

MINUTES OF COUNCIL STUDY MEETING – JUNE 27, 2017

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JUNE 27, 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
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 (*arrived as noted*)

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Paul Isaac, Assistant City Manager/ HR Director
Nicole Cottle, Assistant City Manager/General Counsel/CED Director
Eric Bunderson, City Attorney
Lee Russo, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
DeAnn Varney, Administration
John Rock, Administration
Steve Pastorik, Planning and Zoning
Steve Lehman, Planning and Zoning
Lee Logston, Planning and Zoning
Jeff Jackson, CED

APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 20, 2017

The Council considered the Minutes of the Study Meeting held June 20, 2017. There were no changes, corrections or deletions.

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Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held June 20, 2017. Councilmember Huynh seconded the motion.

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

Councilmember Vincent arrived at 4:34 PM.

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF JUNE 27, 2017

Steve Pastorik provided an update on Resolution 17-72. He stated that after hearing the Council's discussion during the Study Meeting held last week, the applicant has provided an amended proposal that could be considered.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR JULY 3, 2017

A. EMPLOYEE OF THE MONTH AWARD, JULY 2017- ANNA CUTLER, ADMINISTRATION

Councilmember Christensen offered to read the nomination of Anna Cutler, Administration, to receive Employee of the Month Award for July 2017. Ms. Cutler was nominated by Kevin Conde.

The nomination reads as follows:

Anna has been with the Utah Cultural Celebration Center for eight years. Over the past 2 years her assignment went from answering the phones and doing assignments for the Director to taking over ALL the assignments from 2 employees that are no longer with us. Steve Hyde transferred to the Finance Department so Anna was trained to be the Finance Employee at the Cultural Center, receiving and paying all the invoices on a daily basis, ordering office supplies and doing time cards. Jean Pagles resigned so Anna became responsible for managing all the different CAB organizations. Employees at the Cultural Center can often hear Anna answering calls while helping a customer at the front desk while on the computer doing daily deposits for City Treasury and logging invoices. She gets ALL the Cultural Center invoices over to accounts payable the NEXT day or SAME day she gets them in her tray. She always has the deposit done by 8am which is an amazing task! If taking on the assignments of 2 other employees and being

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the customer service professional at the front counter at the same time is not "Going Above and Beyond" AND exemplifying total customer service, it's hard to say what is!

B. DIVISION OF THE QUARTER AWARD- HUMAN RESOURCES, ADMINISTRATION

Mayor Bigelow offered to read the nomination of Human Resources, Administration, to receive Division of the Quarter Award. Human Resources was nominated by Paul Isaac.

The nomination reads as follows:

The Human Resource Division under the direction of Aimee Ty Critchley deserve recognition for their outstanding work in aligning HR practices with the strategies and goals of the City Manager and priorities of the City Council. When one thinks of the major "deliverables" of the Human Resource Division, they think of things like hiring employees, staffing and retention, compensation and benefits, training, policies and procedures and along with the Finance and Legal Departments they are the guardians of compliance for the organization. However, the HR Division has become much more than champions of the employees and administrative experts, they are professional change agents and valued strategic partners within the organization.

First, this past year a new Insurance Broker was hired to provide greater expertise in the areas of benefit administration, employment law and training. Negotiations with our medical providers has improved due to our ability to have greater access to important data and analysis which is one of the reasons we have been able to maintain lower than average increases in medical and benefit costs. Second, systems are now in place or will be on line shortly which will allow our employees to keep track of time, sign up for benefits, change their beneficiaries and all other tasks our employees do on a day to day basis, generally accompanied by tons of paper work. This new online Benefits Management System gives our employees greater access to information that they need and all at the touch of their keyboards.

We are now almost totally paperless. Third, a new payroll system has also been implemented which required literally hundreds of hours of time by the HR Staff to input data, test the system and work with the vendor to ensure every detail of payroll and all the bugs were resolved before going online. The first payroll ran smoothly and effortlessly just a few weeks ago. Fourth, every year employees are required to attend annual training on employment

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laws, ethics policies and procedures, safety and risk management. Working with the Legal Department this training was accomplished online. Employees signed in, completed the training, were given a brief quiz on each subject matter and after completion submitted their completion of training back to Human Resources for record keeping purposes. Finally, Human Resources is now working with a worldwide leader in training and development designing leadership training for both Public Sector and Public Safety personnel that will emphasize "leading from where you are" regardless of your title or responsibility. One more validation of HR's key role in assisting the organization and our employees to work smarter and create lasting change within their own circles of influence. Every employee in the Division is a professional and dedicated to creating an environment where our employees can thrive and business objectives can be achieved.

