

**MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 5, 2013**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 5, 2013, 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 (Arrived as noted)

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  
John Evans, Fire Chief  
Russell Willardson, Public Works Director  
Lee Russo, Police Chief  
Layne Morris, CPD Director  
Aaron Crim, Administration  
Jake Arslanian, Public Works Department  
Steve Pastorik, CED Department  
Steve Lehman, CED Department  
Kevin Despain, CED Department  
Ross Olsen, Administration  
Susan Klinker, Administration  
Mike Christensen, Administration  
Jeff Olsen, Administration  
Kevin Conde, Administration  
Steve Hyde, Administration  
Anna Cutler, Administration  
Jean Pagels, Administration  
Jason Nau, Administration

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**1. APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 15, 2013**

The Council read and considered Minutes of the Study Meeting held October 15, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Buhler moved to approve the Minutes of the Study Meeting held October 15, 2013, as written. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

**2. APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 22, 2013**

The Council read and considered Minutes of the Study Meeting held October 22, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Buhler moved to approve the Minutes of the Study Meeting held October 22, 2013, as written. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

**3. REVIEW AGENDAS FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS SCHEDULED NOVEMBER 5, 2013**

City Manager, Wayne Pyle, stated one new item had been added to the Agenda for the Regular Council Meeting scheduled November 5, 2013, at 6:30 P.M. He discussed the newly added item, as follows:

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**Item No. 9.E. – RESOLUTION NO. 13-157, APPROVE CONTRACT WITH EDA ARCHITECTS, INC. FOR DESIGN AND CONSTRUCTION DOCUMENT PREPARATION SERVICES FOR THE FAIRBOURNE STATION PARKING STRUCTURE (ADDED TO THE AGENDA AFTER STUDY MEETING HELD OCTOBER 22, 2013)**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-157 that would approve a contract with EDA Architects, Inc., for design and construction document preparation services for the Fairbourne Station parking structure.

Mr. Pyle stated the Fairbourne Station Parking Plaza project architects had been recommended to provide architectural design, engineering services and construction administration for the four story 800 stalls parking plaza. He also stated the Fairbourne Station Parking Plaza would service the UTA transportation hub and the Fairbourne Station office development. Funding for the project would be provided from the State of Utah appropriations during the 2013 legislative session in the amount of \$10,000,000.00 and would be the focal point of the Fairbourne Station Center transportation and parking needs. He indicated location of the parking plaza demanded a vibrant look and strategic flow of traffic.

The City Manager reported request for proposals had been solicited and eight responses received, as follows:

EDA Architects  
VCBO Architects  
GSBS Architects  
AXIS Architects  
FFKR Architects

Mr. Pyle stated EDA Architects had been recommended as their proposal best fit the qualifications.

Jake Arslanian, Public Works Department, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-157 at the Regular Council Meeting scheduled November 5, 2013, at 6:30 P.M.

**Redevelopment Agency Meeting and Housing Authority Meeting Agendas**

The City Manager advised consideration of approval of minutes was listed on the agendas for the Redevelopment Agency and Housing Authority meetings scheduled later this night.

Upon inquiry by the City Manager there were no further questions regarding items as discussed above or other items listed on the referenced agendas.

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Councilmember Vincent arrived at the meeting at 4:35 P.M.

#### 4. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED NOVEMBER 12, 2013:**

##### A. **EMPLOYEE OF THE MONTH, NOVEMBER 2013 – DAVE SHOPAY, ADMINISTRATION**

City Manager, Wayne Pyle, stated Councilmember Huynh would read the nomination of Dave Shopay, Administration, to receive the Employee of the Month Award, at the Regular Council Meeting scheduled November 12, 2013, at 6:30 P.M. He indicated Mr. Shopay had been nominated for his knowledge and telecommunications experience as well as his outstanding people skills and exceptional support of other employees.

