

**MINUTES OF COUNCIL STUDY MEETING – JULY 5, 2016**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JULY 5, 2016, 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  
Don Christensen, Councilmember At-Large  
Lars Nordfelt, Councilmember At-Large  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3

ABSENT:

Tom Huynh, Councilmember District 1  
Steve Vincent, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager  
Nichole Camac, City Recorder  
  
Steve Pastorik, Acting CED Director  
Brandon Hill, Acting City Attorney  
Jim Welch, Finance Director  
Anita Schwemmer, Acting Police Chief  
John Evans, Fire Chief  
Layne Morris, CPD Director  
Dan Johnson, Acting Public Works Director  
Kevin Astill, Parks and Recreation Director  
Sam Johnson, Strategic Communications Director  
Russ Bailey, Public Works Department  
DeAnn Varney, Administration  
Jody Knapp, CED Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 28, 2016**  
The Council considered the Minutes of the Study Meeting held June 28, 2016. There were no changes, corrections or deletions.

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Councilmember Karen Lang moved to approve the Minutes of the Study Meeting held June 28, 2016. Councilmember Steve Buhler seconded the motion.

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

### 2. **REVIEW AGENDAS FOR COUNCIL REGULAR MEETING OF JULY 5, 2016**

Upon inquiry there were no questions from members of the City Council.

### 3. **ESSENTIAL PIECE AWARDS PRESENTATION TO BOB HAYWARD**

Councilmember Lars Nordfelt offered to read the nomination of Bob Hayward to receive the Essential Piece Award at the Regular Council Meeting scheduled July 12, 2016 at 6:30 P.M.

The nomination reads as follows:

Granger girls, you were being stalked August 15<sup>th</sup> and 16<sup>th</sup>, 1975. But thanks to our neighbor, friend, and Highway Patrol Officer Bob Hayward (who lived in Granger for over 35 years), you didn't become Ted Bundy's 26<sup>th</sup> victim.

In the wee hours of August 16, 1975, Bob chased Ted Bundy through the Hillsdale Subdivision at high rates of speed. Ted Bundy finally pulled over at the Service Station located on the southeast corner of 3500 South 2700 West.

Ted had an excuse for running from him but Bob felt uneasy. He felt he needed to search the VW Bug and found many suspicious instruments that could have been used for burglary.

Without any solid reason to arrest Ted Bundy, he took him to the Salt Lake Courthouse and had him booked, fingerprinted, and jailed overnight. Officer Bob Hayward asked the jailers to DOUBLE fingerprint Ted so that no mistakes or fingerprint smears could occur.

Ted was soon released but because of Bob Hayward's intuition, Ted Bundy was soon linked to murders throughout the Country.

Bob Hayward saved possibly hundreds of lives by being the 1<sup>st</sup> officer to arrest Ted Bundy. His actions made it possible for other states to link murders to him and further stop deaths of young girls in the 1970's.

Thank you for your service Officer Bob Hayward... A real hero!

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4. **PUBLIC HEARINGS SCHEDULED JULY 12, 2016**

A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-7-2016, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO ADD SECTIONS 7-6-1701 THROUGH 7-6-1709 AND TO AMEND VARIOUS SECTIONS OF THE ZONING AND SIGN CODE TO CREATE THE LIGHT INDUSTRIAL ZONE**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled July 12, 2016, in order for the City Council to hear and consider public comments regarding application no. ZT-7-2016, filed by West Valley City, requesting a Zone Text Change to add sections 7-6-1701 through 7-6-1709 and to amend various sections of the zoning and sign code to create the Light Industrial Zone

Proposed Ordinance No. 16-31 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ORDINANCE NO. 16-31, AMEND SECTIONS 7-1-103, 7-2-116, 7-5-101, 7-6-101, 7-14-106, 7-14-202, 7-23-210, 11-5-101, 11-5-102, 11-5-104, 11-5-105, 11-5-106, 11-5-107, AND 11-6-106 AND ENACT PART 7-6-1700P OF THE WEST VALLEY CITY MUNICIPAL CODE TO CREATE THE LIGHT INDUSTRIAL ZONE**

Steve Pastorik, CED Department, discussed proposed Ordinance No. 16-31 that would amend sections 7-1-103, 7-2-116, 7-5-101, 7-6-101, 7-14-106, 7-14-202, 7-23-210, 11-5-101, 11-5-102, 11-5-104, 11-5-105, 11-5-106, 11-5-107, and 11-6-106 and enact Part 7-6-1700P of the West Valley City Municipal Code to create the Light Industrial Zone.

