located at 3702 South 6400 West.

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Proposed Ordinance No. 16-20 and proposed Resolution No. 16-79 to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 16-20, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3702 SOUTH 6400 WEST FROM ZONE A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO RE (RESIDENTIAL ESTATE)

Steve Pastorik, CED Department, discussed proposed Ordinance No. 16-20 that would amend the Zoning Map to show a change of zone for property located at 3702 South 6400 West from zone A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate).

Written documentation previously provided to the City Council included information as follows:

Ken Milne had requested a zone change on six parcels totaling 25.36 acres at the above-referenced location. Surrounding zones included A to the west; R-1-8 to the north; R-1-10, R-1-8 and A-2 to the east; and R-1-10 and A to the south. The property was surrounded by agricultural ground to the west, single-family homes to the north and east, and agricultural ground and a developing new 10,000 square foot lot subdivision to the south. The subject property had been designated as large lot residential that anticipated two to three units per acre, as prescribed in the West Valley City General Plan. The General Plan also indicated need for a park in this area.

The applicant had submitted a concept plan, included in the documentation, that showed the subject property being subdivided into 58 lots yielding a density of 2.3 units/acre. The Parks and Recreation Department had indicated need for a park in this area that would be at least one acre in size. The development Agreement associated with the application included provisions for a one-acre park.

The applicant had also submitted six renderings of homes representative of the quality that would be built at the location. The exact plans to be built on the property had not been developed as yet.

RESOLUTION NO. 16-79, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH ARCADIA PROPERTIES LLC FOR APPROXIMATELY 25.36 ACRES OF PROPERTY

Steve Pastorik, CED Department, discussed proposed Resolution No. 16-79 that would authorize the City to enter into a Development Agreement with Arcadia Properties LLC for approximately 25.36 acres of property.

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Written documentation previously provided to the City Council included information as follows:

Ken Milne with Arcadia Properties, LLC had submitted a rezone application to change 256.36 acres at 3702 South 6400 West from A to RE zone. Proposed use for the subject property was a new single-family home subdivision.

The proposed Development Agreement included the following:

- Standards for landscaping that exceeded ordinance requirements
- Standards for fencing that were not required by ordinance
- A rear yard setback reduction for lots with depths less than 100'
- Provisions that required the dedication of at least one acre for a park in exchange for City participation in the costs of the roads adjacent to the park, a reduction in the park impact fees and a reduction in lot size. The proposed reduction in lot size did not increase the number of lots but simply allowed the same number of lots as if no park was provided

Mr. Pastorik advised that the applicant would be submitting another zone change for additional properties in the area, and he discussed how the street system would conceptually function.

Mr. Pastorik and members of the City Council further discussed the potential of adding a park in the subject neighborhood. Mr. Pastorik indicated the City had suggested a park since one was needed in the area but added the lot sizes for properties would decrease to 10,000 square feet if a one-acre park were installed.

Councilmember Lang stated if lot sizes were large enough perhaps a park would not be needed.

Councilmember Vincent expressed a different opinion and stated parks were beneficial for neighborhood barbeques and other outdoor activities. He also indicated pleasure in seeing someone moving forward with a project under the new zoning restrictions put in place last year.

The City Council discussed where a park could potentially be located and while being appropriate considering safety.

The City Council will hold a public hearing and consider Application No. Z-2-2016 and proposed Ordinance No. 16-21 and proposed Resolution No. 16-80 at the Regular Council Meeting scheduled May 17, 2016, at 6:30 P.M.

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E. PUBLIC HEARING, APPLICATION NO. GPZ-3-2015 FILED BY JOE COLOSIMO REQUESTING A GENERAL PLAN CHANGE FROM NON-RETAIL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL AND A ZONE CHANGE FROM A (AGRICULTURE) TO RM (RESIDENTIAL MULTI-FAMILY) ON PROPERTY LOCATED AT 4500 SOUTH CONSTITUTION BOULEVARD (2700 WEST)

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled May 17, 2016, in order for the City Council to hear and consider public comments regarding Application No. GPZ-3-2015 filed by Joe Colosimo requesting a General Plan change from Non-Retail Commercial to Medium Density Residential and a zone change from A (Agriculture) to RM (Residential Multi-Family) on property located at 4500 South Constitution Boulevard (2700 West).

