

MINUTES OF COUNCIL STUDY MEETING – AUGUST 15, 2017

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, AUGUST 15, 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
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3 (*arrived as noted*)
Steve Vincent, Councilmember District 4

ABSENT:

Lars Nordfelt, Councilmember At-Large

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, 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, Acting 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
DeAnn Varney, Administration
John Rock, Administration
Steve Pastorik, CED Department
Steve Lehman, CED Department
Lee Logston, CED Department

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APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 8, 2017

The Council considered the Minutes of the Study Meeting held August 8, 2017. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Study Meeting held August 8, 2017. Councilmember Buhler seconded the motion.

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

REVIEW AGENDA FOR REGULAR MEETING OF AUGUST 15, 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 AUGUST 22, 2017

A. PROCLAMATION DECLARING AUGUST 26, 2017 AS LIGHTS ON AFTER SCHOOL DAY IN WEST VALLEY CITY IN SUPPORT OF AMERICAN PREPARATORY ACADEMY'S AFTERSCHOOL PROGRAMS

Mayor Bigelow offered to read the proclamation declaring August 26, 2017 as Lights on After School Day in West Valley City in support of American Preparatory Academy's Afterschool Programs at the Regular City Council Meeting scheduled August 22, 2017 at 6:30 PM.

Councilmember Karen Lang arrived at 4:33 PM.

PUBLIC HEARINGS SCHEDULED AUGUST 22, 2017

A. 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

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled August 22, 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.

Proposed Ordinance 17-18 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. 17-18, 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 HTC 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 HTC 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.

This item was continued during the Council meeting on May 23rd. Since that time, staff has discussed this item with the Council twice in study meetings. During these meetings, Council directed staff to remove from the HTC Plan the five residential lots along the eastern boundary.

Councilmember Buhler clarified that no action has been taken on this issue before. Steve replied that this is correct and indicated that staff has taken the Council's direction from several previous meetings and made changes as suggested. Councilmember Christensen stated that many people attended the Planning Commission meeting regarding concerns related to the Kmart building and the

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property behind it. Steve replied that retail is now permitted in this specific area but indicated that storage units would still not be permitted which was a concern voiced by land owners and has been discussed. The Council clarified the difference between the rezone proposal and the General Plan change. Mayor Bigelow stated that a letter was received from a property owner who was concerned about height restrictions and various other factors and questioned whether anything was changed based on this submittal. Steve replied that no changes were made. Councilmember Huynh asked what changes are occurring in the area. Steve replied that road widening will be occurring soon as a result of the Mountain View Corridor so properties will be physically changed in the area from this expansion. He also added that development behind the Kmart property could begin as well but it's difficult to say what will happen or when.

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 August 22, 2017, at 6:30 P.M

B. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-2-2017, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO CREATE THE HUNTER TOWN CENTER (HTC) ZONE AND TO MAKE OTHER TECHNICAL CHANGES TO TITLE 7

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled August 22, 2017, in order for the City Council to hear and consider public comments regarding application ZT-2-2017, filed by West Valley City, requesting a Zone Text Change to create the Hunter Town Center (HTC) Zone and to make other technical changes to Title 7.

Proposed Ordinance 17-29 related to the proposal to be considered by the City Council subsequent to the public hearing, were discussed as follows:

ORDINANCE NO. 17-29, ENACT PART 7-6-500P AND AMEND SECTIONS 7-6-202, 7-6-203, 7-6-204, 7-6-301, 7-6-310, AND 7-10-204 OF THE WEST VALLEY CITY MUNICIPAL CODE TO CREATE THE HUNTER TOWN CENTER ZONE AND SUBDISTRICTS AND TO AMEND CERTAIN DESIGN STANDARDS AND TO MAKE RELATED AND TECHNICAL CHANGES TO THE WEST VALLEY CITY MUNICIPAL CODE

Steve Pastorik, CED Department, discussed proposed Ordinance 17-29 that would enact part 7-6-500P and amend sections 7-6-202, 7-6-203, 7-6-204, 7-6-301, 7-6-310, and 7-10-204 of the West Valley City Municipal Code to create the Hunter

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Town Center Zone and subdistricts and to amend certain design standards and to make related and technical changes to the West Valley City Municipal Code.

