

MINUTES OF COUNCIL STUDY MEETING – MAY 21, 2013

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 21, 2013, 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 WINDER AND MAYOR PRO TEM RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder (Excused and left the meeting at 5:30 P.M.)
Corey Rushton (Conducted meeting at 5:30 P.M. until adjourned)
Steve Buhler
Don Christensen
Tom Huynh
Karen Lang (Arrived at 4:45 P.M.)
Steve Vincent

Wayne Pyle, City Manager
DeAnn Varney, Acting City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Russell Willardson, Public Works Director
John Evans, Fire Chief
Layne Morris, CPD Director
Kevin Astill, Parks and Recreation Director
Jim Welch, Finance Director
Anita Schwemmer, Acting Police Chief
Aaron Crim, Administration
Jake Arslanian, Public Works Department
Steve Pastorik, CED Department
Jody Knapp, CED Department
Lee Logston, CED Department
Ross Olsen, Administration

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 7, 2013**

The Council read and considered Minutes of the Study Meeting held May 7, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held May 7, 2013, as written. Councilmember Buhler seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED MAY 21, 2013

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled May 21, 2013. Upon inquiry, there were no questions regarding items scheduled on the subject Agenda.

3. PUBLIC HEARINGS SCHEDULED MAY 28, 2013:

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-3-2013, FILED BY HUY NGUYEN, REQUESTING A ZONE TEXT CHANGE TO AMEND THE SHARED PARKING ORDINANCE IN SECTION 7-9-106 OF THE WEST VALLEY CITY MUNICIPAL CODE

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled May 28, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. ZT-3-2013, filed by Huy Nguyen, requesting a zone text change to amend the Shared Parking Ordinance in Section 7-9-106 of the West Valley City Municipal Code. He discussed proposed Ordinance No. 13-23 related to the Application to be considered by the City Council subsequent to the public hearing as follows:

ORDINANCE NO. 13-23, AMENDING SECTION 7-9-106 OF THE WEST VALLEY CITY MUNICIPAL CODE TO MODIFY CONDITIONS UNDER WHICH SHARED PARKING IS ALLOWED

City Manager, Wayne Pyle, discussed proposed Ordinance No. 13-23 which would amend Section 7-9-106 of the West Valley City Municipal Code to modify conditions under which shared parking would be allowed.

Mr. Pyle stated the applicant was interested in opening up a reception center at 2644 West 2365 South and that site had very limited parking. He advised the applicant had inquired about utilizing parking on an adjacent property which currently the City Code did permit, however, there were some restrictions. He cited the existing language as follows:

7-9-106(2) Neighboring property owners may share parking space if:

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- a. a permanent cross-access easement or other recorded agreement is established;
- b. access between the properties can be gained without utilizing a public or private street; and
- c. the combined parking required for all properties can be met as outlined in 7-9-105 or in 7-9-106(1) when involving two or more uses.

Mr. Pyle further explained due to the layout of the site the applicant was not able to meet the requirements set forth in section b. and would need to cross a public street to gain access to additional parking. He indicated the applicant had requested to eliminate that requirement, and City staff proposed the following amendment:

7-9-106(2) Neighboring property owners may share parking space if:

- a. a permanent cross-access easement or other recorded agreement is established;
- b. pedestrian access between the properties can be gained without utilizing a public or private street that is listed on the West Valley City Major Street Plan;
- c. all of the parking must be located within a 400' radius of the main entrance of the use requesting the additional parking;
- d. the combined parking required for all properties can be met as outlined in 7-9-105 or in 7-9-106(1) when involving two or more uses.

Jody Knapp, CED Department, further reviewed and discussed the Application and proposed Ordinance and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. ZT-3-2013 and consider proposed Ordinance No. 13-23 at the Regular Council Meeting scheduled May 28, 2013, at 6:30 P.M.

4. **RESOLUTION NO. 13-74, AUTHORIZE A PUBLIC UTILITY EASEMENT OVER PORTIONS OF WEST VALLEY CITY PROPERTY LOCATED AT 4109 SOUTH HOLDER DRIVE**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-74 which would authorize a public utility easement over portions of West Valley City property located at 4109 South Holder Drive.

Mr. Pyle stated the public utility easement was required as part of the UTOPIA telecommunications infrastructure being installed at the subject location in West Valley City. He advised the City had granted a cable and facilities easement to UTOPIA on

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April 2, 2013, by Resolution No. 13-47. He indicated a public utility easement was needed to supply power to the telecommunications cabinet at the site.