Written documentation previously provided to the City Council included information as follows:

ORDINANCE NO. 16-21, AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM NON-RETAIL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT 4500 SOUTH CONSTITUTION BOULEVARD (2700 WEST) ON 15.6 ACRES

Steve Pastorik, CED Department, discussed proposed Ordinance No. 16-21 that would amend the General Plan to show a change of land use from Non-Retail Commercial to Medium Density Residential for property located at 4500 South Constitution Boulevard (2700 West) on 15.6 acres.

ORDINANCE NO. 16-22, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4500 SOUTH CONSTITUTION BOULEVARD FROM ZONE A (AGRICULTURE) TO RM (RESIDENTIAL MULTIFAMILY)

Steve Pastorik, CED Department, discussed proposed Ordinance No. 16-22 that would amend the Zoning Map to show a change of zone for property located at 4500 South Constitution Boulevard from Zone A (Agriculture) to RM (Residential Multifamily).

Joe Colosimo had submitted a General Plan/zone change application for a 15.6-acre parcel located at 4500 South 2700 West. The property was currently zoned A (Agriculture, minimum lot size ½ acre) with a General Plan designation of Non-Retail Commercial. The proposed zone was RM (Residential, Multi-Family) and the proposed General Plan designation was Medium Density Residential (7 to 12 units/acre).

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The applicant planned to develop the property into a 98-unit senior condo project similar to other senior condo projects in the City like Valley Vu Villas, Hunter Villas, Reunion Woods and Majestic Villas. The “senior” designation signified that 80% of the units must have at least one resident at least 55 years or older. This provision would be included in the CCRs and the HOA (Homeowners Association) would be responsible for enforcement. The proposed density of the project would be 6.3 units per acre.

The General Plan designation along with many other properties through the City had been changed by the City in July of last year to encourage larger lots and higher value housing, and to limit further multi-family residential. The subject property had been changed from Residential Office that included office uses as well as medium density residential, to Non-Retail Commercial that did not include residential. At the time the General Plan change was made the zoning ordinance had also been amended to prohibit zone change applications to the RM zone. However, in November of last year, the Council changed the zoning ordinance again to allow zone change applications to the RM zone under certain conditions. The subject property was eligible for a zone change application to the RM zone under the most recent ordinance.

RESOLUTION NO. 16-80, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MACKY FARMS, LLC FOR APPROXIMATELY 15.6 ACRES OF PROPERTY LOCATED AT 4500 SOUTH 2700 WEST

Steve Pastorik, discussed proposed Resolution No. 16-80 that would authorize the City to enter into a Development Agreement with Macky Farms, LLC for approximately 15.6 acres of property located at 4500 South 2700 West.

Written documentation regarding main points of the proposed Development Agreement included information as follows:

1. No more than 98 senior condos would be built
2. The condos would range in size between 1,500 square feet to 1,800 square feet and include two-car garages for each unit
3. The exteriors would be built as shown in the rendering
4. Exterior materials would be brick or stone, fiber cement siding and up to 15% stucco
5. A 6’ precast concrete wall would be constructed around the perimeter
6. Amenities would include a clubhouse, a pool, a hot tub, an entry feature, outdoor patio space for each unit, an E-system for each unit that allows lights, locks and the thermostat to be controlled remotely via a mobile device

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Councilmember Lang inquired regarding on-street parking and Mr. Pastorik advised there would be two-car garages, parking in the driveway for two additional vehicles, and a few extra stalls for guests.

Councilmember Vincent stated additional guest parking should be encouraged.

Mr. Pastorik advised he had not as yet seen a parking issue in other similar projects. He also discussed additional improvements suggested by City staff as part of the Development Agreement.

