

MINUTES OF COUNCIL STUDY MEETING – APRIL 14, 2009

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THE CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 14, 2009, 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 BY MAYOR NORDFELT.

THE FOLLOWING MEMBERS WERE PRESENT:

Dennis J. Nordfelt
Carolynn Burt
Joel Coleman
Corey Rushton
Mike Winder

John Janson, Acting City Manager
Nichole Camac, Acting City Recorder

ABSENT:

Russ Brooks
Steve Vincent

STAFF PRESENT:

Layne Morris, Community Preservation Director
Kevin Astill, Parks and Recreation Director
Jim Welch, Finance Director
Richard Catten, City Attorney
Buzz Nielsen, Police Chief
Russell Willardson, Public Works Director
Stan Varney, Acting Fire Chief
Steve Pastorik, Acting CED Director
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF SPECIAL STUDY MEETING HELD MARCH 31, 2009**

The Council read and considered the Minutes of the Special Study Meeting held March 31, 2009. There were no changes, corrections or deletions.

After discussion, Councilmember Winder moved to approve the Minutes of the Special Study Meeting held March 31, 2009, as written. Councilmember Coleman seconded the motion.

A roll call vote was taken:

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Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mayor Nordfelt	Yes

Unanimous.

2. **PLANNING CENTER PRESENTATION – TRANSIT ORIENTED DEVELOPMENT (TOD) CONCEPT DESIGN**

Using PowerPoint, Ted Knowlton, representing Planning Center, presented information regarding Transit Oriented Development (TOD) concepts proposed to be used in the Hunter Town Center planning process. Mr. Knowlton discussed various possibilities for the area and the positive and negative aspects of each concept. He explained the need to create a graduation of intensity with the surrounding neighborhoods and the importance of street, pedestrian, and bicycle connections.

The City Council discussed transit options proposed for the area including the Mountain View Corridor, BRT (bus rapid transit), and Light Rail projects. Members of the Council also discussed land value and retail viability as well as the importance of the City succeeding economically while planning for future changes.

Acting City Manager, John Janson, answered questions regarding progress of the TOD ordinance and the effect the ordinance would have on the subject area.

There were residents in attendance at the meeting, and Mayor Nordfelt if anyone desired to address the Council.

Shauna and Tom Hudson, homeowners living near the project area, addressed the City Council and stated they were in favor of the plan, but concerned with removing single-family residential homes to be replaced with multi-family dwellings.

3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED APRIL 14, 2009**

Acting City Manager, John Janson, stated one new item had been added to the Agenda for the Regular Meeting scheduled April 14, 2009, as follows:

Item No. 7. D. – RESOLUTION NO. 09-177, AWARD CONTRACT TO ARNELL-WEST, INC. AND AUTHORIZE EXECUTION OF A CONTRACT FOR CONSTRUCTION OF THE WEST VALLEY CITY UTAH CULTURAL CELEBRATION CENTER PLATFORM

Acting City Manager, John Janson, discussed proposed Resolution No. 09-177 which would award a contract to Arnell-West, Inc. in the amount of \$284,977.00, and authorize

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execution of the contract for construction of the West Valley City Utah Cultural Celebration Center platform.

Mr. Janson stated bids were solicited and four bids had been received as follows:

<u>Vendor</u>	<u>Base Bid</u>	<u>Substitution</u>	<u>Bid Amount</u>
Arnell-West Inc.	\$292,527.00	Lift Deduct \$7550.00	\$284,977.00
Ascent Construction	\$286,000.00	No	\$286,000.00
Valley Design Co.	\$312,000.00	No	\$312,000.00
Onyx Const.	\$330,517.00	No	\$330,517.00

The Acting City Manager reported Arnell-West, Inc. had submitted the lowest responsible bid. He advised construction included a platform with wood floors and three changing rooms, and an AV room. He also stated the project involved construction of a new permanently secured platform stage to be constructed under the supervision of the City and GSBS Architects.

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

The City Council will consider proposed Resolution No. 09-177 at the Regular Council Meeting scheduled April 14, 2009, at 6:30 P.M.