Written documentation previously provided to the City Council included information as follows:

West Valley City staff has submitted a zone text change application to add Sections 7-6-1701 through 7-6-1709 and amend various Sections of the Zoning and Sign Code to create the Light Industrial Zone. The reasons for the new zone are described below.

The West Valley City General Plan includes heavy and light manufacturing designations on the future land use map. While these designations are included in the General Plan document and future land use map, the City currently only has the M (Manufacturing) Zone which allows both heavy and light manufacturing uses.

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When the City incorporated in 1980, there were two manufacturing zones – M-1 for light industrial uses and M-2 for heavy industrial uses. In 1986, the City consolidated these two zones into one with the M Zone. The ordinance enacting this consolidation stated that it was done to “provide a clear and more concise set of regulations regarding manufacturing uses in the City.” The current M Zone does designate heavy industrial uses as conditional uses; however, conditional uses are really permitted uses with conditions applied to mitigate any detrimental effects of the uses on their surroundings. In other words, a conditional use really can’t be denied unless it simply doesn’t meet the ordinance. Having a light industrial zone would allow the City to more effectively accomplish the goals in the General Plan.

In November of last year, the City Council passed a temporary land use regulation or moratorium on land use applications for a period of six months for the area between 2100 South and 2500 South along the west side of 5600 West. A copy of the ordinance enacting the temporary land use regulation is included with this issue paper. The reasons for the moratorium are outlined in the recitals of the ordinance. The proposed light industrial zone addresses the issues raised in the moratorium.

Steve Pastorik described the difference between the maps provided in the Council packets after inquiry by Councilmember Lang. Councilmember Lang stated that trucking companies have a lot of outside storage and questioned why City staff decided to classify them as light industrial. Steve replied that staff did debate this at length but decided that trucks are not stored long-term and are constantly moving on and off the property. Councilmember Lang asked if the ‘M’ zone would still exist in the City Code. Steve replied yes and stated that the light industrial zone would just be an additional option.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will hold a public hearing and consider proposed Ordinance No. 16-31 at the Regular Council Meeting scheduled July 12, 2016, at 6:30 P.M.

**B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-6-2016, FILED BY WEST VALLEY CITY, REQUESTING A ZONE CHANGE FROM ZONE 'M' (MANUFACTURING) TO ZONE 'LI' (LIGHT INDUSTRIAL) FOR PROPERTY LOCATED BETWEEN 2100 SOUTH AND 2500 SOUTH ON THE WEST SIDE OF 5600 WEST**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled July 12, 2016, in order for the City Council to hear and consider public comments regarding application No. Z-6-2016, filed by West

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Valley City, requesting a Zone Change from Zone 'M' (Manufacturing) to Zone 'LI' (Light Industrial) for property located between 2100 South and 2500 South on the west side of 5600 West.

Proposed Ordinance No. 16-32 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ORDINANCE NO. 16-32, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED BETWEEN 2100 SOUTH AND 2500 SOUTH ON THE WEST SIDE OF 5600 WEST FROM ZONE 'M' (MANUFACTURING) TO ZONE 'LI' (LIGHT INDUSTRIAL)**

Steve Pastorik, CED Department, discussed proposed Ordinance No. 16-32 that would approve amending the Zoning Map to show a change of zone for property located between 2100 South and 2500 South on the west Side of 5600 West from Zone 'M' (Manufacturing) to Zone 'LI' (Light Industrial).

Written documentation previously provided to the City Council included information as follows:

West Valley City staff has submitted a zone change application for approximately 72 acres along the west side of 5600 West between 2100 South and 2500 South from the M (Manufacturing) Zone to the proposed new LI (Light Industrial) Zone. In November of last year, the City Council passed a temporary land use regulation or moratorium on land use applications for a period of six months for the subject property. The reasons for the moratorium, which is included with this issue paper, are outlined in the recitals of the ordinance. The reasons for this proposed change in zoning are outlined below.

