

## MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 17, 2015

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, FEBRUARY 17, 2015, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM AND COUNCIL CHAMBERS, 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 (Arrived as noted)  
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

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Kevin Astill, Parks and Recreation Director  
Lee Russo, Police Chief  
Layne Morris, CPD Director  
Jim Welch, Finance Director  
John Evans, Fire Chief  
Sam Johnson, Strategic Communications Director  
Dan Johnson, Acting Public Works Director  
Steve Pastorik, CED Department  
Jody Knapp, CED Department  
Steve Lehman, CED Department  
Erik Brondum, Public Works Department  
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 3, 2015**  
The Council read and considered Minutes of the Study Meeting held February 3, 2015. There were no changes, corrections or deletions.

After discussion, Councilmember Lang moved to approve the Minutes of the Study Meeting held February 3, 2015, as written. Councilmember Huynh seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

**2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED FEBRUARY 17, 2015**

Mayor Bigelow advised no new items had been added to the Agenda for the Regular Meeting scheduled February 17, 2015, at 6:30 P.M. Upon inquiry, there were no further questions regarding the scheduled items.

**3. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED FEBRUARY 24, 2015:**

**A. EMPLOYEE OF THE MONTH AWARD, FEBRUARY 2015 – CHRISTOPHER FREESTONE, POLICE DEPARTMENT**

Upon inquiry by the Mayor, Councilmember Vincent indicated he would read the nomination of Christopher Freestone, Police Department, to receive the Employee of the Month award for the month of February 2015, at the Regular Council Meeting scheduled February 24, 2015.

Officer Freestone had been nominated for his concern and generosity to a family during the holiday season.

Councilmember Rushton arrived at 4:31 P.M.

**4. PUBLIC HEARINGS SCHEDULED FEBRUARY 24, 2015:**

**A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-5-2014, FILED BY LAWRENCE APOSHIAN, REQUESTING A ZONE CHANGE FROM ZONE ‘A’ (AGRICULTURE) TO ZONE ‘C-1’ (NEIGHBORHOOD COMMERCIAL) FOR PROPERTY LOCATED AT 6570-6586 WEST 3500 SOUTH**

Mayor Bigelow stated a public hearing had been advertised for the Regular Council Meeting scheduled February 24, 2015, in order for the City Council to hear and consider public comments regarding Application No. Z-5-2014, filed by Lawrence Aposhian, requesting a zone change from zone ‘A’ (Agriculture) to zone ‘C-1’ (Neighborhood Commercial) for property located at 6570-6586 West 3500 South.

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Proposed Ordinance No. 15-06 and proposed Resolution No. 15-30 to be considered after the public hearing were discussed as follows:

**ORDINANCE NO. 15-06, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 6570-6586 WEST 3500 SOUTH FROM ZONE ‘A’ (AGRICULTURE) TO ZONE ‘C-1’ (NEIGHBORHOOD COMMERCIAL)**

Jody Knapp, CED Department, discussed proposed Ordinance No. 15-06 that would amend the Zoning Map to show a change of zone for property located at 6570-6586 West 3500 South from zone ‘A’ (Agriculture) to zone ‘C-1’ (Neighborhood Commercial).

She stated Mr. Aposhian had submitted a zone change application for two parcels totaling 2.37 acres at the above-referenced location. The properties were currently zoned ‘A’ with a General Plan designation of mixed use (retail, office and high density residential). The proposed zone was ‘C-1.’

Surrounding zones included ‘R-1-8’ to the west and south and ‘A’ to the north and east. Surrounding land uses included Aposhian Farm property to the north and east and single-family residential on the remaining sides.

There was currently a home used as rental property located on the parcel adjacent to 3500 South. The other parcel contained the garden center and greenhouse area for the Aposhian Farms retail business. If the application was approved, Mr. Aposhian planned to develop the property into a reception center and outdoor garden space. In the future, the rental home adjacent to 3500 South would be demolished and the garden space expanded onto the adjacent properties. Further development would include other neighborhood commercial/retail-type uses (i.e., photography studio, small restaurant, dress shop and spa) that would help perpetuate a public non-profit garden-type facility.

