

MINUTES OF COUNCIL STUDY MEETING – OCTOBER 3, 2017

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, OCTOBER 3, 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

STAFF PRESENT:

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

Nicole Cottle, Assistant City Manager/ General Counsel/ CED Director
Eric Bunderson, City Attorney
Matt Elson, Acting Police Chief
John Evans, Fire Chief
Jim Welch, Acting 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, CED Department
Mark Nord, CED Department
Jon Springmeyer, CED Department
Niclas Hales, Finance Department

APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 26, 2017
The Council considered the Minutes of the Study Meeting held September 26, 2017. There were no changes, corrections or deletions.

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Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held September 19, 2017. Councilmember Lang seconded the motion.

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

REVIEW AGENDAS FOR REGULAR CITY COUNCIL, REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND MUNICIPAL BUILDING AUTHORITY MEETINGS OF OCTOBER 3, 2017

Upon inquiry by Mayor Bigelow, members of the Council had no further questions or concerns regarding items listed on the Agenda's for the Regular City Council, Redevelopment Agency, Housing Authority, and Municipal Building Authority Meeting's scheduled later this night.

PUBLIC HEARINGS SCHEDULED OCTOBER 10, 2017

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-4-2017, FILED BY RAYMOND CRANE, REQUESTING AN ORDINANCE AMENDMENT TO CHANGE THE CRITERIA FOUND IN SECTION 7-5-11 USED TO DETERMINE WHETHER A PROPERTY IS ELIGIBLE TO BE REZONED TO THE RM (MULTIPLE UNIT DWELLING RESIDENTIAL) ZONE

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled October 10, 2017, in order for the City Council to hear and consider public comments regarding application ZT-4-2017, filed by Raymond Crane, requesting an Ordinance Amendment to change the criteria found in section 7-5-11 used to determine whether a property is eligible to be rezoned to the RM (Multiple Unit Dwelling Residential) Zone.

Proposed Ordinance 17-36 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 17-36, AMEND SECTION 7-5-101 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING THE REZONING OF PROPERTY

Steve Pastorik, CED Department, discussed proposed Ordinance 17-36 that would amend Section 7-5-101 of the West Valley City Municipal Code to amend certain requirements concerning the rezoning of property.

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

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Raymond Crane has submitted a zone text change application to amend the criteria found in Section 7-5-101 used to determine whether a property is eligible to be rezoned to the RM zone.

In July of 2015, the City Council passed an ordinance where rezones to the RM zone were prohibited. In November of the same year, the City Council amended the ordinance to allow rezone applications to the RM zone under certain conditions. Those conditions are:

- For properties without existing Structures which are proposed to be developed, the property must be a minimum of two acres and the Density must not exceed twelve units per acre. For properties with existing Structures proposed to be redeveloped, there is no minimum acreage requirement, but the Density must not exceed twenty units per acre;
- The property shall either i) have access and Frontage on a Street with a planned Right-of-way width of at least 80' (for properties under two acres) or 100' (for properties two acres or larger) as indicated on the Major Street Plan; or ii) be adjacent to existing multifamily residential Development on two sides; and
- A Development Agreement must be proposed with the zone change application that addresses Dwelling Unit sizes, exterior materials, architecture, Landscaping, and project Amenities.

The application submitted proposes to change the second condition to: The property shall either i) have access ~~and~~ or Frontage on a Street with a planned Right-of-way width of at least 80' (for properties under two acres) or 100' (for properties two acres or larger) as indicated on the Major Street Plan; or ii) be adjacent to existing multifamily residential Development on two sides;

Included with this application is a concept plan for property owned by the applicant on the northeast corner of 6000 West and 4100 South. Under the current ordinance, this property would not be eligible to be rezoned to the RM zone because it only has frontage and not access onto 4100 South.

Councilmember Buhler clarified that the applicant's specific property on 6000 West and 4100 South would not qualify to apply for the RM zone under the current ordinance because access into the property would not likely be granted on 4100 South. He expressed concern that by allowing this change, applicants would get the false assumption that their request would definitely be approved by the Council. Steve replied that the Council still has the final say and can deny any zone change requests. He added that he reminds applicants of this when they apply. Mayor Bigelow asked if there are any plans to widen

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6000 West. Steve replied no. The Council discussed other potential zoning on the property. Mayor Bigelow asked how many other parcels in the City this zone text change could potentially effect. Steve replied that this could be looked into. Councilmember Lang stated that she feels high density housing will become more prevalent with this change. Councilmember Vincent and Buhler agreed.

