

MINUTES OF COUNCIL STUDY MEETING – MAY 16, 2017

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 16, 2017, 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:

Steve Vincent, Councilmember District 4/ Mayor Pro-Tem
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3

ABSENT:

Ron Bigelow, Mayor

STAFF PRESENT:

Wayne Pyle, City Manager
Angel Pezely, Deputy City Recorder
Paul Isaac, Assistant City Manager/ HR Director
Nicole Cottle, Assistant City Manager/General Counsel/ 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
Nancy Day, Acting Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
John Rock, Administration
Steve Pastorik, City Planner
Lee Logston, Planning & Zoning
Mark Nord, RDA
Jeni Siebeneck, MIS
Ken Cushing, MIS
Shaun Trujillo, MIS
Eric Madsen, Public Works

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APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 9, 2017

The Council considered the Minutes of the Study Meeting held May 9, 2017. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held May 9, 2017. Councilmember Lang seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF MAY 16, 2017

Upon inquiry by Mayor Bigelow, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council Meeting scheduled later this night.

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR MAY 23, 2017

A. PRESENTATION OF MAYOR'S STAR OF EXCELLENCE AWARDS TO STUDENTS OF GRANGER, HUNTER, CYPRUS, AND TAYLORSVILLE HIGH SCHOOLS

Mayor Pro Tem Vincent stated that awards and congratulations will be granted to students who have earned top honors at their respective high schools.

PUBLIC HEARINGS SCHEDULED MAY 23, 2017

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-2-2017, FILED BY DAVE DOMINGUEZ, REQUESTING A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 7104 WEST GATES AVENUE

Mayor Pro Tem Vincent informed a public hearing had been advertised for the Regular Council Meeting scheduled May 23, 2017, in order for the City Council to hear and consider public comments regarding application Z-2-2017, filed by Dave Dominguez, requesting a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to M (Manufacturing) for property located at 7104 West Gates Avenue.

Proposed Ordinance 17-17 and Resolution 17-71 related to the proposal to be considered by the City Council subsequent to the public hearing, were discussed as follows:

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ORDINANCE NO. 17-17, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 7104 WEST GATES AVENUE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO M (MANUFACTURING)

Steve Pastorik, CED Department, discussed proposed Ordinance 17-17 that would amend the Zoning Map to show a change of zone for property located at 7104 West Gates Avenue from A (Agriculture, Minimum Lot Size 1/2 Acre) to M (Manufacturing).

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

Dave Dominguez with Wind River Construction and Development has requested a zone change on two parcels totaling 0.45 acres at 7104 W Gates Avenue from A (agriculture, minimum lot size ½ acre) to M (manufacturing). Surrounding zones include M to the east and west and A to the south (the frontage road and SR-201 are to the north). Neighboring uses include auto towing, repair, and sales to the east; vacant property and a salvage yard to the south; and a small warehouse building to the west. The subject property is designated as light manufacturing in the West Valley City General Plan.

The intended use is a construction yard, office and shop with an 8' precast concrete wall along the north, west and south sides of the property. According to the applicant, the yard, which would be used to store a couple of mini-excavators, a dump truck and construction materials like pipe fittings, would be constructed first and then the office and shop would be built sometime in the future. If the zone change is approved, a variance will be required to reduce the landscaping as shown on the concept plan. In addition, a conditional use permit would be required for the use approval.

This property is in a highly visible location positioned along the frontage road and within view of SR-201. The proposed yard would be considered outside storage. The ordinance includes the following requirement for outside storage: "All Outside Storage areas shall be screened from public view. The Planning Commission shall require such screening by means of fencing, Landscaping, Building placement, topography, berming, or other appropriate method." In this particular situation, fencing seems the most appropriate screening method. Staff recommends that the proposed 8' precast wall be required in a development agreement.

The Council asked if there was a reason why the City shouldn't approve the re-zone. Steve Pastorik replied no and indicated that staff felt the property worked well for this particular use. Councilmember Lang asked where the block wall would be located. Steve replied

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everywhere but the east side.

