

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 12, 2017

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 12, 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
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

STAFF PRESENT:

Nicole Cottle, Acting City Manager/ General Counsel/ CED Director
Nichole Camac, City Recorder

Eric Bunderson, City Attorney
Colleen Nolen, 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 Lehman, CED Department

APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 5, 2017

The Council considered the Minutes of the Study Meeting held September 5, 2017. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Study Meeting held September 5, 2017. Councilmember Christensen seconded the motion.

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

PRESENTATIONS

A. INTRODUCTION OF NEW EMPLOYEES

New Employees introduced themselves to the Mayor and City Council. They are:

Administration- City Manager

John Rock- Management Analyst

Administration- Justice Court

Brooke Woodruff- Justice Court Clerk

CED

Kevin Cisney- Planning/Business Support Officer

CPD

Erik Mangum- Animal Control Officer

Legal

Beatriz Herrera- Victim Advocate

Parks and Recreation

Rhett Gardiner- Program Recreation Manager

Police

David Alvarez- Police Officer

Zachary Crooks- Police Officer

Braden Curtis- Police Officer

Jose Flores- Police Officer

Ole Olsen- Police Officer

David Stallings- Police Officer

Public Works

Robin Pendleton- Public Works Clerk

Dennis Carson- Fleet Courier

Robert Owen- Mechanic II

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING AND SPECIAL REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 12, 2017

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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 or the Special Redevelopment Agency Meeting scheduled later this night.

AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED FOR SEPTEMBER 19, 2017

A. RECOGNITION OF THE COMPETITIVE ACHIEVEMENTS OF WEST VALLEY CITY FAMILY FITNESS CENTER SWIM TEAM SWIMMER OFA FA

Councilmember Vincent offered to read the award presentation celebrating the competitive achievements of West Valley City Family Fitness Center Swim Team Swimmer Ofa Fa.

The award reads as follows:

Ofa Fa is a West Valley City resident and a member of the West Valley Aquatics swim team from the Family Fitness Center. Ofa Fa is 10 year's old and recently recorded six 1st place finishes at the 2017 Utah State Long Course Championships. In doing so she also received the first place high point scoring trophy. She is the first swimmer from West Valley Aquatics to win that award at the Utah State Swimming Championship.

Over the course of this past Long Course swim season, she earned four AAAA time standards for her races. She is one of three swimmers in team history to earn a AAAA swim time in the Olympic size pool in *any* race and she did it in four of her races this summer.

Recently Ofa represented the State of Utah at the Western Zone Championships in Roseville, CA where she almost broke the 10 and under girls state record in the 50 meter Freestyle. Ofa is ranked in the top 100 in the nation in five separate events for 10 and under girls.

42nd in the 50 meter Freestyle: 30.86 "AAAA Time"
70th in the 100 meter Freestyle: 1:08.87 "AAAA Time"
80th in the 200 meter Freestyle: 2:30.10 "AAAA Time"
87th in the 400 meter Freestyle: 5:19.97 "AAA Time"
42nd in the 50 meter Backstroke: 35.75 "AAAA Time"

We are proud of what Ofa has been able to achieve in the sport of swimming and we look forward to where she may be able to go in the future.

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CONSIDER APPLICATION PUD-2-2016, FILED BY RUSSELL PLATT, REQUESTING FINAL PLAT APPROVAL FOR THE COBALT LANDING PUD LOCATED AT 3579 SOUTH REDWOOD ROAD

Steve Lehman, CED Department, discussed proposed application PUD-2-2016, filed by Russell Platt, requesting final plat approval for the Cobalt Landing PUD located at 3579 South Redwood Road.

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

Mr. Russ Platt, representing the property owner, is requesting final plat approval for a residential project to be known as Cobalt Landing PUD. The subject property was rezoned in the fall of 2016 from the M Zone to the RM Zone. The portion of commercial property adjacent to Redwood Road was already zoned C-2.

According to the development agreement approved during the rezoning process, the Cobalt Landing Planned Unit Development will be a residential community consisting of 72 units on 6 acres. This equates to an overall density of 12 units per acre. The commercial property adjacent to Redwood Road consists of approximately 3.6 acres. Proposed townhomes will be a combination of 2 and 3 story units. The 2 story units will have 3 bedrooms and will comprise 1,800 square feet. The 3 story units will have 4 bedrooms and will be approximately 2,200 square feet. Each unit will have a two car garage accessed from a private road system.

The architecture for this project will use modern elements. The materials will be stone, cement board and stucco. Interior features include 9-foot ceilings and solid surface countertops. All townhome units will include a ground level patio and balcony. As part of the amenity package, the developer committed to having rooftop patios for at least 20 townhome units.

All townhome units will have a two car garage for parking. However, 19 of the 72 units will not have a driveway. For this reason guest spaces are provided. The total number of spaces required for this project is 144. However, with garages and driveways, a total of 250 spaces can be used for parking. To help accommodate guest parking, an additional 31 spaces are provided for units where driveways are not planned. The total parking number is 281 spaces which equates to 3.9 spaces per unit.