Zoning is the primary tool for implementing the City's General Plan. If zoning and the General Plan are not aligned, the City's goals will not be realized. There are several uses allowed in the M Zone that are heavy industrial and not compatible with the General Plan designation of light industrial for this area.

5600 West is a critical, high visibility, commercial arterial and development along this gateway corridor will only become more visible in the future. New development along 5600 West has the potential to significantly grow employment opportunities and improve the image of the City. Heavy manufacturing uses such as those permitted in the M Zone will not promote these ends as effectively as development in accordance with the provisions of the LI Zone. In addition, heavy manufacturing uses are incompatible with current development patterns, the anticipated evolution of the 5600 West corridor, and the City's efforts to promote the 5600 West corridor as a gateway to the City.

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Councilmember Nordfelt asked if there are other areas in the City that could be designated Light Industrial. Steve replied yes and displayed the General Plan Map, indicating where Light Industrial uses are anticipated. Councilmember Lang asked how long an existing salvage yard use would be grandfathered. Steve replied indefinitely as long as the business continues to operate without any lapse. He stated that the business can switch owners but must operate the exact same. If anything is changed or a new business comes to the area, it will need to meet the new requirements of the Light Industrial zone. Steve indicated that salvage yards have existed in the area prior to the City's incorporation. He stated that this area has now become a more important part of the City and will be very visible with the construction of the Mountain View Corridor directly next to it. Steve discussed the history of the area and the changes that have occurred over the years.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will hold a public hearing and consider Application No. Z-6-2016 and proposed Ordinance No. 16-32 at the Regular Council Meeting scheduled July 12, 2016, at 6:30 P.M.

#### 4. **RESOLUTION NO. 16-109, APPROVE AN AMENDED AND RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN SALT LAKE COUNTY AND WEST VALLEY CITY**

City Manager, Wayne Pyle, discussed proposed Resolution No. 16-109 that would approve an amended and restated Interlocal Cooperation Agreement between Salt Lake County and West Valley City.

Written documentation previously provided to the City Council included information as follows:

This agreement provides that the County will transfer \$2,564,000 to assist the City in completing the Plaza Level Project and establishes terms and conditions governing the use and expenditure of said funds.

Recently, the City Council approved a bid by Layton Construction to complete the Plaza Level at the Utah Cultural Celebration Center. The County has agreed to supply \$2,564,000 in matching funds (allocated from County Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act funds) to complete the project, provided the City complies with the following requirements:

- 1) The City must contribute \$1,234,859.97 to the project by the end of the 2016-2017 fiscal year.

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- 2) The City must contribute an additional \$1,498,905 in related expenditures by the end of the 2026-2027 fiscal year.
- 3) The City must complete the project by December 31, 2018.
- 4) The City must comply with all applicable record-keeping requirements and be able to demonstrate proper expenditure of the County funds on the project.
- 5) Failure to match funding or to demonstrate proper expenditures of County funds will require the City to repay the \$2,564,000 in full.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider proposed Resolution No. 16-109 at the Regular Council Meeting scheduled July 12, 2016, at 6:30 P.M.

5. **RESOLUTION NO. 16-110, APPROVE AN ADDENDUM TO THE MEMORANDUM OF UNDERSTANDING BETWEEN WEST VALLEY CITY AND BEST FRIENDS ANIMAL SOCIETY**

Layne Morris, CPD Director, discussed proposed Resolution No. 16-110 that would approve an addendum to the Memorandum of Understanding between West Valley City and Best Friends Animal Society.

Written documentation previously provided to the City Council included information as follows:

The reason for this addendum is to support a previous Memorandum of Understanding between the three entities, West Valley City Animal Shelter (WVCAS), the City of Taylorsville, and Best Friends Animal Society (BF). Under this addendum, BF and WVCAS agree to meet certain goals set in the MOU and this addendum.

This Addendum is made and entered into by and between West Valley City Animal Services (WVCAS), the City of Taylorsville, and Best Friends Animal Society for the purpose to support a Memorandum of Understanding (MOU) dated October 14, 2014, pursuant to which they agreed to cooperate on certain animal welfare projects located within the areas served by WVCAS in efforts to create and sustain a “no-kill” community

WVCAS and BF have collaborated in an effort to achieve and maintain a “no-kill” status for the WVCAS. The program has four primary components:

1. Adoption Program (NKUT)
2. Community Cat Program (TNR)
3. Kitten Nursery

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4. Pet Adoption Center (PAC)

Under these programs WVCAS and BF have been able to maintain a “no-kill” status.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider proposed Resolution No. 16-109 at the Regular Council Meeting scheduled July 12, 2016, at 6:30 P.M.

