

MINUTES OF COUNCIL STUDY MEETING – APRIL 19, 2016

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 19, 2016, AT 4:30 P.M. IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Don Christensen, Councilmember At-Large
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

STAFF PRESENT:

Paul Isaac, Acting City Manager
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Lee Russo, Police Chief
John Evans, Fire Chief
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Sam Johnson, Strategic Communications Director
Don Groo, Acting Finance Director
Jason Erekson, Acting Parks and Recreation Director
Jake Arslanian, Public Works Department
Steve Lehman, CED Department
Jody Knapp, CED Department
Brook Anderson, CED Department
Steve Pastorik, CED Department
Dan Johnson, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 5, 2016**
The Council read and considered Minutes of the Study Meeting held April 5, 2016. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held April 5, 2016. Councilmember Christensen seconded the motion.

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

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED APRIL 19, 2016**

The City Council reviewed items on the Agenda for the Regular Meeting scheduled later this night, as follows:

Item No. 8. B. – PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-1-2016 FILED BY WEST VALLEY CITY REQUESTING A ZONE TEXT CHANGE TO SECTION 7-6-305 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ALLOW PATIO COVERS TO ENCROACH INTO THE REAR YARD SETBACK

Mayor Bigelow indicated a public hearing had been advertised for the Regular Council Meeting scheduled April 19, 2016, in order for the City Council to hear and consider public comments regarding Application ZT-1-2016 filed by West Valley City requesting a zone text change to Section 7-6-305 of the West Valley City Municipal Code to allow patio covers to encroach into the rear yard setback.

Jody Knapp, CED Department, explained if the City Council was not comfortable with a 3-foot wall, item “H” on the proposed ordinance could be eliminated.

Mayor Bigelow expressed his concern that the proposal did not seem like a significant difference between an addition on a home for living space versus a patio.

The City Council discussed benefits of attaching and detaching patios and various requirements in the existing code and setbacks.

Upon inquiry there were no further comments, questions or concerns regarding items on the Agenda for the Regular Meeting scheduled later this night.

3. **CITY COUNCIL, PLACE PINWHEELS IN HONOR OF CHILD ABUSE PREVENTION MONTH, FRONT OF CITY HALL APPROXIMATELY 4:35 P.M.**

At 4:46 P.M. Mayor Bigelow invited members of the Council, audience members, and City staff to walk to the front of City Hall where the City Council members then placed pinwheels to represent victims of Child Abuse.

The City Council returned to the Multi-Purpose Room at 4:50 P.M. and Mayor Bigelow called the Study Meeting back to order at 5:06 P.M.

4. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED APRIL 26, 2016**

A. **PROCLAMATION DECLARING THE LAST FRIDAY OF APRIL AS ARBOR DAY IN WEST VALLEY CITY**

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Upon inquiry, Councilmember Lang offered to read a proclamation declaring the last Friday of April as Arbor Day in West Valley City, at the Regular Council Meeting scheduled April 26, 2016.

The City Council discussed preservation of trees in the City including efforts that could be made to ensure this tradition was continued.

5. PUBLIC HEARINGS SCHEDULED APRIL 26, 2016

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-7-2016 FILED BY KEN KELTER REQUESTING APPROVAL TO AMEND THE LANDING CONDOMINIUMS LOCATED AT 2780 SOUTH 5600 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled April 26, 2016, in order for the City Council to hear and consider public comments regarding Application No. S-7-2016 filed by Ken Kelter requesting approval to amend the Landing Condominiums located at 2780 South 5600 West.

Proposed Ordinance No. 16-16 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ORDINANCE NO. 16-16, AN ORDINANCE APPROVING THE AMENDMENT OF THE LANDING CONDOMINIUMS IN WEST VALLEY CITY

Steve Lehman, CED Department, discussed Application No. S-7-2016 and proposed Ordinance No. 16-16 that would approve an amendment of the Landing Condominiums in West Valley City.

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

The subject property was located at 2780 South 5600 West and was immediately south of the Workforce Services building. The property was presently being used for medical and retail uses in the C-2 zone.

The applicant had proposed to amend the existing condominium plat by formally platting the convertible land into a new building pad. The definition of a condominium was the ownership of a single unit in a multiunit project, together with an undivided interest in the common areas and facilities of the property.

The Landing Condominium plat had been recorded in May of 2011. As part of that plat, a portion had been designated as convertible land, meaning it would develop at a later tie. Under provisions of the Utah Condominium Act, the

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applicant had five years to convert this space. As May 2016 would be the five-year mark, the applicant was proposing to utilize the convertible land.

