

**MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 14, 2017**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 14, 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

ABESENT:

Steve Vincent, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager  
Nichole Camac, City Recorder  
  
Steve Lehman, Acting CED Director  
Eric Bunderson, City Attorney  
Matt Elson, Acting Police Chief  
John Evans, Fire Chief  
Scott Freckleton, Acting Finance Director  
Layne Morris, CPD Director  
Russ Willardson, Public Works Director  
Jason Erekson, Acting Parks and Recreation Director  
Sam Johnson, Strategic Communications Director  
Jake Arslanian, Public Works Department  
Steve Pastorik, CED  
Jon Springmeyer, CED  
Mark Nord, CED

**APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 24, 2017**

The Council considered the Minutes of the Study Meeting held October 24, 2017. There were no changes, corrections or deletions.

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Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held October 24, 2017. 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 OF NOVEMBER 14, 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 City Council Meeting scheduled later this night.

**AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED FOR NOVEMBER 14, 2017**

**A. A PROCLAMATION DECLARING NOVEMBER 25, 2017 AS SMALL BUSINESS SATURDAY IN WEST VALLEY CITY**

Mayor Bigelow offered to read the Proclamation Declaring November 25, 2017 as Small Business Saturday in West Valley City.

**PUBLIC HEARINGS SCHEDULED NOVEMBER 21, 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 November 21, 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.

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

Raymond Crane 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. The City Council considered the request during their regular meeting on 10/10/2017. The Council continued the item to allow staff and the applicant time to evaluate more strict requirements for the zone text change request.

The more narrowly defined, proposed code language is:

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; ii) have 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, have access to a Street with a Right-of-way width of at least 66', and be within 660' of an existing or proposed interchange on SR-85; or iii) or ii) be adjacent to existing multifamily residential Development on two sides;

Under this new option, a property would need to have frontage on a major street, have access on a road with a minimum right-of-way width of 66' (3 lanes), and be within 660' of an existing or proposed interchange to SR-85 (Mountain View Corridor). The 660' comes from UDOT's access management standards.

Mayor Bigelow clarified that the previous ordinance would essentially still be in place but the exception would apply to properties within 660 feet of Mountain View Corridor. Steve replied yes. Councilmember Christensen stated that this proposal would likely affect very few properties. Councilmember Buhler agreed and added that he is more comfortable with the proposal now that narrower restrictions are proposed. Councilmember Lang asked how many properties this could potentially impact. Steve replied that he would determine this. Wayne stated that this parcel sits in between an existing park and UDOT owned property that the City will be maintaining and landscaping. He indicated that the City has discussed acquiring the parcel to build a regional park but currently does not have the funds or the means to do this. Mayor Bigelow stated that he would be concerned about the type of RM development that could be constructed in this location. Mayor Bigelow talked about parks and the importance they bring. Councilmember Buhler asked if the existing

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homes on the property would be removed. Steve replied potentially. Councilmember Lang stated she is not comfortable with allowing more RM possibility in the City. Councilmember Nordfelt agreed and stated that he doesn't feel RM would be a good fit for this specific location.

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 November 21, 2017, at 6:30 P.M

### **RESOLUTION 17-176: AUTHORIZE THE SALE OF PROPERTY LOCATED AT 4478 SOUTH HAWARDEN DRIVE, WEST VALLEY CITY, UTAH**

Jon Springmeyer, RDA, discussed proposed Resolution 17-173 that would authorize the purchase of telecommunications services, connections, and support services.

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

City staff is recommending the sale and disposal of a City owned property, a residential property located at 4478 S Hawarden Dr. in West Valley City. The property was marketed for sale and the subsequent offer is the result of those marketing efforts. This offer was the highest of the four offers received on this property.

West Valley City had a lease with a tenant occupying the property. The tenant made several attempts to purchase the property, however sufficient financing was never obtained. City staff then determined it in the best interest to terminate the lease and dispose of the property.

Councilmember Buhler asked how the City came to own this property. Jon replied that it was a creative Council decision to remedy a land use problem. He indicated that the property was once targeted to be a location for a crisis nursery. The City and community did not feel it was the right location for this use so the City purchased the home and worked with the Crisis Nursery to help them find a better location in the City. Wayne agreed and added that since the City purchased the home, the housing market has not been strong enough for the City to sell until now. He indicated that the City has not gained from the purchase but has not lost significantly either. Mayor Bigelow stated that the City should be cautious in purchasing property for any use other than parks, City development, etc. He asked if the property has been sold to the leaser. Jon replied that that the leaser was unable to purchase the property and has since moved out.

