

MINUTES OF COUNCIL STUDY MEETING – APRIL 4, 2017

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MARCH 21, 2017, 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
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Steve Vincent, Councilmember District 4

ABSENT:

Karen Lang, Councilmember District 3

STAFF PRESENT:

Paul Isaac, Acting City Manager/Assistant City Manager/ HR Director
Nichole Camac, City Recorder

Steve Pastorik, Acting CED Director
Eric Bunderson, City Attorney
Anita Schwemmer, Acting 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

APPROVAL OF MINUTES OF STUDY MEETING HELD MARCH 28, 2017

The Council considered the Minutes of the Study Meeting held March 28, 2017. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Study Meeting held March 28, 2017. Councilmember Buhler seconded the motion.

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

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REVIEW AGENDA FOR REGULAR COUNCIL MEETING, REDEVELOPMENT AGENCY MEETING, HOUSING AUTHORITY MEETING, AND MUNICIPAL BUILDING AUTHORITY MEETING OF APRIL 4, 2017

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, Redevelopment Agency Meeting, Housing Authority Meeting, and Municipal Building Authority Meeting scheduled later this night.

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR APRIL 11, 2017

A. PROCLAMATION RECOGNIZING THE EFFORTS OF WEST VALLEY CITY RESIDENTS IN NATIONAL NIGHT OUT 2016

Councilmember Vincent offered to read the proclamation recognizing the efforts of West Valley City residents in National Night Out 2016 scheduled April 11, 2017 at 6:30 PM.

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-1-2017, FILED BY GAIL WARR, REQUESTING A ZONE CHANGE FROM 'A' (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO 'R-1-10' (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) FOR PROPERTY LOCATED AT 3771 SOUTH 6000 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled April 11, 2017, in order for the City Council to hear and consider public comments regarding application Z-1-2017, filed by Gail Warr, requesting a Zone Change from 'A' (Agriculture, Minimum Lot Size 1/2 Acre) to 'R-1-10' (Single Family Residential, Minimum Lot Size 10,000 Square Feet) for property located at 3771 South 6000 West.

Proposed Ordinance 17-15 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 17-15, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3771 SOUTH 6000 WEST FROM 'A' (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO 'R-1-10' (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET)

Steve Pastorik, CED Department, discussed proposed Ordinance 17-15 that would amend the Zoning Map to show a change of Zone for property located at 3771 South 6000 West from 'A' (Agriculture, Minimum Lot Size 1/2 Acre) to 'R-1-10' (Single Family Residential, Minimum Lot Size 10,000 Square Feet).

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

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The Council recently denied a zone change request from A to R-1-10 on the subject property. However, due to a noticing issue, the applicant did not receive notice of the City Council meeting. For this reason, staff allowed the property owner to resubmit the same zone change request so she could be present at the City Council meeting.

Gail Warr has requested a zone change on a 0.63 acre parcel at 3771 South 6000 West from A (agriculture, minimum lot size of ½ acre) to R-1-10 (single family residential, minimum lot size 10,000 square feet). As a reminder, the Zoning Ordinance does allow zone change requests to R-1-10 for properties less than 2 acres.

The applicant has submitted a concept plan, which is attached, that shows the subject property being divided into two lots. One lot would be a flag lot for a new home and the other lot would be for the existing home. Both of the proposed lots are over 12,000 square feet.

A development agreement is required for this project. Section 7-14-105 (3)(r) of the West Valley City Zoning Ordinance states: “All new subdivisions involving a rezone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105 (3)(q)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD.”

The Zoning Ordinance includes an exception to the latest single family home standards that allows a home with a two car garage and reduced habitable floor area on a lot under one acre that is large enough to be subdivided to create no more than one new lot. The subject property meets the criteria for this exception.

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

CONSIDER RESOLUTION 17-50: AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH THE RONALD G. AND HOPE LATHAM TRUST FOR APPROXIMATELY 0.63 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3771 SOUTH 6000 WEST

Steve Pastorik, CED Department, discussed proposed resolution 17-50 that would authorize the City to enter into a Development Agreement with the Ronald G. and Hope Latham Trust for approximately 0.63 acres of property located at approximately 3771 South 6000 West.

