

**MINUTES OF COUNCIL STUDY MEETING – DECEMBER 7, 2010**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, DECEMBER 7, 2010, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. MAYOR WINDER CALLED THE MEETING TO ORDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder  
Steve Buhler  
Carolynn Burt  
Corey Rushton  
Don Christensen  
Steve Vincent

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Russ Brooks

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
John Evans, Fire Chief  
Russell Willardson, Public Works Director  
Jim Welch, Finance Director  
Nicole Cottle, CED Director  
Mike Wells, Acting Police Chief  
Jason Eriksen, Acting Parks and Recreation Director  
Eric Bunderson, Acting City Attorney  
Aaron Crim, Administration  
Steve Pastorik, CED Department  
Frank Lilly, CED Department  
Craig Thomas, Administration  
Owen Jackson, Administration  
Jake Arslanian, Public Works Department  
Jennifer Siebach, Community Preservation Department  
Kelly Davis, Community Preservation Department  
Celia Kenney, Community Preservation Department  
Willy Moon, Community Preservation Department  
Dave Martinez, Community Preservation Department

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**1. APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 9, 2010**

The Council read and considered Minutes of the Study Meeting held November 9, 2010. There were no changes, corrections or deletions.

After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held November 9, 2010, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

**2. APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 16, 2010**

The Council read and considered Minutes of the Study Meeting held November 16, 2010. There were no changes, corrections or deletions.

After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held November 16, 2010, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

**3. PRESENTATION, SENATOR KAREN MAYNE**

Mayor Winder introduced and welcomed State Senator Karen Mayne and congratulated the Senator on her re-election in November.

Senator Mayne expressed appreciation for the opportunity to speak to the City Council during a Study Meeting and explained she was meeting with residents of the Kearns area

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later this night. She stated that after the election excess campaign funds were always given to charitable organizations and others in order to meet the needs of the community. She gave a \$500.00 check to the Mayor and requested it be used to help residents in West Valley City who might be in need during the holiday season. Senator Mayne also discussed other issues, including: new street signs that included the number installed by the City, but not the name of some streets or cul-de-sacs; condition of a wall on 5600 West near Hunter High School; appreciation for a light on 4800 West near Kennedy Jr. High School; inquiry regarding a certain section of 4100 South that did not have stamped concrete installed as on the other part of the street. She further discussed some issues and bills to come up during the Legislative Session in January of 2011.

Senator Mayne further expressed appreciation in representing West Valley City and other communities on the west side of the Salt Lake Valley. She invited the City Council to ask her questions or contact her regarding any future issues.

Mayor Winder thanked Senator Mayne for the donated funds and for her efforts on behalf of West Valley City.

#### 4. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED DECEMBER 7, 2010**

Mayor Winder informed the Council he had a prior commitment and would need to be excused from the Regular Council Meeting scheduled December 7, 2010, at 6:30 P.M. He advised that Mayor Pro Tem Rushton would conduct that meeting.

City Manager, Wayne Pyle, stated the Study and Regular Meetings scheduled November 23, 2010, had been canceled due to a severe weather warning, therefore, all resolutions and business on that Agenda had been rescheduled to the Regular Meeting of December 7, 2010, at 6:30 P.M. He noted all of the resolutions and business appearing on items 8.A. through 8.D. had been reviewed and discussed by the Council at the Study Meeting held November 16, 2010.

Mr. Pyle reviewed the following item on the Agenda for the Regular Council Meeting scheduled December 7, 2010, at 6:30 P.M.:

**Item No. 7.A. - PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GPZ-1-2010, FILED BY LINEU CORDEIRO, REQUESTING TO AMEND THE WEST VALLEY CITY GENERAL PLAN BY RECLASSIFYING PROPERTY LOCATED AT APPROXIMATELY 3641 SOUTH 7200 WEST FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND A ZONE CHANGE FROM 'M' (MANUFACTURING) TO 'R-2-8' (RESIDENTIAL DUPLEX, MINIMUM LOT SIZE 8,000 SQUARE FEET)**

City Manager, Wayne Pyle stated a public hearing had been advertised for the Regular Council Meeting scheduled December 7, 2010, at 6:30 P.M., in order for the City Council

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to hear and consider public comments regarding Application No. GPZ-1-2010, filed by Lineu Cordeiro, requesting to amend the West Valley City General Plan by reclassifying property located at approximately 3641 South 7200 West from Low Density Residential to Medium Density Residential and a zone change from 'M' (Manufacturing) to 'R-2-8' (Residential Duplex, Minimum Lot Size 8,000 Square Feet). He discussed proposed Ordinance No. 10-37 and 10-38 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

### **ORDINANCE NO. 10-37, AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT APPROXIMATELY 3641 SOUTH 7200 WEST**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 10-37 which would amend the General Plan to show a change of land use from Low Density Residential to Medium Density Residential for property located at approximately 3641 South 7200 West.

