

**MINUTES OF COUNCIL STUDY MEETING – APRIL 14, 2015**

**-1-**

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 14, 2015, AT 4:00 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
Corey Rushton, Councilmember At-Large  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Steve Vincent, Councilmember District 4

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  
Jim Welch, Finance Director  
Layne Morris, Community Preservation Director  
Russell Willardson Public Works Director  
John Evans, Fire Chief  
Phil Quinlan, Acting Police Chief  
Steve Pastorik, CED Department  
Steve Lehman, CED Department  
Lee Logston, CED Department

**1. FIELD TRIP SCHEDULED AT 4:00 P.M.**

City Manager, Wayne Pyle, stated a field trip had been scheduled for the City Council to visit the Idea House at 3888 South 2520 West and The Pinnacle at Highbury Apartments located at 5236 West Highbury Way. He recommended the Council visit the house and reschedule the apartment visit to another time due to the high winds that had been blowing all day. The Council indicated they would decide at the house whether to continue on to the apartments.

**MINUTES OF COUNCIL STUDY MEETING – APRIL 14, 2015**

**-2-**

The City Council and City staff boarded the city bus and traveled to the Idea House, a remodeled home funded by partnership of West Valley City, the Community Development Corporation (CDC) and other entities. Details of the remodel project were discussed during the tour.

After concluding the visit to the Idea House, the City Council decided to postpone the visit to the apartments due to inclement weather.

Upon return to City Hall, the Study Meeting resumed at 4:49 P.M.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED APRIL 14, 2015**  
Mayor Bigelow advised no new items had been added to the Agenda for the Regular Council Meeting scheduled later this night. Upon inquiry, there were no questions regarding items scheduled on the subject Agenda.
3. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED APRIL 21, 2015:**
  - A. **RECOGNITION OF JANICE FISHER FOR 30 YEARS OF SERVICE ON THE WEST VALLEY CITY TREE COMMITTEE**  
Mayor Bigelow informed he would recognize Janice Fisher and present a plaque for her 30 years of service on the West Valley City Tree Committee, at the Regular Council Meeting scheduled April 21, 2015, at 6:30 P.M.
4. **PUBLIC HEARINGS SCHEDULED APRIL 21, 2015:**
  - A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-1-2015, FILED BY WEST VALLEY CITY, REQUESTING TO AMEND SECTION 7-6-1605 OF THE WEST VALLEY CITY MUNICIPAL CODE REGARDING HEIGHT REQUIREMENTS IN THE CITY CENTER ZONE**  
Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled April 21, 2015, in order for the City Council to hear and consider public comments regarding Application No. ZT-1-2015, filed by West Valley City, requesting to amend Section 7-6-1605 of the West Valley City Municipal Code regarding height requirements in the City Center zone.

Proposed Ordinance No. 15-14 related to the application which would be considered by the City Council after the public hearing, was discussed as follows:

**ORDINANCE NO. 15-14, AMENDING SECTION 7-6-1605 OF THE WEST VALLEY CITY MUNICIPAL CODE TO CLARIFY HEIGHT REQUIREMENTS IN THE CITY CENTER ZONE**

Steve Pastorik, CED Department, discussed Application No. ZT-1-2015 and proposed Ordinance No. 15-14 that would amend Section 7-6-1605 of the West

**MINUTES OF COUNCIL STUDY MEETING – APRIL 14, 2015**

**-3-**

Valley City Municipal Code to clarify height requirements in the City Center zone.

Staff had proposed some clarifying amendments to paragraph 7 of Section 7-6-1605 that addressed height requirements in the zone. The proposed amendment, attached to the information provided to the Council, did not change any of the height standards but simply clarified how they were applied.

To create a transition between tall buildings in the middle of the City Center zone and single-family homes just outside of the zone, the existing ordinance included lower height standards for those areas within 100-feet of existing single-family homes. The proposed revision clarified that if buildings were partially within the 100-feet and partially outside the 100-feet, both the lower and higher standards would apply to the respective portions of a building.

Mr. Pastorik further reviewed the Application and proposed Ordinance and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. ZT-1-2015 and consider proposed Ordinance No. 15-14 at the Regular Council Meeting scheduled April 21, 2015, at 6:30 P.M.

5. **RESOLUTION NO. 15-68, AUTHORIZE THE CITY TO RENEW A POLICY WITH EMI TO PROVIDE DENTAL BENEFITS FOR CITY EMPLOYEES FOR FISCAL YEAR 2014-2015**

Assistant City Manager, Paul Isaac, discussed proposed Resolution No. 15-68 that would authorize the City to renew a policy with EMI to provide dental benefits for City employees for fiscal year 2014-2015.

