

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

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, DECEMBER 21, 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  
Don Christensen  
Steve Vincent

Paul Isaac, Acting City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Russ Brooks  
Corey Rushton

STAFF PRESENT:

John Evans, Fire Chief  
Kevin Astill, Parks and Recreation Director  
Russell Willardson, Public Works Director  
Nicole Cottle, CED Director  
Layne Morris, Community Preservation Director  
Jim Welch, Finance Director  
Mike Wells, Acting Police Chief  
Claire Gillmor, Acting City Attorney  
Steve Lehman, CED Department  
Hannah Thiel, CED Department  
Rachel White, Law Department  
Aaron Crim, Administration  
Jake Arslanian, Public Works Department  
Dan Johnson, Public Works Department  
Eric Madsen, Public Works Department  
Jeff Nosack, Public Works Department  
Erik Brondum, Public Works Department  
Jan White, Public Works Department  
Paul Love, Public Works Department

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**1. APPROVAL OF MINUTES OF STUDY MEETING HELD DECEMBER 7, 2010**

The Council read and considered Minutes of the Study Meeting held December 7, 2010. There were no changes, corrections or deletions.

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

A roll call vote was taken:

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

Unanimous.

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

Acting City Manager, Paul Isaac, stated no new items had been added to the Agenda for the Regular Meeting scheduled December 21, 2010, at 6:30 P.M.

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

**3. PUBLIC HEARINGS SCHEDULED JANUARY 4, 2011:**

**A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. SV-3-2010, FILED BY DONNA CHRISTENSEN, REQUESTING TO VACATE A PORTION OF CASSELL STREET, AN UNIMPROVED ROAD, LOCATED AT APPROXIMATELY 1510 WEST 2785 SOUTH**

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 4, 2011, at 6:30 P.M., in order for the Council to hear and consider public comments regarding Application No. SV-3-2010, filed by Donna Christensen, requesting to vacate a portion of Cassell Street, an unimproved road, located at approximately 1510 West 2785 South. He discussed proposed Ordinance No. 11-01 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

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**ORDINANCE NO. 11-01, VACATING A PORTION OF CASSELL STREET LOCATED IN WEST VALLEY CITY**

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 11-01 which would vacate a portion of Cassell Street located north of Clayborne Avenue at approximately 1510 West 2785 South in West Valley City.

Mr. Isaac stated the subject property was unimproved and located between Clayborne Avenue and the south edge of the light rail extension to West Valley. He also stated the applicant(s) were property owners immediately to the west of Cassell Street and desired the unimproved road to be vacated due to the location of the light rail extension to West Valley. He advised the alignment of the rail line had eliminated any potential connection of Cassell Street to the north and the property owner(s) would like to use the vacated right-of-way as part of their lot.

The Acting City Manager reported that in the past, and prior to the chosen light rail alignment, discussions had taken place about the possibility of paving Cassell Street to allow for a north/south connection at the ends of several east/west roads in this area of Chesterfield. He indicated, as mentioned previously, the light rail alignment eliminated that option since there would not be a vehicular/pedestrian crossing permitted at Cassell Street. He indicated the right-of-way along this section of Cassell Street was 66 feet in width, and, by law, the ordinance that vacated this right-of-way would provide the adjacent property owners with 33 feet of said unimproved street.

Steve Lehman, CED Department, further discussed the Application and proposed Ordinance, and displayed the plat map. He also answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. SV-3-2010 and consider proposed Ordinance No. 11-01 at the Regular Council Meeting scheduled January 4, 2011, at 6:30 P.M.

**B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-6-2010, FILED BY CHRIS DRENT, REQUESTING FINAL PLAT APPROVAL FOR SUNSET HILLS PUD PHASE 1 AMENDED, PARCELS A AND C, AND OQUIRRH MESA DRIVE AMENDED SUBDIVISION, LOCATED AT 6455 SOUTH OQUIRRH MESA DRIVE**

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 4, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. S-6-2010, filed by Chris Drent, requesting final plat approval for Sunset Hills PUD Phase 1 Amended, Parcels A and C, and Oquirrh Mesa Drive Amended

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Subdivision, located at 6455 South Oquirrh Mesa Drive. He discussed proposed Ordinance No. 11-02 to be considered by the City Council subsequent to the public hearing, as follows:

### **ORDINANCE NO. 11-02, APPROVING THE AMENDMENT OF SUNSET HILLS PUD PHASE 1 AMENDED SUBDIVISION LOCATED IN WEST VALLEY CITY**

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 11-02 which would approve the amendment of Sunset Hills PUD Phase 1 Amended Subdivision located in West Valley City.

