



The Study Meeting of the West Valley City Council will be held on Tuesday, October 28, 2014, at 4:30 PM, in the Multi-Purpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted 10/23/2014, 10:00 a.m.

A G E N D A

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - A. October 7, 2014 (Study Meeting)
 - B. October 14, 2014 (Study Meeting)
4. Review Agenda for Regular Meeting of October 28, 2014
5. Consent Agenda Scheduled for November 4, 2014:
 - A. Reso. 14-183: Ratify the City Manager's Appointment of Fred Darling as a Member of the West Valley City Clean & Beautiful Committee, Term: November 4, 2014 - June 30, 2018
 - B. Reso. 14-184: Ratify the City Manager's Appointment of Samadhi Ishaya as a Member of the West Valley City Clean & Beautiful Committee, Term: November 4, 2014 - June 30, 2018
6. Communications:
 - A. General Plan Update Discussion (30 minutes)
 - B. Mobile Food Vending Discussion (30 minutes)

West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Sheri McKendrick.

- C. West Valley Fiber Network Update (15 minutes)
 - D. Review Draft Agendas for Redevelopment Agency and Housing Authority Meetings Scheduled for November 4, 2014
 - E. Council Update
 - F. Other
- 7. New Business:
 - A. Council Reports
 - 8. Motion for Executive Session
 - 9. Adjourn

MINUTES OF COUNCIL STUDY MEETING – OCTOBER 7, 2014

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, OCTOBER 7, 2014, 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
Corey Rushton, 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

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Layne Morris, CPD Director
Lee Russo, Police Chief
John Evans, Fire Chief
Mark Nord, CED Department
Steve Pastorik, CED Department
Jody Knapp, CED Department
Chris Barnhurst, CED Department
Pauline Davies, CED Department
Dan Johnson, Public Works Department
Jake Arslanian, Public Works Department
Stan Varney, Fire Department
Ross Olsen, Administration
Rick Westphal, Administration
Aaron Crim, Administration
Jason Nau, Administration

1. **APPROVAL OF MINUTES OF STUDY MEETINGS HELD SEPTEMBER 16, 2014 AND SEPTEMBER 23, 2014**

The Council read and considered Minutes of the Study Meetings held September 16, 2014, and September 23, 2014. There were no changes, corrections or deletions.

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After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meetings held September 16, 2014, and September 23, 2014, as written. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

2. INTRODUCTION OF NEW EMPLOYEES

Upon invitation by Mayor Bigelow, new employees in attendance introduced themselves to members of the City Council.

The Council previously received a list, as follows:

Administration:	Maria Alvarado, Court Clerk
Community Preservation Department:	Porter Fallows, Animal Services Officer Jacquelyn Penrose, Section 8 Coordinator Sharena Sweeny, Executive Secretary
Parks and Recreation Department:	Zachary Clark, Custodian
Police Department:	Kevin Johnson, Police Officer Victoria Jeppson, Police Officer George Martinez, Police Officer Joshua Steele, Police Officer Darwin Zierse, Police Officer
Public Works Department:	Richard Barker, Operator I

The City Council welcomed the new employees to service with West Valley City.

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3. **REVIEW AGENDAS FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS SCHEDULED OCTOBER 7, 2014**

Mayor Bigelow advised no new items had been added to the Agenda for the Council's Regular Meeting scheduled October 7, 2014, at 6:30 P.M.

City Manager, Wayne Pyle, stated the Agenda for the Redevelopment Agency Meeting scheduled later this night had consideration of approval of minutes, a public hearing and an action item regarding a budget opening, and three resolutions.

Upon direction, Mark Nord, CED Department, reviewed the referenced resolutions to be considered by the RDA later this night, and he answered questions.

He used PowerPoint and discussed information summarized as follows:

- Freeport West Incentive Proposal/ADL
 - Purchased 124 acres at 6400 West off 2100 South
 - Plans reflect a new standard
 - Raising bar in look and efficiency
 - Drawings and details regarding buildings and landscaping
 - New name and groundbreaking/ARA Industrial Park
 - Northwest EDA created and will help alleviate high cost of development and infrastructure
 - Details regarding Phase 1 and 2
 - Site development and infrastructure costs
 - Project benefits including sales tax (subject to tenant) property tax and employees (Phase 1 - 3,500/Phase 2 – 1,000)
- SPS Incentive Proposal
 - Leasing former Hollywood Connection facility
 - Substantial remodel of building
 - Incentive to cover building permit fees
- CCI Mechanical Incentive Proposal
 - Cache Valley Electric moved to Salt Lake City and left large vacant building
 - Recruited CCI Mechanical that was looking to expand
 - Requested incentive to assist in offsetting construction of new manufacturing facility

City Manager, Wayne Pyle, advised consideration of approval of minutes had been listed on the Housing Authority Agenda.

Upon inquiry by the Mayor, there were no further questions from members of the Council regarding the subject agendas.

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4. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED OCTOBER 14, 2014:

A. EMPLOYEE OF THE MONTH AWARD, OCTOBER 2014 – NURIA WHYTOCK, FINANCE DEPARTMENT

Mayor Bigelow informed Nuria Whytock, Finance Department, had been nominated and would be recognized as the Employee of the Month for October 2014, at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M. Upon inquiry if a Council member desired to read the nomination, Councilmember Buhler advised he would do so.

B. DIVISION OF THE QUARTER AWARD – PLANNING AND ZONING DIVISION, CED DEPARTMENT

Mayor Bigelow informed that the Planning and Zoning Division of the Community and Economic Development (CED) Department had been nominated to receive the Division of the Quarter Award at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M. After inquiry by the Mayor, Councilmember Vincent advised he would read the nomination and present the award.

5. RESOLUTION NO. 14-161, AWARD CONTRACT TO GENEVA ROCK PRODUCTS, INC. FOR THE 2600 SOUTH DITCH PIPING PROJECT

Dan Johnson, Public Works Department, discussed proposed Resolution No. 14-161 that would award a contract to Geneva Rock Products, Inc., in the amount of \$175,726.00 and authorize expenditure of no more than \$195,000.00 in change orders, for the 2600 South Ditch Piping Project.

He stated bids had been solicited and 11 bids received, as follows:

Geneva Rock Products Inc.:	\$173,968.74 (w/preference reduction)
Dennis Lierd II Construction:	\$187,017.00
Westbrook Construction:	\$200,768.00
Stapp Construction:	\$230,580.00
Noland & Son Construction:	\$237,898.00
Vancon Inc.:	\$237,581.19 (w/preference reduction)
Braker Construction:	\$246,452.00
Cody Ekker Construction:	\$252,224.00
KK&L Administration:	\$252,455.00
M.C. Green & Sons, Inc.:	\$310,154.00
Beck Construction:	\$398,700.00

The lowest responsible bid had been submitted by Geneva Rock Products Inc. for an initial amount of \$175,726.00, with preference reduction applied, \$173,968.74. He also advised the engineer's estimate had been in the amount of \$205,610.00

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He indicated the 2600 South ditch was an open channel that was part of the City's storm drain system. This particular segment of open ditch was the last remaining un-piped portion of a major storm drain line that drained a large area between 3600 West and 3270 West from approximately 2200 South to 2600 South. The ditch in its current condition was nearly un-maintainable. The project consisted of the installation of approximately 550 feet of 60-inch pipe, along the back lot lines of multiple properties. This project would ease the maintenance burden and reduce upstream flooding risks.

He advised funds were available in the FY 2014-2015 Budget.

Mr. Johnson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-161 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

6. RESOLUTION NO. 14-162, AUTHORIZE ADDITIONAL FUNDING FOR CHANGE ORDERS TO THE CONTRACT WITH NOLAND AND SONS CONSTRUCTION COMPANY FOR THE LUND PARK TO BRIGHTON CANAL STORM DRAIN PROJECT

Dan Johnson, Public Works Department, discussed proposed Resolution No. 14-162 that would authorize additional funding for overruns and change orders to the contract with Noland and Sons Construction Company, in the total amount of \$16,743.05, for the Lund Park to Brighton Canal Storm Drain Project.

He explained that during the closeout process it had been noted certain items of work had overrun estimated quantities causing the total amount owed to the contractor to exceed the amount previously authorized. He stated there was also a change order (No. 4) for a waterline relocation that had been necessary to be added to the contract for a cost of \$10,095.80 that needed to be approved. He reported the total additional funding to be authorized would be in the amount of \$16,743.05.

Mr. Johnson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-162 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

7. RESOLUTION NO. 14-163, AUTHORIZE PURCHASE OF A TRUCK FROM WASATCH FRONT ISUZU FOR USE BY THE PUBLIC WORKS SANITATION DIVISION

Russell Willardson, Public Works Director, discussed proposed Resolution No. 14-163 that would authorize purchase of a truck from Wasatch Front Isuzu, in the amount of

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\$43,700.00 and additional necessary equipment in an amount not to exceed \$54,000.00 in total for the purchase, for use by the Public Works Sanitation Division.

He stated the Public Works Sanitation Division was in need of a second delivery truck to pick up and deliver garbage cans. Picking up garbage cans from 90-day delinquent accounts had proven to be the most effective method of collecting past due debt. When payment was made to bring the account current, plus a \$25.00 redelivery fee, the garbage can was returned.

The City first purchased garbage containers in 1994 and many of those cans were still in service, but were well beyond their expected service life. There would be an on-going need for additional help to replace the cans as they became unserviceable.

He reviewed the cost breakdown for the proposed truck purchase as follows:

Truck (215 Isuzu NPR-HD)	\$34,700
Bed and lift gate (including installation)	\$11,500
CNG System (including installation)	\$ 5,200
LED amber lighting system (including installation)	<u>\$ 2,500</u>
Total:	<u>\$53,900</u>

The cab and chassis would be purchased from Wasatch Front Isuzu in accordance with Section 5-3-110 of the City Code, Procurement to Meet Existing Needs. This was the same model as the City's existing can delivery truck with a low bed for easy loading.

In addition, the new truck would be equipped with a CNG alternative fuel system. Use of CNG fuel was a good match for this vehicle that would be heavily used and the fuel savings would offset the additional capital cost in 2-3 years.

Mr. Willardson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-163 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

8. **RESOLUTION NO. 14-164, APPROVE A FRANCHISE AGREEMENT WITH CENTRAL TELECOM SERVICES, LLC, FOR A TELECOMMUNICATIONS NETWORK IN THE CITY**

Eric Bunderson, City Attorney, discussed proposed Resolution No. 14-164 that would approve a Franchise Agreement with Central Telecom Services, LLC for a telecommunications network in the City.

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He stated the agreement would allow Central Telecom Services to establish a telecommunications network in, under, along, over and across present and future rights-of-way of West Valley City.

He indicated applications for telecommunications networks in the City were governed by Chapter 20-5 of the City Code. The franchise granted by this Agreement was for a ten year period with the option to renew for an additional ten years with the same terms and conditions. Chapter 20-6 of the City Code permitted the City to require all telecommunications providers to collect taxes from their customers and deposit them with the Utah State Tax Commission. The subject agreement memorialized this provision as well as acknowledging Central Telecom's duty to secure permits from Public Works for an excavation or construction.

Mr. Bunderson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-164 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

9. **RESOLUTION NO. 14-165, APPROVE PURCHASE OF FIVE 12 LEAD EKG MONITORS FROM ZOLL MEDICAL CORPORATION FOR USE BY THE FIRE DEPARTMENT**

Fire Chief, John Evans, discussed proposed Resolution No. 14-165 that would approve purchase of five 12 lead EKG monitors from Zoll Medical Corporation, in an amount not to exceed \$143,893.74, for use by the Fire Department.

He stated the proposed purchase would replace existing equipment and would be placed on all of the front line advanced medical ambulances. The current Zoll monitors and equipment would be able to match up with new units. Also the training of personnel would be very short. The units also had a patch to all of the medical facilities that were currently in service and would not require additional money for transmission of data to medical facilities by keeping the same type of monitors.

The current Zoll Cardiac Monitors were over seven years old. The current monitors were out of warranty and if used as front line units would overspend the current maintenance money in the budget. The old monitors would be used on other units that were not constantly required use for the monitors. The new monitors had many features the current monitors did not have. The monitors were used on almost every medical call that the Department responded to and by placing these on front line units the City would be assured the Fire Department was utilizing the most up to date equipment on the market.

Also, the first three lead cardiac monitors would be traded in to Zoll for the new purchase. Zoll would allow some trade in value for the old machines that were over eight to ten years old and facing high repair costs.

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Chief Evans further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-165 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

10. **RESOLUTION NO. 14-166, AUTHORIZE THE CITY TO EXECUTE SCHEDULE 40 OF THE HP MASTER LEASE PURCHASE AGREEMENT FOR PURCHASE OF A BARRACUDA WEB FILTER FROM VLCM**

Rick Westphal, Administration, discussed proposed Resolution No. 14-166 that would authorize the City to execute Schedule 40 of the HP Master Lease Purchase Agreement in an amount not to exceed \$47,550.24, including interest, for purchase of a Barracuda Web Filter from VLCM.

He stated for the amount of Web traffic the current Web Filter was not providing needed protection or monitoring. He advised formal bidding had not been required because VLCM held a contract with the State of Utah. If approved, the purchase would give the City the needed security from Web born malware, viruses and misused bandwidth. In addition, the Barracuda would provide the City with advanced policy and reporting management tools.

The purchase would be financed through the HP Lease Purchase Agreement previously approved on January 3, 2006, under Resolution No. 06-04.

Mr. Westphal further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-166 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

11. **RESOLUTION NO. 14-167, APPROVE AN AGREEMENT WITH EDA ARCHITECTS, INC. FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES, CONSTRUCTION DOCUMENT PREPARATION, AND CONSTRUCTION CONTRACT ADMINISTRATION FOR THE UTAH CULTURAL CELEBRATION CENTER PLAZA LEVEL RENOVATION PROJECT**

Jake Arslanian, Public Works Department, discussed proposed Resolution No. 14-167 that would approve an agreement with EDA Architects, Inc. for architectural and engineering design services, construction document preparation, and construction contract administration, in the amount of \$325,000.00, for the Utah Cultural Celebration Center (UCCC) Plaza Level Renovation Project.

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He stated the proposed agreement would authorize EDA Architects to provide architectural and engineering services for the UCCC basement renovation project. EDA Architects would prepare master plans and construction documents, assist with the bidding process, and provide contract administration services for the construction contract.

The project would include basement plaza level renovation with a black box theater and supporting classrooms, art, dance, and theater rooms, and additional amenities that would provide the citizens of West Valley City and Salt Lake County with an excellent facility in which to experience the visual and performing arts.

Funding for the project would be provided by Salt Lake County in the total amount of \$2,500,000.00 in order to enhance the UCCC's ability to provide arts programming by professional and community based arts organizations to citizens of West Valley City and Salt Lake County. It was anticipated the UCCC basement renovation project would begin construction in the winter of 2015.

Mr. Arslanian further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-167 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

12. CONSENT AGENDA SCHEDULED FOR OCTOBER 14, 2014:

A. RESOLUTION NO. 14-168, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM JOHN G. DILLON AND LISA D. DILLON FOR PROPERTY LOCATED AT 2560 SOUTH 3270 WEST REGARDING THE 2600 SOUTH DITCH PIPING PROJECT

Resolution No. 14-168 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from John G. Dillon and Lisa D. Dillon for property located at 2560 South 3270 West regarding the 2600 South Ditch Piping Project.

The subject property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The easement would run along the southern 10 feet of the grantors' property. The grant of Temporary Construction Easement would be an additional 20 feet north of and abutting the Storm Drain Easement. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a storm drain clean-out box. This ditch ran along the rear property lines of properties located on either side of the ditch. The ditch was the last open section of the storm drain system

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that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

B. RESOLUTION NO. 14-169, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM BARNEY INVESTMENT COMPANY, A UTAH LIMITED PARTNERSHIP, FOR PROPERTY LOCATED AT 3329 WEST 2555 SOUTH REGARDING THE 2600 SOUTH DITCH PIPING PROJECT

Proposed Resolution No. 14-169 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from Barney Investment Company, a Utah Limited Partnership, for property located at 3329 West 2555 South regarding the 2600 South Ditch Piping Project.

The subject property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The easement would run along the southern 10 feet of the grantors' property. The grant of Temporary Construction Easement would be an additional 20 feet north of and abutting the Storm Drain Easement. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a storm drain clean-out box. This ditch ran along the rear property lines of properties located on either side of the ditch. The ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

C. RESOLUTION NO. 14-170, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM MLB PROPERTY MANAGEMENT, LLC, FOR PROPERTY LOCATED AT 2608 SOUTH 3270 WEST REGARDING THE 2600 SOUTH DITCH PIPING PROJECT

Proposed Resolution No. 14-170 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from MLB Property Manager, LLC, for property located at 2608 South 3270 West regarding the 2600 South Ditch Piping Project.

The subject property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The easement would run along the southern 10 feet of the grantors' property. The grant of Temporary Construction Easement would be an additional 20 feet north of and abutting the Storm Drain Easement. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a storm drain clean-out box. This ditch ran along the rear property lines of properties located

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on either side of the ditch. The ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

D. RESOLUTION NO. 14-171, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM BAILEY LOT LEASING, LC, FOR PROPERTY LOCATED AT 2602 SOUTH 3270 WEST REGARDING THE 2600 SOUTH DITCH PIPING PROJECT

Proposed Resolution No. 14-171 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from Bailey Lot Leasing, LC, for property located at 2602 South 3270 West regarding the 2600 South Ditch Piping Project.

The Bailey Lot Leasing property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The Storm Drain Easement would be along the north five feet of Grantor's property. The easement would be an additional five feet north of and abutting the Storm Drain Easement. This project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a storm drain clean-out box. The ditch ran along the rear property lines of properties located on either side of the ditch. This ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

E. RESOLUTION NO. 14-172, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM CUBAN CIGAR CO., INC. FOR PROPERTY LOCATED AT 3379 WEST 2555 SOUTH REGARDING THE 2600 SOUTH DITCH PIPING PROJECT

Proposed Resolution No. 14-172 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from Cuban Cigar Co., Inc. for property located at 3379 West 2555 South regarding the 2600 South Ditch Piping Project.

The Cuban Cigar Co., Inc. property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The easement would be along a portion of the southern 10 feet of the grantor's property. The Grant of Temporary Construction Easement would be an additional 20 feet north of and abutting the Storm Drain Easement. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a

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storm drain clean-out box. The ditch ran along the rear property lines of properties located on either side of the ditch. This ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

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F. **RESOLUTION NO. 14-173, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM CUBAN CIGAR, INC. FOR PROPERTY LOCATED AT 3349 WEST 2555 SOUTH REGARDING THE 2600 SOUTH DITCH PIPING PROJECT**

Proposed Resolution No. 14-173 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from Cuban Cigar, Inc. for property located at 3349 West 2555 South regarding the 2600 South Ditch Piping Project.

The subject property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The easement would be along a portion of the southern 10 feet of the grantor's property. The Grant of Temporary Construction Easement would be an additional 20 feet north of and abutting the Storm Drain Easement. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a storm drain clean-out box. The ditch ran along the rear property lines of properties located on either side of the ditch. The ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

G. **RESOLUTION NO. 14-174, ACCEPT A STORM DRAIN EASEMENT AND A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM KH MOUNTAIN INVESTMENTS, LLC, FOR PROPERTY LOCATED AT 2594 SOUTH 3270 WEST REGARDING THE 2600 SOUTH DITCH PIPING PROJECT**

Proposed Resolution No. 14-174 would accept a Storm Drain Easement and a Grant of Temporary Construction Easement from KH Mountain Investments, LLC, for property located at 2594 South 3270 West regarding the 2600 South Ditch Piping Project.

The subject property was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The easement would be along the north five feet of grantor's property. The Grant of Temporary Construction Easement would be an additional five feet north of and abutting the Storm Drain Easement. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600 feet to a storm drain clean-out box. The ditch ran along the rear property lines of properties located on either side of the ditch. The ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and

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3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

H. RESOLUTION NO. 14-175, ACCEPT TWO QUIT CLAIM DEEDS FROM FIRST INDUSTRIAL, L.P. FOR PORTIONS OF 2200 SOUTH LOCATED EAST OF REDWOOD ROAD

Proposed Resolution No. 14-175 would accept two Quit Claim Deeds from First Industrial, L.P. for portions of 2200 South located east of Redwood Road.

