

MINUTES OF COUNCIL STUDY MEETING – APRIL 17, 2012

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 17, 2012, AT 4:30 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Steve Buhler
Don Christensen
Tom Huynh
Karen Lang
Corey Rushton

Wayne Pyle, City Manager
DeAnn Varney, Acting City Recorder

ABSENT:

Steve Vincent

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Kevin Astill, Parks and Recreation Director
Eric Bunderson, City Attorney
Russell Willardson, Public Works Director
Layne Morris, CPD Director
Nicole Cottle, CED Director (Arrived at 5:15 P.M.)
Michael Wells, Acting Police Chief
Don Groo, Acting Finance Director
Steve Pastorik, CED Department
Jake Arslanian, Public Works Department

1. APPROVAL OF MINUTES OF STUDY MEETING HELD MARCH 27, 2012

The Council read and considered Minutes of the Study Meeting held March 27, 2012. There were no changes, corrections or deletions.

After discussion, Councilmember Lang moved to approve the Minutes of the Study Meeting held March 27, 2012, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

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Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

2. APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 3, 2012

The Council read and considered Minutes of the Study Meeting held April 3, 2012. There were no changes, corrections or deletions.

After discussion, Councilmember Lang moved to approve the Minutes of the Study Meeting held April 3, 2012, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

3. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED APRIL 24, 2012:

A. PRESENTATION OF THE WEST VALLEY CITY ENGLISH ACHIEVEMENT AWARDS

City Manager, Wayne Pyle, stated a presentation of the West Valley City English Achievement Awards would be made at the Regular Council Meeting scheduled April 24, 2012, at 6:30 P.M.

B. EMPLOYEE OF THE MONTH, APRIL, 2012 – SHAUN TRUJILLO, IT/ADMINISTRATION

City Manager, Wayne Pyle, stated Councilmember Huynh would read a nomination of Shaun Trujillo, IT/Administration, to receive the Employee of the Month Award for April 2012, at the Regular Council Meeting scheduled April 24, 2012, at 6:30 P.M.

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4. **PUBLIC HEARINGS SCHEDULED APRIL 24, 2012:**

A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-1-2012, FILED BY LIFESTYLE HOMES OF UTAH, LLC, REQUESTING A CHANGE OF ZONE FROM ‘A’ (AGRICULTURE) TO ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) FOR PROPERTY LOCATED AT 3790 SOUTH 3600 WEST**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled April 24, 2012, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. Z-1-2012, filed by Lifestyle Homes of Utah, LLC, requesting a change of zone from ‘A’ (Agriculture) to ‘R-1-8’ (Single-Family Residential, minimum lot size 8,000 sq. ft.) for property located at 3790 South 3600 West. He discussed proposed Ordinance No. 12-11 and proposed Resolution No. 12-46 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 12-11, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3790 SOUTH 3600 WEST FROM ZONE ‘A’ (AGRICULTURE) TO ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)

City Manager, Wayne Pyle, discussed proposed Ordinance No. 12-11 which would amend the Zoning Map to show a change of zone for property located at 3790 South 3600 West from zone ‘A’ (Agriculture) to ‘R-1-8’ (Single-Family Residential, minimum lot size 8,000 sq. ft.).

Mr. Pyle stated Lifestyle Homes of Utah, LLC, had requested a zone change for a 0.73 acre parcel at 3790 South 3600 West from ‘A’ (Agriculture, minimum lot size of ½ acre) to ‘R-1-8’ (Single-Family Residential, minimum lot size 8,000 sq. ft.). He also stated surrounding zones included ‘R-1-8’ to the east and west, ‘C-2’ (General Commercial) to the south and ‘A’ to the north. He indicated surrounding land uses included an auto repair business to the south and single-family homes on all other sides. He informed the subject property was designated as low density residential, which allowed three to four units per acre in the West Valley City General Plan.