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

In March of this year, the Planning Commission recommended approval of the Hunter Town Center Plan. This Plan addressed land use for properties within the vicinity of 3500 South and 5600 West. The HTC zone is proposed to help implement the Hunter Town Center Plan.

In October of last year, the City Council passed a temporary land use regulation or moratorium on land use applications for a period of six months for the area covered by the Hunter Town Center Plan. A copy of the ordinance enacting the temporary land use regulation is included with this issue paper. The reasons for the moratorium are outlined in the recitals of the ordinance. One of the primary purposes of the moratorium was to ensure that this area is zoned in a manner consistent with the updated Hunter Town Center Plan.

The proposed HTC zone is unique from other zones in that it includes three sub-districts or areas within the zone with specific regulations that differ from one another. Within the HTC zone there are standards that apply to all properties within the zone and there are standards that are unique to the sub-district.

Specific topics addressed in the HTC zone include permitted, conditional, and prohibited uses; building street frontage; architectural requirements; open space requirements; building and parking setbacks and placement; building height; standards for streets, drives, and right-of-ways; street trees; lighting; parking; and signs. For comparison, the HTC zone is generally more restrictive in terms of allowed uses than the C-2 (general commercial) zone.

Staff received the attached email from the owner of the mostly vacant property in the southeast quadrant. In summary, the owner desires more use flexibility for things like fast food restaurants with a drive-thru, greater height next to adjoining residential, and no density cap.

Following the comprehensive update to Title 7 (Zoning Ordinance) that was adopted in March of this year, staff has noticed some corrections that were needed. The proposed corrections are to the agricultural and residential

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standards tables, generally applicable requirements in the agricultural and residential zones and specific requirements in the LI zone.

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. 17-29 at the Regular Council Meeting scheduled August 22, 2017, at 6:30 P.M

C. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-6-2017, FILED BY WEST VALLEY CITY, REQUESTING A ZONE CHANGE FROM THE A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE), C-1 (NEIGHBORHOOD COMMERCIAL), AND C-2 (GENERAL COMMERCIAL) ZONES TO THE HTC (HUNTER TOWN CENTER) ZONE FOR PROPERTY LOCATED IN THE VICINITY OF 3500 SOUTH AND 5600 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled August 22, 2017, in order for the City Council to hear and consider public comments regarding application Z-6-2017, filed by West Valley City, requesting a zone change from the A (Agriculture, minimum lot size ½ acre), C-1 (Neighborhood Commercial), and C-2 (General Commercial) Zones to the HTC (Hunter Town Center) Zone for property located in the vicinity of 3500 South and 5600 West.

Proposed Ordinance 17-30 related to the proposal to be considered by the City Council subsequent to the public hearing, were discussed as follows:

ORDINANCE NO. 17-30, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED IN THE VICINITY OF 3500 SOUTH AND 5600 WEST FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE), C-1 (NEIGHBORHOOD COMMERCIAL), AND C-2 (GENERAL COMMERCIAL) TO HTC (HUNTER TOWN CENTER)

Steve Pastorik, CED Department, discussed proposed Ordinance 17-30 that would amend the zoning map to show a change of zone for property located in the vicinity of 3500 South and 5600 West from A (Agriculture, Minimum Lot Size 1/2 acre), C-1 (Neighborhood Commercial), and C-2 (General Commercial) to HTC (Hunter Town Center).

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

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City staff has submitted a zone change application described above for approximately 51.7 acres of properties in the vicinity of 3500 South and 5600 West.

