

MINUTES OF COUNCIL STUDY MEETING – MARCH 15, 2022

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MARCH 15, 2022 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4 (*electronically*)

PLANNING COMMISSION MEMBERS PRESENT:

Clover Meaders, Chair
David McEwan
Brent Fuller
Harold Woodruff
Cindy Wood
Martell Winters
Matthew Lovato

STAFF PRESENT:

Wayne T Pyle, City Manager (*electronically*)
Nichole Camac, City Recorder
Nicole Cottle, Assistant City Manager/General Counsel
Eric Bunderson, City Attorney (*electronically*)
Colleen Jacobs, Police Chief
John Evans, Fire Chief (*electronically*)
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director (*electronically*)
Jeff Olsen, Acting Parks and Recreation Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director (*electronically*)

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Ken Cushing, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD MARCH 8, 2022

The Council considered the Minutes of the Study Meeting held March 8, 2022. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held March 8, 2022. Councilmember Christensen 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 MARCH 15, 2022

Wayne Pyle, City Manager, indicated that there was an additional item added to the agenda.

RESOLUTION 22-54: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A QUITCLAIM DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM THE JORDAN VALLEY WATER CONSERVANCY DISTRICT FOR PROPERTY LOCATED AT 4708 SOUTH 4800 WEST

Wayne Pyle discussed proposed Resolution 22-54 that would authorize the City to Enter into a Real Estate Purchase Contract and Accept a Quitclaim Deed and a Temporary Construction Easement with and from the Jordan Valley Water Conservancy District for Property Located at 4708 South 4800 West.

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

The Jordan Valley Water Conservancy District parcel located at 4708 South 4800 West is one of several parcels affected by the 4700 South Reconstruction Project (4000 West to 5600 West). This project is being constructed in cooperation with Kearns Metro Township. This project will reconstruct the pavement, curb, gutter, sidewalk and decorative street lighting on both sides of 4700 South and 4715 South to improve safety and ride quality of 4700 South and 4715 South. Compensation for the purchase of the Quit Claim Deed, Temporary Construction Easement and improvements is \$17,700.00 was based upon the appraisal report prepared by Van Drimmelen Associates, Inc.

The project is being funded under the Surface Transportation Program (STP) with federal funds. Kearns Metro Township executed the Federal

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Aid Agreement with UDOT. West Valley City has signed an Interlocal Agreement with Kearns Metro Township. The city is responsible for 6.77% of all project costs, including right of way, within West Valley City jurisdictional limits. The total value for the Warranty Deed and the Temporary Construction Easement is \$17,700.00, making the West Valley City share of the acquisition \$1,198.29.

Upon inquiry by Mayor Lang, 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.

COMMUNICATIONS

A. CITY COUNCIL AND PLANNING COMMISSION DISCUSSION

Steve Pastorik, CED Director, provided a background on the General Plan process and detailed how things have changed in the City since the last update in 2015. Steve provided a survey for the Mayor and Council as well as the Planning Commission to measure goal priorities. The survey questions are listed as follows:

1. Our current General Plan includes the following guiding principle. To what degree do you agree or disagree with this statement? “Instead of zoning more ground for retail, the City should encourage new retail development on existing vacant ground zoned commercial and on aging and/or underdeveloped retail areas.”
 - Strongly agree
 - Somewhat agree
 - Somewhat disagree
 - Strongly disagree
2. Our current General Plan includes the following goal. To what degree do you agree or disagree with this goal? “Maintain at least one job for each person in the labor force within the City.”
 - Strongly agree
 - Somewhat agree
 - Somewhat disagree
 - Strongly disagree
3. Our current General Plan includes the following goal. To what degree do you agree or disagree with this goal? “Promote a more urban environment along Redwood Road, 3500 South east of Mountain View Corridor, and near light rail stops.”
 - Strongly agree