He stated EMI was the current provider for dental benefits for City employees and premiums would not increase for fiscal year 2014-2015.

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

The City Council will consider proposed Resolution No. 15-68 at the Regular Council Meeting scheduled April 21, 2015, at 6:30 P.M.

6. **RESOLUTION NO. 15-69, APPROVE FRANCHISE AGREEMENT WITH XO COMMUNICATIONS SERVICES, LLC, FOR A TELECOMMUNICATIONS NETWORK IN THE CITY**

Eric Bunderson, City Attorney, discussed proposed Resolution No. 15-69 that would approve a Franchise Agreement with XO Communications Services, LLC, for a telecommunications network in the City.

**MINUTES OF COUNCIL STUDY MEETING – APRIL 14, 2015**

**-4-**

The agreement would allow XO Communications to establish the telecommunications network in, under, along, over and across present and future rights-of-ways in the City.

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

The City Council will consider proposed Resolution No. 15-69 at the Regular Council Meeting scheduled April 21, 2015, at 6:30 P.M.

7. **RESOLUTION NO. 15-70, AUTHORIZE CITY THE CITY TO ACCEPT A QUIT CLAIM DEED AND A PUBLIC UTILITY AND STREET LIGHTING EASEMENT FROM DEVIL’S CASTLE, LLC, FOR A PORTION OF PROPERTY LOCATED AT 6519 WEST SR-201 SOUTH FRONTAGE ROAD**

Public Works Director, Russell Willardson, discussed proposed Resolution No. 15-70 that would authorize the City to accept a Quit Claim Deed and a Public Utility and Street Lighting Easement from Devil’s Castle, LLC, for a portion of property located at 6519 West SR-201 South Frontage Road.

Devils Castle, LLC had signed a Quit Claim Deed for right-of-way on the SR-201 South Frontage Road, the owner of the property for the proposed Great Western Leasing site. The description for the subject property currently included a portion of the SR-201 South Frontage Road. As the right-of-way had not been previously dedicated or conveyed to the City, conveyance of right-of-way for the frontage road would be required as a condition of approval.

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

The City Council will consider proposed Resolution No. 15-70 at the Regular Council Meeting scheduled April 21, 2015, at 6:30 P.M.

8. **COMMUNICATIONS:**

A. **COUNCIL UPDATE**

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

- |                           |   |
|---------------------------|---|
| March 12 –<br>May 6, 2015 | Intermountain Society of Artists presents: <i>Spring into Fantasy</i> Exhibit, UCCC |
| April 1-30, 2015          | April Eggstravaganza, UCCC  |
| April 16, 2015            | Cops for Kids: Police Officers serve tables, Sizzler,                               |

**MINUTES OF COUNCIL STUDY MEETING – APRIL 14, 2015**

**-5-**

3429 S. Redwood Road, 4:30 P.M. – 8:00 P.M. (Tips benefit the Children’s Justice Center)

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 Safety Merit Badge Class, Fire Station 74, 5545 West 3100 South, 6:00 P.M. – 8:00 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 27, 2015 Fire Department Awards Banquet, UCCC, Doors open at 5:00 P.M. and Dinner/Presentation at 6:00 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 6, 2015 Meet with Mayor Bigelow, City Hall, 4:30 P.M. – 6:00 P.M.

May 12, 2015 Summer at the Station 3<sup>rd</sup> Annual Youth Arts Festival, Fairbourne Station Plaza, 5:00 P.M. – 6:30 P.M.

May 12, 2015 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

**MINUTES OF COUNCIL STUDY MEETING – APRIL 14, 2015**

**-6-**

DRAFT

**MINUTES OF COUNCIL STUDY MEETING – APRIL 14, 2015**

-7-

May 13 – July 8, 2015	Lokahi II Art & Artifact Exhibition, UCCC
May 13, 2015	WVC Watch Wednesday, City Hall, 6:00 P.M. – 8:00 P.M.
May 13, 2015 P.M.	Community Meeting with Chief Russo, City Hall, 7:00 – 8:00 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.
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	Employee Barbecue sponsored by EAC, Fairbourne Station, 12:00 P.M. – 2:00 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 20, 2015	Temple Dharma Worship Hall Inauguration, 3325 West 3800 South, 11:00 A.M. – 2:00 P.M.
June 23, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

## MINUTES OF COUNCIL STUDY MEETING – APRIL 14, 2015

-8-

June 30, 2015	No Council Meetings Scheduled (5 <sup>th</sup> Tuesday)
July 7, 2015	Council Study Meeting, 4:30 P.M.; and Regular Council Meeting, 6:30 P.M.
July 13, 2015	Rush: R40 Live Tour, Maverik Center, 7:30 P.M.
July 14, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 21, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 28, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 31, 2015	Move Live on Tour, Maverik Center, 8:00 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 4, 2015	No Council Meeting Scheduled (National Night Out)
August 5, 2015	Sam Smith, Maverik Center, 8:00 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
August 11, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
August 18, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
August 25, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 3, 2015	Municipal General Election

## MINUTES OF COUNCIL STUDY MEETING – APRIL 14, 2015

-9-

Upon inquiry, Paul Isaac, Assistant City Manager, discussed performers currently being booked for the summer concert series at the Utah Cultural Celebration Center (UCCC) and advised further details would follow.