Upon inquiry of Acting City Manager, John Janson, there were no further questions regarding items scheduled on the subject Agenda.

4. **COMMUNICATIONS SCHEDULED FOR APRIL 21, 2009:**

A. **INTRODUCTION OF NEW EMPLOYEES**

Acting City Manager, John Janson, stated the following new employees would be introduced at the Regular Council Meeting scheduled April 21, 2009:

IT:

Ben Gray, Computer Technician

Justice Court:

Seuga Ah-Ching, Court Clerk

Public Works Department:

Austin Coon, Engineer Tech II

Chris Conner, Operator I

Police Department:

Shawn Bias, Police Officer

Megan Clark, Police Officer

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Kelley Dellinger, Police Officer
David Langi, Police Officer
Travis Mehn, Police Officer
Crystal Mills, Police Officer
Jennifer Worthen, Police officer
Machelle Rodriguez, SMART Intelligence Analyst
Kathy Porter, Support Services Clerk

Finance Department:

Miclas Hales, Financial analyst

Community Preservation Department:

Marjory Cornelius, Executive Secretary

B. EMPLOYEE OF THE MONTH AWARD, APRIL 2009 - DEBBIE KING, POLICE DEPARTMENT

Acting City Manager, John Janson, stated Mayor Nordfelt would read the nomination of Debbie King, Police Department, to receive the Employee of the Month Award for April 2009, at the Regular Council Meeting scheduled April 21, 2009, at 6:30 P.M.

5. PUBLIC HEARINGS SCHEDULED APRIL 21, 2009:

A. PUBLIC HEARING, APPLICATION NO. Z-1-2009, FILED BY JOHN DUDDLESTON, REQUESTING A ZONE CHANGE FROM ZONE ‘A’ (AGRICULTURE) TO ‘M’ (MANUFACTURING) FOR PROPERTY LOCATED AT 2481 SOUTH 7200 WEST

Acting City Manager, John Janson, stated a public hearing had been advertised for the Regular Council Meeting scheduled April 21, 2009, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. Z-1-2009, filed by John Duddleston, requesting a zone change from zone ‘A’ (Agriculture) to ‘M’ (Manufacturing) for property located at 2481 South 7200 West. Mr. Janson discussed proposed Ordinance No. 09-09 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 09-09, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2481 SOUTH 7200 WEST FROM ZONE ‘A’ (AGRICULTURE) TO ‘M’ (MANUFACTURING)

Acting City Manager, John Janson, discussed proposed Ordinance No. 09-09 which would amend the Zoning Map to show a change of zone for property located at 2481 South 7200 West from zone ‘A’ (Agriculture) to ‘M’ (Manufacturing).

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Mr. Janson stated the zone change had been requested for 16.1 acres of a 0.37 acre parcel, and surrounding zones included 'A' to the north and south, 'M' to the east, and 'A-1' to the west in Magna. He indicated surrounding land uses included single-family homes to the north and south and vacant land to the east and west. He explained the subject property and the property to the north, south, and east had been designated as light manufacturing in the City's General Plan. He stated the subject property was currently vacant. He indicated the applicant intended to develop the property as a drive-thru coffee business.

The Acting City Manager indicated any development within the 'M' zone that shared a common boundary with existing or proposed residential uses was processed as a conditional use. He stated if the re-zone was approved the following issues should be addressed as part of the conditional use: whether or not a masonry wall would be required along the north property line and compliance with the commercial design standards.

Mr. Janson stated the Council had been provided with a letter from the property owner mentioning traffic along 7200 West as one of the reasons for the commercial use. He further explained that in 2007, average annual daily traffic along 7200 West between 3500 South and Highway 201 had been in the amount of 11,490. For means of comparison, 2007 traffic along 3500 South ranged from 16,115 on the west end of the City to 51,835 near I-215.

The Acting City Manager reported that while there was no minimum lot size for the 'M' zone, the 'C-2' (General Commercial) zone required a minimum lot size of 20,000 square feet. He also reported the subject property was 16,170 square feet in area and 70 feet wide which was small and narrow for a commercial property.

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

The City Council will hold a public hearing regarding Application No. Z-1-2009 and consider proposed Ordinance No. 09-09 at the Regular Council Meeting scheduled April 21, 2009.

