

**MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 21, 2010**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, SEPTEMBER 21, 2010, 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 PRO TEM RUSHTON AND CONDUCTED BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Corey Rushton  
Mike Winder (Arrived as noted)  
Russ Brooks  
Steve Buhler  
Carolynn Burt  
Don Christensen  
Steve Vincent

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
Kevin Astill, Parks and Recreation Director  
Nicole Cottle, CED Director  
Russell Willardson, Public Works Director  
Jim Welch, Finance Director  
John Evans, Fire Chief  
Layne Morris, Community Preservation Director  
Buzz Nielsen, Police Chief  
Richard Catten, City Attorney  
Steve Pastorik, CED Department  
Jennifer Siebach, Community Preservation Department  
Aaron Crim, Administration  
Russ Bailey, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 7, 2010**  
The Council read and considered Minutes of the Study Meeting held September 7, 2010. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held September 7, 2010, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

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Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Christensen	Yes
Mayor Pro Tem Rushton	Yes

Unanimous.

**2. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED SEPTEMBER 21, 2010**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Council Meeting scheduled September 21, 2010, at 6:30 P.M.

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

**3. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED SEPTEMBER 28, 2010:**

**A. EMPLOYEE OF THE MONTH, AUGUST 2010 – NORA CLEMENTS, FINANCE DEPARTMENT**

City Manager, Wayne Pyle, stated Nora Clements, Finance Department, was scheduled to receive the Employee of the Month award for August 2010, at the Regular Council Meeting scheduled September 21, 2010, at 6:30 P.M.

**4. PUBLIC HEARING SCHEDULED SEPTEMBER 28, 2010:**

**A. ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-1-2010, FILED BY PHIL HOLLAND, REQUESTING A CHANGE OF ZONE FROM ZONE ‘M’ (MANUFACTURING) TO ‘R-1-4’ (RESIDENTIAL, SINGLE-FAMILY, MINIMUM LOT SIZE 4,000 SQ. FT.) AND ‘C-2’ (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 5300 SOUTH 5600 WEST**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled September 28, 2010, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. Z-1-2010, filed by Phil Holland, requesting a change of zone from zone ‘M’ (Manufacturing) to ‘R-1-4’ (Residential, Single-Family, Minimum Lot Size 4,000 sq. ft.) and ‘C-2’ (General Commercial) for property located at 5300 South 5600 West. He discussed proposed Ordinance No. 10-29 and proposed Resolution No. 10-175 to be considered by the City Council subsequent to the public hearing, as follows:

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**ORDINANCE NO. 10-29, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5300 SOUTH 5600 WEST FROM ZONE ‘M’ (MANUFACTURING) TO ‘R-1-4’ (RESIDENTIAL, SINGLE-FAMILY, MINIMUM LOT SIZE 4,000 SQ. FT.) AND ‘C-2’ (GENERAL COMMERCIAL)**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 10-29 which would amend the Zoning Map to show a change of zone for property located at 5300 South 5600 West from zone ‘M’ (Manufacturing) to ‘R-1-4’ (Residential, Single-Family, Minimum Lot Size 4,000 sq. ft.) and ‘C-2’ (General Commercial).

Mr. Pyle stated the requested zone change related to 16.4 acres and surrounding zones included ‘R-1-7’ to the west and north, ‘R-1-6’ to the east in Salt Lake County, and ‘C-2’ to the south. He advised the surrounding land uses included single-family homes or lots planned for single-family homes to the north and west, single-family homes to the east, and a convenience store and vacant land to the south. He indicated the subject property had been designated as mixed use including commercial and medium density residential (7 to 12 units per acre) in the West Valley City General Plan. He further indicated the southeast portion of the property had been developed as a Maverik convenience store.

The City Manager advised the Council had received a copy of a letter from the applicant outlining the reasons for the application, as well as a timeframe for when the different components of the project would be built. He stated a copy of the proposed concept plan had also been distributed to the Council. He discussed the latest concept which included three different types of uses. He indicated the ‘R-1-4’ portion of the project included an 80 unit, four-story, senior apartment building and 55 single-family home lots ranging in width from 45 feet to 60 feet and in area from 4,230 square feet to 6,133 square feet. He indicated the ‘C-2’ portion included the existing Maverik convenience store and two other commercial pads.

City Manager, Wayne Pyle, reported State law required municipalities to notify the Utah Department of Transportation (UDOT) of any land use application on property that would be impacted by the Mountain View Corridor as well as the associated transit corridor planned on 5600 West. He further reported City staff had notified UDOT of this application and UDOT had forwarded the information to the Utah Transit Authority (UTA). He stated Julianne Sabula with UTA had provided a written response which had been copied to the Council, including several attachments referenced in the letter.