Many thanks to Aimee Tye Critchley - HR Director, John Flores Deputy Director HR, Kimberly Foster HR Analyst, Derek Jensen Senior Analyst, Kristi Cahoon Executive Administrative Assistant, Ronald Trinidad Payroll/Benefit Manager

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION S-7-2017, FILED BY RICK EVERSON, REQUESTING FINAL PLAT APPROVAL FOR THE JD SUBDIVISION- AMENDING LOTS 44-50 BLOCK 7 CHESTERFIELD SUBDIVISION, LOCATED AT 1547 WEST CLAYBOURNE AVENUE (2785 SOUTH)

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled July 11, 2017, in order for the City Council to hear and consider public comments regarding application S-7-2017, filed by Rick Everson, requesting final plat approval for the JD Subdivision- amending lots 44-50 Block 7 Chesterfield Subdivision, located at 1547 West Claybourne Avenue (2785 South).

Proposed Ordinance 17-26 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 17-26, APPROVE THE AMENDMENT OF LOTS 44-50 BLOCK 7 CHESTERFIELD SUBDIVISION

Steve Lehman, CED Department, discussed proposed Ordinance 17-26 that would approve the amendment of lots 44-50 Block 7 Chesterfield Subdivision.

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

Rick Everson, is requesting final plat approval for the JD Subdivision. The

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proposed subdivision will amend lots 44-50 Block 7 of the Chesterfield Subdivision. The purpose for the subdivision is to create an additional building lot to the east of the existing dwelling.

With regards to the existing dwelling, the applicant has informed staff that the owners are planning to paint the exterior of the home, install new energy efficient windows, install a new yard with irrigation and sod, remodel the kitchen and install new flooring, doors and paint. They are planning to sell that home in 60-90 days. All setbacks to the existing dwelling will be met as part of the new subdivision.

The property is zoned R-1-6. The minimum lot size in this zone is 6,000 square feet with a minimum frontage of 65 feet. The width of both lots will be in excess of the required 65-foot minimum standard. Lot 1 will contain approximately 13,134 square feet with lot 2 being approximately 9,181 square feet.

Access to the subdivision will be gained from Clayborne Avenue. At the present time, public improvements do not exist along this street. The City Engineering Division is recommending that a delay agreement be executed that would postpone standard improvements until a later time.

The applicant and/or builder will need to address the potential of ground water impacts at the time of the building permit. The Building Official, in conjunction with the Engineering Division will do an on-site investigation and will evaluate surrounding development to determine if a soils report is needed. In addition, the applicant will need to review flood plain maps to determine if a basement can even be constructed with the new dwelling.

Councilmember Buhler clarified the division of the lots and how they will be modified. Councilmember Lang clarified the design of the proposed home and Steve explained that the proposal is just a concept. Councilmember Vincent stated that this appears to be an improvement.

The City Council will hold a public hearing and consider proposed Ordinance No. 17-26 at the Regular Council Meeting scheduled July 11, 2017, at 6:30 P.M.

RESOLUTION NO. 17-113: APPROVE AND AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY, SANDY CITY, SOUTH JORDAN, WEST JORDAN CITY, AND TAYLORSVILLE CITY RELATING TO THE HOME INVESTMENT PARTNERSHIP PROGRAM FOR FEDERAL FISCAL YEARS 2017 THROUGH 2020

Wayne Pyle discussed proposed Resolution 17-113 that would approve and authorize the

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execution of an Interlocal Cooperation Agreement with Salt Lake County, Sandy City, South Jordan, West Jordan City, and Taylorsville City Relating to the HOME Investment Partnership Program for Federal Fiscal Years 2017 through 2020.

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

West Valley City is part of a county wide consortium of cities that receive Housing and Urban Development (HUD) HOME Investment Partnerships (HOME) funds through Salt Lake County. To participate in the Salt Lake County HOME Consortium and receive this funding we must have an interlocal agreement in place with Salt Lake County. The agreement is effective from October 1, 2017 until September 30, 2020.

By itself, West Valley City does not qualify for federal HOME program funds through HUD. As part of a larger consortium of cities, however, we have succeeded in qualifying for these funds, with Salt Lake County as the receiving agency. After being notified of our HOME award each year, we will enter into a HOME program agreement with Salt Lake County to spend the funding, then invoice Salt Lake County for reimbursement of eligible expenses. The interlocal agreement details the relationship between West Valley City and Salt Lake County.