6. **RESOLUTION NO. 09-178, APPROVE THE PURCHASE OF A 2009 FORD F550 TRUCK FROM KEN GARFF FORD FOR USE BY THE PARKS AND RECREATION DEPARTMENT**

Acting City Manager, John Janson, discussed proposed Resolution No. 09-178 which would approve the purchase of a 2009 Ford F550 truck from Ken Garff Ford, in an amount not to exceed \$31,000.00, for use by the Parks and Recreation Department.

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Mr. Janson stated Ken Garff Ford had been selected as the vendor and held the State contract for the subject vehicle.

The Acting City Manager advised a 2008 Ford F350 had been purchased for the Parks and Recreation Department from the 2007-2008 Replacement Fund to replace vehicle #740372, a 1991 Chevrolet Stakebed. He indicated it had later been determined a heavier vehicle with a dump bed would work more effectively than a flatbed for the intended use. He advised the Public Works Department had need for an additional flatbed truck for traffic striping and pavement marking so the F350 originally purchased for the Parks and Recreation Department had been transferred to the Public Works Department. He further indicated the Public Works Department would now purchase a replacement vehicle for use by the Parks and Recreation Department. He advised the cost of the new F550 truck was nearly equal to the cost of the 2008 Ford F350 including the flatbed. He stated the dump bed would be purchased from remaining replacement funds.

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

The City Council will consider proposed Resolution N. 09-178 at the Regular Council Meeting scheduled April 21, 2009, at 6:30 P.M.

7. **CONSENT AGENDA SCHEDULED APRIL 21, 2009:**

A. **RESOLUTION NO. 09-179, APPROVE RIGHT-OF-ENTRY AGREEMENT WITH ASPEN VILLAGE APARTMENTS, LLC, FOR PROPERTY LOCATED AT 3043 WEST 3500 SOUTH FOR THE 3500 SOUTH WIDENING PROJECT**

Acting City Manager, John Janson, discussed proposed Resolution No. 09-179 which would approve a Right-of-Entry Agreement with Aspen Village Apartments, LLC, for property located at 3043 West 3500 South for the 3500 South Widening Project.

The Acting City Manager reported the subject parcel was one of the properties requiring a public utility easement for the burial of the overhead power lines on 3500 South. He stated that upon completion of the appraisal process a public utility easement would be acquired, purchased and executed. He further reported the Right-of-Entry Agreement would allow the Utah Department of Transportation (UDOT), Rocky Mountain Power and its contractors to proceed in the interim.

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B. RESOLUTION NO. 09-180, RATIFY THE CITY MANAGER'S APPOINTMENT OF BRIAN DAITY AS A MEMBER OF THE WEST VALLEY CITY ARTS COUNCIL, TERM: APRIL 21, 2009 – DECEMBER 31, 2009

Acting City Manager, John Janson, discussed proposed Resolution No. 09-180 which would ratify the City Manager's appointment of Brian Daity as a member of the West Valley City Arts Council for the term April 21, 2009, through December 31, 2009.

C. RESOLUTION NO. 09-181, RATIFY THE CITY MANAGER'S APPOINTMENT OF BILL BARTON AS A MEMBER OF THE HISTORICAL SOCIETY OF WEST VALLEY CITY, TERM: APRIL 21, 2009 – DECEMBER 31, 2009

Acting City Manager, John Janson, discussed proposed Resolution No. 09-181 which would ratify the City Manager's appointment of Bill Barton as a member of the Historical Society of West Valley City for the term April 21, 2009, through December 31, 2009.

D. RESOLUTION NO. 09-182, RATIFY THE CITY MANAGER'S APPOINTMENT OF PAT RUSHTON AS A MEMBER OF THE HISTORICAL SOCIETY OF WEST VALLEY CITY, TERM: APRIL 21, 2009 – DECEMBER 31, 2009

Acting City Manager, John Janson, discussed proposed Resolution No. 09-182 which would ratify the City Manager's appointment of Pat Rushton as a member of the Historical Society of West Valley City for the term April 21, 2009, through December 31, 2009.

