

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 10, 2015**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, FEBRUARY 10, 2015, 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  
Eric Bunderson, City Attorney  
Lee Russo, Police Chief  
John Evans, Fire Chief  
Kevin Astill, Parks and Recreation Director  
Layne Morris, CPD Director  
Russell Willardson, Public Works Director  
Jim Welch, Finance Director  
Steve Pastorik, Acting CED Director  
Sam Johnson, Strategic Communications Director  
Steve Lehman, CED Department  
Jake Arslanian, Public Works Department  
Stan Varney, Fire Department  
Bob Fitzgerald, Fire Department  
Nancy Day, Parks and Recreation Department  
Jason Erekson, Parks and Recreation Department  
Zenda Rogers, Parks and Recreation Department  
Cindy Waters, Parks and Recreation Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JANUARY 27, 2015**  
The Council read and considered Minutes of the Study Meeting held January 27, 2015. There were no changes, corrections or deletions.

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After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held January 27, 2015, as written. 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.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED FEBRUARY 10, 2015**

Mayor Bigelow advised no new items had been added to the Agenda for the Regular Meeting scheduled February 10, 2015, at 6:30 P.M. Upon inquiry, there were no further questions regarding items on the referenced Agenda.

3. **RESOLUTION NO. 15-28, APPROVE AN INTERLOCAL AGREEMENT WITH THE SALT LAKE COUNTY CLERK ELECTIONS DIVISION FOR THE PURPOSE OF ASSISTING THE CITY RECORDER'S OFFICE IN CONDUCTING THE CITY'S 2015 PRIMARY AND GENERAL MUNICIPAL ELECTIONS**

City Recorder, Sheri McKendrick, discussed proposed Resolution No. 15-28 that would approve an Interlocal Agreement with the Salt Lake County Clerk Elections Division in an amount not to exceed \$160,573.30, for the purpose of assisting the City Recorder's Office in conducting the City's 2015 Primary and General municipal elections.

She stated the proposed agreement would authorize the County Clerk's Office to provide election services to the City Recorder's Office including ballot layout, design, ordering and printing; voting machine programming and testing; establishing polling places; recruiting, training and assignment of poll workers; provision and delivery of supplies and equipment; in-office absentee and early voting administration; updating State and County websites; tabulating and reporting election results; conducting recounts as needed; all notices and mailing required by law (except those required by Utah Code Section 20A-9-203); direct payment of all costs associated with the election including poll workers and polling places; and other services as required by the City to conduct the 2015 Primary and General municipal elections.

The provision of the above-referenced services would assist in conducting the elections in an efficient manner. The fee for these services was based on the City's pro-rata share of

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actual costs of the elections and would not exceed the County Clerk's estimate provided to the City for budgeting purposes.

In addition, West Valley City was one of many cities that contracted with the Salt Lake County Clerk's Office Elections Division for their municipal elections. The partnership had been good and benefitted the City and County as well as the voters by providing consolidated municipal elections, economies of scale, and "no-worry" elections.

Ms. McKendrick further discussed the proposed Resolution and answered questions from members of the City Council.

Upon discussion, Councilmember Nordfelt encouraged the Council to reconsider going to the vote-by-mail process and he cited higher voter participation in Cottonwood Heights City and the City of West Jordan in the last municipal election. He stated by not implementing vote-by-mail it could possibly disenfranchise voters as municipal elections were different and evidenced by low voter turnout at the polls. He indicated consolidated polling places would make voting more restrictive and West Valley City's turnout would be worse as compared with those using the by-mail system.

Upon inquiry by Councilmember Vincent regarding when a final decision would need to be made, the City Recorder advised a signed contract had been requested by February 28, 2015.

The City Council will consider proposed Resolution No. 15-28 at the Regular Council Meeting scheduled February 17, 2015, at 6:30 P.M.

4. **RESOLUTION NO. 15-29, ACCEPT A PUBLIC SIDEWALK EASEMENT FROM 3527 ASSOCIATES, LLC, FOR PROPERTY LOCATED AT 2727 WEST 3500 SOUTH**

City Manager, Wayne Pyle, discussed proposed Resolution No. 15-29 that would accept a Public Sidewalk Easement from 3527 Associates, LLC, for property located at 2727 West 3500 South.

The 27<sup>th</sup> 35<sup>th</sup> Retail Center (Starbucks) had been constructed in 2007 and as a condition of approval the City required wider sidewalks along the corner of 3500 South and 2700 West. As the Utah Department of Transportation (UDOT) was in the process of widening 3500 South; 3527 Associates, LLC, had been allowed to enter into a Delay Agreement with the City. The City had called the Delay Agreement due which now required the sidewalk and other improvements to be completed. As portions of the required sidewalk would fall outside of the public right-of-way, a Public Sidewalk Easement was required as a condition of approval for the project.

