

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 13, 2016

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, DECEMBER 13, 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:

Ron Bigelow, Mayor (*participating electronically via facetime*)
Don Christensen, 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/ Mayor Pro Tem

STAFF PRESENT:

Paul Isaac, Acting City Manager/ HR Director
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Lee Russo, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
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
DeAnn Varney, Administration
Steve Pastorik, CED Department
Mark Nord, CED Department
Jon Springmeyer, CED Department
Andrew Wallentine, Administration
Kevin Conde, Administration

APPROVAL OF MINUTES OF STUDY MEETING HELD DECEMBER 6, 2016

The Council considered the Minutes of the Study Meeting held December 6, 2016. There were no changes, corrections or deletions.

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 13, 2016

-2-

Councilmember Lang moved to approve the Minutes of the Study Meeting held December 6, 2016. Councilmember Nordfelt seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING AND SPECIAL REDEVELOPMENT AGENCY MEETING OF DECEMBER 13, 2016

Mayor Pro Tem Vincent indicated that two more items have been added to the Redevelopment Agency agenda. They were presented and discussed as follows:

RESOLUTION 16-22, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH PHILLIP W. LUCAS TO PURCHASE PROPERTY LOCATED AT 3040 W. LEHMAN AVENUE

Mark Nord, CED Department, discussed proposed Redevelopment Agency Resolution No. 16-22 that would approve a real estate purchase agreement with Phillip W. Lucas to purchase property located at 3040 West Lehman Avenue.

Written information previously provided to the City Council included the following:

The Redevelopment Agency of West Valley City (RDA) desires to acquire residential property at 3040 W. Lehman Avenue. This property is located in the City Center Redevelopment Project Area known as Fairbourne Station and will play a key role in the next phase of development. By owning the property, the RDA will have control of its use and can ensure that development meets the quality standards of Fairbourne Station.

The City Center Redevelopment Project Area Plan, adopted by the RDA in 2004, entails urban renewal of the area that includes Valley Fair Mall, the property surrounding West Valley City Hall, and areas to the west of City Hall. Purchase of this property on Lehman Avenue furthers the vision of the City Center Redevelopment Project Area Plan.

Upon inquiry by Mayor Pro Tem Vincent, the Council had no further questions or concerns.

RESOLUTION 16-23, AUTHORIZE THE EXECUTION OF AN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY AND ICO MULTIFAMILY HOLDINGS, LLC, FOR REIMBURSEMENT OF COSTS TO ACQUIRE

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 13, 2016

-3-

PROPERTY KNOWN AS THE LUCAS POND FOR PHASE II OF THE FAIRBOURNE STATION DEVELOPMENT

Mark Nord, CED Department, discussed proposed Redevelopment Agency Resolution No. 16-23 that would authorize the execution of an agreement between the Redevelopment Agency of West Valley City and ICO Multifamily Holdings, LLC, for reimbursement of costs to acquire property known as the Lucas Pond for Phase II of the Fairbourne Station Development.

Written information previously provided to the City Council included the following:

The Agency and ICO entered into an Agreement for the Disposition of Land for Private Development (hereinafter, the “ADL”) in which ICO agreed to construct Class A apartments in two phases. The Agency identified property known as the Lucas Pond that is necessary for a road (3030 West), drainage, and landscaping for the second phase of construction. Because ICO’s Phase II project will benefit from this property acquisition, ICO agreed to reimburse the Agency in the amount of \$120,000, which is one-half of the cost to purchase the property.

In an effort to promote and facilitate the multi-use concept of the City’s new downtown known as Fairbourne Station, the Agency and ICO entered into an ADL for the development of Class A apartments that include high-end amenities in the heart of Fairbourne Station. Phase I is now complete; the improvements installed by ICO have been accepted by the Agency and the City.

Mayor Pro Tem Vincent asked if storm water utility money can be used to help fund this project. Russ Willardson, Public Works Director, replied that this hasn’t been discussed but could be an option. Councilmember Buhler stated that the purchase price seems high. Mark replied that the value in property has gone up significantly with construction occurring around Fairbourne Station. Councilmember Buhler stated that if the RDA has the funds to make the purchase, he would rather not use City utility money for this purpose.

Upon inquiry by Mayor Pro Tem Vincent, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular Meeting or Special Redevelopment Agency Meeting scheduled later this night.