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. 17-36 at the Regular Council Meeting scheduled October 10, 2017, at 6:30 P.M

RESOLUTION 17-159: AUTHORIZE WEST VALLEY CITY TO ENTER INTO AN AGREEMENT WITH THE WEST VALLEY REDEVELOPMENT AGENCY AND WEST VALLEY LAND HOLDINGS, LLC, FOR COMMERCIAL DEVELOPMENT IN FAIRBOURNE STATION

Nicole Cottle, Assistant City Manager/CED Director, and Mark Nord, CED Department, discussed proposed Resolution 17-159 that would authorize West Valley City to enter into an agreement with the West Valley Redevelopment Agency and West Valley Land Holdings, LLC, for commercial development in Fairbourne Station.

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

Pursuant to this ADL the Developer shall construct a nine story, 225,000 square-foot class A office tower on the property located north of the new public safety building. The development shall be constructed as set forth in the ADL and shall include a sky bridge that connects the tower to the parking structure to be constructed on Market Street. Further, Developer shall have options, pursuant to the ADL, to develop the remainder of this commercial corner and expects to construct additional office, retail, hospitality and other commercial uses. These options can only be exercised once certain milestones have been reached by the Developer on the previous phases in order to ensure an expeditious completion of the development as a whole.

For decades, the City and the Redevelopment Agency have planned for and worked towards the redevelopment of this corner so that it will be in concert with the creation of a vibrant city center for the citizens of the City. As one of the most prominent blocks of the City, situated across from the Valley Fair Mall, clearly visible from I-215, and along the main artery of 3500 South, development here must be first class and reflective of the new West Valley City downtown area known as Fairbourne Station. This development represents phase four of the overall

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development of Fairbourne Station and is a significant milestone for the development.

This ADL ensures that a high-end class A development will be built on this corner. The addition of a significant amount of class A office space reflects the City Council's master plan for the area and lends to the long term viability and sustainability of the area while also bringing additional vibrancy. This use compliments the civic uses located on the block and in the vicinity. This development also invigorates Market Street as planned and will bring a large number of people to the area daily which increases the viability of the mall and surrounding uses.

Mayor Bigelow clarified that the property is being purchased by West Valley Land Holdings. Mark replied yes. He discussed the financial and interlocal agreements, process of Redevelopment, and the next steps moving forward with the project. Mayor Bigelow stated that this seems to be on par with everything that has been proposed. Mark discussed the groundbreaking and marketing plans for the building. He also discussed specific building proposals and options proposed in the ADL.

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

The City Council will consider Resolution 17-159 at the Regular Council Meeting scheduled October 10, 2017, at 6:30 P.M.

RESOLUTION 17-160: AWARD A CONTRACT TO QUICKSILVER CONCRETE FOR THE 5600 WEST SIDEWALKS GAP PROJECT

Dan Johnson, Public Works, discussed proposed Resolution 17-160 that would award a contract to Quicksilver Concrete for the 5600 West Sidewalks Gap Project.

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

Bids were opened for the project on September 19, 2017. A total of eight (8) bids were received. The lowest responsible bidder was Quicksilver Concrete.

The West Valley City Public Works Department applied for and received Utah State Safe Sidewalk funds to construct a new sidewalk in two areas on the west side of 5600 West; between 2700 South and 2900 South. The Safe Sidewalks Program provides a legislative funding source for construction of new sidewalks adjacent to state routes where sidewalks do not currently exist and where major construction or reconstruction of the route, at that location, is not planned for ten or more years.

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A cooperative agreement has been executed with the Utah Department of Transportation, with 75% of the project being paid for by the State, up to \$30,000.

The project will close two gaps in sidewalk on 5600 West, between Parkway Boulevard and the Veterans Administration Clinic, and between 2856 South and 2900 South.

Councilmember Lang clarified that sidewalks were approved by the Council further down 5600 West near the Balmoral Townhomes using State funding. Dan replied yes. The Council briefly discussed other sidewalk projects and needs in the City.

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

The City Council will consider Resolution 17-160 at the Regular Council Meeting scheduled October 10, 2017, at 6:30 P.M.