City Manager, Wayne Pyle, advised this item was considered a "housekeeping" matter and would have appeared on the Consent Agenda if there were more than one item to be

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considered. Upon inquiry, there were no questions regarding this matter.

The City Council will consider proposed Resolution No. 15-29 at the Regular Council Meeting scheduled February 17, 2015, at 6:30 P.M.

### 5. **NEW BUSINESS SCHEDULED FEBRUARY 17, 2015:**

#### A. **CONSIDER APPLICATION NO. S-13-2014, FILED BY IVORY HOMES, REQUESTING FINAL PLAT APPROVAL FOR PARK VISTA SUBDIVISION PHASE 1 LOCATED AT 3995 SOUTH 7050 WEST**

Steve Lehman, CED Department, discussed Application No. S-13-2014, filed by Ivory Homes, requesting final plat approval for Park Vista Subdivision Phase 1 located at 3995 South 7050 West.

He stated the first phase of the Park Vista Subdivision would be located at 3995 South 7050 West and was bordered on the north, east and west by existing residential development. Property to the south would be developed as a future phase. The first phase consisted of 42 lots on 16 acres equating to an overall density of 2.6 units per acre. Lot sizes ranged from 10,000 square feet to 17,987 square feet with the average lot size calculated at 11,275 square feet.

The subdivision was being developed within the north half of the overall property due to connection options for storm water and access with existing street systems. The lot layout and street designs were planned to take advantage of existing stub streets from the north, south, east, and west.

Access to the subdivision would be gained from existing stub streets in the Chaparral Estates Subdivision to the north and east. Access would also be gained from the Falconcrest Subdivision to the south and from the Brandon Place Subdivision to the west. As these streets were not constructed to the standards used today, there would be slight transitions to connect with the existing rights-of-way, which would be coordinated with the City's Engineering Division.

All new streets would be dedicated and improved to the City's standard 54-foot right-of-way. This cross section included a five-foot sidewalk and five foot parkstrip. Staff expressed concern with construction access and the developer had proposed access be located at the northwest corner of the subdivision. Given the relatively short distance from 7200 West, this would be the best location. The developer would coordinate best management practices for vehicles coming and going from the construction site.

The proposed subdivision sloped downward from the south to the north. It dropped approximately 50 feet from 4100 South to the residential housing to the north. However, the drop was over a distance of approximately 1,000 feet. Individual lot grading plans would be required at the time a building permit was

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submitted. While the slope was not severe, it was believed this would help lessen the potential for grading problems between lots and help mitigate surface water problems for new homeowners.

The developer had submitted a soils report dated February 2014, indicating ground water had not been encountered to a depth of 11 feet.

Falcon Crest Park was located in the center of the subdivision with lots wrapping around this phase, and the west end being open to the street. Since there was limited access to the park from the east, an access had been provided by the developer. Ivory Homes agreed to provide a 15-foot space between Lots 117 and 118 with the access being dedicated to the City and the City to install improvements deemed appropriate.

When the park had been constructed an area along the west side was improved with asphalt. This area was paved to allow vehicular access to the park for maintenance and a turnaround. When Ivory Homes constructed Young Drive this area would not be needed nor would it be able to function as a parking lot. Resident parking would take place along the dedicated street. Ivory Homes had agreed to remove the existing improvements and tie-in new improvements to the park including sidewalk connections and installation of additional landscaping along the frontage of the park.

Mr. Lehman further reviewed the Application, displayed the plat map, and answered questions from members of the City Council.

The City Council will consider Application No. S-13-2014 at the Regular Council Meeting scheduled February 17, 2015, at 6:30 P.M.

**B. APPLICATION NO. S-22-2014, FILED BY JEFF SCOTT, REQUESTING FINAL PLAT APPROVAL FOR SCOTT MACHINERY SUBDIVISION LOCATED AT 2245 SOUTH TECHNOLOGY PARK WAY**

Steve Lehman, CED Department, discussed Application No. S-22-2014, filed by Jeff Scott, requesting final plat approval for Scott Machinery Subdivision located at 2245 South Technology Park Way.

He stated the subject property was currently vacant and located in a manufacturing zone.

The proposed subdivision had been requested in order to divide the existing parcel into two lots. It was anticipated future uses would be light manufacturing, office, office and storage uses. Access would be gained from Technology Park Way.

Lot 1 would consist of three acres, while Lot 2 would consist of 1.1 acres.

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Sufficient frontage would exist for each of the newly created lots along Technology Park Way. Both lots would contain public utility easements along the front, sides and back for utility needs.

At the present time, sidewalk did not exist along Technology Park Way. While sidewalk would be required on the east side of the street, it would most likely be a requirement of the future development and not the subdivision.

Mr. Lehman further reviewed the Application, displayed a plat map and answered questions from members of the City Council.

