

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 22, 2020

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, SEPTEMBER 22, 2020 AT 4:30 P.M. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE MEETING WAS HELD ELECTRONICALLY VIA ZOOM.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

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

STAFF PRESENT ELECTRONICALLY:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder

Paul Isaac, Assistant City Manager/ HR Director
Nicole Cottle, Assistant City Manager/General Counsel/ CED Director
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Layne Morris, CPD Director
Russ Willardson, Public Works Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Steve Pastorik, CED
Steve Lehman, CED

PEACHWOOD PARK PLAYGROUND RIBBON CUTTING

A ribbon cutting for new playground equipment was held at Peachwood Park (3510 West 3965 South). Councilmember Steve Buhler and Councilmember Don Christensen attended the event in person while the Mayor and the rest of the Council attended virtually via zoom.

The ribbon cutting ended at 4:50 PM.

The regular Study Meeting agenda resumed at 5:05 PM.

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APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 15, 2020

The Council considered the Minutes of the Study Meeting held September 15, 2020. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Study Meeting held September 15, 2020. Councilmember Lang seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF SEPTEMBER 22, 2020

Upon inquiry by Mayor Bigelow, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council Meeting scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR OCTOBER 6, 2020

A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2020-2021 BUDGET

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled October 6, 2020, in order for the City Council to hear and consider public comments regarding re-opening the FY 2020-2021 Budget.

Proposed Ordinance 20-41 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 20-41, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

Jim Welch, Finance Director, discussed proposed Ordinance 20-41 that would amend the Budget of West Valley City for the Fiscal Year beginning July 1, 2020 and ending June 30, 2021 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

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

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City holds public hearings on budget amendments on a

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quarterly basis each fiscal year.

A Public Notice was posted September 17, 2020 in newspapers of general circulation to the general public. Notice was given that a public hearing is to be held October 6, 2020 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

Mayor Bigelow noted that many of these funds are contractual obligations that were entered into in prior years. He stated the budget is in a good position despite the economic situation related to COVID-19. Mayor Bigelow added that COVID-19 funds must be tied to specific purchases.

The City Council will consider Ordinance 20-41 at the Regular Council Meeting scheduled October 6, 2020 at 6:30 P.M.

- B. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-7-2020, FILED BY HOTEL 5600, LLC, REQUESTING A ZONE CHANGE FROM RM (MULTIPLE UNIT DWELLING RESIDENTIAL) AND R-1-10 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) TO C-2 (GENERAL COMMERCIAL) AND FROM R-1-10 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL) FOR PROPERTY LOCATED AT 2880 SOUTH 5600 WEST**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled October 6, 2020, in order for the City Council to hear and consider public comments regarding Application Z-7-2020, filed by Hotel 5600, LLC, requesting a Zone Change from RM (Multiple Unit Dwelling Residential) and R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) to C-2 (General Commercial) and from R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) to RM (Multiple Unit Dwelling Residential) for property located at 2880 South 5600 West.

Proposed Ordinance 20-42 and Resolution 20-150 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 20-42, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2880 SOUTH 5600 WEST FROM RM (MULTIPLE UNIT DWELLING RESIDENTIAL) AND R-1-10 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) TO C-2 (GENERAL COMMERCIAL) AND RM (MULTIPLE UNIT DWELLING RESIDENTIAL)

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Steve Pastorik, CED, discussed proposed Ordinance 20-42 that would amend the Zoning Map to show a change of Zone for property located at 2880 South 5600 West from RM (Multiple Unit Dwelling Residential) and R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) to C-2 (General Commercial) and RM (Multiple Unit Dwelling Residential).

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

The applicant's concept plan includes a 4-story, 95 room Marriott Fairfield Inn & Suites within the proposed C-2 zone. The applicant plans to sell the remaining property, which is mostly zoned RM currently, to David Weekly Homes, who plans to develop this portion of the property into 64, 2-story townhomes. The density of the townhome portion of the project is 11.8 units/acre. For parking, the townhome portion shows 4 stalls/unit (2-car garage plus 2 spaces in the driveway) plus 14 visitor spaces.