2200 South was a private road located within the Metro Business Park. Metro Business Park located south of SR-201 and east of Redwood Road was a commercial office park developed from the late 1980's to the mid 1990's and was currently home to some quality tenants including Zions Bankcorp, IHC, Raytheon Company, Raster, and others. However, over the years quality of the park had declined and vacancy rates increased. To complicate the problem, no owners association had existed for more than 15 years. Due to lack of a functioning owners association, 2200 South had not been adequately maintained in recent years. In January of this year, F.C. Stangl, III, conveyed its portion of the road to West Valley City. First Industrial, L.P. had now executed two Quit Claim Deeds in favor of the City for its portions of the road. The road currently functioned as if it were a public street. Ownership of the road would allow the City to maintain, repair and provide snow removal, which was necessary to help improve the viability of this business park and help prevent further exodus of businesses.

I. RESOLUTION NO. 14-176, ACCEPT A PUBLIC SIDEWALK, LIGHTING AND UTILITY EASEMENT FROM GRANGER-HUNTER IMPROVEMENT DISTRICT FOR PROPERTY LOCATED AT 1311 WEST 3300 SOUTH

Proposed Resolution No. 14-176 would accept a Public Sidewalk, Lighting and Utility Easement from Granger-Hunter Improvement District for property located at 1311 West 3300 South.

The subject easement was for the proposed Granger-Hunter Improvement District – Well #1 site improvements. The project was subject to requirements of the 3500 South Streetscape Ordinance that required wider sidewalks and landscape frontage along with decorative sidewalk lighting on 3500 South Street.

He explained as portions of the proposed sidewalk and lighting fell outside of the public eight-of-way, a Public Sidewalk, Lighting and Utility Easement would be required as a condition of approval for the project.

Mayor Bigelow inquired if there were any questions regarding items listed on the Consent Agenda. Hearing none, he moved to the next item on the Agenda.

13. **UNFINISHED BUSINESS SCHEDULED OCTOBER 14, 2014:**

A. **CONSIDER RESOLUTION NO. 14-126, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CHUN HSIANG AND HONG XIAO FOR APPROXIMATELY 1.01 ACRES OF PROPERTY LOCATED AT 4758 WEST 4100 SOUTH (APPLICATION NO. GPZ-6-2013 – CONTINUED FROM REGULAR MEETING HELD AUGUST 19, 2014)**

Jody Knapp, CED Department, discussed proposed Resolution No. 14-126 that would authorize the City to enter into a Development Agreement with Chun Hsiang and Hong Xiao for approximately 1.01 acres of property located at 4758 West 4100 South, and related to Application No. GPZ-6-2013 which was continued from the Regular Meeting held August 19, 2014.

She stated Chun Hsiang and Hong Xiao had submitted a General Plan/Zone change application to change 1.01 acres of property from Low Density Residential to Neighborhood Commercial in the General Plan and from the ‘R-1-8’ (Single-Family Residential with an 8,000 square foot lot minimum) to ‘C-1’ (Neighborhood Commercial) zone. Staff and the Planning Commission had recommended a development agreement in conjunction with the General Plan/Zone change to help the new building planned to be compatible with the residential character of 4100 South Street.

The proposed Development Agreement contained the following requirements:

1. The building shall have a pitched roof design with no parapet walls.
2. The parking shall be located to the north or east side of the site and the building shall be oriented towards the street.

Ms. Knapp reviewed and discussed additional background information regarding the application and proposed development agreement. She discussed the latest proposal (#3) in detail, which documents had recently been made available to members of the City Council.

She used PowerPoint and discussed information summarized as follows:

- Revised elevations and site plan
- Photographs of nearby commercial uses
- Will have to meet the City’s commercial design standards

Ms. Knapp also discussed an e-mail received from Salt Lake County responding to issues raised by the City Council regarding the Hunter Library, and she answered questions from members of the City Council.

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Upon discussion, members of the City Council expressed individual opinions and concerns regarding elevations and design of the building including the need for more windows on the south side of the building facing 4100 South Street.

Councilmember Lang suggested the City Council consider review of commercial design standards.

Councilmember Rushton advised he would like to see clear standards regarding neighborhood commercial uses and fencing or walls to protect the integrity of neighborhoods.

City Manager, Wayne Pyle, advised the proposal met commercial design standards and, in this particular case, he did not feel that was the problem. He stated the subject property had some site and topographical issues and he made suggestions regarding various options for consideration by the City Council if they did not like the latest design proposal.

Upon expression of a desire for the library wall to be taken down, the City Manager advised staff would be willing to talk with Salt Lake County regarding the wall.

Councilmember Nordfelt expressed excitement about the proposal and shared his conversation with the owner who felt there was a disconnect with what the City Council and Planning Commission desired and the difficulty to please both.

Jody Knapp, CED Department, addressed Councilmember Nordfelt's comments and discussed meetings with the applicant and architect regarding design and orientation of the building.

Mayor Bigelow inquired if some issues could be resolved with landscaping.

City Manager, Wayne Pyle, advised staff would work with the applicant to determine if there were other improvements that could be made. He indicated staff, along with the City Council, were excited that something was being planned for the subject corner. He stated there were solutions and cited some examples relating to existing restaurants.

14. COMMUNICATIONS

A. WEST VALLEY FIBER NETWORK UPDATE

City Manager, Wayne Pyle, recommended the scheduled update regarding the West Valley Fiber Network be postponed due to time constraints.

B. COUNCIL UPDATE

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Mayor Bigelow referenced a Memorandum from the City Manager that outlined upcoming meetings and events as follows:

September 13 – October 24, 2014	<i>Journey Stories</i> Traveling Smithsonian Exhibit, UCCC
October 11, 2014	Fire Department Open House, Station 73, 2834 South 2700 West, 10:00 A.M. – 4:00 P.M.
October 11, 2014	Latino Educational and Cultural Fair 2014 – Sponsored by Latino Community Center, UCCC, 10:00 A.M. – 7:00 P.M.
October 13, 2014	ARTRageous Student Activity: Journey Stories Journal Sketchbooks, UCCC, 9:00 A.M.
October 14, 2014	ARTRageous Student Activity: Journey Stories Journal Sketchbooks, UCCC, 9:00 A.M.
October 14, 2014	Utah Grizzlies Face-off Luncheon, Maverick Center Centennial Room (4 th floor), 11:30 A.M. – 1:30 P.M.
October 14, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
October 15, 2014	WVC Watch Wednesday – Information Update, City Hall, 6:30 P.M. – 8:00 P.M.
October 15, 2014	Community Meeting with Chief Russo, Location TBD, 7:00 P.M.
October 18, 2014	West Valley Women in Motion Conference, UCCC, 9:00 A.M. – 2:00P.M.
October 21, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

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October 21 – 31, 2014	Early Voting for General Election, City Hall Lobby, 12:00 P.M. – 6:00 P.M. (weekdays only)
October 24, 2014	Member Event – Pumpkin Painting & Refreshments, Fitness Center, 6:00 P.M. – 7:00 P.M.
October 25, 2014	Bewitching Breakfast, Fitness Center, 9:30 A.M. – 10:30 A.M.
October 25, 2014	Halloween Safety Fair, Fitness Center, 11:00 A.M. – Noon
October 27 & 28, 2014	Nightmare Alley, Fitness Center (Edutainment Center), 7:00 P.M. – 10:00 P.M.
October 28, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 4, 2014	General Election, Polls Open 7:00 A.M. – 8:00 P.M.
November 4, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 11, 2014	Veteran's Day Holiday – City Hall closed
November 11, 2014	Veteran's Day Program and Events, Family Fitness Center
November 12, 2014	The Black Keys – Turn Blue World Tour, Maverik Center, 8:00 P.M.
November 14, 2014	Member Appreciation Activity – Movie Night, Fitness Center, 7:00 P.M.
November 18, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

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November 18, 2014	Judas Priest – Redeemer of Souls Tour 2014, Maverik Center, 7:30 P.M.
November 19-22, 2014	NLC Conference, Austin, Texas
November 25, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 22, 2014	Turkey Trot 5K, Fitness Center, 8:00 A.M.
November 27, 2014	Thanksgiving Holiday – City Hall closed
December 1, 2014	Annual Christmas Tree Lighting and Walk with Santa, Fitness Center, 6:00 P.M.
December 2, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 3, 2014	Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.
December 6, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M.
December 9, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 10, 2014	Stories & S'mories, Plaza at Fairbourne Station, 6:00 P.M.
December 11, 2014	International Christmas Celebration 2014 – Sponsored by Latino Community Center, UCCC, 5:00 P.M. – 9:00 P.M.
December 13, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M.

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December 16, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 19, 2014	So You Think You Can Dance Live, Maverik Center, 8:00 P.M.
December 24 & 25, 2014	Christmas Holiday – City Hall closed
January 1, 2015	New Year’s Day Holiday – City Hall closed

15. COUNCIL REPORTS

A. COUNCILMEMBER COREY RUSHTON – COG MEETING AND PUBLIC WORKS SUBCOMMITTEE MEETING

Councilmember Rushton reported regarding a recent COG meeting including issues discussed at the public works subcommittee meeting.

B. MAYOR RON BIGELOW – BODY CAMERAS FOR POLICE OFFICERS

Mayor Bigelow advised that due to recent news reports he was in support of body cameras for police officers. He requested time be scheduled for a discussion on this issue in the future.

In response City Manager, Wayne Pyle, advised movement in that direction had already begun.

16. NEW BUSINESS SCHEDULED IN THE LOBBY OF CITY HALL AT 6:00 P.M.

A. DOMESTIC VIOLENCE AWARENESS PROGRAM

Mayor Bigelow invited the City Council, City staff and others in attendance to move to the lobby of City Hall upon adjournment of study session for the annual Domestic Violence Awareness Program scheduled at 6:00 P.M.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, OCTOBER 7, 2014, WAS ADJOURNED AT 6:02 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, October 7, 2014.

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Sheri McKendrick, MMC
City Recorder

DRAFT

MINUTES OF COUNCIL STUDY MEETING – OCTOBER 14, 2014

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, OCTOBER 14, 2014, 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
Corey Rushton, Councilmember At-Large
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3

Paul Isaac, Acting City Manager
Carel Hicks, Acting City Recorder

ABSENT:

Steve Vincent, Councilmember District 4

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
John Evans, Fire Chief
Lee Russo, Police Chief
Russell Willardson, Public Works Director
Sam Johnson, Strategic Communications Director
Jason Ereksen, Acting Parks & Recreation Director
Aaron Crim, Administration
Craig Thomas, Administration
Jody Knapp, CED Department
Steve Lehman, CED Department
Dan Johnson, Public Works Department
Erik Brondum, Public Works Department
Jake Arslanian, Public Works Department

1. PRESENTATION, ANDREA CLAYTON, LOCHNER ENGINEERING – 4700 SOUTH RECONSTRUCTION PROJECT UPDATE

Dan Johnson, Public Works Department, introduced a presentation by Andrea Clayton, Lochner Engineering, and Andrea Pulos, Salt Lake County, scheduled in order to update the City Council regarding the 4700 South Reconstruction Project. He explained the

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project was a joint partnership between Salt Lake County and West Valley City in cooperation with Taylorsville City. He also advised of the current process of preparing an environmental study to be prepared by Lochner Engineering.

Ms. Clayton used PowerPoint and discussed information summarized as follows:

- Project Overview
 - Purpose of presentation to bring City Council up to speed since the last presentation in February 2014;
 - Project location: 4700 South between 4000 West and 5600 West
 - Federal funding: \$7.7 million
 - Preliminary engineering
 - Environmental phase in process, including preliminary design and environmental clearance
 - About $\frac{3}{4}$ of project in Salt Lake County; and $\frac{1}{4}$ in West Valley City due to the road corridor
- Work to Date
 - Identified environmental needs
 - Conducted traffic analysis study
 - Preliminary design
 - Update to West Valley City Council and Kearns Community Council in February 2014
 - Newsletters – April 2014 and one to be mailed in advance of public hearing in November
 - Website www.4700south.info contains project information and contact information
 - Started contacting business owners (potential relocations and access impacts)
- Process and Schedule (2010 – 2017)
 - Identify needs
 - Long Range Transportation Plan
 - Project Identification and Environmental Clearance
 - Design
 - Construction and Operation
 - Currently in environmental phase and expect approval in March; design in 2015; right-of-way in 2016; and construction in 2017
- Project Goals
 - Accommodate 2040 traffic: along the corridor; intersections
 - Improve safety: Continuous sidewalk and bike lane; address steep cross slope
 - Explanation of improvements to each intersection and operation of intersections: intersection at 4000 West will be unique - a quadrant left intersection; removes all left hand turns from main intersections resulting in smaller footprint; should only need to relocate one business as fewer parcels impacted; adds safety for pedestrians

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Mayor Bigelow inquired regarding if the bike lane was part of the highway from 4000 West to 4800 West. He suggested moving the bike path to the County park that already existed along the corridor. He expressed safety concerns for bicyclists and suggested some type of barrier be considered in order to separate the bike path from the road.

Ms. Clayton advised that the biker commuters did not want to leave the roadway and a shoulder was already needed along the road so striping a bike lane would help the bikers.

Mayor Bigelow expressed concern about the increased number of traffic signals as it could produce a major obstacle to the flow of traffic with additional stoplights.

Ms. Clayton advised the signals must be well timed to accommodate traffic.

Mayor Bigelow suggested there might be some alternatives to the relocating of businesses.

Dan Johnson, Public Works Department, concluded and expressed appreciation to the Council for their comments and suggestions as the process moved forward. He also advised impacts were all being evaluated and emphasized that UDOT'S (Utah Department of Transportation) regulations must be followed.

Upon inquiry by Councilmember Rushton, Mr. Johnson advised that the City's input was respected by UDOT; however, UDOT had 75% jurisdiction of the road.

Andrea Pulos, Salt Lake County Project Engineer, stated UDOT realized the public was not aware of where jurisdiction lines were located and West Valley City's opinion was important as all involved entities were working as a team.

Andrea Clayton continued her presentation summarized as follows:

- Potential Right of Way Impacts
 - Business Access:
 - Seven driveways may have let turn access removed
 - One driveway may be relocated
 - Coordination with impacted business owners is underway
 - Right of Way:
 - Minor residential impacts are anticipated
 - Three possible business relocations
 - Approximately 65 parcels with partial land purchases (corners for ADA ramps, strips for sidewalks)
 - Approximately 120 parcels with temporary construction impacts
 -

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Ms. Clayton advised the need for noise walls had been evaluated and deemed reasonable at 10 West Valley City residences. Will have ballot to see if neighbors want wall.

Upon inquiry, Ms. Clayton advised a sound wall along the businesses would not meet qualifications.

- Next Steps
 - Public Meeting – November 2014
 - Respond to comments through January 2015
 - Complete environmental document – February 2015
 - Anticipated FHWA decision – March 2015
 - See project website for updates: www.4700South.info

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED OCTOBER 24, 2014**

Mayor Bigelow informed there were no new items scheduled on the agenda for the Regular Meeting scheduled October 24, 2014, at 6:30 P.M. Upon inquiry there were no further questions regarding items scheduled on the subject Agenda.

Upon recognition, Jody Knapp distributed copies of updated information regarding standards and elevations relating to proposed Resolution No. 14-126 (item 9.A.) listed on the subject Agenda. Ms. Knapp also answered questions from members of the City Council.

Ms. Knapp advised that Assistant City Manager/CED Director, Nicole Cottle, had recently spoken with library representatives requesting a pedestrian connection. Ms. Knapp advised the representatives had been receptive to that idea and details could possibly be worked out with the developer at the developer's expense.

3. **PUBLIC HEARINGS SCHEDULED OCTOBER 21, 2014:**

A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NOS. S-12-2009 AND S-2-2010, FILED BY WOODBURY CORPORATION, REQUESTING FINAL PLAT APPROVAL FOR WILLOW WOOD SHOPPING CENTER AMENDED LOCATED AT 3450 WEST 3500 SOUTH**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled October 21, 2014, in order for the City Council to hear and consider public comments regarding Application Nos. S-12-2009 and S-2-2010, filed by Woodbury Corporation, requesting final plat approval for Willow Wood Shopping Center Amended located at 3450 West 3500 South.

Proposed Ordinance No. 14-39 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

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ORDINANCE NO. 14-39, APPROVING THE AMENDMENT OF LOTS 2, 5, 6 AND 8 OF THE WILLOW WOOD SHOPPING CENTER SUBDIVISION

Steve Lehman, CED Department, discussed proposed Ordinance No. 14-39 that would approve the Amendment of Lots 2, 5, 6 and 8 of the Willow Wood Shopping Center Subdivision.

Mr. Lehman stated a similar application had been approved by the City Council in March of 2010. He indicated, however, due to issues related to the widening of 3500 South Street the applicant postponed the recording of the original subdivision plat. The applicant had now resolved those issues with the Utah Department of Transportation (UDOT) and was prepared to move forward with the subdivision. The reason the plat had come back to the Council was that Lot 5 had now been included within the boundary, which was not the case during the original review.

The applicant had stated there were multiple reasons for amending the plat – one was to correct inaccuracies on the original plat recorded in 1993. The inaccuracies had been the result of deed errors. Another reason for the amendment was the property owner would like to accurately reflect the right-of-way dedication along 3500 South Street. The applicant had explained to staff that they recently resolved legal issues with UDOT and would like the existing right-of-way to be illustrated on an amended plat. The last reason for the plat amendment was the applicant was in the process of revising the Declaration of Restrictions and Grant of Easements within the shopping center. They would like the new legal description and right of way dedication to also be part of the revised declaration.

Mr. Lehman further reviewed and discussed the Application, proposed Ordinance and displayed a plat map. He also answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. S-12-2009 and S-2-2010 and consider proposed Ordinance No. 14-39 at the Regular Council Meeting scheduled October 14, 2014, at 6:30 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-12-2014, FILED BY ROBIN BUTLER, REQUESTING FINAL PLAT APPROVAL FOR WEST VALLEY COMMERCE CENTER SUBDIVISION – LOT 2 AMENDED LOCATED AT 3358 SOUTH DECKER LAKE DRIVE

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled October 21, 2014, in order for the City Council to hear and consider public comments regarding Application No. S-12-2014, filed by

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Robin Butler, requesting final plat approval for West Valley Commerce Center Subdivision – Lot 2 Amended located at 3358 South Decker Lake Drive.

Proposed Ordinance No. 14-40 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 14-40, APPROVING THE AMENDMENT OF LOT 2 IN THE WEST VALLEY COMMERCE CENTER SUBDIVISION

Steve Lehman, CED Department, discussed proposed Ordinance No. 14-40 that would approve the amendment of Lot 2 in the West Valley Commerce Center Subdivision.

Mr. Lehman stated the original West Valley Commerce Center Subdivision had been recorded with the Salt Lake County Recorder's Office in October of 1996. The purpose for the original subdivision had been to create lots for commercial purposes including hotels and restaurants to support the Maverik Center.

The Applebee's restaurant located on the northeast corner of Lot 2 had been constructed in 1997, and in 1999 the City approved a second restaurant on the south end of Lot 2 that was known as The Puck. Both restaurants were operating at this time.

In questioning the purpose for the amended plat, the applicant had explained to staff the property owner desired the option to sell one or both of the businesses. Each business had its own utility connections and the applicant would record cross access, parking and storm drain easements to preserve those functions, as they presently existed. Maintenance of the parking lot and storm drain system would be covered in the easement agreement.

Additionally, both restaurants had been reviewed by the Planning Commission as a conditional use. To staff's knowledge there were no outstanding issues related to these properties, nor was staff aware of parking or other issues related to the site.

Mr. Lehman further reviewed and discussed the Application and proposed Ordinance. He displayed a plat map and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. S-12-2014 and consider proposed Ordinance No. 14-40 at the Regular Council Meeting scheduled October 21, 2014, at 6:30 P.M.