This interlocal agreement is renewed every three years.

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

The City Council will consider proposed Resolution No. 17-113 at the Regular Council Meeting scheduled July 11, 2017, at 6:30 P.M.

RESOLUTION NO. 17-114: APPROVE AN INTERLOCAL AGREEMENT ADDENDUM BETWEEN WEST VALLEY CITY AND BLUFFDALE CITY, MURRAY CITY, SANDY CITY, SOUTH JORDAN CITY, SOUTH SALT LAKE CITY, WEST JORDAN CITY, AND DRAPER CITY (METRO FIRE AGENCY)

Wayne Pyle discussed proposed Resolution 17-114 that would approve an Interlocal Agreement Addendum between West Valley City and Bluffdale City, Murray City, Sandy City, South Jordan City, South Salt Lake City, West Jordan City, and Draper City (Metro Fire Agency).

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

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The Metro Fire Agency is a group of departments who have worked together with purchasing, training, and response capabilities.

The current Metro Fire Agency Agreement is up for the renewal to continue with the agreement. The biggest change to the agreement is to add Draper City into the agreement and allow the City of Draper to join Agency. This addition will bring the membership into the agency to eight departments.

This Agency has provided not only cost savings to purchases but has allowed us to combine resources in specialty areas to reduce and eliminate redundancies in our responses.

Councilmember Buhler clarified that this amendment is simply to add Draper City and that every City must approve unanimously. Wayne replied yes.

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

The City Council will consider proposed Resolution No. 17-114 at the Regular Council Meeting scheduled July 11, 2017, at 6:30 P.M.

RESOLUTION NO. 17-115: AUTHORIZE THE EXECUTION OF A BETTERMENT AGREEMENT BETWEEN WEST VALLEY CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION TO ADD LANDSCAPE AND AESTHETIC BETTERMENTS ON SEGMENT 6 (5400 SOUTH TO 4100 SOUTH) OF THE MOUNTAIN VIEW CORRIDOR PROJECT

Russ Willardson, Public Works, discussed proposed Resolution 17-115 that would authorize the execution of a Betterment Agreement between West Valley City and the Utah Department of Transportation to add landscape and aesthetic betterments on Segment 6 (5400 South to 4100 South) of the Mountain View Corridor Project.

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

This betterment agreement with UDOT supplements UDOT project funds to add landscape and aesthetic betterments on this segment of the Mountain View Corridor Project. This is the third betterment agreement on this project.

This agreement adds various items of work to the UDOT Mountain View Corridor Project. (Betterment Agreement #3 Local Agency Supplemental to MUA UDOT Finance No. 16855. PIN 8314 – Mountain View Corridor)

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The betterments included with this change order include landscaping, street lighting, decorative headwalls on canal culverts, decorative fencing on pedestrian bridges at 5400 S and 4100 S, anti-graffiti coating on walls, and hydro-seeding and irrigation in the detention basin on 4100 S, just west of the Mountain View Corridor. Descriptions of the additional work to be performed are on the attached documents. The aesthetic improvements are concentrated on the 4100 South interchange, at the City's request.

The Mountain View Corridor design team worked with City staff to develop a list of aesthetic betterments to be included on the project. Per UDOT policy, .75% of the total project budget or \$750,000 was allocated for aesthetic betterments. The total cost of the betterments requested by the City is \$907,739.21. This agreement authorizes the expenditure of \$157,739.21 to make up the shortfall.

Councilmember Buhler asked where the funding will come from. Russ replied Parks and Recreation fees, CIP, Public Works funds, and whatever other budgets are necessary. Councilmember Vincent questioned trail access and Russ replied where these will be located. Councilmember Buhler asked if the Parks and Recreation Department can staff and manage this. Wayne replied the City can maintain the proposal as it is but would eventually like to do something much more by way of a regional park of some type when funding becomes available in the future.

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

The City Council will consider proposed Resolution No. 17-115 at the Regular Council Meeting scheduled July 11, 2017, at 6:30 P.M.

RESOLUTION NO. 17-116: APPROVE AN AMPHITHEATER ASSIGNMENT MANAGEMENT AGREEMENT BETWEEN WEST VALLEY CITY AND WVE, INC. TO PROVIDE MANAGEMENT SERVICES FOR THE USANA AMPHITHEATER

Wayne Pyle discussed proposed Resolution 17-116 that would approve an Amphitheater Assignment Management Agreement between West Valley City and WVE, Inc. to provide management services for the USANA Amphitheater.

