

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 4, 2012

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 4, 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 WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

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

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Kevin Astill, Parks and Recreation Director
Nicole Cottle CED Director
John Evans, Fire Chief
Russell Willardson, Public Works Director
Jim Welch, Finance Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Buzz Nielsen, Police Chief
Steve Lehman, CED Department
Brent Garlick, CED Department
Lee Logston, CED Department
Keith Morey, CED Department
Mark Nord, CED Department
Kevin Despain, CED Department
Pauline Davies, CED Department
Ross Olsen, Administration
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 21, 2012**
The Council read and considered Minutes of the Study Meeting held August 21, 2012. There were no changes, corrections or deletions.

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After discussion, Councilmember Huynh moved to approve the Minutes of the Study Meeting held August 21, 2012, as written. Councilmember Christensen 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. Christensen	Yes
Mayor Winder	Yes

Unanimous.

2. **REVIEW AGENDA FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS SCHEDULED SEPTEMBER 4, 2012**

City Manager, Wayne Pyle, stated no new items had been added to the agenda for the Regular Council Meeting scheduled September 4, 2012, at 6:30 P.M. He reviewed and discussed items on the agendas for the Redevelopment Agency and Housing Authority meetings scheduled later this night.

Upon inquiry by the City Manager there were no questions regarding the above referenced Agenda items.

3. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED SEPTEMBER 11, 2012:**

A. **EMPLOYEE OF THE MONTH, AUGUST 2012 – ZACH HATCH, FIRE DEPARTMENT**

City Manager, Wayne Pyle, stated Councilmember Buhler would read the nomination of Zach Hatch, Fire Department, as the Employee of the Month for August 2012, at the Regular Council Meeting scheduled September 11, 2012, at 6:30 P.M. Firefighter Hatch had been nominated for his participation in a Tracy Wigwam Camp in Millcreek Canyon sponsored for child patients treated in a burn unit.

B. **EAC QUARTERLY DIVISION AWARD – SCHOOL CROSSING GUARDS, POLICE DEPARTMENT**

City Manager, Wayne Pyle, stated Councilmember Rushton would read the EAC Quarterly Division Award to be presented to the School Crossing Guards, Police Department, at the Regular Council Meeting scheduled September 11, 2012, at 6:30 P.M. He advised the School Crossing Guards consisted of 50 employees assigned to 23 elementary schools and one charter school and were to be honored for their dedication and ambassadorship on behalf of West Valley City.

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5. PUBLIC HEARINGS SCHEDULED SEPTEMBER 11, 2012:

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GP-2-2012, FILED BY WEST VALLEY CITY, REQUESTING TO ADOPT THE FAIRBOURNE STATION VISION SMALL AREA PLAN AND SUPPORTING CHANGES TO THE GENERAL PLAN AND GENERAL PLAN MAP

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 11, 2012, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. GP-2-2012, filed by West Valley City, requesting to adopt the Fairbourne Station Vision Small Area Plan and supporting changes to the General Plan and General Plan map and text. He discussed proposed Ordinance No. 12-38 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 12-38, APPROVING UPDATING OF THE GENERAL PLAN TO INCLUDE THE FAIRBOURNE STATION VISION

City Manager, Wayne Pyle, discussed proposed Ordinance No. 12-38 which would approve updating of the General Plan to include the Fairbourne Station Vision.

Mr. Pyle stated the update to and replacement for the City Center Vision would address the area between approximately 3500 South and Lancer Way and between 3200 West and 2700 West.

The City Manager explained the City Center Vision had been adopted in 2004 to guide long term land use decisions for the area around the newly created City Center Redevelopment Area. He indicated the proposed update was necessary for many reasons, as follows: As of 2012, many of the goals and action items in the City Center Vision had been achieved; a number of major projects would either be completed this year or would break ground; and, the street structure, overall character, and theme of Fairbourne Station had now been determined. He stated in addition to general history and information on the area, the Fairbourne Station Vision provided broad goals for development on a street by street basis.

Mr. Pyle advised because most of the goals related to Valley Fair Mall had been achieved it had been eliminated for this update and the Fairbourne Station Vision covered a smaller area than the City Center Vision. He stated the effect on the General Plan and Map was that the Fairbourne Station designation would cover 3200 West to 2700 West and 3500 South to 3650 South. Areas previously designated as City Center (Valley Fair Mall, north of 3500 South, west of 3200 West, and portions of land off of 2200 West) would now receive General

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Commercial, Entertainment, and Low Density Residential designations on the General Plan Map.

