

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 8, 2015

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, DECEMBER 8, 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
Tom Huynh, Councilmember District 1 (Arrived as noted)
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

STAFF PRESENT:

Paul Isaac, Acting City Manager
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
John Evans, Fire Chief
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Steve Hyde, Finance Department
Mike Powell, Police Department
Jake Arslanian, Public Works Department
Steve Pastorik, CED Department
Lee Logston, CED Department
Jody Knapp, CED Department
Ed Domian, Public Works Department
Celia Kenney, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 24, 2015**
The Council read and considered Minutes of the Study Meeting held November 24, 2015. There were no changes, corrections or deletions.

Councilmember Lang moved to approve the Minutes of the Study Meeting held November 24, 2015. Councilmember Vincent seconded the motion.

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 8, 2015

-2-

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

2. **JORDAN VALLEY WATER CONSERVANCY DISTRICT PRESENTATION**

Councilmember Rushton introduced Richard Bay, General Manager and Matt Olsen, Communications Manager, Jordan Valley Water Conservancy District, and briefly discussed water conservancy issues.

Richard Bay discussed the Central Water Project, a new water supply, JWCD Capital Improvements Program, and water conservation progress and initiatives.

Councilmember Lang stated encouraging additional trees was also beneficial since they casted shade and thereby limited the need to water the turf as often. She also suggested the use of weather controllers that measured rainfall to decrease the need to water landscaping.

Matt Olsen stated this was a good option and some areas offered rebates for people who invested in trees.

Upon inquiry by Councilmember Rushton regarding if limiting landscaping in a parkstrip had been done elsewhere in the Salt Lake Valley, Mr. Bay advised that South Jordan was currently reviewing an ordinance that would address that matter.

The City Council discussed droughts and their impact on water use and how water districts provided water during those times.

Upon inquiry by Mayor Bigelow regarding if any economic incentives were offered to citizens, Mr. Olsen advised options were being discussed to determine incentives that would be the most beneficial and effective to residents.

Councilmember Buhler inquired regarding options for parkstrips.

Mr. Olsen indicated there would be 3-5 samples that citizens could choose from and education would be a priority in moving forward.

Councilmember Lang inquired if the Public Works Department would need to inspect the addition of concrete if residents chose to install themselves in their parkstrips.

Public Works Director, Russell Willardson, advised a citizen would be required to obtain a permit and have an inspection but it would be free of cost. He also indicated a licensed contractor would not be required.

The City Council, together with City staff, further discussed the type of water used (i.e.,

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 8, 2015

-3-

irrigation, culinary, secondary) and how parkstrips could be watered effectively if residents wanted to keep their existing landscaping.

Councilmember Huynh arrived at 4:49 P.M.

3. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED DECEMBER 8, 2015

The City Council discussed the following items listed on the Agenda for the Regular Meeting scheduled later this night:

Item No. 8. A. – PUBLIC HEARING, APPLICATION NO. ZT-5-2015 FILED BY WEST VALLEY CITY REQUESTING VARIOUS AMENDMENTS TO TITLE 11 OF THE WEST VALLEY CITY MUNICIPAL CODE TO REGULAR SIGNS

ORDINANCE NO. 15-40, AMEND TITLE 11 OF THE WEST VALLEY CITY MUNICIPAL CODE REGULATING SIGNS WITHIN THE CITY

Regarding Application No. ZT-5-2015 and proposed Ordinance No. 15-40, Councilmember Rushton inquired if there were any changes proposed by City staff on the proposal, based on discussion by the Council at the previous Study Meeting.

Acting City Manager, Paul Isaac, advised City staff understood that the Council desired to revisit the Code at a future date in order to discuss some specific items. He recommended the Council consider the proposed ordinance with legislative updates at this time.

4. PUBLIC HEARINGS SCHEDULED DECEMBER 15, 2015

A. PUBLIC HEARING, APPLICATION NO. GP-1-2015 FILED BY WEST VALLEY CITY, UPDATE OF THE WEST VALLEY CITY GENERAL PLAN

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled December 15, 2015, in order for the City Council to hear and consider public comments regarding Application No. GP-1-2015 filed by West Valley City, update of the West Valley City General Plan.

