

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 18, 2014**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, FEBRUARY 18, 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  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

Paul Isaac, Acting City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Tom Huynh, Councilmember District 1

STAFF PRESENT:

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

**1. APPROVAL OF MINUTES OF STRATEGIC PLANNING MEETING HELD JANUARY 31, 2014 AND FEBRUARY 1, 2014**

The Council read and considered Minutes of the Strategic Planning Meeting held January 31, 2014 and February 1, 2014. There were no changes, corrections or deletions.

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After discussion, Councilmember Nordfelt moved to approve the Minutes of the Strategic Planning Meeting held January 31, 2014 and February 1, 2014, as written. Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

**2. APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 4, 2014**

The Council read and considered Minutes of the Study Meeting held February 4, 2014. There were no changes, corrections or deletions.

After discussion, Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held February 4, 2014, as written. Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

**3. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED FEBRUARY 18, 2014**

Acting City Manager, Paul Isaac, stated no new items had been added to the Agenda for the Regular Meeting scheduled February 18, 2014. Upon direction, the following item scheduled on the subject Agenda was discussed:

**Item No. 7.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**

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**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 Attorney, Eric Bunderson, 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 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 South Cultural Center Drive.

Mr. Bunderson advised there had been discussion regarding a noticing issue. He stated there was not a noticing problem as the City sent notices to addresses as listed on Salt Lake County records and as specified within a 300 feet radius of the subject property. He indicated the address on the County register for Ascent Construction was incorrect, and he wanted to make it clear the City notice had been sent correctly as required by law.

Acting City Manager, Paul Isaac, advised that because of the noticing problem Ascent Construction had indicated they would request a continuance in order to make proper preparation for the hearing.

Upon inquiry, there were no further questions regarding items scheduled on the subject Agenda.

**4. PUBLIC HEARINGS SCHEDULED FEBRUARY 25, 2014:**

**A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-30-2013, FILED BY NOEL CRUZ, REQUESTING APPROVAL FOR AN AMENDMENT TO LOTS 6 AND 7 OF THE LEE ANN NO. 1 SUBDIVISION LOCATED AT 3251 WEST LEMAY AVENUE**

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled February 25, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. S-30-2013, filed by Noel Cruz, requesting approval for an amendment to Lots 6 and 7 of the Lee Ann No. 1 Subdivision located at 3251 West Lemay Avenue. He discussed proposed Ordinance No. 14-16 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

**ORDINANCE NO. 14-16, APPROVING THE AMENDMENT TO LOTS 6 AND 7 OF THE LEE ANN NO. 1 SUBDIVISION**

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 14-16 that would approve the amendment to Lots 6 and 7 of the Lee Ann No. 1 Subdivision located at 3251 West Lemay Avenue.

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Mr. Isaac stated the subject property was zoned 'R-1-6' and the proposed subdivision would create a new flag lot to be situated between the existing dwellings on Lots 6 and 7. He advised the Lee Ann No. 1 Subdivision had been recorded in December of 1958 and in 1999, a Quit-Claim Deed was recorded that parceled out a portion of Lot 6. He indicated this was subsequently deeded to the owner of Lot 7. He explained while these transactions had not been reviewed or approved by the City, the resulting lot sizes, including frontage for each lot, continued to meet the City's ordinances.

He reported that in 2005, the previous owner of Lot 7 approached the City about the possibility of dividing the lot to create a flag lot to the east. He reported the owner had been told that sufficient size existed for the new lot, but that the resulting frontage of Lot 7 would not meet City requirements. As a result, an application had been submitted to the Board of Adjustment and the Board granted a frontage variance that cleared the way for a potential subdivision.

Mr. Isaac advised that the current owner of the property met with City staff to determine whether the approvals from the Board of Adjustment were still valid, and to determine whether the property would be sufficient in size to be subdivided. At the time the Board of Adjustment approved the variance, the required lot size of the flag had been 7,500 square feet. However, the subdivision ordinance was modified in 2010 requiring a minimum size of 12,000 square feet. The owner was also advised a survey of the property would be needed in order for that determination to be made, and a new subdivision would provide an opportunity to clean up old deed lines and legitimize the deeds recorded in 1999.