The City Manager indicated a drawing had been included in the Council’s packets showing the planned lot configuration. He stated the subject property originally included Parcel B, however, this property was recently sold to the adjoining owner to the east of Parcel B. The applicant had already split the subject 0.73 acres into two parcels (Parcels A and C on the drawing). He further explained the applicant was working on submitting a lot split application to the City to make the split legal. He informed before the City would approve the lot split a zone change

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would be required. The existing home, built in 1913, would remain on Parcel A and Parcel C would be utilized for a new home.

City Manager, Wayne Pyle, reported a development agreement would be required for this project. He indicated Section 7-14-105(3)(1)(x) of the Zoning Ordinance stated: “All new subdivisions involving a re-zone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105(3)(1)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD. As part of a development agreement, if homes are permitted with less than 1,600 square feet of finished floor space, the quality of the home and the amount of masonry exterior finish materials shall be increased. For the entire subdivision, the average shall be at least 1,600 square feet.”

Mr. Pyle advised the applicant had submitted two different home plans, which had been included in the Council’s informational packets that were being considered for the subject site.

RESOLUTION NO. 12-46, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH LIFESTYLE HOMES OF UTAH, LLC, FOR APPROXIMATELY .73 ACRES OF PROPERTY LOCATED AT 3790 SOUTH 3600 WEST

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-46 which would authorize the City to enter into a Development Agreement with Lifestyle Homes of Utah, LLC, for approximately .73 acres of property located at 3790 South 3600 West.

Mr. Pyle stated the proposal would authorize an agreement between the City and Lifestyle Homes of Utah, LLC, to establish minimum standards for a new single-family home. He further stated the applicant had submitted the subject application with a proposed use for the property to be a two-lot subdivision with one of the two lots being for a new home. He reported the Planning Commission had recommended approval of the re-zone subject to a development agreement.

The City Manager discussed the proposed Development Agreement terms summarized as follows:

1. The minimum house size for all new homes to be 1,600 square feet.
2. All new homes must abide by the standards in Section 7-14-105 (3)(1) of the West Valley City Zoning Ordinance.

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

The City Council will hold a public hearing regarding Application No. Z-1-2012 and consider proposed Ordinance No. 12-11 and proposed Resolution No. 12-46 at the Regular Council Meeting scheduled April 24, 2012, at 6:30 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-2-2012, FILED BY BRAD WINGET, REQUESTING A CHANGE OF ZONE FROM ‘A’ (AGRICULTURE) TO ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) FOR PROPERTY LOCATED AT 6224 WEST 3500 SOUTH

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled April 24, 2012, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. Z-2-2012, filed by Brad Winget, requesting a change of zone from ‘A’ (Agriculture) to ‘R-1-8’ (Single-Family Residential, minimum lot size 8,000 sq. ft.) for property located at 6224 West 3500 South. He discussed proposed Ordinance No. 12-12 and proposed Resolution No. 12-47 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 12-12, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 6224 WEST 3500 SOUTH FROM ZONE ‘A’ (AGRICULTURE) TO ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)

City Manager, Wayne Pyle, discussed proposed Ordinance No. 12-12 which would amend the Zoning Map to show a change of zone for property located at 6224 West 3500 South from zone ‘A’ (Agriculture) to ‘R-1-8’ (Single-Family Residential, minimum lot size 8,000 sq. ft.).

Mr. Pyle stated the applicant had requested a zone change for a 1.25-acre parcel at 6224 West 3500 South from ‘A’ (Agriculture, minimum lot size of ½ acre) to ‘R-1-8’ (Single-Family Residential, minimum lot size 8,000 sq. ft.). He further stated surrounding zones included ‘R-1-8’ to the south, ‘A’ to the east and west, and ‘R-1-10’ (Single-Family Residential, minimum lot size 10,000 sq. ft.) to the north. He indicated the property was surrounded by single-family homes. He advised the subject property was designated as medium density residential, which anticipated 7 to 12 units per acre in the West Valley City General Plan.

