

**MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 1, 2016**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 1, 2016, 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  
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  
Ryan Robinson, Acting City Attorney  
Lee Russo, Police Chief  
John Evans, Fire Chief  
Jim Welch, Finance Director  
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  
Steve Lehman, CED Department  
Mark Nord, CED Department  
Jeff Jackson, CED Department  
John Springmeyer, CED Department  
Cathie Alberico, Public Relations Department  
Jason Ereksen, Parks and Recreation Department

**FIELD TRIP TO THE UTAH CULTURAL CELEBRATION CENTER**

The Mayor, Council, and staff departed City Hall at approximately 4:35 PM to the Utah Cultural Celebration Center located at 1355 West 3100 South. They were given a tour of the basement that is currently undergoing reconstruction.

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Councilmember Steve Vincent arrived to the Utah Cultural Celebration Center separately and did not arrive at City Hall prior to the meeting for roll call.

### **THE COUNCIL RETURNED TO CITY HALL**

The Mayor, Council, and staff returned to City Hall and reconvened the Regular Study Meeting at 5:30 PM in the Multi-Purpose Room.

### **APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 25, 2016**

The Council considered the Minutes of the Study Meeting held October 25, 2016. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Study Meeting held October 25, 2016. Councilmember Lang seconded the motion.

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

### **REVIEW AGENDA FOR REGULAR MEETING OF NOVEMBER 1, 2016**

Upon inquiry by Mayor Bigelow, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular Meeting scheduled later this night.

### **PUBLIC HEARINGS SCHEDULED FOR NOVEMBER 15, 2016**

#### **A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-20-2016, FILED BY CRAIG LARSEN, REQUESTING FINAL PLAT APPROVAL FOR THE E-CENTER RETAIL SUBDIVISION LOT 2G AMENDED LOCATED AT 3074 SOUTH DECKER LAKE DRIVE**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 15, 2016, in order for the City Council to hear and consider public comments regarding Application No. S-20-2016, filed by Craig Larsen, requesting final plat approval for the E-Center Retail Subdivision Lot 2G Amended located at 3074 South Decker Lake Drive.

Proposed Ordinance 16-50 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

#### **ORDINANCE NO. 16-50, APPROVE THE AMENDMENT TO LOT 2G OF THE E-CENTER RETAIL SUBDIVISION LOT 2 SECOND AMENDED**

Steve Lehman, CED Department, discussed proposed resolution 16-50 that would approve the amendment to lot 2G of the E-Center Retail Subdivision Lot 2 Second Amended.

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

Craig Larsen, is requesting consideration to amend lot 2G of the E-Center Retail Subdivision Lot 2 Second Amended. The purpose for the amended subdivision is to divide the existing lot (2G) to create an additional building lot. The subject property is located north of 3100 South at Decker Lake Drive.

The E-Center Retail Subdivision, Lot 2 Second Amended, was recorded with the Salt Lake County Recorder's Office in July 2015. The subdivision plat consisted of 3 lots on 5 acres. The purpose for that plat was to amend originally recorded lots to allow for the construction of a new hotel. The purpose for this application is to divide off approximately 1 acre to the south of the recently completed hotel for a future commercial building.

Although it is not yet known what commercial use will occupy the new lot, it is anticipated that it would be a use that will accentuate the hospitality uses, transit oriented development and entertainment uses in this part of the City. The subdivision is located in the commercial overlay zone. All uses in this zone are considered conditional and will therefore be reviewed by the Planning Commission at a later date.

Access to the subdivision will be gained from both Decker Lake Drive and 3100 South. Access in and through the various lots will be achieved by interior driveways. Recorded access easements already exist to facilitate new development when it occurs.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will hold a public hearing and consider proposed ordinance No. 16-50 at the Regular Council Meeting scheduled November 15, 2016, at 6:30 P.M.