### B. **POTENTIAL FUTURE AGENDA ITEMS**

City Manager, Wayne Pyle, discussed housing amendments and the moratorium and reported regarding conversations held over the last few weeks regarding undeveloped larger parcels of land in the City.

Upon direction, Steve Pastorik, CED Department, displayed a color-coded map with parcel locations and criteria. He inquired regarding the Council's preference on whether or not to include parcels under one acre with adjacent parcels of two acres or more with potential for residential use, and discussed the pros and cons of that question.

The City Council members shared individual thoughts and opinions, after which the City Manager and Mr. Pastorik, and the Assistant City Manager/CED Director, answered questions.

Upon further discussion, the City Council expressed a consensus and directed staff to include all parcels shown on the map unless it was obvious they stood alone and were not adjacent to another parcel as noted in discussion of the map.

The City Manager referenced material previously distributed to the Council via e-mail regarding the amount of undeveloped land in the City and reasons why they might want to combine properties. He indicated other information included talking points for possible questions from the media, citizens and others, would be provided as the new ordinance moved through the process. He explained he wanted to make certain the Council was prepared to handle all questions.

Mr. Pastorik stated as part of this action, the General Plan would be amended for larger lots so the ordinance revision, General Plan amendment, and re-zoning would go hand in hand.

## 9. **COUNCIL REPORTS**

### A. **COUNCILMEMBER BUHLER – POLICE DEPARTMENT POLICIES AND CONTACT FROM RESIDENT REGARDING CITATION**

Councilmember Buhler inquired if there was policy regarding police officers smoking and shared the situation that raised the question.

Acting Police Chief, Phil Quinlan, responded officers could smoke in uniform, but not in public view.

Councilmember Buhler also stated a resident had contacted him regarding getting a ticket for illegal lane change, including the conversation the citizen had with a prosecutor when he went to fight the ticket.

**MINUTES OF COUNCIL STUDY MEETING – APRIL 14, 2015**

**-10-**

In response, the City Manager advised he would meet with Councilmember Buhler after the meeting to discuss the issue further.

**B. COUNCILMEMBER COREY RUSHTON – GRANGER-HUNTER IMPROVEMENT DISTRICT**

Councilmember Rushton informed staff regarding a Granger-Hunter Improvement District agenda item and stated the District would be applying to the City for easements near the Maverik Center.

**C. COUNCILMEMBER KAREN LANG –ASSOCIATION OF MUNICIPAL COUNCILS**

Councilmember Lang advised that the Association of Municipal Councils recently toured the Jordan Valley Water Conservancy District (JVWCD) treatment plan. She indicated it was not doom and gloom regarding the water supply, but there were some tips for conservation JVWCD would like the City to send out to its citizenry.

City Manager, Wayne Pyle, invited Councilmember Lang to submit the information to the Strategic Communications Director.

Councilmember Rushton also discussed the water situation, including water district budgets and conservation.

Councilmember Lang advised of her inability to attend a scheduled tour of the Utah Department of Transportation's Traffic Operations Center (TOC) facility and inquired if another Council member could attend.

**D. COUNCILMEMBER LARS NORDFELT – HISTORICAL SOCIETY**

Councilmember Nordfelt discussed information pertaining to the Historical Society and review of a Request for Proposals (RFP) for a statue. He indicated the committee would discuss recommendations at their next meeting.

**E. MAYOR RON BIGELOW – ULCT MID-YEAR CONFERENCE**

Mayor Bigelow reported his attendance at the Utah League of Cities & Towns (ULCT) mid-year conference in St. George, Utah, the previous week. He discussed workshops he attended.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, APRIL 14, 2015, WAS ADJOURNED AT 6:03 P.M., BY MAYOR BIGELOW.

**MINUTES OF COUNCIL STUDY MEETING – APRIL 14, 2015**

**-11-**

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, April 14, 2015.

\_\_\_\_\_  
Sheri McKendrick, MMC  
City Recorder

DRAFT