#### 5. **PUBLIC HEARINGS SCHEDULED NOVEMBER 12, 2013:**

##### A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-6-2013, FILED BY WEST VALLEY CITY, REQUESTING AN ORDINANCE TEXT AMENDMENT TO SECTIONS 7-1-103 AND 7-16-101 OF THE WEST VALLEY CITY MUNICIPAL CODE, REGARDING RESIDENTIAL FACILITIES FOR ELDERLY PERSONS**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled November 12, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. ZT-6-2013, filed by West Valley City, requesting an ordinance text amendment to Sections 7-1-103 and 7-16-101 of the West Valley City Municipal Code regarding residential facilities for elderly persons. He discussed proposed Ordinance No. 13-44 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

##### **ORDINANCE NO. 13-44, AMENDING SECTIONS 7-1-103 AND 7-16-101 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE CITY ORDINANCES GOVERNING RESIDENTIAL FACILITIES FOR ELDERLY PERSONS CONSISTENT WITH STATE LAW**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 13-44 that would amend Sections 7-1-103 and 7-16-101 of the West Valley City Municipal Code to update City ordinances governing residential facilities for elderly persons consistent with State law.

Mr. Pyle stated Chapter 7-16 of the City Code governed regulation of residential facilities for elderly persons. He indicated that section referenced provisions in the Utah Code removed during the last legislative session. He reported the update would leave the standards unchanged while updating citations consistent with State law.

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City Attorney, Eric Bunderson, further reviewed and discussed the proposed Ordinance and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. ZT-6-2013 and consider proposed Ordinance No. 13-44 at the Regular Council Meeting scheduled November 12, 2013, at 6:30 P.M.

**B. ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-6-2013, FILED BY JENKINS OLDHAM DEVELOPMENT, L.L.C. REQUESTING A CHANGE FROM ZONE ‘A’ (AGRICULTURE) TO ZONE ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND ‘R-1-6’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 6,000 SQUARE FEET) FOR PROPERTY LOCATED AT 3846 SOUTH 5600 WEST**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled November 12, 2013, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. Z-6-2013, filed by Jenkins Oldham Development, L.L.C., requesting a change from zone ‘A’ (Agriculture) to zone ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 sq. ft.) and ‘R-1-6’ (Single-Family Residential, Minimum Lot Size 6,000 sq. ft.) for property located at 3846 South 5600 West. He discussed proposed Ordinance No. 13-45 and proposed Resolution No. 13-158 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

**ORDINANCE NO. 13-45, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3846 SOUTH 5600 WEST FROM ZONE ‘A’ (AGRICULTURE) TO ZONE ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND ‘R-1-6’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 6,000 SQUARE FEET)**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 13-45 that would amend the Zoning Map to show a change of zone for property located at 3846 South 5600 West from zone ‘A’ (Agriculture) to zone ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 sq. ft.) and ‘R-1-6’ (Single-Family Residential, Minimum Lot Size 6,000 sq. ft.).

Mr. Pyle stated the applicant had requested a zone change on a 14.9-acre parcel at 3846 South 5600 West from ‘A’ to ‘R-1-8’ and ‘R-1-4.’ He indicated surrounding zones included ‘R-1-8’ to the south and east and ‘A’ to the north and west. He advised the subject property was surrounded by single-family homes to the east and south and largely vacant land to the north and west.

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The City Manager reported the General Plan called for Small Lot Residential (4 to 7 units per acre) south of the extension of Cilma Drive, and Low Density Residential (3 to 4 units per acre) and Residential Office north of the extension of Cilma Drive.

He further reported the concept plan had been provided to the City Council and showed the property being subdivided into 55 lots resulting in a density of 3.7 units per acre. He stated the concept also included extension of Cilma Drive. The 'R-1-8' portion of the proposal was north of Cilma Drive and included 29 lots with an average lot size of 9,132 square feet. The 'R-1-6' portion of the proposal was south of Cilma Drive and included 26 lots with an average lot size of 7,831 square feet. He advised the smallest lot proposed in the 'R-1-6' portion of the proposal was 6,500 square feet.