A copy of the concept plan had been included and distributed to members of the City Council. A letter from the applicant outlining reasons for the proposal had also been provided to the Council. All other issues including but not limited to screening, landscaping, access, hours of operation, parking, off-site improvements and others would be reviewed during the conditional use process.

**RESOLUTION NO. 15-30, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH LAWRENCE APOSHIAN AND RED/GRAY HOUSE, LLC, FOR APPROXIMATELY 2.37 ACRES OF PROPERTY LOCATED AT 6570-6586 WEST 3500 SOUTH**

Jody Knapp, CED Department, discussed proposed Resolution No. 15-30 that would authorize the City to enter into a Development Agreement with Lawrence Aposhian and Red/Gray House, LLC, for approximately 2.37 acres of property

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located at 5670-6586 West 3500 South.

The proposal would authorize a development agreement between the City and Lawrence Aposhian to acquire additional right-of-way along 3500 South, as well as establish standards for development of property in the 'C-1' zone at the above-referenced location.

The zone change application requested to change 2.37 acres of property from 'A' (Agricultural) to 'C-1' (Neighborhood Commercial) zone. The Planning Commission and staff had recommended a development agreement in conjunction with the zone change to acquire additional right-of-way as outlined in the City's Major Street Plan and also ensure development would be compatible with the residential character of the adjacent properties. The proposed Development Agreement contained the following requirements:

1. Property shall be dedicated to a 106-foot right-of-way along 3500 South
2. The uses on the subject property shall be limited to the following, as outlined in Exhibit C

Ms. Knapp further reviewed and discussed the Application, proposed Ordinance and proposed Resolution including terms of the Development Agreement, and displayed maps. She also answered questions from members of the City Council.

During the above discussion, members of the City Council expressed desire to have a more defined definition of neighborhood commercial and type of uses that would be allowed and requested the City Manager come back with recommendations. Suggestion was also made to remove or add certain types of uses to the list of uses to be allowed as listed in Exhibit B of the Development Agreement.

City Manager, Wayne Pyle, discussed options such as considering approval of the proposed Development Agreement with only the reception center use. He inquired as to the Council's direction regarding considering as is or with a modified list of uses as discussed.

Upon discussion, the Council directed staff to go back to the owners (the applicant) and explain the concerns of the City Council and pare down the list of uses as specified in Exhibit B, for further discussion the following week.

The City Council will hold a public hearing regarding Application No. Z-5-2014 and consider proposed Ordinance No. 15-06 and proposed Resolution No. 15-30 at the Regular Council Meeting scheduled February 24, 2015, at 6:30 P.M.

**B. PUBLIC HEARING, ACCEPT INPUT REGARDING APPLICATION NO. Z-6-2014, FILED BY HALLMARK HOMES, AND DEVELOPMENT REQUESTING A ZONE CHANGE FROM ‘A’ (AGRICULTURE) TO ZONE ‘R-1-10’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) FOR PROPERTY LOCATED AT 3700 SOUTH 6400 WEST**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled February 24, 2015, in order for the City Council to hear and consider public comments regarding Application No. Z-6-2014, filed by Hallmark Homes and Development, requesting a zone change from ‘A’ (Agriculture) to zone ‘R-1-10’ (Single-Family Residential, minimum lot size 10,000 square feet) for property located at 3700 South 6400 West.

Proposed Ordinance No. 15-07 and proposed Resolution No. 15-31 to be considered by the City Council after the public hearing, were discussed as follows:

**ORDINANCE NO. 15-07, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3700 SOUTH 6400 WEST FROM ZONE A (AGRICULTURE) TO ZONE R-1-10 (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET)**

Steve Pastorik, discussed proposed Ordinance No. 15-07 that would amend the Zoning Map to show a change of zone for property located at 3700 South 6400 West from zone A (Agriculture) to zone R-1-10 (Single-Family Residential, minimum lot size 10,000 square feet).

