

**MINUTES OF COUNCIL STUDY MEETING – DECEMBER 6, 2016**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, DECEMBER 6, 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 (*participating electronically via facetime*)  
Steve Vincent, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager  
Nichole Camac, City Recorder  
  
Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Lee Russo, Police Chief  
John Evans, Fire Chief  
Jim Welch, Finance Director  
David Moss, Acting CPD Director  
Russell Willardson, Public Works Director  
Kevin Astill, Parks and Recreation Director  
Sam Johnson, Strategic Communications Director  
Jake Arslanian, Public Works Department  
DeAnn Varney, Administration  
Steve Pastorik, CED Department  
Steve Lehman, CED Department  
Jody Knapp, CED Department  
Mark Nord, CED Department  
Jon Springmeyer, CED Department  
Jeff Jackson, CED Department  
Erik Brondum, Public Works  
Brandon Hill, Legal  
Heather Royall, CPD Department

**APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 22, 2016**

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The Council considered the Minutes of the Study Meeting held November 22, 2016. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Study Meeting held November 22, 2016. Councilmember Christensen seconded the motion.

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

**REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING AND SPECIAL HOUSING AUTHORITY MEETING OF DECEMBER 6, 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 or Special Housing Authority Meeting scheduled later this night.

**AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR DECEMBER 13, 2016**

**A. PRESENTATION OF ENGLISH LANGUAGE AWARDS TO STUDENTS FROM GRANITE PEAKS LEARNING CENTER**

Mayor Bigelow indicated that this presentation will recognize students who have taken courses to learn English from Granite Peaks Learning Center.

**ORDINANCE NO. 16-54, ADOPT AMENDMENTS TO THE ECONOMIC DEVELOPMENT PROJECT AREA PLAN ENTITLED "NORTH CENTRAL ECONOMIC DEVELOPMENT PROJECT AREA PLAN" TO REMOVE CERTAIN TAX EXEMPT PARCELS**

Jon Spingmeyer, CED Department, discussed proposed Ordinance No. 16-54 that would adopt amendments to the Economic Development Project Area Plan entitled "North Central Economic Development Project Area Plan" to remove certain tax exempt parcels.

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

In 2016, the law governing redevelopment areas was amended, making a variety of technical and procedural changes to the redevelopment process. One change permitted the removal of certain tax-exempt parcels that do not contribute tax increment to the Agency from project areas on an expedited basis. This would streamline the budget and simplify the increment collection process for this project area and it is not anticipated that the subject properties will leave tax-exempt status during the life of the project area.

The ordinance would confirm the RDA Board's amendments and designate the amended plan as the official project area plan.

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Mayor Bigelow asked if the properties discussed in this proposal would need to be added back to the plan if the Granite School District sells their parcel's to a non tax exempt purchaser. Jon replied that this would not be possible but indicated that he spoke with representatives from Granite School District and they have no plans to sell. Upon inquiry by Councilmember Buhler and Councilmember Nordfelt, Jon discussed how tax exempt properties and tax rates work in these types of projects.

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

The City Council will consider proposed Ordinance No. 16-54 at the Regular Council Meeting scheduled December 13, 2016, at 6:30 P.M.

**RESOLUTION NO. 16-184, AUTHORIZE THE EXECUTION OF A SUBGRANT AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE COUNTY FOR THE CONDUCT OF A HOME INVESTMENT PARTNERSHIP PROGRAM**  
Heather Royall, CPD, discussed proposed Resolution No. 16-184 that would authorize the execution of a Subgrant Agreement between West Valley City and Salt Lake County for the conduct of a Home Investment Partnership Program.

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

As the lead agency in the local HOME consortium, Salt Lake County has notified West Valley City of their annual allocation of HOME funds. West Valley City will administer a Down Payment Assistance Program, and Rehabilitation Programs using these funds. West Valley City will receive ten percent administrative fees.

I.	Housing Rehabilitation Programs Total Budget	\$ 125,641.00
	a. Rehabilitations:	\$ 114,135.00
	b. Project delivery costs:	\$ 11,506.00
II.	Down Payment Assistance Program Total Budget	<u>\$ 95,620.00</u>
	a. Down payments:	\$ 85,000.00
	b. Project delivery costs:	\$ 10,620.00
	<b>Total</b>	<b>\$ 221,261.00</b>

The County has entered into a grant agreement with the U.S. Department of Housing and Urban Development (HUD) for financial assistance to conduct a HOME Investment Partnership Program (HOME Program) pursuant to the HOME Investment Partnerships Act, Title II of the Cranston-Gonzales National Affordable Housing Act, 42 U.S.C. 12701-12839, as amended, and subject to the Rules and Regulations, promulgated by HUD governing the conduct of HOME Investment Partnership Programs including, but not limited to, Title 24, Part 92 of the Code of Federal Regulations (CFR) (the Rules and Regulations); and the applicable

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Circulars published by the U.S. Office of Management and Budget (OMB Circulars).