The City Council will consider Application No. S-22-2014 at the Regular Council Meeting scheduled February 17, 2015, at 6:30 P.M.

### 6. COMMUNICATIONS

#### A. STRATEGIC PLAN PRESENTATION – PARKS AND RECREATION DEPARTMENT

Kevin Astill, Parks and Recreation Director, used PowerPoint and updated the City Council regarding the Strategic Plan, summarized as follows:

- Introduced staff in attendance and expressed appreciation for their efforts
- Overview of parks and recreation across the Nation
- Value of parks
- Overview and value of parks system in West Valley City
- What is going well in parks – new parks, care for parks, water conservation, per acre maintenance costs
- What is not well in parks – condition of parks declining each year, costs for materials and supplies rising faster than budgets, insufficient staffing
- Parks facilities capital needs
- Overview of Harman Home – programs and activities, senior participation
- Overview of Fitness Center and recreation programs – number of visits per day, revenue from programs, awards received from professional organizations and magazines, designated “safe place”, testimonials from patrons, membership rates, health and wellness program
- Fitness Center capital needs
- Overview of Stonebridge and The Ridge Golf Courses – course conditioning, marketing, focus on – food service, level of service, quality, presentation, facility appearance and conditioning, rounds/tournaments revenue at Stonebridge (The Ridge was closed for reconstruction), average annual maintenance costs
- Goals for each division – Parks Maintenance, Harman Home, Golf Courses, and Fitness Center

During the above presentation of information, Mr. Astill answered questions from

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members of the City Council.

### B. **STRATEGIC PLAN PRESENTATION – FIRE DEPARTMENT**

John Evans, Fire Chief, used PowerPoint and updated the City Council regarding the Strategic Plan, summarized as follows:

- Organizational chart including 5-year average of employees
- Total call volume
- Medical calls and transports
- Fire calls and response times
- Department goals and action items – fiscal responsibility, citizen involvement, public relations, emergency management, medical advancements, equipment upgrades, and training
- Metro Fire participation and benefits

During the above presentation of information, Chief Evans answered questions from members of the City Council.

### C. **LEGISLATIVE UPDATE**

City Manager, Wayne Pyle, advised a legislative update had been scheduled however; Nicole Cottle, Assistant City Manager/CED Director, was not in attendance as she was still at the State Capitol.

Mayor Bigelow advised that Ms. Cottle had been working on a number of issues on the hill. He indicated he also had been working a couple of bills and the proposed Veterans Hall, but were not the same issues as being worked by the West Valley City team.

### D. **COUNCIL UPDATE**

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

January 15 –  
March 4, 2015

Mary Atwater Weaver's Guild presents *Inspired Fiber Art: Contemporary Fiber Art Inspired by Traditional Textiles*, UCCC

February 11, 2015

WVC Watch Wednesday: What to look for – current criminal activity and trends, City Hall, 7:00 P.M. – 7:00 P.M.

February 11, 2015

Community Meeting with Chief Russo, City Hall, 7:00 P.M. – 8:00 P.M.

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February 12, 2015	“PJ’s and Pancakes” Reading Marathon, Monticello Academy, 2782 S. Corporate Park Drive, 4:00 P.M.– 8:00 P.M.
February 12, 2015	3425 West Sidewalk Project Open House, City Hall Multi-purpose Room, 5:00 P.M. – 7:00 P.M.
February 16, 2015	President’s Day Holiday – City Hall closed
February 16, 2015	Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 1:35 P.M.
February 17, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
February 18, 2015	Police Department Awards Banquet, UCCC, 7:00 P.M. – 9:00 P.M.
February 20 & 21, 2015	Council Strategic Planning Meeting
February 23, 24 & 25, 2015	University Diversity Mash-up, UCCC, 2:00 P.M. – 6:00 P.M.
February 24, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
February 25, 2015	Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.
February 26, 2015	Walk-ons Inc. presents <i>Driving Miss Daisy</i> , UCCC, 10:00 A.M.
February 27, 2015	Walk-ons Inc. Presents <i>Driving Miss Daisy</i> , UCCC, 10:00 A.M. & 7:00 P.M.
February 27, 2015	Employee Bowling Tournament Sponsored by EAC, Delton Lanes, Noon – 3:00 P.M.
February 28, 2015	Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.
March 2, 2015	Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.



