

MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 11, 2014

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, FEBRUARY 11, 2014, 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
Corey Rushton, 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

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager, CED Director
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
Lee Russo, Police Chief
Russell Willardson, Public Works Director
Jim Welch, Finance Director
Layne Morris, CPD Director
Sam Johnson, Strategic Communications Director
John Evans, Fire Chief
Steve Pastorik, CED Department
Brandon Hill, Law Department
Dan Johnson, Public Works Department
Erik Brondum, Public Works Department
Jake Arslanian, Public Works Department
Kevin Despain, CED Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JANUARY 28, 2014**

The Council read and considered Minutes of the Study Meeting held January 28, 2014. There were no changes, corrections or deletions.

After discussion, Councilmember Huynh moved to approve the Minutes of the Study Meeting held January 28, 2014, as written. Councilmember Vincent seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

2. APPROVAL OF SPECIAL STUDY MEETING HELD JANUARY 30, 2014

The Council read and considered Minutes of the Special Study Meeting held January 30, 2014. There were no changes, corrections or deletions.

After discussion, Councilmember Huynh moved to approve the Minutes of the Special Study Meeting held January 30, 2014, as written. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

3. LAURA HANSEN, EXECUTIVE DIRECTOR OF THE JORDAN RIVER COMMISSION – PRESENTATION OF BEST PRACTICES DOCUMENT

City Manager, Wayne Pyle, stated time had been scheduled for a presentation by Laura Hansen, Executive Director of the Jordan River Commission, regarding a best practices document. He introduced Ms. Hansen.

Laura Hansen expressed appreciation to the City for membership in the Jordan River Commission and specifically for Corey Rushton as the first chair of that organization. She advised Mr. Rushton had provided great leadership. She expressed excitement regarding progress in West Valley City and, in particular, the Pioneer Crossing Bridge and adjacent park near the Jordan River. She gave a check to West Valley City in the

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amount of \$3,500 from Rocky Mountain Power that was from a grant. She also reported regarding work with the City's Public Works Department on a storm water project off of 3300 South Street and advised a \$50,000 grant would be awarded in August.

Ms. Hansen discussed in detail the best practices document and indicated hard copies had been provided to City staff for distribution to certain departments. She advised regarding a series of training workshops at the Utah Cultural Celebration Center (UCCC0 to begin the following day, and expressed appreciation for use of that space. She informed about topics of the workshops and advised those workshops would be filmed.

She discussed an event called "Get Into the River" scheduled May 29 and 31, 2014, and informed regarding sponsors, celebrations and projects along the trail to take place in each community. Upon inquiry by Ms. Hansen, the City Manager advised he would make an assignment to a staff person to be the contact and act as the City's coordinator regarding those events. Ms. Hansen answered questions throughout the above presentation.

4. **ANDREA CLAYTON, PROJECT MANAGER FOR LOCHNER – 4700 SOUTH RECONSTRUCTION PROJECT UPDATE**

City Manager, Wayne Pyle, advised time had been scheduled for an update regarding the 4700 South Reconstruction Project.

Upon direction, Dan Johnson, the City's project manager, informed that West Valley City and Salt Lake County submitted a joint application for Federal funding of an improvement project on 4700 South Street. He indicated the County had contracted with Lochner who was currently working on an environmental study. He introduced Andrea Clayton, Project Manager for Lochner, and Andrea Pullos, Salt Lake County Transportation Engineer.

Ms. Clayton used PowerPoint and discussed information summarized as follows:

- Project overview
- Federal funding
- Environmental phase
- Process including flow chart
- Public involvement and meetings
- Schedule for environmental process

Ms. Clayton and Ms. Pullos answered questions from members of the City Council.

Upon discussion, Councilmember Vincent suggested a booth be set up at WestFest to provide the above information to residents.

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Mayor Bigelow recommended consideration of holding several public meetings to accommodate schedules of those affected by the reconstruction project.

Dan Johnson answered questions regarding preliminary cost estimates of the total project including design, Federal funding and matching funds required from West Valley City and Salt Lake County.

On behalf of the City Council, Mayor Bigelow expressed appreciation to the presenters.

5. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED FEBRUARY 11, 2014

City Manager, Wayne Pyle, advised no new items had been added to the Agenda for the Regular Council Meeting scheduled February 11, 2014, at 6:30 P.M. Upon inquiry, there were no questions regarding items scheduled on the subject Agenda.