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 13, 2016

-4-

ORDINANCE NO. 16-55, AMEND SECTION 1-2-102 OF THE WEST VALLEY CITY MUNICIPAL CODE OUTLINING THE CONSOLIDATED FEE SCHEDULE FOR THE UTAH CULTURAL CELEBRATION CENTER

Paul Isaac, HR Director, discussed proposed Ordinance No. 16-55 that would amend Section 1-2-102 of the West Valley City Municipal Code outlining the consolidated fee schedule for the Utah Cultural Celebration Center.

Written information previously provided to the City Council included the following:

Staff has completed a market analysis of several venues/facilities which are similar to the Utah Cultural Celebration Center. Based upon occupancy or capacity, square footage and other considerations, rental rates and how equipment is rented have been updated. The new rates, including when discounts apply, are attached to this resolution for consideration by the City Council.

Rental rates and fees for the use of the Utah Cultural Celebration Center have not changed since 2008. While there are no significant changes requested a new standard of \$.25 cents per square foot will now be applied to each room. Please also note that we replaced the two-tier pricing structure with a more streamlined one-tier approach.

Over the years the only real issues dealing with rental of the facilities has to do with consistently applying the discounted price. Obviously some organizations want to use the facility for free, others like the small non-profit organizations can pay some portion of the price and therefore want even greater discounts. Some cultural groups want to use the facility to generate revenue for their own use and simply want to only pay a stipend. While we recognize the desire of the City Council to provide subsidized programming for our community, we have been able to use ZAP funds, donations, and grants to at least re-coup some of the cost of maintenance and labor for these programs. While we desire to have some discretion as to when we charge for the use of the center and when we don't, i.e., public funerals, etc., we also desire to firmly put in place these discounts and apply them consistently so that we are not accused of favoring one organization or individual over another.

Councilmember Buhler asked if the discounts have changed. Paul replied that the discounts have not been included in the code before. Councilmember Buhler expressed concern about Strategic Plan meetings and CEP meetings being held at the UCCC and having to abide by these rules. Paul replied that there is some discretion in the Code for this. Council discussed City Departments paying to use the Cultural Center and whether this should be left in the code. The Council discussed other parts of the proposed fee schedule. Councilmember Vincent stated that the Council should be treated the same as City employees. Councilmember Lang stated that she feels she should pay full price if she wants to host an event for her work employees but should be given a 20% employee discount for a personal

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 13, 2016

-5-

wedding, birthday party, etc. Mayor Bigelow asked if there should be a limit to the number of times a department or employee can utilize the facility. Councilmember Lang stated that she feels paying customers should always come first. Paul and the Council discussed Salt Lake County and the agreements the Cultural Center shares with them.

Upon inquiry by Mayor Pro Tem Vincent, the Council had no further questions or concerns.

The City Council will consider proposed Ordinance No. 16-55 at the Regular Council Meeting scheduled December 20, 2016, at 6:30 P.M.

RESOLUTION NO. 16-186, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH DAI MANAGERS, LLC FOR APPROXIMATELY 2.3 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1483 WEST 2320 SOUTH

Steve Pastorik, CED, discussed proposed Resolution No. 16-186 that would authorize the City to enter into a Development Agreement with DAI Managers, LLC for approximately 2.3 acres of property located at approximately 1483 West 2320 South.

Written information previously provided to the City Council included the following:

The City approved a zone change and development agreement for this 2.3 acre property to be developed as townhomes back in 2007. DAI Managers, LLC recently approached the City about amending the development agreement to allow for single family homes to replace the townhomes. While the proposed development agreement standards do not meet the latest single family home standards, they do exceed the original development agreement standards.

The proposed development agreement contains the following requirements:

1. No more than 19 single family detached homes shall be built on the subject property.
2. All homes shall have a 2-car garage.
3. The minimum above grade, finished size for all homes shall be 1,825 square feet.
4. Building exteriors shall be a combination of hardie plank and brick or stone. No stucco is allowed. A minimum of 20% of the front elevation shall be brick or stone.
5. A tot lot shall be constructed within the common area.
6. An entrance feature shall be provided.
7. All homes shall be built substantially like the elevations depicted in Exhibit C.
8. The open space requirement outlined in the condominium ordinance shall be met.

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 13, 2016

-6-

9. All landscaping shall be installed by the builder and maintained by the homeowner's association.
10. Architectural requirements for street facing side façades.
11. The two homes adjacent to 2320 South shall include rear yard fencing.

Councilmember Christensen asked if the developer feels confident that these units will sell successfully. Steve replied yes.

