

**MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2011**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, ON MAY 3, 2011, 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 WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

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

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
Russell Willardson, Public Works Director  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Nicole Cottle, CED Director  
Buzz Nielsen, Police Chief  
Layne Morris, Community Preservation Director  
Eric Bunderson, Acting City Attorney  
John Brubaker, Acting Parks and Recreation Director  
Steve Lehman, CED Department  
Steve Pastorik, CED Department  
Chris Curtis, Community Preservation Department  
Aaron Crim, Administration  
Jake Arslanian, Public Works Department

**1. APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 19, 2011**

The Council read and considered Minutes of the Study Meeting held April 19, 2011. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held April 19, 2011, 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. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

2. **JAMES WOOD, DIRECTOR OF BUREAU OF ECONOMIC AND BUSINESS RESEARCH, UNIVERSITY OF UTAH, AND GABE EPPERSON, PLANNING DIRECTOR OF ENVISION UTAH – SUSTAINABLE COMMUNITIES GRANT AND REGIONAL HOUSING PLAN**

City Manager, Wayne Pyle, stated a presentation had been scheduled for James Wood, Director of the Bureau of Economic and Business Research at the University of Utah, and Gabe Epperson, Planning Director of Envision Utah, to discuss the Sustainable Communities Grant and Regional Housing Plan.

He advised Gabe Epperson was unable to attend. He noted that Kevin Fayles, representing Envision Utah, would begin the presentation, followed by Jim Wood, of the Bureau of Economic and Business Research.

Kevin Fayles discussed the importance of looking long term at the way communities grew and the impacts on air quality, transportation, and housing prices. He also discussed information from a study regarding the cost of growth. He stated the City Council had previously adopted the Wasatch 2040 growth principles and advised those principles recently had been updated. He explained the U.S. Department of Housing and Urban Development (HUD) Sustainable Communities Grant, which was looking at six demonstration sites in the region. He stated each of the sites represented different types of land uses and transportation options. Mr. Fayles discussed tools being developed to be used in making land use decisions. He stated they were looking for collaborative site partners and he gave examples of ways West Valley City staff and elected officials could become educated and involved in transportation choices and land use decisions. He also distributed written materials to the City Council.

Jim Wood distributed written information regarding Partnership for Sustainable Communities. He stated HUD was the lead federal agency and wanted to make sure the public housing authorities in the region were aware of the grant. He stated his office at the University of Utah would develop a regional housing plan; which would be a challenge since there were over 60 cities in four counties involved with many types of housing, income levels and transportation issues. He expressed the goal to promote integrated regional planning and discussed affordable housing in various communities in

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the region. He indicated it made sense to have affordable housing near the transit-oriented developments (TOD). He further stated they wanted to obtain a broader and more integrated view regarding the full spectrum of housing for all income classes within each community. He explained they would be looking at each city's ordinances, policies and practices that might impede or encourage affordable housing. He expressed the hope to meet with the City Council again as it came closer to developing a regional housing plan for this area.

During the above discussion, Mr. Fayles and Mr. Wood answered questions from members of the City Council.

### 3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED MAY 3, 2011**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled May 3, 2011. He discussed the following items scheduled on Agendas for meetings to be held later this night.

#### **Item No. 9.A. – RESOLUTION NO. 11-56, APPROVE AMENDMENT NO. 5 TO AN AGREEMENT BETWEEN WEST VALLEY CITY AND IVORY LAND CORPORATION FOR THE PURCHASE AND DEVELOPMENT OF LAND AT APPROXIMATELY 5200 SOUTH 5600 WEST (CONTINUED FROM REGULAR MEETING HELD APRIL 26, 2011)**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-56 which would approve an Amendment No. 5 to an Agreement between West Valley City and Ivory Land Corporation for purchase and development of land at approximately 5200 South 5600 West.