All exterior parking spaces, landscaping and common areas were held in common ownership. The applicant had submitted an updated and amended declaration and CCRs that would address the convertible land space. The existing site received conditional use approval from the City in 2005. The site plan approved for the property had not changed from its original approval. Parking, landscaping and building improvements were in good condition.

Councilmember Vincent stated he did not like the connectivity between this parcel and the one to the south, and he questioned whether something could be done to provide access between those properties.

Mr. Lehman indicated he would talk about this concern, including options, with the property owner.

Mayor Bigelow inquired if a building would be constructed in the near future.

Mr. Lehman informed that the Planning Commission had reviewed plans for a new building and the applicant was hoping to begin development soon.

The City Council will hold a public hearing and consider Application No. S-7-2016 and proposed Ordinance No. 16-16 at the Regular Council Meeting scheduled April 26, 2016, at 6:30 P.M.

6. **RESOLUTION NO. 16-64, APPROVING THE PURCHASE OF A WATER LINE CONNECTION AND CAPITAL IMPROVEMENTS FROM THE GRANGER-HUNTER IMPROVEMENT DISTRICT FOR THE WEST VALLEY SKATE PARK**

Jason Erekson, Acting Parks and Recreation Director, discussed proposed Resolution No. 16-64 that would approve the purchase of a water line connection and capital improvements from the Granger-Hunter Improvement District, in the amount of \$146,123.19, for the West Valley Skate Park.

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

With the construction of the skate park and surrounding landscape areas, a water connection would be required for the project. Granger-Hunter Improvement District had a fixed schedule of fees in place for water meters and associated capital improvement costs. The cost for the water meter and capital improvements necessary for the project would be in the amount of \$146,123.19.

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Connecting to existing water systems in Centennial Park would not be sufficient to water the newly-constructed landscape areas around the Skate Park, and would overburden the current system. Granger-Hunter Improvement District directed the water line for the Skate Park to be connected on the west side of 5600 West to an existing water line under 5600 West. This would provide water for the Skate Park project and for future development of the former wetland area. The City would not need to pay the cost of installing a new water line under 5600 West but would be assessed for a meter and capital improvement costs. Installation of the meter would be done by the skate park contractor and was included as part of the project price.

Upon inquiry, Mr. Erekson advised that the fire hydrant would be removed.

The City Council will consider proposed Resolution No. 16-64 at the Regular Council Meeting scheduled April 26, 2016, at 6:30 P.M.

7. **NEW BUSINESS SCHEDULED APRIL 26, 2016**

A. **CONSIDER APPLICATION NO. S-4-2016 FILED BY ANDY HUBBARD, REPRESENTING GREAT BASIN ENGINEERING, REQUESTING FINAL PLAT APPROVAL FOR FMC WEST VALLEY SUBDIVISION LOCATED AT 4101 WEST PIONEER PARKWAY**

Steve Lehman, CED Department, discussed Application No. S-4-2016 filed by Andy Hubbard, representing Great Basin Engineering, requesting final plat approval for FMC West Valley Subdivision located at 4101 West Pioneer Parkway.

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

The purpose of the proposed subdivision would be to create two lots within an existing parking lot. The location of the new FMC building would be on Lot 1 located in the northeast corner of the parking lot. Lot 1 would comprise 20,000 square feet that was required in the C-2 zone. Lot 2 would contain approximately 117,000 square feet and would remain a parking lot for the foreseeable future.

Access to the subdivision would be gained from Pioneer Parkway. Access in and through the two lots would be achieved by interior drive aisles. Recorded access easements would need to be recorded along with the subdivision plat. In addition to the access easements, drainage easements would also exist to accommodate storm water.

The Planning Commission had approved a conditional use application for the new building. The subdivision plat would simply provide the mechanism to divide the

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property as required by the applicant. The subdivision plat would contain easements and other information applicable to the division of property to ensure the site could develop in accordance with City ordinances.

Upon inquiry by Councilmember Buhler, he was advised there would be an agreement with the hospital to provide parking and the subject agreement would run with the land and be recorded with the subdivision.

The City Council will consider Application No. S-4-2016 at the Regular Council Meeting scheduled April 26, 2016, at 6:30 P.M.

8. COMMUNICATIONS

A. PRESENTATION BY UDOT (UTAH DEPARTMENT OF TRANSPORTATION)

David Schwartz, representative of UDOT (Utah Department of Transportation), discussed and explained upcoming projects to occur in West Valley City, including an update regarding I-215 reconstruction and Mountain View Corridor progress.

Members of the City Council made inquiries of Mr. Schwartz regarding various improvements and projects.