Upon inquiry by Mayor Pro Tem Vincent, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No. 16-186 at the Regular Council Meeting scheduled December 20, 2016, at 6:30 P.M.

CONSENT AGENDA:

RESOLUTION NO. 16-187, RATIFY THE CITY MANAGER'S REAPPOINTMENT OF KAREN LANG TO THE WEST VALLEY CITY HOUSING AUTHORITY COMMISSION FOR A TERM COMMENCING JANUARY 1, 2017 AND ENDING DECEMBER 31, 2019

Nichole Camac, City Recorder, discussed proposed Resolution No. 16-187 that would ratify the City Manager's reappointment of Karen Lang to the West Valley City Housing Authority Commission for a term commencing January 1, 2017 and ending December 31, 2019.

Written information previously provided to the City Council included the following:

The West Valley City Housing Authority Commission is composed of seven members, each appointed by the City Manager with the advice and consent of the City Council. Pursuant to Section 9-4-606, Utah Code Annotated 1953, as amended, the City Manager wishes to reappoint Karen Lang to the West Valley City Housing Authority Commission for a term commencing January 1, 2017 and ending on December 31, 2019.

Upon inquiry by Mayor Pro Tem Vincent, the Council had no further questions or concerns.

RESOLUTION NO. 16-188, RATIFY THE CITY MANAGER'S APPOINTMENT OF TOM HUYNH TO THE WEST VALLEY CITY HOUSING AUTHORITY COMMISSION FOR A TERM COMMENCING JANUARY 1, 2017 AND ENDING DECEMBER 31, 2019

Nichole Camac, City Recorder, discussed proposed Resolution No. 16-188 that would ratify the City Manager's reappointment of Tom Huynh to the West Valley

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 13, 2016

-7-

City Housing Authority Commission for a term commencing January 1, 2017 and ending December 31, 2019.

Written information previously provided to the City Council included the following:

The West Valley City Housing Authority Commission is composed of seven members, each appointed by the City Manager with the advice and consent of the City Council. Pursuant to Section 9-4-606, Utah Code Annotated 1953, as amended, the City Manager wishes to reappoint Tom Huynh to the West Valley City Housing Authority Commission for a term commencing January 1, 2017 and ending on December 31, 2019.

Upon inquiry by Mayor Pro Tem Vincent, the Council had no further questions or concerns.

RESOLUTION NO. 16-189, RATIFY THE CITY MANAGER'S APPOINTMENT OR REAPPOINTMENT OF MEMBERS AND AN EXECUTIVE DIRECTOR OF THE WEST VALLEY CITY CAB EXECUTIVE BOARD

Paul Isaac, Assistant City Manager, discussed proposed Resolution No. 16-189 that would ratify the City Manager's appointment or reappointment of members and an Executive Director of the West Valley City CAB Executive Board.

Written information previously provided to the City Council included the following:

The Resolution ratifies the City Manager's appointment or reappointment of certain individuals as members of the CAB Executive Board for the term as noted on the list attached to the resolution.

The CAB Executive Board consists of 11 members who serve for a term of two years and an Executive Director that serves for one year.

Upon inquiry by Mayor Pro Tem Vincent, the Council had no further questions or concerns.

RESOLUTION NO. 16-190, RATIFY THE CITY MANAGER'S APPOINTMENT OR REAPPOINTMENT OF MEMBERS AND A CHAIR OF THE WEST VALLEY CITY UCCC ADVISORY BOARD

Paul Isaac, Assistant City Manager, discussed proposed Resolution No. 16-190 that would ratify the City Manager's appointment or reappointment of members and a Chair of the West Valley City UCCC Advisory Board.

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 13, 2016

-8-

Written information previously provided to the City Council included the following:

The Resolution ratifies the City Manager's appointment or reappointment of certain individuals as members of the UCCC Advisory Board for the term as noted on the list attached to the resolution.

The UCCC Advisory Board consists of 13 members who serve for a term of two years and a chair that serves for one year.

Upon inquiry by Mayor Pro Tem Vincent, the Council had no further questions or concerns.

RESOLUTION NO. 16-191, RATIFY THE CITY MANAGER'S APPOINTMENT OR REAPPOINTMENT OF MEMBERS OF THE WEST VALLEY CITY ARTS COUNCIL

Paul Isaac, Assistant City Manager, discussed proposed Resolution No. 16-191 that would ratify the City Manager's appointment or reappointment of members of the West Valley City Arts Council.

Written information previously provided to the City Council included the following:

The Resolution ratifies the City Manager's appointment or reappointment of certain individuals as members of the Arts Council for the term as noted on the list attached to the resolution.