Salt Lake County has created a consortium involving six Utah cities. West Valley City is a member of the Salt Lake County Consortium, as per the HUD HOME Interlocal Agreement signed in May 2011. Each year West Valley City has been allocated HOME funds through this partnership. The funding is restrictive allowing only residential construction, home rehabilitation and down payment assistance.

Mayor Bigelow asked if the amount received is similar to previous years. Heather replied yes and indicated there is a 1% increase this year but not a significant change. Councilmember Vincent asked if the money received is used to fund one project. Heather replied no and indicated that it will benefit several based on applications reviewed and approved by the City. Mayor Bigelow asked if a lot of applications are typically received. Heather replied yes.

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

The City Council will consider proposed Resolution No. 16-184 at the Regular Council Meeting scheduled December 13, 2016, at 6:30 P.M.

**RESOLUTION NO. 16-185, APPROVE AN INTERLOCAL COOPERATION AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE COUNTY FOR TRAFFIC SIGNAL MAINTENANCE IN WEST VALLEY CITY**

Erik Brondum, Public Works, discussed proposed Resolution No. 16-185 that would approve an Interlocal Cooperation Agreement between West Valley City and Salt Lake County for traffic signal maintenance in West Valley City.

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

The interlocal agreement provides for preventative maintenance, emergency repairs and maintenance other than preventative on City owned traffic signals. The City owns 52 traffic signals, 40 at 100% ownership and 12 shared with Taylorsville and Salt Lake County. Preventative maintenance is \$1,200 per signal per year (\$54,900). The remainder is for things such as after hours call-outs and repairs, replacing detection loops and other signal equipment.

The City has had a traffic signal maintenance agreement with Salt Lake County since incorporation. Salt Lake County staff is reliable and responds to maintenance requests and emergencies in a timely manner. The preventative maintenance is key in finding and correcting potential problems before they become a liability to the City.

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Councilmember Buhler asked if this contract is used for repair of traffic signals as well. Erik replied no and stated that is covered separately. Mayor Bigelow asked if the County adjusts signals, etc. Erik replied yes but added that City staff does minor adjustments to pedestrian signals. Mayor Bigelow asked if there is a routine maintenance schedule that is followed. Erik replied yes. Mayor Bigelow asked if traffic signals need to be rebooted manually from time to time. Erik replied no and stated that most signals are on the UDOT system and can be reset remotely.

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

The City Council will consider proposed Resolution No. 16-185 at the Regular Council Meeting scheduled December 13, 2016, at 6:30 P.M.

**NEW BUSINESS**

**A. POTENTIAL FUTURE AGENDA ITEMS**

There were no potential future agenda items discussed.

**B. COUNCIL REPORTS**

**DON CHRISTENSEN- EL POLLO LOCO**

Councilmember Christensen stated that he attended the opening for El Pollo Loco. He stated that they are being well advertised.

**TOM HUYNH- INTERNET TAX SALES**

Councilmember Huynh stated that several states, including Utah, will likely end up in court in the next few years to resolve the internet sales taxation issue. He discussed the topic briefly with Council and the arguments that occur on both sides of the debate.

**C. REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED DECEMBER 13, 2016**

**RESOLUTION 16-19: AUTHORIZE THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY TO ACCEPT A QUITCLAIM DEED FROM QUESTAR GAS COMPANY FOR RIGHT-OF-WAY AND EASEMENT GRANTS LOCATED ON THE FAIRBOURNE STATION PHASE III SUBDIVISION PROPERTY OF WEST VALLEY PERMANENT HOUSING, LLC**

Steve Lehman, CED Department, discussed proposed Redevelopment Agency Resolution No. 16-19 that would authorize the Redevelopment Agency of West Valley City to accept a Quitclaim Deed from Questar Gas Company for Right-Of-Way and Easement Grants located on the Fairbourne Station Phase III Subdivision property.