Steve Pastorik, CED Department, stated Hallmark Homes had requested a zone change for six parcels totaling 25.9 acres at the above-referenced location. Hallmark Homes and Fieldstone Homes had submitted re-zone applications from ‘A’ to ‘R-1-10’ for five of the six subject parcels in April of 2014. The Planning Commission recommended approval of the zone change; however, the City Council denied the request in September of 2014.

Following the City Council denial, City staff held numerous meetings with the Newton family, Hallmark Homes and Fieldstone Homes to develop a concept plan and development agreement that would address the City Council’s desire for a unique, high quality development and accomplish the housing goals identified in the latest General Plan draft. After extensive discussions, Hallmark Homes in partnership with Fieldstone Homes, submitted a new zone change application with an accompanying concept plan and development agreement. The proposed development agreement included standards that were much more stringent than the previous proposal.

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The concept plan included the six subject parcels as well as other properties that were not part of this application. The latest concept was a planned unit development (PUD) with an overall density of 3.21 units/acre. Included in the PUD concept was a one-acre neighborhood park together with a linear parkway running the entire length of the property and connecting to Orchard Elementary School.

While the Tom Nixon property to the south was already zoned 'R-1-10' and included a development agreement, Mr. Nixon had requested his development agreement be amended to match the agreement proposed by Hallmark Homes.

### **RESOLUTION NO. 15-31, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH HALLMARK HOMES AND DEVELOPMENT FOR APPROXIMATELY 25.8 ACRES OF PROPERTY LOCATED AT 3700 SOUTH 6400 WEST**

Steve Pastorik, CED Department, also discussed proposed Resolution No. 15-31 that would authorize the City to enter into a Development Agreement with Hallmark Homes and development for approximately 25.8 acres of property located at 3700 South 6400 West.

Mr. Pastorik stated the Planning Commission had recommended approval of an application submitted by Hallmark Homes subject to a development agreement, the terms summarized as follows:

- The minimum home size for ramblers is 1,600 square feet (up to 12 can be 1,550 square feet) and the minimum size for two-story homes is 2,100 square feet
- At least 60% of all homes will have a three-car garage
- Exteriors will be 100% masonry (stucco, brick, stone or fiber cement siding) with every home having brick or stone on the front façade
- All homes shall use architectural shingles
- The minimum number of points required for design features has been increased from 250 to 350 points for ramblers and from 300 to 420 points for two story homes
- At least 50% of all homes will have front porches
- 1.4 acres of ground will be dedicated to the City for a neighborhood park and linear parkway
- Front yard landscaping and irrigation shall be installed by the homebuilder
- The maximum density shall be 3.21 units/acre
- The project shall include an entry feature along 6400 West, consistent fencing along the linear parkway, consistent address plates on each home and unique street lighting

Mr. Pastorik further reviewed the Application, proposed Ordinance, and proposed

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Resolution, including terms of the Development Agreement, and displayed maps. He also answered questions from members of the City Council.

Assistant City Manager/CED Director, Nicole Cottle, also answered questions from members of the City Council regarding terms of the Development Agreement, and reviewed discussions with the applicant. She also discussed the zoning moratorium. She informed that staff and the developer had worked together to bring back a development proposal that was better than originally presented and denied last September. She advised staff would come back with a proposed “base zone” for larger parcels that would have standards different than those proposed with the subject Application.

Upon discussion, members of the City Council expressed this was better than the first proposal; but the applicant seemed to want to get ahead of the end of the moratorium that would include new standards to be proposed by staff.

Upon inquiry by the City Manager regarding if staff was on the “right track” in terms of concept, most members of the City Council indicated in the affirmative.

Upon further discussion, Mayor Bigelow stated some things in the proposal were positive and it seemed progress had been made. Members of the City Council, in turn, expressed individual comments and concerns regarding the proposal.

The City Council will hold a public hearing regarding Application No. Z-6-2014 and consider proposed Ordinance No. 15-07 and proposed Resolution No. 15-31 at the Regular Council Meeting scheduled February 24, 2015, at 6:30 P.M.