The Arts Council consists of 13 members who serve for a term of two years.

Upon inquiry by Mayor Pro Tem Vincent, the Council had no further questions or concerns.

RESOLUTION NO. 16-192, RATIFY THE CITY MANAGER'S APPOINTMENT OR REAPPOINTMENT OF MEMBERS AND A CHAIR OF THE WEST VALLEY CITY HISTORICAL SOCIETY

Paul Isaac, Assistant City Manager, discussed proposed Resolution No. 16-192 that would ratify the City Manager's appointment or reappointment of members and a Chair of the West Valley City Historical Society.

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 13, 2016

-9-

Written information previously provided to the City Council included the following:

The Resolution ratifies the City Manager's appointment or reappointment of certain individuals as members of the Historical Society for the term as noted on the list attached to the resolution.

The Resolution ratifies the City Manager's appointment or reappointment of certain individuals as members of the Historical Society for the term as noted on the list attached to the resolution.

Upon inquiry by Mayor Pro Tem Vincent, the Council had no further questions or concerns.

RESOLUTION NO. 16-193, RATIFY THE CITY MANAGER'S APPOINTMENT OR REAPPOINTMENT OF MEMBERS AND A CHAIR OF THE WEST VALLEY CITY SISTER CITY COMMITTEE

Paul Isaac, Assistant City Manager, discussed proposed Resolution No. 16-193 that would ratify the City Manager's appointment or reappointment of members and a Chair of the West Valley City Sister City Committee.

Written information previously provided to the City Council included the following:

The Resolution ratifies the City Manager's appointment or reappointment of certain individuals as members of the Sister City Committee for the term as noted on the list attached to the resolution.

The Sister City Committee consists of 13 members who serve for a term of two years and a chair that serves for one year.

Upon inquiry by Mayor Pro Tem Vincent, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No.'s 16-187, 16-188, 16-189, 16-190, 16-191, 16-192, and 16-193 at the Regular Council Meeting scheduled December 20, 2016, at 6:30 P.M.

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Don Christensen stated he attended a meeting with the Western Growth Coalition and they are talking about several ways to formalize their efforts and the group itself. He indicated that there might be some financial repercussions, such as

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 13, 2016

-10-

membership fees, that will result of these discussions. He stated that that Western Growth Coalition should be a discussion item on an upcoming agenda.

B. COUNCIL REPORTS

LARS NORDFELT- MONUMENT FOR OFFICER BROTHERSON

Lars Nordfelt stated that the Historical Society is interested and willing to participate in some type of monument to honor Officer Brotherson. Paul indicated that he will discuss this with Chief Russo and let the Council know the City's plans moving forward.

COMMUNICATIONS

A. TITLE 7 UPDATE- OTHER SUBSTANTIVE CHANGES

Steve Pastorik explained that Title 7 is currently being re-organized and re-written. He provided a PowerPoint Presentation summarized as follows:

- Conditional Use Standards
 - o Traffic
 - o Utilities
 - o Pedestrian Access
 - o Noise, light, dust, smoke, and odors
 - o Emergency vehicle access
 - o Hours of operation
 - o Compatibility of design with surroundings
- Landscaping Standards
 - o Added tree options for spaces under powerlines
 - o Included minimum plant sizes for trees and shrubs
 - o Increased quantity of shrubs required
 - o Addressed replacement of landscaping on high image arterials
- Subdivision Review
 - o Current Process
 - Planning Commission review of preliminary plat
 - Planning Commission review of final plat
 - City Council review of final plat
 - o Proposed Process
 - Planning Commission review of preliminary plat
 - City Council review of final plat
- Use Specific Regulations
 - o Automobile service
 - o Fast food establishments with drive-up
 - o Home preschools
 - o Outside storage
 - o Shopping centers

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 13, 2016

-11-

Steve and the Council discussed landscaping in terms of road widening, improvements, parking, etc. Steve also discussed caliber of trees and shrubs and how this has been modified.

B. COUNCIL UPDATE

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

Members of the City Council had no further questions regarding the Council Update.

Mayor Bigelow was excused from the remainder of the meeting.

C. NIMS TRAINING

Fire Chief, John Evans, indicated that NIMS stands for “National Incident Management System”. He provided one hour of the training and answered questions from Council and staff.

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 DECEMBER 13, 2016 WAS ADJOURNED AT 6:00 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, December 13, 2016.

Nichole Camac
City Recorder