

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 5, 2017

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, DECEMBER 5, 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

ABSENT:

Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

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
Colleen Nolan, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Layne Morris, CPD Director
Russ Willardson, Public Works Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
John Rock, Administration
Steve Lehman, CED
Eric Madsen, Public Works
Paul Love, Public Works

APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 28, 2017

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

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Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held November 28, 2017. Councilmember Huynh seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING AND SPECIAL REDEVELOPMENT AGENCY MEETING OF DECEMBER 5, 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 and Special Redevelopment Agency Meeting scheduled later this night.

AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED FOR DECEMBER 12, 2017

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

Mayor Bigelow indicated that students would introduce themselves at the Regular Meeting on December 12, 2017 and receive their award and recognition from the Council for achieving accomplishment in learning the English language.

PUBLIC HEARINGS SCHEDULED DECEMBER 12, 2017

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION S-17-2017, FILED BY SPENCER PRIEST, REQUESTING FINAL PLAT APPROVAL FOR THE FRITO LAY SUBDIVISION- AMENDING LOTS 303-306 OF THE WEST RIDGE COMMERCE PARK PHASE 3 SUBDIVISION LOCATED AT 6301 WEST 4700 SOUTH

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled December 12, 2017, in order for the City Council to hear and consider public comments regarding application S-17-2017, filed by Spencer Priest, requesting final plat approval for the Frito Lay Subdivision-amending lots 303-306 of the West Ridge Commerce Park Phase 3 Subdivision located at 6301 West 4700 South.

Proposed Ordinance 17-37 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 17-37, APPROVE THE AMENDMENT OF LOTS 303-306 OF THE WEST RIDGE COMMERCE PARK PHASE 3 SUBDIVISION LOCATED AT 6301 WEST 4700 SOUTH

Steve Lehman, CED Department, discussed proposed Ordinance 17-37 that would approve the amendment of lots 303-306 of the West Ridge Commerce Park Phase 3 Subdivision located at 6301 West 4700 South.

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

The West Ridge Commerce Park Subdivision was recorded with the Salt Lake County Recorder's Office as an industrial subdivision. Phase 3 of said subdivision was recorded in 2005. The Frito Lay property includes lots 303-306 of said subdivision.

This application is being requested as Frito Lay is proposing an expansion to their existing site. The expansion will extend south from their existing facility thus requiring the plat amendment. The Frito Lay Subdivision will consist of 1 lot on 46 acres.

The expansion will extend into what is presently known as lot 306 of the existing subdivision. Since there are multiple lots owned by Frito Lay, staff suggested that they consolidate all of their property into one lot.

There are various public utility easements that parallel property lines within the subdivision. Many of these will be vacated as part of the new subdivision and plat amendment. However, there are also storm drain easements along with water and sewer easements that will be kept in place. The updated utility easements will be shown on the recorded plat. The subdivision is also located within the overpressure zone. As such, a note will be placed on the plat to identify this area and restrictions of such.

Councilmember Buhler asked if the public utility easements will be vacated. Steve replied yes and indicated that there are none physically existing. Councilmember Buhler clarified that this is to accommodate the Cheetoh's line. Steve replied yes.

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

The City Council will consider Ordinance 17-37 at the Regular Council Meeting scheduled December 12, 2017, at 6:30 P.M.

- B. ACCEPT PUBLIC INPUT REGARDING APPLICATION S-19-2017, FILED BY CAM PRESTON, REQUESTING FINAL PLAT APPROVAL FOR CHEVRON 5600 WEST SUBDIVISION- AMENDING LOTS 1-3 OF THE JG SUBDIVISION LOCATED AT 2455 SOUTH 5600 WEST**

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Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled December 12, 2017, in order for the City Council to hear and consider public comments regarding application S-19-2017, filed by Cam Preston, requesting final plat approval for Chevron 5600 West Subdivision-amending lots 1-3 of the JG Subdivision located at 2455 South 5600 West.

Proposed Ordinance 17-38 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 17-38, APPROVE THE AMENDMENT OF LOTS 1-3 OF THE JG SUBDIVISION LOCATED AT 2455 SOUTH 5600 WEST

Steve Lehman, CED Department, discussed proposed Ordinance 17-38 that would approve the amendment of lots 1-3 of the JG Subdivision located at 2455 South 5600 West.

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

Cam Preston, representing the land owner is requesting a plat amendment for lots 1-3 of the JG Subdivision. The JG Subdivision was recorded with the Salt Lake County Recorder's Office in June 2016. The JG Subdivision was an amendment to lot 31A of the original plat for the West Valley Truck Center Subdivision.