The City Manager further explained the applicant had submitted a concept plan, copies of which had been distributed to the City Council, showing the subject

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property being subdivided into four lots. The southern lot would front onto 3500 South and the northern three lots would be considered flag lots with access from a shared private driveway. The existing home, built in 1980, would remain. He stated if this re-zone application gained approval the applicant would need to submit a minor subdivision application. He also indicated one of the considerations for the potential subdivision was the need for additional right-of-way dedication along 3500 South since the existing right-of-way width was 80 feet and the planned right-of-way width in the major street plan was 115 feet.

City Manager, Wayne Pyle, reported a development agreement would be required for the project. He stated Section 7-14-105 (3)(1)(x) of the West Valley City Zoning Ordinance stated: “All new subdivisions involving a re-zone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105 (3)(1)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD. As part of a development agreement, if homes are permitted with less than 1,600 square feet of finished floor space, the quality of the home and the amount of masonry exterior finish materials shall be increased. For the entire subdivision, the average shall be at least 1,600 square feet.”

RESOLUTION NO. 12-47, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH R.E.F.S., LLC, FOR APPROXIMATELY 1.25 ACRES OF PROPERTY LOCATED AT 6224 WEST 3500 SOUTH

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-47 which would authorize the City to enter into a Development Agreement with R.E.F.S., LLC, for approximately 1.25 acres of property located at 6224 West 3500 South.

Mr. Pyle stated Brad and Jeril Winget with R.E.F.S., LLC, had submitted a re-zone application (No. Z-2-2012) to change 1.25 acres of property from ‘A’ (Agriculture, minimum lot size ½ acre) to ‘R-1-8’ (Single-Family Residential, minimum lot size 8,000 sq. ft.). He further stated the proposed use for the property would be a four-lot subdivision with three of the four lots being for new homes. He reported the Planning Commission had recommended approval of the re-zone subject to a development agreement.

The City Manager discussed the proposed Development Agreement terms summarized as follows:

1. The minimum house size for all new homes must be 1,600 square feet.
2. All new homes must abide by the standards in Section 7-14-105 (3)(1) of the West Valley City Zoning Ordinance.

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

The City Council will hold a public hearing regarding Application No. GPZ-2-2012 and consider proposed Ordinance No. 12-12 and proposed Resolution No. 12-47 at the Regular Council Meeting scheduled April 24, 2012, at 6:30 P.M.

C. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GPZ-2-2012, FILED BY DUAINE RASMUSSEN, REQUESTING A CHANGE TO THE GENERAL PLAN TO INCLUDE HIGH DENSITY RESIDENTIAL AND COMMERCIAL LAND USES IN THE MIXED USE DESIGNATION FOR Highbury; AND A ZONE CHANGE FROM ‘M’ (MANUFACTURING) AND ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) ZONES TO ‘C-2’ (GENERAL COMMERCIAL) AND ‘RM’ (RESIDENTIAL MULTI-FAMILY) ZONES FOR PROPERTY LOCATED AT 2801 SOUTH DAYBURY DRIVE**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled April 24, 2012, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. GPZ-2-2012, filed by Duaine Rasmussen, requesting a change to the General Plan to include High Density Residential and Commercial land uses in the Mixed Use designation for Highbury; and a zone change from ‘M’ (Manufacturing) and ‘R-1-8’ (Single-Family Residential, minimum lot size 8,000 sq. ft.) zones to ‘C-2’ (General Commercial) and ‘RM’ (Residential Multi-Family) zones for property located at 2801 South Daybury Drive. He discussed proposed Ordinance Nos. 12-13 and 12-14 and proposed Resolution No. 12-48 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 12-13, AMENDING THE GENERAL PLAN TO INCLUDE HIGH DENSITY RESIDENTIAL AND COMMERCIAL LAND USES IN THE MIXED USE DESIGNATION FOR Highbury; AND ORDINANCE NO. 12-14, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2801 SOUTH DAYBURY DRIVE FROM ‘M’ (MANUFACTURING) AND ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) ZONES TO ‘C-2’ (GENERAL COMMERCIAL) AND ‘RM’ (RESIDENTIAL MULTI-FAMILY) ZONES

City Manager, Wayne Pyle, discussed proposed Ordinance No. 12-13 which would amend the General Plan to include High Density Residential and Commercial land uses in the Mixed Use designation for Highbury; and he

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discussed proposed Ordinance No. 12-14 which would amend the Zoning Map to show a change of zone for property located at 2801 South Daybury Drive from 'M' (Manufacturing) and 'R-1-8' (Single-Family Residential, minimum lot size 8,000 sq. ft.) zones to 'C-2' (General Commercial) and 'RM' (Residential Multi-Family) zones.

