

MINUTES OF COUNCIL STUDY MEETING – JULY 10, 2012

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JULY 10, 2012, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR PRO TEM RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Corey Rushton
Steve Buhler
Don Christensen
Tom Huynh
Karen Lang
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Mike Winder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
John Evans, Fire Chief
Eric Bunderson, City Attorney
Russell Willardson, Public Works Director
Nicole Cottle, CED Director
Jim Welch, Finance Director
Layne Morris, CPD Director
Anita Schwemmer, Acting Police Chief
Nancy Day, Acting Parks and Recreation Director
Aaron Crim, Administration
Jake Arslanian, Public Works Department
Steve Lehman, CED Department
Jeff Nosack, Public Works Department
Craig Thomas, Administration
Owen Jackson, Administration
Cathie Alberico, Administration
Jason Nau, Administration Intern

MINUTES OF COUNCIL STUDY MEETING – JULY 10, 2012

-2-

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 26, 2012**

The Council read and considered Minutes of the Study Meeting held June 26, 2012. There were no changes, corrections or deletions.

After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held June 26, 2012, as written. Councilmember Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mayor Pro Tem Rushton	Yes

Unanimous.

2. **INTRODUCTION OF NEW EMPLOYEES**

Assistant City Manager, Paul Isaac, introduced the following new employees to the City Council:

Public Works Department

Kevin Lee	Mechanic II
Jeffrey Paterson	Custodian

Administration

Angelica Rojas	Court Clerk
Juanita Mendoza	Court Clerk

Police Department

Jennifer Fish	Crime Scene Tech
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The City Council and City Manager welcomed the new employees to employment with West Valley City.

3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED JULY 10, 2012**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Council Meeting scheduled July 10, 2012, at 6:30 P.M.

Mayor Pro Tem Rushton discussed Item No. 8.G. (Resolution No. 12-114) on the above referenced Agenda. Upon discussion, the Council expressed a consensus and directed the

MINUTES OF COUNCIL STUDY MEETING – JULY 10, 2012

-3-

City Manager to address the matter administratively; therefore, adoption of the proposed resolution would not be necessary.

Upon inquiry by the City Manager, there were no questions regarding items scheduled on the subject Agenda.

4. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED FOR JULY 17, 2012:

A. PROCLAMATIONS DECLARING AUGUST AS “NEIGHBORHOOD NIGHTS” MONTH, AND AUGUST 7, 2012, AS “NATIONAL NIGHT OUT 2012” IN WEST VALLEY CITY

City Manager, Wayne Pyle, stated Councilmember Buhler would read a Proclamation declaring August as “Neighborhood Nights” Month, and August 7, 2012, as “National Night Out 2012” in West Valley City, at the Regular Council Meeting scheduled July 17, 2012, at 6:30 P.M.

5. PUBLIC HEARINGS SCHEDULED JULY 17, 2012:

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-4-2012, FILED BY WEST VALLEY CITY, REQUESTING FINAL PLAT APPROVAL FOR THE UTAH CULTURAL CELEBRATION CENTER SUBDIVISION – AMENDED, LOCATED AT 1400 WEST 3100 SOUTH

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled July 17, 2012, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. S-4-2012, filed by West Valley City, requesting final plat approval for the Utah Cultural Celebration Center Subdivision – Amended, located at 1400 West 3100 South. He discussed proposed Ordinance No. 12-30 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 12-30, APPROVING THE AMENDMENT OF LOT 1 OF THE UTAH CULTURAL CELEBRATION CENTER SUBDIVISION

City Manager, Wayne Pyle, discussed proposed Ordinance No. 12-30 which would approve the amendment of Lot 1 of the Utah Cultural Celebration Center Subdivision.

Mr. Pyle stated the subject Application and proposed Ordinance, if approved, would amend and extend the Utah Cultural Celebration Center Subdivision by amending Lot 1 and extending the boundaries of the subdivision to include dedication of a new road.