**B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-24-2016, FILED BY MIKE STEWART, REPRESENTING OAKWOOD HOMES, REQUESTING FINAL PLAT APPROVAL FOR THE VILLAGES AT WESTRIDGE PHASE 1B PUD (AMENDING LOTS 119-135 AND PARCEL C) LOCATED AT 5345 SOUTH 5680 WEST**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 15, 2016, in order for the City Council to hear and consider public comments regarding Application No. S-24-2016, filed by Mike Stewart, representing Oakwood Homes, requesting final plat approval for the

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Villages at Westridge Phase 1B PUD (Amending Lots 119-135 and Parcel C located at 5345 South 5680 West.

Proposed Ordinance 16-51 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

### **ORDINANCE NO. 16-51, APPROVE THE AMENDMENT TO LOTS 119-135 AND ALL OF PARCEL C OF THE VILLAGES AT WESTRIDGE PHASE 1 PUD**

Steve Lehman, CED Department, discussed proposed resolution 16-51 that would approve the amendment to lots 119-135 and all of Parcel C of the Villages at Westridge Phase 1 PUD.

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

The Villages at Westridge is a planned community consisting of 150 residential town home units and two commercial pad sites sitting on approximately 17 acres. In July 2016, the City Council reviewed a change to the original development agreement. This change allows the developer to bring on a new building type that the developer believes will be more successful than units platted as part of phase 1.

Phase 1B will amend lots 119-135 and Parcel C of the original plat. The difference in unit count from the original plat to this plat will be 3 less units. The reason for the reduction in unit count is that these units are substantially larger than the original courtyard product.

Streets accessing units in this phase have previously been constructed. The developer will need to make slight adjustments to the location of utilities, but this should not be a problem. The installation of these improvements is in accordance with plan and profiles approved by the City Engineering Division.

Housing for this phase of the development will be two 7 plex town home units. These units will be constructed of stone, fiber cement siding and stucco. There is an abundance of relief and building movement with covered porches, pop-outs and roof pitch. Proposed square footage is encouraging and as mentioned earlier is larger than the original courtyard homes. Square footage ranges from 1420 to 1588 square feet. Units will also have basements which will increase the square footage by approximately 500 square feet.

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The general parking requirement for all residential development in the City is 2 spaces per unit. In this development, all residential units will have a 2-car garage for parking. In addition, all units will have a driveway to accommodate additional guest or family parking.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will hold a public hearing and consider proposed ordinance No. 16-51 at the Regular Council Meeting scheduled November 15, 2016, at 6:30 P.M.

The Mayor requested that item 9.A. (application S-25-2016) on the Study Meeting agenda be moved since this item references the same area in the City. The Council had no objections to this modification.

### **NEW BUSINESS SCHEDULED FOR NOVEMBER 15, 2016**

#### **A. APPLICATION NO. S-25-2016, FILED BY MIKE STEWART, REPRESENTING OAKWOOD HOMES, REQUESTING FINAL PLAT APPROVAL FOR THE VILLAGES AT WESTRIDGE PHASES 4 AND 5 PUD LOCATED AT 5315 SOUTH 5680 WEST**

Steve Lehman, CED Department, discussed application No. S-25-2016, filed by Mike Stewart, representing Oakwood Homes, requesting final plat approval for the Villages at Westridge Phases 4 and 5 PUD located at 5315 South 5680 West.

Written information previously provided to the City Council included the following:

Phases 4 and 5 of the Villages at Westridge will consist of 56 residential units and various parcels for open space. All aspects of the original development agreement will guide this project in addition to the modified housing elements approved by the City Council in July 2016.

Access to phase 4 will be gained from phase 1 to the north. Although units front 5400 South, there will be no vehicular access. Access to phase 5 will be gained from phase 1 to the south and from Summer Ridge Drive to the east. Summer Ridge Drive is a dedicated right-of-way and will be installed as part of this application.

Housing for this phase of the development will be 4 and 7 plex town home units. These units will be constructed of stone, fiber cement siding and stucco. There is an abundance of relief and building movement with covered porches, pop-outs and roof pitch. Square footage for these dwelling units range from 1420 to 1588 square feet. In addition to the finished square

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footage, the developer is proposing to install basements which will increase the square footage by approximately 500 square feet.

