

MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 24, 2015

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, FEBRUARY 24, 2015, 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
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
John Evans, Fire Chief
Lee Russo, Police Chief
Layne Morris, CPD Director
Sam Johnson, Strategic Communications Director
Steve Pastorik, CED Department
Jody Knapp, CED Department
Brandon Hill, Law Department
Jake Arslanian, Public Works Department
Jeff Jackson, CED Department
Aaron Crim, Administration
Craig Thomas, Administration
Roxianne Vianuku, Administration
Leslie Hudson, Administration
Jeni Harward, Administration
Cathie Alberico, Administration

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1. APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 10, 2015

The Council read and considered Minutes of the Study Meeting held February 10, 2015. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held February 10, 2015, as written. Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED FEBRUARY 24, 2015

Mayor Bigelow advised no new items had been added to the Agenda for the Regular Meeting scheduled February 24, 2015, at 6:30 P.M.

Regarding the subject Agenda, the City Manager reminded of the following items:

Item 8.A. – PUBLIC HEARING REGARDING APPLICATION NO. Z-5-2014 AND CONSIDERATION OF PROPOSED RESOLUTION NO. 15-30, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH LAWRENCE APOSHIAN AND RED/GRAY HOUSE, LLC, FOR APPROXIMATELY 2.37 ACRES OF PROPERTY LOCATED AT 6570-6586 WEST 3500 SOUTH

Mr. Pyle advised the last three documents uploaded to the Agenda were new and amended. He stated Exhibit B had been revised per the Council's discussions and direction at the previous Study Meeting, and a 'C-1' use worksheet (for reference), and parcel map (for reference).

Item No. 8.C. – PUBLIC HEARING REGARDING APPLICATION NO. ZT-8-2014 AND CONSIDERATION OF PROPOSED ORDINANCE NO. 15-08, ENACTING SECTION 7-6-1612 AND AMENDING SECTIONS 7-2-116, 7-30-102, 17-22A-101 AND 17-22A-104 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CITY ORDINANCES GOVERNING MOBILE FOOD VENDING VEHICLES

Mr. Pyle advised the proposed Ordinance had been amended per the Council's discussion and direction at the previous Study Meeting.

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Upon inquiry by Mayor Bigelow there were no questions regarding items scheduled on the subject Agenda.

3. PUBLIC HEARINGS SCHEDULED MARCH 3, 2015:

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-6-2012, FILED BY DEE HANSEN, REQUESTING A ZONE CHANGE FROM ZONE ‘A’ (AGRICULTURE) TO ‘C-1’ (NEIGHBORHOOD COMMERCIAL) FOR PROPERTY LOCATED AT APPROXIMATELY 5549, 5573 AND 5581 WEST 4100 SOUTH

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled March 3, 2015, in order for the City Council to hear and consider public comments regarding Application No. Z-6-2012, filed by Dee Hansen, requesting a zone change from zone ‘A’ (Agriculture) to ‘C-1’ (Neighborhood Commercial) for property located at approximately 5549, 5573 and 5581 West 4100 South.

Proposed Ordinance No. 15-09 and proposed Resolution No. 15-41 related to the proposal to be considered by the City Council after the public hearing, was discussed as follows:

ORDINANCE NO. 15-09, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5549, 5573 AND 5581 WEST 4100 SOUTH FROM ZONE ‘A’ (AGRICULTURE) TO ZONE ‘C-1’ (NEIGHBORHOOD COMMERCIAL)

Steve Pastorik, CED Department, discussed Application No. Z-6-2012, filed by Dee Hansen, and proposed Ordinance No. 15-09 that would amend the Zoning Map to show a change of zone for property located at 5549, 5573 and 5581 West 4100 South from zone ‘A’ (Agriculture) to zone ‘C-1’ (Neighborhood Commercial).

He stated the applicant had requested the zone change for three parcels totaling 2.27 acres on the southeast corner of 5600 West 4100 South from ‘A’ to ‘C-1.’ The surrounding zones included ‘C-1’ to the west, ‘RB’ (Residential Business) to the north, ‘A’ to the east and ‘R-1-7’ (Single-Family Residential, minimum lot size 7,000 square feet) to the south. Surrounding uses included a vacant convenience store to the west, Walgreens on the northwest corner of the intersection, vacant land on the north and single-family homes to the east and south. The property was designated as Neighborhood Commercial in the General Plan.