In October of last year, the City Council passed a temporary land use regulation or moratorium on land use applications for a period of six months for the subject property. A copy of the ordinance enacting the temporary land use regulation is included with this report. In summary, the moratorium was passed to allow time to update the Hunter Town Center Plan and to ensure that the area is zoned in a manner consistent with the updated Plan. The Planning Commission recently recommended approval of the updated Hunter Town Center Plan to the City Council.

Zoning is the primary tool for implementing the City's General Plan. If zoning and the General Plan are not aligned, the City's goals will not be realized. The guiding plan concepts and place making principles from the Hunter Town Center were used by City staff and our consultant to inform the proposed Hunter Town Center zone.

Any existing, licensed businesses that are operating as approved by the City and are not allowed in the HTC zone will, if this zone change is approved, become nonconforming uses. For reference, a list of current businesses within the subject area is included. Those businesses highlighted in yellow would become nonconforming under the HTC zone. Nonconforming uses of land may be continued at the discretion of the property owner. If a nonconforming use is discontinued for a period of one year or more it shall constitute an abandonment of the use and any future use of such land shall conform to the provisions of the HTC zone.

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. 17-30 at the Regular Council Meeting scheduled August 22, 2017, at 6:30 P.M

RESOLUTION NO. 17-135: APPROVE AN AGREEMENT WITH TIVITRI, INC. TO CONDUCT AN IT READINESS AND CAPABILITY BENCHMARK ASSESSMENT FOR THE INFORMATION TECHNOLOGY DIVISION OF THE ADMINISTRATION DEPARTMENT

Paul Isaac, Assistant City Manager, discussed proposed Resolution 17-135 that would approve an agreement with Tivitri, Inc. to conduct an IT Readiness and Capability

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Benchmark Assessment for the Information Technology Division of the Administration Department.

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

This resolution authorizes West Valley City to enter into a service agreement with Tivitri Inc, an IT consulting firm, to prepare a 3-5 year strategic plan for IT which is aligned with City Council, City Administration and departmental and divisional key initiatives.

The City Manager has asked the West Valley City IT Division to identify current and future action plans and align those plans with the City's strategic plan, vision and mission of all City Departments. The plan would not only promote internal performance on the part of IT but also ensure organizational confidence in IT's readiness and capabilities to work effectively with the departments in meeting City objectives.

The recent retirement of the IT Director provided us with an opportunity to look for a strategic partner to help create a rolling 3-5 year actionable Strategic Map that will aid West Valley City's IT's vision. This "strategic map" will allow us to create a foundational platform by which we can better utilize information and communications technologies to affect real change and make meaningful progress towards keeping pace with the needs and demands of our community and our workforce.

All City departments are engaged in efforts to utilize information and communication technologies to not only improve their own work but more importantly applying these technologies to meet a broader vision of; dramatically reducing the cost of governing, increasing the effectiveness and output of their employees, enabling all of us to make better and faster decisions, increase economic development and improve the quality of life for our citizens. Most important the broader focus is on identifying additional sustainable revenue streams and cost cutting measures by using software applications, data and business analytics, "smart city" applications and other information gathered in our day to day work which assists us in working smarter and more efficient.

The responsibility to accomplish this goal is not IT's alone. Communications and collaboration between our IT division and the other departments is critical in understanding the reality of where we are today and where we need to be in the future. This partnership with Tivitri and the subsequent assessment is a major step in the right direction in accomplishing that goal.

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Councilmember Christensen expressed concern about the expense of a 5 year program regarding technology. Mr. Isaac replied that the goal is to make IT a strategic partner with each department as opposed to introducing software programs that don't work for the entire City. Councilmember Buhler asked if this company provides an assessment or if they sell a program that they create. Paul replied that there is the option for both but they are focused on simply providing an assessment at this time. Councilmember Buhler asked if there is any issue with confidentiality. Paul replied there isn't at this point and if the City moves forward with the company, the City will ensure there are no issues.