The Acting City Manager reported the proposed subdivision consisted of three lots on .71 acres and square footage of Lot 6 would be 8,563 square feet; square footage for Lot 7 would be 7,913; and for Lot 7A the square footage would be 12,015 square feet. He indicated square footage within the flag lot did not include the stem portion that was approximately 1,055 square feet.

Mr. Isaac stated the area and frontage requirements of all lots would meet the Zoning Ordinance of the 'R-1-6' zone. Access would be gained from the existing right-of-way. He also stated the cross section consisted of rolled gutter without sidewalk; however, the front property line was approximately 10 feet behind the gutter. He advised this would allow for construction of a sidewalk in the future.

Steve Lehman, CED Department, further reviewed and discussed the Application and proposed Ordinance, displayed the plat, and answered questions from members of the City Council.

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The City Council will hold a public hearing regarding Application No. S-30-2013 and consider proposed Ordinance No. 14-16 at the Regular Council Meeting scheduled February 25, 2014, at 6:30 P.M.

**5. RESOLUTION NO. 14-27, ADOPT A PRELIMINARY PROPOSED REVENUE STATEMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2014 AND ENDING JUNE 30, 2015**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 14-27 that would adopt a Preliminary Proposed Revenue Statement for the fiscal year commencing July 1, 2014 and ending June 30, 2015.

Mr. Isaac advised the proposed Resolution had been placed on the Agenda at the request of Mayor Bigelow and would adopt the Statement in preparation for consideration of adoption of the Tentative and Final Budget.

Finance Director, Jim Welch, reviewed the proposed Resolution, including projected numbers for the General Fund. He also answered questions from members of the City Council.

Upon discussion, Mayor Bigelow indicated these were the same numbers as reviewed in the Council's recent Strategic Planning Meeting. He suggested the City Manager prepare a priority list of projects to fund if revenues were available.

Mayor Bigelow expressed value in reviewing information showing anticipated changes in income and expenditures. He also discussed and explained structural deficit. He indicated the budget would be built funding items as discussed by the Finance Director and already approved unless the City Council directed other policy changes.

Finance Director, Jim Welch, stated there were a number of different resources available to close the gap and bring a balanced budget to the City Council.

Mayor Bigelow suggested the information could be useful to the City Council in reviewing the proposed budget.

The Finance Director answered additional questions from members of the City Council.

**6. NEW BUSINESS SCHEDULED FEBRUARY 25, 2014:**

**A. APPLICATION NO. S-32-2013, FILED BY GEORGE NEWTON, REQUESTING FINAL PLAT APPROVAL FOR NEWTON INVESTMENTS SUBDIVISION LOCATED AT 3694 SOUTH 6400 WEST**

Acting City Manager, Paul Isaac, discussed Application No. S-32-2013, filed by George Newton, requesting final plat approval for Newton Investments Subdivision located at 3694 South 6400 West.

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Mr. Isaac stated the subject property was identified as Parcel Number 14-34-276-052. He indicated that while not part of a formal subdivision, there was an existing single-family dwelling sitting at the northeast corner of the 6.5-acre piece of property. He advised that the applicant desired to divide the property to create a separate lot for the existing single-family dwelling. He also advised the larger parcel would remain undeveloped for the present time.

The Acting City Manager indicated the lot with the single-family dwelling was zoned 'R-1-10,' and the remaining property would retain the agricultural designation. He explained Lot 1 was approximately 17, 270 square feet and Parcel A was approximately 6.1 acres.

He reported access to the subdivision would be gained from 6400 West. He stated a few years back the City had completed a street improvement project along this road with curb, gutter, sidewalk and right-of-way acquisition being completed at that time. He advised modifications along 6400 West might be needed in the future, but those would be addressed when Parcel A developed.

Steve Lehman, CED Department, further reviewed and discussed the Application, displayed the plat and answered questions from members of the City Council.

City Attorney, Eric Bunderson, responded to questions regarding legal issues, including the Board of Adjustment's decision. After further discussion, the City Attorney was requested to further study the issues and be prepared with an opinion at the next Study Meeting.