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March 3, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
March 4, 2015	Meet with Mayor Bigelow, City Hall, 4:30 P.M. – 6:00 P.M.
March 4, 2015	Fire Department Awards Banquet, UCCC, Doors open at 5:00 P.M. with Dinner and Presentation at 6:00 P.M.
March 5, 2015	Emergency Preparedness Merit Badge Class (Part One), Fire Station #74, 5545 West 3100 South, 6:00 P.M. – 8:00 P.M.
March 6, 2015	Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.
March 7, 2015	Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.
March 7-11, 2015	NLC Congressional City Conference, Washington, D.C.
March 9, 2015	Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.
March 10, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
March 12, 2015	Utah State Legislative Session Ends
March 12 – May 6, 2015	Intermountain Society of Artists presents: <i>Spring into Fantasy</i> Exhibit, UCCC (Opening Reception on March 12 <sup>th</sup> from 6:00 P.M. – 8:00 P.M.)
March 17, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
March 20, 2015	Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M.
March 21, 2015	Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M.

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March 23, 2015	Walk-ons Inc. presents <i>Macbeth</i> , UCCC, 7:00 P.M. (Free – no ticket necessary. Seating on a first come, first served basis.)
March 24, 2015	Walk-ons Inc. Presents <i>Macbeth</i> , UCCC, 10:00 A.M. (Free – no ticket necessary. Seating on a first come, first served basis.)
March 24, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
March 25, 2015 Center,	Utah Grizzlies vs. Idaho Steelheads, Maverik 7:05 P.M.
March 27, 2015	WVC Employee Appreciation Night at Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
March 28, 2015 Center,	Utah Grizzlies vs. Idaho Steelheads, Maverik 7:05 P.M.
March 31, 2015	No Council Meetings Scheduled (5 <sup>th</sup> Tuesday)
April 3, 2015	Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.
April 4, 2015	Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.
April 7, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 14, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 20, 2015	Barry Manilow “One Last Time” Concert, Maverik Center, 7:30 P.M.
April 21, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 22, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 23, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.

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April 24, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 25, 2015	Cirque de Soleil – Varekai, Maverik Center, 4:00 P.M. & 7:30 P.M.
April 26, 2015	Cirque de Soleil – Varekai, Maverik Center, 1:30 P.M. & 5:00 P.M.
April 28, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 5, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 12, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 19, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 20, 2015	Crossing Guard Banquet, The Ridge Golf Course, 5055 Westridge Blvd., 7:00 P.M. – 8:00 P.M.
May 25, 2015	Memorial Day Holiday – City Hall closed
May 26, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 1 – 8, 2015	Filing Period for 2015 Municipal Election (Monday – Thursday 7:00 A.M. to 6:00 P.M. and on Friday 8:00 A.M. to 5:00 P.M.)
June 2, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 9, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 10, 2015	Celtic Woman – 10 <sup>th</sup> Anniversary World Tour, Maverik Center, 7:00 P.M.
June 12, 2015	Brit Floyd – The World’s Greatest Pink Floyd Show, Maverik Center, 8:00 P.M.
June 16, 2015	Council Study Meeting, 4:30 P.M. and Regular

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	Council Meeting, 6:30 P.M.
June 23, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 30, 2015	No Council Meetings Scheduled (5 <sup>th</sup> Tuesday)
August 3, 2015	Police Honorary Colonels Golf Tournament, Stonebridge Golf Club, 4415 Links Drive, 7:00 A.M. – 3:00 P.M.
August 11, 2015	Municipal Primary Election
November 3, 2015	Municipal General Election

**E. POTENTIAL FUTURE AGENDA ITEMS**

Councilmember Rushton distributed and discussed written information from Envision Utah regarding water conservation. He also reported other cities, South Jordan and West Jordan, were considering amending their ordinances and inquired if the Council desired to consider doing the same.

Upon discussion, the City Council requested a recommendation from City staff regarding modifying the landscaping ordinance for new home construction.

**7. COUNCIL REPORTS**

**A. COUNCILMEMBER STEVE VINCENT – ARTS COUNCIL AND HALE CENTRE THEATRE**

Councilmember Vincent discussed a meeting of the Arts Council held the previous day.

He also reported regarding a Hale Centre Theatre board meeting and informed of plans moving forward for their new theater in Sandy City. He also noted the theater parking lot needed some repairs.

**B. COUNCILMEMBER COREY RUSHTON –STATE TRANSPORTATION COMMISSION MEETING, COG MEETING AND LEGISLATIVE UPDATES**

Councilmember Rushton inquired when it was West Valley City's turn to host the State Transportation Commission meeting and suggested the Mayor could offer introductory remarks. City Manager, Wayne Pyle, advised he would confirm the date and advise.

Councilmember Rushton also discussed a recent Salt Lake County Council of Governments (COG) meeting and legislative updates regarding transportation. He submitted written information to the City Manger regarding cities participating

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in homeless services funds.

Councilmember Rushton indicated he and the Parks and Recreation Director had attended a recent meeting of the Jordan River Commission and the County to discuss the Pioneer Crossing Park and possible ZAP funding.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL THE STUDY MEETING OF TUESDAY, FEBRUARY 10, 2015, WAS ADJOURNED AT 6:11 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 10, 2015.

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Sheri McKendrick, MMC  
City Recorder