The City Manager advised the proposed use for the 'RM' property was an apartment and senior apartment development. He indicated the Planning Commission had recommended approval of the General Plan change, the zone change to 'RM' and the zone change to 'C-2,' for the northern parcel only subject to a development agreement.

Mr. Pyle stated the applicant had submitted a letter to support his application as well as several drawings that illustrated his proposal. He discussed documents that had been previously distributed to members of the City Council, summarized as follows:

- Land Use Master Plan – This plan highlighted the areas proposed for rezoning. While the applicant had discussed retail, restaurant, hospitality and assisted living uses for the 'C-2' areas and patio homes for the 'R-1-4' area, no specific commitments were proposed for those areas as part of the subject application.
- Concept Housing Master Plan – This plan shows the specific proposal for the 'RM' area, which included three story apartments and a two story senior apartment building. The second sheet of the plan provided the details on density and parking for the two housing types.
- Apartment Elevations – Three elevations were included for the apartments.
- Senior Apartment Building Elevations – Two elevations were included for the senior apartment building.
- Letter from Mr. Rasmussen – Outlined the reasons for the request and provided a list of proposed amenities and project details.

RESOLUTION NO. 12-48, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CASTLEWOOD DEVELOPMENT FOR APPROXIMATELY 16.4 ACRES OF PROPERTY LOCATED AT 2801 SOUTH DAYBURY DRIVE

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-48 which would authorize the City to enter into a Development Agreement with Castlewood Development for approximately 16.4 acres of property located at 2801 South Daybury Drive.

Mr. Pyle stated the proposed agreement included standards for the apartments and senior apartments including building elevations, covered parking including

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garages, amenities such as a clubhouse, pool, hot tub, tot lots, deck/patio for each unit and walking paths. Also included would be Class A interior finishes proposed by the applicant such as nine-foot ceilings, washers and dryers, rounded corners, walk-in closets and built-in microwaves, and a cap of 230 units. He further advised the senior apartment standards addressed building elevations, covered parking, interior amenities such as a clubhouse, business center, library, central lobby and fitness room; secured access, an age restriction, and a cap of 56 units.

Steve Pastorik, CED Department further reviewed the Application, discussed proposed Ordinance Nos. 12-13 and 12-14, and proposed Resolution No. 12-48, displayed the plat map and other information, and reviewed all terms of the Development Agreement. He answered questions from members of the City Council regarding number of bedrooms, school bells, shoveling walkways, and how the proposal fit in with the City's overall housing plan.

The City Council will hold a public hearing regarding Application No. GPZ-2-2012 and consider proposed Ordinance Nos. 12-13 and 12-14 and proposed Resolution No. 12-48 at the Regular Council Meeting scheduled April 24, 2012, at 6:30 P.M.

5. **RESOLUTION NO. 12-49, APPROVE THE PURCHASE OF 26 VEHICLES FROM HENRY DAY FORD FOR USE BY THE CITY**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-49 which would approve purchase of 26 vehicles from Henry Day Ford, in an amount not to exceed \$680,000.00, for use by the City.

Mr. Pyle stated Henry Day Ford had been selected as the supplier for the subject vehicles to be used by the Police, Fire, Public Works, Parks and Recreation, Community Development and Community Preservation Departments. He indicated the City's procurement code allowed purchase without bidding from vendors within the City if the amount was within 1% of the State bid. He advised Henry Day Ford currently offered the vehicles at a lower price than the State Contract price.

