

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 10, 2015

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 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 (Arrived as noted)
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3

ABSENT: Steve Vincent, Councilmember District 4 (Excused)

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

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

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

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held October 27, 2015. Councilmember Buhler seconded the motion.

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

2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED NOVEMBER 10, 2015

The City Council reviewed and discussed the following item on the Agenda for the Regular Council Meeting scheduled later this night:

Item No. 8. A. – PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-4-2015 FILED BY WEST VALLEY CITY REQUESTING AN AMENDMENT TO THE ZONING ORDINANCE GOVERNING THE REZONING OF PROPERTY WITHIN THE CITY

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 10, 2015, in order for the City Council to accept and consider public input regarding Application No. ZT-4-2015 filed by West Valley City, requesting an amendment to the Zoning Ordinance governing the rezoning of property within the City.

Proposed Ordinance No. 15-34 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

Councilmember Lang stated allowing increased RM zoning along roads that were only 80 feet wide would create increased traffic concerns. She indicated restricting RM developments to roads that were 106 feet wide might be a wiser option.

Mayor Bigelow indicated 80 foot wide roads were typically 5 lanes and 106 foot wide roads were 7 lanes.

Councilmember Buhler inquired if limiting the proposed zone change to properties along 106 foot wide roads (or greater) would affect a lot of properties. He suggested limiting RM zone changes to properties along roads that were 100 foot width or greater.

Mayor Bigelow inquired regarding the difference between a 5 lane road without a shoulder (80 foot width) and a 5 lane road with a shoulder (100 foot width).

Councilmember Buhler stated roads with no shoulder tended to increase the feel of congestion.

Councilmember Lang concurred and added traffic could flow more freely when cars typically had enough space to maneuver around vehicles making right hand turns.

Upon inquiry by Mayor Bigelow regarding if it was safer, the Public Works Director advised in the affirmative.

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The City Council will hold a public hearing and consider Application No. ZT-4-2015 and proposed Ordinance No. 15-34 at the Regular Council Meeting scheduled November 10, 2015, at 6:30 P.M.

3. PUBLIC HEARINGS SCHEDULED NOVEMBER 17, 2015

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-23-2015 FILED BY BART WARNER REQUESTING APPROVAL TO AMEND LOTS 10, 11, 14 AND 15 OF THE WEST VALLEY TRUCK CENTER SUBDIVISION LOCATED AT 2374 SOUTH 5370 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 17, 2015, in order for the City Council to hear and consider public comments regarding Application No. S-23-2015 filed by Bart Warner requesting approval to amend Lots 10, 11, 14 and 15 of the West Valley Truck Center Subdivision located at 2374 South 5370 West.

Proposed Ordinance No. 15-35 related to the proposal to be consider by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 15-35, AMEND LOTS 10, 11, 14, AND 15 OF THE WEST VALLEY TRUCK CENTER SUBDIVISION LOCATED IN WEST VALLEY CITY, UTAH

Steve Lehman, CED Department, discussed proposed Ordinance No. 15-35 that would amend Lots 10, 11, 14, and 15 of the West Valley Truck Center Subdivision located in West Valley City, Utah.

Written information previously distributed to members of the Council included the following:

Mike Russell, representing the property owner, had submitted Application No. S-23-2015 for the purpose of modifying the north/south property line separating the subject lots. The proposal would also adjust the existing north/south public utility easement to coincide with the location of the amended property line.

When the West Valley Truck Center Subdivision had been recorded a number of lots were platted to accommodate a variety of uses associated with the trucking industry. Although many of the original lots remained, a few modifications had taken place over the years to accommodate specific uses and/or planned future uses that did not fit within the original lot configuration.

The property line in question would be moved approximately 20 feet to the west. This change would allow lots adjacent to 5370 West to be larger in size in anticipation of future development.

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Also, an existing public utility easement ran parallel to the property line being moved. This easement would be relocated in similar fashion with the new property line. All other existing easements would remain as originally platted.

Upon discussion, Councilmember Buhler inquired if utility companies would have an issue with the utility lines being moved.

Mr. Lehman advised the proposal had been coordinated with the utility companies so there should not be any issues arising from the action. He added the property was currently vacant and easements would be used when buildings were constructed.

The City Council will hold a public hearing and consider Application No. S-23-2015 and proposed Ordinance No. 15-35 at the Regular Council Meeting scheduled October 17, 2015, at 6:30 P.M.

Councilmember Rushton arrived at 4:46 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-24-2015 FILED BY DAVID READ REQUESTING FINAL PLAT APPROVAL FOR THE MOULTON FARM PHASE 3 SUBDIVISION AND APPROVAL TO AMEND PARCEL B OF THE MOULTON FARM PHASE 2 SUBDIVISION, LOCATED AT 4420 SOUTH 3600 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 17, 2015, in order for the City Council to hear and consider public comments regarding Application No. S-24-2015 filed by David Read requesting final plat approval for the Moulton Farm Phase 3 Subdivision and approval to amend Parcel B of the Moulton Farm Phase 2 Subdivision, located at 4420 South 3600 West.