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

The City Council will consider proposed Resolution No. 17-135 at the Regular Council Meeting scheduled August 22, 2017, at 6:30 P.M.

CONSIDER APPLICATION S-8-2017, FILED BY NATE JONES, REQUESTING FINAL PLAT APPROVAL FOR THE HOLLOW CREEK SUBDIVISION LOCATED AT 3315 SOUTH 6400 WEST

Steve Lehman, CED Department, discussed application S-8-2017, filed by Nate Jones, requesting final plat approval for the Hollow Creek Subdivision located at 3315 South 6400 West.

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

Nate Jones, is requesting final approval for the Hollow Creek Subdivision. A similar version of this subdivision was reviewed and approved by the City Council in 2007. However, due to market conditions at that time, the subdivision plat was never recorded. The subject property is located at 3315 South 6400 West. It is bordered on the north, east and south by existing residential development.

The subdivision will consist of 3 lots on 1.2 acres. An existing single-family dwelling is currently located within the subdivision boundary. However, this dwelling will be removed to provide access to the subdivision. As all new lots will be considered flag lots, they will need to meet the minimum requirement of 12,000 square feet. This standard was added to the City's design and development review section subsequent to the original application. As a result of this requirement, the subdivision will contain 1 less lot than the original submittal.

Access to the subdivision will be gained from 6400 West via a private lane. A turnaround has been provided between lots 1 and 2 for emergency vehicles. This turnaround will need to be paved at the same time as the private lane. The private lane will be maintained in common by all owners. Improvements to the private

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lane will be determined by the City Engineering Division. Depending upon grades, the private lane may need curb and gutter. There will also be a small landscape area on the south side of the street. This will provide a buffer between the Hollow Creek Subdivision and the Teasel Downs No. 2 Subdivision. The landscaped area will also provide a small space separating vehicles from the fence.

Street improvements along 6400 West will be coordinated with the City Engineering Division, as well as potential ground water impacts. During the original approval, a soils report was submitted. The report indicated that ground water was not encountered to a depth of 11 feet. Because it has been 10 years since the original report was submitted, staff will require that a new soils report be provided to address ground water concerns before the plat is recorded.

The new lane providing access into the subdivision will create double frontage lots for those existing residences to the south. In order to mitigate the problems that may arise from this situation, the original subdivision approval required a 6-foot vinyl fence along that boundary. Staff believes that the same requirement should be used for this project as well.

Councilmember Christensen clarified that the lots do not calculate the private lane in their size. Councilmember Vincent expressed concern regarding the depth of the lots.

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

The City Council will consider proposed application S-8-2017 at the Regular Council Meeting scheduled August 22, 2017, at 6:30 P.M.

CONSIDER APPLICATION S-10-2017, FILED BY BILL KING, REQUESTING FINAL PLAT APPROVAL FOR THE GRANITE MOUNTAIN STORAGE SUBDIVISION LOCATED AT 4550 SOUTH 3820 WEST

Steve Lehman, CED Department, discussed application S-10-2017, filed by Bill King, requesting Final Plat Approval for the Granite Mountain Storage Subdivision located at 4550 South 3820 West.

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

Bill King, representing Granite Mountain Storage Facilities is requesting final approval for the Granite Mountain Storage Subdivision. The subdivision is located in the C-2 Zone and is located between the Home Depot and Bangert Highway. Surrounding land uses are commercial to the west, apartments and a church to the

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south and rental units to the north. A conditional use application for the storage unit project was reviewed and approved by the Planning Commission in April 2017.

The subdivision will consist of 1 lot on 2.8 acres. An existing stub street (3820 West) is located immediately to the north of the subject property and will be the single point of access for the subdivision. The plat will allow for the stub street to terminate in a cul-de-sac which complies with City ordinance. The developer will coordinate improvements for the cul-de-sac with the City Engineering Division.