Mr. Isaac stated that Chris Drent, representing the developer, had requested an amendment to the first phase of the Sunset Hills Subdivision which would allow for relocation of a portion of Oquirrh Mesa Drive. He further stated as part of Phase 1 the developer was obligated to install all of Oquirrh Mesa Drive, which road is essentially a frontage road for U-111 connecting 6200 South with 6600 South. He indicated to the west of the road there was an overhead power line running in a southeast/northwest direction.

The Acting City Manager reported that to date the developer had constructed nearly all of Oquirrh Mesa Drive but the portion at the north end had yet to be installed. He stated the subject portion lagged behind due to existing power poles in the power corridor. Although the power poles were outside of the recorded right-of-way, the excavation needed for this roadway would undermine the existing poles and, as a result, the poles would either need to be relocated or the alignment of Oquirrh Mesa Drive adjusted.

Mr. Isaac noted the developer had expressed difficulty working with Rocky Mountain Power to get these poles moved. He stated as the construction bond for the public improvement was due, the developer had requested an amendment to the plat that would shift the roadway to the east, thus allowing the power poles to remain and the rest of Oquirrh Mesa Drive to be completed. He explained the plat amendment would shift Oquirrh Mesa Drive slightly to the east and as a result of that adjustment; the City's open space would increase by approximately 1,720 square feet. He stated the community open space would decrease by the same amount.

Steve Lehman, CED Department, further discussed the Application, proposed Ordinance and displayed the plat map. He also answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. S-6-2010 and consider proposed Ordinance No. 11-02 at the Regular Council Meeting scheduled January 4, 2011, at 6:30 P.M.

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**C. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. SNC-1-2010, FILED BY BART WARNER, REQUESTING TO CHANGE A STREET NAME IN WEST VALLEY TRUCK CENTER SUBDIVISION FROM HEBE COURT TO LAMPERT LANE**

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 4, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. SNC-1-2010, filed by Bart Warner, requesting to change a street name in West Valley Truck Center Subdivision from Hebe Court to Lampert Lane. He discussed proposed Ordinance No. 11-03 to be considered by the City Council subsequent to the public hearing, as follows:

**ORDINANCE NO. 11-03, APPROVING A STREET NAME CHANGE IN THE WEST VALLEY TRUCK CENTER SUBDIVISION**

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 11-03 which would approve a street name change in the West Valley Truck Center Subdivision located at 2305 South 5370 West.

Mr. Isaac stated Bart Warner, representing the Warner Truck Center, had requested consideration of the street name change. He also stated the West Valley Truck Center Subdivision had been recorded in October 1999, which subdivision consisted of 31 lots and a dedicated street system. He indicated one of the streets was Hebe Court, a cul-de-sac adjacent to six lots. Due to business related issues the applicant desired to change the name of Hebe Court to Lampert Lane. He informed that staff had attached a letter from Mr. Warner that addressed the reasons for the name change.

The Acting City Manager reported when the City contemplated a street name change, a concern arose regarding the potential impact on properties that used the street name. He further informed that along with Freightliner, the only other tenant along the subject right-of-way was Wabash of Utah. He stated that in the applicant's letter it was mentioned that although Wabash leased from Warner, they did call their Chief Financial Officer to inform of the request to change the street name. He reported that the applicant's letter stated that Wabash had no issue with the name change and was in support of the name Lampert Lane.

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

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The City Council will hold a public hearing regarding Application No. SNC-1-2010 and consider proposed Ordinance No. 11-03 at the Regular Council Meeting scheduled January 4, 2011, at 6:30 P.M.

**D. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING REOPENING THE FY 2010-2011 BUDGET FOR PURPOSES OF CHANGES EXPERIENCED IN REVENUES AND EXPENDITURES**

Acting City Manager, Paul Isaac, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 4, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding reopening the FY 2010-2011 Budget for purposes of changes experienced in revenues and expenditures. He discussed proposed Ordinance No. 11-04 to be considered by the City Council subsequent to the public hearing, as follows:

**ORDINANCE NO. 11-04, AMENDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2010, AND ENDING JUNE 30, 2011, TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE DISBURSEMENT OF FUNDS**

Acting City Manager, Paul Isaac, discussed proposed Ordinance No. 11-04 which would amend the budget of West Valley City for the Fiscal Year beginning July 1, 2010, and ending June 30, 2011, to reflect changes in the budget from increased revenues and authorize disbursement of funds.

Mr. Isaac stated State Statute Title 10, Chapter 6, Utah Code annotated 1053, as amended, allowed the City to amend its budget during the year. He further stated West Valley City held two such public hearings on budget amendments annually, one mid-fiscal year and the second one just prior to the end of the fiscal year.