Proposed Ordinance No. 15-36 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 15-36, AMEND PARCEL B OF THE MOULTON FARM PHASE 2 SUBDIVISION LOCATED IN WEST VALLEY CITY, UTAH

Steve Lehman, CED Department, discussed proposed Ordinance No. 15-36 that would amend Parcel B of the Moulton Farm Phase 2 Subdivision located in West Valley City, Utah.

Written information previously distributed to members of the Council included

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the following:

David Read, applicant, had requested to amend Parcel B of the Moulton Farms Phase 2 Subdivision located at 4400 South 3600 West and zoned R-1-8. The subdivision had received preliminary approval in January of 2014. The submitted subdivision plat included the 3rd and last phase of the Moulton Farms Subdivision to consist of 4 lots on .80 acres. Lots ranged in size from 8,096 to 9,799 square feet with the average size calculated at 8,650 square feet.

Access to the subdivision would be gained from 3600 West and 4400 South. Street improvements along both of these roads had been installed. At the time the City issued a building permit for the new lots, the builder would be required to coordinate utility services and curb cuts along 3600 West with the Public Works Department.

During the preliminary review for the subdivision, a soils report had been required. The report indicated that groundwater was not encountered to a depth of 9 feet. The report also indicated that while water conditions might fluctuate over time, it was not anticipated groundwater would be an impact in the proposed development.

Prior to the division of the Moulton Farms Subdivision, the property had been rezoned. During that process, a development agreement had been reviewed and approved by the Planning Commission and the City Council. Although the subject property was a parcel within the subdivision, it would be guided by the same standards outlined in the recorded development agreement, summarized as follows:

- All homes will be constructed of 100% masonry materials
- 25% of all homes in the subdivision will have a 3rd car garage
- The minimum dwelling size for a rambler will be 1,500 square feet; the minimum dwelling size for a two story or multiple story dwelling will be 1,900 square feet. The overall average within the subdivision will be 1,600 square feet
- The single family point system will be increased for homes with less than 1,600 square feet
- Various improvements, cleanup and repairs will be made to the existing dwelling at the corner of 4400 South 3600 West

Mr. Lehman further advised the existing previously vacant house was now being rented out to prevent issues.

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The City Council will hold a public hearing and consider Application No. S-24-2015 and proposed Ordinance No. 15-36 at the Regular Council Meeting scheduled November 17, 2015, at 6:30 P.M.

4. **NEW BUSINESS SCHEDULED NOVEMBER 17, 2015**

A. **CONVENE AS BOARD OF CANVASSERS FOR THE MUNICIPAL GENERAL ELECTION HELD NOVEMBER 3, 2015**

City Recorder, Nichole Camac, stated that on November 17, 2015, the City Council would convene as the Board of Canvassers regarding certification of the 2015 Election results. She also advised the final numbers would be provided by Salt Lake County on that day.

Other documentation regarding proposed Resolution No. 15-187 previously provided to the Council included the following:

RESOLUTION NO. 15-187, ACCEPTING AND APPROVING THE RESULTS OF THE MUNICIPAL GENERAL ELECTION HELD NOVEMBER 3, 2015, AS SHOWN ON THE CANVASS REPORT

Proposed Resolution No. 15-187 would accept and approve the results of the Municipal General Election held November 3, 2015, as shown on the Canvass Report.

The City Council, being the legislative body for West Valley City, comprised the Board of Municipal Canvassers pursuant to Utah Code 20A-4-301(2). The Code required the Board of Municipal Canvassers to meet to canvass the returns of the Municipal General Election no sooner than seven days and not later than 14 days after the election.

The City Council will consider proposed Resolution No. 15-187 at the Regular Council Meeting scheduled November 17, 2015, at 6:30 P.M.

5. **COMMUNICATIONS**

A. **STRATEGIC PLAN – POLICE ELECTRONIC OUTREACH**

An update regarding the Strategic Plan – Police Electronic Outreach had been scheduled and was given as follows:

Roxeanne Vainuku stated she worked with the Police Department on social media to reach out to citizens and connect with the community. She indicated it was important to “tell our own story” by humanizing the Police Department and strengthening the partnership with the community. She discussed the importance for the City to be a reliable source of information as opposed to residents getting material from a news story or other source. She also discussed recent stories on how social media had been used to humanize the Police Department and how citizens had been able to be involved and help catch criminals that were posted on

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Facebook or Twitter. Ms. Vainuku advised it had been beneficial to provide a proof of performance as well by letting citizens know what criminals had been apprehended using their help.

Chief Lee Russo stated social media outreach had helped restore confidence in the West Valley City Police Department and also build relationships with the community.

Ms. Vainuku continued that a verification process had been conducted to ensure citizens knew which Facebook group was theirs and added that a Spanish-speaking page was also being tested.

B. STRATEGIC PLAN – FACILITY FUNDING

City Manager, Wayne Pyle, discussed updated information regarding the Strategic Plan – Facility Funding, including the status of the Public Works and Parks and Recreation buildings. He stated a solid plan was in place for funding of these buildings and he discussed the proposed bond processes and funding plans.