The City Manager reported the amended subdivision would consist of three lots and two parcels on 19.7 acres and would include a new road with the proposed name of International Way. He indicated this road would provide a valuable

MINUTES OF COUNCIL STUDY MEETING – JULY 10, 2012

-4-

connection between 3300 South and 3100 South and help in management of traffic generated from events at the Utah Cultural Celebration Center. The completion of International Way would also help facilitate development of the surrounding properties to be known as the Jordan River Market Place.

City Manager, Wayne Pyle, explained as part of the subdivision a small portion of property would be dedicated as right-of-way along 3300 South at the southeast corner of the subdivision. He indicated this corresponded with right-of-way acquired along 3300 South to the west during the original subdivision process. In this case, the additional right-of-way east of International Way would be used as a deceleration lane for vehicles turning right off of 3300 South Street.

Mr. Pyle stated the subdivision was located in a 'C'-2 zone and within boundaries of the Jordan River Overlay Zone. He also stated future development would be subject to an ADL (Agreement for Disposition of Land) previously approved by the City Council.

Steve Lehman, CED Department, further reviewed and discussion the Application and proposed Ordinance, displayed the plat, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. S-4-2012 and consider proposed Ordinance No. 12-30 at the Regular Council Meeting scheduled July 17, 2012, at 6:30 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-5-2012, FILED BY KEN PETTY (MC NEIL ENGINEERING), REQUESTING FINAL PLAT APPROVAL FOR Highbury Shoppes Subdivision Lot 5E Amended, Located at 2807 South 5600 West

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled July 17, 2012, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. S-5-2012, filed by Ken Petty (McNeil Engineering), requesting final plat approval for Highbury Shoppes Subdivision Lot 5E Amended, located at 2807 South 5600 West. He discussed proposed Ordinance No. 12-31 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 12-31, APPROVING THE AMENDMENT OF LOT 5E IN THE Highbury Shoppes Subdivision

City Manager, Wayne Pyle, discussed proposed Ordinance No. 12-31 which would approve the amendment of Lot 5E in the Highbury Shoppes Subdivision located at 2807 South 5600 West.

MINUTES OF COUNCIL STUDY MEETING – JULY 10, 2012

-5-

Mr. Pyle stated Ken Petty represented King Chow and had requested an amendment to Lot 5E of the Highbury Shoppes Subdivision to facilitate creation of an additional lot within the recorded subdivision. He reported the subdivision had been recorded with the Salt Lake County Recorder's Office in October of 2006, and platted with six lots to accommodate a variety of land uses. He explained, to date Lots 5A, 5C and 5F had been developed, with Lots 5D and 5E having been approved for development. He indicated uses within this shopping center included restaurants, retail and banking.

The City Manager stated the purpose of the subdivision would be to amend Lot 5E to create one new lot. He reported the owner of the property had explained that at some point in the future they would like the ability to sell off the retail space at the northwest corner of what was now Lot 5E.

City Manager, Wayne Pyle, reported the amended subdivision would meet all frontage and area requirements of the 'C-2' zone. In addition, parking and access easements had been recorded with the original subdivision to ensure division of property would not create access or parking problems. He stated conditions and requirements of the original plat would be in force with the proposed amendment as well.

Steve Lehman, CED Department, further reviewed and discussed the Application and proposed Ordinance, displayed the plat, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. S-5-2012 and consider proposed Ordinance No. 12-31 at the Regular Council Meeting scheduled July 17, 2012, at 6:30 P.M.

6. **RESOLUTION NO. 12-115, AUTHORIZE THE CITY TO PURCHASE A 2012 FOUR-DOOR CREW CAB AND CHASSIS FROM FREIGHTLINER OF UTAH TO BE USED AS A CRACK SEAL TRUCK BY THE PUBLIC WORKS DEPARTMENT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-115 which would authorize the City to purchase a 2012 four-door crew cab and chassis from Freightliner of Utah, in an amount not to exceed \$69,442.00, to be used as a crack seal truck by the Public Works Department.

Mr. Pyle stated the City had an existing 2001 International truck used for crack sealing that was due for replacement. He advised the proposed truck to be purchased would need to be equipped with a flat bed and air compressor, which had not been included in the purchase price.

