

**MINUTES OF COUNCIL STUDY MEETING – JULY 12, 2016**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JULY 12, 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 PRO-TEM VINCENT.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen, Councilmember At-Large  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

ABSENT:

Ron Bigelow, Mayor  
Steve Buhler, Councilmember District 2

STAFF PRESENT:

Wayne Pyle, City Manager  
Nichole Camac, City Recorder

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

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 5, 2016**  
The Council considered the Minutes of the Study Meeting held July 5, 2016. There were no changes, corrections or deletions.

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Councilmember Lang moved to approve the Minutes of the Study Meeting held July 5, 2016. Councilmember Huynh seconded the motion.

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

**2. REVIEW AGENDAS FOR COUNCIL REGULAR MEETING AND HOUSING AUTHORITY SPECIAL MEETING OF JULY 5, 2016**

**Special Housing Authority Meeting**

**Item 4.A.- Authorize the Execution of a Real Estate Purchase Agreement for Property Located at 3027-3029 West Lehman Avenue**

Steve Pastorik presented this item. Councilmember Steve Vincent asked what properties need to be acquired. Steve replied that this is the first of nine and indicated the other properties on a map.

**Item 4.B- Amend the Bylaws of the Housing Authority to Amend the Meeting Schedule of the Authority and to Update the Bylaws in Accordance with Utah Law**

Wayne Pyle indicated that this was a simple update to the bylaws to ensure they meet Utah Law and the current operation of the Housing Authority.

**3. TODD POSSELLI, PUBLISHER OF UTAH FAMILY MAGAZINE- PRESENTATION OF 2016 FAMILY FAVORITE AWARDS TO THE WEST VALLEY CITY FAMILY FITNESS CENTER**

Kevin Astill, Parks and Recreation Director, stated that the West Valley City Family Fitness Center would be receiving several awards. He stated that Todd Posselli, Publisher of Utah Family Magazine, would be presenting the award at the Regular Council Meeting scheduled July 19, 2016 at 6:30 P.M.

**4. PUBLIC HEARINGS SCHEDULED JULY 19, 2016**

**A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-9-2016, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT AMENDMENT TO ADD SECTION 7-34 TO ALLOW FOR ACCESSORY DWELLING UNITS UNDER CERTAIN CONDITIONS**

Mayor Pro-Tem Vincent informed a public hearing had been advertised for the Regular Council Meeting scheduled July 19, 2016, in order for the City Council to hear and consider public comments regarding application no. ZT-9-2016, filed by West Valley City, requesting a Zone Text Amendment to add Section 7-34 to allow for accessory dwelling units under certain conditions.

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Proposed Ordinance No. 16-33 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

### **ORDINANCE NO. 16-33, ENACT CHAPTER 7-34 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ESTABLISH REGULATIONS CONCERNING ACCESSORY DWELLING UNITS**

Steve Pastorik, CED Department, discussed proposed Ordinance No. 16-33 that would enact Chapter 7-34 of the West Valley City Municipal Code to establish regulations concerning accessory dwelling units.

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

West Valley City staff is recommending the addition of Chapter 7-34 to the Zoning Ordinance to allow accessory dwelling units (ADUs) within single family dwellings under certain conditions. The County and State have been working to find solutions to reduce homelessness and create more affordable housing. To show the City's ongoing support in these efforts, the City Council recently passed the attached resolution setting forth and reaffirming West Valley City's commitment to fight housing insecurity and homelessness. This resolution included the following direction for City staff: "The City Council directs staff to prepare an ordinance permitting the development of accessory dwelling units on appropriate properties to increase the availability of affordable housing in the City."

The proposed ordinance has been narrowly drafted to only allow accessory dwelling units under certain conditions. A summary of these conditions is listed below:

- The minimum lot size required for an ADU shall be 16,000 square feet.
- The maximum lot width for an ADU shall be 99'.
- ADUs shall only be allowed in zones that allow single-family dwellings.
- ADUs shall only be allowed on properties with homes built prior to 1980.
- ADUs shall be located on properties designated for single-family dwellings in the West Valley City General Plan.
- A primary dwelling unit containing an ADU shall be occupied by the owner of the premises.
- All accessory dwelling units shall meet the design standards listed in the ordinance.

Councilmember Lars Nordfelt asked why there is a maximum lot width proposed. Steve replied that this provision was suggested to encourage larger properties to subdivide into flag lots instead of simply constructing an ADU.

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Mayor Pro Tem Vincent asked why a 600 square foot maximum was placed on the size of the ADU. Steve replied that this was a provision suggested by the Planning Commission so that an ADU would not be too large and overpower the property.

Mayor Pro Tem Vincent clarified that the proposed ordinance only applies to attached structures. Steve replied yes. He indicated that the goal is to discourage separate ownership, maintain separate utility's, and ensure the unit still looks like a single home by appearance. Mayor Pro Tem stated that he sees a benefit in a detached unit as well and feels it could help families afford their properties and also provide a separate living space for a parent, in law, or child seeking independence. Councilmember Lang agreed and added that she would also like to see the option for ADU's on smaller lots.

Councilmember Nordfelt asked if the ordinance as written would prevent new developments from creating duplex like properties under the RE zone. Steve replied the proposed ordinance would currently require that the property be developed prior to City incorporation (1980).

Members of the City Council discussed the proposed ordinance and issues that could potentially arise from the changes.

Councilmember Huynh asked if the ordinance was drafted as a response to a resident complaint. Steve replied that the proposal was drafted as a possible response to helping mitigate housing insecurity and homelessness.

Councilmember Nordfelt stated that there are significant issues that could arise, including increased parking issues in neighborhoods, and the Council should thoroughly consider possible repercussions.