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- Somewhat agree
 - Somewhat disagree
 - Strongly disagree
4. Across the country, the growth in e-commerce has led to non-traditional uses, like distribution centers, of vacant or struggling retail buildings. As a local example, the old Shopko building is now a warehouse for Fetzers. What best describes your position on non-traditional uses of retail buildings?
- The City should not allow non-traditional uses of vacant retail buildings.
 - The City should, through zone changes, allow non-traditional uses of vacant retail buildings in limited situations.
 - The City should, through ordinance changes, be very flexible in allowing non-traditional uses of vacant retail buildings.
5. Based on the commercial development built recently in the City, do you believe City standards:
- Require too much
 - Are about right
 - Don't require enough
6. Which of the following economic development initiatives do you believe is the most important?
- Encouraging new businesses to locate in the City
 - Encouraging the retention of existing businesses
 - Promoting the redevelopment of aging areas
7. There are approximately 840 acres of vacant land planned for residential use remaining in the City. That amounts to about 4% of the City. Of the 840 acres, about 300 acres already have some form of entitlement. As more land is developed and as housing prices increase, there will likely be pressure to redevelop blighted, low value, and/or underutilized commercial areas with residential development. What best describes your position on allowing such areas to be redeveloped into residential?
- The City should retain commercial areas as commercial.
 - The City should allow limited redevelopment of such areas to residential.
 - The City should allow most of such areas to redevelop as residential.

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8. In the State of Utah, annual permits for multi-family units have exceeded single family permits four times. Three of those times have been in the past six years. The City has already approved zoning for about 200 senior condos, 600 townhomes, and 850 apartments that have yet to be built. Despite this, the City continues to see interest in townhomes and apartments. What best describes your position on rezones for more senior condos?
 - The City has already entitled enough senior condos. No additional ground should be rezoned for senior condos.
 - I would support a few more rezones for senior condos in the right locations.
 - I would support several more rezones for senior condos along major corridors. I would support several more rezones for senior condos along major corridors.
 - I would support many more rezones for senior condos.
9. What best describes your position on rezones for more townhomes?
 - The City has already entitled enough townhomes. No additional ground should be rezoned for townhomes.
 - I would support a few more rezones for townhomes in the right locations.
 - I would support several more rezones for townhomes along major corridors.
 - I would support many more rezones for townhomes.
10. What best describes your position on rezones for more apartments?
 - The City has already entitled enough apartments. No additional ground should be rezoned for apartments.
 - I would support a few more rezones for apartments in the right locations.
 - I would support several more rezones for apartments along major corridors and/or near light rail stations.
 - I would support many more rezones for apartments.
11. When considering zone changes for apartments, what should be the most important deciding factor?
 - There isn't one. The City shouldn't approve any more rezones for apartments.
 - Proximity to light rail
 - Proximity to retail and other services
 - Removal of blighted development

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12. With land and home prices increasing, we've seen more interest in developing areas that have long been zoned agricultural into more traditional single family developments. Examples of such areas include Chesterfield and along Parkway Blvd. west of Mountain View Corridor. What best describes your position on rezoning such areas for more traditional single family developments?
- The City should not rezone such areas to allow for greater densities.
 - With some limited exceptions, the City should not rezone such areas to allow for greater densities.
 - The City should retain agricultural properties that are developed as such. For example, ½ acre lots zoned A should remain A. All other property zoned agricultural should be allowed to be rezoned when requested for greater densities.
 - Any property zoned A should be allowed to be rezoned when requested for greater densities.
13. The current General Plan includes the following guiding principle: "The City should encourage transit oriented development (TOD) in strategic locations." To what degree do you agree or disagree with this statement?
- Strongly agree
 - Somewhat agree
 - Somewhat disagree
 - Strongly disagree
14. How strongly do you agree or disagree with the following statement from the current General Plan: "Other than along major streets like Redwood Rd, 5600 West and 3500 South, existing single family neighborhoods should remain intact."
- Strongly agree
 - Somewhat agree
 - Somewhat disagree
 - Strongly disagree
15. How strongly do you agree or disagree with the following statement from the current General Plan: "All high density residential development should be within walking distance of transit."
- Strongly agree
 - Somewhat agree
 - Somewhat disagree