The general parking requirement for all residential development in the City is 2 spaces per unit. In this development, all residential units will have two car garages. With the recent redesign of this development, all units will also have a full driveway for guest and family parking as well.

As part of the overall development, at least 50% of the project site will be open space. As part of this application, the developer will be deeding an area approximately 1.3 acres in size for use as a City park. The developer has explained that the open space areas included as part of phases 1A, 1B and these phases, will be installed in conjunction with the construction of those units. The City will be responsible for the improvements in the dedicated park.

Councilmember Steve Buhler clarified that the new buildings will meet the current standards in the zoning ordinance. Steve replied yes.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider Application No. S-25-2016 at the Regular Council Meeting scheduled November 15, 2016, at 6:30 P.M.

### **RESOLUTION NO. 16-178, APPROVE AN INCENTIVE AGREEMENT BETWEEN WEST VALLEY CITY, THE REDEVELOPMENT AGENCY, AND WARNER COMMERCIAL VANS**

Jeff Jackson, CED Department, discussed proposed Resolution No. 16-178 that would approve an Incentive Agreement between West Valley City, The Redevelopment Agency, and Warner Commercial Vans.

Written information previously provided to the City Council included the following:

This Agreement provides an incentive from the Redevelopment Agency of approximately \$66,000 in building permit fees, impact fees and application fees to Warner Commercial Vans to construct a new facility in West Valley City at 5396 W. England Court (2400 South) at an estimated cost of \$4.5 million. All construction shall remain subject to all of the required approvals by the Planning and Zoning and Building Inspection divisions. Under this Agreement, the City shall defer the foregoing fees until the issuance of the Certificate of Occupancy for the facility to ensure that WCV complies with all its obligations under the Agreement prior to the Agency's payment of the fees.

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Mercedes Sprinter is an internationally recognized brand in the passenger and cargo van industry and there are Mercedes Sprinter dealerships in Davis and Utah Counties. This Mercedes Sprinter facility will be the first dealership in Salt Lake County and a prestigious addition to West Valley City.

The proposed development meets the goals of the City's Economic Development Strategic Plan in several ways, including, but not limited to: it brings a world-class dealership to a site that is currently an empty field; it brings increased tax revenues and job opportunities; and it brings the City much deserved recognition as a competitive destination for global businesses. The RDA funds will be used to incentivize the location of the Mercedes Sprinter franchise in West Valley City, and the development is expected to generate \$109,000 in initial revenue from annual property and sales taxes.

Councilmember Vincent clarified that this incentive would just waive fees for the applicant. Jeff Jackson replied that the incentive is a deferral and the fees will be collected at the issuance of a Certificate of Occupancy. Councilmember Christensen asked if there is an anticipated construction date. Jeff replied that the applicant hopes to begin construction and pour concrete before the snow arrives this winter. Members of the Council discussed the property's acreage and the proposed square footage of the building.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No. 16-178 at the Regular Council Meeting scheduled November 15, 2016, at 6:30 P.M.

### **CONSENT AGENDA SCHEDULED FOR NOVEMBER 15, 2016**

#### **A. RESOLUTION 16-179, AUTHORIZE THE CITY TO EXECUTE AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A RETAINING WALL EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT FOR PROPERTY LOCATED AT 5716 SOUTH WOODVIEW DRIVE**

Jason Erikson, Parks and Recreation Department, discussed proposed Resolution 16-179 that would authorize the City to execute an Easement Purchase Agreement and accept a Retaining Wall Easement and a Temporary Construction Easement for property located at 5716 South Woodview Drive.

Written information previously provided to the City Council included the following:

5716 S Woodview Drive is a private property that will be affected by the construction of the Greater Southridge Trailhead. A retaining wall is needed and requires geogrid reinforcement fabric to extend into the property

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of David and Trisha Monk. Temporary Construction access is also needed. This agreement provides for these items.

5716 S Woodview Drive is a property that will be affected by the construction of the Greater Southridge Trailhead. Because of the difference in heights of the properties, a retaining wall needs to be constructed along the south side of the trailhead. Because of the height of the wall, geogrid reinforcement fabric will need to be extended from the back of the wall on the city's property into the property of David and Trisha Monk. In exchange for the easement, West Valley City will give David and Trisha Monk the existing fence along the west property line of the Greater Southridge Trailhead as it will not be used in the project.