The Planning Commission had reviewed the Application in November of 2012 and, at that time the proposed use for this corner was a retail building and convenience store with gas pumps. Following the Planning Commission’s review

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and approval recommendation, Mr. Hansen asked that the application be put on hold while he worked on several issues. The concept plan, included with the associated Development Agreement, had now changed to a CVS pharmacy. In addition to the concept plan, a letter from Mr. Hansen supporting the application had also been included in the information provided to the City Council.

The Utah Department of Transportation (UDOT) would be widening the intersection at 4100 South and 5600 West as part of the Mountain View Corridor project over the next few years. Staff and the Planning Commission did not want to have landscaping installed only to have it be displaced once the roads were widened. The Development Agreement would ensure that 20-feet of landscaping would be installed from the future right-of-way line.

Mr. Pastorik also displayed a map and answered questions from members of the City Council.

RESOLUTION NO. 15-41, APPROVE A DEVELOPMENT AGREEMENT WITH THE DRH COMPANY FOR APPROXIMATELY 2.27 ACRES OF PROPERTY LOCATED AT 4100 SOUTH 5600 WEST

Steve Pastorik, CED Department, discussed proposed Resolution No. 15-41 that would approve a Development Agreement with the DRH Company for approximately 2.27 acres of property located at 4100 South 5600 West.

He stated the proposed agreement would require landscaping along 5600 West and 4100 South, and he referenced above information regarding Application No. Z-6-2012, filed by Dee Hansen, with the DRH Company. He restated UDOT would be widening the intersection at 4100 South and 5600 West as part of the Mountain View Corridor project and the proposed agreement would ensure that 20-feet of landscaping would be installed from the future right-of-way line.

Mr. Pastorik further reviewed terms of the Development Agreement.

The City Council will hold a public hearing regarding Application No. Z-6-2012 and consider proposed Ordinance No. 15-09 and proposed Resolution No. 15-41 at the Regular Council Meeting scheduled March 3, 2015, at 6:30 P.M.

4. **RESOLUTION NO. 15-42, ADOPT THE 2015 WEST VALLEY CITY MITIGATION PLAN AS REQUIRED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY**

John Evans, Fire Chief, discussed proposed Resolution No. 15-42 that would adopt the 2015 West Valley City Mitigation Plan as required by the Federal Emergency Management Agency.

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He stated the mitigation plan document was the roadmap for disaster preparation services for West Valley City. The Federal Emergency Management Agency (FEMA) required each state, county and city to adopt a plan for mitigating emergencies within the area. The plan was a working document that allowed each area to continue to work on mitigating issues as they related to specific hazards.

The City had adopted a plan in 2009 that was now up for renewal. The plan was part of a Salt Lake County-wide plan with each area adopting the plan. The plan, as written, had been approved by the State of Utah and by the Federal Emergency Management Agency.

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. 15-42 at the Regular Council Meeting scheduled March 3, 2015, at 6:30 P.M.

5. **RESOLUTION NO. 15-43, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM MLB PROPERTY MANAGEMENT, LLC, FOR PROPERTY LOCATED AT 2608 SOUTH 3270 WEST**

Mayor Bigelow discussed proposed Resolution No. 15-43 that would accept a Grant of Temporary Construction Easement from MLB Property Manager, LLC, for property located at 2608 South 3270 West.

He stated that in July 2014, MLB Property Management, LLC had signed a Storm Drain Easement and a Grant of Temporary Construction Easement for the 2600 South Ditch Piping Project. The project had been delayed until the 2015 construction season. As the original Grant of Temporary Construction Easement expired December 31, 2014, a new Grant of Temporary Construction Easement had been required. The MLB Property Management property was one of eight properties affected and benefitted by construction of the project that 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 cleanout 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.

The City Council will consider proposed Resolution No. 15-43 at the Regular Council Meeting scheduled March 3, 2015, at 6:30 P.M.

