

**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-1-**

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JUNE 20, 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 BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3 (*arrived as noted*)

ABSENT:

Don Christensen, Councilmember At-Large  
Steve Vincent, Councilmember District 4

STAFF PRESENT:

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

Nicole Cottle, Assistant City Manager/General Counsel/CED Director  
Eric Bunderson, City Attorney  
Matt Elson, Acting Police Chief  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Layne Morris, CPD Director  
Russell Willardson, Public Works Director  
Nancy Day, Parks and Recreation Director  
Sam Johnson, Strategic Communications Director  
Jake Arslanian, Public Works Department  
Steve Pastorik, Planning and Zoning  
Jody Knapp, Planning and Zoning  
Lee Logston, Planning and Zoning

**APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 13, 2017**

The Council considered the Minutes of the Study Meeting held June 13, 2017. There were no changes, corrections or deletions.

**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

-2-

Councilmember Buhler moved to approve the Minutes of the Study Meeting held June 13, 2017. 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 OF JUNE 20, 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 JUNE 27, 2017**

**A. CHARLES A. CAINE AWARD FOR WORKPLACE SAFETY PRESENTED TO WEST VALLEY CITY EMPLOYEES**

Paul Isaac explained that the City is receiving an award for workplace safety. Councilmember Buhler asked how many companies are eligible for this award. Paul replied that he will find out and report back to the Council as soon as possible.

**B. ADMINISTER OATH OF OFFICE TO NANCY DAY, PARKS AND RECREATION DIRECTOR**

Mayor Bigelow stated that members of executive staff need to be sworn in. He indicated that Nichole Camac will administer the Oath of Office to Nancy Day.

**C. PROCLAMATION DECLARING JULY 1- JULY 7, 2017 AS "INDEPENDENTS WEEK" IN WEST VALLEY CITY**

Councilmember Buhler offered to read the proclamation declaring July 1- July 7, 2017 as “Independents Week” in West Valley City at the Regular meeting scheduled June 27, 2017 at 6:30 P.M.

**A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2016-2017 BUDGET**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled June 27, 2017, in order for the City Council to hear and consider public comments regarding re-opening the FY 2016-2017 Budget

Proposed Ordinance 17-24 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ORDINANCE NO. 17-24, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017 TO REFLECT CHANGES IN THE BUDGET**

**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-3-**

Jim Welch, Finance Director, discussed proposed Ordinance 17-24 that would amend the budget of West Valley City for the fiscal year beginning July 1, 2016 and ending June 30, 2017 to reflect changes in the budget.

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

A Public Notice was posted June 15, 2017 in (the Salt Lake Tribune and the Deseret Morning News) general circulation to the general public. Notice was given that a public hearing is to be held June 27, 2017 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

The City Council will hold a public hearing and consider proposed resolution No. 17-24 at the Regular Council Meeting scheduled June 27, 2017, at 6:30 P.M.

**B. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-7-2017, FILED BY DAVID WALDRON, REQUESTING A ZONE CHANGE FROM 'A' (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) AND 'A-2' (AGRICULTURE, MINIMUM LOT SIZE 2 ACRES) TO 'RE' (RESIDENTIAL ESTATE) FOR PROPERTY LOCATED AT 3264 WEST 3100 SOUTH**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled June 27, 2017, in order for the City Council to hear and consider public comments regarding application Z-7-2017, filed by David Waldron, requesting a zone change from 'A' (Agriculture, Minimum Lot Size 1/2 Acre) and 'A-2' (Agriculture, Minimum Lot Size 2 acres) to 'RE' (Residential Estate) for property located at 3264 West 3100 South.

Proposed Ordinance 17-25 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ACTION: ORDINANCE NO. 17-25, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3264 WEST 3100 SOUTH FROM 'A' (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) AND 'A-2' (AGRICULTURE, MINIMUM LOT SIZE 2 ACRES) TO 'RE' (RESIDENTIAL ESTATE)**

Steve Pastorik, CED Department, discussed proposed Ordinance 17-25 that would amend the zoning map to show a change of zone for property located at 3264 West 3100 South from 'A' (Agriculture, Minimum Lot Size 1/2 Acre) and 'A-2' (Agriculture, Minimum Lot Size 2 Acres) to 'RE' (Residential Estate).