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- Strongly disagree
16. Salt Lake County is projected to grow by about 380,000 people over the next 30 years. Which statement best reflects your position on population growth in the City?
- The City should accommodate population growth within the City by allowing a variety of housing types.
 - The City should steer population growth outside of the City by keeping residential densities low.
17. Of the following areas, which area do you believe warrants the most attention from the City?
- Redwood Road
 - 3500 South
 - 4100 South
 - 5600 W/MVC
 - Light rail station areas
 - Northwest portion of the City
18. Besides Fairbourne Station, which of the following light rail station areas do you believe warrants the most attention from the City?
- Decker Lake at 3100 South Decker Lake Drive
 - Redwood Junction at 2770 South Redwood Road
 - River Trail at 2320 South 1070 West
19. If you believe that land use changes along Redwood Road are needed, what level of City involvement do you believe is generally appropriate to encourage the needed change?
- No changes are needed
 - General Plan designation
 - City initiated zone change, new zoning district, or overlay zone
 - New redevelopment area
 - City financial investment (infrastructure, land assembly, etc.)
20. If you believe that land use changes along 3500 South Road are needed, what level of City involvement do you believe is generally appropriate to encourage the needed change?
- No changes are needed
 - General Plan designation
 - City initiated zone change, new zoning district, or overlay zone
 - New redevelopment area

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- City financial investment (infrastructure, land assembly, etc.)
21. If you believe that land use changes along 4100 South are needed, what level of City involvement do you believe is generally appropriate to encourage the needed change?
- No changes are needed
 - General Plan designation
 - City initiated zone change, new zoning district, or overlay zone
 - New redevelopment area
 - City financial investment (infrastructure, land assembly, etc.)
22. If you believe that land use changes along 5600 West are needed, what level of City involvement do you believe is generally appropriate to encourage the needed change?
- No changes are needed
 - General Plan designation
 - City initiated zone change, new zoning district, or overlay zone
 - New redevelopment area
 - City financial investment (infrastructure, land assembly, etc.)
23. If you believe that land use changes around light rail stations are needed, what level of City involvement do you believe is generally appropriate to encourage the needed change?
- No changes are needed
 - General Plan designation
 - City initiated zone change, new zoning district, or overlay zone
 - New redevelopment area
 - City financial investment (infrastructure, land assembly, etc.)
24. If you believe that land use changes in the northwest portion of the City are needed, what level of City involvement do you believe is generally appropriate to encourage the needed change?
- No changes are needed
 - General Plan designation
 - City initiated zone change, new zoning district, or overlay zone
 - New redevelopment area
 - City financial investment (infrastructure, land assembly, etc.)
25. Which statement best describes your view of how to address future transportation needs?

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- The City should focus on widening major streets as outlined in the Major Street Plan.
- The City should focus on improving the existing road network through intersection improvements, access management and signal coordination
- The City should focus on alternative forms of transportation (walking, biking and transit)

The results of the questionnaire are attached to the end of these minutes.

Councilmember Huynh stated that he would like to discuss strip mall properties and reducing the size of required acreage for these types of development. He indicated that he feels the current requirement doesn't make sense. Councilmember Huynh stated that the City is becoming responsible for the maintenance of some of these vacant properties because the developer is unable to construct strip malls.

Commissioner Woodruff asked if the City is meeting affordable housing requirements. He indicated that it might help to allow a certain percentage of units in new developments to be affordable to help with the issue that is occurring throughout the State.

Councilmember Huynh stated that he would like to hear thoughts regarding strip mall property size. Councilmember Fitisemanu stated that he would need to be better informed of the situation. Steve Pastorik provided a brief background of the history of the ordinance change. After discussion, the Council requested further clarifying information at a future date.

Steve Pastorik stated recent legislation changed requirements for the Moderate Income Plan reporting and indicated this would be brought before the Council soon. Mayor Lang asked if the City has ever allowed a certain percentage of units in a new development to be affordable housing. Steve replied no but indicated that there are several projects in the City that allow for low income housing.

