

MINUTES OF COUNCIL STUDY MEETING – JULY 17, 2012

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JULY 17, 2012, AT 4:00 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING CAME TO ORDER AND THEREAFTER CONDUCTED BY TEMPORARY MAYOR PRO TEM VINCENT.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Vincent
Steve Buhler
Don Christensen
Tom Huynh
Karen Lang (Arrived as noted)

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Corey Rushton
Mike Winder

STAFF PRESENT ON FIELD TRIP:

Paul Isaac, Assistant City Manager
Nicole Cottle, CED Director
Jim Welch, Finance Director
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
Chris Curtis, Acting CPD Director
Ryan Robinson, Acting City Attorney
Aaron Crim, Administration
Brent Garlick, CED Department
Steve Pastorik, CED Department
Pauline Davies, CED Department
Eric Madsen, Public Works Department
Jason Nau, Administration Intern

STAFF PRESENT AT STUDY MEETING:

Paul Isaac, Assistant City Manager
John Evans, Fire Chief
Russell Willardson, Public Works Director
Nicole Cottle, CED Director

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Kevin Astill, Parks and Recreation Director
Jim Welch, Finance director
Mike Wells, Acting Police Chief
Ryan Robinson, Acting City Attorney
Chris Curtis, Acting CPD Director
Brent Garlick, CED Department
Steve Pastorik, CED Department
Steve Lehman, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department
Jeanette Carpenter, Finance Department

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

The Study Meeting came to order and it was noted Mayor Winder and Mayor Pro Tem Rushton had been excused and were not in attendance and; therefore, a Temporary Mayor Pro Tem would need to be elected for conducting both the Study and Regular Meetings scheduled this night.

After discussion, Councilmember Buhler moved to elect Councilmember Vincent as Temporary Mayor Pro Tem for the purpose of conducting the Study and Regular Meetings scheduled July 17, 2012. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes

Unanimous.

2. **FIELD TRIP – ECONOMIC DEVELOPMENT TOUR**

Temporary Mayor Pro Tem Vincent recessed the Study Meeting and the City Council and staff boarded a bus in front of City Hall.

Councilmember Lang arrived and boarded the bus.

The City Council traveled to various sites related to new development, economic development and redevelopment area projects in the City.

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Brent Garlick, CED Department, distributed written information and discussed details regarding each of the sites to be visited during the tour, summarized as follows:

- Fairbourne Station
- Valley Fair Mall
- Jordan River Marketplace
- Oquirrh Meadows Assisted Living
- Lake Pointe/Franklin Covey
- Backcountry.com
- Intermountain Bobcat
- 201 Commerce Center/Stonebridge Commerce Centre
- Lake Park Corporate Center
- Target/Highbury Centre
- Northwest EDA (Economic Development Area)
- 5600 West Retail Corridor/Kmart RDA (Redevelopment Project Area)
- Frito-Lay
- Maverik Station
- Mountain View Corridor
- Hexcel
- Granger High School

During the tour of the above referenced sites, the City Manager, CED Director, and Mr. Garlick answered questions from members of the City Council.

Upon return to City Hall, Temporary Mayor Pro Tem Vincent reconvened the Study Meeting at 5:53 P.M.

3. APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 3, 2012

The Council read and considered Minutes of the Study Meeting held July 3, 2012. There were no changes, corrections or deletions.

After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held July 3, 2012, as written. Councilmember Buhler seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes

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Temporary Mayor Pro Tem Vincent Yes

Unanimous.

4. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED JULY 17, 2012**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled July 17, 2012, at 6:30 P.M. Upon inquiry, there were no questions regarding items scheduled on the subject Agenda.

5. **PUBLIC HEARINGS SCHEDULED AUGUST 14, 2012:**

A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING THE FY 2012-2013 TENTATIVE BUDGET**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled August 14, 2012, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding the FY 2012-2013 Tentative Budget. He discussed proposed Resolution No. 12-116 to be considered by the City Council subsequent to the public hearing, as follows:

RESOLUTION NO. 12-116, ADOPTING A FINAL BUDGET; MAKING APPROPRIATIONS FOR THE SUPPORT OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2012, AND ENDING JUNE 30, 2013; AND DETERMINING THE RATE OF TAX AND LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN WEST VALLEY CITY, UTAH, TAXABLE BY LAW FOR THE YEAR 2012

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-116 which would adopt a Final Budget, make appropriations for the support of West Valley City for the fiscal year beginning July 1, 2012, and ending June 30, 2013, and determine the rate of tax and levy taxes upon all real and personal property within West Valley City, Utah, taxable by law for the year 2012.

Mr. Pyle explained specific budget line items in expenditures and revenues, including elimination of certain positions.

Finance Director, Jim Welch, discussed the process of adoption of a tentative budget in May; the option to capture the judgment levy with required a truth in taxation hearing, and adoption of a final budget in August. He also explained the budget opening process to occur later in the fiscal year.

The City Manager discussed program modification proposals and his recommendations after evaluation of those proposals.