The City Manager explained the purchase would replace 26 vehicles on the vehicle replacement list and be allocated to departments as follows: Police Department (10), Fire Department (4), Public Works Department (5), Parks and Recreation Department (4), Community Development Department (1), and Community Preservation Department (2). He stated the Fleet Manager had reviewed the list with each department and determined these vehicles best suited the needs of the respective departments and would be the most efficient vehicles for their intended purposes.

City Manager, Wayne Pyle, reported the City would borrow \$467,673,50 through a lease with SunTrust to purchase the Police and Fire Department vehicles. He stated the remaining vehicles would be purchased from the General Fund. He further reported

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additional expenditures totaling \$64,600.00 would be required to fully equip these vehicles for service.

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. 12-49 at the Regular Council Meeting scheduled April 24, 2012, at 6:30 P.M.

6. **RESOLUTION NO. 12-50, AUTHORIZE EXECUTION AND DELIVERY OF A MASTER LEASE AGREEMENT, EQUIPMENT SCHEDULE NO. 03, AN ESCROW AGREEMENT, AND RELATED INSTRUMENTS, AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-50 which would authorize execution and delivery of a Master Lease Agreement, Equipment Schedule No. 03, an Escrow Agreement, and related instruments, and determine other matters in connection therewith.

Mr. Pyle stated the proposed agreement and other documents were related to a lease for fleet vehicles. He indicated the City needed to replace older fleet vehicles and favorable terms had been negotiated with SunTrust Equipment Finance & Leasing Corp. to initiate a lease purchase transaction. He also stated terms of the leases would approximate the useful life of the assets acquired.

City Manager, Wayne 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. 12-50 at the Regular Council Meeting scheduled April 24, 2012, at 6:30 P.M.

7. **NEW BUSINESS SCHEDULED APRIL 24, 2012:**

A. **CITY MANAGER SUBMIT FY 2012-2013 PROPOSED BUDGET TO CITY COUNCIL**

City Manager, Wayne Pyle, advised he would submit the FY 2012-2013 Proposed Budget to the City Council at the Regular Meeting scheduled April 24, 2012, at 6:30 P.M.

8. **COMMUNICATIONS:**

A. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: April 18, 2012: Multi-Chamber Luncheon, Speaker: Kelly Sanders, Kennecott Utah Copper President & CEO, Megaplex at the District, 3671 W. Parkway Plaza Drive, 11:00 A.M. – 1:00 P.M.; April 24, 2012: Council Study Meeting, 4:30 P.M., Regular

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Council Meeting, 6:30 P.M.; April 25, 2012: Cops for Kids, Sizzler – West Valley City, 4:00 P.M. – 9:00 P.M.; April 28, 2012: Prescription Drug Take Back Event, Police West Substation and Public Safety Building, 10:00 A.M. – 2:00 P.M.; April 30 & May 1, 2012: The Big Fix, Animal Shelter, 8:00 A.M.; May 1, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 2, 2012: The Black Keys, Maverik Center, 7:30 P.M.; May 3, 2012: UDOT's Annual Meeting with Salt Lake County and Municipalities, Calvin Rampton Complex, 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.; May 3 – June 27, 2012: Noticers: The Intersections of Art and Science Exhibit, UCCC; May 4 & 5, 2012: Beehive Statesmen Chorus Annual Spring Show, UCCC, 7:00 P.M.; May 5, 2012: Cinco de Mayo Celebration, Centennial Park; May 8, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 10, 2012: ChamberWest Golf Classic, Stonebridge Golf Course, 8:00 A.M.; May 15, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 22, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 28, 2012: Memorial Day – City Hall closed; May 30, 2012: LMFAO, Maverik Center, 7:00 P.M.; May 30 – June 13, 2012: Viva Frida, UCCC; June 2, 2012: Fiesta! UCCC; June 5, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 9, 2012: Cardboard Boat Race for Family Fitness Center Members, Fitness Center, 2:00 P.M.; June 12, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 19, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 21-24, 2012: WestFest, Centennial Park; June 25-30, 2012: Arts Council Production, UCCC; June 26, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 3, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 4, 2012: Independence Day Holiday – City Hall closed; July 10, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 17, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and July 24, 2012: Pioneer Day Holiday – City Hall closed.