Commissioner Winters stated that he has been supportive of more dense housing in certain circumstances. He indicated that he has recently been weighing the need for a variety of housing options versus higher density. Mayor Lang stated that the City seems to be getting more density but townhome developments are still very high in cost with the market as it is.

Councilmember Harmon stated that the Council asked the applicants for District 3 where they see the City in 50 years. He stated that it's important to look at major corridors like Redwood Road and 5600 West and envision what the City wants

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them to look like. He indicated that he would like to see single family subdivisions stay as intact as possible. He indicated that he imagines there will be a lot of redevelopment that occurs over the next 50 years as well.

Commissioner Winters stated that some people enjoy living in higher density projects. He stated that there is density in his neighborhood but density doesn't necessarily mean more affordable. Councilmember Christensen agreed. He indicated that the cost of living, even in older apartments or townhome units, is very high and difficult for people to manage right now. Mayor Lang asked where the City stands in relation to affordable housing. Steve replied that West Valley City is clearly a leader compared to others in Salt Lake County with having and providing affordable housing options. Councilmember Huynh stated that he used to be supportive of high-density housing but is now moving away from that. He asked how the Planning Commission and Council feel about the location of the old City Hall on Parkway Blvd and Redwood Road. Mayor Lang stated that the City doesn't own that property so doesn't have a say in how that will be re-developed over time unless the City chooses to acquire it.

Commissioner Lovato stated that he hasn't seen many RE zone change applications submitted for awhile. He stated that he feels the market is changing rapidly and it may be good to consider some of those potential properties for RS possibilities. Mayor Lang asked if there have been more RS applications submitted. Steve replied that there was one that recently went through the Planning Commission and will be coming to the Council soon. Mayor Lang stated that she still feels there is a need for RE developments in West Valley City. She indicated that if large homes on large lots aren't built here, they will be built elsewhere. Commissioner Lovato stated that it will be interesting to see how the high-density project that is being constructed on 4100 South and Redwood Road will go. He indicated that he likes density in this location but is concerned about traffic impacts that come with high density.

Commissioner Winters stated that he has been very supportive of senior housing projects and would like to see more of those as well. He indicated that residents who live in these communities love them.

B. COMMUNITY RENEWABLE ENERGY FOLLOW-UP

Wayne Pyle, City Manager, stated that the Council requested a follow-up discussion on this matter. He indicated that staff is ready to proceed as directed.

Nicole Cottle, Assistant City Manager, provided a history on HB411. Councilmember Nordfelt asked if the City can opt in to be part of the discussion and then opt out if prices aren't manageable. Nicole replied yes but noted that this

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would be negotiated. Councilmember Nordfelt asked what the timeline is before the final decision needs to be made. Nicole replied that those who have opted in are wanting to move as quickly as possible. Councilmember Christensen stated that the City can still continue on the separate path that it is on as well. Nicole agreed and stated that the City is already working toward Net Zero 2030. Councilmember Nordfelt stated that he likes what the City is doing but noted that HB411 provides a different opportunity to residents. He indicated that he feels some businesses and residents would like to have the choice to participate. Councilmember Nordfelt suggested that the Mayor and Council postpone the decision until May to see if there are any changes or movement with different aspects of HB411. He added that it may be worth joining and opting out at later date if it doesn't benefit the City or its residents and the cost is a small investment. Wayne indicated that the City does not need to pass a resolution to opt out. The only resolution that needs to be passed is if the Council wants to opt in. Mayor Lang stated the only benefit to passing a formal resolution opting out of the process would be to provide a courtesy to the other communities. Wayne agreed and noted that there will be political pressure on the Council until a decision is made either way. Mayor Lang stated that she doesn't feel that any additional substantial information that would urge the Council to join HB411 has been provided. Wayne agreed and noted that he understands Councilmember Nordfelt's view but indicated that the staff recommendation would be not to join at this time. He added that the Council does have time to consider it over the next month or so. Councilmember Fitisemanu stated that he sees both good and bad with joining the program and it would be prudent to take time to decide. He indicated he is confident in the plan staff has provided but would like to see more concrete deadlines and accountability for staying on track. Councilmember Huynh stated that he feels there is always a challenge when there are multiple cities or agencies participating in something like this.