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

The City Council will consider Resolution 17-176 at the Regular Council Meeting scheduled November 21, 2017, at 6:30 P.M.

**RESOLUTION 17-177: APPROVE A MEMORANDUM OF AGREEMENT BETWEEN WEST VALLEY CITY AND THE UNIFIED FIRE AUTHORITY AS THE SPONSORING AGENCY OF THE SALT LAKE REGIONAL INCIDENT MANAGEMENT TEAM (SLRIMT) TO ASSIST WITH INCIDENT MANAGEMENT FOR LARGE SCALE EVENTS**

John Evans, Fire Chief, discussed proposed Resolution 17-177 that would approve a Memorandum of Agreement between West Valley City and the Unified Fire Authority as the sponsoring agency of the Salt Lake Regional Incident Management Team (SLRIMT) to assist with incident management for large scale events.

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

The SLRIMT is comprised of various departments from around the County to assist with Incident Management for large scale events.

The need for Incident Management Teams arise when events overwhelm the jurisdictions ability to handle the incident. The team is comprised of various members who have been trained and certified through the State of Utah in the Incident Command System. These individuals are experts in the various sections of the Command System. This group could be called both in the State of Utah and outside of state. This agreement will only affect a few of the personnel from West Valley City who obtain the qualifications from the State of Utah.

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

The City Council will consider Resolution 17-177 at the Regular Council Meeting scheduled November 21, 2017, at 6:30 P.M.

**CONVENE AS BOARD OF CANVASSERS FOR THE MUNICIPAL GENERAL ELECTION HELD NOVEMBER 7, 2017**

**RESOLUTION NO. 17-178: ACCEPT AND APPROVE THE RESULTS OF THE MUNICIPAL GENERAL ELECTION HELD NOVEMBER 7, 2017 AS SHOWN ON THE CANVASS REPORT**

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Mayor Bigelow presented proposed Resolution 17-178 that would accept and approve the results of the Municipal General Election held November 7, 2017 as shown on the Canvass Report.

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

The Mayor and City Council are the legislative body for West Valley City and comprise the Board of Municipal Canvassers pursuant to Utah Code §20A-4-301(2). The Code requires that the Board of Municipal Canvassers shall meet to canvass the returns of the Municipal General Election no sooner than seven days and no later than 14 days after the election.

Mayor Bigelow asked when the final results will be available. Nichole replied the afternoon of November 21, 2017.

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

The City Council will consider Resolution 17-178 at the Regular Council Meeting scheduled November 21, 2017, at 6:30 P.M.

**CONSENT AGENDA SCHEDULED FOR NOVEMBER 21, 2017**

**A. RESOLUTION 17-179, AUTHORIZE THE ACCEPTANCE OF A WARRANTY DEED FROM ROBERT E. VREDENBURG FOR PROPERTY LOCATED AT APPROXIMATELY 3245 WEST 2400 SOUTH (PARCEL 15-20-428-001)**

Russ Willardson discussed proposed Resolution No. 17-179 that would authorize the acceptance of a Warranty Deed from Robert E. Vredenburg for property located at approximately 3245 West 2400 South (Parcel 15-20-428-001).

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

Robert E. Vredenburg is the owner of the property for the proposed Yiannis Foods to be located at 3245 West 2400 South. Yiannis Foods will be constructing a building addition and occupying an existing building on this property. As a condition of approval for issuance of a building permit, conveyance of additional right-of-way on 2400 South was required.

Upon inquiry by Councilmember Lang, Russ stated that that there are no plans to extend the sidewalk at this time.

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

### **B. RESOLUTION 17-180, AUTHORIZE THE CITY TO ACCEPT A WARRANTY DEED FROM WAT LAO SALT LAKE BUDDHARAM, INC. FOR PROPERTY LOCATED AT APPROXIMATELY 7002 PARKWAY BOULEVARD**

Russ Willardson discussed proposed Resolution No. 17-180 that would authorize the City to accept a Warranty Deed from Wat Lao Salt Lake Buddharam, Inc. for property located at approximately 7002 Parkway Boulevard.