Access to the subdivision will be gained from a private drive off of Redwood Road. A secondary access is proposed from the Millburn Manor Subdivision to the south.

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It is not yet known if this access will be a full access, or a secondary access for emergency use. The developer is coordinating this matter with the HOA to the south. While Cobalt Landing can develop with a single point of access, it is desired that a secondary access be provided for emergency service use.

Councilmember Buhler asked if there are any exceptions being requested. Steve replied no. Councilmember Buhler asked if there are any expected impacts on properties to the north. Steve replied the property to the north is commercial and no impact is expected. He stated that a retaining wall will be installed as part of the project. Steve stated that the units directly next to the residential on the east side of the projects will be two story and set back significantly from the existing single family homes. Councilmember Huynh expressed concern regarding the parking stalls that back directly onto the street where vehicles will be exiting the townhome units. Councilmember Vincent expressed concern regarding the amount of visitor parking. Steve discussed the amount of parking per unit and the amount of visitor parking that has been added. He stated that there are just under 4 spaces per unit and the City feels this is a healthy number without minimizing landscaping. Mayor Bigelow stated that he feels concerned about parking as well, especially because many of the units are 4 bedrooms. Steve stated that the HOA can regulate any on-street parking concerns. Councilmember Buhler stated that the current ordinance requires 2 parking spaces per unit and a conversation should be had by the Council about whether this is sufficient or should be increased. He added that he isn't concerned about overflow parking on major streets in this particular project. Councilmember Lang stated she hasn't seen any issues in neighboring developments in the area. Councilmember Vincent stated that businesses in the area may be impacted by overflow parking. Staff and the Council discussed the City's role with HOA projects.

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

The City Council will consider application PUD-2-2016 at the Regular Council Meeting scheduled September 19, 2017, at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR SEPTEMBER 19, 2017

A. RESO. 17-154: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY CONTRACT WITH UDOT AND EXECUTE A QUIT CLAIM DEED, PERPETUAL EASEMENT, AND TEMPORARY CONSTRUCTION EASEMENT FOR A PORTION OF PROPERTY LOCATED AT 6018 WEST 3500 SOUTH (14-26-382-037)

Russ Willardson discussed proposed Resolution 17-154 that would authorize the City to enter into a Right of Way Contract with UDOT and execute a Quit Claim Deed, Perpetual Easement, and Temporary Construction Easement for a portion of

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property located at 6018 West 3500 South (14-26-382-037)

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

This parcel located at 6018 West 3500 South is one of the properties required by UDOT to construct the Mountain View Corridor Project. UDOT has offered \$2,025.00 for the purchase of a portion of parcel 14-26-382-037, together with a Perpetual Easement and a Temporary Construction Easement. The portion to be acquired contains 751 square feet in area of which 545 square feet is now occupied by the existing 3500 South Street (SR-171). Balance is 206 square feet in area. Compensation in the amount of \$2,025.00 was based upon the Administrative Compensation Estimate prepared for UDOT by Todd Hopkins of WSP Global, Inc.

Councilmember Lang asked how far the City owned portion of property goes to the north. Russ replied about 700-800 feet. Mayor Bigelow stated that there is no lane here and the property owners are using the land. Russ replied it is City property but there has been no issue with the residents utilizing it. Councilmember Vincent asked if the property could eventually revert to the neighboring property owners since they utilize it. Russ replied that rule does not apply to government property. The Council briefly discussed potential intersection signalization on 6400 West and 3500 South and the need for it in the area.

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

The City Council will consider proposed Resolution 17-154 at the Regular Council Meeting scheduled September 19, 2017, at 6:30 P.M.

COMMUNICATIONS

A. RING PROJECT UPDATE

John Rock, Administration, presented a PowerPoint presentation summarized as follows:

- The Problem- Property Crime
 - 12.2 Hours per Burglary Investigation Multiple Police Teams utilized
 - Effect on Victims (Desire to move, 18 month “hangover”)
 - Additional Police Hours needed if Checks/CC/Registered items stolen
 - Paperwork + Administrative Hours significant (3-4 hours)

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- Majority of perpetrators (90%+) get away from the scene
- Forensics/Investigative methods post burglary effective <20% of time
- Most arrests come from timely response/witness accounts (77%)
- Faster Response and Advance Notice = Higher Probability of Identifying and finding Perpetrator.
- Wilshire Park Results
 - 66 Devices Installed
 - Data Tracked between Wilshire Park (Zone-1), and surrounding area (Zone-2)
 - **Results:**
 - 42% Reduction in Burglaries from July 2015 to April 2016*
 - Targeted a zone with high burglary rates and primarily SFR's where they believed Ring devices could be most effective
 - 500 Cameras Donated
 - Also attempted to track Front Door knocks (Door Knock burglaries), but this was unsuccessful as there was not a good way to track this data
 - Data was “normalized” due to a spike in burglaries in the surrounding area.
 - Normalization is a process to make two data sets comparable
- Ring Neighborhoods
 - Success in Wilshire Park leads to “Ring Neighborhoods”
 - **Redondo Beach, CA**
 - \$15k budgeted to subsidize ring devices (1/2 Price)
 - Open to any city resident
 - Ring offers 1 year of free Data Storage
 - **Greenfield, WI**
 - Purchased Devices, offers them free of charge
 - No revictimization of Businesses/Homes utilizing the service
 - **Spokane, WA**
 - Ring products being awarded to businesses in high crime zones
- WVC Program Structure
 - Based on Hunter Community Outreach Borders
 - Preexisting, Organized Neighborhood Group
 - Active on Nextdoor, Easy to reach Residents through Group, Ties to City