6. **COMMUNICATIONS:**

A. **STRATEGIC PLAN PRESENTATION – PUBLIC RELATIONS AND COMMUNICATIONS DIVISION**

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Sam Johnson, Strategic Communications Director, used PowerPoint and discussed information regarding the Strategic Plan, summarized as follows:

- Introduced staff in attendance
- Public Relations accomplishments – redesigned City’s website, increased social media audience by 67%, Instagram, WVC-TV, City Council meetings can be viewed on YouTube in high definition
- Public Relations goals – more content on WVC-TV, increase social media coverage
- Media relationship – reactive, proactive and promotional
- Handling public relations crisis
- Shared videos of outside stories
- Most viewed content – WVC, Police and Fire
- Neighborhood Service accomplishments – community events and activities, National Night Out, neighborhood events, neighborhood organizations, youth engagement, City Hall tours and school visits
- Neighborhood Services goals – continue to support neighborhood organizations

During the above presentation, Mr. Johnson answered questions from members of the City Council.

B. REVIEW DRAFT AGENDAS FOR REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS SCHEDULED MARCH 3, 2015

Mayor Bigelow reviewed the draft Agendas for the Redevelopment Agency and Housing Authority Meetings scheduled March 3, 2015. He noted consideration of approval of Minutes was listed on both Agendas.

C. LEGISLATIVE UPDATE

Nicole Cottle, Assistant City Manager/CED Director, reviewed various bills and issues of interest to West Valley City currently being considered at the Legislature; and answered questions from members of the City Council. She discussed transportation and township bills in detail.

Mayor Bigelow expressed his observation regarding the transportation bill.

Ms. Cottle introduced staff members who had been working with her at the Legislature, Brandon Hill, Law Department, and Mackenzie Peay, Intern.

Ms. Peay discussed HB321 that would allow elections to be held entirely by absentee ballot with no postage to be paid and with one vote center on Election Day. She indicated this bill had passed out of committee and was now on the

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House floor. She also advised the bill was supported by the Utah League of Cities and Towns.

D. COUNCIL UPDATE

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

Art:	January 15 – March 4, 2015 Mary	Atwater Weaver’s Guild presents <i>Inspired Fiber Contemporary Fiber Art Inspired by Traditional Textiles</i> , UCCC
	February 25, 2015	EAC Food Drive Donation Presentation to Utah Food Bank, City Hall Lobby, 11:00 A.M.
	February 25, 2015	Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.
	February 26, 2015	Walk-ons Inc. presents <i>Driving Miss Daisy</i> , UCCC, 10:00 A.M. (Free – no ticket necessary. Seating on a first come, first served basis.)
	February 27, 2015	Walk-ons Inc. Presents <i>Driving Miss Daisy</i> , UCCC, 10:00 A.M. & 7:00 P.M. (Free – no ticket necessary. Seating on a first come, first served basis.)
	February 27, 2015	Employee Bowling Tournament Sponsored by EAC, Delton Lanes, Noon – 3:00 P.M.
	February 28, 2015	Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.
	March 2, 2015	Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.
	March 3, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
	March 4, 2015	Meet with Mayor Bigelow, City Hall, 4:30 P.M. – 6:00 P.M.
	March 5, 2015	Emergency Preparedness Merit Badge Class (Part One), Fire Station #74, 5545 West 3100 South, 6:00 P.M. – 8:00 P.M.

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March 6, 2015	Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.
March 7, 2015	Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.
March 7-11, 2015	NLC Congressional City Conference, Washington, D.C.
March 9, 2015	Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.
March 10, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
March 12, 2015	Utah State Legislative Session Ends
March 12 – May 6, 2015	Intermountain Society of Artists presents: <i>Spring into Fantasy</i> Exhibit, UCCC (Opening Reception on March 12 th from 6:00 P.M. – 8:00 P.M.)
March 17, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
March 20, 2015	Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M.
March 21, 2015	Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M.
March 23, 2015	Walk-ons Inc. presents <i>Macbeth</i> , UCCC, 7:00 P.M. (Free – no ticket necessary. Seating on a first come, first served basis.)
March 24, 2015	Walk-ons Inc. Presents <i>Macbeth</i> , UCCC, 10:00 A.M. (Free – no ticket necessary. Seating on a first come, first served basis.)
March 24, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
March 25, 2015	Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.