The Mayor and Council had no further questions or concerns.

C. BUDGET/PROGRAM MOD UPDATE

Wayne Pyle, City Manager, stated that he has emailed and provided much information over the last few weeks. He indicated that the program modification requests have been provided. Wayne stated that he would recommend one-time projects be considered at least for discussion. He indicated that the numbers are trending positively and he will continue to send more information in the coming weeks.

The Mayor and Council had no further questions or concerns.

D. COUNCIL CALENDAR

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Huynh asked when the Council would be discussing the CEP program. Nichole Camac, City Recorder, replied that this is scheduled for April 19th.

Councilmember Nordfelt asked what the timeline is for the decision on funding the southside of City Hall for the Justice Court renovation. Wayne replied that the time is coming up very quickly and he will need direction as soon as possible. Wayne provided the following options again for the Council's consideration:

OPTIONS

- 1. BOND FOR THE \$5M (BOND COUNSEL CONSULTED, DOABLE)**
- 2. TAKE FROM FUND BALANCE**
- 3. NEGOTIATE \$3.9M PAYMENT SCHEDULE FOR PURCHASE (+\$1.2M FB)**
- 4. DELAY PROJECT, CONTINUE OPERATIONS IN CURRENT LOCATION**

Councilmember Nordfelt stated that he feels that the City should not delay the project and noted that the cost of construction will only increase. After discussion about each of the different options listed, Councilmember Nordfelt asked what the length of a bond typically is. Wayne replied normally about 20 years. Councilmember Nordfelt asked what the interest rates would look like. Jim Welch, Finance Director, replied it would likely be about 2.5%. Councilmember Whetstone stated that he would not like to take funding from other priority projects. Councilmember Harmon stated that he feels it would be best to act now. He indicated that if construction costs decrease, interest rates will increase and with the interest rate as low as it is, he feels the bonding option would be the best path moving forward. Councilmember Christensen, Councilmember Nordfelt, and Councilmember Whetstone agreed. Councilmember Huynh stated that he would like to see the City purchase the building and fix it but remodel later down the line.

Wayne asked if the Council had any direction on purchasing fleet vehicles. He indicated that Ford vehicle purchases are very delayed and the City isn't even able to place an order for needed purchases. Normally, the City would wait until the

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budget is approved to place any orders but given the competitive market, the City would request the Council to give approval to place the orders as soon as that opens up. Councilmember Christensen stated that he feels placing the order as soon as possible is important. Mayor Lang agreed and added that it will take a year for the City to even get the vehicles. The rest of the Council agreed.

B. COUNCIL REPORTS

COUNCILMEMBER HUYNH

Councilmember Huynh stated that he went to an opening at the Utah Cultural Celebration Center on Thursday evening. He indicated it was a great event.

COUNCILMEMBER WHETSTONE

Councilmember Whetstone stated that he attended an online introduction to the Investigative Unit in the Police Department that was very well done. He indicated that he also went on a Parks and Recreation tour with Nancy Day. He noted it was a great and helpful experience. Councilmember Whetstone indicated that he also visited the Trees Display at the Utah Cultural Celebration Center. He added that he also went on a tour with YWCA and it was a very informative and interesting tour for a great program.

COUNCILMEMBER HARMON

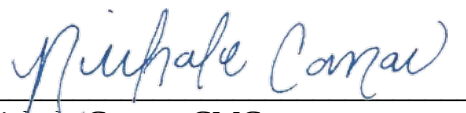
Councilmember Harmon stated that he also went on a Parks and Recreation tour with Nancy Day as well and it was a great experience.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY MARCH 15, 2022 WAS ADJOURNED AT 6:11 PM BY MAYOR LANG.

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, March 15, 2022.