**C. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-8-2014, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT AMENDMENT REGARDING FOOD TRUCK REGULATIONS**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled February 24, 2015, in order for the City Council to hear and consider public comments regarding Application No. ZT-8-2014, filed by West Valley City, requesting a zone text amendment regarding food truck regulations.

Proposed Ordinance No. 15-08 to be considered by the City Council after the public hearing, was discussed as follows:

**ORDINANCE NO. 15-08, ENACTING SECTION 7-6-1612 AND AMENDING SECTIONS 7-2-116, 7-30-102, 17-22A-101 AND 17-22A-104 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CITY ORDINANCES GOVERNING MOBILE FOOD VENDING VEHICLES**

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Jody Knapp, CED Department, discussed proposed Ordinance No. 15-08 that would enact Section 7-6-1612 and amend Sections 7-2-116, 7-30-102, 7-22A-101 and 17-22A-104 of the West Valley City Municipal Code to amend City ordinances governing mobile food vending vehicles.

Ms. Knapp stated the ordinance enactment and amendments had been proposed to set forth regulations for the operation of mobile food vending trucks throughout West Valley City. Currently mobile food vending vehicles were permitted to operate on a site within the 'B/RP,' 'C-2,' 'C-3' and 'M' zones for no longer than one hour. The revisions would allow food vending vehicles to operate as a temporary use, permit trucks to operate in the public right-of-way along Lehman Avenue in the City Center Zone, and increase the duration of time mobile food vending vehicles could operate from one hour to four hours. This modification also stipulated a hospital, college, university, elementary school, middle school or high school could allow the use upon submittal of written consent.

Ms. Knapp further reviewed and discussed the Application and proposed Ordinance and answered questions from members of the City Council.

Upon discussion, Councilmember Vincent recommended to add to the list of places allowed – religious institutions. Members of the Council concurred with the recommendation. Also, after further discussion, the Council gave direction to not add the 'C-1' zone.

The City Council will hold a public hearing regarding Application No. ZT-8-2014 and consider proposed Ordinance No. 15-08 at the Regular Council Meeting scheduled February 24, 2015, at 6:30 P.M.

5. **RESOLUTION NO. 15-32, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH T&M NIXON FAMILY LIMITED PARTNERSHIP FOR APPROXIMATELY 5.04 ACRES OF PROPERTY LOCATED AT 3750 SOUTH 6770 WEST**

Steve Pastorik, CED Department, discussed proposed Resolution No. 15-32 that would authorize the City to enter into a Development Agreement with T&M Nixon Family Limited Partnership for approximately 5.04 acres of property located at 3750 South 6770 West.

Mr. Pastorik stated the proposed agreement would establish minimum standards for a new single-family home subdivision at the above-referenced location.

Mr. Nixon had received approval for Application No. Z-12-2006 to change 5.04 acres from 'A' (Agriculture, minimum lot size ½ acre) to 'R-1-10' (Single-Family Residential, minimum lot size 10,000 square feet) in 2006. A development agreement had been approved in conjunction with that re-zone.

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While working with the Newton family and Russ Tolbert with Hallmark Homes on the Newton family farm property, City staff suggested to Mr. Nixon that he could choose to replace his approved development agreement with a new agreement that matched the standards proposed for the Newton property. The intent was to have continuity in standards that were higher than what had previously been adopted. Mr. Nixon requested his current development agreement be replaced by the proposed development agreement.

A summary of the Development Agreement changes included the following:

- The minimum home size for the two-story homes had been increased from 1,850 square feet to 2,100 square feet
- The minimum percent of three-car garages had been increased from 33% to 60% of all homes
- The old point system had been replaced by the new point system
- The minimum number of points required for design features had been increased from 200 to 350 points for ramblers and from 220 to 420 points for two-story homes
- The standard of at least 50% of homes to have front porches had been added
- Standards for address plates and street lights had been added
- The maximum number of lots had been increased from 15 to 17

Mr. Pastorik further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 15-32 at the Regular Council Meeting scheduled February 24, 2015, at 6:30 P.M.