6. PUBLIC HEARINGS SCHEDULED FEBRUARY 18, 2014:

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GPZ-7-2013, FILED BY WEST VALLEY CITY, REQUESTING A GENERAL PLAN CHANGE FROM LOW DENSITY RESIDENTIAL LAND USES TO VERY HIGH DENSITY RESIDENTIAL LAND USES AND A ZONE CHANGE FROM ‘R-1-12’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 12,000 SQUARE FEET) TO ‘C-2’ (GENERAL COMMERCIAL) AND THE JORDAN RIVER OVERLAY ZONE FOR PROPERTY LOCATED AT 3234 SOUTH CULTURAL CENTER DRIVE

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled February 18, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. GPZ-7-2013, filed by West Valley City, requesting a General Plan change from Low Density Residential land uses to Very High Density Residential land uses and a zone change from ‘R-1-12’ (Single-Family Residential, Minimum Lot Size 12,000 sq. ft.) to ‘C-2’ (General Commercial) and the Jordan River Overlay Zone, for property located at 3234 S. Cultural Center Drive. He discussed proposed Ordinance Nos. 14-14 and 14-15 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 14-14, AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LOW DENSITY RESIDENTIAL TO VERY HIGH DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT 3234 SOUTH CULTURAL CENTER DRIVE

ORDINANCE NO. 14-15, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3234 SOUTH CULTURAL CENTER DRIVE FROM ZONE ‘R-1-12’ (SINGLE-FAMILY

RESIDENTIAL, MINIMUM LOT SIZE 12,000 SQUARE FEET) TO ‘C-2’ (GENERAL COMMERCIAL) AND THE JORDAN RIVER OVERLAY ZONE

City Manager, Wayne Pyle, discussed proposed Ordinance No. 14-14 that would amend the General Plan to show a change of land use from Low Density Residential to Very High Density Residential, and proposed Ordinance No. 14-15 that would amend the Zoning Map to show a change of zone from ‘R-1-12’ (Single-Family Residential, Minimum Lot Size 12,000 sq. ft.) to ‘C-2’ (General Commercial) and the Jordan River Overlay Zone, for property located at 3234 South Cultural Center Drive.

Mr. Pyle stated that in 2009 the City, the Redevelopment Agency (RDA) and Jordan River Marketplace, LLC (the developer) entered into an Agreement for Disposition of Land (ADL) for property between Cultural Center Drive and 3500 South. He indicated this ADL outlined the conditions under which the developer would acquire and develop the land as a “commercial mixed use development.” He explained the subject property was included in the ADL. He reported one of the provisions of the ADL stated the following: “Parts of Phase II are currently zoned ‘R-1-12.’ The Agency agrees to approach the City for a re-zone of the property to an appropriate commercial zone for the area and the development.” He also reported City staff had submitted this application pursuant to the ADL; however, the ADL did not obligate the City to approve the application. While City staff had initiated the application, Jordan River Marketplace, LLC had supplied all of the supporting information for the application.

The City Manager continued that Bob Murri with Jordan River Marketplace, LLC, had submitted several documents and plans that had been distributed to the City Council supporting the application. He reviewed a list of the attachments and a description of each as follows:

- Why this Zoning is Appropriate at this Location: This document outlines why Jordan River Marketplace, LLC believes this application is appropriate.
- Jordan River Marketplace Multi-Family Residential Project Agreement: This document outlines proposed development agreement standards for this project.
- Site Concept Plan: This plan shows the proposed apartment building that includes 96 units housed in a 4 story building.
- Jordan River Marketplace Master Development Plan: This plan shows how the subject property fits into the larger proposed Jordan River Marketplace development.
- Exterior Elevations: This drawing shows the front and side elevations of the proposed apartment building.

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Mr. Pyle stated that while Mr. Murri did propose standards for a development agreement, City staff had not included a development agreement with the application since the Planning Commission had recommended denial. He advised if the City Council so directed, a development agreement would be prepared for consideration.

Steve Pastorik, CED Department, further reviewed and discussed the Application and proposed Ordinances, and displayed a map. He also discussed a petition and letter of opposition that had been included in the City Councils' packet of information. He discussed comments made by some in attendance at the Planning Commission hearing regarding this application, and answered questions from members of the City Council.