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4. RESOLUTION NO. 14-177, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH JUSTIN GROW TO PURCHASE PROPERTY LOCATED AT 2715 SOUTH 6750 WEST IN WEST VALLEY CITY

Russell Willardson, Public Works Director, discussed proposed Resolution No. 14-177 that would approve a Real Estate Purchase Agreement with Justin Grow to purchase property located at 2715 South 6750 West in West Valley City.

Mr. Willardson stated the subject property would become part of an 80-acre tract of land acquired for storm water detention and preservation of open space. He indicated the Council had previously received a map of the subject property. The property was bordered on three sides by parcels already owned by the City. The subject property jutted into the existing City parcels and acquisition of this parcel would square off the City property thus allowing for more effective use of the surrounding land.

The General Plan called for preservation of open space and trail extensions in this area. With the acquisition of this parcel, the existing conceptual plan for the City-owned land could be modified and solidified. The plan included storm water detention and education facilities, and trails to facilitate enjoyment of the wetlands and open space.

There were three structures on the subject property: an old remodeled residence; a garage that had been converted to a studio apartment or guesthouse; and a 40-foot by 70-foot newer shop/garage that had been partially converted to a residence. The old residence and the guesthouse would be demolished by the City after the seller had salvaged any desirable materials. Use of the large shop/garage would be evaluated, as a plan for the entire 80-acre site was completed. Possible uses included a maintenance building for the site, seasonal equipment, or recreation.

The real estate agent had inquired if the City had any interest, and subsequently listed the property for \$750,000. The City had the property appraised and offered the appraised value of \$437,000, which heavily discounted the value of the structures. The owner eventually agreed to the appraised value. The City will also incur additional costs of approximately \$8,000 for a title report and insurance, recording fees, and other related costs.

Mr. Willardson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-177 at the Regular Council Meeting scheduled October 21, 2014, at 6:30 P.M.

5. RESOLUTION NO. 14-178, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH IFTIGER REAL PROPERTY, LLC, TO PURCHASE A PARCEL ADJACENT TO THE PUBLIC WORKS MAINTENANCE FACILITY AT 2881 SOUTH 3600 WEST IN WEST VALLEY CITY

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Russell Willardson, Public Works Director, discussed proposed Resolution No. 14-178 that would approve a Real Estate Purchase Agreement with Iftiger Real Property, LLC, to purchase a 2.06 acre parcel adjacent to the Public Works Maintenance Facility at 2881 South 3600 West in West Valley City.

He stated the City currently operated the Public Works Maintenance Facility on the existing acreage at the above location, but were overcrowded. Acquisition of the subject parcel would allow for more efficient expansion of the operations on the current site in lieu of constructing a separate maintenance facility.

The current facilities on 3600 West housed the following City functions: fleet maintenance for all City departments, streets and storm drain maintenance, park maintenance, garbage and recycling can storage, and police motorcycle and line vehicle storage. Another location had been sought to relocate park maintenance and reduce overcrowding at the current site. When the property immediately south of the existing site became vacant, the City approached the owner with an offer to purchase. The acquisition of this adjacent property would eliminate the need to construct additional facilities at a new site, such as gas pumps and equipment washout areas, and keep parks maintenance functions close to the fleet maintenance facility.

The new parcel was zoned 'M' (Manufacturing) with residential property to the east and additional manufacturing property to the south. The property had an existing masonry wall on three sides and was well suited for the City's intended purpose.

Although the property had been appraised for \$700,000 the owner was unwilling to sell for that amount. Through negotiations, a final purchase price of \$762,500 had been agreed upon. Additional costs would also be incurred of approximately \$7,550 for a title report and insurance, recording fees, and environmental assessment.

Because the property acquisition would benefit several City departments and their functions, some of which were funded with special funds, costs had been allocated as follows:

Capital Improvement Program Funds:	\$250,000.00
Storm Water Utility:	\$210,000.00
Class C Road Fund:	\$210,000.00
Sanitation Fund:	\$100,050.00

Mr. Willardson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

Upon inquiry by Councilmember Rushton, the Public Works Director advised that funds had been allocated from areas and functions that would be benefitted from the purchase. He advised all functions would work at the new facility, with needs being met for at least

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the next five to ten years.

The City Council will consider proposed Resolution No. 14-178 at the Regular Council Meeting scheduled October 21, 2014, at 6:30 P.M.

6. RESOLUTION NO. 14-179, AUTHORIZE CITY TO GRANT A RIGHT-OF-WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER OVER A PORTION OF CITY PROPERTY LOCATED WITHIN THE GLENN WEAVER PARK AT THE VISTAS

Jason Erektion, Acting Parks and Recreation Director, discussed proposed Resolution No. 14-179 that would authorize the City to grant a Right-of-way Easement in favor of Rocky Mountain Power over a portion of City property located within the Glenn Weaver Park at the Vistas, servicing the Kearns Improvement District pump house.

Mr. Erektion stated the service line to the pump house was currently an overhead service line. To remove the visual clutter of the poles and power lines, the overhead lines were being replaced with underground lines making for a better park with uncluttered views of the Salt Lake Valley. The underground lines required a 10-foot easement across the park property.

West Valley City acquired the subject property when the Vistas Subdivision had been developed in 2004. It was 2.82 acres in size and had a small Kearns Improvement District pump house that would remain as the park would be developed around the existing pump house. Park improvements were currently underway.

Acting City Manager, Paul Isaac, and Jason Erektion further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-179 at the Regular Council Meeting scheduled October 21, 2014, at 6:30 P.M.

7. COMMUNICATIONS:

A. CITY WEBSITE UPDATE

Sam Johnson, Strategic Communications Director, updated the City Council regarding the City's website and displayed the new site and basics of how it would look and work. He advised the site had been streamlined and would be easier to maneuver. He also pointed out the search bar was large and easy to see. He reported the new site would go live the middle of November.

Upon inquiry, Mr. Johnson stated the mobile app would be a scaled down version of the website.

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B. WEST VALLEY FIBER NETWORK UPDATE

Mayor Bigelow informed of a recent news article in the Salt Lake Tribune newspaper regarding a ballot question/survey being delayed. He indicated the date was still up in the air.

C. COUNCIL UPDATE

Mayor Bigelow referenced a Memorandum from the City Manager that outlined upcoming meetings and events as follows:

- | | |
|---------------------------------|---|
| September 13 – October 24, 2014 | <i>Journey Stories</i> Traveling Smithsonian Exhibit, UCCC |
| October 18, 2014 | West Valley Women in Motion Conference, UCCC, 9:00 A.M. – 2:00 P.M. |
| October 21, 2014 | Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. |
| October 21 – 31, 2014 | Early Voting for General Election, City Hall Lobby, 1:00 P.M. – 7:00 P.M. (weekdays only) |
| October 24, 2014 | Member Event – Pumpkin Painting & Refreshments, Fitness Center, 6:00 P.M. – 7:00 P.M. |
| October 25, 2014 | Bewitching Breakfast, Fitness Center, 9:30 A.M. – 10:30 A.M. |
| October 25, 2014 | Halloween Safety Fair, Fitness Center, 11:00 A.M. – Noon |
| October 27 & 28, 2014 | Nightmare Alley, Fitness Center (Edutainment Center), 7:00 P.M. – 10:00 P.M. |
| October 27 – November 6, 2014 | Day of the Dead Altar Exhibition, UCCC |
| October 28, 2014 | Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. |
| November 1, 2014 | Day of the Dead Celebration, UCCC, 6:00 P.M. – 8:00 P.M. |

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November 4, 2014	General Election, Polls Open 7:00 A.M. – 8:00 P.M.
November 4, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 5, 2014	Community Meeting with Mayor Bigelow, Location TBD, 7:00 P.M. – 8:30 P.M.
November 11, 2014	Veteran’s Day Holiday – City Hall closed
November 11, 2014	Free Admission for Veterans, Family Fitness Center
November 11, 2014	Annual Veterans Day Celebration, American Preparatory Academy, 1255 W. Crystal Avenue (2590 South), 8:45 A.M. – 9:45 A.M.
November 11, 2014	Annual Veterans Day Celebration, American Preparatory Academy, 3636 West 3100 South, 12:15 P.M. – 1:15 P.M.
November 11, 2014	Veteran’s Day Event, City Hall, 6:00 P.M. – 7:00 P.M.
November 12, 2014	The Black Keys – Turn Blue World Tour, Maverik Center, 8:00 P.M.
November 14, 2014	Member Appreciation Activity – Movie Night, Fitness Center, 7:00 P.M.
November 17, 2014	Public Meeting re: 4700 South Project hosted by SL County & Lochner Engineering, Kearns Senior Center, 4851 West 4700 South, 5:00 P.M. – 7:00 P.M.
November 18, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 18, 2014	Judas Priest – Redeemer of Souls Tour 2014, Maverik Center, 7:30 P.M.
November 19, 2014	WVC Watch Wednesday, City Hall, 6:30 P.M. – 8:00 P.M.

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November 19, 2014	Community Meeting with Chief Russo, UCCC, 7:00 P.M.
November 19-22, 2014	NLC Conference, Austin, Texas
November 25, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 22, 2014	Turkey Trot 5K, Fitness Center, 8:00 A.M.
November 27, 2014	Thanksgiving Holiday – City Hall closed
December 1, 2014	Annual Christmas Tree Lighting and Walk with Santa, Fitness Center, 6:00 P.M.
December 2, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 3, 2014	Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.
December 6, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M.
December 9, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 10, 2014	Stories & S'mories, Plaza at Fairbourne Station, 6:00 P.M. (Details to follow)
December 11, 2014	International Christmas Celebration 2014 – Sponsored by Latino Community Center, UCCC, 5:00 P.M. – 9:00 P.M.
December 13, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M.
December 16, 2014	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
December 19, 2014	So You Think You Can Dance Live, Maverik Center, 8:00 P.M.
December 24 & 25, 2014	Christmas Holiday – City Hall closed
January 1, 2015	New Year's Day Holiday – City Hall closed

MINUTES OF COUNCIL STUDY MEETING – OCTOBER 14, 2014

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8. COUNCIL REPORTS

A. COUNCILMEMBER COREY RUSHTON, SKATE PARK UPDATE

Councilmember Rushton requested time be scheduled in the future for an update regarding the proposed skatepark.

B. COUNCILMEMBER STEVE BUHLER – FIRE DEPARTMENT OPEN HOUSE AND CHAMBERWEST BOARD OF DIRECTORS

Councilmember Buhler discussed a recent open house held by the Fire Department.

He also informed he had served on the ChamberWest Board of Directors for three years and inquired if someone else would like to serve. He informed the monthly meetings were approximately two hours.

C. COUNCILMEMBER TOM HUYNH – JOURNEY STORIES PANEL AT UCCC

Councilmember Huynh reported on a Journey Stories Panel at the UCCC and stated the event had turned out great.

D. MAYOR RON BIGELOW – POLITICAL SIGN ORDINANCE ENFORCEMENT

Mayor Bigelow discussed the political sign ordinance and how enforcement could be improved.

9. MOTION FOR EXECUTIVE SESSION

After discussion, Councilmember Rushton moved to adjourn and reconvene in an Executive Session for discussion of pending or eminent litigation. Councilmember Buhler seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, OCTOBER 14, 2014, WAS ADJOURNED AT 6:08 P.M., BY MAYOR BIGELOW.

MINUTES OF COUNCIL STUDY MEETING – OCTOBER 14, 2014

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THE WEST VALLEY CITY COUNCIL MET IN EXECUTIVE SESSION ON TUESDAY, OCTOBER 14, 2014, AT 6:13 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Corey Rushton, Councilmember At-Large
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3

Paul Isaac, Acting City Manager
Carel Hicks, Acting City Recorder

ABSENT:

Steve Vincent, Councilmember District 4

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Sam Johnson, Strategic Communications Director

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF OCTOBER 14, 2014, WAS ADJOURNED AT 6:26 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 and Executive Session of the West Valley City Council held Tuesday, October 14, 2014.

Carel Hicks, MMC
Acting City Recorder

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A

Budget Opening Required:

ISSUE:

A Resolution appointing Fred Darling as a member of the West Valley City Clean and Beautiful Committee for a term commencing November 4, 2014 and ending June 30, 2018.

SYNOPSIS:

Fred Darling is willing to serve as a member of the West Valley City Clean and Beautiful Committee.

BACKGROUND:

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.

RECOMMENDATION:

City staff recommends approval of the resolution appointing Fred Darling as a member of the West Valley City Clean and Beautiful Committee.

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION RATIFYING THE CITY MANAGER'S
APPOINTMENT OF FRED DARLING AS A MEMBER
OF THE WEST VALLEY CITY CLEAN AND
BEAUTIFUL COMMITTEE FOR A TERM
COMMENCING NOVEMBER 4, 2014 AND ENDING
JUNE 30, 2018.**

WHEREAS, members of the West Valley City Clean and Beautiful Committee are appointed for a four year term by the City Manager; and

WHEREAS, the City Manager desires to appoint Fred Darling as a member of the West Valley City Clean and Beautiful Committee for a term commencing November 4, 2014 and ending June 30, 2018; and

WHEREAS, Fred Darling is willing to accept said appointment; and

WHEREAS, said appointment requires the advice and consent of the City Council;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that it hereby ratifies the City Manager's appointment of Fred Darling as a member of the West Valley City Clean and Beautiful Committee for a term commencing November 4, 2014 and ending June 30, 2018.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2014.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A

Budget Opening Required:

ISSUE:

A Resolution appointing Samadhi Ishaya as a member of the West Valley City Clean and Beautiful Committee for a term commencing November 4, 2014 and ending June 30, 2018.

SYNOPSIS:

Samadhi Ishaya is willing to serve as a member of the West Valley City Clean and Beautiful Committee.

BACKGROUND:

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.

RECOMMENDATION:

City staff recommends approval of the resolution appointing Samadhi Ishaya as a member of the West Valley City Clean and Beautiful Committee.

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION RATIFYING THE CITY MANAGER'S
APPOINTMENT OF SAMADHI ISHAYA AS A
MEMBER OF THE WEST VALLEY CITY CLEAN AND
BEAUTIFUL COMMITTEE FOR A TERM
COMMENCING NOVEMBER 4, 2014 AND ENDING
JUNE 30, 2018.**

WHEREAS, members of the West Valley City Clean and Beautiful Committee are appointed for a four year term by the City Manager; and

WHEREAS, the City Manager desires to appoint Samadhi Ishaya as a member of the West Valley City Clean and Beautiful Committee for a term commencing November 4, 2014 and ending June 30, 2018; and

WHEREAS, Samadhi Ishaya is willing to accept said appointment; and

WHEREAS, said appointment requires the advice and consent of the City Council;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that it hereby ratifies the City Manager's appointment of Samadhi Ishaya as a member of the West Valley City Clean and Beautiful Committee for a term commencing November 4, 2014 and ending June 30, 2018.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2014.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

IV Economic Development Element

4-1 Introduction

This element of the West Valley City General Plan is intended to provide direction for the City to address the fiscal health of the City as well as the quality of life of residents. Current conditions and economic projections are used as the basis for this section, which also includes goals and actions to improve the fiscal health of the City and the quality of life of residents.

4-2 Background

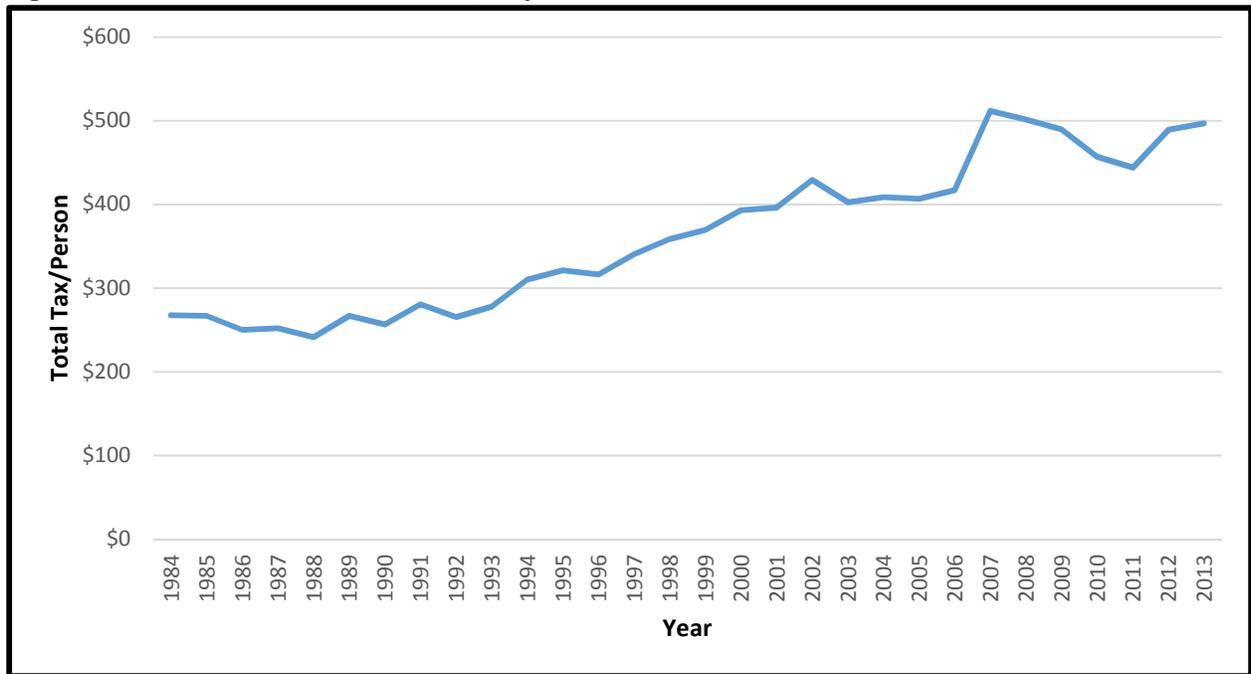
Fiscal Health

The long-term fiscal health of the City is critical to the provision of quality municipal services including the maintenance of public infrastructure. As will be discussed in the next section, the ongoing fiscal health of the City will allow the City to address some of the quality of life challenges we face.

For the purpose of this General Plan, fiscal health refers to revenue growth to support a growing population and revenue diversity to minimize the negative effects of potential revenue shortfalls in any one category.

Figure 4.1 illustrates how the rate of City revenue growth has generally been higher than population growth. Continuing this trend will allow the City to address the many issues raised in this General Plan.

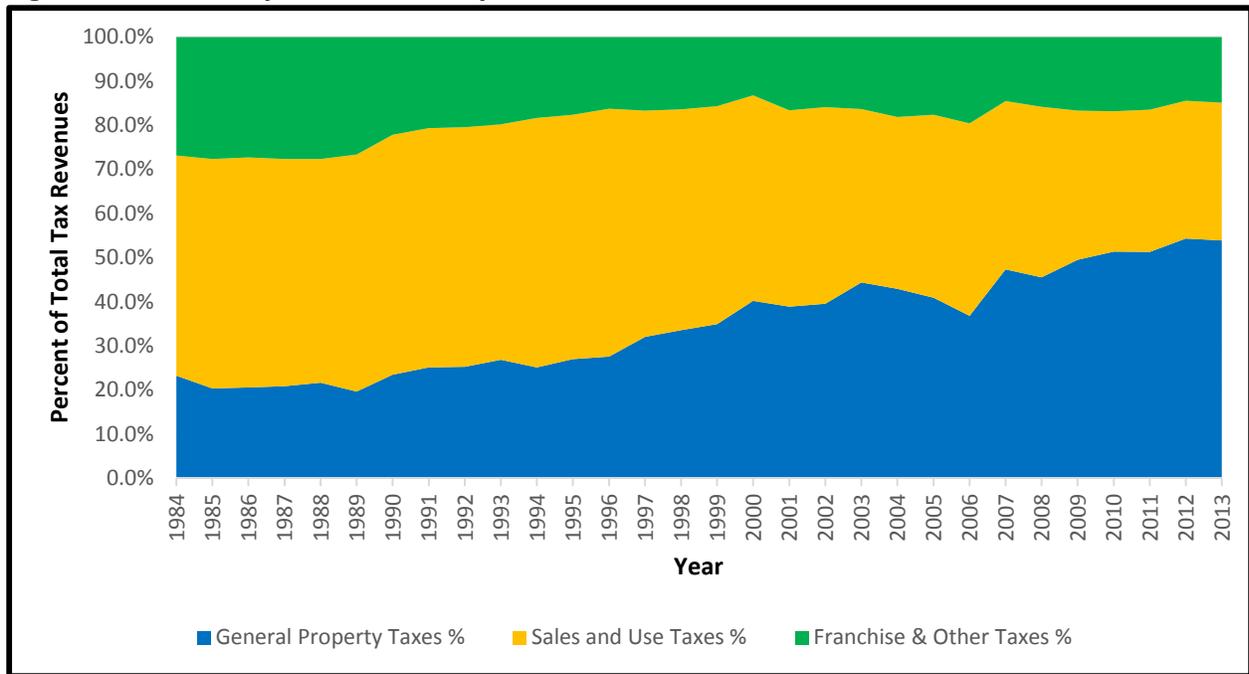
Figure 4.1: Total Tax in 2013 Dollars/Population



Source: West Valley City Comprehensive Annual Financial Reports, West Valley City Planning and Zoning Population Estimates and Bureau of Labor Statistics CPI Inflation Calculator

Figure 4.2 shows the source of all City tax revenue over the last 30 years. In 1984, the City relied heavily on sales and use taxes, which made up 50% of all tax revenue. However, over the years, property taxes have grown to where they represent 54% of all taxes. Having property tax be the main source of tax revenue results in a more stable revenue stream than sales and use taxes that are susceptible to sharp decreases as experienced in the last recession.