6. **RESOLUTION NO. 15-33, APPROVE AN AGREEMENT BETWEEN WEST VALLEY CITY, THE UTAH DEPARTMENT OF TRANSPORTATION, TAYLORSVILLE CITY AND AVENUE CONSULTANTS, INC. FOR TRAFFIC SIGNAL IMPROVEMENTS AT THREE INTERSECTIONS ON 4100 SOUTH: 1300 WEST, 2700 WEST, AND 4000 WEST**

Eric Brondum, Public Works Department, discussed proposed Resolution No. 15-33 that would approve a Local Government Contract between West Valley City, the Utah Department of Transportation, Taylorsville City and Avenue Consultants, Inc. for traffic signal improvements at the intersections on 4100 South at 1300 West, 2700 West and 4000 West.

He stated the consultant contract went along with the Federal Aid Agreement previously approved in November of 2014 regarding the City's portion of the matching funds for this project.

Mr. Brondum further reviewed and discussed the proposed Resolution and answered

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questions from members of the City Council.

The City Council will consider proposed Resolution No. 15-33 at the Regular Council Meeting scheduled February 24, 2015, at 6:30 P.M.

7. **RESOLUTION NO. 15-34, APPROVE A COOPERATION AGREEMENT WITH BEST FRIENDS ANIMAL SOCIETY TO ASSIST IN IMPROVING ANIMAL SERVICES IN WEST VALLEY CITY**

Layne Morris, CPD Director, discussed proposed Resolution No. 15-34 that would approve a Cooperation Agreement with Best Friends Animal Society to assist in improving animal services in West Valley City.

Several years ago the City Council directed staff to explore ways to make the City's shelter a No Kill Shelter.

He stated Best Friends Animal Society Utah brought expertise, additional resources, and community programming that would assist the Shelter in maintaining its status as a No Kill Shelter. At that time research identified No More Homeless Pets, now known as Best Friends Animal Society Utah, as an organization that could provide expertise, additional resources, and community programming to make that goal a reality. The City's alliance with Best Friends Animal Society Utah had enabled the City to achieve and maintain the No Kill status.

Because of the contractual relationship with Taylorsville City, the City (as established in the current budget) paid Best Friends Animal Society Utah \$45,000 annually. Taylorsville City reimbursed West Valley City \$15,000 over the course of the annual contract.

Mr. Morris further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 15-34 at the Regular Council Meeting scheduled February 24, 2015, at 6:30 P.M.

8. **CONSENT AGENDA SCHEDULED FEBRUARY 24, 2015:**

A. **RESOLUTION NO. 15-35, ACCEPT A QUIT CLAIM DEED FROM ORANGE PANDA PROPERTIES, LLC, FOR A PORTION OF PROPERTY LOCATED AT 3606 SOUTH 3270 WEST**

Mayor Bigelow discussed proposed Resolution No. 15-35 that would accept a Quit Claim Deed from Orange Panda Properties, LLC, for a portion of property located at 3606 South 3270 West.

Orange Panda Properties, LLC had signed a Quit Claim Deed for the northerly 8.50 feet of its property located at 3606 West (Parcel 15-20-477-006).

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The Orange Panda Properties, LLC was one of eight properties affected and benefitted by construction of the 2600 South Ditch Piping Project. The City initially had requested a Storm Drain Easement and Grant of Temporary Construction Easement from the property owner for construction of the project. The owner was unwilling to grant any easements on the property but was willing to deed a portion of its property to the City to allow construction of the project. This project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600-feet to a storm drain clean out box. The ditch ran along the rear property lines of properties located on either side of the ditch. This ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

**B. RESOLUTION NO. 15-36, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM KH MOUNTAIN INVESTMENTS, LLC, FOR PROPERTY LOCATED AT 2594 SOUTH 3270 WEST**

Mayor Bigelow discussed proposed Resolution No. 15-36 that would accept a Grant of Temporary Construction Easement from KH Mountain Investments, LLC, for property located at 2594 South 3270 West.

KH Mountain Investments, LLC, a Utah Limited Liability Company, had signed a Grant of Temporary Construction Easement across its property located at 2594 South 3270 West (Parcel 15-20-477-011).