Upon discussion, Council members expressed concerns regarding the size of apartments, and the desirability of the subject parcel in the Jordan River Marketplace (JRMP) project. Some members of the Council also expressed concerns regarding security and traffic if apartments were built. Discussion also included references to the General Plan and proposed zone change including past discussions regarding residential and retail components of the JRMP project. Councilmembers stated this was a small piece of what had been anticipated; and that this part tied in with the International Marketplace concept, but did not appear to be anything but an apartment complex. Councilmembers concurred it was always considered there would be a residential component, but it was unclear exactly what that would be other than possibly living space above retail/commercial spaces. The Council also acknowledged there was much opposition from adjacent property owners regarding the proposal.

Upon inquiry, Steve Pastorik, CED Department, discussed updated information regarding an agreement with Ascent Construction (developer) and current zoning of certain parcels within the project. He also discussed the status of the JRMP project including the next steps for proposed apartments if the application was approved.

City Manager, Wayne Pyle, explained options and reasons to approve or not approve the General Plan and/or zone change application. He advised he did not recommend approval of the Application and reiterated the Planning Commission had denied it.

Mr. Pyle and the City Attorney, Eric Bunderson, answered questions from members of the City Council regarding terms of the agreement with Ascent and timelines. The City Manager also answered questions regarding the JRMP project in general.

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The City Council will hold a public hearing regarding Application No. GPZ-7-2013 and consider proposed Ordinance Nos. 14-14 and 14-15 at the Regular Council Meeting scheduled February 18, 2014, at 6:30 P.M.

7. **RESOLUTION NO. 14-26, APPROVE PURCHASE OF 80 LICENSES OF DRAGON NATURALLY SPEAKING PROFESSIONAL SOFTWARE FROM VLCM FOR USE BY THE POLICE DEPARTMENT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-26 that would approve purchase of 80 licenses of Dragon Naturally Speaking Professional Software from VLCM, in the amount of \$31,818.40, for use by the Police Department.

Mr. Pyle stated the subject software program of Dragon Naturally Speaking Professional converted the spoken word into digital text. He indicated funds for this purchase would be taken from existing asset forfeiture funds so there would be no impact to the City budget.

He advised the purpose of the purchase was to streamline the process for police incident reports. He indicated the software licenses would be used by patrol officers when dictating their incident reports. The program would allow the officer to read the text as it was dictated and make necessary adjustments or edits, thus improving the quality and accuracy of the report. He explained this would also alleviate need for a records clerk to transcribe the report. Additionally, he stated, this would improve timeliness of reports being entered into the system.

Lee Russo, Police Chief, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-26 at the Regular Council Meeting scheduled February 18, 2014, at 6:30 P.M.

8. **COMMUNICATIONS:**

A. **LEGISLATIVE UPDATE**

Nicole Cottle, Assistant City Manager/CED Director, discussed bills of interest to West Valley City being considered at the State Legislature and stated a bill tracking sheet had been e-mailed to members of the City Council as well as Executive Staff. She answered questions from members of the City Council.

B. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: January 10 – February 16, 2014: Willow Stories: Contemporary Navajo Baskets and Other Native American Treasures Exhibit, UCCC; February 12, 2014: The Art and History of Mexico, a Great Country: The Muralists and Mexican Identity, UCCC, 6:30 P.M. – 8:30 P.M.; February 16, 2014: The Roadshow, Maverik Center, 6:00

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P.M.; February 17, 2014: President's Day Holiday – City Hall closed; February 17, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 1:35 P.M.; February 18, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 19, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.; February 21, 2014: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; February 24, 2014: Muslim Journeys Film Series, "Koran by Heart," UCCC, 7:00 P.M. – 9:30 P.M.; February 25, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 26, 2014: Uni-versity Diversity Mash-up, UCCC, 3:00 P.M. – 6:00 P.M.; February 28, 2014: WVC Employee Appreciation Night at the Grizzlies Hockey Game, Maverik Center; March 1, 2014: Senator Karen Mayne's Town Hall Meeting, West Valley Library, 2880 West 3650 South, 9:00 A.M. – 10:00 A.M.; March 1, 2014: Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.; March 4, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 8-12, 2014: National League of Cities Conference, Washington, D.C.; March 11, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 13, 2014: Utah Legislative Session Ends; March 18, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 19, 2014: Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.; March 21, 2014: Employee Bowling Tournament sponsored by EAC, Delton Bowling Lanes; March 21, 2014: Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; March 22, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.; March 25, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 1, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 2, 2014: Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; April 8, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 9, 2014: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; April 9-11, 2014: ULCT Mid-Year Conference, St. George; April 11, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.; April 12, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.; April 15, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 22, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 13, 2014: Granite School District Town Hall Meeting, Hunter High School, Media Center, 7:00 P.M.; May 29, 2014: 2014 Jordan River Festival – Conservation Day; and May 31, 2014: 2014 Jordan River Festival – Festival Celebration with festivities along the Parkway.