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**RESOLUTION NO. 10-175, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SCP WESTRIDGE, LLC, FOR APPROXIMATELY 16.39 ACRES OF REAL PROPERTY BEING DEVELOPED IN THE VICINITY OF 5610 WEST 5400 SOUTH**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-175 which would authorize the City to enter into a Development Agreement with SCP Westridge, LLC, for approximately 16.39 acres of real property being developed in the vicinity of 5610 West 5400 South.

Mr. Pyle stated SCP Westridge, LLC, was willing to design and develop the subject property and desired to enter into an agreement for creation of The Villages at Westridge. He further stated the number of residential units on the property would be limited to 55 single-family detached dwellings and 80 senior apartments. He advised the Development Agreement contained standards for the PUD overall, as well as standards for the two housing types. He indicated the final number of units could be less to accommodate engineering issues. He reported the development would include the following:

- A library/technology center within the senior apartment building
- An on-site manager for the senior apartments
- A fitness room within the senior apartment building
- A common lobby within the senior apartment building
- 30 covered parking stalls for the senior apartment building
- A walking/exercise trail
- A tot lot in the common open space

Mayor Winder arrived at the meeting at 4:37 P.M.

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

City Manager, Wayne Pyle, advised that Phil Holland, the applicant, was in attendance at the meeting and could answer any additional questions.

The City Council will hold a public hearing regarding Application No. Z-1-2010 and consider proposed Ordinance No. 10-29 and proposed Resolution No. 10-175 at the Regular Council Meeting scheduled September 28, 2010, at 6:30 P.M.

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**5. RESOLUTION NO. 10-176, APPROVE AN INTERLOCAL COOPERATION AGREEMENT BETWEEN WEST VALLEY CITY AND THE CITY OF TAYLORSVILLE IN ORDER FOR WEST VALLEY CITY TO PROVIDE ANIMAL CONTROL SERVICES TO THE CITY OF TAYLORSVILLE**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-176 which would approve an Interlocal Cooperation Agreement between West Valley City and the City of Taylorsville in order for West Valley City to provide Animal Control Services to the City of Taylorsville.

Mr. Pyle stated Taylorsville City desired to continue to contract with West Valley City to provide animal control services. He advised West Valley City began providing comprehensive animal control services to the citizens of Taylorsville City last year. He indicated those services included animal control administration, licensing, regulation and adoption of animals. He explained the services would be at essentially the same level as previously provided. He indicated the agreement would be for one year, July 1, 2010, to June 30, 2011, but could be extended upon annual negotiation of the parties.

Layne Morris, Community Preservation Director, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 10-176 at the Regular Council Meeting scheduled September 28, 2010, at 6:30 P.M.

**6. COMMUNICATIONS:**

**A. COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: September 3 – October 26, 2010: Intermountain Society of Artists (ISA) Exhibit, UCCC; September 22, 2010: ChamberWest Breakfast, 8:30 A.M.; September 24, 2010: Employee Golf Tournament, West Ridge Golf Course, 7:30 A.M. Shotgun Start; September 28, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 5, 2010: Annual Lake Park Owners Association Golf Social, Stonebridge Golf Course; October 5, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 6, 2010: Pete Harman Day, Harman Home, 11:00 A.M.; October 12, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 17, 2010: WWE presents World Tour!, Maverik Center; October 19, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; October 19, 2010: Jagermeister Music Tour, Maverik Center; October 19-29, 2010: Early Voting for General Election (Weekdays only, Noon to 6:00 P.M.; No later than 5:00 P.M. on Oct. 29<sup>th</sup>); October 20, 2010: ChamberWest 2010 Awards Gala; October 20, 2010: EDCUtah 2010 Annual Meeting, Grand America Hotel, 7:30 A.M. – Registration / 8:00 A.M. – Breakfast Meeting; October 26, 2010: Council Study Meeting, 4:30 P.M.,

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Regular Council Meeting, 6:30 P.M.; November 1, 2010: Day of the Dead, Community Celebration, UCCC, 6:00 P.M. – 9:00 P.M. (Display – November 1-4); November 2, 2010: Election Day; November 2, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 4, 2010: So You Think You Can Dance Tour, Maverik Center; November 9, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 9, 2010: Yo Gabba Gabba Live! There's a Party in My City!, Maverik Center; November 11, 2010: Veteran's Day – City Hall closed; November 16, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 19 – December 30, 2010: Trees of Diversity, UCCC; November 23, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 25, 2010: Thanksgiving – City Hall closed; November 26-29, 2010: Radio City Christmas Spectacular, Maverik Center; December 4, 2010: Winter Market, UCCC, 10:00 A.M. – 8:00 P.M.; December 7, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 13, 2010: Winter Concert Series – Bonnie Harris Christmas Concert, UCCC, 7:00 P.M.; December 14, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and December 21, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.

Mayor Winder advised the location of the scheduled Chamber of Commerce breakfast scheduled for the following day had been changed from Pioneer Valley Hospital to the Crystal Inn.