The original West Valley Truck Center Subdivision was recorded in 1998. The subdivision has been a great asset to the City and to businesses in the trucking industry. Lots platted in the original subdivision were to accommodate a variety of uses associated with the trucking industry. Although many of the original lots remain as platted, a few modifications have taken place over the years to accommodate changes in land uses within the subdivision.

Some time ago, the City modified the West Valley Truck Center Subdivision by extending 2400 South out to 5600 West. The extension of that road eliminated the original cul-de-sac and created lot 31A. The JG Subdivision amended that lot to create 3 individual lots. The developer of the JG Subdivision was not able to find land uses for three separate lots, but they have found a land use that would like to occupy the acreage of the whole subdivision. For that purpose, the JG Subdivision will be amended to create 1 overall lot.

The proposed subdivision will take the existing lots and consolidate them

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into 1 lot. Access will be gained from 2400 South and from 2455 South. As the proposed use on this property is now commercial in nature, the City will require an additional 8-feet of dedication on the north side of 2455 South. This will allow the site to develop with a parkstrip and sidewalk.

Mayor Bigelow asked if the Mountain View Corridor exit will align with 2400 South. Steve replied yes. Councilmember Buhler clarified that the three existing lots are being reconsolidated to one lot, as it was originally, for marketing purposes. Steve replied yes.

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

The City Council will consider Ordinance 17-38 at the Regular Council Meeting scheduled December 12, 2017, at 6:30 P.M.

CONSIDER APPLICATION S-13-2017, FILED BY DAVID WALDRON, REQUESTING FINAL PLAT APPROVAL FOR THE BRUNDLE ESTATES SUBDIVISION LOCATED AT 3264 WEST 3100 SOUTH

Steve Lehman, CED Department, discussed application S-13-2017, filed by David Waldron, requesting final plat approval for the Brundle Estates Subdivision located at 3264 West 3100 South.

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

Dave Waldron, representing the property owner, is requesting final subdivision approval for the Brundle Acres Subdivision. The subject property was rezoned in June 2017 from the A zone to the RE zone. The proposed subdivision is bordered on the north by the Sunrise Pointe Phase 2 Subdivision, the east by the Mount Calvary Family Worship Center, the south by 3100 South and the west by property zoned A.

The Brundle Acres Subdivision consists of 6 new lots and 1 existing lot on 3.25 acres. This equates to an overall density of 1.8 units per acre. Lot sizes range from 12,940 square feet to 19,166 square feet. The average lot size has been calculated at 16,720 square feet.

As mentioned previously, this property was involved in a rezone effort in June 2017. A development agreement was reviewed and approved by the Planning Commission and City Council. The applicant indicated they would simply follow

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the City's single family home standards.

Access to the subdivision will be gained from the Sunrise Pointe Phase 2 Subdivision to the north. The subdivision will consist of a single cul-de-sac and will have no other outlet. As staff reviewed the project site in relation to surrounding properties, it was determined that this design would work. The location of the new street could also provide access to the property to the west should it ever develop residentially.

The proposed right-of-way will be 54-feet in width. The cross section will include curb, gutter, sidewalk and parkstrip. The parkstrip on the west side of the road will be stamped colored concrete. Parcel A will be deeded to the property owner to the west.

The developer has submitted a soils report. Ground water was encountered at a depth of 8.5 feet. This will allow for basements in the subdivision provided recommendations outlined in the soils report are followed. The developer has also submitted a ground fault investigation as faulting has been present in this general area. According to the fault investigation completed for this subdivision, faulting was not evident.

Mayor Bigelow asked if the Council is approving the layout of the subdivision with this approval. Steve replied yes. Mayor Bigelow indicated that he doesn't approve of the flag lot in the corner because it makes an alleyway that is undesirable in his opinion. Councilmember Huynh stated that he doesn't see any other way for the subdivision to develop. Councilmember Buhler stated that he doesn't like flag lots either but asked if any exceptions are being requested in the ordinance. Steve replied no. He added that many people like this type of layout because it provides seclusion but indicated he understands that other residents do not like them. Councilmember Christensen clarified that lot 7 is accessed from 3100 South. Steve replied yes. Upon Wayne's request, Steve described the subdivision process from preliminary to final plat approval. He also discussed flag lots in the ordinance and stated that municipalities include this provision to allow deep properties the opportunity to develop. Councilmember Buhler stated that large lots are jewels to the community and he feels disappointed that they are being sold simply to add more rooftops. Councilmember Huynh stated that he doesn't feel the millennial generation wants large lots but indicated he feels they want nicer homes. Councilmember Buhler stated there are plenty of options in West Valley City for people who desire small lots with nice homes. Mayor Bigelow agreed and indicated he feels it's important to provide a variety of living options in the community. Councilmember Nordfelt stated that he is not interested in changing the ordinance but if it is discussed, he'd like to see data on how many properties there are that could be flag lots, how many properties are maintained, etc. Mayor Bigelow stated that he feels the definition of "maintained" can vary depending on the state of