E. RESOLUTION NO. 09-183, RATIFY THE CITY MANAGER'S APPOINTMENT OF RALPH LEE AS A MEMBER OF THE WEST VALLEY CITY SISTER CITY COMMITTEE, TERM: APRIL 21, 2009 – DECEMBER 31, 2009

Acting City Manager, John Janson, discussed proposed Resolution No. 09-183 which would ratify the City Manager's appointment of Ralph Lee as a member of the West Valley City Sister City Committee for the term April 21, 2009, through December 31, 2009.

F. RESOLUTION NO. 09-184, RATIFY THE CITY MANAGER'S APPOINTMENT OF ENRIQUE SOSA AS A MEMBER OF THE WEST VALLEY CITY SISTER CITY COMMITTEE, TERM: APRIL 21, 2009 – DECEMBER 31, 2009

Acting City Manager, John Janson, discussed proposed Resolution No. 09-184 which would ratify the City Manager's appointment of Enrique Sosa as a member

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of the West Valley City Sister City Committee for the term April 21, 2009, through December 31, 2009.

G. **RESOLUTION NO. 09-185, RATIFY THE CITY MANAGER'S APPOINTMENT OF PAUL ROSS AS A MEMBER OF THE UTAH CULTURAL CELEBRATION CENTER ADVISORY BOARD, TERM: APRIL 21, 2009 – DECEMBER 31, 2009**

Acting City Manager, John Janson, discussed proposed Resolution No. 09-185 which would ratify the City Manager's appointment of Paul Ross as a member of the Utah Cultural Celebration Center Advisory Board for the term April 21, 2009, through December 31, 2009.

The City Council will consider proposed Resolution Nos. 09-179 through 09-185 at the Regular Council Meeting scheduled April 21, 2009, at 6:30 P.M.

8. **COMMUNICATIONS:**

A. **COUNCIL UPDATE**

Acting City Manager, John Janson, stated no Council update memorandum had been prepared for this meeting because previous scheduled information had not changed nor had any new items been added.

B. **INFORMATION REGARDING CONFERENCE IN ST. GEORGE, UTAH**

Acting City Manager, John Janson, stated some members of the City Council would attend a scheduled conference in St. George, Utah, over the upcoming weekend. Mr. Janson recommended those members take advantage of the creative space downtown and make note of current projects.

C. **LOCATION OF ROAD CLOSURES NEAR CITY HALL**

Acting City Manager, John Janson, advised regarding dates, times, and locations of present and future road closures around City Hall.

9. **COUNCIL REPORTS:**

A. **JOEL COLEMAN – EDUCATION ADVISORY COMMITTEE**

Councilmember Coleman updated the City Council regarding new leadership in the Education Advisory Committee. He advised the committee might come to a City Council meeting to suggest ways the City could help with educational performance problems. He indicated some of those suggestions might include incorporating education improvements as a value in the Strategic Plan, asking the City to sponsor educational events, and encouraging dialogue and ideas such as the Mayor's Star of Excellence program.

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B. COUNCILMEMBER CAROLYNN BURT – COMMUNITY EDUCATION PARTNERSHIP (CEP) COMMITTEE

Councilmember Burt discussed and updated the Council regarding potential new members to the Community Education Partnership Committee. She also stated the committee had focused on applying for more grants and working on after-school programs.

C. COUNCILMEMBER MIKE WINDER – UTAH LEAGUE OF CITIES AND TOWNS MEETING

Councilmember Winder stated he would attend a League of Cities and Towns meeting and would welcome suggestions and questions to be voiced at that meeting.

D. COUNCILMEMBER COREY RUSHTON – JORDAN RIVER AND FUTURE PLANS

Councilmember Rushton discussed the Jordan River and plans for the future. He stated two main issues regarding the future of the area were centered around funding and governance. The City Council discussed several issues and offered opinions on various options. Councilmember Rushton stressed the importance in preserving the area as higher density projects showed up elsewhere in the City.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, APRIL 14, 2009, WAS ADJOURNED AT 6:04 P.M. BY MAYOR NORDFELT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, April 14, 2009.

Nichole Camac,
Acting City Recorder