Nichole Camac, CMC
City Recorder

General Plan Survey

15
Responses

17:21
Average time to complete

Active
Status

1. Our current General Plan includes the following guiding principle. To what degree do you agree or disagree with this statement? "Instead of zoning more ground for retail, the City should encourage new retail development on existing vacant ground zoned commercial and on aging and/or underdeveloped retail areas."

Strongly agree	5
Somewhat agree	10
Somewhat disagree	0
Strongly disagree	0



2. Our current General Plan includes the following goal. To what degree do you agree or disagree with this goal? "Maintain at least one job for each person in the labor force within the City."

Strongly agree	8
Somewhat agree	5
Somewhat disagree	2
Strongly disagree	0



3. Our current General Plan includes the following goal. To what degree do you agree or disagree with this goal? "Promote a more urban environment along Redwood Road, 3500 South east of Mountain View Corridor, and near light rail stops."

Strongly agree	5
Somewhat agree	6
Somewhat disagree	2
Strongly disagree	2



4. Across the country, the growth in e-commerce has led to non-traditional uses, like distribution centers, of vacant or struggling retail buildings. As a local example, the old Shopko building is now a warehouse for Fetzers. What best describes your position on non-traditional uses of retail buildings?

The City should not allow non...	1
The City should, through zone...	9
The City should, through ordi...	5



5. Based on the commercial development built recently in the City, do you believe City standards:

Require too much	0
Are about right	13
Don't require enough	2



6. Which of the following economic development initiatives do you believe is the most important?

Encouraging new businesses t...	4
Encouraging the retention of ...	1
Promoting the redevelopment...	10



7. There are approximately 840 acres of vacant land planned for residential use remaining in the City. That amounts to about 4% of the City. Of the 840 acres, about 300 acres already have some form of entitlement. As more land is developed and as housing prices increase, there will likely be pressure to redevelop blighted, low value, and/or underutilized commercial areas with residential development. As an example, the City approved a townhome development on a property that was previously a used car lot at 4565 W 3500 S. What best describes your position on allowing such areas to be redeveloped into residential?

- The City should retain comme... 3
- The City should allow limited r... 11
- The City should allow most of ... 1



8. In the State of Utah, annual permits for multi-family units have exceeded single family permits four times. Three of those times have been in the past six years. The City has already approved zoning for about 200 senior condos, 600 townhomes, and 850 apartments that have yet to be built. Despite this, the City continues to see interest in townhomes and apartments. What best describes your position on rezones for more senior condos?

- The City has already entitled e... 0
- I would support a few more re... 11
- I would support several more ... 3
- I would support many more re... 1



9. What best describes your position on rezones for more townhomes?

- The City has already entitled e... 1
- I would support a few more re... 9
- I would support several more ... 4
- I would support many more re... 1



10. What best describes your position on rezones for more apartments?

- The City has already entitled e... 6
- I would support a few more re... 6
- I would support several more ... 3
- I would support many more re... 0



11. When considering zone changes for apartments, what should be the most important deciding factor?

- There isn't one. The City shoul... 5
- Proximity to light rail 3
- Proximity to retail and other s... 4
- Removal of blighted develop... 3



12. With land and home prices increasing, we've seen more interest in developing areas that have long been zoned agricultural into more traditional single family developments. Examples of such areas include Chesterfield and along Parkway Blvd. west of Mountain View Corridor. What best describes your position on rezoning such areas for more traditional single family developments?

- The City should not rezone su... 4
- With some limited exceptions,... 2
- The City should retain agricult... 4
- Any property zoned A should ... 5



13. The current General Plan includes the following guiding principle: "The City should encourage transit oriented development (TOD) in strategic locations." To what degree do you agree or disagree with this statement?

- Strongly agree 7
- Somewhat agree 7
- Somewhat disagree 1
- Strongly disagree 0



14. How strongly do you agree or disagree with the following statement from the current General Plan: "Other than along major streets like Redwood Rd, 5600 West and 3500 South, existing single family neighborhoods should remain intact."