The City Council will consider Application No. S-32-2013 at the Regular Council Meeting scheduled February 25, 2014, at 6:30 P.M.

### 7. **CONSENT AGENDA SCHEDULED FEBRUARY 25, 2014:**

- A. **RESOLUTION NO. 14-28, AUTHORIZE THE CITY TO ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM IVAN LAMAR JONES, JR., TRUSTEE OF THE IVAN LAMAR JONES, JR. TRUST, A REVOCABLE TRUST CREATED UNDER AN INSTRUMENT DATED APRIL 25, 1987, AND GUNHILD JONES, TRUSTEE OF THE GUNHILD JONES TRUST, A REVOCABLE TRUST CREATED UNDER AN INSTRUMENT ALSO DATED APRIL 25, 1987, FOR PROPERTY LOCATED AT 1352 WEST 3500 SOUTH (PARCEL #15-27-477-012)**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 14-28 that would authorize the City to accept a Grant of Temporary Construction Easement from Ivan LaMar Jones, Jr., Trustee of the Ivan LaMar Jones, Jr. Trust, a Revocable Trust created under an instrument dated April 25, 1987, and Gunhild Jones, Trustee of the Gunhild Jones Trust, a Revocable Trust created under an

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instrument also dated April 25, 1987, for property located at 1352 West 3500 South (Parcel #15-27-477-012).

Mr. Isaac stated the aforementioned property owners had signed the Grant of Temporary Construction Easement.

He advised as part of the Lund Park to Brighton Canal Storm Drain Project, the City was replacing an old existing storm drain line that ran from the grantors' property through an old undersized storm drain line and to an outlet ditch on the adjacent property to the north. The existing storm drain was too small and the existing pipe elevations were too low to connect to the new 36-inch storm drain line to the north. He indicated the easement would allow the City and its contractor to enter onto the grantors' property to construct a new inlet box and storm drainpipe.

**B. RESOLUTION NO. 14-29, AUTHORIZE THE CITY TO GRANT A RIGHT-OF-WAY EASEMENT IN FAVOR OF QUESTAR GAS COMPANY ON A PORTION OF CITY PROPERTY LOCATED AT 2813 SOUTH 3600 WEST**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 14-29 that would authorize the City to grant a Right-of-Way Easement in favor of Questar Gas Company on a portion of City property located at 2813 South 3600 West.

Mr. Isaac stated the proposed easement had been required in order for Questar Gas Company to provide natural gas service to a UTOPIA utility location at the City Shops. He advised UTOPIA was currently expanding its telecommunications infrastructure in the City and construction would require installation of certain hut sites to connect the infrastructure. He indicated the subject easement would allow Questar to provide service to the hut site at the City Shops.

**C. RESOLUTION NO. 14-30, AUTHORIZE THE CITY TO GRANT A RIGHT-OF-WAY EASEMENT IN FAVOR OF QUESTAR GAS COMPANY ON A PORTION OF CITY PROPERTY LOCATED AT 6800 WEST MEADOW FARM DRIVE**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 14-30 that would authorize the City to grant a Right-of-Way Easement in favor of Questar Gas Company on a portion of City property located at 6800 West Meadow Farm Drive.

Mr. Isaac stated the proposed easement had been required in order for Questar Gas Company to provide natural gas service to a UTOPIA utility location on Meadow Farm Drive at 6800 West.

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He indicated UTOPIA was currently expanding its telecommunications infrastructure and construction required installation of certain hut sites to connect that infrastructure. He indicated the easement would allow Questar to provide service to the hut site.

Upon discussion, the City Manager was requested to provide a map showing the exact location of the easement.

The City Council will consider proposed Resolution Nos. 14-28, 14-29 and 14-30 at the Regular Council Meeting scheduled February 25, 2014, at 6:30 P.M.

### 7. **COMMUNICATIONS:**

#### A. **LEGISLATIVE UPDATE**

Nicole Cottle, Assistant City Manager/CED Director, provided a legislative update and noted a bill-tracking sheet had previously been e-mailed to members of the Council and Executive Staff. She reviewed certain bills of interest to West Valley City and answered questions from members of the City Council.