In August of 2014, KH Mountain Investments signed a Storm Drain Easement and a Grant of Temporary Construction Easement for the 2600 South Ditch Piping Project. The project had been delayed until the 2015 construction season. As the original Grant of Temporary Construction Easement expired December 31, 2014, a new Grant of Temporary Construction was required. The KH Mountain Investments, LLC property was one of eight properties affected and benefitted by construction of the project. This project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600-feet to a storm drain clean out box. The ditch ran along the rear property lines of properties located on either side of the ditch. This ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

**C. RESOLUTION NO. 15-37, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM CUBAN CIGAR CO., INC., FOR PROPERTY LOCATED AT 3379 WEST 2555 SOUTH**

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Mayor Bigelow discussed proposed Resolution No. 15-37 that would accept a Grant of Temporary Construction Easement from Cuban Cigar Co., Inc., for property located at 3379 West 2555 South.

Cuban Cigar Co., Inc. had signed a Grant of Temporary Construction Easement across its property located at 3379 West 2555 South (Parcel 15-20-476-005).

In July of 2014, the Cuban Cigar Co., Inc. had signed a Storm Drain Easement and a Grant of Temporary Construction Easement for the 2600 South Ditch Piping Project. The project had been delayed until the 2015 construction season. As the original Grant of Temporary Construction Easement expired December 31, 2014, a new Grant of Temporary Construction was required. The Cuban Cigar Co. property was one of eight properties affected and benefitted by construction of the project. This project would pipe an existing open storm water ditch located on the west side of 3200 West approximately 600-feet to a storm drain clean out box. The ditch ran along the rear property lines of properties located on either side of the ditch. This ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

**D. RESOLUTION NO. 15-38, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM CUBAN CIGAR, INC. FOR PROPERTY LOCATED AT 3349 WEST 2555 SOUTH**

Mayor Bigelow discussed proposed Resolution No. 15-38 that would accept a Grant of Temporary Construction Easement from Cuban Cigar, Inc. for property located at 3349 West 2555 South.

Cuban Cigar, Inc. had signed a Grant of Temporary Construction Easement across its property located at 3349 West 2555 South (Parcel 15-20-476-006).

In July of 2014 Cuban Cigar, Inc. signed a Storm Drain Easement and a Grant of Temporary Construction Easement for the 2600 South Ditch Piping Project. The project had been delayed until the 2015 construction season. As the original Grant of Temporary Construction easement expired December 31, 2014, a new Grant of Temporary Construction Easement was required. The Cuban Cigar, Inc. property was one of eight properties affected and benefitted by construction of the project. This project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600-feet to a storm drain clean out box. The ditch ran along the rear property lines of properties located on either side of the ditch. The ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

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**E. RESOLUTION NO. 15-39, RATIFY THE CITY MANAGER’S APPOINTMENT OF LATAI TUPOU TO THE PLANNING COMMISSION, TERM: FEBRUARY 24, 2015 – JULY 1, 2016**

Mayor Bigelow discussed proposed Resolution No. 15-39 that would ratify the City Manager’s appointment of Latai Tupou to the Planning Commission for the term February 24, 2015, through July 1, 2016.

Ms. Tupou had been serving as an alternate member of the Planning Commission since March of 2014, and was now being recommended for appointment as a member of that body to fill the unexpired term of Phil Conder.

**F. RESOLUTION NO. 15-40, RATIFY THE CITY MANAGER’S APPOINTMENT OF MARTELL WINTERS TO THE PLANNING COMMISSION AS AN ALTERNATE MEMBER, TERM: FEBRUARY 24, 2015 – JULY 1, 2017**

Mayor Bigelow discussed proposed Resolution No. 15-40 that would ratify the City Manager’s appointment of Martell Winters to the Planning Commission as an alternate member for the term February 24, 2015, through July 1, 2017.

Mr. Winters had been recommended to fill the unexpired term of Latai Tupou as an alternate member.

The City Council will consider proposed Resolution Nos. 15-35, 15-36, 15-37, 15-38, 15-39 and 15-40 as listed on the Consent Agenda, at the Regular Council Meeting scheduled February 24, 2015, a 6:30 P.M.