### B. **CODE ENFORCEMENT SURVEY AREAS UPDATE**

City Manager, Wayne Pyle, reported the third year of a survey regarding code enforcement areas had been completed and it showed great progress. He indicated, however, there were still issues to be addressed.

Upon direction, Layne Morris, Community Preservation Director, used PowerPoint and discussed information and data summarized as follows:

- Map of code enforcement beats
- Top five code violations: inoperable vehicles, surfacing, landscaping, outside storage, and solid waste
- Violations per beat
- Review of statistics per beat for each survey: Spring 2008; Fall 2008; Spring 2009; and Fall 2010
- Results of graffiti survey
- Next steps
- Distributed copies of new informational pamphlet regarding 12 elements of a great neighborhood

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During the above presentation of information, the City Manager, Wayne Pyle, and Layne Morris, Community Preservation Director, answered questions from members of the City Council.

On behalf of the City Council, the Mayor expressed appreciation for the update and efforts of the Community Preservation Department staff.

**C. INTRODUCTION OF METRO FIRE SEARCH & RESCUE DOGS**

City Manager, Wayne Pyle, stated introduction of the Metro Fire Search & Rescue dogs had been canceled.

**D. PAKISTAN DELEGATION**

City Manager, Wayne Pyle, stated West Valley City was honored and pleased to have in attendance a delegation from Pakistan being hosted by the U.S. State Department. He indicated the delegation was visiting several cities across the United States and West Valley City had been chosen for one of those visits. He introduced members of the delegation in attendance at the meeting and stated they would be visiting in West Valley City for a few days learning about the City's operations through observations of Council meetings, presentations, interaction with City staff and site visits.

**7. COUNCIL REPORTS:**

**A. COUNCILMEMBER DON CHRISTENSEN – PROPERTY TAX TRAINING SESSION**

Councilmember Christensen reported he had recently attended a property tax training session.

**B. COUNCILMEMBER CAROLYNN BURT – HISTORICAL SOCIETY**

Councilmember Burt reported regarding a recent meeting of the Historical Society. She stated the Society would like to have easier access to their website and even though it was linked to the City's website, it was difficult for users to find. She indicated the Historical Society desired to partner with the Community Education Partnership (CEP) and provide historical tours for students interested in the City's history.

**C. COUNCILMEMBER STEVE VINCENT – INQUIRY REGARDING RECENT HERRIMAN CITY FIRE**

Councilmember Vincent inquired regarding West Valley City's level of involvement in the recent wildfire in Herriman City located in the southern part of the Salt Lake Valley.

Fire Chief, John Evans, reported regarding West Valley City's level of involvement in that fire. Police Chief, Buzz Nielsen, also reported regarding the Police Department's support level in the fire.

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Councilmember Christensen stated the social media such as Twitter had been very helpful in receiving updates for residents and others during the fire disaster.

Mayor Winder suggested lessons could be learned from the above incident and incorporated into West Valley City's disaster plans.

**D. COUNCILMEMBER COREY RUSHTON – GRANGER HIGH SCHOOL GROUNDBREAKING EVENT; WEST VALLEY CITY UNITED GROUP (ALCOHOL PREVENTION) NEW LOGO; 5400 WEST SIDEWALK; AND AUDIT REVIEW COMMITTEE**

Councilmember Rushton reported he had recently attended the groundbreaking event for the new Granger High School.

Councilmember Rushton stated that the next day the West Valley City United Group (alcohol prevention) would unveil a new logo.

Councilmember Rushton reported the 5400 West sidewalk was near completion and one resident was not happy with some things. He inquired if there would be a "walk through" and the Public Works Director discussed that project.

Councilmember Rushton reported regarding a recent meeting of the Audit Review Committee and stated he and Councilmember Christensen were members of that committee.

**E. MAYOR MIKE WINDER – ULCT CONFERENCE AND MEETING WITH ASCENT CONSTRUCTION**

Mayor Winder stated he had participated in a very successful Utah League of Cities & Towns (ULCT) conference the previous week.

Mayor Winder reported that he and Councilmembers Vincent and Rushton had met with Bob Murri and Brad Knowlton of Ascent Construction regarding the Jordan River Marketplace and reviewed issues regarding that project. He displayed a map with a drawing of the current road alignment and footprint for the marketplace. He stated that during the referenced meeting, the need for an "attraction" to make this a destination location had been discussed. He suggested an RFP (request for proposal) be let in order to receive ideas for this area.

Councilmember Vincent also reviewed some ideas and issues discussed at the above referenced meeting.

Mayor Winder stated Ascent needed direction from the City Council as the design work moved forward. The City Council discussed various ideas.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, SEPTEMBER 21, WAS ADJOURNED AT 6:30 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 of the West Valley City Council held Tuesday, September 21, 2010.

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Sheri McKendrick, MMC  
City Recorder