The plat also contains a sewer easement in favor of Granger Hunter Improvement District. The applicant will need to ensure that the location of the easement will work in conjunction with new buildings that will be constructed as part of the storage unit project.

Councilmember Vincent expressed concern regarding access to the lot through the subdivision and asked if conversations have been had with Home Depot regarding a potential right of way access. Steve replied conversations were had between property owners and negotiations were not successful. Councilmember Christensen stated that this isn't a safe area for a storage unit business and questioned whether restrictions can be placed to mitigate concerns. Steve replied that this is done at a conditional use level. Councilmember Huynh stated that this is a very difficult area and he is concerned about the security of the business. Mayor Bigelow agreed and stated that he would like to see what is being done to mitigate graffiti issues as well.

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

The City Council will consider proposed application S-10-2017 at the Regular Council Meeting scheduled August 22, 2017, at 6:30 P.M.

CONSIDER APPLICATION S-11-2017, FILED BY CARLOS HERNANDEZ, REQUESTING FINAL PLAT APPROVAL FOR THE ARTISAN PLACE PUD LOCATED AT 2163 SOUTH CONSTITUTION BLVD

Steve Lehman, CED Department, discussed application S-11-2017, Filed by Carlos Hernandez, requesting Final Plat Approval for the Artisan Place PUD Located at 2163 South Constitution Blvd.

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

Mr. Carlos Hernandez, is requesting final approval for the Artisan Place Planned Unit Development. The subdivision is located in the M Zone and is situated on the

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east side of Constitution Boulevard at the north end of this street just before the road turns west.

Access to the subdivision will be gained from 2700 West (Constitution Boulevard). Earlier this year, the City Council vacated a portion of 2700 West located immediately to the west of the proposed subdivision. The vacation was initiated at the request of the City Engineering Division as the right-of-way would never be used in its current configuration. The street at this location transitions at the northern end by veering off toward the northwest, essentially becoming the south frontage road along Highway 201. The vacated property is now in the ownership of the applicant and will be landscaped as part of this project.

The subdivision will consist of 11 lots on 2.7 acres. Lot 1 is currently used by the applicant for his business operation which is Artisan Marble and Granite. This business will anchor the planned unit development. The applicant would like to utilize the remaining portion of his property by constructing two additional buildings for light industrial uses.

The remaining portions of the property will be common areas. Due to this project being a planned unit development, there will need to be an association set up to manage these areas. At the present time, the association will consist solely of Mr. Hernandez. However, at a future point in time, and when a majority of units are occupied, a more formal association would need to be set up to manage and maintain the property.

Councilmember Lang clarified that the proposed lots will not be used for retail. Steve replied that this is correct but added that the applicant has suggested a potential restaurant for the area. He indicated that the applicant is working with Jody Knapp on parking and architecture and will meet City standards.

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

The City Council will consider proposed application S-11-2017 at the Regular Council Meeting scheduled August 22, 2017, at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR AUGUST 22, 2017

**A. RESO. 17-136: AUTHORIZE THE CITY TO ACCEPT A PUBLIC
SIDEWALK AND UTILITY EASEMENT FROM RIDDLE HOLDINGS 2,
LLC FOR PROPERTY LOCATED AT 1931 WEST 3500 SOUTH**

Mayor Bigelow discussed proposed Resolution 17-136 that would authorize the City to accept a Public Sidewalk and Utility Easement from Riddle Holdings 2,

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LLC for property located at 1931 West 3500 South.

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

Acceptance of a Public Sidewalk and Utility Easement from Riddle Holdings 2, LLC, a Utah limited liability company for property located at 1931 West 3500 South. This easement is to accommodate installation of public utilities, together with a 10 foot sidewalk and a 15 foot park strip on the south side of 3500 South.

Riddle Holdings 2, LLC property is the site of the proposed Advance Auto Parts store. As a condition of approval, installation of a 10 foot sidewalk and a 15 foot park strip on the south side of 3500 South. The existing 3500 South right-of-way line is 16.9 feet north of south edge required 10 foot sidewalk, which requires the additional 16.9 feet to be located in the Public Sidewalk and Utility Easement.