Upon inquiry by Councilmember Vincent regarding the grade change on the north and south side of the subject property, Mr. Pastorik advised that a lot of fill would be brought in but the logistics would be worked out at a future date.

Mr. Pastorik further advised there would be no signal coming out of the subdivision on 2700 West.

The City Council discussed signals on 2700 West Street including the needs.

Councilmember Buhler stated a sidewalk was necessary along 2700 West. He also asked if the Council wanted to allow a zone change to RM when the goal had been to encourage RE.

Councilmember Vincent expressed excitement about the project because he felt the City lacked quality senior housing, and Councilmember Nordfelt agreed.

The City Council and Mr. Pastorik further discussed street lighting along 2700 West Street.

The City Council will hold a public hearing and consider Application No. GPZ-3-2015 and proposed Ordinance Nos. 16-21 and 16-22 and proposed Resolution No. 16-80 at the Regular Council Meeting scheduled May 17, 2016, at 6:30 P.M.

4. **RESOLUTION NO. 16-81, SETTING FORTH AND REAFFIRMING WEST VALLEY CITY'S COMMITMENT TO FIGHT HOUSING INSECURITY AND HOMELESSNESS**

City Manager, Wayne Pyle, discussed proposed Resolution No. 16-81 that would set forth and reaffirm West Valley City's commitment to fight housing insecurity and homelessness.

Written documentation previously provided to the City Council included information as follows:

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Since incorporation, West Valley City had been an inclusive community seeking to offer a home to everyone who wished to be part of the community. The City was home to over 20,000 affordable housing units as part of its comprehensive effort to provide housing to individuals from all walks of life. The City's efforts had been particularly vigorous in assisting individuals struggling with homelessness and housing insecurity.

Recently, other communities had become similarly concerned about the issue of homelessness and sought solutions to this problem. As the issue was studied in detail, numerous public and private sector actors were reaching the conclusion that the kinds of efforts the City embraced for 30 years were the long-term solutions to homelessness and housing insecurity. Those efforts included:

- The City's commitment to permanent supportive housing such as the Kelly Benson Apartments that offered the best prospects for individuals struggling with chronic homelessness
- The City's tireless efforts to combat domestic violence and addiction through victim outreach, including its award winning Victim Advocate Program and several housing developments throughout the City. Domestic violence and addiction were second only to lack of affordable housing as a cause of homelessness
- The City's hosting of housing targeted to particular populations with specialized needs, such as individuals struggling with mental illness, juveniles and women, and veterans
- The City's commitment to the preservation and revitalization of neighborhoods, such as the Harvey Street project. The City's efforts at Harvey Street had resulted in a dramatic turnaround in an entire neighborhood and offered hundreds of families the opportunity to enjoy safe, affordable, high quality housing.
- The City's support of programs to help individuals in homes keep their homes, such as down payment and repair assistance programs
- The City's work to preserve infrastructure of the City to encourage economic prosperity, effective planning, and a vision for the community, including economic development efforts and a commitment to inclusive, insightful and integrated approaches to zoning and transportation

The proposal expressed the City's support for other communities who were embracing similar solutions and reaffirmed the City's efforts to continuing the work toward the vision of an inclusive community.

Councilmember Buhler stated the proposed Resolution would allow the City to get ahead of the conversation currently occurring. He indicated panhandling had gotten more extreme and he asked if the safety issue regarding this could be enforced.

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City Manager, Wayne Pyle, informed solutions to panhandling and safety aspects were being discussed.

City Attorney, Eric Bunderson, advised that existing laws like traffic enforcement and blocking the sidewalk and others were already illegal but it was a matter of enforcement and prioritization.

Councilmember Huynh stated the sidewalks around the Valley Fair Mall were City-owned and questioned if the time and location of panhandling could be regulated.

The City Attorney advised this matter could be difficult due to constitutional rights.

Councilmember Christensen inquired regarding the intention of encouraging accessory housing.

Mr. Pastorik answered the inquiry indicating it could be a separate unit in a home, an addition, a small unit that could be rented out, and others. He advised this could be narrowly defined as determined by the City Council.