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someone's garden or what they are doing with that property. Councilmember Christensen stated that he sees the value of flag lots and feels that over-legislating is an issue. Steve discussed various changes that can be done to the flag lot ordinance to accommodate some of the Council's concerns. Mayor Bigelow stated that he would be more open to flag lots if they had wider access.

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

The City Council will consider application S-13-2017 at the Regular Council Meeting scheduled December 12, 2017, at 6:30 P.M.

CONSIDER APPLICATION S-16-2017, FILED BY BEN NORMAN, REQUESTING FINAL PLAT APPROVAL FOR THE NORTH RIDGE ESTATES SUBDIVISION LOCATED AT 2235 WEST 3800 SOUTH

Steve Lehman, CED Department, discussed application S-16-2017, filed by Ben Norman, requesting final plat approval for the North Ridge Estates Subdivision located at 2235 West 3800 South.

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

Ben Norman, is requesting final plat approval for a two lot subdivision in the R-1-8 Zone. An existing dwelling occupies the front portion of the property and will remain as part of the subdivision. Lot 1 will be approximately 8,000 square feet while lot 2 will be approximately 14,400 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 3800 South. All public improvements such as curb, gutter, sidewalk and stamped colored parkstrip are currently in place. The applicant is proposing to use a single drive approach for both lots. A new water and sewer line will need to be installed for the new lot. The applicant and/or builder will need to coordinate with the City Engineering Division the replacement of existing infrastructure when the water and sewer line is installed.

As mentioned earlier, the existing dwelling will remain on what will become lot 1. The existing free standing carport will be removed, but the single car garage is intended to stay. The applicant will need to work with the building division to ensure that building codes are satisfied.

A soils report has been prepared for this subdivision. Ground water was

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encountered at a depth of 8.2 feet. The City will require the lowest floor slab to be 3 feet above the high water table.

Councilmember Christensen asked about surrounding properties and potential future development. Steve discussed possible scenarios.

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

The City Council will consider application S-16-2017 at the Regular Council Meeting scheduled December 12, 2017, at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR DECEMBER 12, 2017

A. RESOLUTION 17-187: RATIFY THE CITY MANAGER'S APPOINTMENT OF JAKE FITISEMANU, JR. TO THE WEST VALLEY CITY HOUSING AUTHORITY COMMISSION FOR A TERM COMMENCING JANUARY 2, 2018 AND ENDING DECEMBER 31, 2021

Mayor Bigelow discussed proposed Resolution 17-187 that would ratify the City Manager's appointment of Jake Fitisemanu, Jr. to the West Valley City Housing Authority Commission for a term commencing January 2, 2018 and ending December 31, 2021.

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

The West Valley City Housing Authority Commission is composed of seven members, each appointed for a four-year term by the City Manager with the advice and consent of the City Council. Pursuant to Section 35A-8-404, Utah Code Annotated 1953, as amended, the City Manager wishes to appoint Jake Fitisemanu Jr. to the West Valley City Housing Authority Commission for a term commencing January 2, 2018 and ending on December 31, 2021.

Councilmember Buhler asked why the Council only appoints to the Housing Authority. Wayne explained that appointments to the RDA and Building Authority are automatic but State Law requires Council approval to the Housing Authority. Councilmember Buhler asked if other Councilmembers must be renewed as well. Nichole Camac, City Recorder, explained that the terms for the Housing Authority used to be 5 years but the bylaws have been modified to allow for 4 year terms to run with the Council's term of office. She indicated Councilmember Buhler, Nordfelt, and Mayor Bigelow will be renewed next year. Councilmember Buhler asked if Councilmember Vincent must be removed from the Housing Authority.

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Nichole replied that Jake Fitisemanu will simply be taking his place and there is no formal action of removing Steve Vincent required.

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

The City Council will consider Resolution 17-187 at the Regular Council Meeting scheduled December 12, 2017, at 6:30 P.M.