6. **RESOLUTION NO. 16-111, AUTHORIZE THE EXECUTION OF AN AGREEMENT BETWEEN WEST VALLEY CITY AND KEDDINGTON & CHRISTENSEN, CERTIFIED PUBLIC ACCOUNTANTS, LLC TO PROVIDE AUDITING SERVICES TO WEST VALLEY CITY FOR THE FISCAL YEAR ENDING JUNE 30, 2016**

Jim Welch, Finance Director, discussed proposed Resolution No. 16-111 that would authorize the execution of an agreement between West Valley City and Keddington & Christensen, Certified Public Accountants, LLC to provide auditing services to West Valley City for the fiscal year ending June 30, 2016

Written documentation previously provided to the City Council included information as follows:

West Valley City is required by law to engage an independent audit firm to audit the City’s financial operations. Keddington & Christensen auditors have demonstrated experience and proficiency in municipal audits and knowledge of City operations. This audit will be conducted in accordance with auditing standards generally accepted in the United States of America: the standards for financial audits contained in the Government Auditing Standards, issued by the Comptroller General of the United States.

Keddington & Christensen, Certified Public Accountants, LLC. has provided audit services for the City in the past and has the technical expertise to evaluate and review all aspects of the City’s complex operations.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider proposed Resolution No. 16-111 at the Regular Council Meeting scheduled July 12, 2016, at 6:30 P.M.

7. **COMMUNICATIONS**



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### A. **BUDGET UPDATE**

City Manager, Wayne Pyle, stated that there are no updates at this time.

### B. **COUNCIL UPDATE**

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

Councilmember Buhler asked what the Wild West Roundup scheduled for July 16, 2016 is. Councilmember Christensen stated that this will be held at the Cultural Center and is a combination of several events the Cultural Center has held in the past. Mayor Bigelow added that there will be food, concerts, pioneer activities, etc.

Mayor Bigelow stated that there is typically a Veteran's Day Program scheduled on November 11, 2016. He indicated he would like to know if this event will be scheduled again this year.

Upon inquiry, there were no questions or concerns expressed by members of the City Council.

### C. **POTENTIAL FUTURE AGENDA ITEMS**

City Manager, Wayne Pyle, stated that the tennis courts at Granger Elementary were recently improved and renovated. He indicated that there is a dedication occurring July 6, 2016 at 7:00 PM and invited members of the Council to attend.

## 8. **COUNCIL REPORTS**

### A. **COUNCILMEMBER DON CHRISTENSEN- PARKING ON PUBLIC STREETS**

Councilmember Don Christensen stated that he has heard from a resident who is concerned about on-street parking along 3100 South near the trailer park located at approximately 4000 West. He stated that residents have been placing cones or garbage cans to hold their parking spaces. Mayor Bigelow stated that on-street parking is a concern throughout the City now that multiple families live in one home. Councilmember Buhler stated that he understands this is an issue but questioned whether it's something the City should regulate. Councilmember Lang suggested widening the road with an additional driving lane or providing a bike lane to stop residents from parking along the street. Members of this Council discussed this option as well as signage, modifying speed limits, etc. Mayor Bigelow stated that there are also problems on 3100 South just east of 2700 West and also on 2700 West and 3500 South with traffic heading north.

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**B. MAYOR RON BIGELOW- THE WALL THAT HEALS**

Mayor Ron Bigelow stated that there was a constant stream of people that attended the ‘Wall the Heals’ event held at Centennial Park over the weekend. He indicated that he met with thousands of people that included veterans and stated that it was a very uplifting and positive event. Mayor Bigelow thanked Nancy Day, Parks Department, for her efforts. He stated that there was a lot of successful press coverage but word of mouth can also be contributed to the success of the event.

**9. MOTION TO ADJOURN**

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, JULY 5, 2016, WAS ADJOURNED AT 5:25 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, July 5, 2016.

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Nichole Camac  
City Recorder