Proposed Ordinance No. 15-38 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 15-38, ADOPTING AN UPDATE TO THE WEST VALLEY CITY GENERAL PLAN

Written documentation previously provided to the City Council regarding proposed Ordinance No. 15-38 included the following:

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 8, 2015

-4-

The last comprehensive General Plan update had been adopted in 2009. Since that time a number of significant changes had occurred in West Valley City prompting the Council to direct City staff to update the General Plan. Some of the changes included:

- The City's population had grown by approximately 10,000
- About 1,750 new housing units had been constructed
- UDOT constructed the Mountain View Corridor between 6200 South and 5400 South and acquired most of the right-of-way needed to extend the facility to SR-201
- The West Valley light rail line had been completed in 2011
- Significant local roads were constructed including 2400 West, the extension of 6400 West and Cultural Center Drive
- Major developments had been or were being built including the ARA Industrial Center, 201 Commerce, Highbury Centre, Valley Fair Mall renovation and Fairbourne Station

The General Plan is a comprehensive and advisory document that provides a broad overview of the City's path into the future regarding housing, employment, recreation, transportation, and land use decisions. The Plan in and of itself did not provide specific regulations, directives, or incentives. The City used many other tools such as zoning amendments, City Council resolutions, and capital improvement projects to apply the principles contained in the General Plan.

A timeline had been provided outlining the process leading up to the creation of the proposed General Plan. Staff hosted seven well-attended meetings where residents and business owners were invited to provide feedback on each of the seven Opportunity Areas. In addition to those meetings for the public, City staff had met with the City Council over 20 times since the beginning of the process at the end of 2013 to discuss a variety of General Plan topics including lot sizes and housing standards, 4100 South, Redwood Road, existing neighborhoods, chapter and map draft reviews, and the Moderate Income Housing Plan.

Steve Pastorik, CED Department, together with members of the City Council, discussed Opportunity Areas including the Metro River Trail LRT Station, 4100 South, Decker Lake, Northwest, 3500 South, 5600 West, and Redwood Road.

Mr. Pastorik also discussed new changes and improvements suggested by the General Plan for the subject areas.

Councilmember Vincent suggested including the Southwest Area of the City as an Opportunity Area as well. Council members and City staff discussed this option.

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 8, 2015

-5-

Further information provided by Mr. Pastorik included that the proposed General Plan map indicated the Southwest Area would likely be commercial and residential. He provided a Retail Marketplace Profile and City staff and the Council discussed the future of this in relation to economic development. They also discussed changing dynamics in retail and business needs in the community.

Mr. Pastorik also briefly discussed highlights from action items in various chapters and map revisions being proposed.

The City Council will hold a public hearing and consider Application No. GP-1-2015 and proposed Ordinance No. 15-38 at the Regular Council Meeting scheduled December 15, 2015, at 6:30 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-3-2015 FILED BY WEST VALLEY CITY REQUESTING A ZONE CHANGE FROM ZONE R-2-8 (RESIDENTIAL, DUPLEX, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND ZONE R-4-8.5 (RESIDENTIAL 4-PLEX) TO ZONE CC (CITY CENTER) FOR PROPERTY LOCATED AT 3000 WEST LEHMAN AVENUE

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled December 15, 2015, in order for the City Council to hear and consider public comments regarding Application No. Z-3-2015 filed by West Valley City requesting a zone change from zone R-2-8 (Residential, Duplex, minimum lot size 8,000 square feet) and zone R-4-8.5 (Residential 4-Plex) to zone CC (City Center) for property located at 3000 West Lehman Avenue.

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

ORDINANCE NO. 15-41, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3000 W LEHMAN AVE FROM ZONE R-2-8 (DUPLEX RESIDENTIAL) AND ZONE R-4 (FOUR PLEX RESIDENTIAL) TO CC (CITY CENTER)

Written documentation previously provided to the City Council regarding proposed Ordinance No. 15-38 included the following:

West Valley City had requested a zone change for 2.4 acres including 8 parcels, 3550 South and the remaining dedicated portion of Holmberg Street from R-2-8 (Residential, Duplex, Minimum Lot Size 8,000 SF) and R-4-8.5 (Residential 4-Plex) to CC (City Center). The surrounding zones included CC to the north and east, R-2-8 to the south and RM (Residential, Multi-Family) and R-2-8 to the west. Surrounding land uses included vacant land to the north and east, duplexes to the south and the Aspen Village Apartments and duplexes to the west. The

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 8, 2015

-6-

subject property was designated as very high density residential in the Fairbourne Station Vision, part of the West Valley City General Plan.

The eight properties and two streets were all located within the City Center Redevelopment Area established in 2004. The City had also requested, under separate application, that the two streets included in the application be vacated.

All eight parcels were owned by the City's Redevelopment Agency. Of those eight parcels, six had buildings on them that were recently demolished and two still had buildings on them. The remaining two buildings would likely be demolished by the end of the year.

The subject parcels were acquired by the RDA to facilitate additional redevelopment within Fairbourne Station. These properties were needed to construct a new road at 3030 West between 3500 South and Lehman Avenue and to develop additional residential within Fairbourne Station. Extending the CC zone to these parcels was necessary to accommodate the anticipated residential and to ensure consistency within Fairbourne Station.