The City Manager and Finance Director answered questions from members of the City Council.

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Councilmember Lang stated a comprehensive list and overall plan for remodeling existing buildings and/or needs for additional facilities was needed to facilitate discussion by the Council at the next Strategic Planning Session. In response, the City Manager advised that information had been prepared and he discussed a brief overview of the capital facilities plan and priorities.

The City Council will hold a public hearing and consider proposed Resolution No. 12-116 on August 14, 2012, at 6:30 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-3-2012, FILED BY RUSSELL PLATT, REQUESTING A ZONE CHANGE FROM ZONE ‘C-2’ (GENERAL COMMERCIAL), ‘C-3’ (TRANSITIONAL COMMERCIAL), ‘M’ (MANUFACTURING), AND ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) TO ‘RM’ (RESIDENTIAL MULTI-FAMILY) FOR PROPERTY LOCATED AT 1559 WEST AND 1605 WEST 3860 SOUTH

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled August 14, 2012, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. Z-3-2012, filed by Russell Platt, requesting a zone change from zone ‘C-2’ (General Commercial), ‘C-3’ (Transitional Commercial), ‘M’ (Manufacturing), and ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 Square Feet) to ‘RM’ (Residential Multi-Family), for property located at 1559 West and 1605 West 3860 South. He discussed proposed Ordinance No. 12-32 and proposed Resolution No. 12-117 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 12-32, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 1559 WEST AND 1605 WEST 3860 SOUTH FROM ZONE ‘C-2’ (GENERAL COMMERCIAL), ‘C-3’ (TRANSITIONAL COMMERCIAL), ‘M’ (MANUFACTURING), AND ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) TO ZONE ‘RM’ (RESIDENTIAL MULTI-FAMILY)

City Manager, Wayne Pyle, discussed proposed Ordinance No. 12-32 which would amend the Zoning Map to show a change of zone for property located at 1559 West and 1605 West 3860 South from zone ‘C-2’ (General Commercial), ‘C-3’ (Transitional Commercial), ‘M’ (Manufacturing), and ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 Square Feet) to zone ‘RM’ (Residential Multi-Family).

Mr. Pyle stated the subject three parcels totaled 6.5 acres. He advised the surrounding zones included ‘R-1-8’ and ‘C-2’ to the south; ‘C-2’ to the west; ‘R-

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1-8' to the east, and 'C-2,' 'M' and 'RM' to the north. He further advised surrounding uses included Stock Components (a truss manufacturer) and the Gates at Kingspointe condominium/townhome development to the north; single-family homes to the east; a church, senior apartments and car sales businesses to the south and two other car sales businesses to the west. He indicated the applicant had also submitted a conditional use permit to develop a commercial building on the west 0.73 acres of the western subject parcel.

The City Manager reported most of the subject property was designated as mixed use in the General Plan. He indicated at this location mixed use was defined as commercial and medium density residential which anticipated seven to 11 units per acre. The eastern 125 feet of the eastern most parcel had been designated as low density residential (three to four units per acre) in the General Plan. He also stated the General Plan specified the need for a neighborhood park in the subject area, which typically ranged from 0.5 to 5 acres in size.

Mr. Pyle advised the applicant had submitted a concept plan showing four land uses: a new commercial building along Redwood Road, townhomes east of the commercial, an existing warehouse building constructed in 1978 on a separate one-acre parcel and a City park. The proposed commercial building was located on property already zoned 'C-2' and the warehouse building was on property already zoned 'M' (both shown in the concept plan for context). He clarified the proposed re-zone application dealt with the proposed townhome areas and the proposed City park property.

The City Manager stated for the townhomes there were 78 units proposed with a combination of two story/three bedroom units and three story/four bedroom units. He also stated the proposed three bedroom units were 1,400 square feet and the four bedroom units were 1,750 square feet.

City Manager, Wayne Pyle, explained the proposed City park shown on the east end of the subject property had been included at the request of City staff. He advised the proposed park location was supported by the Parks and Recreation Department.

Mr. Pyle stated the owner of the subject property also owned the one acre parcel with the warehouse building. He indicated placing townhomes on two sides of the warehouse building was a bit awkward; however, City staff believed with appropriate setbacks, fencing and landscaping, the impact of the warehouse use on the residential could be minimized.

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RESOLUTION NO. 12-117, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH DAVID TRUONG FOR APPROXIMATELY 6.5 ACRES OF PROPERTY LOCATED AT 1559 WEST AND 1605 WEST 3860 SOUTH

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-117 which would authorize the City to enter into a Development Agreement with David Truong for approximately 6.5 acres of property located at 1559 West and 1605 West 3860 South.

Mr. Pyle stated the applicant had submitted a request to change the zoning from 'C-2,' 'C-3,' 'M' and 'R-1-8' to 'RM' on the above referenced property. He advised the proposed use for the 'RM' property was a townhome development. He reported the Planning Commission had recommended approval of the zone change subject to a development agreement.