COMMUNICATIONS

A. 4100 SOUTH RE-CONSTRUCTION UPDATE (BANGERTER TO 5400 WEST)

Dan Johnson, Public Works, provided a PowerPoint Presentation summarized as follows:

- Funding
 - o Federal Surface Transportation Program (STP) Funds
 - \$12,042,994 – Total Project Cost
 - \$11,227,683 – Federal Funds
 - \$815,311 – West Valley City Matching Funds (6.77%) – Class C Road Fund
 - o WVC Storm Water Utility Betterment
 - \$1,000,000
 - o Granger Hunter Improvement District Waterline Betterment
 - \$2,000,000
- Environmental Process
 - o Parsons Brinkerhoff (Now WSP USA) was selected by the city to do the environmental study (Categorical Exclusion)
 - o Environmental Document (Cat-Ex) was approved in June 2017
- Design Firm
 - o A Request for Qualifications was solicited through the Utah Department of Transportation
 - Three proposals were received
 - o Horrocks Engineers was the winning team
 - o Brian Allen is the UDOT Project Manager

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- Schedule
 - o Russ discussed the schedule for the project beginning with preliminary design, establish existing right of way, right of way design, right of way appraisals and acquisition, final design, advertising, award project, and construction. Estimated completion in November/December 2019
- Scope of Work
 - o Improve safety through ride quality and pedestrian improvements.
 - o Reconstruct pavement eliminating steep cross slopes
 - Concrete pavement if budget permits
 - o Replace sidewalk in areas with no park strip to include a 4-foot park strip and 6-foot sidewalk – Occupying the entire right of way.
 - o Add street trees and lights where feasible.
 - o Extend storm drain from 4400 W to 5460 W
 - o Separate storm drain and irrigation systems
 - o Eliminate unused irrigation boxes and head gates in 4100 S
 - o Work with GHID on the replacement of two water lines
 - o School crosswalk improvements at Acord Way
 - o Fire station access improvements
 - o Improve curb return radius at various intersections.
 - o Reconstruct the traffic signal at 4400 West and 4800 West
 - o Restore third westbound through-lane at 4000 West
- Existing typical section and proposed typical section
- 4000 West Widening
- Public Involvement Plan
 - o Will hire a public involvement firm at the beginning of the design process and will carry their contract through construction.
 - Develop relationships with property owners and residents
 - Learn their concerns early on and follow through with them

Councilmember Buhler clarified that residents have been maintaining City property, unknowingly, along 4100 South. Dan replied yes and indicated that the City is prepared to talk with residents about this issue. Mayor Bigelow asked if existing trees will be removed. Dan replied that some may have to be removed but added that additional park strip trees will be planted and street lighting will also be installed for increased visual aesthetics. The Council discussed the proposed 4000 West intersection widening at 4100 South and the impacts it will have. Mayor Bigelow expressed concerns regarding sightline issues and Dan indicated that these will all be evaluated as the project moves forward. Councilmember Lang clarified that the City will identify individual grading issues and resolve those on a case by case basis. Dan replied yes. Mayor Bigelow asked if funding has been approved for this project. Dan replied yes.

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B. HOMELESS TASK FORCE AND EXTERNAL RELATIONS

Nicole Cottle stated that the homeless task force existed before the homeless shelter discussion. She indicated that it consists of key employees from various departments who contribute to solving the issue and sharing ideas. Nicole discussed panhandling, the decrease in this problem in West Valley City, and the data that has been put together regarding this issue. She detailed the efforts of various departments and their contributions to reducing homelessness and addressing concerns. Nicole discussed clean-up efforts along the Mountain View Corridor, Metro Business Park, and the Jordan River. She stated that it is important that issues do not move into the neighborhoods and parks and the Police Department and Parks Department have procedures that they follow for ensuring that vacant homes and parks are kept clear of vagrant individuals.

Councilmember Buhler stated that there are individuals who see homelessness as a way of life and asked if the City has thought about providing a facility where these individuals can shower. Nicole replied that if these facilities are built, more people will come. She indicated that the Redwood Recreation Facility has seen an increase in the purchase of day passes where people can shower and added that parks restrooms are open. Nicole added that the Homeless Task Force would not recommend constructing a separate facility for the homeless population. Councilmember Buhler stated that it may be something the City should discuss and indicated that it would be safer for families with children to not use park restrooms where homeless individuals are bathing. He added that this type of facility would need to be closely monitored but could serve a use for the population that does exist in the City. Councilmember Buhler stated that another idea would be to distribute a day pass to residents to utilize the Redwood Recreation Center if they are seen bathing in a City facility or park.

Mayor Bigelow indicated that residents are very aware of Police responsiveness. He indicated there have been issues near a local Trailer Park as well and asked if the City is working to resolve problems at this location. Nicole replied yes and stated that the City is working with several other organizations to resolve problems at this location.

Nicole stated that shopping carts are another concern and the City is working on a pilot program to work with stores to resolve this issue.

Mayor Bigelow indicated that citizens are interested in what is going on. He stated it would be helpful to share information on the website.