Figure 4.2: Total City Tax Revenue by Source

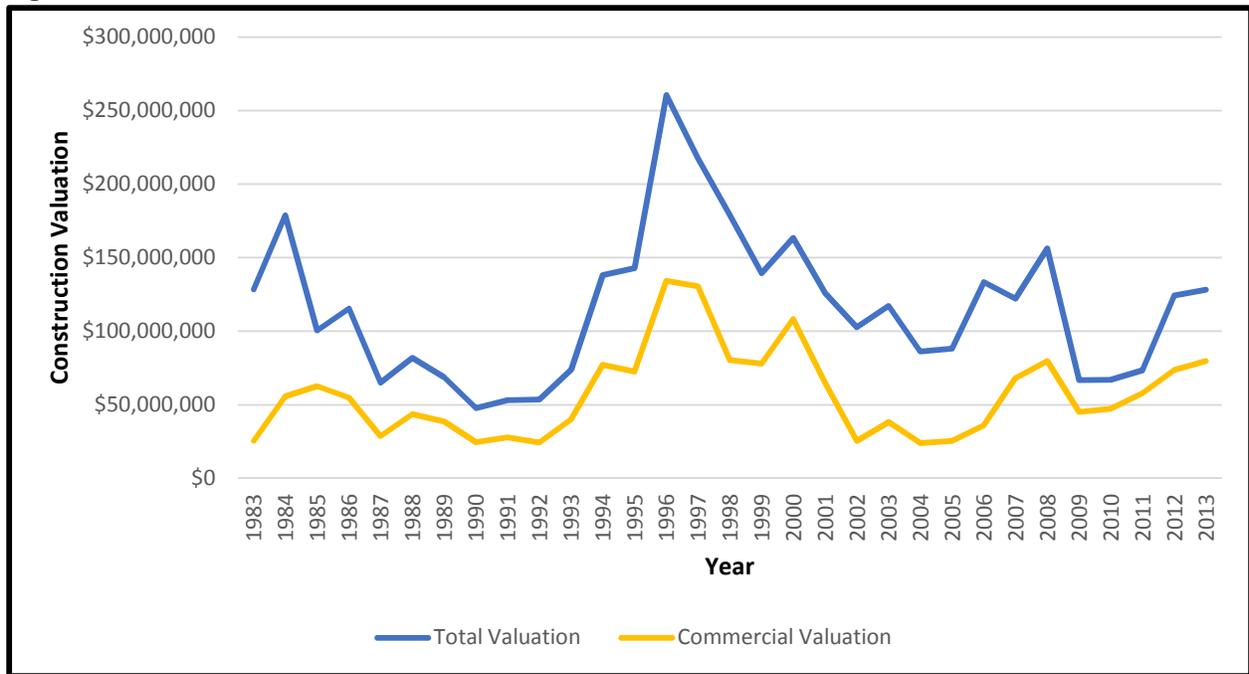


Source: West Valley City Comprehensive Annual Financial Reports

Property tax and sales tax together represent roughly 80% of all City revenue. Hence, growing these two revenue sources is critical to the City’s fiscal health. Property tax growth is accomplished by new construction including redevelopment. With sales tax, the State distributes these funds to cities based on population and point of sale. So, sales tax growth can occur as population grows and as retail sales within the City grow through new retail development and by existing retail businesses growing their sales.

When considering property tax growth, it’s helpful to understand construction trends in the City. Figure 4.3 shows the valuation (expressed in 2014 dollars) of all construction as well as commercial construction within the City since the early 80’s. These numbers reflect the valuation from building permits and hence do not include the value of land or site improvements. The trends seen in this graph generally track with the overall health of the economy. On average, half of the value of all construction has come from commercial development. However, since residential development is taxed at only 55% of its value and commercial development is taxed at 100% of value, commercial development yields more property tax per dollar of value.

Figure 4.3: Total Construction Valuation and Commercial Construction Valuation



Source: Annual Building Permit Reports from West Valley City Building Inspections

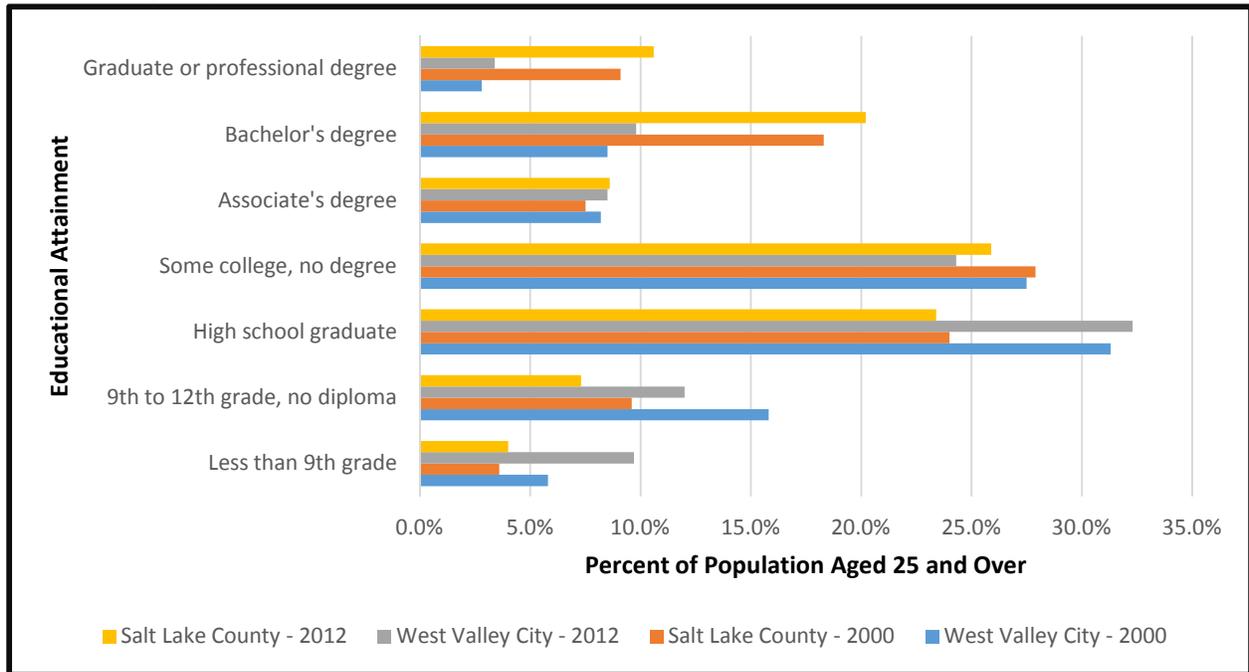
Another trend seen in this graph is that commercial development in recent years has made up a larger share of total construction value. This is due in large part to the City's concerted effort to promote economic development. In 2012 and 2013, nearly two-thirds of all commercial construction came from projects valued at \$1 million or more where the property was located in a URA or EDA or the City was involved in some way. Examples of City involvement include infrastructure assistance and fee waivers. Examples of projects built during these two years include Hexcel fiber lines, the Larry H. Miller Megaplex and new retail at Highbury Center – all projects involving tax increment or other City incentives.

Quality of Life

The quality of life of West Valley City residents is also a major economic development consideration. For the purpose of this General Plan quality of life refers to education, income and jobs.

On the issue of education, the City is faced with significant challenges. The educational attainment levels for adults in the City are below those in the County overall (See Figure 4.4). The percentage of persons with a graduate or professional degree is three times higher in the County than the City and the percentage of persons with a bachelor's degree is twice as high. Also of concern is the growth between 2000 and 2012 in the percentage of persons with less than a 9th grade education. On a positive note, the City has seen small increases between 2000 and 2012 in the percentage of persons with a degree.

Figure 4.4: Educational Attainment for Population Aged 25 and Over in Salt Lake County and West Valley City



Source: U.S. Census Bureau

In the Regional Analysis of Impediments to Fair Housing Choice for Salt Lake County prepared by the Bureau of Economic and Business Research Public, West Valley City is compared with other cities within Salt Lake County for school opportunity. The school opportunity index was created “to assess the overall educational opportunity in K-12 public schools.” The index considers factors like proficiency in language arts and science, free and reduced lunch percentage, percentage of minority students, percentage of students with limited English proficiency parents and average classroom size. Table 4.1 displays the school opportunity index for cities within the County.

Table 4.1: Salt Lake County School Opportunity by City (1= low and 10 = high)

City	Number of Ranked Schools	Average Opportunity Index
Bluffdale	1	7.0
Cottonwood Heights	6	7.7
Draper	2	9.0
Herriman	5	8.4
Holladay	8	7.9
Midvale	6	3.7
Murray	13	6.6
Riverton	9	8.3
Salt Lake City	34	4.2
East Side	18	6.3
West Side	16	1.9
Sandy	20	7.7

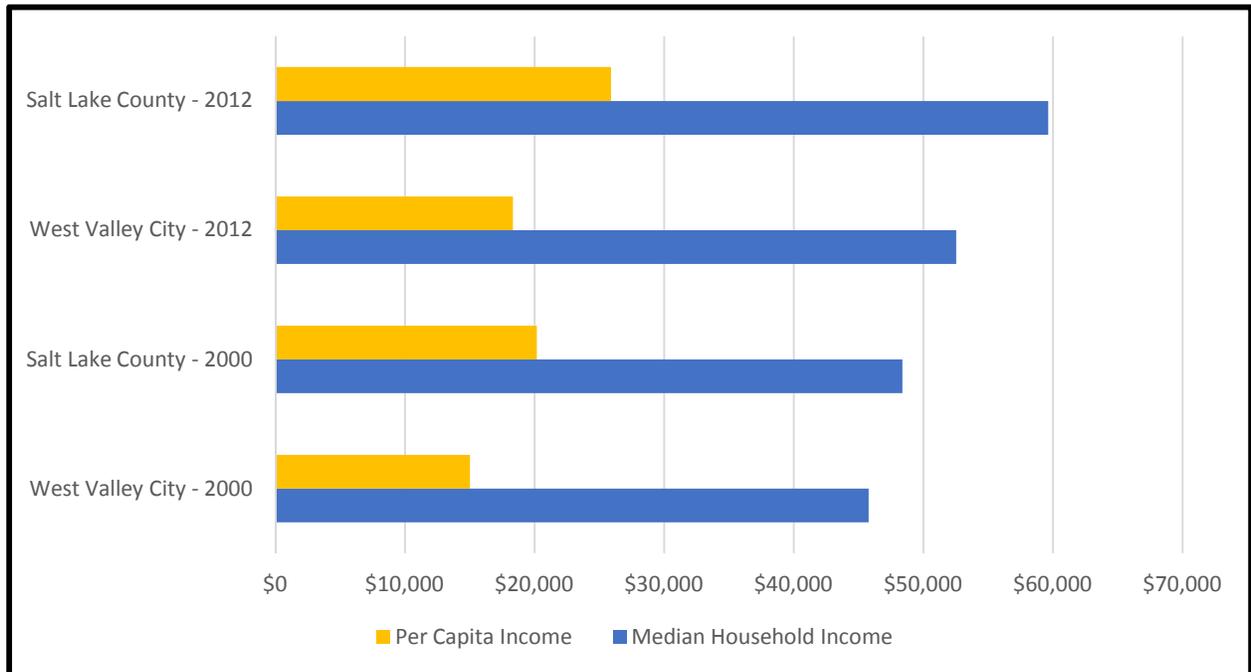
South Salt Lake	3	1.0
South Jordan	10	8.9
Taylorsville	12	4.2
West Jordan	20	5.4
West Valley City	23	2.5

Source: BEBR computations from the Utah State Office of Education

If school opportunity index factors like school performance and income are not improved, educational attainment levels for children within the City will likely remain well below County averages; thus, impacting their earning potential.

The connection between education and income is well documented – lower education levels negatively impacts earning capability. This fact is highlighted in Figure 4.5 which compares the City and County on median household incomes and per capita incomes. 2012 median household incomes in the City were 12% lower than in the County. On a per capita basis, City incomes are about 29% lower than in the County, which reflects the City’s larger average household size. Figure 4.5 also shows that while incomes in the City have improved since 2000 (14% increase), incomes in the County improved more (23% increase).

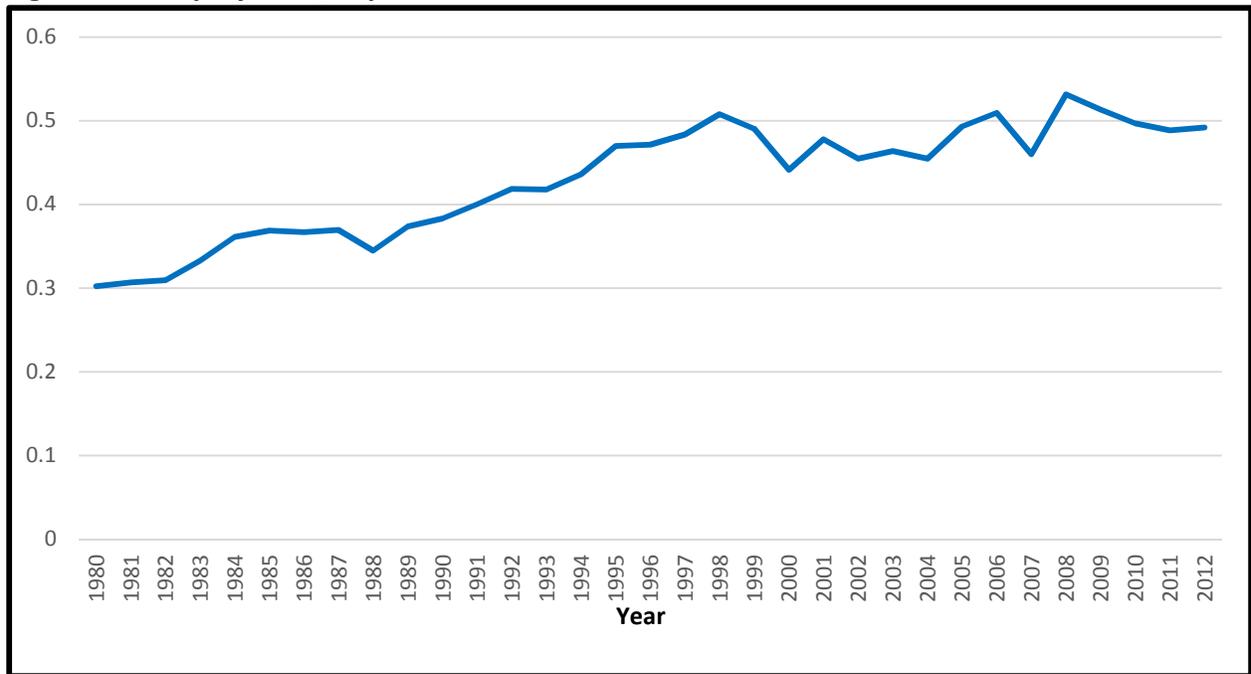
Figure 4.5: Per Capita and Median Household Income in West Valley City and Salt Lake County



Source: U.S. Census Bureau

As seen in Figure 4.6, from incorporation until the late 90’s employment growth in West Valley outpaced population growth. In more recent years, the employment growth rate has roughly matched the population growth rate to where there is roughly one job for every two persons including children within the City. Expressed a different way, there is approximately one job for every person within the labor force, meaning the City has a good jobs to housing balance.

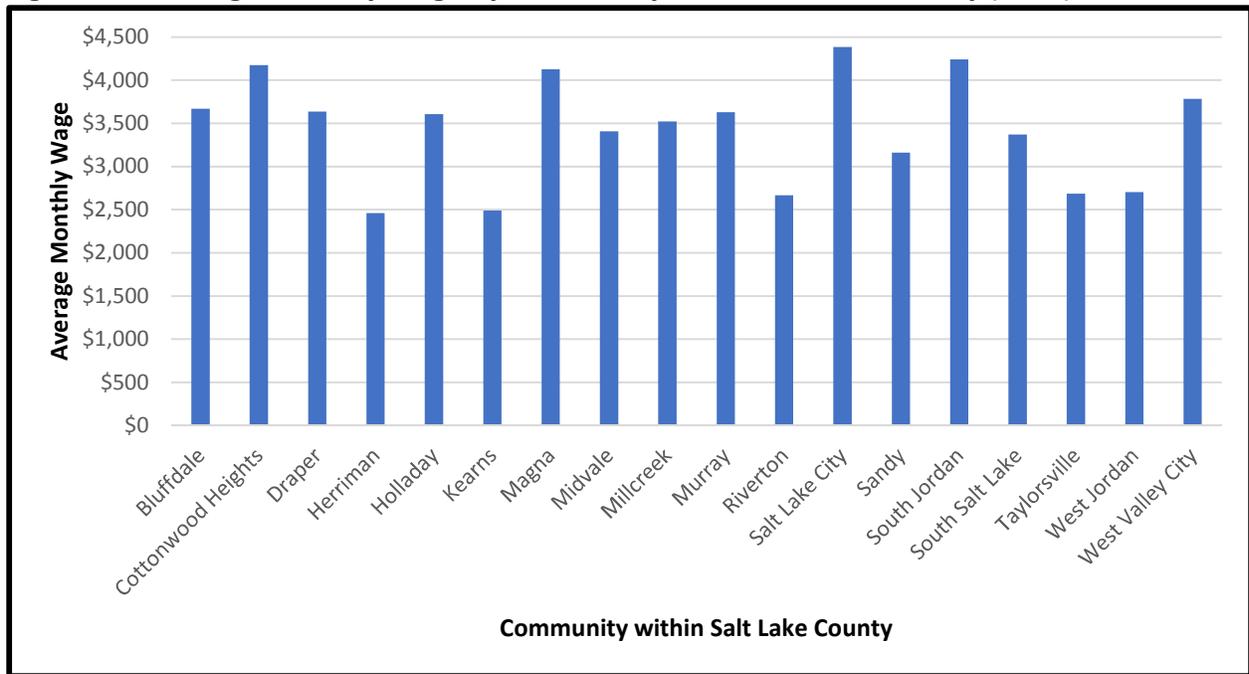
Figure 4.6: Employment/Population



Source: Utah Department of Workforce Services, U.S. Census Bureau & West Valley City Planning & Zoning

The average monthly wage for jobs within the City (\$3,783) is slightly less than the average monthly wage in the County (\$3,826). However, as Figure 4.7 shows, the City's average wage is significantly better than some other communities like West Jordan, Taylorsville, Sandy, Riverton and Herriman.