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

## MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017

-4-

David Waldron with Forsgren Associates has submitted a zone change for a 3.26 acre parcel at 3264 W 3100 S from A (agriculture, minimum lot size ½ acre) and A-2 (agriculture, minimum lot size 2 acres) to RE (residential estate). Surrounding zones include R-1-6 (single family residential, minimum lot size 6,000 sq. ft.) to the north, A and R-1-8 (single family residential, minimum lot size 8,000 sq. ft.) to the west, C-1 (neighborhood commercial) to the east, and R-1-6 and R-1-8 to the south. Neighboring uses include single family homes to the north, a single family home and agricultural property to the west; a church to the east; and a small hauling business, a single family home, and Hillsdale Elementary to the south. The subject property is designated as large lot residential (2 to 3 units/acre) in the West Valley City General Plan.

The applicant has submitted a concept plan and written description for his proposal. The intended use is a 7 lot residential subdivision. The existing home, built in 1956, would remain and be on one of the 7 lots. The proposed lots meet the minimum and average lot sizes for the RE zone; however, there are a few lots that don't meet the minimum lot width of 100'. Given that this is an infill development that already exceeds the required minimum and average lot size, staff would recommend a development agreement to reduce the lot width to 90'. This lot width would still allow 70' of width for a new home.

The zoning ordinance states: "All new Subdivisions involving a rezone of property, or a PUD, shall participate in a Development Agreement that addresses housing size, quality, exterior finish materials, Streetscapes, Landscaping, etc. The standards set forth in this Part shall be used as a minimum basis in all Development Agreements to address housing quality and exterior finish materials." The applicant has proposed to meet the ordinance standards for new homes without variation.

Councilmember Buhler clarified that setback requirements will still be able to be met with the relief options the applicant is requesting. Steve replied yes. Councilmember Buhler asked about adjacent properties in the area and how they may eventually develop in conjunction with this proposal. Steve Pastorik explained how various development may occur and benefits that staff sees with this proposed construction. Mayor Bigelow expressed concern with the flag lot in the proposal. Councilmember Huynh asked if increased traffic will be a concern. Steve replied no since there is only an addition of 6 homes.

**ACTION: RESOLUTION NO. 17-98, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH THE DAVID BRUNDLE ESTATE FOR APPROXIMATELY 3.26 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3264 WEST 3100 SOUTH**

Steve Pastorik, CED Department, discussed proposed Resolution 17-98 that would

**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-5-**

authorize the City to enter into a Development Agreement with the David Brundle Estate for approximately 3.26 acres of property located at approximately 3264 West 3100 South.

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

David Waldron, the property owner's authorized agent, has submitted a rezone application (Z-7-2017) to change 3.26 acres at 3264 West 3100 South from A (agriculture, minimum lot size ½ acre) and A-2 (agriculture, minimum lot size 2 acres) to RE (residential estate). The proposed use for the subject property is a new single family home subdivision.

For this development agreement, the applicant has requested to simply follow the latest housing standards. Staff has also recommended a reduction in the minimum lot width from 100' to 90' since this would be an infill development that exceeds the required minimum and average lot size. With a 90' width, lots would still be able to fit a 70' wide house.

The City Council will hold a public hearing and consider proposed Ordinance No. 17-25 and Resolution 17-98 at the Regular Council Meeting scheduled June 27, 2017, at 6:30 P.M.

**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. The proposed 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 house size reductions for 10 lots. The original request, which was continued from the

## MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017

-6-

May 23<sup>rd</sup> meeting, included all lots. The proposed reductions are 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 on the 10 lots:

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

Councilmember Nordfelt questioned specific lots in the proposed concept plan. Councilmember Buhler expressed concerns about the southeast corner and ways issues could be mitigated with the proposed layout. He added that he doesn't like the flag lot concept and questioned whether the Council could approve the Development Agreement with the second proposed concept that doesn't include them. Mayor Bigelow clarified that the subdivision cannot be developed under the current standards in City Code. Steve replied that this project was in process during the City wide rezone that occurred several years ago and was not part of the changes that occurred at that time. Mayor Bigelow suggested other changes, such as home improvements, that could be added in the Development Agreement to "trade off" for some of the reductions that are being proposed. Councilmember Nordfelt suggested increasing lot sizes to reduce some of the problems in the proposed concept. Staff and the Council discussed lot sizes, home sizes, and home standards. They debated "trade off's" that might benefit the Development Agreement, the right lot sizes that would work with proposed concept plans, and pros and cons to the proposal.