Mr. Pyle stated that in May 2005, the City Council approved Resolution No. 05-175 authorizing the West Ridge Agreement for the Purchase and Development of Land with Ivory Land Corporation. He also stated the proposed amendment would adjust the purchase price, acreage, and one of the development standards for the last phase of the agreement.

The City Manager reported Ivory Homes had submitted drawings for the final phase in the West Ridge Estates Subdivision. He indicated based on the development agreement the minimum dwelling size in the subdivision would be 1,500 square feet. He stated Ivory Homes had proposed to modify the agreement to allow homes with a minimum dwelling size of 1,300 square feet.

Mr. Pyle explained the development agreement allowed Ivory Homes to prepare and submit new residential plans to be reviewed by the Planning and Zoning Division. He indicated as new plans had been created, some of which were being built in Highbury; Ivory Homes had requested these plans be an option for West Ridge Estates. The minimum square footage used in Highbury was 1,300 square feet. Ivory Homes believed

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these newer plans, along with their architectural diversity, would be an addition for the remaining lots in West Ridge.

The City Manager also reported the purchase price for the last phase of the agreement required an adjustment based on a small reduction in acreage and negotiations with Ivory Land Corporation.

Mr. Pyle stated the proposed Resolution had been continued from the Regular Meeting held April 26, 2011, to allow additional time for further negotiations.

City Manager, Wayne Pyle, distributed and discussed a final draft of Amendment No. 5 to Agreement for Purchase and Development of Land. He further discussed background information regarding negotiations for the sale and development of the subject property. He discussed terms of the agreement in details and answered questions from members of the City Council. He advised that Chris Gamvroulas of Ivory would attend the Regular Council Meeting when this matter would be considered.

### **Redevelopment Agency, Housing Authority, and Building Authority Meetings Scheduled May 3, 2011**

City Manager, Wayne Pyle, discussed all items listed on the Agendas for the Redevelopment Agency, Housing Authority, and Building Authorities meetings scheduled later this night. He also answered questions from members of the City Council.

Upon inquiry by the City Manager, there were no further questions regarding items scheduled on the Agendas discussed above.

#### **4. PUBLIC HEARINGS SCHEDULED MAY 10, 2011:**

##### **A. ACCEPT PUBLIC INPUT REGARDING DECLARING A PARCEL OF PROPERTY LOCATED AT APPROXIMATELY 5292 S. UPPER RIDGE ROAD (PARCEL NUMBER 20-11-376-001) TO BE SURPLUS PROPERTY AND AUTHORIZING ITS SALE**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled May 3, 2011, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding declaring a parcel of property located at approximately 5292 S. Upper Ridge Road (Parcel Number 20-11-376-001) to be surplus property and authorizing its sale. He discussed proposed Resolution No. 11-61 to be considered by the City Council subsequent to the public hearing, as follows:

**RESOLUTION NO. 11-61, DECLARING A PARCEL OF PROPERTY LOCATED AT APPROXIMATELY 5292 S. UPPER RIDGE ROAD TO BE SURPLUS AND APPROVING A RIGHT-OF-WAY AGREEMENT, QUIT CLAIM DEED AND TEMPORARY EASEMENT AGREEMENT**

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### **AUTHORIZING ITS SALE TO THE UTAH DEPARTMENT OF TRANSPORTATION**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-61 which would declare a parcel of property located at approximately 5292 S. Upper Ridge Road to be surplus and approve a Right-of-Way Agreement, Quit Claim Deed and Temporary Easement Agreement authorizing its sale to the Utah Department of Transportation.

Mr. Pyle stated the Utah Department of Transportation (UDOT) desired to purchase the subject property for the proposed Mountain View Corridor project.

The City Manager reported UDOT had offered \$40,700.00 for purchase of 2.332 acres of the 26.967-acre parcel along 5400 South based on an appraisal prepared by Bodell-Van Drimmelen Commercial Appraisers, Inc.

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

The City Council will consider proposed Resolution No. 11-61 at the Regular Council Meeting scheduled May 10, 2011, at 6:30 P.M.