Figure 4.7: Average Monthly Wage by Community within Salt Lake County (2012)



Source: Utah Department of Workforce Services

There is diverse mix of industries in the City with some noteworthy standouts. Table 4.2 compares West Valley City’s employment mix by industry with that of the County. Similar to the County, the City has the most employment is Trade, Transportation and Utilities. Other strengths in West Valley include Manufacturing and Financial Activities.

Table 4.2: 2012 Employment Percentage by Industry

Industry	West Valley City	Salt Lake County
Mining	0.5%	0.6%
Construction	5.9%	5.1%
Manufacturing	10.3%	8.7%
Trade, Transportation, Utilities	29.0%	20.5%
Information	3.8%	2.9%
Financial Activities	14.5%	7.7%
Professional & Business Services	14.4%	16.6%
Education & Health Services	6.7%	11.3%
Leisure & Hospitality	6.4%	8.2%
Other Services	2.2%	3.1%
Government	6.4%	15.4%

Source: Utah Department of Workforce Services

Employment in Salt Lake County is projected grow by 44% between 2010 and 2040, creating future commercial development opportunities within the City. Table 4.3 shows the projected

amount of employment growth in Salt Lake County between 2010 and 2040. The industries highlighted in grey are those that are projected to grow at a rate faster than total employment.

Table 4.3: Projected Growth in Employment by Industry in Salt Lake County

Industry	Projected New Jobs from 2010 to 2040	Percent Growth in Employment from 2010 to 2040
Mining	-324	-9.3%
Construction	22,457	56.6%
Manufacturing	10,274	19.6%
Trade, Transportation, Utilities	34,379	25.5%
Information	9,836	56.2%
Financial Activities	16,803	16.2%
Professional & Business Services	114,211	98.4%
Education & Health Services	42,876	53.2%
Leisure & Hospitality	18,703	33.1%
Other Services	9,805	28.4%
Government	41,921	43.2%
Total Employment	320,941	43.6%

Source: Utah Governor’s Office of Planning and Budget, 2012 Baseline Projections

4-3 Vision

West Valley City will continue to establish a growing and diverse economic base. The City will research and implement ways to improve the education and skills of residents to in turn grow their earning potential. The City will continue to grow employment by building on existing industry strengths and attracting high growth industries. The City will employ the Economic Development Strategic Plan to target those items that are deficient and to continue to bring high value assets to the City.

4-4 Issues, Goals and Actions

Issue: Revenue growth

The background section highlighted how the City has generally grown revenue faster than population growth. Continuing this trend will allow the City to maintain aging infrastructure, improve service to residents, build new facilities like parks and address other needs.

4.1 Goal: Continue to grow property and sales tax at a rate higher than population growth.

- 4.1.1 **Action:** Continue to use economic development tools (URA’s, EDA’s, CDA’s and other incentives) to promote primarily commercial development.

- 4.1.2 Action:** Regularly update the Economic Development Strategic Plan. This Plan should address how economic development tools should be used in specific locations within the City.
- 4.1.3 Action:** In areas where retail development is aging (at least 30 years old) and underperforming and where transit is easily accessible, consider the addition of some multi-family residential as part of a redevelopment strategy to add more retail demand.
- 4.1.4 Action:** Maintain zoning in areas currently zoned for office or industrial development to allow opportunities for new commercial development.
- 4.1.5 Action:** Work to retain and grow existing businesses within the City.
- 4.1.6 Action:** Facilitate development on underdeveloped properties to increase overall value.

Issue: Education

The educational attainment level for adults in the City is significantly below those in the County. As a result, median income levels of City households are lower than County households. Educational opportunities for children attending K-12 schools in the City are well below most peer cities in the County.

4.2 Goal: Increase opportunities for higher education and job training for adults.

- 4.2.1 Action:** Work to secure a public higher education facility within West Valley City.
- 4.2.2 Action:** Partner with organizations like Salt Lake Community College to provide job training to residents, especially for jobs within the City.

4.3 Goal: Improve the educational opportunities of children attending K-12 public schools.

- 4.3.1 Action:** Conduct extensive research on K-12 education within the City to understand why school performance is subpar.
- 4.3.2 Action:** With an understanding of the issues, engage in activities to improve school performance. Such activities could be in partnership with Granite School district. Examples of potential activities could include after school programs and community engagement.

Issue: Job growth

Since incorporation, employment within the City has grown to where there is approximately one job for each person in the labor force. Providing a diverse mix of employment opportunities within the City will improve job access for City residents. According to the U.S. Census, about 14% of those employed in West Valley also live in West Valley. Job growth within the City will also strengthen local businesses like restaurants that serve new employees.

4.4 Goal: Grow employment to increase employment opportunities for City residents and create business opportunities to provide services for new employees.

- 4.4.1 Action:** West Valley City should work to maintain at least one job for each person in the labor force within the City.
- 4.4.2 Action:** Focus some of the City's economic development initiatives on strengthening or expanding economic activities that have been highly successful, or those that are somewhat unique to West Valley City such as the commercial transportation industry.
- 4.4.3 Action:** Develop and implement strategies to attract businesses in high growth industries.
- 4.4.4 Action:** Coordinate with UTA to improve transit service, particularly for lower income areas, to increase access to employment opportunities.

VIII Community Facilities

8-1 Introduction

Section 10-9a-406 of State Code states: “After the legislative body has adopted a general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan.” Streets are addressed in the Transportation Chapter and Parks are addressed in the Parks, Recreation and Culture Chapter. This Chapter addresses all other community facilities including public safety and storm water.

8-2 Vision

West Valley City will construct new community facilities and enact new ordinances and policies to support new development and improve the quality of life of existing residents.

8-3 Issues, Goals and Actions

Issue: Community Growth and Public Safety

The City recently completed an Impact Fee Facilities Plan for public safety wherein it was found that the City has about 147 square feet of fire facilities per 1,000 residents and about 255 square feet of police facilities per 1,000 residents. Upon buildout, the City will need 3,675 square feet of new fire facilities and 6,375 square feet of new police facilities to maintain the same level of service. With fire facilities, the most pressing need is a new fire station in the southwest portion of the City. While the Fire Department has developed interlocal agreements with surrounding communities and the County to cover more distant areas, the City desires to become more self-sufficient by servicing new neighborhoods with City facilities. For police, the City’s public safety building was originally a private office building not designed or built for public safety. The Police Department is in need of additional space that is designed for public safety.

In addition to new facilities needed to maintain the City’s level of service for public safety, staff has been researching the feasibility of constructing a metro crime lab and gun range to provide services not currently offered in the City.

8.1 Goal: Service new and existing development by constructing new public safety facilities.

8.1.1 Action: Build a new fire station in the southwest portion of the City.

8.1.2 Action: As development continues in the northwest portion of the City, consider a new fire station to service this area.

8.1.3 Action: Replace the existing public safety building with a larger, state-of-the-art facility.

8.2 Goal: Improve public safety support services and training opportunities.

8.2.1 Action: Continue to pursue the development of a metro crime lab within the City.

8.2.2 Action: Develop a gun range within the City.

Issue: Storm Water Management

Nonpoint source pollution is a major contributor to water quality problems. As rainfall or snowmelt moves over the ground, it picks up natural and human-made pollution, finally depositing it into rivers, lakes and wetlands. Water pollution is an issue locally, as well as nationally. Sections of the Jordan River have been identified, by the State of Utah, as an impaired water body. Environmental concerns and pollution prevention are increasingly important aspects of municipal development and operational planning.

Federal and State environmental regulations require the City to manage storm runoff to reduce water pollution. West Valley City is authorized to discharge storm runoff to waters of the State of Utah by permit from the Utah Department of Environmental Quality. The permit requires the City to develop, implement and enforce a Storm Water Management Plan to reduce the discharge of pollutants from the City's drainage system.

One element of the City's Storm Water Management Plan addresses long-term management of runoff from new developments and redevelopment areas. The development/redevelopment program must have requirements or standards to ensure that any storm water controls or management practices for new development and redevelopment will prevent or minimize impacts to water quality.

Given topographical and infrastructure constraints, not all areas of the City will be serviced by the City's storm drain system. The approach to storm water management should vary between those areas serviced by the City's storm drain system and those that are not.

8.3 Goal: Reduce discharge and improve quality of storm water by requiring post-development storm runoff to mirror predevelopment storm water runoff characteristics.

8.3.1 Action: For areas not served by a City drainage system and where no drainage system is planned, adopt an ordinance designating areas where storm runoff must be managed on site by infiltration, evapotranspiration, rain water harvesting, or other Low Impact Development (LID) Best Management Practices (BMPs).

8.3.2 Action: For areas served by a City drainage system, adopt an ordinance with storm water management requirements encouraging use of LID structural BMPs, for specific development types, including large parcels of raw land, infill development and redevelopment.

8.4 Goal: Identify and preserve sensitive areas, in the City that provide important water quality benefits, such as Jordan River riparian areas.

8.4.1 Action: Adopt an ordinance that preserves and protects sensitive areas.

8.4.2 Action: Continue to acquire available property in sensitive areas for public open space and watershed protection, as funding allows.

IX Parks, Recreation and Culture

9-1 Introduction

One of the primary reasons for the incorporation of West Valley City was the desire of residents for more parks and recreational activities. Prior to the City's incorporation, there were only three parks in what became West Valley City – Granger, Hunter and Hillside Parks. Since that time, the City has constructed 26 parks and acquired ground for 10 more, totaling nearly 202 acres. The City has also developed or purchased a number of recreational facilities, including The Ridge Golf Club, Stonebridge Golf Club and the Family Fitness Center located in Centennial Park.

9-2 Background

The City created the Parks and Recreation department in 1995 in response to citizen desires for more parks, better quality parks, and more recreation programming. The new department would oversee the growth of new parks and recreation programming. A Parks and Recreation Advisory Committee was formed to counsel the City about parks and recreation issues.

Parks and Recreation started with two main goals - to provide residents with parks and recreational space to a greater degree than was existing and to provide additional recreational programming for youth and adults, needs that were not being met. The Department started developing one or more parks every year, hired a recreation programmer and provided a framework to take advantage of Salt Lake County recreation programming. As the number of parks grew, a couple of opportunities came along that allowed the City to do some larger parks and recreation projects. In the mid-90s, land for Centennial Park was secured and construction started. The Family Fitness Center, was opened in October of 1999. The addition of Centennial Park and the opening of the Family Fitness Center represented the achievement of two major goals set in 1995.

In the summer of 2012, the Discovery Research Group, commissioned by the City, conducted a survey of 502 City residents on a variety of issues, including recreation opportunities and parks and open space. The survey indicated that the vast majority of residents (86%) were "very satisfied" or "probably satisfied" with the recreational opportunities available in West Valley City. This percentage has improved significantly from 1990 when only 65% of residents were satisfied with the recreational opportunities available in the City.

Also in 2012, Salt Lake County sponsored a County Parks and Recreation Needs Assessment Survey conducted by Stanley M. Guy of Utah State University Extension. Twenty thousand surveys were mailed out and 2,535 were returned and tabulated for the report. Responses from the West Planning District of the survey found that open un-programmed lawn areas, traditional children's playgrounds, and group pavilions/picnic areas in parks are important to households. Trails for walking, running and biking received a 96% priority level. Learn-to-swim programs, senior fitness, and farmers markets were also high priorities.

Another question from the County Needs Assessment Survey explored the benefits of having parks and recreation facilities and programs. The following are the benefit statements of respondents who strongly agreed or agreed with the statements: makes the area a better place to live (93%), improves

physical health and wellness (89%), improves mental health and reduces stress (85%), preserves open space (85%), increases cultural and community interaction (80%), increases property values in surrounding areas (79%), protects the environment (75%), helps reduce neighborhood crime (68%), attracts new residents (66%), protects historical assets (63%), attracts new business (54%) and promotes tourism (51%).

Parks and Trails

Table 9.1 below lists all public parks within the City. This table includes the area, type and ownership of each park. Map 9.1 shows the locations of the parks from Table 9.1.

Table 9.1: Park, Trail and Open Space Properties within West Valley City

Park/Trail/Open Space Property	Acres	Type of Park	Ownership	Location
Centennial	77.6	Community	City	5405 W 3100 S
Decker Lake	51.8	Community	County & UDOT	2300 W Parkway Blvd.
Hunter	28.4	Community	County & RMP	3600 S 6000 W
Parkway	7.0	Community	City	3405 W Parkway Blvd.
Promenade/Plaza	4.1	Community	City and UTA	2905 W Lehman Ave.
Redwood Recreation Center	23.7	Community	County	3060 S Lester St
Utah Cultural Center	2.1	Community	City	1355 W 3100 S
West Valley City	25.1	Community	City & County	4500 W 3500 S
Total Community Parks	219.8			
Back Nine	0.2	Neighborhood	City	4105 W 3010 S
Bridle Farms	1.1	Neighborhood	City	6690 W Bridal Farms Rd.
Country Meadows	1.7	Neighborhood	City	4175 W 3980 S
Falconcrest	1.5	Neighborhood	City	4055 S 7060 W
Fassio Farm	2.7	Neighborhood	City	3720 S 5200 W
Fox Tail	1.7	Neighborhood	City	6880 W 3045 S
Hillsdale	7.6	Neighborhood	County	3275 S 3200 W
Hunter Ridge	1.1	Neighborhood	City	4383 S 5710 W
Hunter Village Trailhead Park	1.0	Neighborhood	City	Hunter Village Subdivision
Hunter Village	5.6	Neighborhood	City	6985 W Hunter Valley Dr.
Ironwood	0.9	Neighborhood	City	4565 S Early Duke St.
Jordan River Trailhead	7.1	Neighborhood	County	2320 S 1000 W
Kingspointe	4.5	Neighborhood	City & RMP	1330 W Rothchild Dr.
Maple Meadows	1.4	Neighborhood	City	2520 W 3380 S
Meadowlands	2.3	Neighborhood	City	3350 S 5800 W
Peachwood	2.2	Neighborhood	City	3510 W 3965 S
Scottsdale	2.5	Neighborhood	City	3755 W 3100 S
Sugar Plum	1.2	Neighborhood	City	6800 W 2900 S
Terrace Ridge	2.7	Neighborhood	City	6260 W Terrace Ridge Dr.
Trailblazer	1.5	Neighborhood	City	3164 S Trailblazer Cove
West View	5.0	Neighborhood	City	6050 W 4100 S

Wheatland	1.0	Neighborhood	City	4266 S 3680 W
Woodledge	6.6	Neighborhood	City	5210 W 4310 S
Total Neighborhood Parks	63.1			
Redwood Nature Area	66.5	Special Use	County	2660 S 1160 W
Wetland Properties	79.1	Special Use	City	6600 W Parkway Blvd.
Total Special Use Areas	110.3			
Hunter Village Trails	10.1	Trails	City	Hunter Village Subdivision
Sugar Plum Trails	14.1	Trails	City	Sugar Plum Subdivision
Total Trail Property	24.2			

In addition to the existing parks listed in Table 9.1, the City has acquired land for future parks and trails, primarily serve new development. These properties are outlined in Table 9.2. In addition to these City properties, Salt Lake County has acquired over 50 acres at 6252 W 6200 S to develop Lodestone Park. **A copy of the Lodestone Park Master Plan is included in the Appendix.**

Table 9.2: City Owned Property for Future Parks and Trails

Property	Acres	Location
Arlington Park	0.6	4623 S 4725 W
Beagley Subdivision Trail	1.0	South side of Beagley Ln.
Brock	0.15	4316 W Paskay Dr.
Mountain View Corridor Access	0.19	6482 S Mount Adams Dr.
Pleasant Valley	0.52	6124 W Brud Dr.
Riverside	3.56	1115 River Bank Rd.
Sunset Hills	2	6414 S Oquirrh Dr.
Truong	0.75	3876 S Grasmere Ln.
Vistas West	2.8	6370 W Cape Ridge Ln.
Vistas East	2.8	4530 S 6000 W
Westridge Estates	0.6	5271 S Rocky Ridge Rd.
Total Undeveloped Property	15.0	

There are several public trails in the City, some of which have yet to be completed. Below is description of each trail and its status.

- **Centennial Park:** Centennial Park includes a 1.3 mile paved jogging path around the perimeter of the Park.
- **Crosstown:** This east/west running trail, on the City's Park Master Plan, will soon link the Jordan River Trail to 7200 West, a distance of approximately 7.5 miles. It is developed between the Jordan River and 2700 West and between Bangerter Highway and Anna Caroline Drive (5700 W). The section from 7200 West to Anna Caroline will be completed as the ARA Industrial Center develops. The Crosstown Trail is a regional trail included in Salt Lake County's Regional Trail Plan that extends from Magna to Millcreek Canyon.
- **Decker Lake:** A 1.3 mile walkway/jogging path around Decker Lake. This trail connects with the Crosstown Trail.

- Jordan River: The Blueprint Jordan River document includes the goal of a Great Salt Lake to Utah Lake paved trail. West Valley City’s portion of the trail, which is approximately 3 miles in length, is paved; however, not all of the trail falls on the west side of the River.
- Hunter Village/Sugar Plum: The Hunter Village and Sugar Plum Subdivisions located between Parkway Blvd and 3500 South and east of 7200 West include just under 2 miles of paved trails built generally within utility corridors that were dedicated to the City. Trail gaps exist at 7100 West between 3100 South and about 3160 South and along Parkway Blvd between 6800 West and about 6930 West.
- Mountain View Corridor: As of 2014, UDOT has constructed the Mountain View Corridor along with a trail from the south end of the valley to 5400 South. As the Mountain View Corridor is extended to the north, the trail will also be extended to the Crosstown Trail. Once completed, the West Valley portion of the trail will be approximately 6 miles long.
- Redwood Nature Area: The Redwood Nature Area includes a 1.1 mile trail loop that connects with the Jordan River Trail, Crosstown Trail and the Redwood Recreation Center.
- Sunset Hills/Woodhollow: Back in 2005 and 2006, the City entered into development agreements on the land west of SR-111 and between 6200 South and 6600 South where two large planned unit developments, Sunset Hills and Woodhollow, were planned. Both of these developments contemplate trails being developed within existing utility corridors. The decision as to who will own and maintain these trails once they are constructed has yet to be made.
- Utah Salt Lake Canal: The Canal right-of-way is identified by West Valley Parks and Recreation as a major East West Trail Corridor. Parks and Recreation has coordinated with Salt Lake County to complete the trail. Salt Lake County has the lead role and reached an agreement with the Utah Salt Lake Canal Company to allow construction of a trail along the canal right-of-way. As of 2014, the trail has been completed between 4100 West and 5600 West with funding help from West Valley Parks and Recreation. Additional sections of the trail will be completed as funding allows. Salt Lake County’s Regional Trail Plan also includes the trail along the Utah Salt Lake Canal which extends from Magna eastward to Taylorsville and then south to the County line.

Public schools within the City also include recreation space. Table 9.3 lists all public schools within West Valley including the size and type of the school. Map 9.2 shows the locations of the schools from Table 9.2. For the purpose of a parks inventory, school acreage was reduced by 75 percent to account for schools buildings, parking areas, and for school hours when the school grounds are not available to the public.