City Manager, Wayne Pyle, discussed management of existing units like the Kelly Benson Apartments, Harvey Street, and others, including the goal of the City to continue to provide similar living spaces in the appropriate areas.

Councilmember Vincent indicated enforcing management for additional units on a home and renting out basements would be very difficult.

Mr. Pyle indicated a community relations campaign was also being discussed and the media was being contacted and involved. He added the City was being proactive and already engaged in conversations with other municipalities and officials regarding this matter.

Councilmember Huynh expressed concern regarding County housing in the area of City Hall and wondered how that property would move forward.

The City Manager indicated issues such as this situation would occur and City staff desired to find a way to mitigate those concerns and handle them appropriately. He also stated housing and homelessness was something every City dealt with and West Valley City would continue to provide solutions and housing opportunities to its residents.

5. ADDITIONAL REVIEW AND DISCUSSION OF REGULAR COUNCIL MEETING AND MUNICIPAL BUILDING AUTHORITY AGENDA ITEMS

Mayor Bigelow requested Laura Lewis, Ballard Spahr, to further discuss a bonding issue to be considered by the City Council and the Municipal Building Authority.

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Information was reviewed and discussed as follows:

(Council Regular Meeting) Item No. 8. E. – RESOLUTION NO. 16-76, A RESOLUTION OF THE CITY COUNCIL OF WEST VALLEY CITY, UTAH, AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A MASTER LEASE AGREEMENT BY AND BETWEEN THE CITY AND THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, UTAH (THE “AUTHORITY”), AND A GROUND LEASE AGREEMENT; AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE AND REFUNDING BONDS, SERIES 2016 IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT MORE THAN \$36,000,000; AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF A GENERAL INDENTURE OF TRUST AND A FIRST SUPPLEMENTAL INDENTURE OF TRUST, BOND PURCHASE AGREEMENT, CERTAIN SECURITY DOCUMENTS, AN OFFICIAL STATEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS

Laura Lewis, Ballard Spahr, discussed proposed Resolution No. 16-76 that would authorize and approve the execution and delivery of a Master Lease Agreement by and between the City and the Municipal Building Authority of West Valley City, Utah and a Ground Lease Agreement; authorize the issuance and sale by the Authority of its Lease Revenue and Refunding Bonds, Series 2016 in the aggregate principal amount of not more than \$36,000,000; authorize and approve the execution and delivery by the Authority of a General Indenture of Trust and a First Supplemental Indenture of Trust, Bond Purchase Agreement, certain security documents, an Official Statement, and other documents required in connection therewith; authorize the taking of all other actions necessary to the consummation of the transaction contemplated by this Resolution; and related matters.

She also discussed a similar proposal, Item No. 4. A. on the Agenda for the Special Regular Meeting of the Municipal Building Authority, proposed Resolution No. 16-02.

Ms. Lewis provided additional graphs that represented different potential scenarios for consideration by the City Council regarding funding options, and made part of these proceedings by reference.

The City Council discussed methods of paying off debts quicker.

Councilmember Lang stated she would feel more comfortable considering a motion that would reference fire stations in general instead of specific ones. City Manager, Wayne

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Pyle, advised this could be done however evaluation had been done regarding which ones were most needed.

The City Council further discussed debt, flexibility, timelines, and methods of funding potential future projects.

The City Manager discussed the City budget.

6. **RESOLUTION NO. 16-82, APPROVING AN AMENDMENT TO A PARKING EASEMENT AGREEMENT WITH PRISTINE ALPINE ENTERTAINMENT LLC, RELEASING A PORTION OF THE EASEMENT IDENTIFIED AS EASEMENT 5 GENERAL PARKING AREA**

Mayor Bigelow discussed proposed Resolution No. 16-82 that would approve an Amendment to Parking Easement Agreement and Release of a Portion of a Parking Easement with Pristine Alpine Entertainment LLC, releasing part of the easement identified as easement 5 general parking area.