City Manager, Wayne Pyle, reported the Planning Commission recommended adoption of the Plan with a land use map showing lower residential densities west of Beaver Street and no residential land use for properties on the north side of 3500 South. He stated the draft submitted to the Council had been modified to reflect those recommendations.

The City Manager referenced exhibit documents and summarized three recommended changes to the General Plan as part of the subject Application, as follows:

1. (Exhibit A): Adoption of the Fairbourne Station Vision, replacing the City Center Vision as the small area plan for the City Center Redevelopment Area.
2. (Exhibit B): Amending the text of the General Plan to reference and integrate the Fairbourne Station Vision into the rest of the Plan.
3. (Exhibit C): Amend the General Plan Map to reference and integrate the newly defined Fairbourne Station Vision area, and change designations of areas previously covered by the City Center designation.

City Manager, Wayne Pyle, further reviewed and discussed the Application and proposed Ordinance and gave an overview of the Fairbourne Station project.

Lee Logston, CED Department, used PowerPoint and discussed information summarized as follows:

- Three parts of action regarding Application No. GP-2-2012
- Original City Center Vision adopted in 2004 which was part of General Plan
- Reasons for update – goals and objectives achieved
- Overview of progress since 2005
- Details regarding Fairbourne Station Vision 2012
- Future land use map
- General Plan map – current and proposed land use designations

Mr. Logston further reviewed the application and proposed Ordinance, and with the City Manager answered questions from members of the City Council.

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The City Council will hold a public hearing regarding Application No. GP-2-2012 and consider proposed Ordinance No. 12-38 at the Regular Council Meeting scheduled September 11, 2012, at 6:30 P.M.

5. **NEW BUSINESS SCHEDULED SEPTEMBER 11, 2012:**

A. **APPLICATION NO. S-11-2012, FILED BY IVORY HOMES, REQUESTING FINAL PLAT APPROVAL FOR Highbury Place Subdivision – Phase 6, Located at 5150 West 2850 South**

City Manager, Wayne Pyle, discussed Application No. S-11-2012, filed by Ivory Homes, requesting final plat approval for Highbury Place Subdivision – Phase 6 located at 5150 West 2850 South.

Mr. Pyle stated Nick Mingo, representing Ivory Homes, had requested approval for the sixth phase of the Highbury Place Subdivision located east of Phase 5 and south of the existing waterway along Highbury Parkway. He also stated Phase 6 consisted of nine lots on 2.7 acres with lot sizes ranging from 8,521 square feet to 13,742 square feet.

The City Manager explained access to the subdivision would be gained from Sandwell Drive located to the west. He indicated this phase would extend Sandwell Drive to the east for future development. All streets in the subdivision would be dedicated and would consist of a 54-foot right-of-way thus allowing a five-foot park strip and five foot sidewalk.

Mr. Pyle reported the Planning Commission and City Council had previously approved a Development Agreement for the entire Highbury community. He stated that agreement addressed dwelling size, building materials and other items related to construction of the residential homes. He advised requirements outlined in the agreement had created a unique community with a variety of housing options along with ample open space and recreational opportunities.

City Manager, Wayne Pyle, further reported Ivory Homes would install basements for all homes. He explained a soils report had been prepared which indicated ground water was encountered at a depth ranging from 9-13 feet below existing grades. He stated all homes were eligible for basements and would comply with the water table elevation as noted on the plat. In addition, Ivory would install a sub-drain system to provide an extra measure of protection for new home owners.

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

The City Council will consider Application No. S-11-2012 at the Regular Council Meeting scheduled September 11, 2012, at 6:30 P.M.

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6. APPLICATION NO. S-28-2008 FILED BY IVORY HOMES, REQUESTING FINAL PLAT APPROVAL FOR Highbury Place Subdivision – Phase 7 LOCATED AT 2995 SOUTH 5235 WEST

City Manager, Wayne Pyle, discussed Application No. S-28-2008, filed by Ivory Homes, requesting final plat approval for Highbury Place Subdivision – Phase 7 located at 2995 South 5235 West.

Mr. Pyle stated Nick Mingo, representing Ivory Homes, had requested final plat approval for Phase 7 of the Highbury Place Subdivision. He also stated the proposed application was located to the south of Phases 1 and 2 and immediately to the west of the Valley Crest Elementary School. He explained Phase 7 consisted of 31 lots on 7.2 acres with lot sizes ranging from 5,800 square feet to 11,871 square feet. He indicated the subject phase would also include a 10,490 square foot pocket park. Introduction of this park was part of the amended development agreement when another open space area had been eliminated from what was now Phase 5. He stated according to Ivory Homes, this park would be landscaped and include a tot lot and benches. He advised the open space would be maintained by the residential homeowners association for Highbury.