The concept plan also includes a north/south running road that separates the hotel from the townhomes and connects Glen Eagles Drive. This road, which would be accessible to the public via a public access easement, was included by the applicant at the request of staff. The road will be maintained by the hotel property owner. By connecting Glen Eagles Drive, those traveling to uses along this street will be able to travel from 3100 South to 2400 South without having to access 5600 West which has high traffic volumes. The connection also allows uses along Glen Eagles Drive between Parkway Blvd. and 3100 South to access the traffic signals on 5600 West at both 3100 South and Parkway Blvd. Access to these signals provides patrons of businesses along 5600 West an alternative to making left turns onto 5600 West.

ACTION: RESOLUTION NO. 20-150, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH HOTEL 5600, LLC FOR APPROXIMATELY 7.5 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2880 SOUTH 5600 WEST

Steve Pastorik, CED, discussed proposed Resolution 20-150 that would authorize the City to enter into a Development Agreement with Hotel 5600, LLC for approximately 7.5 Acres of property located at approximately 2880 South 5600 West.

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

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Hotel 5600, LLC has submitted a zone change application (Z-7-2020) on 7.5 acres to change the zoning from to RM (Multiple Unit Dwelling Residential) and R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.) to C-2 (General Commercial) and from R-1-10 to RM. The Planning Commission recommended approval of the zone change subject to a development agreement.

The proposed development agreement addresses the following topics:

- Maximum number of units
- Minimum unit sizes
- Architecture
- Amenities
- Parking
- Fencing
- The connection of Glen Eagles Drive

Councilmember Lang asked if landscaping will be lawn, xeriscaping, or something else. Steve replied the City is suggesting something other than lawn such as shrubs and mulch with drip irrigation. Councilmember Lang asked if a traffic study has been conducted. Steve replied traffic studies are required with more than 100-unit projects and this is less than that. Councilmember Lang stated that she feels this is a very busy area and doesn't feel going north is a practical solution. She indicated that she feels going south or to 5600 West makes more sense. Steve replied if the connection to the north was not made, access to 5600 West would be difficult. He noted that it provides another option for traffic flow. Councilmember Lang stated that vehicles often have overflow parking from the Five Guys and Verizon Development in the area. Councilmember Huynh asked if there is a Marriott on the east side of 5600 West. Steve replied there is a Marriott Townhouse Suites. Councilmember Huynh expressed concern about access to 5600 West and asked if a light will be provided. Steve replied that UDOT likely will not allow another lighted subdivision. Councilmember Buhler asked if an easement will be recorded to allow traffic flow between sites. Steve replied yes. Councilmember Buhler verified that the applicant intends to provide 4 amenities and additional parking in exchange for less landscaping. Steve replied yes.

The City Council will consider Ordinance 20-42 and Resolution 20-150 at the Regular Council Meeting scheduled October 6, 2020 at 6:30 P.M.

RESOLUTION 20-151: APPROVE THE PURCHASE OF COMPUTER EQUIPMENT AND RELATED SERVICES FROM VALCOM

Eric Bunderson, City Attorney, presented proposed Resolution 20-151 that would approve

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the purchase of computer equipment and related services from Valcom.

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

During the COVID-19 Pandemic, it is necessary for City staff to use computers in remote locations to keep the City functioning.

Amount	Vendor	Description	Justification
\$30,000	ValCom, SLC	(20) HP EliteBook 840 Laptops	Computers for the EOC employees working from home.
\$26,000	ValCom, SLC	(20) HP EliteDesk 705 Desktop	Computers for EOC and employees working from home.
\$2,500	ValCom, SLC	(3) Fortinet Phone Devices	Phones for Command Posts
\$7,500	ValCom, SLC	(15) 27" Docking station/monitors	Docking stations for employees working from home.
\$3,000	ValCom, SLC	(15) Planar 22" Touch Monitor	Monitors for employees working from home

The City Council will consider Resolution 20-151 at the Regular Council Meeting scheduled October 6, 2020 at 6:30 P.M.