Written documentation previously provided to the City Council included information as follows:

The proposed amendment would release an inaccessible area of City-owned property from the parking easement in favor of Pristine Alpine Entertainment (PAE) at the USANA Amphitheater.

The area released from the easement was not currently used for parking. The existing terrain made it inaccessible. There was no benefit to PAE keeping this land encumbered by the parking easement.

The release of this area from the easement would allow for realignment of the Mountain View Corridor shared use path on the City property. Safety and ride-ability of the trail would be improved with the realignment. After construction the shared use path would be managed and maintained by the City.

The City Council will consider proposed Resolution No. 16-82 at the Regular Council Meeting scheduled May 17, 2016, at 6:30 P.M.

7. **COMMUNICATIONS**

A. **WEST VALLEY FIBER UPDATE**

Discussion and update regarding West Valley Fiber to be rescheduled due to time constraints.

B. **COUNCIL UPDATE**

Mayor Bigelow referenced a Memorandum previously received from the City

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Manager that outlined upcoming meetings and events as follows:

May

- | | |
|---------------------------|---|
| May 7, 2016
Saturday | Big Ass Show/ Death Cab for Cutie, 4:00 PM
USANA Amphitheatre, 5125 South 6400 West |
| May 10, 2016
Tuesday | Special RDA, HA, and BA Meetings Scheduled |
| May 12, 2016
Thursday | Youth Arts Festival, 5:00 P.M.-6:30 P.M.-
Fairbourne Station, 2900 West Lehman Ave |
| May 14, 2016
Saturday | Fire Ops 101, 7:00 AM- 3:00 PM- Stansbury
Elementary School, 3050 South 2700 West |
| May 14, 2016
Saturday | Glen Heather Neighborhood Clean-Up and Block
Party, 4:00- 9:00 PM- Bello Avenue from Approximately
6970 West to Callao Drive |
| May 18, 2016
Wednesday | Harman Heritage Series- Drops in a Bucket & Other
Songs, 1:00 P.M.- 2:00 P.M. - Harman Senior
Recreation Center, 4090 South 3600 West |
| May 19, 2016
Thursday | My Place Economy Extended Stay Grand Opening,
11:00 AM to 2:00 PM- 3074 Decker Lake Drive |
| May 19, 2016
Thursday | 36 th Annual Crossing Guards' Appreciation and
Awards Banquet, 6:30 PM- 7:30 PM- 5055
Westridge Blvd |
| May 20, 2016
Friday | Free Movies in the Park (Movie: Turbo), Starts at
Dusk (Approx. 9:30 PM)- Centennial Park, 5415
West 3100 South |
| May 24, 2016
Tuesday | Silent Hero Breakfast, 8:00 AM- 9:30 AM- Granite
Education Foundation, 2500 S State Street- Five
Story Building Room #D102 |
| May 26, 2016
Thursday | Summer at the Station Concert |
| May 30, 2016
Monday | Memorial Day Holiday- City Hall Closed |
| May 31, 2016 | No City Council Meetings- 5 th Tuesday |

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June

June 3, 2016 Friday	Free Movies in the Park (Movie: Bee Movie), Starts at Dusk (Approx. 9:30 PM)- Fairbourne Station, 2900 West Lehman Ave
June 7, 2016 Tuesday	RDA, HA, and BA Meetings Scheduled
June 9, 2016 Thursday	Summer at the Station Concert
June 9, 2016 Thursday	Slipknot with Marilyn Manson, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West
June 13, 2016 – June 24, 2016 Thursday- Sunday	WestFest - Centennial Park, 5405 West 3100 South
June 14, 2016 Tuesday	Steely Dan/Steve Winwood, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
June 15, 2016 Wednesday	Harman Heritage Series- Art Alive! Stories Behind the Art, 1:00 P.M.- 2:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West
June 17, 2016 Friday	Free Movies in the Park (Movie: TBD), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
June 23, 2016 Thursday	Summer at the Station Concert
June 24, 2016 Friday	Jason Aldean, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
June 25, 2016 Saturday	Boston, 7:30 PM, USANA Amphitheatre, 5125 South 6400 West
June 30, 2016 Thursday	Healing Wall Opening Ceremony, 5:00 PM- 6:00 PM Centennial Park, 5415 West 3100 South
June 30, 2016 – July 4, 2016	Traveling Vietnam Memorial Replica “The Healing Wall”- Centennial Park, 5415 West 3100 South