The Acting City Manager pointed out that the budget amendments had not been finalized when the Council's agenda packets had been distributed. He then submitted that information to members of the City Council.

Finance Director, Jim Welch, reviewed all budget opening line items in details and answered questions from members of the City Council.

The City Council will hold a public hearing and consider Ordinance No. 11-04 at the Regular Council Meeting scheduled January 4, 2011, at 6:30 P.M.

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4. **RESOLUTION NO. 11-01, AUTHORIZE THE CITY TO ACQUIRE, BY NEGOTIATION OR CONDEMNATION, REAL PROPERTY FROM SALT LAKE COUNTY, LOCATED AT 6252 WEST 6200 SOUTH**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-01 which would authorize the City to acquire, by negotiation or condemnation, real property from Salt Lake County, located at 6252 West 6200 South.

Mr. Isaac stated Salt Lake County had requested a condemnation resolution from West Valley City prior to the County agreeing to sell a portion of the subject property. He reported Salt Lake County owned a 46.06 acre parcel of land located at 6252 West 6200 South upon which it would construct the future Lodestone Park. He indicated West Valley City needed to acquire 38,369 square feet (0.881 acres) of the property along 6200 South to allow for the widening and extension of 6200 South Street. He explained as the County purchased this property using proceeds from a park bond, its legal counsel indicated the property could only be sold under threat of condemnation for a more vital public purpose, as determined by the City. He stated Salt Lake County staff had tentatively recommended approval of the sale and the condemnation resolution would fulfill the legal requirement.

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 No. 11-01 at the Regular Council Meeting scheduled January 4, 2011, at 6:30 P.M.

5. **NEW BUSINESS SCHEDULED JANUARY 4, 2011:**

A. **HEAR AND CONSIDER AN APPEAL OF THE CITY'S DENIAL OF TWO RECORDS REQUESTS BY ERIN ALBERTY OF THE SALT LAKE TRIBUNE**

Acting City Manager, Paul Isaac, stated Erin Alberty, representing the Salt Lake Tribune, had filed an appeal of the City's denial of two records requests, received in the City Recorder's Office on December 9, 2010.

Mr. Isaac reported regarding the circumstances of the appeal. He also discussed the applicant's request to withdraw the appeal as the records had been supplied by City staff. He reported that as the hearing would not be necessary, this item would be removed from the Agenda of the Regular Council Meeting scheduled January 4, 2011.

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**6. CONSENT AGENDA SCHEDULED JANUARY 4, 2011:**

**A. RESOLUTION NO. 11-02, ACCEPT A WARRANTY DEED FROM MICHAEL RASSON FOR PROPERTY LOCATED AT 3342 SOUTH REDWOOD ROAD**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-02 which would accept a Warranty Deed from Michael Rasson for property located at 3342 South Redwood Road.

Mr. Isaac stated the Warranty Deed had been signed by Michael Rasson.

The Acting City Manager reported a new Glen's Tires would be constructed on the subject site and as a condition of approval additional right-of-way dedication had been required. He also reported the Redwood Road right-of-way adjacent to the subject property was a 50 foot half width and needed to be widened to a 53 foot half width.

Acting City Manager, Paul Isaac, further discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-02 at the Regular Council Meeting scheduled January 4, 2011, at 6:30 P.M.

**B. RESOLUTION NO. 11-03, ACCEPT A PUBLIC SIDEWALK AND LIGHTING EASEMENT FROM MICHAEL RASSON ACROSS PROPERTY LOCATED AT 3342 SOUTH REDWOOD ROAD**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 11-03 which would accept a Public Sidewalk and Lighting Easement from Michael Rasson across property located at 3342 South Redwood Road.

Mr. Isaac reported the subject easement would be for the new Glen's Tires to be constructed at the subject location. He explained this project was subject to requirements of the Redwood Road Streetscape which required wider sidewalks and landscape frontage, along with decorative sidewalk lighting on Redwood Road. He indicated as portions of the proposed sidewalk and lighting fell outside of the public right-of-way, a public sidewalk and lighting easement would be required as a condition of approval of the project.

Acting City Manager, Paul Isaac, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 11-03 at the Regular Council Meeting scheduled January 4, 2011, at 6:30 P.M.

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### 7. COMMUNICATIONS:

#### A. STRATEGIC PLAN PRESENTATION – PUBLIC WORKS DEPARTMENT

Acting City Manager, Paul Isaac, stated the Public Works Department had been scheduled to make an informational presentation to the City Council regarding the Strategic Planning departmental goals and achievements.