Table 9.3: Public Schools within West Valley City

School	Acres	Type of School	75% Reduction	Location
Academy Park	12.5	Elementary	3.1	4580 W Westpoint Dr.
Armstrong Academy	10.0	Elementary	2.5	5194 W Highbury Park Way
Carl Sandburg	12.1	Elementary	3.0	3900 S 5325 W
Farnsworth	12.5	Elementary	3.1	3751 S 4225 W
Granger	39.8	High	10.0	3580 S 3600 W
Granger	9.5	Elementary	2.4	3700 S 1950 W
Hillsdale	13.1	Elementary	3.3	3275 W 3100 S
Hillside	10.7	Elementary	2.7	4283 S 6000 W
Hunter	22.7	Junior High	5.7	6131 W 3785 S
Hunter	46.3	High	11.6	4200 S 5600 W

Hunter	9.9	Elementary	2.5	4351 S 5400 W
Jackling	13.8	Elementary	3.5	3760 S 4610 W
Kennedy	23.2	Junior High	5.8	4495 S 4800 W
Monroe	13.8	Elementary	3.5	4450 W 3100 S
Orchard	9.8	Elementary	2.5	6744 W 3800 S
Pioneer	10.3	Elementary	2.6	3860 S 3380 W
Redwood	12.4	Elementary	3.1	2650 S Redwood Rd.
Robert Frost	11.6	Elementary	2.9	3444 W 4400 S
Rolling Meadows	10.0	Elementary	2.5	2950 W Whitehall Dr.
Silver Hills	10.5	Elementary	2.6	5770 W 5100 S
Stansbury	12.4	Elementary	3.1	3050 S 2700 W
Truman	15.2	Elementary	3.8	4636 S 3200 W
Valley	20.5	Junior High	5.1	4195 S 3200 W
Valley Crest	10.3	Elementary	2.6	5240 W 3100 S
West Lake	19.6	Junior High	4.9	3400 S 3450 W
West Valley	10.5	Elementary	2.6	6049 W Brud Dr.
Whittier	9.0	Elementary	2.3	3585 S 6000 W
Wright	11.6	Elementary	2.9	6760 W 3100 S
Young Parent	4.3	Junior High/High	1.1	5300 W Cherrywood Ln.
Totals	427.9		107.0	

Recreation

One of the roles of the City is to provide places for people to recreate as well as opportunities for organized activities such as sports and gatherings. Over the last decade West Valley City has actively worked to provide a variety of spaces that can be used for recreation and an assortment of recreational programs. Many public parks contain fields and play structures, and there are a number of City facilities that provide recreational opportunities.

The largest developed park and recreation area in West Valley City is the 77 acre Centennial Park, which consists of eight outdoor softball fields, eight tennis courts, eight outdoor basketball courts, two pavilions, two restrooms, five youth soccer fields, an outdoor swimming pool, the Acord Ice Rink and the Family Fitness Center. The 96,000 square foot Family Fitness Center opened in October of 1999. It includes an 8-lane lap pool, a zero-depth leisure pool with waterslide, water toys and counter-current channel, a climbing wall, an indoor track, fitness area with over 60 pieces of equipment, dance studio, aerobic activity room, racquetball courts, snack bar and three meeting rooms. There is a day care on site for patrons and a children's play center that provides an educational focus. Fitness Center memberships and daily-drop-in fees are charged in order to recover costs. In partnership with West Valley Parks and Recreation, the outdoor pool and ice rink were developed and operated by Salt Lake County, which also charges user fees. West Valley Parks and Recreation has plans for an outdoor skateboard park on the same site. Construction drawings are complete and funding is about half way identified.

The David and Grace Harman Senior Center is a recreational facility for residents over the age of 55. Pete Harman, the founder of Kentucky Fried Chicken, donated his childhood home to the City. Over the

years it was enlarged and remodeled, and now provides health, legal and nutritional meal services. Funded by the Older Americans Act, the Harmon Home provides free services for those 65 years of age and older, and persons 55 to 64 may participate for a fee. The Center provides a location where seniors can gather to socialize and receive legal, health, and social services. The Center provides a wide variety of age appropriate activities and performances, including crafts, games, choirs, clubs, exercise, computer training and field trips. Operation of the Center is funded by West Valley City and the Pete Harman Trust.

West Ridge Golf Course opened in May of 1991 as West Valley City's first golf course. Construction of the Mountain View Corridor necessitated a complete redesign and reconstruction of the course that began in 2011. The new course opened in June of 2013 with 110 formal maintained acres, 18 holes, a driving range, and a club house.

Stonebridge Golf Course was acquired by the West Valley City in 2001. Stonebridge is a 27 hole course with driving range occupying 340 acres, laid out between corporate properties and waterways in the Lake Park Corporate Center and Highbury developments. Stonebridge is a favorite for corporate tournaments because of its 27 holes and large clubhouse that can accommodate hundreds of people for golf and meals.

The Redwood Recreation Center on the corner of 3100 South and Redwood Road is a Salt Lake County owned and operated recreational facility with a gym, racquetball courts, a fitness area, and meeting rooms. The facility sponsors adult and youth basketball, volleyball and soccer leagues. The Center also offers child care, educational programs, and a computer lab in partnership with the City. The Redwood Center is open to all County residents.

Financing Parks and Recreation

Funding is a major part of building the City's Park and Recreation infrastructure. Although some recreational programs are able to pay for themselves, parks and recreational programs generally do not have cost recovery systems and require funding for land, improvements, maintenance, and staffing. City parks and recreational programs may be funded in a variety of ways. Federal, State, and County funding programs may be available at different times. Nonprofits and Community Development Block Grants (CDBG) may also be a source of funding for specific projects. Impact fees have been the primary funding source for building new parks. While Centennial Park was funded by City bonds, impact fees pay for most new parks.

The available funding sources are listed below. Because each funding source is independent of the others, it may be necessary to combine money from as many sources as possible.

City Funding Sources

Recreation bonds

Bonds are most effective for large construction projects such as buying and/or building a recreation facility. Bonds are usually made by a special investment company and sold to the public at current market prices with a guaranteed rate of interest. The City then has to repay the bond at a prescribed interest rate over a predetermined period of time.

Park impact fees or dedications

Impact fees on new residential development in the City are the main source of funding for new parks. They cannot be used for maintenance, remodeling, or recreation programs. The theory is that new residential development generates a need for park facilities and therefore should contribute to those facilities. Sometimes, a developer will dedicate land to the City in exchange for increased density or some other benefit to his development.

Mill levy increases

While this tax can generate a substantial amount of money for parks and recreation over a long period of time, it is often difficult to get public consensus on increases in any tax.

Assessment Areas

These areas are assessed additional taxes above the regular mill levy expressly for the development and maintenance of public facilities and recreation projects in a specific area of the City. The idea is to have local users pay more for services that directly affect them. While the City has used assessment areas (formerly known as special improvement districts or SID's) in the past for the construction of public improvements like roads and storm water improvements, they have not been used for parks.

Donations

Fund raising can provide donations of land or cash for parks, but often at a heavy cost of staff time.

User fees

User fees can generate small to large amounts of revenue depending on the activity. Most of the facilities that charge user fees are special use recreation facilities such as golf courses, swimming pools and recreation centers.

Special Service District

A special service district for parks and recreation could be established to provide services within all or part of the City. The special service district would be funded by a property tax that is separate from the property tax collected by the City. A 2008 Discovery Research Group survey report notes that:

There is a consensus among 64% (a 3% increase) of respondents that they definitely or probably would be willing to pay \$1-\$2 per month to create and fund a special district to develop and maintain parks, trails, and other open spaces in West Valley City. On the other hand, one-third of residents polled (35%) profess that they definitely or probably would not be willing to pay the extra \$1-\$2 per month to create the special district.

Federal Funding Sources

Community Development Block Grants - West Valley Housing Authority

Intended to improve low to moderate income neighborhoods, CDBG funds can be used for projects such as purchasing and building parks; constructing curb, gutter and sidewalk; or building fire stations and bridges. These funds are made available as an entitlement grant to the City and require no match.

State Funding Sources

Land and Water Conservation Fund - State Parks and Recreation

These funds are administered by the Utah Division of Parks and Recreation. They come from the National Parks Service/Department of the Interior directly to the State to be used exclusively for outdoor recreation. These funds require a 50/50 match and are not always available.

Recreational Trails Program - State Parks and Recreation

Recreational Trails Program (RTP) funds are intended for non-motorized and motorized trail projects. Funding may be used for the construction and maintenance of trails and trail related facilities. The Federal Highway Administration (FHWA) administers the RTP and appropriates funds to individual states. The RTP requires a 50/50 match.

LeRay McAllister Critical Land Conservation Fund - Quality Growth Commission

This fund was created to preserve and restore critical open lands and agricultural lands throughout the State. The application process is competitive and a minimum of 50/50 match is required. As of 2014, the State was working to secure additional funding for this program.

County Funding Sources

Partnership

The County is willing to partner with the City on park projects. They can provide land or funding, depending on the project.

Open Space Trust Fund

Salt Lake County administers the Open Space Trust Fund for the fee title purchase of land or conservation easement for open space. The Trust Fund has not been accepting applications since 2009.

Culture

Culture is a significant part of the establishment and development of any city and is often influential on the growth and shape of communities. West Valley City has an active Arts Council that supports many cultural events each year including musicals, choral festivals, folk festivals, talent competitions, art exhibits and more. The City also owns and maintains several cultural/entertainment venues which are listed below:

- The Utah Cultural Celebration Center (UCCC) is located at 1355 West 3100 South and was completed in 2003. The UCCC is dedicated to enriching and strengthening communities by promoting the expression of the arts, education, opportunities for economic development and the celebration of human diversity. The UCCC is committed to the preservation and perpetuation of cultural traditions, creating a setting for cultural exchange and experience, promoting the visual and performing arts as well as the humanities, encouraging education through creative thinking and experiential learning, enhancing opportunities for economic development, providing a social infrastructure for networking within the community, and establishing a 'home' for diverse artistic achievement.
- The Maverik Center is a multi-purpose arena located at 3200 South Decker Lake Drive completed in 1997. Seating for the arena ranges from about 10,000 to over 12,000 depending on the type of event. The Maverik Center is home to the Utah Grizzlies ice hockey team.
- The Hale Centre Theatre is a theatre in the round located at 3333 South Decker Lake Drive built in 1997. The Theatre welcomes well over 250,000 patrons every year and has a season ticket base of nearly 24,000, and offers seven productions per year including dramas, comedies, and musicals. For the most part, local artists serve as the production cast and crew. This historic

West Valley City theatrical operation has been generously supported by a variety of individuals, corporations, and foundations.

- The USANA Amphitheater is a 20,000-seat outdoor concert amphitheater located at 5150 South 6055 West. The facility was completed in 2003. The City owns the parking areas that support USANA Amphitheater while the Amphitheater itself is privately owned.

9-3 Vision

West Valley City should promote the health and well-being of its residents through a variety of social, recreational, cultural and artistic opportunities, including a system of well-maintained parks and trails, active recreation and entertainment programs and venues, as well as support for cultural expression through art, performance and concerts. The City should make these features accessible to all citizens in the community.

9-4 Issues, Goals and Actions

Issue: Maintaining the Park Level of Service

Maintaining the current park level of service is important to the City. New development will occur in the City which will dilute the current level of service unless new parks are built. Developing new parks as residential development occurs will help maintain recreational opportunities for all residents.

Based on the recently completed Impact Fee Facilities Plan for Parks, the current level of service of developed, City owned park acreage is 1.41 acres/1,000 residents. As West Valley City's estimated build-out population is 160,000, the City will need approximately 37 acres of additional parks to maintain its level of service for developed, City owned park acreage.

9.1 Goal: Develop 37 acres of new developed park land to maintain current level of service.

- 9.1.1 Action:** Use five year work plans to identify, prioritize and develop new open space.
- 9.1.2 Action:** Secure property in the locations indicated on the General Plan Map.
- 9.1.3 Action:** Within new parks, incorporate features desired by residents as indicated in recent surveys.

Issue: Park Maintenance

The growth in the number of parks and park acreage has created a maintenance challenge. Maintenance levels have been tracked over the years using a 1-4 scale with 4 being the highest level and 1 the lowest level. Maintenance levels have been steadily falling over the last 5 or 6 years as the facilities age and more properties are added. As of 2014, most parks are at a level 2.

9.2 Goal: Maintain all parks at a level 3 or better

- 9.2.1 Action:** Allocate sufficient funds and staffing for park maintenance

Issue: Expanding the Trail Network Throughout the City

Residents have an increasing interest in trails and have requested a comprehensive City trail system both for transportation and for recreation. These trails should include paved multi-use trails for walkers and bicyclists that are separate from vehicle roadways. Such trails are known as Class 1 trails and are shown on the West Valley City Bike Plan in the Transportation Chapter.

9.3 Goal: Develop a City-wide trail system.

9.3.1 Action: Complete the Crosstown trail and provide safe connections to it.

9.3.2 Action: Develop all Class 1 routes on the bike plan.

Issue: Natural Open Space

There are three large natural open space areas within the City: south of the Riter Canal in the western portion of the City, along the Oquirrh Mountain foothills in the southwest corner of the City, and along the Jordan River. The City has acquired nearly 80 acres for storm water detention and open space on the south side of the Riter Canal between 6400 West and 6700 West. Some of the ground in the southwest corner of the City is likely too steep to develop but presents an opportunity for a unique type of open space.

Most of the remaining undeveloped ground along the west side of the Jordan River is owned by the County and City or utilities like Rocky Mountain Power and Granger Hunter Improvement District. The *Blueprint Jordan River* document was completed in 2008 as an effort to develop a publicly supported vision of the entire Jordan River corridor. This effort was facilitated by Envision Utah and included the participation of 15 cities and 3 counties through which the Jordan River flows. For the public outreach component of *Blueprint Jordan River*, Envision Utah conducted a survey through workshops, focus groups, and online input. Nearly 1,300 persons participated in the survey. The majority of survey participants wanted the Jordan River to be preserved as a natural area with generous buffers from development. Trails and natural areas for wildlife viewing were identified as the most important recreational activities. Water quality and ecosystem health were identified as the top environmental concerns for the Jordan River.

In 2013, the Jordan River Commission produced the *Best Practices for Riverfront Communities* document to help cities and counties implement the goals identified in *Blueprint Jordan River* and “provide a set of tools and guidelines, or best practices to enable communities to create consistent, but flexible, management of the Jordan River corridor.” A copy of the Jordan River Graph and Best Practices from *Best Practices for Riverfront Communities* is included in the [Appendix](#).

9.4 Goal: Preserve the 80 acre natural open space/storm water detention area in the northwest portion of the City

9.4.1 Action: Maintain this area as interactive open space and storm water detention.

9.4.2 Action: Install trails, boardwalks and interpretive stations throughout the property to educate the public. Connect this area to the Crosstown Trail and the trails in the Sugar Plum Subdivision to the south.

9.5 Goal: Preserve open space along the Jordan River and in other unique natural areas.

- 9.5.1 Action:** Preserve the Redwood Nature Area as a natural open space.
- 9.5.2 Action:** Work with Salt Lake County to develop and preserve the existing natural setting through the open space plan for Pioneer Crossing Park. Pioneer Crossing Park Master Plan includes paved and several natural trails within this area to increase recreational opportunities and encourage preservation of the ground.
- 9.5.3 Action:** Update applicable ordinances to address the recommendations in *Best Practices for Riverfront Communities*.
- 9.5.4 Action:** Connect trails and open space within Sunset Hills and Wood Hollow to other foothill areas outside the City.

Issue: The Need for Recreational Opportunities

The City plays a role in providing organized recreation activities for resident participation. Because people have different interests, there should be a wide variety of options available, with the potential for new activities to be added. For outdoor sports, existing facilities are maxed out and demand exists for additional playing fields.

9.6 Goal: Increased and diversified recreational programs and opportunities.

- 9.6.1 Action:** Increase and improve the selection of recreation programs for youth and seniors throughout the community. Add adaptive recreation opportunities for those with disabilities.
- 9.6.2 Action:** Provide personalized consultation about recreational benefits to educate and increase the health and wellness of the community.
- 9.6.3 Action:** Explore the possibility of acquiring up to 100 acres for an outdoor sports complex.

Issue: Cultural and Historic Resources

Aside from the cultural assets identified in this Chapter, there are likely other culturally significant or historic structures or sites in the City that should be protected.

9.7 Goal: Protect Cultural and Historic Resources

- 9.7.1 Action:** Apply for State and/or Federal grant funds to study and inventory the existing culturally significant or historic structures or sites within the City and document. Use inventory to determine if additional design guidelines or land management code protections should be added or enhanced for identified structures or sites.

X Transportation

10-1 Introduction

Understanding a city’s transportation assets and future needs is a critical element in any long-range planning effort. The best urban development is connected to a network of streets, highways, sidewalks, trails, bike lanes, and transit lines. The transportation and land use relationship is easy to understand: public investments in transportation – such as a new road servicing an undeveloped area – make land attractive for development. New development, in turn, tends to place increased demand on the transportation network as more people travel greater distances to meet their daily needs. Congestion occurs when land development is not met with a public investment in upgrading the transportation network. This Plan assumes that, despite the City’s best efforts, travel demand will be such that some traffic congestion will remain a fact of life in West Valley City. However, with strategic investments in and management policies for roads, transit, bike lanes and sidewalks and with appropriate land use management, traffic congestion can be managed. Land use management strategies, including Transit-Oriented Development, are addressed in Chapter 3 – Land Use.

10-2 Background

The transportation network in West Valley City is complex and diverse, serving multiple functions. Street and highways serve traffic generated by homes and a wide variety of businesses, including regional trucking and distribution industries, an economic activity that is vitally important to the City’s and region’s welfare, but one that places a heavy burden on our roads. Public transit has become increasingly important with the addition of light rail and BRT. Finally, bicycle lanes, trails and sidewalks provide yet another mode of transportation within the City. The following section will discuss each of these components of the West Valley City transportation network.

Streets and Highways

Those who live and work in West Valley City continue to rely heavily on streets and highways to move around the City. West Valley City is served by two major grade separated highways, SR-201 and I-215, and within the planning timeframe of this plan, will be served by a third, the Mountain View Corridor. Bangerter Highway serves as a major regional limited-access facility that will eventually be converted to a grade separated facility. 3500 South, 4100 South, 4700 South, 5400 South, Redwood Road, Constitution Boulevard, and 5600 West are the City’s major arterials. These streets are served by a grid of collector roads and smaller neighborhood streets.

West Valley City does not exert direct control over all of these corridors. I-215 is owned by the federal government and is managed in part by UDOT. SR-201, Bangerter Highway, Redwood Road, 5600 West, and 3500 South, 5400 South and SR-111 are all State-owned and operated

facilities. 5600 West illustrates the varying interests that come into play: when UDOT builds the Mountain View Corridor, intersections on 5600 West will be reconstructed.

West Valley City owns all other public roads in the City. City-owned roadways and intersections are improved according to a Capital Facilities Improvement Plan, developed by the City's Public Works Department every two to three years. The Capital Facilities Improvement Plan includes projects that have identified funding that will be constructed in the two to three year time frame. The last update of the Capital Facilities Improvement Plan was made in 2014.

Municipal street projects are guided by the Major Street Plan, which includes all planned street improvements within the City in the next twenty years. The Major Street Plan defines street alignments and rights-of-way for existing and proposed major streets within the City and is referenced several times in the City's Zoning Ordinance. The Plan is used to determine setbacks for proposed new development on existing streets. Proposed new subdivision plats must not conflict with any portion or provision of the Major Street Plan, rights of way for new parcels adjoining any part of an existing or proposed street must be platted and dedicated according to the Plan, and dedication of any street, right of way, or other improvement determined necessary to serve the vehicular and pedestrian needs of proposed development must be done in accordance with the Plan. West Valley City's Major Street Plan is included in this chapter as Figure 10.2.

Owing to its proximity to the Salt Lake Airport and interstate highways, West Valley City has emerged as an important center of Utah's trucking and transportation industry. Many of the State's largest trucking companies and distribution centers have facilities in West Valley City, or along its northern boundary on SR-201. These businesses include C.R. England Trucking, the West Valley Truck Center, Freightliner of Utah, Godfrey Trucking, Old Dominion, United Parcel Service, and Kenworth. Recognizing that the trucking and transportation industry is a source of stable, well-paying jobs, West Valley City has encouraged the development of the trucking and transportation industry in the light industrial area between SR-201 and roughly 2700 South. To this end, the northwest EDA was created in 2012, and construction of the ARA Industrial Center is currently underway. The ARA Industrial Center will be home to West Valley City's largest light industrial facilities.

The trucking and transportation industry extensively uses SR-201, Bangerter Highway, and I-215, and the associated frontage roads and interchanges to access facilities along the City's northern industrial corridor. As residential development increases on the City's west side and in neighboring communities, residential travel demand will increase on the highways and interchanges that the trucking and transportation industry relies on. To prevent potential conflicts between commercial trucking and personal vehicles as the northern industrial areas develop, in 2015, 2400 South will be expanded to connect to the east side of 5600 West, and will extend east to 4800 West and north to SR-201. Eventually, it will be extended west as well, going over the Mountain View Corridor and connecting to the ARA Industrial Center. 2400 South will help separate truck traffic from residential traffic and improve truck access to and from major highway interchanges.