RESOLUTION 20-152: AUTHORIZE THE PURCHASE OF COMMUNICATIONS EQUIPMENT FROM MOTOROLA SOLUTIONS, INC.

Eric Bunderson, City Attorney, presented proposed Resolution 20-152 that would authorize the purchase of communications equipment from Motorola Solutions, Inc.

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

During the COVID-19 Pandemic, city staff has found it necessary to use backup communications beyond regular phones when networks and power fail. These

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radios function well in those situations and ensure continuity of service to our residents.

Amount	Vendor	Description	Justification
\$45,000	Motorola Solutions	(15) Motorola Radios	Back up radio system for Exec Staff, EOC, and essential workers who might lose communication while working from home during pandemic
\$6,250	Motorola Solutions	(50) Spare Batteries & Chargers	Additional spare battery power for staff radios
\$4,500	Motorola Solutions	(20) Microphones & Earpieces	Staff radio accessories for working in EOC and field under adverse conditions

The City Council will consider Resolution 20-151 at the Regular Council Meeting scheduled October 6, 2020 at 6:30 P.M.

RESOLUTION 20-153: AUTHORIZE THE PURCHASE OF SATELLITE COMMUNICATIONS EQUIPMENT FROM REMOTE SATELLITE SYSTEMS

Eric Bunderson, City Attorney, presented proposed Resolution 20-153 that would authorize the purchase of Satellite Communications Equipment from Remote Satellite Systems.

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

During the COVID-19 Pandemic, staff has found it necessary to use several backup communications beyond regular phone and internet service. Satellite services provide voice and data when other communications are not working.

Amount	Vendor	Description	Justification
\$46,000	Remote Satellite Systems, Santa Rosa, CA	(6) Explorer 510 Satt Terminal (3) Explorer 710 Satt Terminal (1) MCD-	Satellite Emergency Communications for essential workers who are working from home during pandemic/other emergency and may lose network capability

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Amount	Vendor	Description	Justification
		4800 Satt Hotspot	
\$15,000	Remote Satellite Systems, Santa Rosa, CA	Annual Satellite Service	Each new Satellite device requires an annual rate plan

Eric stated that the CARES Funding is provided by the Federal Government. He noted that there are specific items that can be purchased using this funding and the City has determined that these items meet the criteria. Councilmember Buhler asked if these items can be used outside of an emergency. Eric replied that they can be used in many different scenarios, even in the event of a power outage or windstorm. Councilmember Buhler asked if the City would have liked to purchase this equipment prior to receiving CARES funding. Eric replied yes. Councilmember Buhler asked if the equipment would last many years or if it would need to be replaced frequently. Eric replied the more expensive equipment tends to have a longer shelf life whereas items like the computers will likely need to be replaced every 4 years. Councilmember Lang asked how long the satellite equipment can provide service in the event of an emergency. Eric detailed the length of time each piece of equipment lasts and the service they are meant to provide. Councilmember Lang asked where this equipment will be stored. Eric replied in the basement of City Hall next to the EOC and noted each piece will be scanned out for emergency use. Mayor Bigelow noted many cities were in the middle of a pandemic, didn't have the correct equipment, and the Federal Government provided funding to assist in getting through the difficult time. He noted that the Federal Government decided that this money needed to be spent.

The City Council will consider Resolution 20-153 at the Regular Council Meeting scheduled October 6, 2020 at 6:30 P.M.

CONSIDER APPLICATION SMI-7-2020, FILED BY FELIX CORREA, REQUESTING FINAL PLAT APPROVAL FOR THE DON FELIX CORREA ESTATES SUBDIVISION LOCATED AT 6090 WEST 3500 SOUTH

Steve Lehman, CED, presented application SMI-7-2020, filed by Felix Correa, requesting Final Plat Approval for the Don Felix Correa Estates Subdivision located at 6090 West 3500 South

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

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Mr. Felix Correa, is requesting final subdivision approval for the Don Felix Correa Estates Subdivision. The proposed subdivision is bordered on the north and east by the Meadow Breeze Subdivision, the west by property zoned R-1-8 and the south by 3500 South.