CONSIDER RESOLUTION 17-71: AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH WIND RIVER CONSTRUCTION AND DEVELOPMENT, INC. FOR APPROXIMATELY 0.45 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 7104 WEST GATES AVENUE

Steve Pastorik, CED Department, discussed proposed resolution 17-71 that would authorize the City to enter into a Development Agreement with Wind River Construction and Development, Inc. for approximately 0.45 acres of property located at approximately 7104 West Gates Avenue.

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

Dave Dominguez with Wind River Construction and Development, Inc. has submitted a rezone application (Z-2-2017) to change a 0.45 acre property at 7104 W Gates Avenue from A (agriculture, minimum lot size ½ acre) to M (manufacturing). As part of Mr. Dominguez's application, he proposed an eight foot, precast concrete wall around his proposed construction yard for screening. While screening of outside storage is required in the zoning ordinance, an eight foot, precast concrete wall is not specifically required. The proposed development agreement would require an eight foot, precast concrete wall along the north, west and south sides of the property, which are the street facing sides.

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. 17-17 and resolution 17-71 at the Regular Council Meeting scheduled May 23, 2017, at 6:30 P.M.

B. ACCEPT PUBLIC INPUT REGARDING APPLICATION GP-1-2017, FILED BY WEST VALLEY CITY, REQUESTING A GENERAL PLAN CHANGE TO ADOPT THE HUNTER TOWN CENTER PLAN WHICH ADDRESSES LAND USE FOR PROPERTIES IN THE VICINITY OF 3500 SOUTH AND 5600 WEST PT PUBLIC INPUT REGARDING APPLICATION Z-2-2017, FILED BY DAVE DOMINGUEZ, REQUESTING A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 7104 WEST GATES AVENUE

Mayor Pro Tem Vincent informed a public hearing had been advertised for the Regular Council Meeting scheduled May 23, 2017, in order for the City Council to hear and consider public comments regarding application GP-1-2017, filed by West Valley City, requesting a General Plan Change to adopt the Hunter Town Center Plan which addresses land use for properties in the vicinity of 3500 South and 5600 West.

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Proposed Ordinance 17-18 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 17-18, ADOPT THE HUNTER TOWN CENTER PLAN

Steve Pastorik, CED Department, discussed proposed Ordinance 17-18 that would Adopt the Hunter Town Center Plan.

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

The City first adopted a small area plan for this area in 2010. The planning effort for the original Hunter Town Center Small Area Plan began in the later part of 2008. Since that time much has changed. The deep recession has ended. Significant new commercial and residential growth has occurred to the north along 5600 West. UDOT has developed more detailed plans for and has commenced property acquisition and construction on the Mountain View Corridor. Some of the existing buildings in the northwest quadrant of 3500 South 5600 West have been remodeled and include new tenants. Kmart has closed.

Given these changes, the City initiated an update to the Hunter Town Center Plan by retaining Lewis Young Robertson and Burningham to conduct a market study and Civil Solutions Group (CSG) to prepare the plan update. The market study conducted by Lewis Young addresses the demand for new retail, office, hospitality and residential. The Hunter Town Center Plan prepared by CSG together with City staff incorporates the findings from the market study and provides future land use recommendations as well as suggestions for improvements.

In staff's view, the most significant changes proposed to the previous plan are:

- a reduction in the amount of multi-family residential,
- an expansion of the potential commercial use on the southwest, and
- a change to office and educational uses in the north part of the northwest quadrant.

Since the amount of land for commercial use is expanding on the southwest corner, the General Plan map also needs to be amended to reflect to change.

Steve Vincent indicated he really likes the higher use plan. He asked if the City will have any discussion with Salt Lake Community College about moving to this new area. Steve replied that the College doesn't need a larger facility but is interested in a newer facility within the development. Councilmember Vincent asked what sort of housing this plan includes and Steve replied that the type of housing isn't specified in the current plan. Karen

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Lang asked about the residential area within this development and indicated that she doesn't feel it's practical. She stated that the City is missing out on the opportunity for a commercial area. Steve replied that the study showed that there wasn't a lot of demand in this area for retail. Lars Nordfelt stated that he likes the idea of residential because of the transit available. Steve Buhler asked about UDOT's plans for the area. Russ Willardson said the current plan was for a larger, wider intersection.