### **RESOLUTION NO. 13-158, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH JENKINS OLDHAM DEVELOPMENT, L.L.C. FOR APPROXIMATELY 14.9 ACRES OF PROPERTY LOCATED AT 3846 SOUTH 5600 WEST**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-158 that would authorize the City to enter into a Development Agreement with Jenkins Oldham Development, L.L.C. for approximately 14.9 acres of property located at 3846 South 5600 West.

Mr. Pyle stated the proposal would establish minimum standards for a new single-family home subdivision at the above stated location. He advised the Planning Commission had recommended approval of the zone change subject to a development agreement. He stated the draft agreement contained the following requirements:

1. The minimum house size shall be 1,600 square feet for all homes.
2. The minimum number of points required for design features from Table 1 in Section 7-14-105 (3)(1) of the West Valley City Zoning Ordinance shall be 300 points for all homes.
3. Stub streets shall be provided to the north and west as indicated on the concept plan.
4. Cilma Drive shall be extended through the property as indicated on the concept plan.
5. The maximum number of lots shall be 55.

Steve Pastorik, CED Department, further reviewed and discussed the proposed Ordinance and displayed a map. He also reviewed terms of the proposed Development Agreement and answered questions from members of the City Council.

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The City Council will hold a public hearing regarding Application No. Z-6-2013 and consider proposed Ordinance No. 13-45 and proposed Resolution No. 13-158, at the Regular Council Meeting scheduled November 12, 2013, at 6:30 P.M.

Upon discussion, members of the Council commented and expressed concerns regarding the proposal, including sizes of lots and frontages. Some members of the Council commented if the PUD would not have open space and courtyards, then perhaps 'R-1-10' zoning should be considered. Also discussed was the meeting of needs such as transit oriented development (TOD), as the property was located between 5600 West and the Mountain View Corridor. Some members of the Council stated at the very least the whole parcel should be zoned 'R-1-8.' Other Council comments included being troubled by the southern portion of the property and they questioned if housing would be higher quality to justify smaller lots.

After further discussion, the Council directed the City Manager to provide information regarding the City's point system regarding architectural design as related to this proposal.

Councilmember Rushton informed that Richard and Robert Defa had submitted a letter to him as they might not be able to attend the scheduled public hearing; and requested the letter be distributed to the City Council. The City Recorder was instructed to scan and e-mail the letter to members of the City Council.

6. **RESOLUTION NO. 13-159, APPROVE AN INTERLOCAL COOPERATION AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE COUNTY FOR THE CONSTRUCTION OF A PEDESTRIAN SUSPENSION BRIDGE OVER THE JORDAN RIVER AT APPROXIMATELY 3100 SOUTH 1150 WEST**  
City Manager, Wayne Pyle, discussed proposed Resolution No. 13-159 that would approve an Interlocal Cooperation Agreement between West Valley City and Salt Lake County for the construction of a pedestrian suspension bridge over the Jordan River at approximately 3100 South 1150 West.

Mr. Pyle stated Salt Lake County and West Valley City had developed a master plan for Pioneer Crossing Park located east of the Utah Celebration Cultural Center along the Jordan River. He indicated the City had awarded a contract to construct a flexible pedestrian suspension bridge at approximately 3100 South and 1150 West as the first phase of the project. He advised West Valley City would construct, own and maintain the bridge and bear all costs related to the project. Salt Lake County would grant an easement for construction of the bridge on County property on the east side of the River.

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

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The City Council will consider proposed Resolution No. 13-159 at the Regular Council Meeting scheduled November 12, 2013, at 6:30 P.M.