C. COUNCIL UPDATE

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Christensen requested an update on the Hunter Town Center.

Councilmember Huynh stated that the lobby remodel is coming along nicely. He indicated that he would like to see a timer display box in the Council Chambers that allows residents to see the amount of time they have remaining during their 5 minute public comment. He stated this would help many people better manage their time and is an inexpensive solution. Councilmember Huynh also stated that he would like to see a camera take video of residents who speak during public comment and this feed be displayed to staff sitting at the back table. He indicated that this will allow staff to put a face to the name and comments. Councilmember Buhler agreed and added that it would be great to add this video to live streaming on the internet and television as well so at home viewers have a better view of people speaking.

Councilmember Buhler stated that many residents often feel frustrated at the lack of response to their public comment during the open comment period in the Regular Meeting. He stated that he and Mayor Bigelow discussed the possibility of a follow up in Study Meeting the following week where staff and the Council could discuss public comments that were made, solutions to the issues, or conversations and actions that have been had or decided upon in the past. He suggested that this be added to the Study Meeting and added that it could be a short agenda item at the end of the meeting. Paul replied that this could be looked into but stated that this could put the Council in the position of forcing them to respond and could take away from their Study Meeting which is meant to benefit them. Councilmember Lang stated that it would be helpful to know if there is a solution pending and could be a quick 2-5 minute update.

Councilmember Huynh stated that he feels it is important that the Council and Planning Commission have 2-3 joint sessions throughout the year to talk about goals of the City, future plans, and the Council's vision.

Nichole Camac, City Recorder, stated that there has been a proclamation request for "Extra Mile Day" that acknowledges volunteerism in the City. She stated that the Council has recognized this day since 2010. The Council agreed to participate again this year.

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B. COUNCIL REPORTS

COUNCILMEMBER HUYNH- TAWAINESE MEETING

Councilmember Huynh stated that he met with Mayor Bigelow and Nicole Cottle regarding a business and cultural proposition with a Taiwanese group that would be a great benefit to West Valley City. He briefly discussed the business proposal and goals of the group. Councilmember Christensen encouraged Councilmember Huynh to attend the Sister City Committee meeting later this week.

C. REVIEW AGENDA FOR THE SPECIAL MEETING OF THE REDEVELOPMENT AGENCY SCHEDULED OCTOBER 10, 2017

RESOLUTION 17-12: AUTHORIZE THE WEST VALLEY CITY REDEVELOPMENT AGENCY TO ENTER INTO AN AGREEMENT WITH WEST VALLEY CITY AND WEST VALLEY LAND HOLDINGS, LLC FOR COMMERCIAL DEVELOPMENT IN FAIRBOURNE STATION

Mayor Bigelow discussed proposed Resolution 17-12 that would authorize the West Valley City Redevelopment Agency to enter into an agreement with West Valley City and West Valley Land Holdings, LLC for Commercial Development in Fairbourne Station.

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

Pursuant to this ADL the Developer shall construct a nine story, 225,000 square-foot class A office tower on the property located north of the new public safety building. The development shall be constructed as set forth in the ADL and shall include a sky bridge that connects the tower to the parking structure to be constructed on Market Street. Further, Developer shall have options, pursuant to the ADL, to develop the remainder of this commercial corner and expects to construct additional office, retail, hospitality and other commercial uses. These options can only be exercised once certain milestones have been reached by the Developer on the previous phases in order to ensure an expeditious completion of the development as a whole.

For decades, the City and the Redevelopment Agency have planned for and worked towards the redevelopment of this corner so that it will be in concert with the creation of a vibrant city center for the citizens of the City. As one of the most prominent blocks of the City, situated across from the Valley Fair Mall, clearly visible from I-215, and along the main artery of 3500 South, development here must be first class and reflective of the new West Valley City downtown area known as Fairbourne Station. This

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development represents phase four of the overall development of Fairbourne Station and is a significant milestone for the development.

This ADL ensures that a high-end class A development will be built on this corner. The addition of a significant amount of class A office space reflects the City Council's master plan for the area and lends to the long term viability and sustainability of the area while also bringing additional vibrancy. This use compliments the civic uses located on the block and in the vicinity. This development also invigorates Market Street as planned and will bring a large number of people to the area daily which increases the viability of the mall and surrounding uses.

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

The Redevelopment Agency will consider Resolution 17-12 at the Special Redevelopment Agency Meeting scheduled October 10, 2017, at 6:30 P.M.

ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY OCTOBER 3, 2017 WAS ADJOURNED AT 6:08 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, October 3, 2017.

Nichole Camac
City Recorder