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

The City has an agreement with Pristine Alpine Entertainment, LLC ("PAE") to provide certain event management services to the USANA Amphitheater. WVE, Inc., currently provides event management services to the City and the City-

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owned arena known as the Maverik Center, and has demonstrated its professional expertise and experience in the field of public assembly facility management and desires to provide similar services for the City at the Amphitheater.

The purpose of this agreement between the City and WVE, Inc., is to provide certain management services to assign its service responsibilities at the Amphitheater to WVE, Inc.

WVE, Inc., has provided management services at the Maverik Center since it opened in 1997. This agreement expands that role by allowing them to assist the City in managing the USANA Amphitheater. When the Amphitheater was constructed, PAE contracted with the City to provide certain management services to the Amphitheater. This Amphitheater Assignment Management Agreement assigns to WVC, Inc., the obligations and duties in the Amphitheater Event Management Agreement between West Valley City and Pristine Alpine Entertainment, LLC (“PAC”).

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

The City Council will consider proposed Resolution No. 17-116 at the Regular Council Meeting scheduled July 11, 2017, at 6:30 P.M.

RESOLUTION NO. 17-117: AUTHORIZE THE CITY TO ENTER INTO AGREEMENTS WITH SELECTHEALTH TO PROVIDE INSURANCE BENEFITS AND SERVICES FOR CITY EMPLOYEES FOR FISCAL YEAR 2017-2018

Paul Isaac, Assistant City Manager, discussed proposed Resolution 17-117 that would authorize the City to enter into agreements with SelectHealth to provide insurance benefits and services for City Employees for Fiscal Year 2017-2018.

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

SelectHealth has been providing medical benefits for West Valley City for the past eleven years. Since SelectHealth has been providing benefits, the City has also contracted with them to provide retiree benefits and post 65 benefits. This year we negotiated a 7.5% increase.

Councilmember Buhler asked if there is an option to negotiate longer contracts. Paul replied that this is an option but the City is looking at self-funding options and the City also likes to maintain the option of year to year negotiations without agreeing to standard

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increases. Councilmember Buhler asked if health insurance is required to be provided to every employee. Paul replied it's probably not required but is a good service to provide and is important to remain competitive. Staff and Council discussed retiree options. Councilmember Huynh asked if other insurance companies were compared. Paul replied yes and indicated that SelectHealth was the lowest.

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

The City Council will consider proposed Resolution No. 17-117 at the Regular Council Meeting scheduled July 11, 2017, at 6:30 P.M.

RESOLUTION NO. 17-118: AUTHORIZE THE CITY TO RENEW A POLICY WITH EMI HEALTH TO PROVIDE DENTAL BENEFITS FOR CITY EMPLOYEES FOR FISCAL YEAR 2017-2018

Paul Isaac, Assistant City Manager, discussed proposed Resolution 17-118 that would authorize the City to renew a policy with EMI Health to provide Dental Benefits for City employees for Fiscal Year 2017-2018

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

EMI is the current provider for dental benefits for City employees. The dental premiums will not increase for fiscal year 2017-2018.

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

The City Council will consider proposed Resolution No. 17-118 at the Regular Council Meeting scheduled July 11, 2017, at 6:30 P.M.

RESOLUTION NO. 17-119: AUTHORIZE THE CITY TO ENTER INTO AN AGREEMENT WITH BEHAVIORAL HEALTH STRATEGIES TO PROVIDE MENTAL HEALTH BENEFITS FOR CITY EMPLOYEES FOR FISCAL YEAR 2017-2018

Paul Isaac, Assistant City Manager, discussed proposed Resolution 17-119 that would authorize the City to enter into an agreement with Behavioral Health Strategies to provide Mental Health Benefits for City Employees for Fiscal Year 2017-2018.

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

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Behavioral Health Strategies has been providing mental benefits for West Valley City for the past three years. Bloomquist Hale, our current employee assistance provider, and University of Utah Health Care have teamed together to provide mental health benefits at a low cost to the city. We have had amazing success in keeping our premium costs low during the past few years. This year we negotiated a 7.5% increase.

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

The City Council will consider proposed Resolution No. 17-119 at the Regular Council Meeting scheduled July 11, 2017, at 6:30 P.M.