7. **RESOLUTION NO. 13-160, APPROVE A PURCHASE AND SALE AGREEMENT BETWEEN WEST VALLEY CITY AND KENNECOTT UTAH COPPER, LLC, FOR PURCHASE OF PROPERTY LOCATED AT 2484 SOUTH 7200 WEST**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-160 that would approve a Purchase and Sale Agreement between West Valley City and Kennecott Utah Copper, LLC, in the amount of \$24,078.90 plus closing costs, for purchase of property located at 2484 South 7200 West.

Mr. Pyle stated the proposed Resolution would authorize, accept and approve execution of a Purchase and Sale Agreement, including acceptance of a Special Warranty Deed from Kennecott Utah Copper, LLC for the above-described property. He advised the subject parcel was one of the properties affected by construction of the SR-201 Frontage Road and 7200 West Widening Project extending from 6400 West to 7200 West and included the widening of a portion of 7200 West on the west side of the street. He reported compensation for purchase of the property was based on an appraisal report prepared by the DH Group.

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. 13-160 at the Regular Council Meeting scheduled November 12, 2013, at 6:30 P.M.

8. **NEW BUSINESS SCHEDULED NOVEMBER 12, 2013:**

A. **APPLICATION NO. PUD-4-2013, FILED BY HENRY WALKER HOMES, REQUESTING FINAL PLAT APPROVAL FOR VILLAGES AT WESTRIDGE PUD PHASE 2, LOCATED AT 5600 W. LAKE RIDGE DRIVE**

City Manager, Wayne Pyle, discussed Application No. PUD-4-2013, filed by Henry Walker Homes, requesting final plat approval for Villages at Westridge PUD Phase 2, located at 5600 W. Lake Ridge Drive.

Mr. Pyle stated Leslie Mascaro, representing Henry Walker Homes, had requested final plat approval for the second phase of the Villages at Westridge PUD. He indicated the subject property had been re-zoned in February of 2011, and received preliminary approval from the Planning Commission in July of 2011. He explained the first phase received final plat approval in September 2012.

The City Manager indicated the second phase of the Villages at Westridge would consist of 18 residential lots. This phase represented a new product type that differed from the courtyard product previously approved by the City Council. He

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further stated Henry Walker had made a strategic decision to bring on a second product type to create an immediate mixture of housing options for future buyers. A third building type (town homes) would be submitted in the future.

He advised access to the development would be gained from Lake Ridge Drive and from 5675 West. He stated the east/west street providing the main access into the overall project had recently been constructed and a portion of 5675 West would be constructed with this phase. The remaining north/south leg (5675 West) would be constructed as future phases were submitted.

Mr. Pyle reported housing proposed for the overall project would be comprised of three housing styles and the style in this phase would be a mansion home. The elevations and limited number of units per building would give the impression of a large single-family dwelling. He indicated based on the footprint of the structure, there was an abundance of relief and other architecture elements thus meeting the City's multiple-family design guidelines. Per the development agreement, buildings would consist of 100% masonry products with brick, hardiplank and limited stucco as primary materials.

He stated the proposed housing size was encouraging and explained the three types of units, as follows: Type A – approximately 1,874 square feet; Type B – approximately 1,692 square feet, and Type C – approximately 1,864 square feet. He indicated all units would have three bedrooms. The number of bedrooms addressed a concern of the Planning Commission and City Council whereby they expressed similar developments had only two bedrooms. He stated the third bedroom would allow a growing family to potentially stay longer in the home thus prolonging their stay in the community.

The City Manager advised that the developer would coordinate storm water issues for the entire project with the City's Engineering Division. At this point in the review process an area located at the northeast corner was projected to handle storm water generated from the overall site. He indicated according to plans submitted by the developer's engineer, the depth of the basin would be approximately 2.5 feet, with the basin itself at approximately 130 feet by 80 feet in size. He stated given the size of the detention basin, a 2.5 foot deep basin would be functional for some recreational use and would be landscaped.

Mr. Pyle concluded that as part of the overall development at least 50% of the project site would be open space. Although not part of this phase, the developer would deed an area approximately 1.3 acres in size for use as a City park. He stated this phase of the development would provide just over one acre of open space.