B. RESO. 17-137: AUTHORIZE THE CITY TO ACCEPT A WARRANTY DEED AND A PUBLIC UTILITY EASEMENT ACROSS PORTIONS OF PROPERTY LOCATED AT 5052 WEST 2400 SOUTH (14-24-201-014) FROM TUFFLI COMPANY, INC.

Mayor Bigelow discussed proposed Resolution 17-137 that would authorize the City to accept a Warranty Deed and a Public Utility Easement across portions of property located at 5052 West 2400 South (14-24-201-014) from Tuffli Company, Inc.

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

Acceptance of a Warranty Deed and a Public Utility Easement from Tuffli Company, Inc. from and across portions of property located at 5052 West 2400 South (portions of parcel 14-24-201-014).

Tuffli Company, Inc., a California corporation has signed a Warranty Deed and a Public Utility Easement. Tuffli Company, Inc. is the owner of the property for the new H&E Equipment building to be located at 5052 West 2400 South. As a condition of approval for issuance of a building permit, conveyance of additional right-of-way on 2400 South was required. Also a Public Utility Easement was required along the 2400 South frontage of the proposed site.

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C. RESO. 17-138: AUTHORIZE THE CITY TO ACCEPT A PUBLIC SIDEWALK, LIGHTING, AND UTILITY EASEMENT FROM THE LEONARD K.M. FONG REVOCABLE LIVING TRUST U/A/D NOVEMBER 9, 1989 AND THE LEONARD K.M. FONG CHARITABLE REMAINDER ANNUITY TRUST U/A/D OCTOBER 1, 2009 FOR PROPERTY LOCATED AT 2880 SOUTH 5600 WEST

Mayor Bigelow discussed proposed Resolution 17-138 that would authorize the City to accept a Public Sidewalk, Lighting, and Utility Easement from the Leonard K.M. Fong Revocable Living Trust U/A/D November 9, 1989 and the Leonard K.M. Fong Charitable Remainder Annuity Trust U/A/D October 1, 2009 for Property Located at 2880 South 5600 West.

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

Acceptance of a Public Sidewalk, Lighting and Utility Easement from the Leonard K.M. Fong Revocable Living Trust u/a/d November 9, 1989 and the Leonard K.M. Fong Charitable Remainder Annuity Trust u/a/d October 1, 2009 for property located at 2880 South 5600 West. This easement is to accommodate construction of a six foot sidewalk and a 15 foot park strip, along with future sidewalk lighting and utilities on the west side of 5600 West.

The Leonard K.M. Fong Revocable Living Trust u/a/d November 9, 1989 and the Leonard K.M. Fong Charitable Remainder Annuity Trust u/a/d October 1, 2009 property is one of the properties affected and benefited by the 5600 West Sidewalk Gaps Project. This project will include the construction of approximately 375 linear feet of six foot sidewalk across the frontage of three different parcels which do not currently have sidewalk. When completed, this will provide a continuous sidewalk for pedestrian access from Parkway Boulevard (2700 South) to Glen Eagles Drive (2900 South).

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

The City Council will consider proposed Resolution's 17-136, 17-137, and 17-138 at the Regular Council Meeting scheduled August 22, 2017, at 6:30 P.M.

COMMUNICATIONS

A. IDEA HOUSE UPDATE

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Steve Pastorik presented a PowerPoint presentation summarized as follows (with pictures):

- Idea House #1- 2538 W 3935 S
- Idea House # 2- 3888 S 2520 W
- Idea House # 3- 3817 S 2475 W
- Idea House # 4- 3007 W 2960 S
- Idea House # 5- 4360 S 3720 W
 - o He indicated this is under contract
- Idea House # 6- 3883 Cheryl Avenue
 - o Has been acquired by CDCU and is under design for exterior and interior renovations

Steve discussed the challenge of purchasing homes, remodeling them, and selling them to moderate income families (as required by CDBG funding) in the current housing market. He also discussed challenges that are found in many of the homes that include mold, asbestos, etc. Steve stated that the City and its partners are actively looking for homes to purchase.