July

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July 4, 2016 Monday	Independence Day Holiday- City Hall Closed
July 7, 2016 Thursday	Summer at the Station Concert
July 8, 2016 Friday	Free Movies in the Park (Movie: Madagascar 3), Starts at Dusk (Approx. 9:30 PM)- Fairbourne Station, 2900 West Lehman Ave
July 9, 2016 Saturday	Bret Michaels, 4:00 PM- USANA Amphitheatre, 5125 South 6400 west
July 10, 2016 Sunday	G-Eazy “Endless Summer Tour”, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 16, 2016 Saturday	The Piano Guys, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 20, 2016 Wednesday	Korn & Rob Zombie, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 21, 2016 Thursday	Keith Urban feat. Brett Eldredge, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 21, 2016 Thursday	Summer at the Station Concert
July 25, 2016 Monday	Pioneer Day Holiday- City Hall Closed
July 26, 2016 Tuesday	Weezer/ Panic at the Disco, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
July 29, 2016 Friday	Florida Georgia Line, 7:00 PM- USANA Amphitheatre, 5125 South 5400 West
July 29, 2016 Friday	Free Movies in the Park (Movie: Rio), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
<u>August</u> August 2, 2016 Tuesday	National Night Out/ No City Council Meetings

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August 4, 2016 Thursday	Summer at the Station Concert
August 12, 2016 Friday	Free Movies in the Park (Movie: Kung Fu Panda 3), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
August 18, 2016 Thursday	Summer at the Station Concert
August 20, 2016 Saturday	Josh Groban with Special Guest Sarah McLachlan, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
August 21, 2016 Sunday	Journey and The Doobie Brothers, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
August 26, 2016 Friday	5 Seconds of Summer, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
August 27, 2016 Saturday	Lynyrd Skynyrd, 8:00 PM- USANA Amphitheatre, 5125 South 6400 West
August 29, 2016 Monday	Heart, Cheap Trick, and Joan Jett, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West
August 30, 2016	No Council Meetings- 5 th Tuesday
<u>September</u>	
September 2, 2016 Friday	The Dixie Chicks, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
September 5, 2016 Monday	Labor Day Holiday- City Hall Closed
September 11, 2016 Sunday	Black Sabbath, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
September 16, 2016 Friday	Def Leppard with REO Speed Wagon and Tesla, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
September 17, 2016 Saturday	Dirks Bentley, TBD- USANA Amphitheatre, 5125 South 6400 West
September 21, 2016 Wednesday	Lake Park Golf Social, 8 AM- 2 PM- Stonebridge, 4415 Links Drive

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September 22, 2016 Blink 182, 7:00 PM- USANA Amphitheatre, 5125
Thursday South 6400 West

September 30, 2016 Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125
Friday South 6400 West

October

October 1, 2016 Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125
Saturday South 6400 West

October 4, 2016 RDA, HA, and BA Meetings Scheduled
Tuesday

October 13, 2016 Brantley Gilbert, TBD- USANA Amphitheatre, 5125
Thursday South 6400 West

November

November 11, 2016 Veteran's Day Holiday
Friday

November 24, 2016 Thanksgiving Holiday- City Hall Closed
Thursday

November 29, 2016 No Council Meetings- 5th Tuesday

December

December 27, 2016 No Council Meetings- Christmas

C. POTENTIAL FUTURE AGENDA ITEMS

Upon inquiry, there were no potential future agenda items to be discussed.

8. COUNCIL REPORTS

Upon inquiry, there were no Council reports to be given.

9. MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, MAY 10, 2016, WAS ADJOURNED AT 6:33 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, May 10, 2016.

Nichole Camac
City Recorder