5. **RESOLUTION NO. 11-62, APPROVE AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY AND ACCEPT A QUIT CLAIM DEED FROM SALT LAKE COUNTY FOR PROPERTY IDENTIFIED AS PARCEL NO. 20-14-100-008**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-62 which would approve an Interlocal Cooperation Agreement with Salt Lake County and accept a Quit Claim Deed from Salt Lake County for property identified as Parcel No. 20-14-100-008.

Mr. Pyle stated the Utah Department of Transportation (UDOT) desired to acquire the subject property for the proposed Mountain View Corridor project.

The City Manager reported the subject parcel had been conveyed to Salt Lake County in 1976 for widening of 5400 South Street. He indicated that recently UDOT requested Salt Lake County sell the parcel to them for an off-ramp for the Mountain View Corridor. He explained since West Valley City had annexed the area in which this parcel was located, it was the District Attorney's opinion the City had equitable title to the property and therefore the County would quit claim it to the City via the attached Interlocal Cooperation Agreement.

Mr. Pyle 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. 11-62 at the Regular Council Meeting scheduled May 10, 2011, at 6:30 P.M.

6. **RESOLUTION NO. 11-63, DECLARE PARCEL NO. 20-14-100-008 TO BE SURPLUS PROPERTY AND APPROVE EXECUTION OF A QUIT CLAIM DEED FROM WEST VALLEY CITY TO THE UTAH DEPARTMENT OF TRANSPORTATION**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-63 which would declare Parcel No. 20-14-100-008 to be surplus property and approve execution of a Quit Claim Deed from West Valley City to the Utah Department of Transportation.

Mr. Pyle stated the Utah Department of Transportation (UDOT) desired to acquire the subject property for the proposed Mountain View Corridor project.

The City Manager reported this parcel had been conveyed to Salt Lake County in 1976 for the widening of 5400 South Street. He stated recently UDOT had requested Salt Lake County sell the parcel to them for an off-ramp for the Mountain View Corridor. He explained that since the City had annexed the area this parcel was in, it was the District Attorney's opinion the City had equitable title to the property and therefore the County would quit claim it to the City. He further stated as the property was originally deeded to Salt Lake County for road purposes the City would quit claim the property to UDOT.

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

The City Council will consider proposed Resolution No. 11-63 at the Regular Council Meeting scheduled May 10, 2011, at 6:30 P.M.

7. **COMMUNICATIONS:**

A. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: May 3, 4 & 5, 2011: 2011 Utah Governor's Public Safety Summit, Davis Conference Center; May 5, 2011: UDOT's Annual Visit to County and City Officials, Calvin Rampton Complex, 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.; May 5 – June 21, 2011: Utah Women Artists Exhibition – Celebrating the Diversity of Women, UCCC; May 10, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 12, 2011: West Valley City Leadership Summit, UCCC, 8:30 A.M. – Noon; May 13 & 14, 2011: Utah Old Time Fiddlers & Country Music Association Host Public Jam and "Fiddlin' and Pickin'" Contest, City Hall; May 13, 2011: ChamberWest Golf Classic, Meadowbrook Golf Course, 8:00 A.M.; May 14, 2011: Fiesta 2011, UCCC, 4:00 P.M. – 8:00 P.M.; May 17, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 19, 2011: City Center Announcement, 10:00

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A.M. – Noon; May 24, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 30, 2011: Memorial Day Holiday – City Hall closed; June 7, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 14, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 21, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 23-26, 2011: WestFest, Centennial Park; June 25, 2011: WestFest Parade, 10:00 A.M.; June 28, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 4, 2011: Independence Day Holiday – City Hall closed; July 5, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 11, 2011: Utah Symphony Concert and Fireworks Display, UCCC, 8:30 P.M.; July 12, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 15, 2011: Embassy Suites Hotel Groundbreaking; July 19, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 25, 2011: Pioneer Day Holiday – City Hall closed; July 26, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 1, 2011: National Night Out Kickoff Event, UCCC, 5:30 P.M. – 8:00 P.M.; August 2, 2011: National Night Out Block Parties; August 7, 2011: UTA West Valley Light Rail Line Opens; August 9, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 16, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 22, 2011: Death Cab for Cutie, Maverik Center, 7:30 P.M.; August 23, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; September 5, 2011: Labor Day Holiday – City Hall closed; September 7, 2011: Selena Gomez, Maverik Center, 7:00 P.M.; September 12, 2011: Lake Park Golf Social, Stonebridge Golf Course; September 14-16, 2011: ULCT Annual Conference; and November 2, 2011: Celtic Thunder, Maverik Center, 7:30 P.M.