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. 17-18 at the Regular Council Meeting scheduled May 23, 2017, at 6:30 P.M.

ORDINANCE NO. 17-19: ADOPT CHAPTER 37 OF TITLE 17 OF THE WEST VALLEY CITY MUNICIPAL CODE PERTAINING TO ABANDONED SHOPPING CARTS

Eric Bunderson, City Attorney, discussed proposed Ordinance 17-19 that would adopt Chapter 37 of Title 17 of the West Valley City Municipal Code pertaining to abandoned shopping carts.

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

Shopping carts stolen from local businesses cause many problems in West Valley City. Abandoned shopping carts present a threat to the public health and safety because they obstruct pedestrian and vehicular traffic in the City, increase the operating costs of businesses, and cause the City to expend resources unnecessarily to retrieve and remove shopping carts from public and private property.

Abandoned shopping carts are typically the result of theft and contribute to the perception of community blight and a reduction of property values in the neighborhoods where they tend to accumulate. The proposed ordinance contains provisions aimed to deter cart theft and encourage cart recovery by businesses. A change to the fee schedule ordinance will also be required.

West Valley City has the need to regulate stolen and/or abandoned shopping carts. Shopping carts removed from the premises of the business to which they belong are often routinely abandoned on city and private property. The stolen carts constitute a public safety concern. The carts create traffic hazards, environmental hazards, and constitute code enforcement violations.

Karen Lang stated that she would like the public to know they can contact the City if they

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have a cart that's been left at their residence. The Council doesn't feel that storing them is a good option and agreed that the City should return the cart to the store once it's picked up, then present the store with a bill at that point. Steve Buhler asked if the City has gone to stores and told them about the ordinance. Eric replied that the ordinance wouldn't pass until January 2018 so the City would give stores notice prior to that date. He indicated that staff feels this will get stores motivated to make the changes necessary to prevent this from happening. Steve Vincent stated doesn't think he's ready for the City to be the "pioneer" in this area for this sort of ordinance. Eric agreed that there are no other cities in Utah with this kind of ordinance. The Council discussed and requested modifications to the ordinance before reviewing further.

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

The City Council has requested that this be removed from the regular meeting agenda.

ORDINANCE NO. 17-20: AMEND SECTION 1-2-113 OF THE WEST VALLEY CITY MUNICIPAL CODE TO CHANGE THE CONSOLIDATED FEE SCHEDULE FOR THE COMMUNITY PRESERVATION DEPARTMENT TO REFLECT THE COST OF COLLECTING AND STORING SHOPPING CARTS

Eric Bunderson, City Attorney, discussed proposed Ordinance 17-20 that would amend Section 1-2-113 of the West Valley City Municipal Code to change the consolidated fee schedule for the Community Preservation Department to reflect the cost of collecting and storing shopping carts.

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

Abandoned shopping carts present a threat to the public health and safety because they obstruct pedestrian and vehicular traffic in the City, increase the operating costs of businesses, and cause the City to expend resources unnecessarily to retrieve and remove shopping carts from public and private property.

Abandoned shopping carts are typically the result of theft and contribute to the perception of community blight and a reduction of property values in the neighborhoods where they tend to accumulate.

West Valley City has the need to regulate stolen and/or abandoned shopping carts. Shopping carts removed from the premises of the business to which they belong are often routinely abandoned on city and private property. The stolen carts constitute a public safety concern. The carts create traffic hazards, environmental hazards, and constitute code enforcement violations.

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The Council agreed that this ordinance cannot be reviewed until the previous one has been modified. They agreed to postpone this discussion.

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

The City Council has requested that this ordinance be removed from the regular meeting agenda.

RESOLUTION NO. 17-72: AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH PREMIER LAND DEVELOPMENT LLC FOR APPROXIMATELY 5.6 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3879 SOUTH 4000 WEST

Steve Pastorik, CED Department, discussed proposed Resolution 17-72 that would authorize the City to enter into a Development Agreement with Premier Land Development LLC for approximately 5.6 acres of property located at approximately 3879 South 4000 West.