Public Transit

UTA currently operates 13 bus routes that serve West Valley City. These routes connect to a network of regional bus routes, light rail, and commuter rail that provides connections to the region’s colleges, universities, and employment centers. The UTA Intermodal Hub on Lancer Way provides a transfer point between standard bus, BRT, and the TRAX Green Line.

Bus service varies throughout the City, with some route headways as short as 15 minutes and some as long as 60 minutes. Bus routes currently provide connections to six light rail stations in the TRAX system that are outside of West Valley City, including the Salt Lake Central and Murray Central Stations, which provide direct connections to FrontRunner commuter rail. A Flex route serves the Workforce Services/Veterans Administration building on 5600 West. Presently, the west side of West Valley City is not well served by transit. There is no north-south bus service west of 5600 West, and 5600 West does not have a continuous line at present, but rather is served by link ups of several routes. Eventually, in conjunction with construction of the Mountain View Corridor, BRT service will come to 5600 West.

UTA will eventually expand the center running MAX line further west along 3500 South. Unlike traditional bus service, MAX serves as a regional system, stopping at major intersections roughly every mile with 15 minute headways. MAX is envisioned as “rail on wheels”, with dedicated MAX only lanes and passenger platforms with ticket kiosks in the center of the road at major intersections. MAX service currently runs from the Millcreek TRAX station on 3300 South to Magna. However, center lanes and platforms have only been built between 2700 West and the Bangerter Highway.

Figure 10.3 shows the existing bus routes that serve West Valley City, and the BRT routes that will serve the City by 2030.

Table 10.3 below provides average weekday ridership information for bus lines in West Valley City.

Table 10.3: Average Weekday Transit Ridership

Route	Primary Street	2009	2010	2011	2012	2013
35	3500 South	1,214	1,328	1,151	1,027	965
35M (BRT)	3500 South	2,821	2,948	3,264	3,295	3,105
41	4100 South	2,072	2,165	2,271	2,305	2,147
47	4700 South	2,045	2,076	2,210	2,279	2,209
513	Parkway Blvd.	N/A	N/A	95	104	99
54	5400 South	1,046	1,029	1,131	1,038	971
62	6200 South	387	374	361	405	366
217	Redwood Road	2,675	2,887	2,147	942	1,117
227	2700 West	836	809	599	226	166

232	3200 West	521	509	372	243	204
240	4000 West	901	847	850	835	756
248	4800 West	759	848	627	397	360
509	3600 West	N/A	N/A	729	768	753

Source: Utah Transit Authority

Bike Lanes, Trails and Sidewalks

Although bike travel represents a small percentage of the total trips taken in West Valley City, the popularity of cycling both for recreation and commuting to work is rising in Salt Lake County, with Salt Lake City investing heavily in bike lanes and accommodations. With major roads passing through multiple municipalities within the County, there is a unique opportunity to create connectivity with bike paths and trails. Bike routes are designated in a three tiered system:

- Class 1: Bike routes or paths that are completely separated from vehicular traffic in their own right-of-way. In West Valley City, this includes the Jordan River Trail, portions of the Crosstown Trail, the Utah-Salt Lake Canal Trail, and a few trails through neighborhoods. These paths may be completely separate from vehicles, as in the case of the Jordan River Trail, or exist adjacent to vehicular traffic as sidewalks, such as the Crosstown Trail.
- Class 2: Bike paths along roadways that are striped and designated by signs.
- Class 3: Bike paths that share the right-of-way with vehicular traffic, and are not striped.

It is generally the intent of West Valley City to add Class 2 bike paths where there is room within the right-of-way of existing roads, and to include them as part of road reconstruction and expansion. Class 3 paths are proposed for some of the City’s smaller community streets. The West Valley City Bike Plan is included in this chapter as Figure 10.4.

The City’s network of sidewalks provides a safe means for pedestrians to travel within their neighborhoods, to schools and other community amenities, and to connect to the City’s trail system. In the case of transit-oriented development, sidewalks are vital links between different land uses and transit opportunities. While sidewalks are included in all new development by ordinance, some of the City’s older subdivisions do not have complete sidewalk networks, and there are gaps in sidewalks even on some major streets. From a funding standpoint, it is impractical to propose building sidewalks in all areas where they do not exist; however, the City should make efforts to fill critical gaps and make improvements as funding or development opportunities present themselves.

Planned Roadway and Intersection Improvements

Toward the end of 2014, the City adopted an Impact Fee Facilities Plan (IFFP) for roads. The IFFP addresses projects for which impact fees can be used and can be constructed within a ten year time frame. In this document, the City’s level of service was set at D on a scale of A to F where A is the best (free flow traffic) and F is the worst (breakdown flow). In the IFFP, a list of roadway and intersection projects to City owned facilities were identified to maintain the City’s level of

service up until 2023. Table 11.1 below is the roadway projects list and Table 11.2 below is the intersection projects list.

Table 10.1: IFFP Roadway Projects

Street	From	To
4000 W	4100 S	4180 S
4000 W	4180 S	4340 S
4000 W	4340 S	4360 S
4000 W	4360 S	4400 S
4800 W	2400 S	Lake Park Blvd.
4800 W	3200 S	3300 S
Parkway Blvd.	5630 W	7200 W
2400 S	2700 W	3200 W
2400 S	5600 W	6400 W
2400 S	6800 W	7200 W
6200 S	Mountain View Corridor	SR-111

Table 10.2: IFFP Intersection Projects

East/West	North/South
3100 S	3450 W
3100 S	4800 W
3100 S	6400 W
3650 S	3200 W
4100 S	2200 W
4100 S	3200 W
4100 S	4800 W
4100 S	5400 W
4100 S	6000 W
4700 S	3200 W
4715 S	4520 W
4700 S	4800 W
4700 S	6400 W

10-3 Outlook and Long Range Regional Transportation Plans

Several major highway and transit upgrades are slated to occur between 2015 and 2040. Roadway enhancements, lane additions, and intersection improvements will increase capacity on some roadways. However, the cost of land acquisition for additional rights of way in the future is becoming increasingly prohibitive, and additional travel lanes on many of the City’s arterial and collector roads would potentially require the acquisition of hundreds of homes and businesses. Given that road building will likely not be able to keep up with travel demand, transit upgrades are also essential.

At the time of this General Plan update, the Mountain View Corridor project was well underway. Ultimately, this project will be constructed as a six lane highway and HOV lanes with

interchanges on a 328 foot right-of-way. The West Valley City portion of this project is currently proposed for completion by 2030. A BRT line on 5600 West will be included as part of this project, and a Class 1 bike route will also be provided. At the time of this update, the outside lanes of the Mountain View Corridor were built from the south end of the Valley to 5400 South. Construction of the extension of the outside lanes to at least 4100 South is planned to begin in 2015. Funding for future extensions through West Valley City, and funding for the eventual center lanes and overpasses has yet to be determined, although it is anticipated that the Legislature will take action during their 2015 session, and that funding for future sections for the project will likely be determined then. Many of the projects listed in the next section are affected by Mountain View Corridor construction. This list reflects current funding priorities at the time of this update.

The region's transportation planning agency, the Wasatch Front Regional Council, prepares a long range Regional Transportation Plan (RTP) every four years that addresses region-wide roadway and transit improvement needs over the next twenty years. The RTP is based on extensive modeling that anticipates future growth as well as input from cities within the region. The transportation projects from the Wasatch Front Regional Council's RTP that affect West Valley City are included below and in the Major Street Plan. At the time of this update, the final project list had been confirmed; however, specific phasing was not known.

Transportation Project Descriptions based on the Wasatch Front Regional Council's Regional Transportation Plan: 2015-2040

East-West Highway Facilities

SR-201 from the Mountain View Corridor to I-15 – High Occupancy Toll (HOT) lanes will be added to the existing 6 lanes. A Class 2 bike route will be provided along segments of the project.

Parkway Boulevard (2700 South) from 7200 West to 5600 West – will be widened from 2 to 4 lanes. A Class 2 bike route will be provided.

3500 South from 7200 West to the Mountain View Corridor – will be widened from 2 lanes to 4 lanes with a center turn lane. No bike route is planned.

3500 South from the Mountain View Corridor to 4000 West – will be widened from the existing 2 or 4 lanes to 6 lanes with dedicated center BRT lane. No bike route is planned. See the transit project section for a description of the BRT project.

4100 South from 7200 West to the Mountain View Corridor – will be widened from 2 to 4 lanes with a center turn lane. A Class 2 bike route will be provided.

4700 South from 5600 West to the 4000 West – will be widened from 2 lanes to 4 lanes with a center turn lane. A Class 3 bike route will be provided, with a section of Class 2 between 5400 West and 4000 West.

4700 South from 4000 West to 2700 West – will be widened from 4 to 6 lanes with a center turn lane. A Class 3 bike route will be provided.

5400 South from SR-111 to the Mountain View Corridor – will be widened from 2 to 4 lanes with a center turn lane. A Class 2 priority bike route will be provided.

5400 South from SR-111 to 4800 West – will be widened from 4 to 6 lanes with a center turn lane. A Class 2 priority bike route will be provided.

6200 South from SR-111 to the Mountain View Corridor – will be constructed as a 4 lane facility with a center turn lane. A Class 2 bike route will be provided.

North-South Highway Facilities

SR-111 from 5400 South to 6600 South – will be widened from 2 to 4 lanes. A Class 2 priority bike route will be provided.

Mountain View Corridor from SR-201 to 4100 South – will be constructed as a 4 lane arterial with surface intersections. A Class 1 bike route will be provided between the Crosstown Trail and 4100 South. Expansion to a 6 lane freeway with grade separated interchanges will follow as funding allows.

Mountain View Corridor from 4100 South to 5400 South – will be constructed as a 4 lane arterial with surface intersections by 2016. A Class 1 priority bike route will be provided. Expansion to a 6 lane freeway with grade separated interchanges will follow as funding allows.

Mountain View Corridor from 5400 South to 6600 South – As of 2014, the 4 lane arterial has been built. A Class 1 priority bike route has been provided. Expansion to a 6 lane freeway with grade separated interchanges will follow as funding allows.

Mountain View Corridor from SR-201 to 6600 South – will be widened to include a high occupancy vehicle (HOV) lane freeway.

5600 West from 2700 South to 6200 South – will receive operational improvements related to BRT. A class 2 bike route will only be provided between SR-201 and 2700 South.

4800 West from SR-201 to Lake Park Boulevard (2700 South) – will be constructed as a 2 lane facility with a center turn lane. A Class 2 priority bike route will be provided.

I-215 Frontage Road from SR-201 to 4100 South – will be constructed as a 1 lane frontage road facility on both sides of I-215. No bike route is planned.

Redwood Road from SR-201 to 4100 South – will receive operational improvements before 2020. A Class 1 bike route will be provided.

Spot Facilities

SR-201 at 7200 West – new construction will upgrade this intersection to an interchange.

SR-201 at I-215 – interchange will be upgraded.

Bangerter Highway Interchange at SR-201 – will be upgraded. No bike route is planned.

Bangerter Highway Interchange at Parkway Blvd. (2700 South), 3500 South, 4100 South, and 4700 South – new construction and interchange upgrades.

Bangerter Highway Overpass at 3100 South – new east-west overpass over Bangerter will be built and lanes added.

Transit Projects from the Wasatch Front Regional Council's Regional Transportation Plan: 2015-2040

East-West Transit Facilities

Parkway/Lake Park - This line would connect the downtown Salt Lake City business district, Salt Lake City Central Station, I-80, the Salt Lake City International Airport East Hub, Redwood Road, Decker Lake, Lake Park Blvd., and Kearns via enhanced bus and BRT.

3500 South - BRT service with dedicated center lanes and raised platforms is planned to extend west from Bangerter Highway to 6000 West, with a future phase extending further west from 6000 West to the City border at 7200 West. Ultimately, the plan is for dedicated center lanes and raised platforms to extend along most of the line, from 8400 West all the way to the Millcreek TRAX station.

4500 South/4700 South Corridor (Taylorsville-Murray-5600 West Segments) - The RTP recommendation is for enhanced bus and BRT from the Murray Central Station through the Sorensen Research Park, the Salt Lake Community College Redwood Campus, Kearns, 4700 South, and 5600 West.

North-South Transit Facilities

Redwood Road Corridor - Enhanced bus and BRT connecting the 200 South Transit Center, the Salt Lake Central Station, I-80, the East Airport Transit Center, Redwood Road, Glendale, the Redwood Junction TRAX Station, the West Valley Central Station, Taylorsville, the Jordan City Center TRAX Station, South Jordan, 10600 South, the South Jordan FrontRunner Station, the Sandy/South Jordan Transitway, and the Sandy Civic Center TRAX Station.

2700 West Corridor – Enhanced bus service connecting the 200 South Transit Center, the Salt Lake Central Station, 400 South, 900 West, 900 South, 2700 West, West Valley City, I-80, the Airport Transit Center, Redwood Road, Glendale, the Redwood Junction TRAX Station, the West Valley Central Station, and the Salt Lake Community College Redwood Campus.

5600 West Corridor – BRT with dedicated center lanes and raised platforms is planned for 5600 West between 2700 South and 6200 South. The agreement between UDOT, UTA, West Valley City, and other involved parties mandates that construction and operation of the line will coincide with construction of the final freeway phase of the Mountain View Corridor. Enhanced bus sections north of the City will connect to the International Center and Salt Lake City International Airport, and enhanced bus to the south will connect to Kearns, West Jordan, South Jordan, and Daybreak.

10-4 Vision

Transportation in West Valley City balances travel demand with the need to provide a healthy and vibrant community. Residents and employees within the City should have extensive opportunities to bike and walk throughout the City. Road building needs will be balanced with transit projects, trails, and bike lanes. Transportation planning should be tailored to the unique needs of different areas of West Valley City. With the City approaching buildout, emphasis should be placed on enhancing our existing system over adding new streets.

10-5 Issues, Goals and Actions

For this General Plan update, Planning staff met with Public Works to review the text of the Transportation Chapter, transportation and transit project lists, the Major Street Plan, the Bike Plan, and all Issues/Goals/Actions. Many of the issues and actions listed below will require a major financial and logistical commitment on the part of the City and other regional organizations. As of the end of 2014, West Valley City has no money committed to transportation capital improvements; all Class C road money is committed to maintaining our current road network. However, the City has received \$10 million in State appropriations to build several roads in the Northwest area for economic development purposes. Another \$10 million has been approved for federally funded projects in West Valley City through 2019.

Issue: Existing Roadways Citywide

Many roadways in West Valley City are at or near capacity, and options for expanding roadways or building new roads are limited by the increasing cost of land acquisition and construction materials and the complexity of acquiring hundreds of residential or commercial properties along an existing roadway. Roadway safety, especially in residential areas, was identified as an issue by the Planning Commission and City Council. Most of the actions below seek to enhance the efficiency and safety of existing roadways without adding travel lanes.

10.1 Goal: Expand roadways where feasible.

10.1.1 Action: Install the roadway and intersection improvements identified in the City's Impact Fee Facilities Plan.

10.1.2 Action: Implement the Major Street Plan, including road widening where possible.

10.1.3 Action: Plan for the additional road-widening 'flares' necessary to accommodate the development of center-running BRT platforms.

10.1.4 Action: Work closely with UDOT and UTA to use creative design for roads and intersections that will have BRT stops, so that right-of-way acquisition is minimized and streets comfortably accommodate pedestrians.

10.2 Goal: Increase road capacity through intersection upgrades and better traffic management.

10.2.1 Action: Develop a Transportation Systems Management Plan for City owned streets.

10.2.2 Action: Update signal synchronization according to the UDOT audit performed in 2010.

10.2.3 Action: Implement intersection improvements such as dual left turns to increase capacity without adding lanes.

10.3 Goal: Enhance mobility and safety on local City streets.

10.3.1 Action: Respond to traffic calming requests on local residential streets.

10.3.2 Action: Develop an Access Management Policy to address issues such as cross-access easements during construction, separating local from through traffic, managing access to busy streets, and building capacity for these streets.

Issue: Non-Motorized Transportation Citywide

The City lacks a comprehensive network of bike paths that make biking in the City a viable and attractive transportation option. To the degree possible, West Valley City should look to build upon the existing network of trails, bike lanes, and sidewalks to provide enhanced access to City resources and amenities for those who choose to travel on foot or by bicycle, whether for recreation or to meet their daily needs. More information on trails is found in the Parks, Recreation and Culture Chapter.

10.4 Goal: Develop a safe and comprehensive network of trails, bike paths, and walking routes in West Valley City.

10.4.1 Action: Develop a comprehensive non-motorized transportation plan emphasizing school, recreation, and transit access.

10.4.2 Action: Work with UDOT to ensure that accommodating paths are created across the Mountain View Corridor in a way that prevents the corridor from becoming a significant barrier to non-motorized traffic.

10.4.3 Action: Implement the Bike Plan, prioritizing Class 2 facilities on key City streets.

10.4.4 Action: Install sidewalks where needed based on prioritization, funding availability, and development opportunity.

Issue: High Impact Corridors

High impact corridors are roads that have significant traffic and are major thoroughfares in the City. These roads have large concentrations of commercial and residential development. Redwood Road, 3500 South from the Jordan River to 5600 West, and 5600 West from approximately SR-201 to 4100 South are high impact corridors.

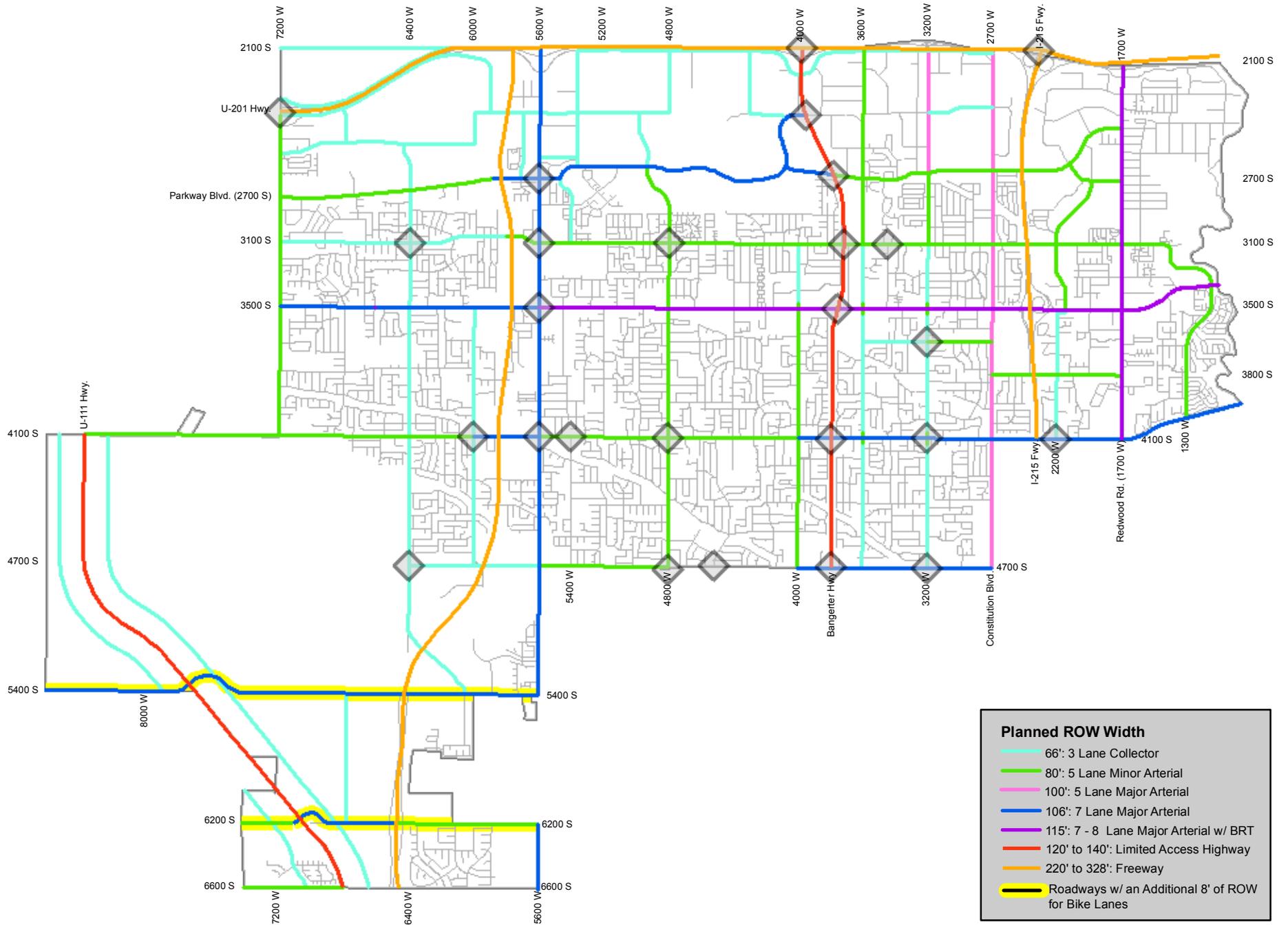
10.5 Goal: Encourage pedestrian use of high impact corridors by promoting safety and aesthetics in street design.