The City Manager reported housing would be based on the Development Agreement. He stated in order to provide more variety Ivory was continually working on new plans for this development. Additional plans had been added to their 2012 catalogue and a copy of that catalogue had been made available to the City and would be kept on file.

City Manager, Wayne Pyle, advised access to the subdivision would be gained from existing stub streets from Phases 1 and 2 to the north. He also advised the subject phase would provide a stub street for future development to the south. All streets in the subdivision would be dedicated and consist of a 54-foot right-of-way, which would allow a five-foot park strip and five foot sidewalk.

Mr. Pyle informed the subdivision was located to the west of the Valley Crest Elementary School and during the preliminary plat discussions, the Planning Commission recommended a walkway be provided along the school boundary. He stated Ivory Homes and the School District determined this phase of the development would provide the walkway, more specifically, between Lots 714 and 715. He indicated the walkway would be maintained by the homeowners association.

The City Manager stated Ivory Homes would install basements for all homes. He reported a soils report had been prepared indicating ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations would be raised approximately two feet similar to other phases in the subdivision. Elevation of the lowest floor slab would be a minimum of three feet above the high water table. He stated, in addition, Ivory would install a sub-drain system to provide an extra measure of protection for new home owners.

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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-28-2008 at the Regular Council Meeting scheduled September 11, 2012, at 6:30 P.M.

7. **ECONOMIC DEVELOPMENT UPDATE**

City Manager, Wayne Pyle, stated an update regarding Economic Development had been scheduled.

Upon direction, the CED Director, Nicole Cottle, addressed the City Council and expressed pride in the economic development team and their accomplishments that could be both measured and quantified. She stated Strategic Plan goals were “lofty” and were considered a huge win when met.

Using PowerPoint, Brent Garlick, CED Department, discussed updated information summarized as follows:

- Economic Development metrics – details regarding annual goals and accomplishments
- Increased values of active RDA project areas
- Project pipeline
- Projects anticipated - 2012-2013

During the above presentation of information, Mr. Garlick answered questions from members of the City Council.

8. **SKATEPARK LOCATION DISCUSSION**

City Manager, Wayne Pyle, stated a discussion regarding location of a skatepark had been scheduled. He noted a matrix had been distributed to the City Council regarding three possible sites for a skatepark within Centennial Park.

Upon direction, Kevin Astill, Parks and Recreation Director, displayed a map of Centennial Park and pointed out the three possible sites, discussing pros and cons of each. He also discussed sites in other parks that had been reviewed by a committee in 2004 and who, at that time, determined Centennial Park to be the best location for a skatepark.

City Manager, Wayne Pyle, and the Parks and Recreation Director answered questions from members of the City Council during the above discussion. Members of the City Council discussed various options and expressed individual opinions and concerns. Upon further discussion, the City Manager was requested to bring the park priority list to the City Council for review.

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9. **CHINESE FRIENDSHIP GATE UPDATE**

City Manager, Wayne Pyle, stated an update had been scheduled regarding the Chinese Friendship Gate.

Upon direction, Ross Olsen, Administration, discussed and gave updated information regarding the Chinese Gate project, and the Nantou, Taiwan, delegation visit to West Valley City for dedication of the Gate. He used PowerPoint and discussed information summarized as follows:

- Background and overview of the project
- Slide show of construction process and completion
- Facts regarding design and features of the gate including inscription from President of Taiwan
- Visitors from Taiwan to arrive for dedication of the Gate and itinerary of activities (copy of itinerary given to City Council and Executive Staff)
- Info regarding art exhibit to be on display at the Utah Cultural Celebration Center (UCCC) later this month as part of the Chinese Gate celebration

Mr. Olsen answered questions from members of the City Council during the above presentation of information.

Upon further discussion, Councilmember Huynh discussed issues and concerns expressed by some donors regarding use of funds. He advised those donors would possibly make comments in that regard during the Regular Meeting scheduled later this night.

City Manager, Wayne Pyle, advised all funds that had passed through West Valley City were accounted for; however, there could be some issues regarding funding from other donors who gave money to the Chinese Heritage Foundation. He reported no knowledge or awareness of wrongdoing outside of West Valley City's involvement in the project. He advised that the City had not been involved with the Chinese Heritage Foundation over the last 10-year period. He further reported the City's books had been thoroughly reviewed and all dollars donated to the project had been accounted for. He indicated the City would cooperate to help sort out any issues by the donors, but the Chinese Heritage Foundation would be responsible to resolve those problems.

10. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: September 11, 2012: SIRE Agenda to Go Training, Multi-purpose Room, 3:30 P.M. – 4:30 P.M.; September 11, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 11, 2012: Opening Ceremony for 9/11 Memorial on the Promenade, 4:45 P.M.; September 11-October 24, 2012: Intermountain Society of Artists' Annual Fall Show, UCCC;

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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 18, 2012: Reception and Recognition for WestFest Committee, City Hall Lobby, 5:45 P.M.; September 19, 2012: Lake Park Golf Social, Stonebridge Golf Course, 8:00 A.M. – 1:00 P.M.; September 24, 2012: Nantou Delegation Arrives, 7:00 P.M. – 8:00 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 2, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 2, 2012: Domestic Violence Awareness Program, Lobby, 6:00 P.M.; October 4, 2012: ChamberWest 2012 Legacy Awards Gala, Hilton Salt Lake City Airport, 5151 Wiley Post Way, 6:00 P.M.; October 9, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 10, 2012: Carrie Underwood, Maverik Center, 7:30 P.M.; October 16, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 19-21, 2012: Sesame Street Live, Maverik Center; October 23, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 23 – November 2, 2012: Early Voting Period for General Election at City Hall; October 30, 2012: No Council Meeting Scheduled (5th Tuesday); October 31 – November 4, 2012: Cirque du Soleil: Quidam, Maverik Center; November 6, 2012: General Election; November 6, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 9-10, 2012: Monster Truck Spectacular, Maverik Center; November 12, 2012: Veteran's Day – City Hall closed; November 13, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 17, 2012: Eric Church, Maverik Center, 7:30 P.M.; November 20, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 22, 2012: Thanksgiving – City Hall closed; November 27, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 4, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 11, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 18, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and December 24 & 25, 2012: Christmas Holiday – City Hall closed.

11. COUNCIL REPORTS

A. COUNCILMEMBER STEVE VINCENT – GRANITE SCHOOL DISTRICT

Councilmember Vincent stated he had recently received a telephone call from a representative of Granite School District regarding a class they taught at Wheeler Farm and their desire to find a location in West Valley City to expand that program. He indicated the District would like to update the old animal shelter facility if possible.

City Manager, Wayne Pyle, advised some buildings on the old animal shelter property were not usable. He indicated he would certainly be available to talk with those District representatives to discuss the matter further.

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B. COUNCILMEMBER COREY RUSHTON – PROMENADE, PROPERTY ON REDWOOD ROAD NEAR TRAX STATION AND STANLEY CUP EVENT

Councilmember Rushton stated he recently visited the Promenade and noticed pet owners had not cleaned up after their dogs. He suggested a baggie stand and signage should be considered.

He also stated the owner of property on Redwood Road near the TRAX station was trying to come up with ideas for good uses for that property. He discussed a joint effort in that regard with the City, University of Utah students and a developer.

Councilmember Rushton reported he recently represented the City Council at a Stanley Cup event held at the Maverik Center.

C. MAYOR MIKE WINDER – REPUBLICAN NATIONAL CONVENTION, COURTESY VISIT, BROCK FAMILY AND PIONEER CROSSING PARK

Mayor Winder reported regarding his attendance at the Republican National Convention held the previous week.

He reported regarding a courtesy visit with the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints earlier this date.

Mayor Winder stated this would be the last year of farming in West Valley City for the Brock family. He suggested the Brock family be honored with the Essential Piece Award.

Mayor Winder discussed updated information regarding the Pioneer Crossing Park located near the Jordan River. He stated the County appointed a staff person to coordinate the master plan for the project. He indicated the City's Historical Society wanted to build a suspension bridge to commemorate pioneers coming across the Salt Lake Valley. The Mayor advised he was exploring possible grant funding opportunities or legislative funding for that project.

12. MOTION FOR EXECUTIVE SESSION

After discussion, Councilmember Vincent moved to adjourn and reconvene in an Executive Session for discussion of property acquisition or disposition. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes

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Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, SEPTEMBER 4, 2012, WAS ADJOURNED AT 6:13 P.M., BY MAYOR WINDER.

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THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, SEPTEMBER 4, 2012, AT 6:14 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

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

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Eric Bunderson, City Attorney
Nicole Cottle, CED Director

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF SEPTEMBER 4, 2012, WAS ADJOURNED AT 6:28 P.M., BY MAYOR WINDER.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting and Executive Session of the West Valley City Council held Tuesday, September 4, 2012.

Sheri McKendrick, MMC
City Recorder