City Manager, Wayne Pyle, updated the Council regarding the Utah ShakeOut, a three-day emergency management drill.

- B. Upon direction of the City Manager, Nicole Cottle, CED Director, updated the City Council regarding a new business to locate in West Valley City.
- C. Upon direction of the City Manager, Eric Bunderson, City Attorney, discussed an order that had been prepared for the Council's consideration in response to an appeal of the denial of a records request from Aaron Falk, Salt Lake Tribune, which the City Council heard on April 10, 2012.

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9. COUNCIL REPORTS

A. COUNCILMEMBER KAREN LANG – COUNCIL SERVICE PROJECT ALONG 5600 WEST

Councilmember Lang discussed the Council's recent service project to clean up certain property on 5600 West adjacent to Centennial Park and stated she enjoyed participating in that project.

B. COUNCILMEMBER STEVE BUHLER – CEP

Councilmember Buhler report regarding a recent Community Education Partnership (CEP) meeting and issues discussed.

C. COUNCILMEMBER TOM HUYNH – ULCT CONFERENCE

Councilmember Huynh expressed appreciation to staff members for making travel arrangements for the recent Utah League of Cities & Towns (ULCT) Conference he attended in St. George. He reported the conference had been very informative.

D. MAYOR MIKE WINDER – EDCUtah, BEST OF STATE INQUIRIES, WEST VALLEY CITY HISTORY BOOK, STRATEGIC PLAN FOLLOW-UP ITEMS

Mayor Winder reported regarding the EDCUtah and stated there were 281 companies actively looking at Utah right now.

Mayor Winder advised he had been asked to judge the Best of State inquiries this year.

Mayor Winder reported the West Valley City History Book had been completed.

Mayor Winder inquired regarding the status of follow-up items from the Strategic Planning meeting including communication plan, "no kill" shelter status, and efforts against graffiti. City Manager, Wayne Pyle, advised the Council would receive updated information regarding the above issued at study sessions during the month of May.

E. COUNCILMEMBER COREY RUSHTON – COG MEETING AND CLEAN-UP PROJECT

Councilmember Rushton discussed a recent Council of Governments (COG) meeting and a presentation made that he would be interested in scheduling during an upcoming study meeting for the City Council to view.

Councilmember Rushton reported on a recent clean-up project and stated up to 20 members of the community participated.

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F. COUNCILMEMBER DON CHRISTENSEN - SISTER CITY, CITY FLOAT, ASSOCIATION OF MUNICIPAL COUNCILS, EASTER EGG HUNTS, WASATCH SOLAR INITIATIVE, ULCT CONFERENCE AND CHINESE HERITAGE GATE

Councilmember Christensen stated the Sister City Committee was in need of a van and/or driver during the summer when exchange students are here from Taiwan.

Councilmember Christensen reported regarding a meeting of the Association of Municipal Councils.

Councilmember Christensen stated the Easter Egg Hunts at the Family Fitness Center had been a great event, but had not received coverage from the City's public relations staff.

Councilmember Christensen discussed a news conference regarding the Wasatch Solar Initiative.

Councilmember Christensen reported regarding the mid-year ULCT conference.

Councilmember Christensen reported regarding a kick off meeting for the Chinese Heritage Gate.

Upon inquiry, Assistant City Manager, Paul Isaac, advised a City float was being planned and details would be provided to the Council in the near future.

10. MOTION TO CONTINUE DELIBERATIONS REGARDING DECISION OF GRAMA APPEAL FILED BY AARON FALK, SALT LAKE TRIBUNE

After discussion, Councilmember Buhler moved to adjourn the Study Session and then continue deliberations regarding the Council's decision of the GRAMA appeal filed by Aaron Falk, Salt Lake Tribune, which was heard by the Council during Regular Meeting on April 10, 2012. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, APRIL 17, 2012, WAS ADJOURNED AT 5:51 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, April 17, 2012.

DeAnn Varney
Acting City Recorder