Jason explained that there are no plans for green landscaping but xeriscaping will be used in addition to a drinking fountain, benches, etc. The Mayor and Council discussed potential parking concerns. Jason explained that this access is meant to provide an entryway to the trail for residents in the area. Mayor Bigelow expressed concern regarding having a sign if this access isn't meant to be a classic trailhead. Councilmember Christensen stated that if parking becomes a concern, residents will call and report the issue to the City. Councilmember Vincent stated that he thinks the sign is beneficial.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution 16-179 at the Regular Council Meeting scheduled November 15, 2016, at 6:30 P.M.

### COMMUNICATIONS

#### A. CLEAN AND BEAUTIFUL COMMITTEE PRESENTATION

David McEwan provided an update on the Clean and Beautiful Committee. He provided a PowerPoint presentation summarized as follows:

- Clean and Beautiful Committee
  - o Promoting public interest in the general improvement of the appearance of West Valley City; planning and coordinating programs for the promotion of community pride and general beautification and improvement of the quality of life in West Valley City.
- Projects and Activities
  - o Decorating City Hall
  - o West Fest
  - o Street Banners
  - o 4100 South and 4100 West
  - o Community Preservation Building

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- Earth Day Home and Garden Festival
- Clean and Beautiful Yard Awards
  - 19 areas, 4 award winners for each area, 1 for xeriscaping
- On going and future projects
  - Street banners
  - WestFest
  - Updating, repairing decoration for City Hall
  - Decorating City Hall for the holidays
  - Earth Day home and garden festival
  - Clean and Beautiful Yard Awards
  - Flag pole at Fairbourne Station/Promenade
  - Park Crawl (cleaning and planting flowers at City parks)
  - Proactively recruiting members
- Thanks to support groups
  - West Valley City communities
  - West Valley City Council
  - Craig Thomas and Cathie Alberico
  - C & B Committee Members:
    - David McEwen
    - Lisa Jones
    - Misty Smith
    - Karen Lang
    - Mathew Lovato
    - Allen Pierce
    - Teri-Mae Pierce
    - Jody Rushton-Porter

### **B. COUNCIL UPDATE**

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

Members of the City Council had no further questions regarding the Council Update.

### **NEW BUSINESS**

#### **A. POTENTIAL FUTURE AGENDA ITEMS**

Tom Huynh stated that Sandy City has a program that helps low income residents with discounting utility bills. He stated that he would like to see West Valley City implement a similar program. Councilmember Buhler asked if storm water is a utility bill that the City collects. Wayne replied yes and indicated that it is attached to the garbage collection bill that residents receive. Mayor Bigelow stated that this is something that City staff can look into but he feels it should be discussed around the time the City discusses budgeting. He indicated that it can impact revenue for the City and should be thoroughly evaluated. Mayor Bigelow suggested including

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other possible reductions and examining them together. Councilmember Buhler stated that there are often two sides to every coin and reducing these costs could cause negative impacts elsewhere.

Councilmember Buhler thanked the Clean and Beautiful Committee for their work. He indicated that he is concerned about xeriscaping requirements and what the City defines in its ordinance. He requested that this be reviewed at an upcoming meeting.

**B. COUNCIL REPORTS**

**DON CHRISTENSEN- MAYOR MCADAMS MEETING AND VETERAN'S MEMORIAL AT CENTENNIAL PARK**

Councilmember Christensen stated that he attended a Western Growth Coalition meeting and the goals for the Mountain View Corridor as well as the prison relocation were discussed. He indicated that a new meeting schedule was set up and the main topic moving forward will be the Mountain View Corridor and the various localities working together. Councilmember Christensen stated that he will work with staff on this.

Councilmember Christensen stated that a Veteran's Memorial at Centennial Park should be moved to a more appropriate location.

**MAYOR BIGELOW- COM MEETING**

Mayor Bigelow discussed a recent COM meeting he attended. He indicated that transportation and gas tax conversations still need to be had at the legislature moving forward.