Steve Pastorik, CED Department, discussed additional details regarding the Application and proposed Ordinance.

Upon discussion, Councilmember Buhler clarified this was a simple update of zoning to match current plans for Fairbourne Station.

The City Council and City staff further discussed the Fairbourne Station map and the proposed street system in that area.

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

5. RESOLUTION NO. 15-199, APPROVE AMENDMENT NO. 2 TO THE AGREEMENT BETWEEN WEST VALLEY CITY AND COMMUNITY DEVELOPMENT CORPORATION OF UTAH FOR THE CONDUCT OF A HOME FACELIFT PROGRAM

Steve Pastorik, CED Department discussed proposed Resolution No. 15-199 that would approve Amendment No. 2 to the Agreement for the Conduct of a Home Facelift Program between West Valley City and Community Development Corporation of Utah, for the conduct of a Home Facelift Program.

Written information previously provided to the Council included the following:

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 8, 2015

-7-

The proposed Resolution would authorize an amendment to purchase, rehabilitate and resell homes within the City. The amendment would make two changes, extend the term of the agreement to January 1, 2020, and remove the initial \$150,000 cap on funding.

In 2013, the City entered into an agreement with CDCU (Community Development Corporation of Utah) to purchase, rehabilitate and resell homes within the City. The Council allocated \$150,000 in CDBG funds to support this effort. In May of last year, the subject agreement had been extended until January 1, 2016. Three idea homes had been completed by CDCU utilizing the initial \$150,000. In order to continue the partnership with CDCU and complete more idea houses, City staff had recommended extending the agreement and amending it to allow additional funds to be allocated to this effort.

Mr. Pastorik clarified the proposal would allow the City to continue forward and spend additional funds for more idea houses.

Layne Morris, CPD Director, also clarified the monies would come from CDBG funds and no other programs would be cut as a result.

6. CONSENT AGENDA SCHEDULED DECEMBER 15, 2015

A. RESOLUTION NO. 15-200, RATIFY THE CITY MANAGER'S APPOINTMENT OF SHELLEY DAY AS CHAIR OF THE WEST VALLEY CITY ARTS COUNCIL, TERM: JANUARY 1, 2016 – DECEMBER 31, 2016

Mayor Bigelow discussed proposed Resolution No. 15-200 that would ratify the City Manager's appointment of Shelley Day as Chair of the West Valley City Arts Council for the term January 1, 2016, through December 31, 2016.

Councilmember Vincent commented that Shelly Day had been a good member of the Arts Council and would be a good chair of that organization.

B. RESOLUTION NO. 15-201, RATIFY THE CITY MANAGER'S REAPPOINTMENT OF SUSAN KLINKER AS CHAIR OF THE UTAH CULTURAL CELEBRATION CENTER ADVISORY BOARD, TERM: JANUARY 1, 2016 – DECEMBER 31, 2016

Mayor Bigelow discussed proposed Resolution No. 15-201 that would ratify the City Manager's appointment of Susan Klinker as Chair of the Utah Cultural Celebration Center Advisory Board for the term January 1, 2016 through December 31, 2016.

The City Council will consider proposed Resolution Nos. 15-200 and 15-201 as listed on the Consent Agenda, at the Regular Council Meeting scheduled December 15, 2015, at 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 8, 2015

-8-

7. COMMUNICATIONS

A. ZONING DISCUSSION REGARDING RESIDENTIAL SETBACKS

As scheduled, Steve Pastorik, CED Department, discussed Building Code and Zoning Codes in relation to enclosed and unenclosed structures and detached and attached buildings or additions. He explained what the setbacks to the property lines were as well as the distance required between structures.

Councilmember Rushton stated he would feel comfortable with removing setback requirements but enforcing the 25% limitation to prevent large structures from taking over yards.

Councilmember Vincent concurred and stated he did not see a difference between attached and detached patio covers in relation to setback requirements.

Councilmember Lang stated a carport, attached or detached, could go within 5 feet of a property line regardless.

Councilmember Buhler stated he would be comfortable modifying regulations to allow patio covers to be viewed similarly.

Councilmember Rushton agreed but added he desired the 25% requirement to be included as well to limiting the size and height.

B. STRATEGIC PLAN – CODE ENFORCEMENT REVIEW

Due to time constraints the City Recorder was instructed to continue this item to the next week's Study Meeting.

8. MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, DECEMBER 8, 2015, WAS ADJOURNED AT 6:31 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, December 8, 2015.

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 8, 2015

-9-

Nichole Camac
City Recorder