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

A. **COUNCILMEMBER STEVE VINCENT – FORECLOSURE ASSISTANCE**  
Councilmember Vincent discussed information regarding a group that assisted people going through foreclosure.

B. **COUNCILMEMBER DON CHRISTENSEN – WALMART GRAND RE-OPENING AND ARBOR DAY TREE PLANTING**  
Councilmember Christensen reported regarding a recent WalMart Market grand re-opening.

Councilmember Christensen stated he also recently participated in a tree planting in commemoration of Arbor Day, which received some media attention.

C. **COUNCILMEMBER RUSS BROOKS – HAM RADIO OPERATORS**  
Councilmember Brooks stated there were many ham radio operators in the City and one of those groups had inquired regarding City regulations. He indicated the

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operators would like the City to consider a sample antenna ordinance that they had written. Councilmember Brooks passed that information to the City Manager. After discussion, the City Council instructed the City Manager to review the City's current ordinance and make recommendations.

**D. COUNCILMEMBER CAROLYNN BURT – CEP AND INQUIRY REGARDING POLICE OFFICER WOUNDED IN LINE OF DUTY**

Councilmember Burt reported regarding the CEP and informed that Councilmember Buhler was now a member of the executive committee of that organization. She also presented certificates of appreciation to Don Christensen and Corey Rushton for their donation to the CEP.

Councilmember Burt inquired regarding the police officer who was recently wounded in the line of duty. City Manager, Wayne Pyle, reported the officer was doing well and would be released from the hospital soon.

**E. MAYOR MIKE WINDER – VISIT TO WOUNDED OFFICER, SALT LAKE VALLEY CONFERENCE OF MAYORS MEETING, LATINO COMMUNITY EDUCATION SYMPOSIUM, MEETING WITH REGIONAL DIRECTOR OF SENATOR MIKE LEE, MEETING WITH ECONOMIC DEVELOPMENT TEAM AND REGIONAL MANAGER OF BACKCOUNTRY.COM**

Mayor Winder reported he had visited the police officer in the hospital who was recently wounded in the line of duty.

Mayor Winder reported regarding the Salt Lake Valley Conference of Mayors meeting.

Mayor Winder reported regarding a Latino Community Education Symposium held the previous week at the Utah Cultural Celebration Center.

Mayor Winder stated he and the City Manager had recently met with the regional director of Senator Mike Lee's office.

Mayor Winder discussed a luncheon meeting with the economic development team and regional manager of backcountry.com.

**9. MOTION FOR EXECUTIVE SESSION**

After discussion, Councilmember Christensen moved to adjourn the Study Meeting and reconvene in an Executive Session for discussion of purchase, exchange, or lease of real property. Councilmember Brooks 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. 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, MAY 3, 2011, WAS ADJOURNED AT 5:18 P.M., BY MAYOR WINDER.

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THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, MAY 3, 2011, AT 5:20 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  
Russ Brooks  
Steve Buhler  
Carolynn Burt  
Don Christensen  
Corey Rushton  
Steve Vincent

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
Nicole Cottle, CED Director  
Jim Welch, Finance Director  
Eric Bunderson, Acting City Attorney

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF MAY 3, 2011, WAS ADJOURNED AT 5:39 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, May 3, 2011.

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Sheri McKendrick, MMC  
City Recorder