Mayor Bigelow expressed appreciation to Ms. Cottle for her professional representation of West Valley City at the State Capitol during the legislative session.

#### B. **NEXT DOOR PROGRAM UPDATE**

Acting City Manager, Paul Isaac, stated time had been scheduled to update the City Council regarding the Next Door program.

Upon direction, Craig Thomas, Neighborhood Services/Administration, demonstrated and gave an overview of the Next Door program. Mr. Thomas advised it was a free social media program similar to Facebook and launched City-wide last year. He indicated Neighborhood Services as well as Fire and Police felt the program had value for neighborhoods and, in particular, those located near elementary schools. He also discussed how a resident would join a neighborhood group, the number of groups and information being posted, how staff used it to send messages and communicate with all groups or specific groups, and apps available for mobile devices. He concluded the program provided a way for neighbors to “connect” with each other.

Mr. Thomas answered questions from members of the City Council during the above presentation.

#### C. **COUNCIL UPDATE**

Acting City Manager, Paul Isaac, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: February 19, 2014: WVC Watch Wednesday – “Eyes and Ears” (What to look for and current

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trends in law enforcement), City Hall, 6:30 P.M. – 8:00 P.M.; February 19, 2014: Police Chief's Community Meeting, West Sub-Station, 5315 West 3100 South, 7:00 P.M. – 9:00 P.M.; February 19, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.; February 20, 2014: Boy Scout First Aid Merit Badge Class, Fire Station #74, 6:00 P.M. – 8:00 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 Di-versity Mash-up, UCCC, 3:00 P.M. – 6:00 P.M.; February 26, 2014: Boy Scout Fire Safety Merit Badge Class, Fire Station #74, 6:00 P.M. – 8:00 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: Boy Scout First Aid Merit Badge Class, Fire Station #74, 6:00 P.M. – 8:00 P.M.; March 4, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 6 – April 30, 2014: Utah Travels Exhibition, UCCC; March 8-12, 2014: National League of Cities Conference, Washington, D.C.; March 11, 2014: Boy Scout First Aid Merit Badge, Fire Station #74, 6:00 P.M. – 8:00 P.M.; 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: WVC Watch Wednesday – Mobile Patrol Training, City Hall, 6:30 P.M. – 8:30 P.M.; March 19, 2014: Police Chief's Community Meeting, UCCC, 7:00 P.M. – 9:00 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.; April 29, 2014: Spring into Success Women's Conference, UCCC, 8:00 A.M. – 4:00 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.

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**8. COUNCIL REPORTS**

**A. COUNCILMEMBER COREY RUSHTON – MONUMENT REVIEW COMMITTEE**

Councilmember Rushton discussed a recent meeting of the Monument Review Committee and advised there was a Daughter's of the Utah Pioneers plaque that had been in storage and requested to be placed in the Fairbourne Station Promenade. He advised some questions had arisen during that meeting and the Parks and Recreation Director had been tasked to address those concerns and make recommendations to the Committee. He advised at such time the recommendations are prepared they would be presented to the City Council.

**B. MAYOR RON BIGELOW – UTAH COMMISSION ON AGING, SALT LAKE COMMUNITY COLLEGE AND UTAH STATE LEGISLATURE**

Mayor Bigelow indicated a suggestion had been made that he be a representative on the Utah Commission on Aging. He advised he had submitted an application and attended one meeting by invitation. He stated, if approved, he would be glad to represent cities on behalf of the Utah League of Cities and Towns (ULCT).

He advised of a recent meeting with the president of the Salt Lake Community College regarding an education outreach program and increasing the number of students from West Valley City in their programs.

The Mayor indicated while at the Legislature he at times was involved in matters of the City and other times on different matters and issues. He advised he did not want to interfere with the work of the City's legislative representative, Nicole Cottle, in that regard.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, FEBRUARY 18, 2014, WAS ADJOURNED AT 5:52 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, February 18, 2014.

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Sheri McKendrick, MMC  
City Recorder