**C. REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED NOVEMBER 15, 2016**

Wayne Pyle stated that this is a step in the direction of getting more information to the Council to Study as often as possible.

Jeff Jackson, CED Department, presented items scheduled on the Redevelopment Agency agenda for November 15, 2016.

**RESOLUTION NO. 16-17, APPROVE AN INCENTIVE AGREEMENT BETWEEN WEST VALLEY CITY, THE REDEVELOPMENT AGENCY, AND WARNER COMMERCIAL VANS**

The Board had previously received written information as follows:

This Agreement provides an incentive from the Redevelopment Agency of approximately \$66,000 in building permit fees, impact fees and application fees to Warner Commercial Vans to construct a new facility at 5396 W. England Court (2400 South) at an estimated cost of \$4.5 million. All

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construction shall remain subject to all of the required approvals by the Planning and Zoning and Building Inspection divisions.

Mercedes Sprinter is an internationally recognized brand in the passenger and cargo van industry and there are Mercedes Sprinter dealerships in Davis and Utah Counties. This Mercedes Sprinter facility will be the first dealership in Salt Lake County and a prestigious addition to West Valley City.

The proposed development meets the goals of the City's Economic Development Strategic Plan in several ways, including, but not limited to: it brings a world-class dealership to a site that is currently an empty field; it brings increased tax revenues and job opportunities; and it brings the City much deserved recognition as a competitive destination for global businesses. The RDA funds will be used to incentivize the location of the Mercedes Sprinter franchise in West Valley City, and the development is expected to generate \$109,000 in initial revenue from annual property and sales taxes.

**RESOLUTION NO. 16-18, APPROVE AN INCENTIVE AGREEMENT BETWEEN THE WEST VALLEY CITY REDEVELOPMENT AGENCY AND MOUNTAIN WEST TRUCK CENTER, INC. FOR DEVELOPMENT IN THE NORTHWEST ECONOMIC DEVELOPMENT PROJECT AREA**

The Board had previously received written information as follows:

Mountain West Truck Center, Inc. is redeveloping the southwest corner of approximately 2100 South and 7200 West in conjunction with the construction of a new headquarters facility at that site at a cost of \$20 million. This Agreement provides a tax increment incentive to Mountain West Truck Center of 60% of future tax increment from the development of the site, up to a maximum of \$1 million.

The site at approximately 2100 South and 7200 West is a major traffic artery at the gateway of the City and historically, has been very difficult and expensive to develop due to wetland mitigation, which requires extensive soil testing and the import of appropriate fill material. Expert consultants hired by Mountain West Truck Center estimate the cost of wetland mitigation on this site to reach approximately \$1.5 million. In addition, the southwest corner of this site is severely blighted with dilapidated structures and refuse, a problem the Agency has attempted to address for several years.

This Agreement provides a tax increment incentive to Mountain West Truck Center to assist them with the foregoing impediments to developing this

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site. Further, Mountain West Truck Center has committed to redevelop the dilapidated corner at the gateway of the City, which is a much needed improvement that will benefit the City. The proposed development meets the goals of the City's Economic Development Strategic Plan in several ways, including, but not limited to: it brings an impressive and respected dealership to a site that is a currently raw land; it brings increased tax revenues and job opportunities; and it eliminates a blighted corner that is highly visible at the City's gateway.

Mountain West Truck Center, Inc., was established in 1989 by Ron Johnson as a distributor of Mack Trucks. In 2001, the company became an official distributor of Volvo and GMC trucks as well, and now is a full-service truck dealership with sales, service, and a body shop that will all be part of its new headquarters in West Valley City.

Councilmember Lars Nordfelt asked what the incentive for the Mountain West Truck Center is. Jeff replied that it is a performance based increment incentive that will be provided over the course of several years. The Council discussed the incentive totals, regulations, and development requirements.

**MOTION TO ADJOURN**

Upon motion by Councilmember Christensen, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY NOVEMBER 1, 2016 WAS ADJOURNED AT 6:34 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 1, 2016.

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Nichole Camac  
City Recorder