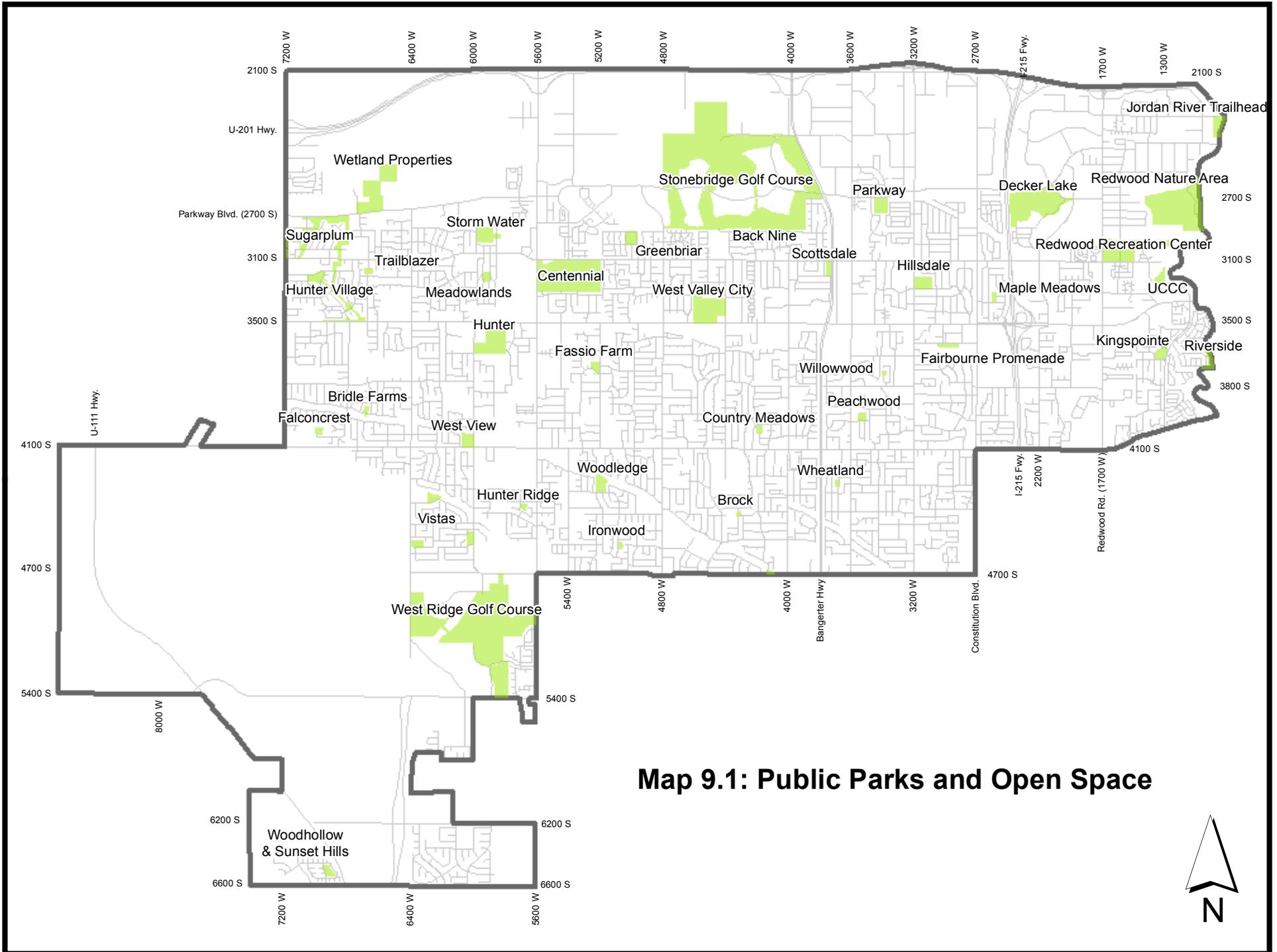
10.5.1 Action: Create and emphasize building, landscaping, and site design standards along high impact corridors. Design standards should stress cross-access easements and pedestrian/bicycle access from adjacent or nearby neighborhoods. Where possible, barriers that prevent pedestrian access between commercial and adjoining areas should be removed.

West Valley City Bike Plan

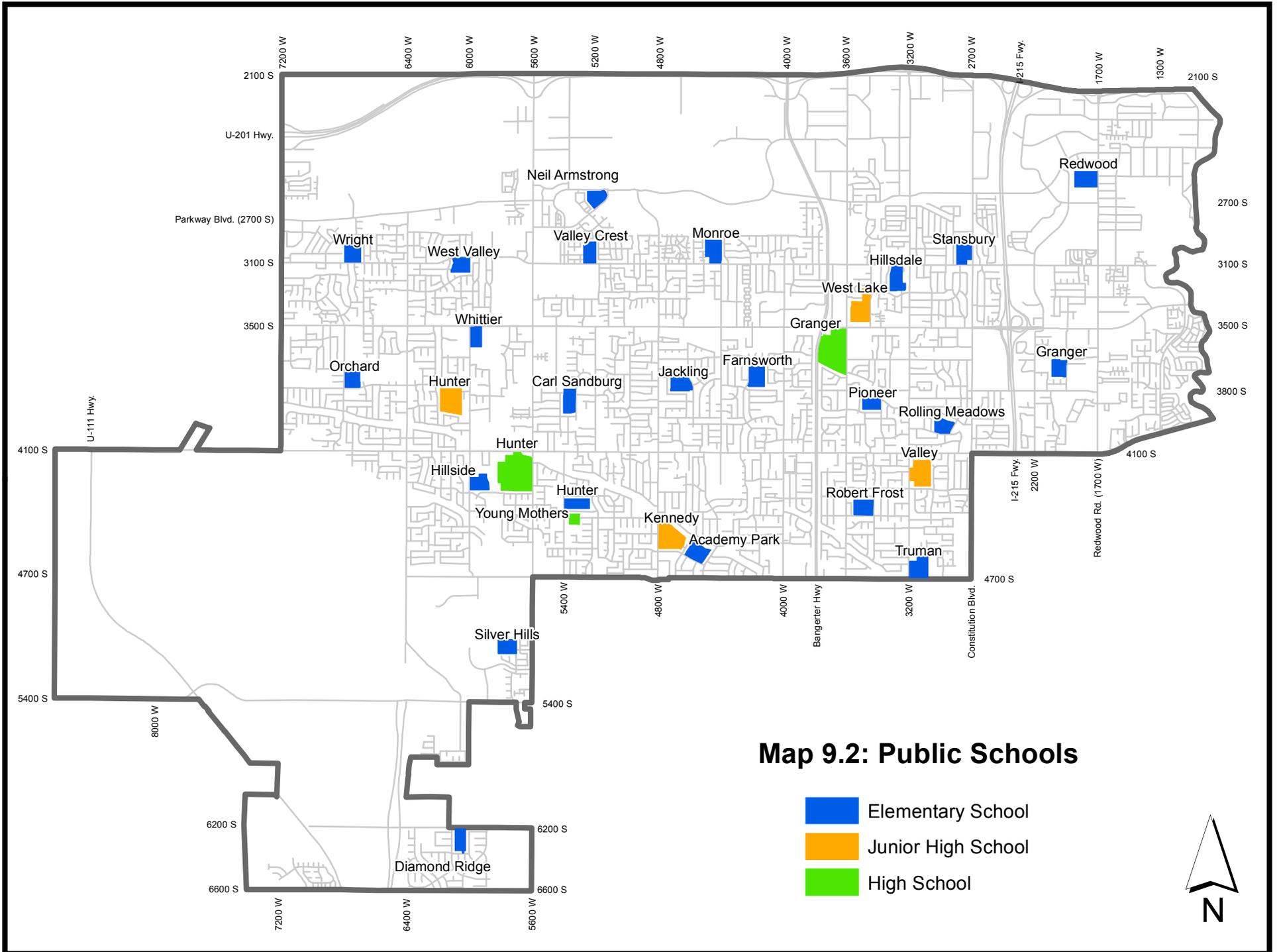


West Valley City Major Street Plan





Map 9.1: Public Parks and Open Space

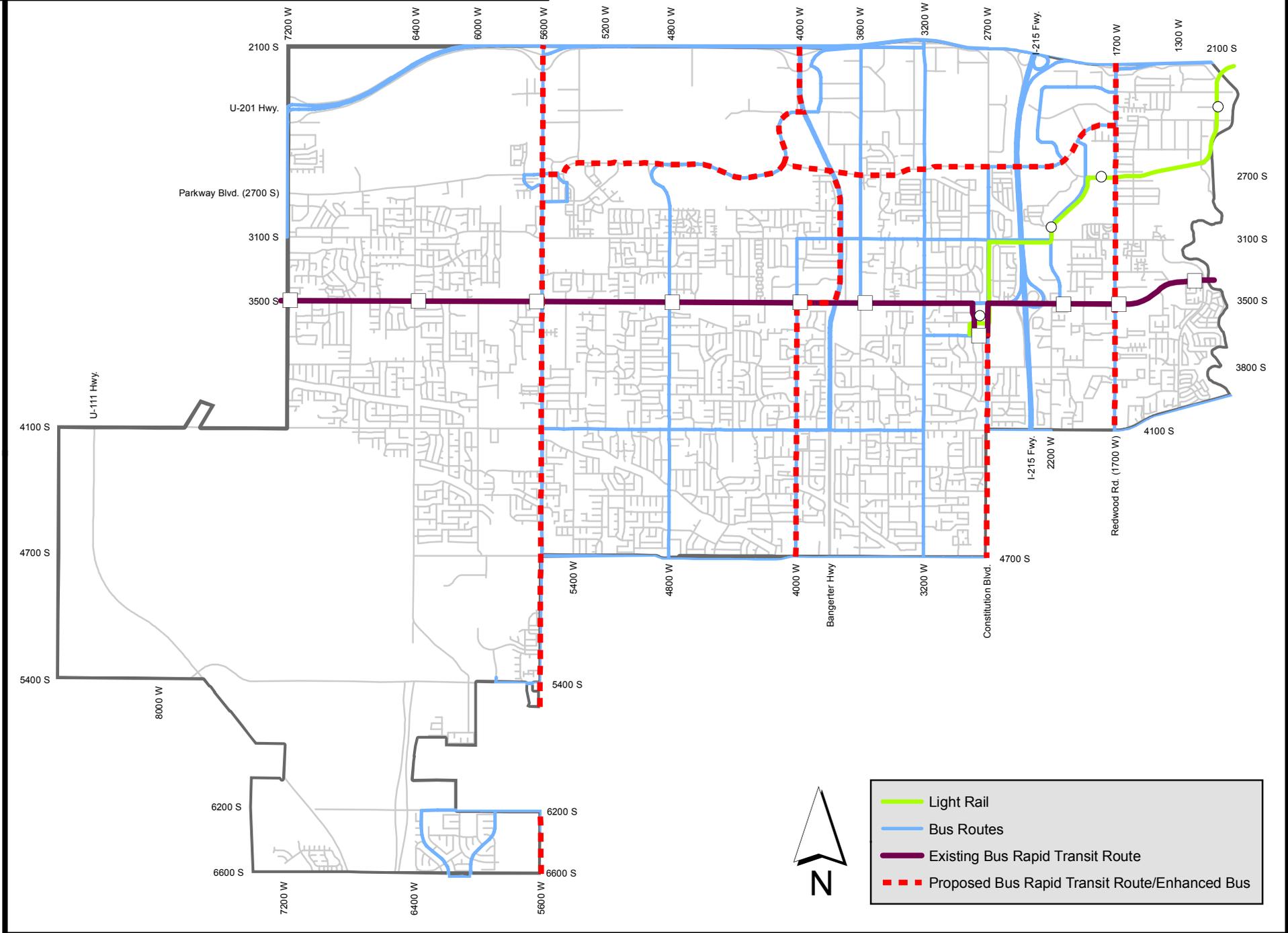


Map 9.2: Public Schools

- Elementary School
- Junior High School
- High School



Public Transit in West Valley City



- Light Rail
- Bus Routes
- Existing Bus Rapid Transit Route
- Proposed Bus Rapid Transit Route/Enhanced Bus



WEST VALLEY CITY
Unity Pride Progress

WEST VALLEY CITY REDEVELOPMENT AGENCY
3600 CONSTITUTION BOULEVARD
WEST VALLEY CITY, UTAH 84119

COREY RUSHTON, CHAIR
KAREN LANG, VICE CHAIR

The Regular Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, November 4, 2014, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted ,

A G E N D A

1. Call to Order - Chairman Rushton
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. October 7, 2014 (Regular Meeting)
5. Communications
6. Report of Chief Executive Officer

West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Sheri McKendrick.

7. Adjourn



WEST VALLEY CITY
Unity Pride Progress

WEST VALLEY CITY HOUSING AUTHORITY
3600 CONSTITUTION BOULEVARD
WEST VALLEY CITY, UTAH 84119

STEVE BUHLER, CHAIR
TOM HUYNH, VICE CHAIR

The Regular Meeting of the West Valley City Housing Authority will be held on Tuesday, November 4, 2014, at 6:30 PM, or as soon thereafter as the Redevelopment Agency Meeting is completed, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted ,

A G E N D A

1. Call to Order - Chairman Buhler
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. October 7, 2014 (Regular Meeting)
5. Communications
6. Report of Executive Director
7. Adjourn

West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Sheri McKendrick.

October 23, 2014

MEMORANDUM

TO: CITY COUNCIL

FROM: WAYNE T. PYLE, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

- | | |
|-------------------------------|---|
| October 24, 2014 | Member Event – Pumpkin Painting & Refreshments, Fitness Center, 6:00 P.M. – 7:00 P.M.
www.wvc-ut.gov/fitnesscenter |
| * October 24, 2014 | Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M. |
| October 25, 2014 | Bewitching Breakfast, Fitness Center, 9:30 A.M. – 10:30 A.M.
www.wvc-ut.gov/fitnesscenter |
| October 25, 2014 | Halloween Safety Fair, Fitness Center, 11:00 A.M. – Noon
www.wvc-ut.gov/fitnesscenter |
| * October 25, 2014 | Joan Sebastian & Los Rieleros del Norte, Maverik Center, 7:30 P.M. |
| * October 27, 2014 | First Aid Class, Fire Station #74, 5545 West 3100 South, 9:00 A.M. |
| October 27 & 28, 2014 | Nightmare Alley, Fitness Center (Edutainment Center), 7:00 P.M. – 10:00 P.M.
www.wvc-ut.gov/fitnesscenter |
| October 27 – November 6, 2014 | Day of the Dead Altar Exhibition, UCCC
www.culturalcelebration.org |

- October 28, 2014 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Vincent
- * October 29, 2014 First Aid Class, City Hall Multi-purpose Room, 9:00 A.M.
- * October 31, 2014 Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.
- November 1, 2014 Day of the Dead Celebration, UCCC, 6:00 P.M. – 8:00 P.M.
www.culturalcelebration.org
- * November 1, 2014 Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.
- November 4, 2014 General Election, Polls Open 7:00 A.M. – 8:00 P.M.
- November 4, 2014 Council Study Meeting, 4:30 P.M.; Regular Council, RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Corey Rushton
- * November 5, 2014 Employee Gratitude Breakfast hosted by EAC, Multi-purpose Room at City Hall, 7:00 A.M. – 8:30 A.M. (No cost to employees)
- November 5, 2014 Community Meeting with Mayor Bigelow, Location TBD, 7:00 P.M. – 8:30 P.M.
- November 11, 2014 Veteran’s Day Holiday – City Hall closed
- November 11, 2014 Free Admission for Veterans, Family Fitness Center
www.wvc-ut.gov/fitnesscenter
- * November 11, 2014 Veterans Day Event, Carl Sandburg Elementary, 3900 South 5325 West, 8:30 A.M. – 9:30 A.M.
- November 11, 2014 Annual Veterans Day Celebration, American Preparatory Academy, 1255 W. Crystal Avenue (2590 South), 8:45 A.M. – 9:45 A.M.

- November 11, 2014 Annual Veterans Day Celebration, American Preparatory Academy, 3636 West 3100 South, 12:15 P.M. – 1:15 P.M.
- November 11, 2014 Veteran’s Day Event, City Hall, 6:00 P.M. – 7:00 P.M.
- * November 11, 2014 Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.
- November 12, 2014 The Black Keys – Turn Blue World Tour, Maverik Center, 8:00 P.M.
- November 14, 2014 Member Appreciation Activity – Movie Night, Fitness Center, 7:00 P.M.
www.wvc-ut.gov/fitnesscenter
- * November 14, 2014 Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.
- * November 15, 2014 Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.
- November 17, 2014 Public Meeting re: 4700 South Project hosted by SL County & Lochner Engineering, Kearns Senior Center, 4851 West 4700 South, 5:00 P.M. – 7:00 P.M.
- * November 17, 2014 Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.
- November 18, 2014 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Lars Nordfelt
- November 18, 2014 Judas Priest – Redeemer of Souls Tour 2014, Maverik Center, 7:30 P.M.
- November 19, 2014 WVC Watch Wednesday, City Hall, 6:30 P.M. – 8:00 P.M.
- November 19, 2014 Community Meeting with Chief Russo, UCCC, 7:00 P.M.

- November 19-22, 2014 NLC Conference, Austin, Texas
- November 25, 2014 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Ron Bigelow
- November 22, 2014 Turkey Trot 5K, Fitness Center, 8:00 A.M.
www.wvc-ut.gov/fitnesscenter
- November 27, 2014 Thanksgiving Holiday – City Hall closed
- December 1, 2014 Annual Christmas Tree Lighting and Walk with Santa, Fitness Center, 6:00 P.M.
www.wvc-ut.gov/fitnesscenter
- * December 1, 2014 Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
- December 2, 2014 Council Study Meeting, 4:30 P.M.; Regular Council, RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Tom Huynh
- December 3, 2014 Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.
- * December 5 & 6, 2014 World Championship Ice Racing, Maverik Center, Time TBA
- December 6, 2014 Breakfast with Santa, Fitness Center, 9:00 A.M.
www.wvc-ut.gov/fitnesscenter
- December 9, 2014 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Buhler
- December 10, 2014 Stories & S'mories, Plaza at Fairbourne Station, 6:00 P.M. (Details to follow)
- * December 10, 2014 Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.

December 11, 2014	International Christmas Celebration 2014 – Sponsored by Latino Community Center, UCCC, 5:00 P.M. – 9:00 P.M.
December 13, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M. www.wvc-ut.gov/fitnesscenter
December 16, 2014	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen Lang
* December 17, 2014	Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.
December 19, 2014	So You Think You Can Dance Live, Maverik Center, 8:00 P.M.
December 24 & 25, 2014	Christmas Holiday – City Hall closed
* December 27, 2014	Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.
* December 29, 2014	Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
January 1, 2015	New Year’s Day Holiday – City Hall closed

City Manager’s Voice Mail Messages

10/20/14 Updates re: City website unveiling & compliments to staff for their efforts; support for proposed property purchases on tomorrow’s agenda; and WP out of town for a couple of days / PI – ACM