Strongly agree	11
Somewhat agree	4
Somewhat disagree	0
Strongly disagree	0



15. How strongly do you agree or disagree with the following statement from the current General Plan: "All high density residential development should be within walking distance of transit."

Strongly agree	7
Somewhat agree	5
Somewhat disagree	2
Strongly disagree	1



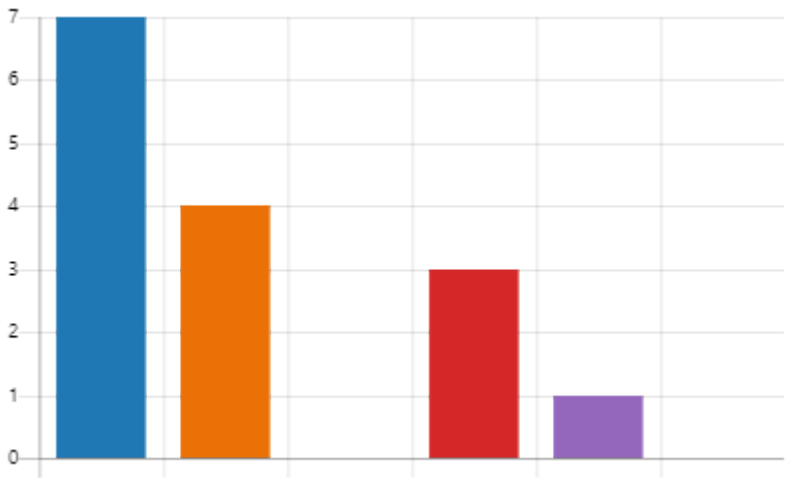
16. Salt Lake County is projected to grow by about 380,000 people over the next 30 years. Which statement best reflects your position on population growth in the City?

The City should accommodate...	10
The City should steer populati...	5



17. Of the following areas, which area do you believe warrants the most attention from the City?

Redwood Road	7
3500 South	4
4100 South	0
5600 West/Mountain View Co...	3
Light rail station areas	1
Northwest portion of the City	0



18. Besides Fairbourne Station, which of the following light rail station areas do you believe warrants the most attention from the City?

Decker Lake at 3100 South De...	6
Redwood Junction at 2770 So...	7
River Trail at 2320 South 1070 ...	2



19. If that you believe land use changes along Redwood Road are needed, what level of City involvement do you believe is generally appropriate to encourage the needed change?

No changes are needed	0
General Plan designation	4
City initiated zone change, ne...	3
New redevelopment area	5
City financial investment (infra...	3



20. If that you believe land use changes along 3500 South Road are needed, what level of City involvement do you believe is generally appropriate to encourage the needed change?

- No changes are needed 1
- General Plan designation 3
- City initiated zone change, ne... 8
- New redevelopment area 2
- City financial investment (infra... 1



21. If that you believe land use changes along 4100 South are needed, what level of City involvement do you believe is generally appropriate to encourage the needed change?

- No changes are needed 5
- General Plan designation 3
- City initiated zone change, ne... 6
- New redevelopment area 0
- City financial investment (infra... 1



22. If that you believe land use changes along 5600 West are needed, what level of City involvement do you believe is generally appropriate to encourage the needed change?

- No changes are needed 4
- General Plan designation 2
- City initiated zone change, ne... 7
- New redevelopment area 1
- City financial investment (infra... 1



23. If that you believe land use changes around light rail stations are needed, what level of City involvement do you believe is generally appropriate to encourage the needed change?

- No changes are need 1
- General Plan designation 1
- City initiated zone change, ne... 7
- New redevelopment area 2
- City financial investment (infra... 4



24. If that you believe land use changes in the northwest portion of the City are needed, what level of City involvement do you believe is generally appropriate to encourage the needed change?

- No changes are needed 2
- General Plan designation 6
- City initiated zone change, ne... 6
- New redevelopment area 0
- City financial investment (infra... 1



25. Which statement best describes your view of how to address future transportation needs?

- The City should focus on wide... 1
- The City should focus on impr... 12
- The City should focus on alter... 2