The proposed subdivision will consist of 3 lots on 1 acre of property. Although zoned R-1-8, the minimum lot size is 10,460 square feet with the largest lot being 12,850 square feet. All provisions of the R-1-8 zone, including those for flag lot development have been satisfied.

Access to the subdivision will be gained from 3500 South. Curb, gutter and sidewalk are existing. The developer will need to coordinate the relocation of an existing drive approach and any replacement of existing or damaged improvements with UDOT. While the developer will be dedicating additional right-of-way to UDOT, the location of the existing improvements will remain. All lots will gain access from a private street system.

The developer has provided a soils report. The report indicated that ground water was not encountered to a depth of 9 feet. This depth will allow full basements to be constructed as part of new single family homes. All homes in the subdivision will comply with current single-family housing standards.

The City Council will consider application SMI-7-2020 at the Regular Council Meeting scheduled October 6, 2020 at 6:30 P.M.

CONSIDER APPLICATION SMI-8-2020, FILED BY STEVE LOVELL, REQUESTING FINAL PLAT APPROVAL FOR THE HOTEL 5600 SUBDIVISION LOCATED AT 2880 SOUTH 5600 WEST

Steve Lehman, CED, presented application SMI-8-2020, filed by Steve Lovell, requesting Final Plat Approval for the Hotel 5600 Subdivision Located at 2880 South 5600 West

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

Steve Lovell, representing the property owner, is requesting final plat approval for the Hotel 5600 Subdivision. Property to the north is zoned C-2 and RM with a commercial center and Balmoral Townhomes respectively. Property to the south is zoned C-2 and RM and contains a mix of commercial uses and storage units. The Mountain View Corridor is located to the west.

The purpose of the subdivision will be to divide the 7.5 acre property into 2 lots. Lot 1 is located along 5600 West and will be used for a future hotel. Lot 2 is located

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to the west and will be the site for a future town home development.

Access to the subdivision will be gained from Glen Eagles Drive from the North and the South. At the present time, an existing stub street is located to the north adjacent to the Balmoral Townhomes. A half width of Glen Eagles Drive was dedicated and constructed as part of the Colt Plaza Phase III Subdivision to the south.

The developer will be dedicating the north portion of this right-of-way and will be installing standard improvements. The north/south street, essentially dividing the two lots, will be a public access easement. As mentioned in the zoning application, the City believes this connection is important to move traffic north/south and to provide relief to the volumes of traffic using 5600 West as noted in the zoning application.

To conclude, the purpose for the subdivision is to simply divide the commercial property from the residential portion. Applications regarding the hotel site and town home site will be reviewed at a later date. The town home development will actually have an additional subdivision review process wherein access, site design, drainage and other elements will be reviewed.

Councilmember Buhler asked if the Council should deny this application if the rezone application were denied. Steve replied yes.

The City Council will consider application SMI-8-2020 at the Regular Council Meeting scheduled October 6, 2020 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR OCTOBER 6, 2020

- A. **RESOLUTION 20-154: AUTHORIZE THE CITY TO ACCEPT A WARRANTY DEED FROM KELEZ COTTONWOOD HEIGHTS, LLC**
Mayor Bigelow discussed proposed Resolution 20-154 that would authorize the City to accept a Warranty Deed from Kelez Cottonwood Heights, LLC.

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

The Kelez Cottonwood Heights, LLC parcel located at 6644 W. SR-201 North Frontage Road (14-22-200-031) is the site of RWK 201 project. As a condition of approval for the project additional right-of-way and improvements were required along the north side of the SR-201 North Frontage Road (southerly portion of subject property).