Public Works Director, Russell Willardson, distributed written information to the City Council and used PowerPoint to discuss information, summarized as follows:

- Organization chart
- Staffing level reductions and impact on productivity
- Strategic plan goals and benchmarks
- Sidewalk repairs
- Preserving residential neighborhoods
- Street sweeping – miles swept
- Sanitation – neighborhood dumpster program
- Street lighting
- Department action items
- Infrastructure
- Pavement management program
- Slurry seal program
- Increasing costs over last four years – slurry oil, chip seal and asphalt
- RSL (remaining service life) distribution for major streets
- Major street reconstruction
- RSL distribution for minor streets
- Recommended funding levels for both major and minor streets that address issues of concern regarding rehabilitation and reconstruction
- Class C Fund distribution - \$3.4 million
- Facilities
- Fleet management
- Light vehicle replacement
- Vehicle replacement schedule 2011-2013
- Capital improvements - projects completed in 2010, projects scheduled for 2011, no projects for 2012-2014
- Speed reduction in neighborhoods – Diamond Summit traffic calming, neighborhood traffic management program, locations installed speed indicator signs
- Solutions to east/west traffic congestion
- Employee retention
- Summary

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

### B. **COUNCIL UPDATE**

Acting City Manager, Paul Isaac, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: January 4, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 7 & 8, 2011: Monster Truck Winter Nationals, Maverik Center; 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 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; February 1, 2011: Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M.; February 4 & 5, 2011: Strategic Planning Retreat/Workshop, UCCC; February 8, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 15, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 22, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 21, 2011: President's Day Holiday – City Hall closed; and April 11-13, 2011: ULCT Mid-Year Conference, St. George.

### C. **PERFORMANCE APPRAISAL DRAFT**

Acting City Manager, Paul Isaac, distributed a draft of a performance appraisal regarding the City Manager. He requested the City Council review the tentative draft and provide input and/or suggestions to him prior to the City Manager's formal annual evaluation.

The City Council discussed the evaluation process, including timing and other matters.

### 8. **COUNCIL REPORTS:**

#### A. **COUNCILMEMBER CAROLYNN BURT – MAVERIK CENTER FAMILY ICE SKATING NIGHT, CEP RESIGNATION AND HISTORICAL SOCIETY**

Councilmember Burt stated she had visited the Maverik Center and watched those participating in the family ice skating night. She reported the event had been a "hit" especially with the children. She expressed "kudos" to Kevin Bruder and his staff at the Maverik Center for their efforts regarding that event.

Councilmember Burt reported Dave Allred had resigned as president of the Community Education Partnership (CEP) due to a high workload at C.R. England. She advised that, as vice chair, she was acting as the chair of that organization. She stated the CEP needed more members and especially someone knowledgeable about fundraising. She also informed there was a meeting scheduled the following day with the Granite School District. Councilmember Vincent suggested Brent

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Goodfellow might have extra time to serve on the CEP, as he had not been re-elected to the State Legislature in the recent election.

Councilmember Burt reported regarding the Historical Society and stated that organization was in need of a newer computer. She also discussed the need to decrease the temperature in the storage room to protect items and documents. Jake Arslanian, Public Works Department, advised there could possibly be another room available that would be more suitable to store the Historical Society's collection/documents.

**B. COUNCILMEMBER DON CHRISTENSEN – ULCT LEGISLATIVE POLICY COMMITTEE, COG AND HUNTER HIGHT PTA BREAKFAST**

Councilmember Christensen reported regarding issues discussed at a recent meeting of the Utah League of Cities & Towns (ULCT) Legislative Policy Committee.

Councilmember Christensen discussed a recent Salt Lake County Council of Governments (COG) luncheon and he reviewed issues discussed with legislators in attendance at that event.

Councilmember Christensen reported that he, Mayor Winder, and Councilmember Rushton had recently attended a Hunter High School PTA breakfast and he reported regarding graduation ceremony location issues.

**C. MAYOR MIKE WINDER – ULCT COMMITTEE REGARDING IMMIGRATION, ULCT LOCAL OFFICIALS DAY, CITY'S HOLIDAY RECEPTION AND EMPLOYEE AWARDS AND EVENT AT GREEN RIVER CAPITAL**

Mayor Winder reported on recent discussions with the Utah League of Cities & Towns (ULCT) Legislative Policy Committee regarding immigration issues.

Mayor Winder discussed matters relating to the ULCT Local Officials' Day at the Legislature to be held next month.

Mayor Winder reported regarding the City's holiday reception and he discussed employees receiving awards.

Mayor Winder stated he recently attended the annual employee event at Green River Capital.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, DECEMBER 21, 2010, WAS ADJOURNED AT 6:07 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 21, 2010.

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Sheri McKendrick, MMC  
City Recorder