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

The City Council will consider proposed Resolution No. 17-72 at the Regular Council Meeting scheduled June 27, 2017, at 6:30 P.M.

### **RESOLUTION NO. 17-99: AWARD A CONTRACT TO GRANITE CONSTRUCTION FOR THE 2017 ASPHALT OVERLAY PROJECT**

Russ Willardson, Public Works Director, discussed proposed Resolution 17-99 that would award a contract to Granite Construction for the 2017 Asphalt Overlay Project.

## MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017

-7-

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

Bids were opened for the project on June 6, 2017. A total of four (4) bids were received. The lowest responsible bidder was Granite Construction.

The project consists of the following improvements:

### Pavement Overlays:

Decker Lake Drive – Parkway Blvd to 2770 South (Including pipe replacement)

Parkway Blvd – 2700 West to 3270 West (Including pipe replacement)

3200 West – 3500 South to 3900 South (Including pipe replacement)

201 South Frontage Road – 2700 West to 3200 West (Including pipe replacement)

Brud Drive – 5700 West to 5950 West

Bawden Avenue – 3600 West to 3760 West

3450 West – 3100 South to 3500 South

2200 South – 1070 West to Redwood Road

2320 South – 1070 West to Redwood Road (Including pipe replacement and some sidewalk)

4300 South – 5600 West to Nugget Drive

Laurel Canyon – Wakefield Way to 6200 S; Mount Montana Dr – Laurel Canyon to High Bluff

Market Street Pedestrian Ramp – the construction of a concrete ramp to replace stairs leading to the bridge over the North Jordan Canal at Market Street.

An overview of the capital improvements plan can be found at the following link.

<https://wvc-ut.maps.arcgis.com/apps/webappviewer/index.html?id=a49389a9429a4b1a9412d627d0bc47e1>

Granite Construction was the lowest responsible bidder. It is recommended that the project be awarded to Granite Construction.

Mayor Bigelow clarified that this includes the increase from gas tax increases. Russ replied yes. Upon inquiry by Councilmember Buhler, Russ explained minor and major road repair projects.

**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-8-**

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

The City Council will consider proposed Resolution No. 17-99 at the Regular Council Meeting scheduled June 27, 2017, at 6:30 P.M.

**CONSENT AGENDA SCHEDULED FOR JUNE 27, 2017**

**A. RESO. 17-100: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF ABIGAIL M. DIZON-MAUGHAN TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING JULY 1, 2017 AND ENDING JULY 1, 2019**

Mayor Bigelow discussed proposed Resolution 17-100 that would ratify the City Manager's reappointment of Abigail M. Dizon-Maughan to the Professional Standards Review Board for a term commencing July 1, 2017 and ending July 1, 2019.

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

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

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

**B. RESO. 17-101: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF MICAH BRUNER TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING JULY 1, 2017 AND ENDING JULY 1, 2019**

Mayor Bigelow discussed proposed Resolution 17-101 that would ratify the City Manager's reappointment of Micah Bruner to the Professional Standards Review Board for a Term Commencing July 1, 2017 and Ending July 1, 2019.

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

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

Upon inquiry, there were no further questions or concerns expressed by members



**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-9-**

of the City Council.

**C. RESO. 17-102: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF HEATHER CAMPBELL TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING JULY 1, 2017 AND ENDING JULY 1, 2019**

Mayor Bigelow discussed proposed Resolution 17-102 that would ratify the City Manager's reappointment of Heather Campbell to the Professional Standards Review Board for a term commencing July 1, 2017 and ending July 1, 2019.

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

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

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

**D. RESO. 17-103: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF DARRICK PORTER TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM FROM JULY 1, 2017 TO JULY 1, 2021**

Mayor Bigelow discussed proposed Resolution 17-103 that would ratify the City Manager's reappointment of Darrick Porter to the West Valley Planning Commission for a Term from July 1, 2017 to July 1, 2021.