RESOLUTION NO. 17-120: AUTHORIZE THE CITY TO ENTER INTO AN AGREEMENT WITH ROCKY MOUNTAIN RESERVE TO ADMINISTER CAFETERIA PLAN BENEFITS AND SERVICES FOR CITY EMPLOYEES FOR FISCAL YEAR 2017-2018

Paul Isaac, Assistant City Manager, discussed proposed Resolution 17-120 that would authorize the City to enter into an Agreement with Rocky Mountain Reserve to administer Cafeteria Plan Benefits and Services for City Employees for Fiscal Year 2017-2018.

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

Rocky Mountain Reserve has provided administrative services for certain cafeteria plan benefits for West Valley City from January 1, 2017 to June 30, 2017. There is no premium increase for the plan year 2017-2018.

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

The City Council will consider proposed Resolution No. 17-120 at the Regular Council Meeting scheduled July 11, 2017, at 6:30 P.M.

CONSIDER APPLICATION S-6-2017, FILED BY GAIL WARR, REQUESTING FINAL PLAT APPROVAL FOR THE LATHAM ESTATES SUBDIVISION LOCATED AT 3771 SOUTH 6000 WEST

Steve Lehman, CED Department, discussed application S-6-2017, filed by Gail Warr, requesting Final Plat Approval for the Latham Estates Subdivision Located at 3771 South 6000 West.

Written documentation previously provided to the City Council included information as

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follows:

Gail Warr, is requesting final plat approval for a two lot subdivision in the R-1-10 Zone. The subject property is located at 3771 South 6000 West and was recently rezoned from the A zone to the R-1-10 Zone. An existing dwelling occupies the front portion of the property and will remain as part of the subdivision.

The applicant is proposing a flag lot subdivision consisting of 2 lots. Lot 1 is approximately 13,278 square feet while lot 2 will be 12,000 square feet which excludes the stem portion to the new lot. All frontage and area requirements relating to both lots will be satisfied.

Access to the subdivision will be gained from 6000 West. All public improvements are currently in place including the drive approach for the new flag lot. The property description extends out to the middle of 6000 West. This area will be dedicated to the City via the subdivision plat.

Properties to the north and south are zoned A. The subdivision ordinance states that when property is subdivided and it is located next to property zoned agriculture, or property in agricultural use, a 6-foot chain link fence is required.

As with all new subdivision development, there is a concern with the potential of ground water impacts. The City Building Official is fine doing an on-site inspection to determine the basement depth. However, the builder of the new dwelling can submit a soils report as well.

Councilmember Buhler clarified that no special exceptions are being requested. Steve replied that is correct. Councilmember Buhler clarified that this application cannot be denied. Steve replied that is correct because the final subdivision meets all requirements in the Code.

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

The City Council will consider application S-6-2017 at the Regular Council Meeting scheduled July 11, 2017, at 6:30 P.M.

COMMUNICATIONS

A. HUNTER TOWN CENTER PRESENTATION

Steve Pastorik provided a PowerPoint presentation summarized as follows:

- Discussed reasons why this area is being focused on

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- Current and proposed plans
- Plan and zone boundaries
- What does the zoning address?
 - o • Allowed uses
 - o • Building street frontage
 - o • Architectural requirements
 - o • Open space requirements
 - o • Building and parking setbacks and placement
 - o • Building height
 - o • Standards for streets, drives, and rights-of-way
 - o • Street trees
 - o • Lighting
 - o • Parking
 - o • Signs
- Uses Allowed in C-2 Zone but not in Hunter Town Center
 - o • Automobile parts store
 - o • Automobile sales
 - o • Automobile service
 - o • Blood plasma center
 - o • Cargo containers
 - o • Clubs
 - o • Event center, indoor
 - o • Fast food w/ drive-up
 - o • Fuel sales
 - o • Garden center
 - o • Gun range, indoor
 - o • Hardware store
 - o • Home improvement center
 - o • Lingerie store
 - o • Massage establishment
 - o • Mortuary
 - o • Moving truck rental business
 - o • Parking lot, commercial
 - o • Recreation, indoor
 - o • Recreation, outdoor
 - o • Recreational facility beer retailer
 - o • RV/mobile home sales
 - o • Rental store
 - o • Retail tobacco specialty store
 - o • Secondhand metals/gems or store
 - o • Self-storage facility
 - o • State store/package agency

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- • Warehouse
 - Current and proposed zoning
 - Reasons for acting now

Steve also provided a list of businesses currently existing in the proposed boundaries of the Hunter Town Center and highlighted those that would become non-conforming if the Council were to approve the proposed changes. Steve also discussed the draft plan and the draft zoning ordinance.