The City Manager and Lee Logston, CED Department, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

5. **COMMUNICATIONS:**

A. **JORDAN RIVER PEDESTRIAN BRIDGE DISCUSSION**

City Manager, Wayne Pyle, stated time had been scheduled for a discussion regarding the proposed Pioneer Crossing Bridge over the Jordan River near the Utah Cultural Celebration Center.

Mr. Pyle summarized the history of the bridge project and indicated to the Council that in order to finish the project by the end of the year, action was necessary.

Mayor Winder recounted a conference call regarding ADA (Americans with Disabilities Act) requirements, wherein employees of the federal government indicated that the ADA was a “complaint driven” statute, so the agency will not give the City approval to build or not build the “bouncy” bridge. The federal government employees also indicated that two bridges, one ADA compliant and one not, would be the best solution.

Upon inquiry, Russ Willardson, Public Works Director, indicated that Salt Lake County did not like the idea of two bridges and did not think the State Land Board would approve two access points.

Councilmember Rushton stated that the Jordan River already had an unhealthy amount of easements, crossings, and pipes according to most river enthusiasts.

The Council discussed designs, locations, and alternate routes. The Council further discussed County approval and preferences. Councilmember Buhler asked the City Attorney about the legal risks. Eric Bunderson, City Attorney, responded that the most likely outcome of a lawsuit would be a combination of monetary fines and a requirement to build a separate, ADA compliant bridge.

Councilmember Buhler indicated that he would prefer to build an ADA compliant bridge. Councilmember Lang also indicated that she did not want to build a “bouncy” bridge.

Councilmember Huynh, Councilmember Vincent, Councilmember Rushton, and the Mayor all indicated that they would like to see the suspension bridge built. Councilmember Christensen indicated he preferred a bridge shown on the screen from the original presentation. The Mayor indicated that with four

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Councilmembers requesting the “bouncy” bridge, the City staff should move forward with construction.

B. **4100 SOUTH LAND USE DISCUSSION**

City Manager, Wayne Pyle, stated at the Council’s request a discussion regarding land uses on 4100 South Street had been scheduled.

Steve Pastorik, CED Department, used PowerPoint and discussed the following:

- Considerations:
 - Road configuration
 - Traffic and transit
 - Current land use
 - Zoning
 - General Plan
 - Age of homes
 - Assessed value of homes
 - Home orientation
 - Lot depth
- Land use options:
 - Single-family homes
 - Accessory dwelling units (ADUs)
 - Office conversions
 - Multi-family residential
 - Retail
- General right-of-way configuration:
 - Jordan River to 3600 West: five lanes with variable shoulders, sidewalks and intermittent parkstrips
 - 3600 West to 4000 West: seven lanes with no shoulders, sidewalks and intermittent parkstrips
 - 4000 West to 5600 West: five lanes with no shoulders, sidewalks and intermittent parkstrips
 - 5600 West to 6865 West: three lanes with shoulders, sidewalks and intermittent parkstrips
 - 6865 West to U-111: two lanes with no shoulders, no sidewalks and no parkstrips
 - Long-term widening planned west of 5600 West
- Statistics regarding 2011 average annual daily traffic
- Comparison of 3500 South and 4100 South average annual daily traffic statistics 1988-2011
- National trends regarding average annual daily traffic
- Chart showing travel speed on 4100 South – eastbound and westbound
- Aerial maps and impacts of Mountain View Corridor

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- Bus route 41
 - 2012 weekday ridership: 2,304
 - No future transit upgrades planned on 4100 South
- Land uses and zoning designations on along both sides of 4100 South
- Details regarding housing on 4100 South including, age of homes, assessed values, lot depth, orientation, etc.
 - 344 single-family homes along 4100 South
 - 50% of homes are front facing with an average value of \$141,518
 - 23% of homes are side facing with an average value of \$150,250
 - 27% of homes are rear facing with an average value of \$156,667
 - 64 (19%) suspected rental single-family homes along 4100 South
 - 24% of front facing homes are suspected rentals
 - 21% of side facing homes are suspected rentals
 - 7% of rear facing homes are suspected rentals
- Retain single-family homes
 - Pros:
 - Preserve single-family home street character
 - Minimize impacts on adjacent neighborhoods
 - Prevent commercial creep and speculative development
 - Cons:
 - Likely conversion to rentals over time due to traffic volume, noise, desirability of homes
 - On-going potential of maintenance issues
- Allow accessory dwelling units (ADUs)
 - Pros:
 - Through ordinance requirements, homeownership could be promoted and the ADU could provide revenue for maintenance or improvements
 - Provides additional housing in a low impact fashion (additional density without “multi-family” buildings)
 - Preserve single-family home street character
 - Cons:
 - Will likely not be perceived well by neighbors
 - Parcel limitations such as parking
 - May not be enough of an incentive to make significant improvements
- Office conversions in existing homes
 - Pros:
 - Preserve single-family home street character