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

The Planning Commission is composed of seven members and one alternate member appointed and reappointed by the City Manager with the advice and consent of the City Council.

Darrick Porter has been recommended for reappointment as the alternate member of the Planning Commission. His term will run from July 1, 2017 to July 1, 2021.

Darrick Porter is a project manager for Big Tree Construction, a specialized interior commercial contracting company providing construction design. He is a life-long resident of West Valley City and has served on the West Valley City Clean and Beautiful Committee.

**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-10-**

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

**E. RESO. 17-104: RATIFY THE CITY MANAGER'S APPOINTMENT OF WILLIAM WHETSTONE AS A MEMBER OF THE WEST VALLEY BOARD OF ADJUSTMENT FOR A TERM FROM JULY 1, 2017 TO JULY 1, 2022**

Mayor Bigelow presented proposed Resolution 17-104 that would ratify the City Manager's appointment of William Whetstone as a member of the West Valley Board of Adjustment for a term from July 1, 2017 to July 1, 2022.

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

The Board of Adjustment is composed of five members and alternate members appointed and reappointed by the City Manager with the advice and consent of the City Council. Any Board of Adjustment member or alternate member may be reappointed for an additional term.

William Whetstone has been serving as an alternate member of the Board of Adjustment since September 3, 2013. William Whetstone has expressed an interest to continue serving on the Board of Adjustment. William Whetstone will fulfill retiring Boardmember, Russell Moore's term ending July 1, 2017 as a regular member and will continue his term through July 1, 2022.

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

**F. RESO. 17-105: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF NECIA CHRISTENSEN AS A MEMBER OF THE WEST VALLEY BOARD OF ADJUSTMENT FOR A TERM FROM JULY 1, 2017 TO JULY 1, 2022**

Mayor Bigelow presented proposed Resolution 17-105 that would ratify the City Manager's reappointment of Necia Christensen as a member of the West Valley Board of Adjustment for a term from July 1, 2017 to July 1, 2022.

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

**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-11-**

The Board of Adjustment is composed of five members and alternate members appointed and reappointed by the City Manager with the advice and consent of the City Council. Any Board of Adjustment member or alternate member may be reappointed for an additional term.

Necia Christensen has been serving on the Board of Adjustment since December 3, 1998. Necia Christensen has expressed an interest to continue serving on the Board of Adjustment. Necia Christensen's reappointed term will run from July 1, 2017 to July 1, 2022.

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

**G. RESO. 17-106: RATIFY THE CITY MANAGER'S APPOINTMENT OF LISA RENEE JONES AS CHAIR OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2018**

Mayor Bigelow presented proposed Resolution 17-106 that would ratify the City Manager's appointment of Lisa Renee Jones as chair of the West Valley City Clean and Beautiful Committee for a term commencing July 1, 2017 and ending June 30, 2018.

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

Lisa Renee Jones is willing to serve as Chair of the West Valley City Clean and Beautiful Committee.

Members of the West Valley City Clean and Beautiful Committee are appointed by the City Manager with the advice and consent of the City Council.

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

**H. RESO. 17-107: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF KAREN LANG AS A MEMBER OF THE WEST VALLEY CITY CLEAN & BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2021**

Mayor Bigelow presented proposed Resolution 17-107 that would ratify the City Manager's reappointment of Karen Lang as member of the West Valley City Clean and Beautiful Committee for a term commencing July 1, 2017 and ending June 30,

**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-12-**

2021.

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

Karen Lang has expressed interest to serve on the Clean & Beautiful Committee and to be reappointed to the committee. Her term will commence July 1, 2017 and end June 30, 2021.

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

**I. RESO. 17-108: RATIFY THE CITY MANAGER'S APPOINTMENT OF DARRELL KIRBY AS A MEMBER OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2021**

Mayor Bigelow presented proposed Resolution 17-108 that would ratify the City Manager's appointment of Darrell Kirby as member of the West Valley City Clean and Beautiful Committee for a term commencing July 1, 2017 and ending June 30, 2021.