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

The subject property of 5.6 acres has some unique challenges including an irregular shape, narrow width, access easements, and a single stub street that is not well positioned for this property. Over the last few years, City staff has worked with two different developers to find a workable development concept for the subject property under the current R-1-8 zoning. The latest concept appears to meet the R-1-8 standards; however, there are lots where fitting a home that meets the City's minimum sizes and setbacks would be very difficult if not impossible without some awkwardly shaped homes. For this reason, the developer is requesting a reduction in the minimum house size from 2,000 sq. ft. to 1,700 sq. ft. for ramblers and from 3,000 sq. ft. to 2,500 sq. ft. for multi-level homes. In exchange for these reductions, the developer is offering the following in the proposed development agreement:

- Basements in all homes
- An increase in the number of architectural features required from the City's point system
- Front and rear yard landscaping with automatic sprinkling systems installed by the homebuilder
- Rear yard fencing installed by the homebuilder
- Two-story plans with a master bedroom on the main level
- Walk-in closets in all master bedrooms

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- Granite or other solid surface countertops in all kitchens and bathrooms
- At least one room in each plan with a vaulted ceiling

Council has some concerns with the plan as it is now. They indicated that they are unwilling to go back on standards they've set previously.

The City Council will consider proposed Resolution No. 17-72 at the Regular Council Meeting scheduled May 23, 2017, at 6:30 P.M.

RESOLUTION NO. 17-73: AUTHORIZE THE CITY TO ENTER INTO AN AGREEMENT WITH VALCOM SALT LAKE CITY, LC, DBA VLCM TO PROVIDE MICROSOFT OFFICE 365 SERVICE MANAGEMENT AND CLOUD STORAGE FOR THE CITY

Paul Isaac, Assistant City Manager, discussed proposed Resolution 17-73 that would authorize the City to enter into an agreement with Valcom Salt Lake City, LC, DBA VLCM to provide Microsoft Office 365 Service Management and Cloud Storage for the City.

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

A new solution is needed for cloud storage that is CJIS compliant. By moving to Microsoft Office 365, the City will realize many benefits including additional functionality, reduced license costs and streamlined licensing.

A better method is needed to share data that is CJIS, HIPPA and PCI compliant. Individual solutions can be expensive. Unlimited compliant cloud storage is included with MS Office 365. Also, MS Office (Word, Excel, PowerPoint, etc.) will be licensed per user instead of per machine. Each employee can install the latest version of MS Office on up to 5 computers, 5 tablets, and 5 phones. Office 365 includes the Pro+ version of Office instead of the Standard version we have been purchasing. There are other benefits to moving to Office 365 such as better team project tools and tight integration with existing software the city uses. The City saves money not purchasing the MS Office license for each new computer. Last year \$50,000 was spent on MS Office within departmental budgets.

* Formal bidding will not be required for this purchase because the vendor holds a contract with the State of Utah. This amount will be partially financed with the \$78,000 that would have been spent on Google (Gmail, Drive, Apps). The remaining \$22,000 will need to be added to the budget.

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

The City Council will consider proposed Resolution No. 17-73 at the Regular Council Meeting scheduled May 23, 2017, at 6:30 P.M.

RESOLUTION NO. 17-74: AUTHORIZE WEST VALLEY CITY TO PURCHASE TWO FRONT END LOADERS FROM WHEELER MACHINERY COMPANY FOR THE PUBLIC WORKS DEPARTMENT

Eric Madsen, Fleet Manager discussed proposed Resolution 17-74 that would authorize West Valley City to purchase Two Front End Loaders from Wheeler Machinery Company for the Public Works Department.

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

The City has selected Wheeler Machinery Company as the supplier of two (2) Front End Loaders. Wheeler Machinery Company has the State contract on Front End Loader's State Contract (PD2520) This contract (PD2520) has a buyback option of after 1 year 300 hours or less \$171,000.000 each. Public Works plan to execute the buyback option after the 12 month period. Public Works has participated in a similar program with a different vendor for the past 3 years with great success.

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
2	Caterpillar 938M Front End Loader	\$155,649.00
	TOTAL	\$311,298.00

The City's current lease of two John Deere loaders expires in August, 2017. When those loaders are returned, the City will receive \$148,000 each, which will go toward the purchase of the new loaders. The differential between the revenue from returning the old loaders and the cost to purchase both new loaders will be \$15,298.