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

The Wat Lao Salt Lake Buddharam (Buddhist monastery) is proposing additions and expansions to its existing site located at 7002 W. Parkway Boulevard. As a condition of approval for site additions and modifications, additional right-of-way on Parkway Boulevard was required. The West Valley City Major Street Plan calls for an 80 foot right-of-way (40 foot half width) along this portion of Parkway Boulevard. The Warranty Deed conveys approximately 11.0 feet of additional right-of-way width. The property being conveyed totals 1,328 square feet of parcel 14-27-100-043.

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

The City Council will consider proposed Resolution's 17-179 and 17-180 at the Regular Council Meeting scheduled November 21, 2017, at 6:30 P.M.

## **COMMUNICATIONS**

### **A. RDA PROJECT AREA UPDATE**

Mark Nord, CED Department, presented a PowerPoint presentation summarized as follows:

- Market Street RDA
  - o Project Area Budget Overview
    - Project Area- Market Street
    - First Increment Collection- 1992
    - Regular Increment Termination- 2016
    - SARR Increment Termination- 2023
    - Total Received to Date- \$3,059,205
    - Remaining to Receive- N/A

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- Hercules Parcel A RDA
  - o Project Area Budget Overview
    - Project Area- Hercules Parcel A
    - First Increment Collection- 1997
    - Regular Increment Termination- 2021
    - SARR Increment Termination- 2028
    - Total Received to Date- \$30,489,993
    - Remaining to Receive- N/A
- Hercules Parcel B RDA
  - o Project Area Budget Overview
    - Project Area- Hercules Parcel B
    - First Increment Collection- 1996
    - Regular Increment Termination- 2020
    - SARR Increment Termination- 2027
    - Total Received to Date- \$14,232,648
    - Remaining to Receive- N/A
- Willow Wood RDA
  - o Project Area Budget Overview
    - Project Area- Willow Wood
    - First Increment Collection- 1996
    - Regular Increment Termination- 2020
    - SARR Increment Termination- 2027
    - Total Received to Date- \$6,330,342
    - Remaining to Receive- N/A
- Decker Lake RDA
  - o Project Area Budget Overview
    - Project Area- Decker Lake
    - First Increment Collection- 1995
    - Regular Increment Termination- 2008
    - SARR Increment Termination- 2019
    - Total Received to Date- \$16,287,938
    - Remaining to Receive- N/A
- East 3500 “A” RDA
  - o Project Area Budget Overview
    - Project Area- East 3500 “A”
    - First Increment Collection- 2003
    - Regular Increment Termination- 2022
    - SARR Increment Termination- 2027
    - Total Received to Date- \$2,861,616
    - Remaining to Receive- \$4,267,159
- 5600 West Gateway RDA
  - o Project Area Budget Overview

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- Project Area- 5600 West Gateway
- First Increment Collection- 2004
- Regular Increment Termination- 2018
- SARR Increment Termination- 2028
- Total Received to Date- \$978,444
- Remaining to Receive- \$10,717,462
- Jordan River RDA
  - Project Area Budget Overview
    - Project Area- Jordan River
    - First Increment Collection- 2005
    - Regular Increment Termination- 2019
    - SARR Increment Termination- 2029
    - Total Received to Date- \$3,580,586
    - Remaining to Receive- \$12,821,893
- City Center RDA
  - Project Area Budget Overview
    - Project Area- City Center
    - First Increment Collection- 2010
    - Regular Increment Termination- 2024
    - SARR Increment Termination- N/A
    - Total Received to Date- \$7,330,837
    - Remaining to Receive- N/A
- North Central EDA
  - Project Area Budget Overview
    - Project Area- North Central
    - First Increment Collection- 2014
    - Regular Increment Termination- 2028
    - SARR Increment Termination- N/A
    - Total Received to Date- \$695,773
    - Remaining to Receive- \$50,927,114
- Southwest EDA
  - Project Area Budget Overview
    - Project Area- Southwest
    - First Increment Collection- 2010
    - Regular Increment Termination- 2024
    - SARR Increment Termination- N/A
    - Total Received to Date- \$12,675,889
    - Remaining to Receive- \$55,822,902
- Granger Crossing URA
  - Project Area Budget Overview
    - Project Area- Granger Crossing
    - First Increment Collection- 2012