Mr. Pyle stated the application included a 0.43 acre parcel which was currently zoned 'M' (DR) (manufacturing with a deed restriction) with a General Plan designation of Low Density Residential (3 to 4 units/acre). He also stated the proposed zone was 'R-2-8' (Residential Duplex, Minimum Lot Size 8,000 Square feet) and the proposed General Plan designation was Medium Density Residential (7 to 12 units/acre).

The City Manager explained surrounding zones included 'R-1-8' to the north and east, 'M' (DR) to the south, and 'C-2' to the west in Magna (Salt Lake County). The surrounding land uses included single-family homes to the north and east, a landscaping maintenance business to the south, and Deseret Industries to the west. He indicated the property was currently developed as a triplex and garage/shop space. He stated the Building Inspection Division recently cited the property owner for having converted the single-family home into a triplex without a permit and, pending the outcome of the subject application, would require the owner to either convert the building back to a single-family home or to a duplex. He further indicated a detailed report had been prepared outlining necessary requirements for the conversion.

Mr. Pyle advised that a document prepared by the applicant explaining why he believed the application should be approved had been distributed to the City Council.

The City Manager stated if the application were approved, the triplex on the property would need to be converted to a duplex and the deed restriction, which applied to the subject property as well as the property to the south, would need to be amended. He explained the owner of the property to the south had indicated in a letter that he did not object to the subject property having a duplex. In addition to the deed restriction amendment, staff recommended a development agreement be used to require improvements to the property. He further explained if the application was denied, the

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triplex would need to be converted back to a single-family home or modified to be used for one of the other uses described in the deed restriction document. He stated, as an example of this, the property to the south once included a home that had been demolished to make room for a contractor's yard.

### **ORDINANCE NO. 10-38, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3641 SOUTH 7200 WEST FROM ZONE 'M' (MANUFACTURING) TO 'R-2-8' (RESIDENTIAL DUPLEX, MINIMUM LOT SIZE 8,000 SQUARE FEET) ZONE**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 10-38 which would amend the Zoning Map to show a change of zone for property located at 3641 South 7200 West from Zone 'M' (Manufacturing) to 'R-2-8' (Residential Duplex, Minimum Lot Size 8,000 Square Feet) zone.

Mr. Pyle stated the application included a 0.43 acre parcel which was currently zoned 'M' (DR) (manufacturing with a deed restriction) with a General Plan designation of Low Density Residential (3 to 4 units/acre). He also stated the proposed zone was 'R-2-8' (Residential Duplex, Minimum Lot Size 8,000 Square feet) and the proposed General Plan designation was Medium Density Residential (7 to 12 units/acre).

The City Manager explained surrounding zones included 'R-1-8' to the north and east, 'M' (DR) to the south, and 'C-2' to the west in Magna (Salt Lake County). The surrounding land uses included single-family homes to the north and east, a landscaping maintenance business to the south, and Deseret Industries to the west. He indicated the property was currently developed as a triplex and garage/shop space. He stated the Building Inspection Division recently cited the property owner for having converted the single-family home into a triplex without a permit and, pending the outcome of the subject application, would require the owner to either convert the building back to a single-family home or to a duplex. He further indicated a detailed report had been prepared outlining necessary requirements for the conversion.

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example of this, the property to the south once included a home that had been demolished to make room for a contractor's yard.

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

The City Council will hold a public hearing regarding Application No. GPZ-1-2010 and consider proposed Ordinance Nos. 10-37 and 10-38 at the Regular Council Meeting scheduled December 14, 2010, at 6:30 P.M.

Upon inquiry by the City Manager, there were no further questions from members of the City Council regarding items listed on the subject Agenda.