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

Members of the West Valley City Clean and Beautiful Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

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

**J. RESO. 17-109: RATIFY THE CITY MANAGER'S APPOINTMENT OF SHARON PETERSON AS A MEMBER OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2021**

Mayor Bigelow presented proposed Resolution 17-109 that would ratify the City Manager's appointment of Sharon Peterson as a Member of the West Valley City Clean and Beautiful Committee for a term commencing July 1, 2017 and ending June 30, 2021.

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

**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-13-**

Members of the West Valley City Clean and Beautiful Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

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

**K. RESO. 17-110: RATIFY THE CITY MANAGER'S APPOINTMENT OF SCOTT STEPHENS AS A MEMBER OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2021**

Mayor Bigelow presented proposed Resolution 17-110 that would ratify the City Manager's appointment of Scott Stephens as a member of the West Valley City Clean and Beautiful Committee for a term commencing July 1, 2017 and ending June 30, 2021.

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

Members of the West Valley City Clean and Beautiful Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

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

**L. RESO. 17-111: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF MARK BALL AS A MEMBER OF THE WEST VALLEY CITY LICENSE HEARING BOARD FOR A TERM COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2020**

Mayor Bigelow presented proposed Resolution 17-111 that would ratify the City Manager's reappointment of Mark Ball as a member of the West Valley City License Hearing Board for a term commencing July 1, 2017 and ending June 30, 2020.

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

The License Hearing Board is composed of three members appointed by the City Manager with the advice and consent of the City Council. Mark Ball is willing to accept the reappointment as a member of the License Hearing

**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-14-**

Board for a three-year term.

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

**M. RESO. 17-112: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF LARS NORDFELT AS THE CHAIRMAN OF THE WEST VALLEY CITY AUDIT REVIEW COMMITTEE**

Mayor Bigelow presented proposed Resolution 17-112 that would ratify the City Manager's reappointment of Lars Nordfelt as the chairman of the West Valley City Audit Review Committee.

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

The Audit Review Committee consists of five members who serve for a term of three years. The Committee is comprised of the City Manager, two members of the City Council, one appointed citizen and a finance director from another community. The City Manager has recommended that Lars Nordfelt be reappointed as Chairman of this Committee. Mr. Nordfelt is willing to accept this reappointment for the term commencing July 1, 2017 and ending June 30, 2018.

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

The City Council will consider proposed Resolution's No. 17-100 through 17-112 at the Regular Council Meeting scheduled June 27, 2017, at 6:30 P.M.

**COMMUNICATIONS**

**A. JORDAN WATER CONSERVANCY DISTRICT**

Corey Rushton, Jordan Water Conservancy District, provided handouts to the members of Council (see attachment to minutes). He discussed a proposed property tax rate increase for 2017. Mayor Bigelow asked about aging infrastructure and replacement plans. Richard Bay explained Jordan Water Conservancy District's Plan for this. Matt Olsen discussed local landscapes and provided various approaches. Corey Rushton discussed cost and water efficiency moving forward.

**B. HUNTER TOWN CENTER PRESENTATION**

Steve Pastorik provided a PowerPoint presentation summarized as follows:

- Discussed reasons why this area is being focused on
- Current and proposed plans

**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-15-**

- Plan and zone boundaries
- What does the zoning address?
  - o • Allowed uses
  - o • Building street frontage
  - o • Architectural requirements
  - o • Open space requirements
  - o • Building and parking setbacks and placement
  - o • Building height
  - o • Standards for streets, drives, and rights-of-way
  - o • Street trees
  - o • Lighting
  - o • Parking
  - o • Signs
- Uses Allowed in C-2 Zone but not in Hunter Town Center
  - o • Automobile parts store
  - o • Automobile sales
  - o • Automobile service
  - o • Blood plasma center
  - o • Cargo containers
  - o • Clubs
  - o • Event center, indoor
  - o • Fast food w/ drive-up
  - o • Fuel sales
  - o • Garden center
  - o • Gun range, indoor
  - o • Hardware store
  - o • Home improvement center
  - o • Lingerie store
  - o • Massage establishment
  - o • Mortuary
  - o • Moving truck rental business
  - o • Parking lot, commercial
  - o • Recreation, indoor
  - o • Recreation, outdoor
  - o • Recreational facility beer retailer
  - o • RV/mobile home sales
  - o • Rental store
  - o • Retail tobacco specialty store
  - o • Secondhand metals/gems or store
  - o • Self-storage facility
  - o • State store/package agency
  - o • Warehouse