B. CITY MANAGER UPDATE

City Manager, Wayne Pyle, advised he would be out of town the following week and Paul Isaac, Assistant City Manager/HR Director, would have the responsibility of Acting City Manager in his absence.

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Mr. Pyle advised that former Councilmember Don Christensen had requested the Council recognize a Granger High School student at an upcoming Council meeting.

The City Manager also updated the City Council regarding the Strategic Planning Meeting recently held by the City Council and advised of staff assignments.

9. **COUNCIL REPORTS**

A. **COUNCILMEMBER COREY RUSHTON – COG MEETING**

Councilmember Rushton discussed a recent Salt Lake County Council of Governments (COG) meeting that he attended with the Mayor. He reported regarding the issues discussed.

Mayor Bigelow also shared his insight regarding discussions at that meeting.

B. **COUNCILMEMBER STEVE BUHLER – MAYOR’S STAR OF EXCELLENCE AWARDS, JORDAN RIVER COMMISSION BEST PRACTICES DOCUMENT AND PIONEER CROSSING BRIDGE RIBBON CUTTING**

Upon inquiry by Councilmember Buhler regarding if the Mayor’s Star of Excellence Awards program would continue; the City Manager advised of current plans to continue that program unless otherwise directed by the City Council.

Councilmember Buhler inquired if, after review of the Jordan River Commission’s best practices document by the City Manger; a model ordinance would be drafted for Council consideration.

Upon inquiry by Councilmember Buhler regarding a ribbon cutting ceremony for the opening of the Pioneer Crossing Bridge, the City Manager advised a specific date would be established upon warmer weather conditions. Public Works Director, Russell Willardson, suggested if the desire was to have the paving completed; it would be advised to hold the ribbon-cutting event in May. Upon discussion, Councilmember Buhler advised he preferred the Bridge be officially opened before people started using it.

C. **MAYOR RON BIGELOW – STATE OF THE CITY REPORT, STRATEGIC PLANNING, REVENUE ESTIMATES INFORMATION AND BUDGET PREPARATION**

Mayor Bigelow reported on discussions and feedback from members of the City Council regarding the State of the City report. He recommended to continue that report and publicly present the six goals established by the City Council at the recent Strategic Planning Meeting and also report on accomplishments of the City over the past year or so. He gave some examples of accomplishments that could be included in the report. The Mayor expressed desire to disseminate information

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to citizens. He also indicated a draft would be provided to the Council for comments prior to being released publicly.

Upon discussion, Councilmember Buhler suggested to release the report at a time other than in the evening prior to a Council meeting.

Mayor Bigelow discussed a presentation regarding revenue estimates given at the recent Strategic Planning Meeting. He requested written information be presented to the City Council at a Regular Meeting to be adopted and used as guidelines in preparing the budget.

10. MOTION FOR EXECUTIVE SESSION

After discussion, Councilmember Vincent moved to adjourn and reconvene in an Executive Session for discussion of disposition of property and professional competency of an individual. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, FEBRUARY 11, 2014, WAS ADJOURNED AT 6:00 P.M., BY MAYOR BIGELOW.

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THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, FEBRUARY 11, 2014, AT 6:06 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Corey Rushton, 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

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager, CED Director
Eric Bunderson, City Attorney
Lee Russo, Police Chief
Jim Welch, Finance Director
Sam Johnson, Strategic Communications Director

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF FEBRUARY 11, 2014, WAS ADJOURNED AT 6:28 P.M., BY MAYOR BIGELOW.

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SWORN STATEMENT

As the Mayor, I presided at a closed meeting of the West Valley City Council on February 11, 2014. Pursuant to Section 52-4-206(6)(a) Utah Code annotated, 1953 as amended, I hereby sign this sworn statement and affirm that the sole purpose for closing the meeting was to discuss the character, professional competence, or physical or mental health of an individual.

SWORN to this _____ day of _____, 2014.

MAYOR

ATTEST:

CITY RECORDER

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting and Executive Session of the West Valley City Council held Tuesday, February 11, 2014.

Sheri McKendrick, MMC
City Recorder