COMMUNICATIONS

A. PUBLIC WORKS AND PARKS BUILDING CONCEPT

Jake Arslanian presented a PowerPoint Presentation. He provided a history of the infrastructure of the Public Parks and Parks buildings. He displayed pictures of the existing buildings, parking lots, etc. and indicated that the existing site is in disrepair after many years of being fixed. Jake provided a proposed site plan for the new Public Works facility layout (at the existing location) and a new Parks facility layout (at a new location on 6700 West). He described specific remodel plans, the function of various buildings, and the overall design layout for the project. Jake displayed interior elevations and described how internal operations will function. He discussed the estimated cost of the proposal and described the specific breakdown of each line item. Jake indicated that it is important to move forward with this project soon.

Councilmember Buhler asked what would happen while construction occurs. Jake replied that everything will be done in 2 phases. He stated that the Parks building will begin first and described how construction will be phased. Councilmember Buhler asked how long construction will take. Jake replied the entire project will last approximately 14 months. Councilmember Buhler clarified that the architectural plans have been paid for but the building hasn't. Jake replied yes.

Mayor Bigelow clarified that the bond would be approximately 10 million dollars. Wayne replied yes and explained the specific breakdown of the project. He added that this proposal would not require a tax increase and indicated that other debt will be expiring. He indicated that the overall amount of debt for the City would increase temporarily until 2022/2023.

Councilmember Huynh thanked Russ Willardson for a tour of the existing facility and stated that he understands it is small and is definitely a concern. He indicated he wants to support this and would like to figure out how the project can be appropriately tackled. He stated he appreciates the Public Works Department.

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Councilmember Nordfelt how much land the City owns at the 6700 West property. Jake replied 80 acres and indicated this project would use well over 2 acres for the footprint of the building.

Councilmember Huynh asked if the specific cost of the new square footage for additional building seems fair. Jake replied yes. He indicated the plan for this remodel is functional, can accommodate growth, but is not excessive.

Wayne stated that the City wants to make sure that the Council approves of taking the next step forward. Councilmember Christensen stated that construction costs won't get lower and he feels now is a good time to move ahead. Councilmember Nordfelt and Buhler agreed.

Mayor Bigelow stated that he doesn't like the idea of increasing debt. Wayne discussed how the project will be paid for. Councilmember Buhler asked if a 4% interest is expected. Wayne replied yes but added that interest rates are going up as well. Councilmember Buhler asked if the City has ever bonded at a high rate (7% or higher) Wayne replied that in the 20 years he has been here, he has not seen an interest rate over 5% or 6%. Councilmember Buhler stated that he feels it's responsible to borrow money when it is cheap to do so. Councilmember Huynh asked if the interest rate is fixed. Wayne replies yes.

Councilmember Nordfelt asked if impact fees can be used to pay for this type of project. Wayne replied yes but added that the City uses impact fees as it receives them so it doesn't have a lot but could apply some toward this project.

Councilmember Buhler clarified that the department heads want to move ahead with this. Wayne replied yes.

Councilmember Huynh asked if grant/federal money can be sought after and used for this project. Wayne replied it will be looked at and pursued.

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

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Mayor Bigelow stated that the residents requesting a change on daycare regulations would like an expedition on the discussion. Wayne replied that this has been scheduled for discussion during next week's Study Meeting.

Councilmember Christensen stated that he feels it's important that residents are made aware of what the Council discusses in Study Meeting and what comments are made regarding their public input. Mayor Bigelow agreed and indicated that the Council represents the citizens. He added that staff could call citizens and invite them to attend Study Meeting. Wayne cautioned about adding extra work to City staff and added that the Study Meeting is for the Council. Councilmember Christensen suggested that the Mayor, or a member of Council, relay the information to members of the public during the Regular Meeting the following week. Councilmember Buhler stated that if someone is interested, they will follow up with their concern. Councilmember Huynh agreed and stated that he doesn't feel it's necessary to follow up every week with an issue.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- TREE LIGHTING, SANTA WALK, WINTER MARKET, SMITHS RIBBON CUTTING

Councilmember Christensen stated that once the lights came on for the tree lighting and Santa Walk, it was a successful event. He indicated that there was nearly 200 people in attendance. Councilmember Christensen stated that he also attended the Winter Market and Concert and this was also a good event that will continue over the next couple weeks. He added that he will attend the Smith's Ribbon Cutting in place of the Mayor.

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 DECEMBER 5, 2017 WAS ADJOURNED AT 6:23 P.M. BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, December 5, 2017.

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Nichole Camac
City Recorder