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- Low intensity commercial use in terms of customer visits, parking, hours, etc.
 - Cons:
 - Neighboring property impacts: parking largely in back, headlights, fencing
 - Parcel/setback limitations (not all properties are large enough to accommodate this)
 - Are the homes really suitable for this use?
- Develop multi-family housing
 - Pros:
 - Increases density in a more predictable/controllable fashion
 - Recognizes the change of street character by changing the land use
 - Proximity to future 5600 West BRT (bus rapid transit) and Mountain View Corridor
 - Cons:
 - Current market economics do not support the transition for typical lot sizes
 - Increased vehicular traffic from new residents
 - New density adjacent to single-family neighborhoods
 - Demolition of homes, definite character change
- Develop retail
 - Pros:
 - Offers landowners more options
 - Cons:
 - Commercial creep that pulls demands away from existing retail
 - Increased traffic from new customers
 - Neighboring property impacts
 - Demolition of homes, definite character change
 - Given inconsistent lot depths, only certain properties would be eligible
- Option 1 – Stick with the General Plan:
 - Allows for limited intensification at key intersections like Mountain View Corridor, 5600 West and Redwood Road
 - Maintains residential character
 - Focuses residential density where high frequency transit exists or is planned
 - Focuses retail on main commercial corridors of 5600 West, 3500 South and Redwood Road
- Option 2 – Allow targeted intensification:

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- Identify targeted locations (front facing, deep lots) where more intense development can occur with appropriate zoning standards
- Require streetscape enhancements upon a change of use
- Maintain single-family residential on rear and side facing lots
- Option 3 – Strategic road widening:
 - Identify segments of the road where homes on one side of the road could be purchased to accommodate shoulders, wider sidewalks and parkstrips and a linear parkway
 - Maintain single-family residential on one side of the street
- Option 4 – Reconstruct the road and aesthetic improvements:
 - Overlay/reconstruct (not widen) the road
 - Replace backyard fences
 - Install new streetlights
 - Bury the power lines

During the presentation, the City Manager and staff answered questions from the City Council.

The City Council expressed comments, suggestions and inquiries summarized as follows: if a continuous flow intersection (CFI) could be put in place; changes to 4100 South at 5600 West and at Redwood Road were planned in the General Plan; making some streets bike friendly with a dedicated bike lane along 4100 South.

City Manager, Wayne Pyle, advised cost of bike lanes would be approximately \$2 million per mile.

Also discussed were comments made by members of the Planning Commission that included placing a median on a portion east of Redwood Road. The Council further commented regarding single-family residential being best for long-term use; providing an option to convert to office; allowing changes near the Mountain View Corridor; etc.

Upon further discussion, Councilmember Vincent expressed the need to prioritize different types of transportation uses on all streets and stated the Utah Department of Transportation (UDOT) would take control up to 4800 West so the City should start east. Councilmember Rushton stated each block of 4100 South street needed to be looked at individually because improvement needs varied from block to block. Councilmember Buhler suggested preparing a plan to be used for all future development projects.