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

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The City Council will consider proposed Resolution No. 17-74 at the Regular Council Meeting scheduled May 23, 2017, at 6:30 P.M.

RESOLUTION NO. 17-75: AUTHORIZE WEST VALLEY CITY TO PURCHASE TWO 14-WHEEL CAB AND CHASSIS FROM RUSH TRUCK CENTER OF UTAH FOR THE PUBLIC WORKS DEPARTMENT

Eric Madsen, Fleet Manager discussed proposed Resolution 17-75 that would authorize West Valley City to purchase two 14-Wheel cab and chassis from Rush Truck Center of Utah for the Public Works Department.

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

This resolution authorizes the purchase of two (2) International cab and chassis 14 wheelers off the State Contract (MA606) from Rush Truck Center of Utah. These two trucks will be utilized by the Public Works Operations division as a slurry truck in the summer and a snow plow truck in the winter.

The existing 2007 slurry trucks are scheduled for replacement.

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
2	International Cab and Chassis	\$115,903.64
	TOTAL	\$231,807.28

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

The City Council will consider proposed Resolution No. 17-75 at the Regular Council Meeting scheduled May 23, 2017, at 6:30 P.M.

RESOLUTION NO. 17-76: AUTHORIZE WEST VALLEY CITY TO PURCHASE TWO SLURRY SEAL MACHINES FROM BERGKAMP, INC. FOR THE PUBLIC WORKS DEPARTMENT

Eric Madsen, Fleet Manager discussed proposed Resolution 17-76 that would authorize West Valley City to purchase two slurry seal machines from Bergkamp, Inc. for the Public Works Department.

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

These machines are mounted on a truck cab and chassis purchased separately. The machines mix sand, water, aluminum sulfate, and asphalt oil, and dispense the slurry mixture on to the road.

This purchase is being made from Bergkamp, as a procurement to meet existing needs. This procurement replaces two 11-year-old Bergkamp slurry seal machines. The City owns one other Bergkamp slurry seal machine. City crews are already familiar with the operation of Bergkamp machines.

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
2	Bergkamp M2 Slurry seal boxes	\$164,460.00
	TOTAL	\$328,920.00

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

The City Council will consider proposed Resolution No. 17-76 at the Regular Council Meeting scheduled May 23, 2017, at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR MAY 23, 2017

A. RESOLUTION NO. 17-77: AUTHORIZE THE CITY TO ACCEPT A WARRANTY DEED FOR PROPERTY LOCATED AT 3054 WEST LEHMAN AVENUE (15-33-104-009) AND GRANT OF TEMPORARY CONSTRUCTION EASEMENT FOR PROPERTY LOCATED AT 3054 LEHMAN AVENUE AND 3043 WEST 3500 SOUTH (15-33-104-009 AND 15-33-103-025) FROM ASPEN VILLAGE APARTMENTS LLC

Russ Willardson, Public Works Director, discussed proposed Resolution 17-77 that would authorize the City to accept a Warranty Deed for property located at 3054 West Lehman Avenue (15-33-104-009) and grant of temporary construction easement for property located at 3054 Lehman Avenue and 3043 West 3500 South (15-33-104-009 and 15-33-103-025) from Aspen Village Apartments LLC.

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

Aspen Village Apartments, L.L.C. owns a parcel of land located at 3054 W. Lehman Avenue (Lot 13 of Lehman Estates Subdivision) the rear of which faces Lehman Avenue, and is adjacent to the Fairbourne Station Phase 2 Roadway Project. The owners have signed a Warranty Deed for the South 10.00 feet of Lot 13 which will allow the City to add additional landscaping on Lehman Avenue. The Grant of Temporary Construction Easement will allow for the removal of old existing chain link and wood fencing along the east and south boundaries of Grantors' properties and construction of a new concrete fence.

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

B. RESOLUTION NO. 17-78: AUTHORIZE THE CITY TO ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM ROYAL P. COWETT AND DEBBIE L. COWETT FOR PROPERTY LOCATED AT 2805 WEST MARCUS ROAD (PARCEL 15-33-380-001)

Russ Willardson, Public Works Director, discussed proposed Resolution 17-78 that would authorize the City to accept a Grant of Temporary Construction Easement from Royal P. Cowett and Debbie L. Cowett for property located at 2805 West Marcus Road (Parcel 15-33-380-001).