MINUTES OF COUNCIL STUDY MEETING – JULY 10, 2012

-6-

The City Manager reported the subject truck had been bid through BidSync with Freightliner of Utah being the only bidder. He advised Freightliner was a West Valley City business.

Public Works Director, Russell Willardson, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 12-115 at the Regular Council Meeting scheduled July 17, 2012, at 6:30 P.M.

7. **NEW BUSINESS SCHEDULED JULY 17, 2012:**

A. **APPLICATION NO. S-6-2012, FILED BY TODD MEYERS (MAVERIK, INC.), REQUESTING FINAL PLAT APPROVAL FOR MAVERIK SUBDIVISION LOCATED AT 5400 SOUTH 5600 WEST**

City Manager, Wayne Pyle, discussed Application No. S-6-2012, filed by Todd Meyers (Maverik, Inc.), requesting final plat approval for Maverik Subdivision located at 5400 South 5600 West.

Mr. Pyle stated proposed final plat, if approved, would allow for a one lot commercial subdivision in the 'C-2' zone located at the northwest corner of 6500 South 5600 West.

The City Manager explained the West Valley Maverik Subdivision had been proposed to create a new lot which would allow for a new expansion of the existing Maverik store. He stated the new Maverik store recently received conditional use approval from the Planning Commission and was currently under construction.

Mr. Pyle reported the subdivision consisted of one lot on 1.37 acres. He stated the remaining property would be divided as part of the Villages at Westridge PUD (Planned Unit Development) at some time in the future. He explained as part of the subdivision, the developer would be required to dedicate an additional 10 feet of right-of-way along 5600 West. The developer would also be required to dedicate an additional four feet on 5400 South Street. He indicated it should also be noted that the Utah Department of Transportation (UDOT) had approved both access points for the new Maverik store.

Steve Lehman, CED Department, further reviewed and discussed the Application, displayed the plat, and answered questions from members of the City Council.

The City Council will consider Application No. S-6-2012 at the Regular Council Meeting scheduled July 17, 2012, at 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – JULY 10, 2012

-7-

8. **COMMUNICATIONS:**

A. **COMMUNICATIONS REPORT UPDATE**

City Manager, Wayne Pyle, discussed background information regarding communications.

Upon direction, Aaron Crim, Administration, reviewed benchmarking efforts and measurements for success related to the communication report. He distributed hard copies of the report and, using PowerPoint, discussed the report in detail. During the presentation of information, Mr. Crim answered questions from members of the City Council.

City Manager, Wayne Pyle, discussed objectives going forward and how information in the report would be used in that regard.

B. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: July 1-31, 2012: National Parks & Recreation Month “Rock Your Park” Activities; July 11, 2012: EAC Summer BBQ, UCCC, Noon – 2:00 P.M.; July 12 – August 29, 2012: Face of Utah Sculpture VIII Exhibit, UCCC; July 13, 2012: Dutch Oven Cooking Demo for Family Fitness Center Members, Fitness Center; July 16, 2012: American Idol Live!, Maverik Center, 7:00 P.M.; July 16, 2012: WorldStage! Summer Concert Series – The Soulistics, UCCC, 8:00 P.M.; July 17, 2012: Council Study Meeting, 4:00 P.M., Regular Council Meeting, 6:30 P.M.; July 18 – 25, 2012: Days of ’47 Celebration, Maverik Center; July 19 & 20, 2012: Polynesian Cultural Center Performance; UCCC, 8:00 P.M.; July 24, 2012: Pioneer Day Holiday – City Hall closed; July 24, 2012: Target VIG (Very Important Guest) Night, 5:00 P.M. – 7:00 P.M. (Ribbon Cutting at 5:15 P.M.); July 26 -28, 2012: Samoan Heritage Festival, Centennial Park; July 30, 2012: WorldStage! Summer Concert Series – Rumba Libre, UCCC, 8:00 P.M.; July 31, 2012: No Council Meeting (5th Tuesday); August 2, 2012: Promenade at Fairbourne Station Opening Celebration; August 6, 2012: The Colonels Cup Golf Tournament, Stonebridge Golf Course, Breakfast at 7:00 A.M. and Shotgun Start at 8:00 A.M.; August 6, 2012: National Night Out Kick-off, UCCC, 5:30 P.M. – 8:00 P.M.; August 6, 2012: WorldStage! Summer Concert Series – Red Desert Ramblers, UCCC, 8:00 P.M.; August 6-11, 2012: Salt Lake County Fair, 2100 West 11400 South, South Jordan; August 7, 2012: No Council Meeting (National Night Out); August 7, 2012: National Night Out; August 11, 2012: Triathlon, Fitness Center; August 13, 2012: National Night Out – Family Safety Fair, Fitness Center, 4:00 P.M. – 6:00 P.M.; August 13, 2012: WorldStage! Summer Concert Series – World Travelers, UCCC, 8:00 P.M.; August 14, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 17, 2012: American Cancer Society Relay for Life, Centennial Park; August 18, 2012:

MINUTES OF COUNCIL STUDY MEETING – JULY 10, 2012

-8-

ChamberWest Night at Rocky Mountain Raceway, 6555 West 2100 South, Gates Open at 4:00 P.M. & Racing Begins at 6:00 P.M.; August 20, 2012: WorldStage! Summer Concert Series – Islands in the Desert, UCCC, 8:00 P.M.; August 21, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 28, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 3, 2012: Labor Day – City Hall closed; September 4, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 11, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 12-14, 2012: ULCT Annual Convention; September 18, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 19, 2012: Lake Park Golf Social, Stonebridge Golf Course, 8:00 A.M. – 1:00 P.M.; September 25, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 27, 2012: Kellogg's Tour of Gymnastics Champions, Maverik Center, 7:30 P.M.; October 10, 2012: Carrie Underwood, Maverik Center, 7:30 P.M.; and November 17, 2012: Eric Church, Maverik Center, 7:30 P.M.

C. **FIELD TRIP AND AGENDA TO GO PROGRAM**

City Manager, Wayne Pyle, discussed a field trip scheduled at 4:00 P.M. as part of the Study Meeting scheduled July 17, 2012.

City Manager, Wayne Pyle, discussed the AgendaToGo program and advised the City's IT Division suggested all Council members use the iPad as it would be easier to administer and service. He advised that City Recorder, Sheri McKendrick, was moving forward with the development of paperless packets.

9. **COUNCIL REPORTS:**

A. **COUNCILMEMBER STEVE BUHLER – MULTIPLE FAMILIES LIVING IN SINGLE-FAMILY HOMES**

Councilmember Buhler requested information including restrictions, laws and other pertinent information regarding multiple families living in single-family homes.

B. **COUNCILMEMBER DON CHRISTENSEN – IT ASSISTANCE AND REPORT REGARDING RELAY FOR LIFE**

Councilmember Christensen expressed compliments to the IT Division regarding assistance with problems with phones.

Councilmember Christensen reported regarding the Relay for Life event and stated there were five teams registered. He a desire to have more employee teams participate in the event.

MINUTES OF COUNCIL STUDY MEETING – JULY 10, 2012

-9-

C. COUNCILMEMBER KAREN LANG – NEIGHBORHOOD NATIONAL NIGHT OUT EVENT

Councilmember Lang stated her neighborhood had scheduled a National Night Out event this Friday, July 13, at 6:00 P.M. She invited members of the City Council to attend.

D. COUNCILMEMBER STEVE VINCENT – HALE CENTRE THEATRE BOARD MEETING AND CAB/ARTS COUNCIL MEETINGS

Councilmember Vincent stated the following day would be his first participation in a meeting as a Hale Centre Theatre board member. He advised the topic of discussion at that meeting would be fundraising.

Councilmember Vincent reported regarding recent meetings of CAB (Cultural Arts Board) and the Arts Council. He advised issues discussed included low attendance at the recent production of *Damn Yankees*. He discussed possible reasons for the low attendance. He reported the Arts Council would have further discussion regarding whether or not to continue staging theater productions in the future.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, JULY 10, 2012, WAS ADJOURNED AT 5:40 P.M., BY MAYOR PRO TEM RUSHTON.

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, July 10, 2012.

Sheri McKendrick, MMC
City Recorder