### 5. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED DECEMBER 14, 2010:**

#### A. **PROCLAMATION HONORING GREEN RIVER CAPITAL, SIGNATURE PRODUCTS GROUP, SEND OUT CARDS, BACKCOUNTRY.COM AND WINDER FARMS FOR BEING LISTED AMONG THE 100 FASTEST GROWING BUSINESSES IN UTAH**

City Manager, Wayne Pyle, stated Councilmember Buhler would read a Proclamation honoring Green River Capital, Signature Products Group, Send Out Cards, Backcountry.com, and Winder Farms for being listed among the 100 fastest growing businesses in Utah, at the Regular Council Meeting scheduled December 14, 2010, at 6:30 P.M.

### 6. **RESOLUTION NO. 10-195, APPROVE AN AGREEMENT BETWEEN WEST VALLEY CITY AND JENSEN & KEDDINGTON, P.C., TO PROVIDE AUDITING SERVICES TO WEST VALLEY CITY**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-195 which would approve an Agreement between West Valley City and Jensen & Keddington, P.C., in the amount of \$74,160.00, to provide auditing services to West Valley City.

Mr. Pyle stated West Valley City was required by law to engage an independent audit firm to audit the City's financial operations. He also stated Jensen & Keddington auditors had demonstrated experience and proficiency in municipal audits and knowledge of City operations. He indicated this audit would be conducted in accordance with auditing standards generally accepted in the United States of America – the standards for financial audits contained in the Government Auditing Standards issued by the Comptroller General of the United States.

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

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The City Council will consider proposed Resolution No. 10-195 at the Regular Council Meeting scheduled December 14, 2010, at 6:30 P.M.

7. **RESOLUTION NO. 10-196, ACCEPT WARRANTY DEED FROM ARMANDO JUREZ LABRA FOR PROPERTY LOCATED AT 4553 SOUTH 3200 WEST**

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-196 which would accept a Warranty Deed from Armando Juarez Labra for property located at 4553 South 3200 West.

Mr. Pyle stated Armando Juarez Labra had signed the Warranty Deed.

The City Manager reported the Iglesia Principe de Paz Church was being constructed on the corner of Westcove Drive and 3200 West. He stated, as a condition of approval, dedication and sidewalk improvements on a portion of Westcove Drive was required. He explained the existing Westcove Drive right-of-way adjacent to the property was a 28-foot half width and needed to be widened to a 30-foot half width.

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

The City Council will consider proposed Resolution No. 10-196 at the Regular Council Meeting scheduled December 14, 2010, at 6:30 P.M.

8. **COMMUNICATIONS:**

A. **STRATEGIC PLAN PRESENTATION – COMMUNITY PRESERVATION DEPARTMENT**

City Manager, Wayne Pyle, stated planning for the annual Strategic Planning Workshop had begun and, therefore, City Departments would be scheduled to make presentations during the next few weeks at the Council's Study Meetings.

Mr. Pyle recognized Jennifer Siebach, Community Preservation Department, and stated she had surveyed every property in the City. He expressed appreciation for her efforts in that regard.

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

- Review of Department Strategic Plan goals
- Results of Code Enforcement Survey
- Goals and benchmarking for next year
- Animal intake statistics – all animals
- Licensing statistics
- Volunteers 2009-2010 – number of volunteers and hours worked

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- Housing/Grants – CDBG funding
- New thank you notice to be given to residents for coming into compliance after receiving courtesy notice

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

Mayor Winder thanked Mr. Morris for the information provided to the City Council and for the efforts of the Community Preservation Department staff.

### B. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a memorandum outlining upcoming meetings and events as follows: December 8, 2010: Public Safety Senior Citizens Dinner, Granger High School, 5:00 P.M. – 7:00 P.M.; December 8 & 9, 2010, 23<sup>rd</sup> Annual Production of “The Nutcracker” by Miss Margene’s Creative Generation Dance Company, Hunter High School, 7:00 P.M.; December 10-12, 2010: Elmo’s Green Thumb, Maverik Center; 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.; December 16, 2010: Holiday Reception and Employee Awards, City Hall Lobby, 2:00 P.M. – 4:00 P.M.; December 20, 2010: Annual Luncheon with COG Members & Legislative Representatives from Salt Lake County, UCCC, Noon; December 21, 2010: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 4, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 11, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 17, 2011: Martin Luther King Jr. Holiday – City Hall closed; January 18, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 21 & 22, 2011: Strategic Planning Meeting, UCCC (tentative); January 25, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 26, 2011: ULCT Local Officials Day at the Legislature; and April 11-13, 2011: ULCT Mid-Year Conference, St. George.