Councilmember Buhler suggested potentially finding another source of funding that allows more flexibility than CDBG. Councilmember Vincent asked what the average price point for selling one of the Idea Homes is. Steve replied that there are many factors but usually in the \$220,000- \$230,000 range. Councilmember Buhler asked if there is a contract associated with the selling of the home. Steve replied yes and indicated that this is managed by CDCU. Councilmember Buhler suggested selling homes at less than their market value, taking a greater hit to the CDBG funds, but improving the neighborhood and accomplishing the goal of the City. Steve replied that there are certain requirements that CDBG funding involves and he would need to see if this would be an option. Councilmember Lang stated that there are people in the market that flip houses and selling homes to moderate/low income families is a better option for the City than competing in the private market. Councilmember Vincent stated that the City would restrict buyers and require contracts which is different than what private sellers would do. Councilmember Huynh clarified that homes that are sold are primary residences for buyers and not secondary. Steve replied yes. Mayor Bigelow stated that the cost of remodeling homes can sometimes be greater than the cost of simply demolishing them and starting over. Councilmember Christensen stated that remodeling is the goal of this program.

B. COUNCIL UPDATE

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

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Councilmember Christensen stated that National Night Out is occurring Thursday and asked if Food Trucks will be present. Sam Johnson replied that there will be 3-4 Food Trucks attending.

Councilmember Christensen asked if refunds will be issued for the Willie Nelson concert which ended prematurely on Sunday, August 13. Wayne replied that he is unsure. Councilmember Vincent stated that this is a common occurrence at his concerts.

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Vincent stated that residents in the new Ivory Subdivision on 4100 South and approximately 7200 West have experienced an excessive amount of flat tires with the amount of nails. Wayne indicated that the City would look into enforcing this.

Councilmember Vincent stated that residents have also expressed concern about ice cream trucks and have requested that the City ban them. Councilmember Huynh agreed that he has heard similar concerns. Mr. Pyle stated that the City Council can look into limiting this if they would like. He also stated that citizens can report hazardous driving if that is the issue.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- LPC/ WESTERN GROWTH, SENIOR SAFETY FAIR, RIGHT TO VOTE ON ISSUES

Councilmember Christensen stated that he will be out of town for LPC and Western Growth Coalition meetings being held next week. He indicated that he spoke with Nicole Cottle and she has ensured that these meetings will be attended.

Councilmember Christensen stated that he attended the Senior Safety Fair at the Family Fitness Center and it was well attended. He indicated that good information was being given out.

Councilmember Christensen stated that all members of the Council have the right to vote their conscience on issues that are brought before them, including property tax increases. He stated that members of Council care about residents and he is upset that the Council was vilified on social media by another member of Council for voting their opinion and doing what they felt was best for the City. Councilmember Christensen added that money is spent from this budget throughout the year and voting no, then attacking the Council afterward, is unfair.

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Mayor Bigelow stated that no offense was intended by his social media post and indicated that he meant to speak in broader terms and in reference to National and State officials. He apologized and stated that he would correct it. Mayor Bigelow indicated that he should be more vociferous in explaining why he votes no on certain issues.

Councilmember Huynh stated that he doesn't put anything regarding these types of issues on social media.

COUNCILMEMBER BUHLER- BILLBOARD TRUCK

Councilmember Buhler stated that he saw a billboard truck with an advertisement driving down 4000 West. Wayne stated that the City will keep an eye out for this type of activity.

ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY AUGUST 15, 2017 WAS ADJOURNED AT 5:44 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, August 15, 2017.

Nichole Camac
City Recorder