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

The City Council will consider Application No. PUD-4-2013 at the Regular Council Meeting scheduled November 12, 2013, at 6:30 P.M.

After discussion, members of the City Council discussed being unimpressed with elevations as shown and requested to have more “fine-tuned” plans submitted by next week.

9. **CONSENT AGENDA SCHEDULED FOR NOVEMBER 12, 2013:**

A. **RESOLUTION NO. 13-161, AUTHORIZE THE CITY TO GRANT AN EASEMENT TO PACIFICORP FOR RELOCATION OF POWER LINES ON 4100 SOUTH AT APPROXIMATELY 5850 WEST AS PART OF THE MOUNTAIN VIEW CORRIDOR PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-161 that would authorize the City to grant an easement to PacifiCorp for relocation of power lines on 4100 South at approximately 5850 West as part of the Mountain View Corridor Project.

Mr. Pyle stated as part of the Mountain View Corridor Project the Utah Department of Transportation and PacifiCorp had requested an easement in favor of PacifiCorp (Rocky Mountain Power) over a portion of 4100 South. He indicated currently PacifiCorp had power lines crossing 4100 South at approximately 5850 West. At the current crossing location on 4100 South, PacifiCorp was the fee title owner with West Valley City having prescriptive rights for a road. Construction of the Mountain View Corridor would require relocation of power lines eastward that would cross 4100 South at a location owned by West Valley City. He explained while PacifiCorp could not be granted the same rights it currently held as a fee titleholder of the public street, the easement over the public street would provide more rights than under the franchise agreement.

B. **RESOLUTION NO. 13-162, AUTHORIZE THE CITY TO GRANT AN EASEMENT TO PACIFICORP FOR RELOCATION OF POWER LINES ON CAPE COD DRIVE AT APPROXIMATELY 5850 WEST AS PART OF THE MOUNTAIN VIEW CORRIDOR PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-162 that would authorize the City to grant an easement to PacifiCorp for relocation of power lines on Cape Cod Drive at approximately 5850 West as part of the Mountain View Corridor Project.

Mr. Pyle stated currently PacifiCorp had power lines crossing Cape Cod Drive at approximately 5850 West. He advised that at the current crossing location on

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Cape Cod Drive, PacifiCorp was the fee title owner with West Valley City having an easement for the road. Construction of the Mountain View Corridor would require relocation of power lines eastward that would cross Cape Cod Drive at a location dedicated to West Valley City. He also advised while PacifiCorp could not be granted the same rights it currently held as a fee title holder of the public street, the easement over the public street would provide more rights than under the franchise agreement.

**C. RESOLUTION NO. 13-163, AUTHORIZE THE CITY TO GRANT AN EASEMENT TO PACIFICORP FOR RELOCATION OF POWER LINES ON CILMA AVENUE AT APPROXIMATELY 5850 WEST AS PART OF THE MOUNTAIN VIEW CORRIDOR PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-163 that would authorize the City to grant an easement to PacifiCorp for relocation of power lines on Cilma Avenue at approximately 5850 West as part of the Mountain View Corridor Project.

Mr. Pyle stated as part of the Mountain View Corridor Project the Utah Department of Transportation and PacifiCorp requested easements in favor of PacifiCorp (Rocky Mountain Power) over a portion of Cilma Avenue.

He indicated currently PacifiCorp had power lines crossing Cilma Avenue at approximately 5850 West. At the current crossing location on Cilma Avenue, PacifiCorp was the fee title owner with West Valley City having an easement for the road. Construction of the Mountain View Corridor would require relocation of power lines eastward that would cross Cilma Avenue at a location dedicated to West Valley City. He explained while PacifiCorp could not be granted the same rights it currently held as a fee title holder of the public street, the easement over the public street would provide more rights than under the franchise agreement.