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

Aspen Village Apartments, L.L.C. owns a parcel of land located at 3054 W. Lehman Avenue (Lot 13 of Lehman Estates Subdivision) the rear of which faces Lehman Avenue, and is adjacent to the Fairbourne Station Phase 2 Roadway Project. The owners have signed a Warranty Deed for the South 10.00 feet of Lot 13 which will allow the City to add additional landscaping on Lehman Avenue. The Grant of Temporary Construction Easement will allow for the removal of old existing chain link and wood fencing along the east and south boundaries of Grantors' properties and construction of a new concrete fence.

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

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The City Council will consider proposed Resolution No.'s 17-77 and 17-78 at the Regular Council Meeting scheduled May 23, 2017, at 6:30 P.M.

COMMUNICATIONS

A. SENATOR MAYNE LEGISLATIVE UPDATE

Senator Mayne introduced bills she proposed at the legislature. These bills included: SB18, Firefighters Disability Retirement Benefit Amendments, clarifies how disabled firefighters will be distributed. SB45, Retail Water Line Disclosure Amendments, requires companies to disclose the responsibilities that customers have regarding their water lines. SB138, Metro Township Amendments, helps secure monies for the new metro township and new city in Salt Lake County. SB 164, Utah First Economic Amendments, says that when the Governor's Office of Economic Development gives support and funds to a company, the contract must contain the agreement to use Utah's workforce and products. SB165, Reimbursements for Public Safety Officers, helps public safety officers get scholarships to develop their skills and professionalism, and encourage them to stay in law enforcement. SB10, Worker's Compensation Workgroup, creates a group between the department of Labor, the WCF, and the legal community, to address injured worker issues. SB222, Equitable Allocation of Public Transit District Funding, requires transit decisions to be made in connection with current population statistics and future growth. SB261 Substance Use Disorder Programs, allows communities to govern where "Recovery Resources" are placed in their neighborhoods.

B. HOUSING STANDARDS DISCUSSION

Steve Pastorik provided a PowerPoint presentation summarized as follows:

- Lot Size for New Single Family Development
 - o Only properties with less than two acres are eligible to be rezoned R-1-7, R-1-8, R-1-10, or R-1-12.
 - o Properties with two or more acres are only eligible to be rezoned to the RE (Residential Estate) zone which requires an average lot size of 15,000 SF and a minimum lot size of 12,000 SF.
- Housing Standards
 - o 100% masonry required (stucco not included)
 - 75% maximum fiber cement siding
 - 25% minimum brick or stone
 - o 3 car garage required
 - o Minimum house size:
 - 2,000 SF for ramblers
 - 3,000 SF for multi-levels
 - o Architectural features meeting point system

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- 6:12 roof pitch with architectural shingles required
- Steve discussed a specific property in the City that would have difficulty meeting the requirements described above.
- Vacant property planned for residential use
 - Parcel Size, number of parcels, and total area
 - 0.51 to 0.99, 23, 17.2
 - 1 to 1.99, 14, 19.2
 - 2 to 2.99, 40, 95.7
 - 3 to 3.99, 14, 47.5
 - 4 to 4.99, 6, 27.8
 - 5 to 9.99, 18, 116.6
 - 10 to 19.99, 9, 119.9
 - 20 and up, 7, 297.4
 - Totals, 131, 741.3
 -

Steve Vincent brought up the possibility of making some variances for certain situations. The rest of the Council expressed that they do not want to make changes to the standards under any circumstance.

C. DISCUSSION CONCERNING REQUEST FOR STATEMENT ON IMMIGRATION POLICY.

Due to time the Council requested this discussion be postponed to next week.

D. 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.

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

There were no future agenda items discussed.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- WESTERN GROWTH COMMITTEE

Councilmember Christensen would like to discuss the Western Growth Committee next week.

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ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY MAY 16, 2017 WAS ADJOURNED AT 6:30 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, May 16, 2017.

Angel Pezely
Deputy City Recorder