C. COUNCIL UPDATE

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City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: May 16 – June 26, 2013: Seeing and Hearing Vietnam Art Exhibit, UCCC; May 24, 2013: WWE Presents RAW World Tour, Maverik Center, 7:30 P.M.; May 27, 2013: Memorial Day Holiday – City Hall closed; May 28, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 1, 2013: Fiesta Olmeca, UCCC, 6:00 P.M. – 10:00 P.M.; June 1-7, 2013: Filing Period for Municipal Election (During regular business hours, Mon. – Thurs., 7:00 A.M. to 6:00 P.M.); June 4, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 8, 2013: Council District 2 Neighborhood "Meet-up" at the Fairbourne Station Promenade, 9:00 A.M. – 11:00 A.M.; June 11, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 13, 2013: Employee Barbecue sponsored by EAC, UCCC, 11:30 A.M. – 2:00 P.M.; June 18, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 19-21, 2013: Open House and Tours of The Ridge Golf Club; June 20-23, 2013: WestFest, Centennial Park; June 22, 2013: WestFest Parade, 9:00 A.M.; June 22, 2013: "Come Together" Vietnamese and Western Concert, UCCC, 7:00 P.M.; June 25, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 25-27, 2013: Open House & Barbecue at The Ridge Golf Club; June 28, 2013: Grand Opening of The Ridge Golf Club; July 2, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 4, 2013: Independence Day Holiday – City Hall closed; July 8-13, 2013: West Valley City Arts Council's Production of *Footloose*, 8:00 P.M.; July 9, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 11-28, 2013: "Face of Utah Sculpture 9" Art Exhibit, UCCC (Opening Reception on July 11th from 6:00 P.M. – 8:00 P.M.); July 13, 2013: Council District 3 Neighborhood "Meet-up" at Centennial Park, 5415 West 3100 South, 9:00 A.M. – 11:00 A.M.; July 15, 2013: WorldStage Summer Concert – West Valley Symphony, UCCC, 8:00 P.M.; July 16, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 22, 2013: WorldStage Summer Concert - Los Hermanos de los Andes, UCCC, 8:00 P.M.; July 23, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 24, 2013: Pioneer Day Holiday – City Hall closed; July 25, 2013: One Direction, Maverik Center, 7:30 P.M.; July 25 & 26, 2013: WorldStage Summer Concert – Polynesian Cultural Center, UCCC, 8:00 P.M.; July 29, 2013: WorldStage Summer Concert – Performer TBA, UCCC, 8:00 P.M.; July 30 – August 9, 2013: Early Voting for Municipal Primary Election, City Hall Lobby, 10:30 A.M. – 3:30 P.M.; July 30, 2013: No Council Meeting scheduled (5th Tuesday); August 2, 2013: Bruno Mars, Maverik Center, 7:30 P.M.; August 5, 2013: Honorary Colonels Golf Tournament, Stonebridge Golf Course, Registration at 7:00 A.M. & Shotgun Start at 8:00 A.M.; August 5, 2013: National Night Out Kick-off Event, UCCC; August 5, 2013: WorldStage Summer Concert – Hired Guns, UCCC, 8:00 P.M.; August 6, 2013: No Council Meeting scheduled (National Night Out); August 10, 2013: Council District 4 Neighborhood "Meet-up" at West View Park, 4100 South 6000

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West, 9:00 A.M. – 11:00 A.M.; August 12, 2013: WorldStage Summer Concert – World Travelers, UCCC, 8:00 P.M.; August 13, 2013: Municipal Primary Election; August 19, 2013: WorldStage Summer Concert – Asante African Performing Arts, UCCC, 8:00 P.M.; August 26, 2013: WorldStage Summer Concert – Performer TBA, UCCC, 8:00 P.M.; September 2, 2013: Labor Day Holiday – City Hall closed; September 11, 2013: Lake Park Golf Social, Stonebridge Golf Course, Breakfast at 8:00 A.M. and Golf at 9:00 A.M.; October 22 – November 1, 2013: Early Voting for Municipal General Election, City Hall Lobby, 10:30 A.M. – 3:30 P.M.; November 5, 2013: Municipal General Election; November 11, 2013: Veteran's Day Holiday – City Hall closed; November 28, 2013: Thanksgiving Holiday – City Hall closed; and December 25 & 26, 2013: Christmas Holiday – City Hall closed.

D. **CITY MANAGER UPDATE**

City Manager, Wayne Pyle, reported records of the Police Department's investigation of the Susan Cox Powell missing person case had been released. He stated, upon request, the City would provide those records on a flash drive for a \$25.00 fee.

City Manager, Wayne Pyle, discussed the "West Valley in motion" marketing campaign and a commercial that would be shown prior to the movie at the Megaplex theater beginning this weekend.

6. **COUNCIL REPORTS**

A. **COUNCILMEMBER KAREN LANG – SHULA'S RESTAURANT**

Councilmember Lang reported she heard nothing but good comments regarding Shula's restaurant at the Embassy Suites Hotel.

B. **COUNCILMEMBER TOM HUYNH – BUDDHIST TEMPLE**

Councilmember Huynh expressed appreciation to City staff for assistance regarding various issues at the Buddhist Temple.

C. **COUNCILMEMBER DON CHRISTENSEN – APPRECIATION FOR PLANT FOR MOTHER'S FUNERAL SERVICES**

Councilmember Christensen thanked City staff for the plant sent to his mother's funeral services.

D. **COUNCILMEMBER STEVE VINCENT – FRISBEE BASKETS AT PARK**

Councilmember Vincent stated he desired to look into the cost of installing nine Frisbee baskets at one of the City's parks.

E. **MAYOR PRO TEM RUSHTON – DESCENDANTS OF MOSER FAMILY**

Mayor Pro Tem Rushton stated Kent Buckner had called his father regarding descendants of Moser family visiting from California.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, MAY 21, 2013, WAS ADJOURNED AT 6:21 P.M., BY MAYOR WINDER.

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, May 21, 2013.

DeAnn Varney
Acting City Recorder