Mayor Winder advised that he and Councilmember Burt would be unable to attend the Strategic Planning Retreat meeting tentatively scheduled January 21 and 22, 2011. The City Council discussed alternate dates for that meeting and the City Manager indicated he would review the calendar and advise regarding a different date.

### C. **SNOW REMOVAL ORDINANCE AS RELATED TO “SNOW BIRDS”**

City Manager, Wayne Pyle, stated Councilmember Brooks had reported a resident requested the snow removal ordinance be amended to accommodate “snow birds” who left their homes for several months during the winter. Upon discussion,

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members of the Council suggested those particular residents could ask a neighbor or pay someone to remove snow from the walks during their absence.

9. **COUNCIL REPORTS:**

A. **COUNCILMEMBER COREY RUSHTON – JORDAN RIVER COMMISSION, NLC CONFERENCE AND PARKS MONUMENT REVIEW COMMITTEE**

Councilmember Rushton reported regarding a meeting of the Jordan River Commission. Mayor Winder noted the Councilmember Rushton was the new Chair of the Commission.

Councilmember Rushton distributed and discussed a written report regarding the National League of Cities (NLC) Conference that he and Councilmember Christensen attended the previous week. He also reviewed three proposed action items.

Councilmember Rushton discussed issues taken up by the Parks Monument Review Committee.

B. **COUNCILMEMBER STEVE VINCENT – SNOW REMOVAL UPDATE**

Councilmember Vincent requested an update regarding snow removal during the recent snowstorms and the impact on the budget.

C. **COUNCILMEMBER DON CHRISTENSEN – NLC CONFERENCE AND TREE LIGHTING CEREMONY**

Councilmember Christensen distributed a written report regarding the National League of Cities (NLC) Conference and municipal action for immigration integration committee.

Councilmember Christensen discussed a recent tree lighting ceremony held at the Family Fitness Center facility.

D. **COUNCILMEMBER STEVE BUHLER – RECENT CITY EVENTS AND LACK OF ATTENDANCE**

Councilmember Buhler discussed events and activities he had attended in the past few weeks and stated he desired to see better attendance at those City-sponsored activities. He inquired if it was a lack of interest or a communication problem. He stated he desired to see better promotion to increase attendance at those City events.

E. **COUNCILMEMBER CAROLYNN BURT – PRIVATE STREET**

Councilmember Burt inquired if the Public Works Director was aware that residents desired to turn a private street over to the City.

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Public Works Director, Russell Willardson, discussed background information regarding the referenced street and advised City staff had been in contact with those residents. City Manager, Wayne Pyle, advised the City did not desire to take over that particular street. Mr. Willardson also advised the road was in poor shape and there was no sidewalk in that location.

**F. MAYOR MIKE WINDER – CR ENGLAND EVENT, CEP, GRANGER HIGH SCHOOL BOOSTER DINNER, CITY CENTER DEVELOPMENT, HARMON’S TOUR, PETE SUAZO BUSINESS DINNER, WEST VALLEY DIVERSITY COUNCIL, UNIVERSITY OF UTAH MEETING, TREE LIGHTING AND VALLEY FAIR MALL**

Mayor Winder discussed an event held this day at CR England.

Mayor Winder discussed information regarding the Community Education Partnership (CEP).

Mayor Winder discussed a booster dinner for Granger High School.

Mayor Winder discussed a meeting held earlier this day regarding possible bonding for the City Center development.

Mayor Winder discussed a recent tour of the remodeled Harmon’s grocery store.

Mayor Winder reported he had attended the Pete Suazo business dinner.

Mayor Winder stated the West Valley Diversity Council had been formed and was now looking for a project.

Mayor Winder discussed the University of Utah and a project in which they desired to partner with Granger High School.

Mayor Winder discussed recent tree lighting events held at the Family Fitness Center and the Valley Fair Mall.

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, DECEMBER 7, 2010, WAS ADJOURNED AT 6:35 P.M., BY MAYOR WINDER.**

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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, December 7, 2010.

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Sheri McKendrick, MMC  
City Recorder