**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-16-**

- Current and proposed zoning
- Reasons for acting now

*Karen Lang arrived at 5:54 pm*

Members of the Council discussed the plan and zone boundaries. They also discussed the function of the Hunter Town Center Plan, uses allowed and prohibited, and the reasons for the proposal. Mayor Bigelow asked what businesses exist in the Hunter Town, which ones will be grandfathered in, and which ones will remain that will not be impacted. The Council discussed specific properties and potential redevelopment ideas. Mayor Bigelow expressed concern about changing the zone for property owners who have invested in their properties and have significant plans moving forward that the City may be unaware of. He stated that he isn't sure how he feels about forcing a zone change upon any property owners in this area. Members of Council discussed storage units, homes in the proposal and whether they should be removed from the plan, future discussions, etc.

**C. DISCUSSION CONCERNING REQUEST FOR STATEMENT ON IMMIGRATION POLICY**

Mayor Bigelow stated that he would like to discuss this next week when more councilmembers are in attendance.

**D. COUNCIL UPDATE**

Mayor Bigelow 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 potential future agenda items discussed.

**B. COUNCIL REPORTS**

**COUNCILMEMBER LANG- WESTFEST**

Councilmember Lang stated that WestFest was well attended. Councilmember Huynh and Councilmember Buhler agreed and stated that parking was difficult. Councilmember Buhler stated that the incident on Saturday got more news than it possibly warranted.

**ADJOURN**

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



**MINUTES OF COUNCIL STUDY MEETING – JUNE 20, 2017**

**-17-**

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY JUNE 20, 2017 WAS ADJOURNED AT 6:14 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, June 20, 2017.

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Nichole Camac  
City Recorder



**JORDAN VALLEY WATER**  
CONSERVANCY DISTRICT

**REPORT TO THE WEST VALLEY CITY COUNCIL REGARDING A  
PROPOSED PROPERTY TAX RATE INCREASE FOR 2017**

April 2017

Jordan Valley Water Conservancy District is proposing a property tax increase for its 2017/2018 budget. Citizens can attend a public hearing on the issue Wednesday, August 9, 2017, at 6 p.m. Questions and comments from the public are allowed and encouraged.

At right is a graph showing Jordan Valley Water’s revenue sources, of which property taxes make up 24 percent. The proposed increase in property tax revenue is listed below.



Estimated property tax from tax increase  
\$1,400,000                      7.55%

The table below shows estimates for property tax increases based on a home or business value of \$322,350.

	\$322,350 HOME	\$322,350 BUSINESS
Current annual tax	\$65.95	\$119.91
Estimated new annual tax	\$70.92	\$128.94
Difference per year	\$4.96	\$9.03

When the new certified tax rate is calculated in June by either the County Auditor or State Tax Commission, the actual property tax increases may differ slightly. Jordan Valley will properly notice the public hearing and proposed tax increase amounts in newspapers and the Utah Public Notice Website.

**Purposes for the additional tax revenue:**

Jordan Valley Water must develop and construct water supplies and infrastructure to keep pace with the needs of its rapidly-growing member cities and districts. Two examples for which the additional property tax will be used are below:

- (1) **The Central Water Project.** Jordan Valley Water will annually receive 11,680 acre-feet of this new supply through CUWCD<sup>a</sup>. To date, Jordan Valley Water has paid \$35.1 million of the \$68.3 million cost for this project, and has built its own \$17 million 6-mile pipeline to receive the water.
- (2) **Provo Reservoir Canal Enclosure Project** will increase Jordan Valley Water’s delivery capacity. Its portion of the cost is \$39 million, with \$28 million of future payments still to be paid through 2035. This project is necessary for Jordan Valley Water to obtain its 16,400 acre-feet of Strawberry Reservoir Water, beginning approximately 2027, and for increased demand conveyance from the Provo River to its water delivery system.

Notes: (a) Central Utah Water Conservancy District