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

Portions of property within the future Fairbourne Station Phase 3 Subdivision are encumbered with a variety of easements. These easements were used to provide service to those older areas of residential and commercial development which have now been demolished.

In order to provide clear title to prospective land buyers within the future subdivision, the City has been working with various utility companies to abandon said easements. Questar Gas Company has agreed to quit-claim to the Redevelopment Agency of West Valley City the right, title and interest of certain utility easements recorded with the Salt Lake County Recorder's Office.

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

The Redevelopment Agency will consider proposed Resolution No. 16-19 at the Special Meeting scheduled December 13, 2016, at 6:30 P.M.

**RESOLUTION 16-20: DESIGNATE A SURVEY AREA TO DETERMINE THE FEASIBILITY OF ESTABLISHING A COMMUNITY REINVESTMENT PROJECT AREA**

Jon Springmeyer, CED Department, discussed proposed Redevelopment Agency Resolution No. 16-20 that would designate a Survey Area to determine the feasibility of establishing a Community Reinvestment Project Area.

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

In 2016, the law governing redevelopment areas was amended, making a variety of technical and procedural changes to the redevelopment process. Areas previously known as urban renewal areas or redevelopment areas are now termed "community reinvestment areas" under Title 17C. This resolution would start the process to evaluate the area depicted on the attached map to determine if it is feasible to create a community reinvestment area in all or part of the survey area. This resolution would not create a community reinvestment area or allocate any funding to the Agency.

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The statute does not require a blight finding to move forward with redevelopment activity. Accordingly, there is no blight study necessary at this time.

Councilmember Vincent asked if the process is the same as CDA's, RDA's, and EDA's that have been done in the past. Jon replied yes but stated that a blight study will not be conducted for this survey. Councilmember Vincent asked if financial aspects of the survey are the same. Jon replied yes. Councilmember Vincent asked how the proposed boundary was established. Jon discussed the process that was used by staff and indicated that newer developments were left out of the proposal.

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

The Redevelopment Agency will consider proposed Resolution No. 16-20 at the Special Meeting scheduled December 13, 2016, at 6:30 P.M.

**RESOLUTION 16-21: AMEND THE PROJECT AREA PLAN ENTITLED "NORTH CENTRAL ECONOMIC DEVELOPMENT PROJECT AREA PLAN" TO EXCLUDE CERTAIN TAX EXEMPT PROPERTIES**

Jon Springmeyer, CED Department, discussed proposed Redevelopment Agency Resolution No. 16-21 that would amend the Project Area Plan entitled "North Central Economic Development Project Area Plan" to exclude certain tax exempt properties.

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

In 2016, the law governing redevelopment areas was amended, making a variety of technical and procedural changes to the redevelopment process. One change permitted the removal of certain tax-exempt parcels that do not contribute tax increment to the Agency from project areas on an expedited basis. This would streamline the budget and simplify the increment collection process for this project area and it is not anticipated that the subject properties will leave tax-exempt status during the life of the project area.

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

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The Redevelopment Agency will consider proposed Resolution No. 16-21 at the Special Meeting scheduled December 13, 2016, at 6:30 P.M.

**COMMUNICATIONS**

**A. TITLE 7 UPDATE- PERMITTED AND CONDITIONAL USES**

Steve Pastorik explained that Title 7 is currently being re-organized and re-written. He provided a PowerPoint Presentation summarized as follows:

- Land Uses
  - o Are the uses defined?
  - o Are the uses consistent across all zones?
  - o Are there uses that are conditional that should be permitted?
  - o Are there uses that can be consolidated into one term since they are regulated the same way in all zones?
  - o Are there uses that should have specific regulations?
  - o Are there uses that should be added?
  - o Are there uses that should be prohibited in a zone or altogether?
- Steve provided and discussed a use table for commercial zones
- Steve provided and discussed a use table for residential zones

Steve discussed changes that are occurring and provided examples and reasoning behind each modification. He stated that there will be a substantial decrease in the length of Title 7. Mayor Bigelow suggested a strikeout or highlighted version be presented to the Council when the adoption of the changes comes forward.

**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.

**C. NIMS TRAINING**

Fire Chief, John Evans, indicated that NIMS stands for “National Incident Management System”. He provided one hour of the training and answered questions from Council and staff.

**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

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STUDY MEETING OF TUESDAY DECEMBER 6, 2016 WAS ADJOURNED AT 5:57 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, December 6, 2016.

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Nichole Camac  
City Recorder