

MINUTES OF COUNCIL STUDY MEETING – MAY 10, 2011

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 10, 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
Steve Buhler
Carolynn Burt
Don Christensen
Corey Rushton

Wayne Pyle, City Manager
DeAnn Varney, Acting City Recorder

ABSENT:

Russ Brooks
Steve Vincent

STAFF PRESENT:

Paul Isaac, Assistant City Manager
John Evans, Fire Chief
Layne Morris, Community Preservation Director
Kevin Astill, Parks and Recreation Director
Nicole Cottle, CED Director
Russell Willardson, Public Works Director
Jim Welch, Finance Director
Eric Bunderson, Acting City Attorney
Mike Wells, Acting Police Chief
Aaron Crim, Administration
Steve Lehman CED Department
Keith Morrey, CED Department
Phil Markham, Public Works Department
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 26, 2011**
The Council read and considered Minutes of the Study Meeting held April 26, 2011. There were no changes, corrections or deletions.

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After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held April 26, 2011, as written. Councilmember Burt seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. **PRESENTATION, TERRY ROYLANCE, SUBURBAN LAND RESERVE – HIGHBURY COMMERCIAL DEVELOPMENT UPDATE**

City Manager, Wayne Pyle, stated Terry Roylance, Suburban Land Reserve, had been scheduled to discuss information and give an update to the City Council regarding the Highbury Commercial Development; however, he was ill and unable to attend. The City Manager advised this item would be rescheduled.

3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED MAY 10, 2011**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled May 10, 2011, at 6:30 P.M.

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

4. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED MAY 17, 2011:**

A. **PROCLAMATION DECLARING MAY 21, 2011, AS NATIONAL KIDS TO PARKS DAY IN WEST VALLEY CITY**

City Manager, Wayne Pyle, stated Councilmember Burt would read a Proclamation declaring May 21, 2011, as National Kids to Parks Day in West Valley City, at the Regular Council Meeting scheduled May 17, 2011, at 6:30 P.M.

5. **RESOLUTION NO. 11-64, AUTHORIZE THE CITY TO PURCHASE A 2009 CHALLENGER TRACTOR FROM WHEELER MACHINERY FOR USE BY THE PUBLIC WORKS DEPARTMENT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-64 which would authorize the City to purchase a 2009 Challenger tractor (model MT455B) from Wheeler Machinery, in an amount not to exceed \$50,000.00, for use by the Public Works Department.

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Mr. Pyle stated Wheeler Machinery had submitted a proposal for the purchase of the subject tractor. He advised this equipment was currently being leased by the Public Works Department. He advised the leasing option had been discontinued by the manufacturer and a purchase agreement would be the City's best option. He stated the equipment was used in conjunction with the operation of a large rotary mower attachment and helped to maintain right-of-way areas and open space in West Valley City.

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

The City Council will consider proposed Resolution No. 11-64 at the Regular Council Meeting scheduled May 17, 2011, at 6:30 P.M.

6. **NEW BUSINESS SCHEDULED MAY 17, 2011:**

A. **APPLICATION NO. S-2-2011, SUBURBAN LAND RESERVE, INC., REQUESTING FINAL PLAT APPROVAL FOR HIGHBURY CENTRE SUBDIVISION LOCATED AT 2550 SOUTH 5600 WEST**

City Manager, Wayne Pyle, discussed Application No. S-2-2011, filed by Suburban Land Reserve, Inc., requesting final plat approval for Highbury Centre Subdivision located at 2550 South 5600 West.

Mr. Pyle stated the commercial subdivision would be comprised of nine lots on 40 acres. He further stated the subdivision would dedicate various rights-of-way to provide necessary frontage for future commercial uses. He advised lots ranged in size from 1.1 to 11.5 acres. He indicated although the 'M' zone did not have specific frontage and area requirements, each lot had sufficient size and frontage to be successful for development. He explained the anchor for the center would be located on Lot 2 which was comprised of 9.90 acres.

The City Manager reported access would be gained by 5600 West, Lake Park Boulevard, 5370 West, High Commons Way and High Market Drive. All streets would be dedicated in favor of the City and would be improved with curb, gutter, sidewalk and park strip. He indicated High Market Drive was intended to be a $\frac{3}{4}$ access at 5600 West which would allow right in, right out, and left in turning movements. One additional access point was being proposed at the northwest corner adjacent to the Riter Canal. This access would primarily be used for trucking deliveries.

Mr. Pyle further reported as part of the construction for 5370 West, the developer would install a bridge over the Riter Canal. This connection would provide access into the West Valley Truck Center Subdivision to the north. He stated this

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connection would help facilitate better access for truck deliveries within the commercial shopping center.