B. COUNCIL UPDATE

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

April

April 20, 2016 Wednesday	Harman Heritage Series- Garfield County Stories and Songs, 1:00 P.M.- 2:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West
April 21, 2016 Thursday	Great Utah ShakeOut, 10:15 AM
April 21, 2016 Thursday	Home and Garden Improvement Festival, 4:00 PM till Dusk- Fairbourne Station Promenade, 2900 West Lehman Avenue
April 26, 2016 Tuesday	RDA, HA, and BA Meetings CANCELED
April 27, 2016 Wednesday	Salt Lake Home Builders Association, 12:00 PM- 1:30 PM- Mountain America Credit Union- Tanner Auditorium, 7167 Center Park Drive West Jordan

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May

May 3, 2016
Tuesday

Municipal Stormwater in Utah: Enforcement Trends, Compliance Challenges, and Practical Solutions, 8:00 AM- 10:00 AM- Holland & Hart, 222 South Main Street, Suite 2200, Salt Lake City

May 3, 2016
Tuesday

RDA, HA, and BA Meetings Scheduled

May 5, 2016
A.M.-
Thursday

UDOT Annual Visit with County and Cities, 9
11 A.M.- Calvin Rampton Complex (1st floor),
4501 South 2700 West

May 7, 2016
Saturday

Big Ass Show/ Death Cab for Cutie, 4:00 PM-
USANA Amphitheatre, 5125 South 6400 West

May 10, 2016
Tuesday

Special RDA, HA, and BA Meetings Scheduled

May 12, 2016
Thursday

Youth Arts Festival, 5:00 P.M.-6:30 P.M.-
Fairbourne Station, 2900 West Lehman Ave

May 14, 2016
Saturday

Fire Ops 101, 7:00 AM- 3:00 PM- Stansbury
Elementary School, 3050 South 2700 West

May 18, 2016
Wednesday

Harman Heritage Series- Drops in a Bucket & Other
Songs, 1:00 P.M.- 2:00 P.M. - Harman Senior
Recreation Center, 4090 South 3600 West

May 19, 2016
Thursday

My Place Economy Extended Stay Grand Opening,
11:00 AM to 2:00 PM- 3074 Decker Lake Drive

May 20, 2016
Friday

Free Movies in the Park (Movie: Turbo), Starts at
Dusk (Approx. 9:30 PM)- Centennial Park, 5415
West 3100 South

May 24, 2016
Tuesday

Silent Hero Breakfast, 8:00 AM- 9:30 AM- Granite
Education Foundation, 2500 S State Street- Five
Story Building Room #D102

May 26, 2016
Thursday

Summer at the Station Concert

May 30, 2016
Monday

Memorial Day Holiday- City Hall Closed

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May 31, 2016	No City Council Meetings- 5 th Tuesday
<u>June</u>	
June 3, 2016 Friday	Free Movies in the Park (Movie: Bee Movie), Starts at Dusk (Approx. 9:30 PM)- Fairbourne Station, 2900 West Lehman Ave
June 7, 2016 Tuesday	RDA, HA, and BA Meetings Scheduled
June 9, 2016 Thursday	Summer at the Station Concert
June 9, 2016 Thursday	Slipknot with Marilyn Manson, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West
June 13, 2016- June 24, 2016 Thursday- Sunday	WestFest- Centennial Park, 5405 West 3100 South
June 14, 2016 Tuesday	Steely Dan/Steve Winwood, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
June 15, 2016 Wednesday	Harman Heritage Series- Art Alive! Stories Behind the Art, 1:00 P.M.- 2:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West
June 17, 2016 Friday	Free Movies in the Park (Movie: TBD), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
June 23, 2016 Thursday	Summer at the Station Concert
June 24, 2016 Friday	Jason Aldean, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
June 25, 2016 Saturday	Boston, 7:30 PM, USANA Amphitheatre, 5125 South 6400 West
June 30, 2016 – July 4, 2016	Traveling Vietnam Memorial Replica “The Healing Wall”- Location TBD
<u>July</u>	
July 4, 2016	Independence Day Holiday- City Hall Closed

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Monday

July 7, 2016
Thursday

Summer at the Station Concert

July 8, 2016
Friday

Free Movies in the Park (Movie: Madagascar 3),
Starts at Dusk (Approx 9:30 PM)- Fairbourne
Station, 2900 West Lehman Ave

July 9, 2016
Saturday

Bret Michaels, 4:00 PM- USANA Amphitheatre,
5125 South 6400 west

July 10, 2016
Sunday

G-Eazy “Endless Summer Tour”, 6:30 PM-
USANA Amphitheatre, 5125 South 6400 West

July 16, 2016
Saturday

The Piano Guys, 7:30 PM- USANA Amphitheatre,
5125 South 6400 West

July 20, 2016
Wednesday

Korn & Rob Zombie, 7:30 PM- USANA
Amphitheatre, 5125 South 6400 West

July 21, 2016
Thursday

Keith Urban feat. Brett Eldredge, 7:30 PM-
USANA Amphitheatre, 5125 South 6400 West