Written documentation previously provided to the City Council included Information as

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follows:

Gail Warr has submitted a rezone application (Z-1-2017) to change a 0.63 acre property at 3771 S 6000 W from A (agriculture, minimum lot size ½ acre) to R-1-10 (single family residential, minimum lot size 10,000 square feet). This property is eligible for an exception to the three car garage and latest house size requirements because the property is less than one acre and is large enough to be subdivided to create no more than one new lot.

The proposed development agreement includes the following standards for the new home:

1. A two car garage shall be required.
2. The minimum square footage of finished, above-ground, habitable floor space for homes with at least a three-quarter basement shall be 1,400 square feet for ramblers and 1,600 square feet for two story or multi-level homes, not including the garage. The minimum square footage of finished, above-ground, habitable floor space for homes without a three-quarter basement shall be 1,900 square feet for ramblers and 2,100 square feet for two story or multi-level homes, not including the garage.
3. The design standards in Section 7-14-105(3)(q) of the Zoning Ordinance shall apply.

Upon inquiry by Councilmember Vincent, Steve explained property configurations in the neighborhood. Councilmember Buhler discussed assemblage possibilities by combining several parcels. Councilmember Nordfelt asked if utilities will be an issue. Steve replied that the City does not see this as a concern. The Council discussed flag lot requirements and orientation of a potential home with setback restrictions in the Code. Paul Isaac asked if residents will be notified of this proposal again. Steve replied yes. Mayor Bigelow asked what issue occurred with the noticing process. Steve replied that the Planning and Zoning office did not include the applicant's address in the mailing label list when it was generated. Upon inquiry by Councilmember Vincent, Steve explained standards in the Development Agreement and proposed building materials.

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. 17-15 and resolution 17-50 at the Regular Council Meeting scheduled April 11, 2017, at 6:30 P.M.

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CONSENT AGENDA SCHEDULED FOR MARCH 28, 2017

A. RESOLUTION 17-51, RATIFY THE CITY MANAGER'S APPOINTMENT OF DAVID MCEWEN TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM FROM APRIL 11, 2017 TO JULY 1, 2020

Mayor Bigelow discussed proposed Resolution No. 17-51 that would ratify the City Manager's appointment of David McEwen to the West Valley Planning Commission for a Term from April 11, 2017 to July 1, 2020.

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

The Planning Commission is composed of seven members and one alternate member appointed and reappointed by the City Manager with the advice and consent of the City Council.

David McEwen has been recommended for appointment as a member to the Planning Commission. He has been serving as an alternate member of the Planning Commission since January 2016. He will fill the position previously held by Commissioner Latai Tupou who resigned in December 2016. Latai Tupou's term would have expired on July 1, 2020. Therefore, David McEwen's term will run from April 11, 2017 to July 1, 2020.

Mr. McEwen has worked at RC Willey and Intermountain Healthcare and is currently an at-home father. We believe David McEwen will be a valuable asset to the City in serving on the Planning Commission.

B. RESOLUTION 17-52, RATIFY THE CITY MANAGER'S APPOINTMENT OF CINDY WOOD TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM FROM APRIL 11, 2017 TO JULY 1, 2020

Mayor Bigelow discussed proposed Resolution No. 17-52 that would ratify the City Manager's Appointment of Cindy Wood to the West Valley Planning Commission for a Term from April 11, 2017 to July 1, 2020.

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

The Planning Commission is composed of seven members and one alternate member appointed and reappointed by the City Manager with the advice and consent of the City Council.

Cindy Wood has been recommended for appointment as a member to the Planning Commission. She will fill the position previously held by

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Commissioner Jack Matheson who resigned in March 2017. Cindy Wood's term will run from April 11, 2017 to July 1, 2020.