**9. RECESS STUDY MEETING**

The City Council discussed that there was not time to finish items listed on the Study Meeting Agenda and suggested to finish those items after adjournment of the scheduled Regular Council Meeting.

Councilmember Rushton moved to recess the Study Meeting and reconvene after adjournment of the Regular Council Meeting scheduled later this night. Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

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Unanimous.

Mayor Bigelow recessed the Study Meeting at 6:28 P.M. and reconvened the Study Meeting at 7:11 P.M. in the Council Chambers.

**10. COMMUNICATIONS:**

**A. STRATEGIC PLAN PRESENTATION – POLICE DEPARTMENT**

Police Chief Lee Russo used PowerPoint and discussed information regarding the Strategic Plan, summarized as follows:

- Upon becoming Police Chief 18 months ago, he reviewed in detail Police Department policies, procedures, and other matters
- Details regarding key findings and actions regarding policies, procedures, etc.

During the above presentation of information, Chief Russo answered questions from members of the City Council.

**B. LEGISLATIVE UPDATE**

Nicole Cottle, Assistant City Manager/CED Director, reviewed bills and issues of interest presently under consideration at the Legislature. She also answered questions from members of the City Council. She advised an updated tracking sheet would be e-mailed to the Council later this night.

**C. COUNCIL UPDATE**

January 15 –  
March 4, 2015

Mary Atwater Weaver’s Guild presents *Inspired Fiber Art: Contemporary Fiber Art Inspired by Traditional Textiles*, UCCC

February 18, 2015

Police Department Awards Banquet, UCCC, 7:00 P.M. – 9:00 P.M.

February 20 & 21, 2015

Council Strategic Planning Meeting (Details to Follow)

February 23, 24 & 25,  
2015

University Diversity Mash-up, UCCC, 2:00 P.M. – 6:00 P.M.

February 24, 2015

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

February 25, 2015

EAC Food Drive Donation Presentation to Utah

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Food Bank, City Hall Lobby, 11:00 A.M.

February 25, 2015 Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.

February 26, 2015 Walk-ons Inc. presents *Driving Miss Daisy*, UCCC, 10:00 A.M

February 27, 2015 Walk-ons Inc. Presents *Driving Miss Daisy*, UCCC, 10:00 A.M. & 7:00 P.M.

February 27, 2015 Employee Bowling Tournament Sponsored by EAC, Delton Lanes, Noon – 3:00 P.M.

February 28, 2015 Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.

March 2, 2015 Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.

March 3, 2015 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

March 4, 2015 Meet with Mayor Bigelow, City Hall, 4:30 P.M. – 6:00 P.M.

March 4, 2015 Fire Department Awards Banquet, UCCC, Doors open at 5:00 P.M. with Dinner and Presentation at 6:00 P.M.

March 5, 2015 Emergency Preparedness Merit Badge Class (Part One), Fire Station #74, 5545 West 3100 South, 6:00 P.M. – 8:00 P.M.

March 6, 2015 Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.

March 7, 2015 Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.

March 7-11, 2015 NLC Congressional City Conference, Washington, D.C.

March 9, 2015 Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.

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March 10, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
March 12, 2015	Utah State Legislative Session Ends
March 12 – May 6, 2015	Intermountain Society of Artists presents: <i>Spring into Fantasy</i> Exhibit, UCCC (Opening Reception on March 12 <sup>th</sup> from 6:00 P.M. – 8:00 P.M.)
March 17, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
March 20, 2015	Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M.
March 21, 2015	Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M.
March 23, 2015	Walk-ons Inc. presents <i>Macbeth</i> , UCCC, 7:00 P.M.
March 24, 2015	Walk-ons Inc. Presents <i>Macbeth</i> , UCCC, 10:00 A.M.
March 24, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
March 25, 2015	Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
March 27, 2015	WVC Employee Appreciation Night at Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
March 28, 2015	Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
March 31, 2015	No Council Meetings Scheduled (5 <sup>th</sup> Tuesday)
April 3, 2015	Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.
April 4, 2015	Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.