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March 27, 2015	WVC Employee Appreciation Night at Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
March 28, 2015	Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
March 31, 2015	No Council Meetings Scheduled (5 th Tuesday)
April 3, 2015	Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.
April 4, 2015	Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.
April 7, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 14, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 20, 2015	Barry Manilow “One Last Time” Concert, Maverik Center, 7:30 P.M.
April 21, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 22, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 23, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 24, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 25, 2015	Cirque de Soleil – Varekai, Maverik Center, 4:00 P.M. & 7:30 P.M.
April 26, 2015	Cirque de Soleil – Varekai, Maverik Center, 1:30 P.M. & 5:00 P.M.
April 28, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 30, 2015	UDOT’s Annual Meeting with Salt Lake County & Municipalities, Calvin Rampton Complex, 1 st Floor

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Njord Conference Room 4501 South 2700 West,
9:00 A.M. – 11:00 A.M.

May 5, 2015 Council Study Meeting, 4:30 P.M. and Regular
Council Meeting, 6:30 P.M.

May 12, 2015 Council Study Meeting, 4:30 P.M. and Regular
Council Meeting, 6:30 P.M.

May 19, 2015 Council Study Meeting, 4:30 P.M. and Regular
Council Meeting, 6:30 P.M.

May 20, 2015 Crossing Guard Banquet, The Ridge Golf Course,
5055 Westridge Blvd., 7:00 P.M. – 8:00 P.M.

May 25, 2015 Memorial Day Holiday – City Hall closed

May 26, 2015 Council Study Meeting, 4:30 P.M. and Regular
Council Meeting, 6:30 P.M.

June 1 – 8, 2015 Filing Period for 2015 Municipal Election (Monday
– Thursday 7:00 A.M. to 6:00 P.M. and on Friday
8:00 A.M. to 5:00 P.M.)

June 2, 2015 Council Study Meeting, 4:30 P.M. and Regular
Council Meeting, 6:30 P.M.

June 9, 2015 Council Study Meeting, 4:30 P.M. and Regular
Council Meeting, 6:30 P.M.

June 10, 2015 Celtic Woman – 10th Anniversary World Tour,
Maverik Center, 7:00 P.M.

June 12, 2015 Brit Floyd – The World’s Greatest Pink Floyd
Show, Maverik Center, 8:00 P.M.

June 16, 2015 Council Study Meeting, 4:30 P.M. and Regular
Council Meeting, 6:30 P.M.

June 23, 2015 Council Study Meeting, 4:30 P.M. and Regular
Council Meeting, 6:30 P.M.

June 30, 2015 No Council Meetings Scheduled (5th Tuesday)

July 13, 2015 Rush: R40 Live Tour, Maverik Center, 7:30 P.M.

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August 3, 2015	Police Honorary Colonels Golf Tournament, Stonebridge Golf Club, 4415 Links Drive, 7:00 A.M. – 3:00 P.M.
August 7, 2015	Hello Kitty’s Supercute Friendship Festival, Maverik Center, 7:00 P.M.
August 8, 2015	Hello Kitty’s Supercute Friendship Festival, Maverik Center, 2:00 P.M. & 7:30 P.M.
August 9, 2015	Hello Kitty’s Supercute Friendship Festival, Maverik Center, 12:00 P.M.
August 11, 2015	Municipal Primary Election
November 3, 2015	Municipal General Election

E. POTENTIAL FUTURE AGENDA ITEMS

Upon inquiry by Mayor Bigelow there were no potential future agenda items to be discussed.

7. COUNCIL REPORTS

A. MAYOR RON BIGELOW – TAIWANESE ASSOCIATION OF GREATER SALT LAKE NEW YEAR CELEBRATION EVENT

Mayor Bigelow discussed the recent Taiwanese Association of Greater Salt Lake New Year celebration event. He reported it was a very nice event and had been well attended.

8. MOTION FOR EXECUTIVE SESSION

After discussion, Councilmember Vincent moved to adjourn and reconvene in an Executive Session for discussion of acquisition or disposition of real property. Councilmember Rushton seconded the motion.

A roll call vote was taken:

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

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE

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STUDY MEETING OF TUESDAY, FEBRUARY 24, 2015, WAS ADJOURNED AT 5:29 P.M., BY MAYOR BIGELOW.

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THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, FEBRUARY 24, 2015, AT 5:35 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
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Russ Willardson, Public Works Director
Sam Johnson, Communications Director
Steve Pastorik, CED
Jeff Jackson, CED

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF FEBRUARY 24, 2015, WAS ADJOURNED AT 6:21 P.M., BY MAYOR BIGELOW.

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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, February 24, 2015.

Sheri McKendrick, MMC
City Recorder