Cindy Wood was born and raised in Magna, Utah and graduated from Cyprus High School. She has a B.S. degree in Accounting from the University of Utah. She currently works for a Salt Lake based law firm as their controller and is a Certified Public Accountant. She is married to Evan Wood and has lived in West Valley City for 30 years.

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

The City Council will consider proposed Resolutions No. 17-51 and 17-52 at the Regular Council Meeting scheduled April 11, 2017, at 6:30 P.M.

COMMUNICATIONS

A. PRESENTATION OF ANIMAL CONTROL VEHICLE

Layne Morris stated that an old and new vehicle are outside for the Council to view. The Council exited City Hall but the vehicles had not yet arrived so they returned and continued the agenda.

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

Nichole Camac stated that Petzl would like to provide a tour to the Council of their facility. John Springmeyer discussed further with the Council and decided on 4:00 PM, April 20, 2017.

B. COUNCIL REPORTS

COUNCILMEMBER HUYNH- JORDAN RIVER HOMELESS ISSUE

Councilmember Huynh stated that residents in his district are unhappy with homeless people near the Jordan River causing problems on private property. He questioned whether building a fence or helping in some other way might be beneficial. Mayor Bigelow stated that now may not be the time to resolve this issue but it should be relayed to the City and monitored as this process moves forward. Councilmember Vincent stated that he feels this is a concern for Mayor McAdams to hear and is something his office should respond to. The Council and staff

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discussed homeless issues the City has evaluated along the Jordan River and efforts that have been done to mitigate concerns.

COUNCILMEMBER VINCENT- FOOD TRUCK THURSDAY'S

Councilmember Vincent stated that Food Truck Thursday's will return to Fairbourne Station this Thursday.

C. REVIEW AGENDA FOR SPECIAL MUNICIPAL BUILDING AUTHORITY MEETING SCHEDULED FOR APRIL 11, 2017

Jim Welch indicated that a public hearing will need to be held as the next step in the process for the Municipal Building Authority Bonds, Series 2017.

PRESENTATION OF ANIMAL CONTROL VEHICLE

Layne Morris stated that an old and new vehicle are outside for the Council to view. The Council exited City Hall to compare the vehicles and discuss upgrades and modifications.

UPON ADJOURNMENT, THE WEST VALLEY CITY COUNCIL WILL MEET AT THE FRONT OF CITY HALL TO PLACE PINWHEELS IN RECOGNITION OF CHILD ABUSE PREVENTION MONTH

MOTION FOR EXECUTIVE SESSION

Councilmember Christensen moved to adjourn and reconvene in an Executive Session for discussion of professional competence. Councilmember Buhler seconded the motion.

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY APRIL 4, 2017 WAS ADJOURNED AT 5:17 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, 4, 2017.

Nichole Camac
City Recorder

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THE WEST VALLEY CITY COUNCIL RECONVENED IN EXECUTIVE SESSION ON TUESDAY, APRIL 4, 2017, AT 5:19 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Steve Vincent, Councilmember District 4

ABSENT:

Karen Lang, Councilmember District 3

STAFF PRESENT:

Paul Isaac, Acting City Manager/ HR Director
Nichole Camac, City Recorder
Eric Bunderson, City Attorney

OTHER MEMBERS PRESENT:

Necia Christensen, UTA Board Representative

The City Council met in Executive Session and discussed professional competency.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF APRIL 4, 2017 WAS ADJOURNED AT 5:42 P.M. BY MAYOR BIGELOW.

Nichole Camac – City Recorder

SWORN STATEMENT

As the Mayor, I presided at a closed meeting of the West Valley City Council on April 4, 2017. Pursuant to Section 52-4-206(6)(a) Utah Code annotated, 1953 as amended, I hereby sign this sworn statement and affirm that the sole purpose for closing the meeting was to discuss:

- (a) the character, professional competence, or physical or mental health of an individual; or
- (b) the deployment of security personnel, devices, or systems.

SWORN to this 4th day of April, 2017



Ron Bengtson
MAYOR

ATTEST:

Neuhalo Comae
City Recorder