**D. RESOLUTION NO. 13-164, AUTHORIZE THE CITY TO GRANT AN EASEMENT TO KERN RIVER GAS TRANSMISSION COMPANY FOR RELOCATION OF GAS TRANSMISSION LINES ON 4100 SOUTH AT APPROXIMATELY 5850 WEST AS PART OF THE MOUNTAIN VIEW CORRIDOR PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-164 that would authorize the City to grant an easement to Kern River Gas Transmission Company for relocation of gas transmission lines on 4100 South at approximately 5850 West as part of the Mountain View Corridor Project.

Mr. Pyle stated as part of the Mountain View Corridor project the Utah Department of Transportation and Kern River Gas Transmission Company had requested an easement in favor of Kern River Gas Transmission Company over a portion of 4100 South Street.

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He explained currently Kern River Gas Transmission Company had natural gas transmission lines crossing 4100 South at approximately 5850 West. At the current crossing location on 4100 South, PacifiCorp was the fee title owner with West Valley City having prescriptive rights for a road. Kern River Gas Transmission Company currently had an easement from PacifiCorp for the crossing location and construction of the Corridor would require relocation of gas transmission lines eastward that would cross 4100 South at a location owned by West Valley City. He stated Kern River had requested an easement from the City to replace the easement it currently had with PacifiCorp.

**E. RESOLUTION NO. 13-165, AUTHORIZE THE CITY TO GRANT AN EASEMENT TO KERN RIVER GAS TRANSMISSION COMPANY FOR RELOCATION OF GAS TRANSMISSION LINES ON CAPE COD DRIVE AT APPROXIMATELY 5850 WEST AS PART OF THE MOUNTAIN VIEW CORRIDOR PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-165 that would authorize the City to grant an easement to Kern River Gas Transmission Company for relocation of gas transmission lines on Cape Cod Drive at approximately 5850 West as part of the Mountain View Corridor Project.

Mr. Pyle stated as part of the Mountain View Corridor Project the Utah Department of Transportation and Kern River Gas Transmission Company had requested an easement in favor of Kern River Gas Transmission Company over a portion of Cape Cod Drive.

He indicated currently Kern River Gas Transmission Company had natural gas transmission lines crossing Cape Cod Drive at approximately 5850 West. At the current crossing location on Cape Cod Drive, PacifiCorp was the fee title owner with West Valley City having easements for the road. Kern River currently had an easement from PacifiCorp for this crossing location. He explained construction of the Mountain View Corridor would require relocation of gas transmission lines eastward that would cross Cape Cod Drive to a location dedicated to West Valley City. He advised Kern River Gas Transmission Company had requested an easement from the City to replace the easement it currently had with PacifiCorp.

The City Council will consider proposed Resolution Nos. 13-161 through 13-165 at the Regular Meeting scheduled November 12, 2013, at 6:30 P.M.

**10. COMMUNICATIONS:**

**A. UTAH CULTURAL CELEBRATION CENTER UPDATE**

Upon direction by the City Manager, the Executive Director, Ross Olsen, introduced Utah Cultural Celebration Center (UCCC) staff members and expressed appreciation for the uniqueness of the individuals and, in particular,

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their efforts on behalf of the City. He also expressed excitement regarding activities and events at the UCCC, in its tenth year.

Staff member Susan Klinker used PowerPoint to review a presentation recently made to the Salt Lake County Tourism, Recreation and Culture Committee (TRCC), summarized as follows:

- Overview of UCCC programs, events and services serving residents on west side of Salt Lake Valley
- Mission
- Diversity
- Programs
- Outreach
- Gallery
- Engaging of community

During the above presentation of information, Ms. Klinker answered questions from members of the City Council.

Upon direction, Assistant City Manager/HR Director, Paul Isaac, discussed the UCCC's presentation to TRCC, including a funding request. He indicated a suggestion had been made to apply for funds to finish the basement of the UCCC, therefore, \$2.8M had been requested and the recommendation from TRCC had been to award \$2.5M (in a matching grant). He also stated additional funding for programming was anticipated. He praised City staff for their efforts in fulfilling the vision of the UCCC facility.