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April 7, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 14, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 20, 2015	Barry Manilow “One Last Time” Concert, Maverik Center, 7:30 P.M.
April 21, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 22, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 23, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 24, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 25, 2015	Cirque de Soleil – Varekai, Maverik Center, 4:00 P.M. & 7:30 P.M.
April 26, 2015	Cirque de Soleil – Varekai, Maverik Center, 1:30 P.M. & 5:00 P.M.
April 28, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 30, 2015	UDOT’s Annual Meeting with Salt Lake County & Municipalities, Calvin Rampton Complex, 1 <sup>st</sup> Floor Njord Conference Room 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.
May 5, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 12, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 19, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 20, 2015	Crossing Guard Banquet, The Ridge Golf Course, 5055 Westridge Blvd., 7:00 P.M. – 8:00 P.M.

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May 25, 2015	Memorial Day Holiday – City Hall closed
May 26, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 1 – 8, 2015	Filing Period for 2015 Municipal Election (Monday – Thursday 7:00 A.M. to 6:00 P.M. and on Friday 8:00 A.M. to 5:00 P.M.)
June 2, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 9, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 10, 2015	Celtic Woman – 10 <sup>th</sup> Anniversary World Tour, Maverik Center, 7:00 P.M.
June 12, 2015	Brit Floyd – The World’s Greatest Pink Floyd Show, Maverik Center, 8:00 P.M.
June 16, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 23, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 30, 2015	No Council Meetings Scheduled (5 <sup>th</sup> Tuesday)
July 13, 2015	Rush: R40 Live Tour, Maverik Center, 7:30 P.M.
August 3, 2015	Police Honorary Colonels Golf Tournament, Stonebridge Golf Club, 4415 Links Drive, 7:00 A.M. – 3:00 P.M.
August 7, 2015	Hello Kitty’s Supercute Friendship Festival, Maverik Center, 7:00 P.M.
August 8, 2015	Hello Kitty’s Supercute Friendship Festival, Maverik Center, 2:00 P.M. & 7:30 P.M.
August 9, 2015	Hello Kitty’s Supercute Friendship Festival, Maverik Center, 12:00 P.M.
August 11, 2015	Municipal Primary Election
November 3, 2015	Municipal General Election

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**D. POTENTIAL FUTURE AGENDA ITEMS**

Upon inquiry, there were no potential future agenda items to be discussed.

**10. COUNCIL REPORTS:**

**A. COUNCILMEMBER KAREN LANG – COG MEETING AND UTAH DEPARTMENT OF TRANSPORTATION MEETING**

Councilmember Lang reported regarding a recent Council of Governments (COG) meeting at which transportation issues had been discussed. Transportation maps from the Wasatch Front Regional Council had been submitted for the City Council's review and input. She indicated the City's input regarding those maps would need to be submitted in writing by February 20<sup>th</sup>.

Mayor Bigelow strongly recommended the City Manager prepare a letter representing the Council's position.

Upon further discussion, Council members shared and discussed comments and concerns regarding transportation issues related to Bangerter Highway, 5600 West and the BRT (Bus Rapid Transit) system. Historical background information was also discussed.

The City Council expressed a consensus and directed the City Manager to prepare a letter as discussed above.

Councilmember Lang also reported regarding a recent Utah Department of Transportation (UDOT) meeting held at City Hall.

Mayor Bigelow also discussed meetings with UDOT and stated UDOT could get a significant influx of tax revenue at this legislative session.

**B. MAYOR RON BIGELOW – TRANSPORTATION COMMISSION MEETING AND VIETNAMESE EVENT**

Mayor Bigelow reported regarding a recent meeting of the Transportation Commission.

He also discussed a Vietnamese event he recently attended with Councilmember Huynh that had been held at the Utah Cultural Celebration Center (UCCC).

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, FEBRUARY 17, 2015, WAS ADJOURNED AT 8:12 P.M., BY MAYOR BIGELOW.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, February 17, 2015.

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Sheri McKendrick, MMC  
City Recorder

DRAFT