Councilmember Lang asked if fast food restaurants could still exist in this area without drive-thru's. Steve replied yes. Upon inquiry by Mayor Bigelow, Steve explained that the goal is to have more sit down restaurants, more transit, less auto related uses, and more of a town center environment. Steve added that the businesses that exist in the area can continue to exist as long as there is no lapse in the businesses license.

Councilmember Lang stated that she doesn't like the proposed 'RM' zoning proposed in the plan because she feels there is enough of that elsewhere in the City. She indicated more commercial makes more sense in her opinion. Councilmember Vincent disagreed and indicated that he feels commercial next to homes would be an issue and he feels 'RM' feels more appropriate. The Council discussed removing potential parcels in the actual proposal and debated what zones make sense in which locations. The Council also discussed the proposed uses that would be allowed and disallowed in commercial zones. The Council discussed the option of the RE zone in the area and how something like that would modify the proposed plan and zoning concept. Councilmember Christensen stated that the Legislature is talking high density housing and could begin forcing this on municipalities. Councilmember Huynh stated that he would rather see more commercial in this area. The Council discussed density and agreed to leave the RM zoning as proposed but cap the amount of homes and density allowed in the proposal for both the plan and the zone.

B. DISCUSSION CONCERNING REQUEST FOR STATEMENT ON IMMIGRATION POLICY

Councilmember Nordfelt and Buhler stated that they were in favor of the latest proposal. Councilmember Christensen stated that there are more than Spanish and English languages spoken in the City and he doesn't feel comfortable translating the proposed resolution only to Spanish. Councilmember Buhler agreed. Mayor Bigelow stated that the majority of immigrants in the City speak Spanish. Councilmember Christensen stated that the unintended consequence would be the need to translate everything into Spanish. The Council discussed the resolution further and agreed that a resolution doesn't see like the best approach and more conversation on this topic can be had in the future if needed.

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D. 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

Wayne Pyle stated that there is a 1.9 million dollar judgment levy with ATK but were notified in March, by the County Mayor, that this was coming. The City officially received the certified tax letter last week that indicated the levy was actually for 2.7 million. The City will recommend that \$800,000 be recaptured. The new services for the Police Department discussion can be discussed in August at this time as well but would be a \$29 property tax increase versus a \$13 property tax increase with just the judgment levy. Councilmember Buhler stated that this will affect every special district and the City will be blamed for it. The Council discussed the specific details of the issue. Councilmember Buhler stated that he would like to see the Police Budget presentation before making any decisions. The rest of the Council agreed.

Councilmember Christensen stated that Western Growth Coalition conversations will need to be discussed before any resolution is passed.

Wayne Pyle indicated that August 29th is a fifth Tuesday and stated that a canvass meeting will need to be held for the meeting. The Council agreed to convene at 4:30 PM. Wayne asked if the Council would still like to hold a Council meeting on August 15, 2017, the date of the Primary Election. The Council agreed to proceed with a meeting that night but requested the agenda be kept light. The Council suggested permanently canceling all Council meetings held in November for General Elections.

Councilmember Lang stated that green cans for yard waste are free in other cities. She questioned if this is something the City might want to consider again.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN-LPC

Councilmember Christensen stated that the LPC meeting discussions were based around affordable housing and the need for high density developments. He also congratulation the Planning and Zoning Department on their efforts to develop the City in an organized manner.

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COUNCILMEMBER BUHLER- WESTSIDE STORY

Councilmember Buhler stated that he attended the Westside Story play and enjoyed it but would like to know why there were no shows scheduled on the weekend. He also asked why the summer at the concert series is not played in the shade. Councilmember Buhler indicated that the concerts need to be rearranged or thought about differently.

COUNCILMEMBER VINCENT- FOOD TRUCKS

Councilmember Vincent stated that the food trucks are concerned about their location due to construction. He indicated that options being discussed are moving locations temporarily, rebranding, advertising parking options, etc. Councilmember Vincent thanked staff for their work at WestFest and gave kudos to the Police Department for their handling of negative situations that occurred.

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 JUNE 27, 2017 WAS ADJOURNED AT 6:27 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, June 27, 2017.

Nichole Camac
City Recorder