Mr. Pyle updated the Council regarding Fire Station #72 and indicated conversations had taken place as to whether it should be rebuilt or remodeled. He indicated the best option seemed to be rebuilding since the bays in which the apparatus were stored were too small for modern equipment. He explained the existing building could be demolished and a new one constructed in its place, or a new building could be constructed on a different site. He further stated the benefit of constructing on another site would be the station could continue to be in operation during construction.

Upon inquiry by Councilmember Buhler regarding what would happen to the site where Station #72 currently existed if a new location was selected, the City Manager explained it could either be sold or utilized for another purpose.

Councilmember Nordfelt pointed out not many parks currently existed in that area.

Upon inquiry by Mayor Bigelow regarding the construction schedule, Jake Arslanian, Public Works Department, indicated the beginning of construction would be in about a year.

C. COUNCIL UPDATE

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

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| November 10, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Lars Nordfelt <ul style="list-style-type: none">• Strategic Plan- Facility Funding |
| November 11, 2015 | Veterans Day Holiday – City Hall closed |
| November 11, 2015 | Veteran’s Day Program at UCCC, 1355 West 3100 South, 5:30 PM to 8 PM |
| November 17, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Ron Bigelow <ul style="list-style-type: none">• Strategic Plan- Streetscape Aesthetics |
| November 18, 2015 | Harman Home Heritage Series – Inspirational Art Association, 4090 South 3600 West, 1:00 P.M. – 3:00 P.M. |
| November 19, 2015 | 3 rd Idea House Open House Tour, 3pm-7pm, 3817 South 2475 West |
| November 20, 2015 | UCCC Foundation Board Gala, 1355 West 3100 South, 6 pm – 9 pm |
| November 24, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Tom Huynh <ul style="list-style-type: none">• Strategic Plan- Code Enforcement Review |
| November 26, 2015 | Thanksgiving Holiday – City Hall closed |
| December 1, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council, RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Steve Buhler |
| December 8, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen Lang |
| *December 9, 2015 | WVC Watch Wednesday*Date Change* with Chief Russo |

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December 15, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Vincent
	<ul style="list-style-type: none">• Strategic Plan- Police Staffing, Recruitment, Retention
December 16, 2015	Harman Home Heritage Series – Malcolm Judd (Filmmaker), 4090 South 3600 West, 1:00 P.M. – 3:00 P.M.
December 22, 2015	No City Council Meetings- Christmas
December 24, 2015	Christmas Holiday – City Hall closed
December 29, 2015	No City Council Meetings- 5 th Tuesday

Upon inquiry, the Council had no questions or concerns.

D. **POTENTIAL FUTURE AGENDA ITEMS**

Upon inquiry by Mayor Bigelow, there were no potential future agenda items to be discussed.

6. **COUNCIL REPORTS**

A. **COUNCILMEMBER KAREN LANG – SALT LAKE TRIBUNE ARTICLE RE: VOLUNTEERS**

Councilmember Lang stated there was a recent article in the Salt Lake Tribune asking for City volunteers for the Planning Commission, Arts Council, and other boards. She indicated this was a good idea and would encourage it more.

She also stated she recently had found out Bobcat donated equipment and helped groom and winterize the grounds at the Family Fitness Center.

Councilmember Buhler advised that Bobcat had been a good company for West Valley City and he inquired as to how long they had been here.

Nicole Cottle, Assistant City Manager/CED Director, stated Bobcat had been in the community about six years.

Councilmember Buhler suggested Bobcat be considered for the Essential Piece Award.

B. **COUNCILMEMBER COREY RUSHTON – LEAGUE OF CITIES AND**

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TOWNS CONFERENCE/SKATE PARK UPDATE

Councilmember Rushton reported regarding his recent attendance at the League of Cities and Towns Conference, and discussed the Idea House implemented in West Valley City. He stated other cities had done this as well and he enjoyed seeing it take place elsewhere.

He also requested an update regarding the skate park.

City Manager, Wayne Pyle, advised that there had been conversation on whether or not to install a fence.

Parks and Recreation Director, Kevin Astill, advised the City was almost ready to bid in December.

C. MAYOR RON BIGELOW – HARMAN HOME VETERAN’S DAY BREAKFAST/NATIONAL LEAGUE OF CITIES AND TOWNS CONFERENCE

Mayor Bigelow reported regarding the recent Veteran’s Day breakfast held at the Harman Home.

He also discussed various programs in which he participated when attending the recent National League of Cities and Towns Conference.

Mayor Bigelow expressed his interest in seeing speed limit signs in school zones that took pictures of speeders and he stated it would be relatively inexpensive, easily moveable, and could be accessed with a flash drive.

D. COUNCILMEMBER KAREN LANG – SOUTH SALT LAKE PAINTED UTILITY BOXES

Councilmember Lang stated she had noticed utility boxes that were painted with designs in South Salt Lake. She expressed interest in having the City look at this and maybe inviting high schools to participate.

7. MOTION TO ADJOURN

Upon motion by Councilmember Buhler all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, NOVEMBER 10, 2015, WAS ADJOURNED AT 5:56 P.M. BY MAYOR BIGELOW.

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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, November 10, 2015.

Nichole Camac
City Recorder