City Manager, Wayne Pyle, discussed the proposed agreement, summarized as follows:

- Standards for the proposed townhomes
- Requirements to minimize the impact of the existing warehouse building on the townhomes
- Requirements for graffiti and junk cleanup
- A park dedication requirement

Mr. Pyle reported the townhome standards addressed the maximum number of 78 units, building elevations, two-car garages, fencing and amenities. In addition, he stated the warehouse language addresses fencing, an exterior remodel requirement, landscaping and a warehouse use limitation.

Steve Pastorik, CED Department, further reviewed the Application, discussed the proposed Ordinance and proposed Resolution, displayed a map, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. Z-3-2012 and consider proposed Ordinance No. 12-32 and proposed Resolution No. 12-117 at the Regular Council Meeting scheduled August 14, 2012, at 6:30 P.M.

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6. RESOLUTION NO. 12-118, APPROVE AN AGREEMENT WITH DLS CONSULTING, INC. TO PROVIDE PROFESSIONAL SERVICES DURING THE 2012-2013 FISCAL YEAR

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-118 which would approve an Agreement with DLS Consulting, Inc., in the amount of \$80,000.00, to provide professional services during the 2012-2013 fiscal year.

Mr. Pyle stated DLS would provide the City with professional services in interacting with other governmental agencies, including lobbying the Utah Legislature on issues important to West Valley City, which issues would be identified by the City Manager and DLS.

City Manager, Wayne Pyle, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 12-118 at the Regular Council Meeting scheduled August 14, 2012, at 6:30 P.M.

7. RESOLUTION NO. 12-119, APPROVE A CLAIM SERVICE RENEWAL AGREEMENT WITH PINNACLE RISK MANAGEMENT SERVICES, INC., FOR CLAIMS ADJUSTING AND ADMINISTRATIVE SERVICES FOR THE CITY'S WORKERS' COMPENSATION PROGRAM

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-119 which would approve a Claim Service Renewal Agreement with Pinnacle Risk Management Services, Inc., in the amount of \$45,840.00 plus ongoing expenses, for claims adjusting and administrative services for the City's Workers' Compensation Program.

Mr. Pyle stated Pinnacle Risk Management Services, Inc. had provided workers' compensation related services to the City for several years. He further stated those services included all claims adjusting and claim related administrative services. He explained all City workers' compensation claims were made directly to Pinnacle, who then adjusted the claims, tracked the claims, made required payments to employees and medical care providers, and provided the City with various reports.

The City Manager reported because the City was self-insured for workers' compensation claims, all claims adjusting and administrative tracking of claims and payments must be done either "in house" or through a private contractor. He indicated it had been determined to be more cost effective to hire a private third party administrator to provide those services. He reported Pinnacle had provided excellent service to West Valley City for many years at a very competitive price and there would be no price increase from last year's agreement.

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City Manager, Wayne Pyle, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 12-119 at the Regular Council Meeting scheduled August 14, 2012, at 6:30 P.M.

8. **COMMUNICATIONS:**

A. **ECONOMIC DEVELOPMENT UPDATE**

City Manager, Wayne Pyle, stated due to time constraints additional information regarding economic development would not be presented at this time.

B. **REVIEW DRAFT AGENDAS FOR REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS**

City Manager, Wayne Pyle, reviewed draft Agendas for the Redevelopment Agency and Housing Authority meetings scheduled August 14, 2012. He advised, at this time, there were only minutes scheduled for consideration and approval on both agendas.

C. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previous received a Memorandum outlining upcoming meetings and events as follows: July 1-31, 2012: National Parks & Recreation Month “Rock Your Park” Activities; July 12 – August 29, 2012: Face of Utah Sculpture VIII Exhibit, UCCC; July 18 – 25, 2012: Days of ’47 Celebration, Maverik Center; July 19 & 20, 2012: Ha: Breath of Life -Polynesian Cultural Center Performance (ticketed event), 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.; July 26 -28, 2012: Samoan Heritage Festival, Centennial Park; July 30, 2012: WorldStage! Summer Concert Series – Rumba Libre, UCCC, 8:00 P.M.; August 2, 2012: Promenade at Fairbourne Station Opening – Picnic at the Promenade, 3600 S. Market Street (2810 W.), 10:30 A.M. – 2:00 P.M.; 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: 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: National Night Out – Senior Safety Fair, Harman Home Senior Center, 4909 South 3600 West, 11:00 A.M. – 1:00 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 17, 2012: Nantou Exchange Student Dinner, UCCC, 6:00 P.M. – 7:30 P.M.; August

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17-18, 2012: National Night Out – Police Safety Fair, Valley Fair Mall, 1:00 P.M. – 6:00 P.M.; August 18, 2012: 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.

9. COUNCIL REPORTS

Upon inquiry there were no Council reports.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, JULY 17, 2012, WAS ADJOURNED AT 6:29 P.M., BY TEMPORARY MAYOR PRO TEM VINCENT.

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 17, 2012.

Sheri McKendrick, MMC
City Recorder