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- Regular Increment Termination- 2026
- SARR Increment Termination- N/A
- Total Received to Date- \$297,680
- Remaining to Receive- \$1,018,865
- Northwest RDA
  - Project Area Budget Overview
    - Project Area- Norwest
    - First Increment Collection- 2016
    - Regular Increment Termination- 2030
    - SARR Increment Termination- N/A
    - Total Received to Date- \$646,259
    - Remaining to Receive- \$42,044,511
- New URA
  - Project Area Budget Overview
    - Project Area- South Redwood
    - First Increment Collection- TBD
    - Regular Increment Termination- TBD
    - SARR Increment Termination- N/A
    - Total Received to Date- \$0
    - Remaining to Receive- \$3,642,761
- New CRA
  - Project Area Budget Overview
    - Project Area- Fairbourne Station
    - First Increment Collection- TBD
    - Regular Increment Termination- TBD
    - SARR Increment Termination- TBD
    - Total Received to Date- TBD
    - Remaining to Receive- TBD

The Mayor and Council discussed increment, financing, the function and method of an RDA, EDA, and CRA, and various businesses and goals in specific project areas. Councilmember Nordfelt asked where the money from these projects is going. Mark explained the nature of various ADL's that are part of the projects and how money is spent to improve infrastructure and conduct repairs.

### **B. 4100 SOUTH RECONSTRUCTION PROJECT**

Russ Willardson stated that 4100 South will soon undergo significant reconstruction.

Councilmember Nordfelt asked when 4700 South will be repaired. Russ replied that the City, along with Kearns Metro Township, has been and will continue applying

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for funding. He added that it will not occur in 2019 when 4100 South is undergoing its reconstruction.

Russ discussed funding sources and stated that the City can determine how much to put into improving 4100 South. He stated that improvements can include sidewalk replacements, storm drain improvements, burying power lines, landscaping, and decorative fencing. He provided various alternatives and the cost of each scenario. The Mayor and Council discussed the positives and negatives of various scenario's and debated benefits and drawbacks.

Mayor Bigelow stated he is torn between improving usage elsewhere and beautifying the biggest City owned corridor in West Valley City. He indicated that a lot of money has been invested in Fairbourne Station to make the City better and understands the value of aesthetics but also feels other streets need improvement.

Councilmember Huynh stated that he feels 2700 West should be the street that receives more focus. Russ replied that an overlay on 2700 West will occur and a sidewalk and decorative wall will be added on the west side.

Councilmember Buhler stated that more time, a map, and closer evaluation is needed before the Council can make an appropriate decision. Wayne indicated that this can be done but he would not recommend it. He stated that this has been done extensively by staff which is how the proposal before the Council today was derived.

The Council discussed future plans for 4100 South, past projects that have occurred on 4100 South, etc. Councilmember Nordfelt stated that he feels that improving 4100 South will help neighborhoods improve as well. Councilmember Buhler agreed. Mayor Bigelow stated that he felt road quality needs to be improved and aesthetics could be improved at a later time.

The Council discussed funding, costs of improvements, road priorities, etc. Councilmember Christensen stated that there is a poor perception of the City and its appearance. Councilmember Huynh disagreed. Mayor Bigelow stated he cares about the citizens of West Valley City and doesn't worry about what others think. He added that changing the appearance of the City won't change outside perception. Councilmember Christensen stated that beautifying the City will attract more high quality residents.

After further discussion, the majority of the Council agreed to pursue funding for 4100 South improvements.

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**C. COUNCIL UPDATE**

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

Councilmember Buhler asked if any Councilmembers were interested in attending the National League of Cities and Towns Congressional Conference in Washington DC in March. Mayor Bigelow and Councilmember Nordfelt expressed interest. Councilmember Huynh stated that he hasn't gone in several years. Councilmember Buhler added that he would be interested as well if there wasn't enough representation and added that he was unsure of Jake Fitisemanu, the new Councilmember for District 4's, plans.

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

**NEW BUSINESS**

**A. POTENTIAL FUTURE AGENDA ITEMS**

There were no potential future agenda items discussed.

**B. COUNCIL REPORTS**

**COUNCILMEMBER BUHLER- BROTHERSON MEMORIAL EVENT**

Councilmember Buhler stated that the event for Officer Cody Brotherson was a good memorial, had good content, and was the right length.

**COUNCILMEMBER CHRISTENSEN- VETERAN'S DAY EVENT**

Councilmember Christensen stated that the City's Veteran's day event was a great tribute.

**ADJOURN**

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY NOVEMBER 14, 2017 WAS ADJOURNED AT 6:36 P.M. BY MAYOR BIGELOW.

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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 14, 2017.

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Nichole Camac  
City Recorder