July 21, 2016
Thursday

Summer at the Station Concert

July 25, 2016
Monday

Pioneer Day Holiday- City Hall Closed

July 26, 2016
Tuesday

Weezer/ Panic at the Disco, 7:00 PM- USANA
Amphitheatre, 5125 South 6400 West

July 29, 2016
Friday

Florida Georgia Line, 7:00 PM- USANA
Amphitheatre, 5125 South 5400 West

July 29, 2016
Friday

Free Movies in the Park (Movie: Rio), Starts at
Dusk (Approx. 9:30 PM) – Centennial Park,
5415 West 3100 South

August

August 2, 2016
Tuesday

National Night Out/ No City Council Meetings

August 4, 2016
Thursday

Summer at the Station Concert

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August 12, 2016 Friday	Free Movies in the Park (Movie: Kung Fu Panda 3), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
August 18, 2016 Thursday	Summer at the Station Concert
August 20, 2016 Saturday	Josh Groban with Special Guest Sarah McLachlan, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
August 21, 2016	Journey and The Doobie Brothers, 7:00 PM USANA Amphitheatre, 5125 South 6400 West
August 26, 2016 Friday	5 Seconds of Summer, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
August 27, 2016 Saturday	Lynyrd Skynyrd, 8:00 PM- USANA Amphitheatre, 5125 South 6400 West
August 29, 2016	Heart, Cheap Trick, and Joan Jett, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West
August 30, 2016	No Council Meetings- 5 th Tuesday
<u>September</u> September 2, 2016 Friday	The Dixie Chicks, 7:00 PM- USANA Amphitheater, 5125 South 6400 West
September 5, 2016 Monday	Labor Day Holiday- City Hall Closed
September 11, 2016 Sunday	Black Sabbath, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
September 16, 2016 Friday	Def Leppard with REO Speed Wagon and Tesla, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
September 17, 2016 Saturday	Dirks Bentley, TBD- USANA Amphitheatre, 5125 South 6400 West
September 30, 2016 Friday	Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125 South 6400 West

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October

October 1, 2016
Saturday Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125 South 6400 West

October 4, 2016
Tuesday RDA, HA, and BA Meetings Scheduled

October 13, 2016
Thursday Brantley Gilbert, TBD- USANA Amphitheatre, 5125 South 6400 West

November

November 11, 2016
Friday Veteran’s Day Holiday

November 24, 2016
Thursday Thanksgiving Holiday- City Hall Closed

November 29, 2016
No Council Meetings- 5th Tuesday

December

December 27, 2016 No Council Meetings- Christmas

Councilmember Christensen advised the Home and Garden Festival was scheduled for the upcoming Thursday, and Cops for Kids with Sizzler would be Thursday between 4:00 – 8:00 P.M. as well.

He also inquired if the Council should do anything for The Great Utah Shakeout.

In response, Fire Chief Evans advised nothing specific should be done however members of City staff and Council members were encouraged to participate.

C. POTENTIAL FUTURE AGENDA ITEMS

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

9. COUNCIL REPORTS

A. COUNCILMEMBER STEVE VINCENT – ARTS COUNCIL SUMMER PLAY, “CHITTY CHITTY BANG BANG

Councilmember Vincent advised that the Arts Council had decided on “Chitty Chitty Bang Bang” for the summer play.

He also discussed a recent phone call from Orchard Elementary who was hoping that a Council member could speak for Career Day scheduled May 9th and 10th.

Councilmember Vincent stated the Skate Park was under construction and there

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was a piece of property on the corner not being used and suggested children could possibly create their own bike path there.

Jason Erekson, Acting CED Director, indicated the suggestion made by Councilmember Vincent could be investigated.

Public Works Director, Russell Willardson, advised the subject property was used as a retention basin so it might not work well for another use.

B. MAYOR RON BIGELOW – VETERAN’S PROJECT UPDATE

Mayor Bigelow updated the City Council on the Veteran’s Project. He stated it had grown in quality and cost and there had been a lot of support for it. He explained that depending on how it went the City could break ground within the next year.

The City Council discussed possible options for the location.

Councilmember Vincent stated he envisioned soccer fields at Centennial Park.

Councilmember Buhler mentioned along 3500 South near the Cultural Center.

Councilmember Nordfelt expressed concern about maintenance costs.

Mayor Bigelow indicated maintenance costs would not be an issue as the City would not be financially responsible for ongoing maintenance.

10. MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, APRIL 19, 2016, WAS ADJOURNED AT 6:06 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, April 19, 2016.

Nichole Camac
City Recorder