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B. RESOLUTION 20-155: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A QUITCLAIM DEED AND TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM RU POOL 2, LLC FOR PROPERTY LOCATED AT 2784 WEST 3835 SOUTH

Mayor Bigelow discussed proposed Resolution 20-155 that would authorize the City to enter into a Right of Way Purchase Agreement and accept a Quitclaim Deed and Temporary Construction Easement with and from RU Pool 2, LLC for property located at 2784 West 3835 South.

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

The RU Pool 2 LLC property is one of several properties affected by the required removal and replacement of pedestrian ramps to meet current ADA standards as part of the 2020 Asphalt Overlay Project. As part of this project several City streets will be overlaid full width. Any existing ADA ramps which do not comply with the current standards and regulations must be removed and replaced.

The Quit Claim Deed and the Grant of Temporary Construction Easement will facilitate construction of the project. Compensation in the amount of \$400.00 was negotiated based upon the appraisal reports prepared for neighboring properties by Integra Realty Resources.

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

The City Council will consider Resolutions 20-154 and 20-155 at the Regular Council Meeting scheduled October 6, 2020, at 6:30 P.M.

COMMUNICATIONS

A. COVID-19 UPDATE

There were no further questions or concerns from the Council.

B. COUNCIL CALENDAR

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

Councilmember Buhler asked if further information will be provided on Arsenic and Old Lace. Paul replied information will be provided to the Council to receive tickets.

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Members of the City Council had no further questions regarding the Council Update.

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Council Suggestions

Councilmember Buhler stated that he would like the City to consider putting angled parking at Peachwood Park and handicap spaces.

Councilmember Fitisemanu stated that he would like more information related to emergencies and people working from home. He asked if there are positions that could potentially remain at home and noted that he would like to know how the workforce has adapted to the Pandemic.

Councilmember Lang stated that she would like more information on the Tow Rotation. She indicated that parking on 3100 south, especially near the trailer park, is a significant concern and residents are finding it difficult to back out of their driveways due to an inability to see past vehicles. She stated that she would like to discuss an ordinance about requiring 15 feet around driveways on roads with a posted speed limit of 35 MPH or more. Mayor Bigelow agreed and stated that he would like to see roads with four or more lanes considered as well.

Mayor Bigelow stated that he would like the Council to know that Councilmembers can still request their time to do an opening ceremony if they would like to do something other than a Police Video. He would encourage something pre-prepared but noted that this is not a requirement.

B. COUNCIL REPORTS

None

B. REVIEW AGENDA FOR REGULAR REDEVELOPMENT AGENCY MEETING SCHEDULED OCTOBER 6, 2020

ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2019-2020 BUDGET

Mayor Bigelow informed a public hearing had been advertised for the Regular Redevelopment Agency Meeting scheduled October 6, 2020, in order for the Agency to hear and consider public comments regarding re-opening the FY 2020-2021 Budget.

Written documentation previously provided to the City Council included

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information as follows:

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City Redevelopment Agency holds, as needed on a quarterly basis, public hearings to amend the annual budget.

A Public Notice was posted September 17, 2020 in (the Salt Lake Tribune and the Deseret Morning News) general circulation to the general public. Notice was given that a public hearing is to be held October 6, 2020 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

ACTION: CONSIDER RESOLUTION 20-13, AMEND THE BUDGET OF WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

The Redevelopment Agency discussed proposed Resolution 20-13 that would amend the budget of West Valley City Redevelopment Agency for the fiscal year beginning July 1, 2020 and ending June 30, 2021 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

Upon inquiry, there were no further questions or concerns. The regular meeting of the Redevelopment Agency will be held October 6, 2020.

MOTION TO ADJOURN

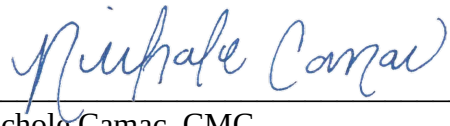
Upon motion by Councilmember Lang all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY SEPTEMBER 22, 2020 WAS ADJOURNED AT 6:11 PM BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, September 22, 2020.

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Nichole Camac, CMC
City Recorder