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. ZT-9-2016 and proposed Ordinance No. 16-33 at the Regular Council Meeting scheduled July 19, 2016, at 6:30 P.M.

- B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-10-2016, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT AMENDMENT TO ADD SECTIONS 7-6-1801 THROUGH 7-6-1811 TO CREATE THE SUPPORTIVE HOUSING ZONE**

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Mayor Pro-Tem Vincent informed a public hearing had been advertised for the Regular Council Meeting scheduled July 19, 2016, in order for the City Council to hear and consider public comments regarding application No. ZT-10-2016, filed by West Valley City, requesting a Zone Text Amendment to add Sections 7-6-1801 through 7-6-1811 to create the Supportive Housing Zone.

Proposed Ordinance No. 16-34 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

### **ORDINANCE NO. 16-34, AMEND SECTION 7-5-101 AND ENACT PART 7-6-1800P OF THE WEST VALLEY CITY MUNICIPAL CODE TO ESTABLISH A SUPPORTIVE HOUSING ZONE**

Steve Pastorik, CED Department, discussed proposed Ordinance No. 16-34 that would approve amending Section 7-5-101 and enacting Part 7-6-1800P of the West Valley City Municipal Code to establish a Supportive Housing Zone.

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

West Valley City staff is recommending the addition of Sections 7-6-1801 through 7-6-1812 to create the Supportive Housing (SH) Zone. The County and State have been working to find solutions to reduce homelessness and create more affordable housing. To show the City's ongoing support in these efforts, the City Council recently passed the attached resolution setting forth and reaffirming West Valley City's commitment to fight housing insecurity and homelessness. This resolution included the following direction for City staff: "The City Council directs staff to evaluate the General Plan and local zoning to facilitate the development of permanent supportive housing in the City." According to the Corporation for Supportive Housing (CSH), supportive housing "combines and links permanent, affordable housing with flexible, voluntary support services designed to help the tenants stay housed and build the necessary skills to live as independently as possible."

The proposed Supportive Housing Zone was patterned after the RM (residential, multi-family) Zone; however, there are significant differences between the two. For example, the area, density and height regulations as well as the allowed uses are different.

Two examples of supportive housing in West Valley include the Kelly Benson Apartments at 3122 S 3600 W and the Jared Alan Campbell Court Apartments at 1596 W 3395 S. The Kelly Benson Apartments provide 59 permanent supportive housing units on 2.3 acres for seniors aged 55 and older with disabling conditions including those who have been homeless or chronically homeless. The Jared Alan

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Campbell Court Apartments provide 26 units on 2.6 acres for single women and families that are victims of domestic violence and are at risk of abuse. Both projects are 2 story buildings.

Mayor Pro-Tem Vincent asked if this zone could be applied to the County owned housing in Fairbourne Station. Steve replied that type of project would be considered affordable housing and not supportive. He indicated that the concept would be for permanent housing that provides a type of service, not temporary where residents check in and out of units.

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. ZT-10-2016 and proposed Ordinance No. 16-34 at the Regular Council Meeting scheduled July 19, 2016, at 6:30 P.M.

### 5. **COMMUNICATIONS**

#### A. **BUDGET UPDATE**

City Manager, Wayne Pyle, provided a table explaining how the proposed tax increase money would be spent. He stated that approximately \$1,772,687 would go toward Public Safety and \$1,104,476 to other departments in the City. Mr. Pyle described various options regarding promotions and additions of employees and the percentage of tax increase that would be needed for different scenarios.

Councilmember Tom Huynh stated that the City needs to focus on gaining tax revenue from internet sales. Mr. Pyle agreed and indicated that this is also being discussed at a Federal level. Councilmember Huynh added that new parks should be maintained by local HOA's instead of by the City.

#### B. **COUNCIL UPDATE**

Mayor Pro-Tem Vincent referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events.

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 Councilman Buhler spoke with him regarding CEP. He indicated that workers are being paid before federal grants are received and this was an issue that was brought up during a recent audit. Mr. Pyle stated that Margaret Peterson, the head of the program, has requested a \$50,000 line of credit through the City. He indicated that this is something the City is capable of doing

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but the Council should have a policy discussion on whether it is something they want to do.

City Manager Wayne Pyle stated that several weeks ago Russ Willardson proposed a list of road projects and beautification areas to spend grant money on. He asked if the Council had a preference on using the funds for beautification or road repair. Mayor Pro Tem Vincent stated that he is comfortable using the money on beautification and Councilman Nordfelt agreed. Councilmember Lang disagreed and indicated that she feels the money should be used on the parking structure as it was originally meant. Councilmember Huynh indicated that sidewalks are needed in Chesterfield and he would like this to be considered.

**6. COUNCIL REPORTS**

**A. COUNCILMEMBER DON CHRISTENSEN- SIDEWALKS**

Councilmember Don Christensen stated that he received a message on Facebook from a concerned resident. The resident expressed frustration that money is being spent on the Cultural Center and not on constructing and maintaining sidewalks. He stated that funding is different for these projects and he will respond by indicating this.

**B. COUNCILMEMBER TOM HUYNH- HOMELESSNESS**

Councilmember Tom Huynh stated that homelessness is a growing concern and needs to be discussed. He encouraged staff to continue searching for different ways of handling this problem.

**7. MOTION TO ADJOURN**

Upon motion by Councilmember Karen Lang all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, JULY 12, 2016, WAS ADJOURNED AT 5:40 P.M. BY MAYOR PRO-TEM VINCENT.

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 12, 2016.

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Nichole Camac  
City Recorder