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- Residents sign Contract for Device
- Pilot & Control Area
 - 764 SFR in Pilot, 754 SFR in Control
 - Similar neighborhood makeup
 - Apples to Apples comparison
- SFR's are desirable because they in general have better sightlines, paths up to front doors, etc. Condos/Townhomes could likewise have similar characteristics. Would want to avoid Apartments/Mobile home areas because of higher density and traffic.
- Existing HOA's might make implementation or buy-in and cooperation easier
- Neighborhood Audit's help locate the right areas to "target"
- Potential Neighborhoods selected as either Adjacent to each other with similar crime stats, with the idea to pilot a zone and use another as control, depending on resources.
- Program Styles – Create a subsidized program for applicable home owners that would get them a ring at reduced price, Give them away for free to specific homes to run a pilot program, Have police pick homes or businesses and give away a limited amount of cameras, or come up with our own model.
- Ring Neighborhoods is flexible and will work with the City to find an option that works. Could maybe work out a BOGO program, sliding subsidy scales, or offer to do extensive data sharing/contributions to research?
- Target and Control Areas (Historical Property Crime)
 - 2013- Target=38, Control=43
 - 2014- Target=41, Control=38
 - 2015- Target=45, Control=48
 - 2016- Target=46, Control=48
 - Target Average= 43, Control Average= 44
- Program to Date
 - Distribution and Installation
 - 49/50 Doorbell Devices Distributed or Installed
 - 47/50 Confirmed Active
 - Swapping 15 "Stick Up Cameras" for Doorbell Devices
 - Limited Distribution of 'Stick Ups'
 - GIS Map Tracking Concentration/Activation/Inquiries
- Long Term Goals/Potential
 - Attach \$ amount based on police hours saved
 - Establish Price Per "Unit"

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- Quantify Impact
- Program Evaluation
- City Wide Roll Outs
 - Subsidy Program
 - Neighborhood Watch Incentive
 - Further GIS Integration

Councilmember Vincent clarified how the different units work and John explained. Councilmember Lang asked how much the video monitoring costs per month. John replied \$3 a month after the trial period. Councilmember Lang asked if insurance companies offer deductions. John replied that he isn't sure but can look into it. Councilmember Vincent stated that this is becoming a more popular type of product and asked if existing units will impact the target area. John replied that because so many units were installed at once in the project area, he doesn't think any existing product will interfere with results. Mayor Bigelow asked if there is an even distribution of the units in the study area. Mr. Rock replied it was first come, first serve but the units are spread evenly.

B. 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

Nichole Camac stated that the Inn Between, a hospice for the homeless, has extended an invitation to the Council to offer a tour of their facility in appreciation of the \$10,000 that was granted via CDBG funds. The Council agreed and advised that a time be set up.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- NATIVE AMERICAN ART OPENING, KID CURRY SPIRITS GRAND RE-OPENING, RODS HOGS AND RIGS FUNDRAISER, FARSWORTH FIREWORKS, AND ULCT

Councilmember Christensen stated that he attended the Native American Art Exhibit opening at the Utah Cultural Celebration Center. He indicated that there are a lot of Utah residents and various tribes represented and the exhibit was well done and interesting. He stated that he also attended the Kid Curry Spirits Grand Re-

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Opening. He stated that this distillery produces vodka while the Waterpocket Distillery in the area produces rum. He indicated that both are award winning businesses and are good additions to the area. Councilmember Christensen stated that he also attended the Rods, Hogs, and Rigs Fundraiser operated by Kensworth. He stated that a storm was moving in but work was still conducted to raise funds. He also indicated that a neighborhood in the City puts on a professional firework display with 400-500 attendees every year at Farnsworth Elementary and encouraged the City to reach out and be involved. Councilmember Christensen stated that he attended LPC for ULCT. He stated that the coming year will provide an interesting legislative session. He stated several items were discussed including a transportation task force, economic development promotion, and zoning in the cities.

COUNCILMEMBER LANG- POST OFFICE

Councilmember Lang stated that the post office on 3500 South has finally started to water and mow their lawn. She stated that Tesoro on 3100 South and 3600 West needs to be addressed as well.

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 SEPTEMBER 12, 2017 WAS ADJOURNED AT 5:41 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, September 12, 2017.

Nichole Camac
City Recorder