Mayor Winder advised he was a member of the TRCC and related various comments made by other members after the UCCC presentation.

City Manager, Wayne Pyle, discussed foresight by previous Council members regarding a need and vision for the UCCC facility; and he complimented extraordinary efforts of City staff in making sure great things happened there on a daily basis.

### **B. WOMEN IN MOTION CONFERENCE REPORT**

City Manager, Wayne Pyle, reported the first Women in Motion Conference had recently been held at the Utah Cultural Celebration Center (UCCC) with great success. He advised of the hope to hold the conference every year and expressed appreciation to UCCC staff.

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Regarding the Women in Motion Conference, Assistant City Manager/CED Director, Nicole Cottle, used PowerPoint and discussed information summarized as follows:

- Idea brought to her by Senator Karen Mayne
- Appreciation to all staff and others who assisted in planning the event in a two month time period; legacy conference for the City with willing service providers and participants
- Reaching out to women in West Valley City community; expressed pride in the way it turned out and complimented hard work of City staff
- Photographs of the event
- Details regarding breakout sessions, entertainment, exhibits, participating vendors, prize giveaways, and food donations
- Lessons learned to help in planning for next year

During the above presentation of information, Ms. Cottle answered questions from members of the City Council.

### C. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: November 7, 2013: Rob Zombie & Korn, Maverik Center, 7:00 P.M.; November 8, 2013: Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.; November 9, 2013: Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.; November 11, 2013: Veteran's Day Holiday – City Hall closed; November 11, 2013: Golden Corral Restaurant's Military Appreciation Night, 3399 West 3500 South, 5:00 P.M.; November 11, 2013: Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.; November 12, 2013: Joint City Council/Planning Commission Meeting, 4:00 P.M., Council Study Meeting, 5:00 P.M., Regular Council Meeting, 6:30 P.M.; November 14, 2013: Granite School District Town Hall Meeting, Granger High School, Alumni Room, 7:00 P.M. – 8:00 P.M.; November 15, 2013: So You Think You Can Dance, Maverik Center, 8:00 P.M.; November 16, 2013: Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; November 18, 2013: Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; November 19, 2013: Joint City Council/Planning Commission Meeting, 4:00 P.M., Council Study Meeting, 5:00 P.M., Regular Council Meeting & Canvass of Municipal General Election, 6:30 P.M.; November 21 – December 28, 2013: Trees of Diversity Exhibit, UCCC; November 26, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 28, 2013: Thanksgiving Holiday – City Hall closed; November 29, 2013: Grizzlies vs. San Francisco Bulls, Maverik Center, 7:05 P.M.; November 30, 2013: Winter Market, UCCC, 10:00 A.M. – 6:00 P.M.; November 30, 2013: Grizzlies vs. San Francisco Bulls, Maverik Center, 7:05 P.M.; December 3, 2013: Council Study Meeting, 3:30 P.M. (note time change for

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economic development tour listed on Study Agenda), Regular Council Meeting, 6:30 P.M.; December 4, 2013: Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 6, 2013: Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 7, 2013: Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 10, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 14, 2013: George Lopez, Maverik Center, 8:00 P.M.; December 17, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 24, 2013: Christmas Eve – No Council Meeting Scheduled; December 25 & 26, 2013: Christmas Holiday – City Hall closed; December 28, 2013: Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; December 31, 2013: No Council Meeting Scheduled; December 31, 2013: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; January 1, 2014: New Year's Day Holiday – City Hall closed; January 6, 2014: Swearing-in Ceremony for Newly Elected Officials, City Hall, 12 Noon; January 20, 2014: Martin Luther King, Jr. Holiday – City Hall closed; January 29, 2014: ULCT Local Officials' Day at the Legislature; January 31 & February 1, 2014: All Star Monster Truck Tour, Maverik Center; February 16, 2014: The Roadshow, Maverik Center, 6:00 P.M.; February 17, 2014: President's Day Holiday – City Hall closed; and May 13, 2014: Granite School District Town Hall Meeting, Hunter High School, Media Center, 7:00 P.M. – 8:00 P.M.