The City Manager indicated the subdivision layout and lot design had taken into consideration the 5600 West Overlay Zone. He stated improvements included within the overlay would provide a 15-foot landscape area, six-foot sidewalk and additional buffered landscaping. Streetlights would be consistent with those previously installed along 5600 West.

Mr. Pyle advised the development site had undergone extensive grading over the last few years. The site had been raised in order to accommodate the commercial development. Fill brought to the site had been compacted and monitored accordingly. A geotechnical report had been submitted to the City which had been delivered to the Building and Engineering Divisions and those reported would be evaluated as relating to the building and road construction.

The City Manager stated a traffic report had also been completed for the entire 40 acres. He indicated that report had been reviewed by the City Traffic Engineer. One item resulting from this report would be the construction of a new roundabout. Due to traffic demands for the shopping center, the developer would be responsible to install a roundabout at the intersection of 5370 West and Lake Park Boulevard. He stated the developer would need to provide additional dedication as part of the subdivision plat to include all necessary right-of-way within the roundabout portion. All other access points and road issues had been approved by the City Engineering Division.

Mr. Pyle reported although development would be phased in over the next few years, the City required an overall grading and drainage plan for all 40 acres. Lots 1, 2, and 3 would have a shared drainage system and utilize a detention pond adjacent to the Riter Canal. He stated remaining lots would detain on site and tie into the overall storm drain system in the public right-of-way.

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

The City Council will consider Application No. S-2-2011 at the Regular Council Meeting scheduled May 17, 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 5 – June 21, 2011: Utah Women Artists Exhibition – Celebrating the Diversity of Women,

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UCCC; 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 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 11-15, 2011: Challenger Sports British Soccer Camp, Fitness Center; 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 14-16, 2011: ULCT Annual Conference; September 19, 2011: Lake Park Golf Social, Stonebridge Golf Course, 8:00 A.M.; and November 2, 2011: Celtic Thunder, Maverik Center, 7:30 P.M.

B. CITY CENTER GROUNDBREAKING INVITATIONS

City Manager, Wayne Pyle, distributed invitations to the City Council for the City Center groundbreaking scheduled for May 19th at 10:30 A.M.

C. SWIMMING POOL ORDINANCE AND HAM RADIO UPDATE

City Manager, Wayne Pyle, advised staff had completed research regarding the swimming pool ordinance and information submitted by ham radio operators as requested by the City Council. He advised these issues would be scheduled for discussion at an upcoming Study Meeting.

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8. COUNCIL REPORTS:

A. COUNCILMEMBER STEVE BUHLER – STREETLIGHTS ON 3500 SOUTH

Councilmember Buhler discussed missing parts on streetlights due to traffic accidents on 3500 South. Public Works Director, Russell Willardson advised the lights with missing parts on 3500 South were currently in the process of being repaired.

B. COUNCILMEMBER CAROLYNN BURT – GRANITE SCHOOL DISTRICT LIBRARIES AND CONTRIBUTIONS TO CEP

Councilmember Burt advised the Community Education Partnership (CEP) had partnered with Granite School District libraries regarding the 21st Century Grant Application, which would double the number of children currently being served.

Councilmember Burt reported regarding a contribution from Mayor Winder who gave a portion of book proceeds and funds from a shoe store to the CEP.

C. MAYOR MIKE WINDER – U.S. CONFERENCE OF MAYORS MEMBERSHIP, UTOPIA AWARENESS ADVOCATES TRAINING AND POST OFFICE

Mayor Winder stated he desired to discuss the U.S. Conference of Mayors membership. Councilmember Burt stated former Mayor Wright and former Mayor Nordfelt had not been interested in belonging to the U.S. Conference of Mayors organization. She explained she would be in support of the membership if benefit could be shown for the City and not just for personal networking. Councilmember Buhler stated if there were fees for non-members to attend conferences then there should not be any pressure to join the organization.

Mayor Winder reported UTOPIA Awareness Advocates training at the Utah Cultural Celebration Center (UCCC) was going well.

Mayor Winder stated he believed the post office in West Valley City was not going to happen. He discussed having a post office similar to the one located in the West Valley Harmon's store in the City Center zip code. He stated he desired further discussion on whether West Valley City could have its own identifying zip code.

Mayor Winder also reported regarding events he had attended the previous week.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, APRIL 10, 2011, WAS ADJOURNED AT 5:13 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, May 10, 2011.

DeAnn Varney
Acting City Recorder