### 11. **COUNCIL REPORTS:**

#### A. **COUNCILMEMBER STEVE BUHLER – APPRECIATION TO CITY STAFF**

Councilmember Buhler expressed appreciation to City staff for the handling of an e-mail request.

#### B. **COUNCILMEMBER TOM HUYNH – ASSISTANCE WITH SPEECH AND CRIME AT APARTMENT**

Councilmember Huynh expressed appreciation to Nicole Cottle, Assistant City Manager/CED Director, for her assistance with a speech he recently gave at the Salt Lake Community College.

He also discussed concerns regarding crime at an apartment complex on Redwood Road and the effect on nearby businesses. He inquired if the City could to a project in that location similar to the Harvey Street project.

City Manager, Wayne Pyle, discussed background information and other issues regarding this specific apartment complex. He also discussed the Harvey Street project, currently known as Gearld Wright Villas, and the cost to the City and its partners. He explained this could possibly be done again, but there were some differences in this case, and resources and partners would need to be found.

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**C. COUNCILMEMBER DON CHRISTENSEN – ASSOCIATION OF MUNICIPAL COUNCILS, HALLOWEEN CARNIVAL AT REDWOOD RECREATION CENTER, GOVERNOR’S TRANSPORTATION SUMMIT AND CHAMBER MEETING WITH COUNTY COUNCIL**

Councilmember Christensen advised he had finished his term as chairperson of the Association of Municipal Councils and another City representative would be needed for the upcoming year. He also discussed various issues discussed at the recent meeting.

He reported regarding a Halloween carnival held at the Redwood Recreation Center.

He also reported on the recent Governor’s transportation summit meeting.

Councilmember Christensen discussed a recent Chamber of Commerce meeting with the County Council members.

**D. COUNCILMEMBER COREY RUSHTON – JORDAN RIVER COMMISSION GALA AND SURVEY MARKER DISPLAY REQUEST**

Councilmember Rushton discussed the Jordan River Commission Gala recently held at the Utah Cultural Celebration Center (UCCC). He informed that Steve Pastorik, CED Department, had been given an award for his work on a best practices document.

He discussed a recent phone call received from Barbara Thomas regarding the Daughters of Utah Pioneers survey marker that she desired to be displayed in Fairbourne Station. Kevin Astill, Parks and Recreation Director, advised he had sent Ms. Thomas the paperwork to make application for review by the Monument Committee.

**E. MAYOR MIKE WINDER – EAC GRATITUDE BREAKFAST AND HANK PRICE DAY**

Mayor Winder expressed appreciation to the EAC committee for hosting a gratitude breakfast for employees earlier this morning. He stated it had been a great event with delicious food prepared by the staff at The Ridge Golf Club.

He advised Hank Price Day had been scheduled for December 10, 2013, and an appropriate Proclamation would be read at the Regular Council Meeting. He advised that with Councilmember Rushton’s assistance they had found news articles and memorabilia to display on that day.

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**12. MOTION FOR EXECUTIVE SESSION**

After discussion, Councilmember Rushton moved to adjourn and reconvene in an Executive Session for discussion of potential and pending litigation. 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.

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, NOVEMBER 5, 2013, WAS ADJOURNED AT 6:00 P.M., BY MAYOR WINDER.**

**MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 5, 2013**

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THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, NOVEMBER 5, 2013, AT 6:05 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 (Arrived as noted)

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  
Lee Russo, Police Chief

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF NOVEMBER 5, 2013, WAS ADJOURNED AT 6:26 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, November 5, 2013.

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Sheri McKendrick, MMC  
City Recorder