

**MINUTES OF COUNCIL REGULAR MEETING – MAY 1, 2012**

**-1-**

THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, MAY 1, 2012, AT 6:30 P.M., IN THE 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  
Steve Vincent

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
Eric Bunderson, City Attorney  
Kevin Astill, Parks and Recreation Director  
Russell Willardson, Public Works Director  
Layne Morris, CPD Director  
Jim Welch, Finance Director  
Nicole Cottle, CED Director  
Anita Schwemmer, Acting Police Chief  
Stan Varney, Acting Fire Chief  
Aaron Crim, Administration  
Jake Arslanian, Public Works Department  
Jeannette Carpenter, Finance Department  
Lee Logston, CED Department  
Jason Nau, Administration Intern

15730      **OPENING CEREMONY**  
Steve Vincent who led the Pledge of Allegiance to the Flag conducted the Opening Ceremony.

15731      **APPROVAL OF MINUTES OF REGULAR MEETING HELD APRIL 10, 2012**  
The Council read and considered Minutes of the Regular Meeting held April 10, 2012. There were no changes, corrections or deletions.

**MINUTES OF COUNCIL REGULAR MEETING – MAY 1, 2012**

**-2-**

After discussion, Councilmember Christensen moved to approve the Minutes of the Regular Meeting held April 10, 2012, as written. Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

15732

**COMMENT PERIOD**

Upon inquiry by Mayor Winder, the following individuals addressed the City Council during the comment period:

Ted Sterling addressed the City Council. Mr. Sterling stated he was the owner of Adams Towing and had an employee who moved to West Valley City. He indicated ordinance enforcement had given his employee a courtesy notice stating a towing truck could not be parked on his property. Mr. Sterling stated the employee was on 24-hour call and needed to have his truck available at home. He advised the employee needed to make a living and would not have moved to West Valley City if he had known about this. He stated the employee had parked on the street, but was willing to park in his own driveway and had cleaned up a related oil spill. Mr. Sterling stated the employee was a good employee and he expressed a desire to work with the City regarding this issue.

Upon inquiry, the City Manager discussed requirements in the ordinance and advised the commercial definition of a vehicle was a size, class, and weight that could not be parked in a neighborhood. He stated, in this instance, his recommendation would be to work with City staff to see if a solution could be found. Mr. Pyle explained this was a code enforcement issue and there were good reasons for the requirements.

Upon discussion, Mayor Winder stated he would be open to discuss the existing ordinance in a future Study Meeting.

City Manager, Wayne Pyle, advised he would provide additional information and materials for the City Council in a future Study Meeting regarding this matter.

## MINUTES OF COUNCIL REGULAR MEETING – MAY 1, 2012

-3-

Tom Green addressed the City Council and stated he was the employee referred to by Mr. Sterling. Mr. Green discussed where he parked the tow truck and stated he desired to be courteous and not block his neighbor's access. He also indicated the "neighbors were fine with it." He stated not being able to work at night had cut his paycheck so he was not able to pay his bills. He further explained the need to bring his truck home in order to make a living.

Winifred Wilson addressed the City Council and discussed traffic issues in her neighborhood and a "children at play" sign that someone had placed in the middle of the road. She submitted written information to Mayor Winder and discussed animal control issues in her neighborhood, which she indicated, were included in the letter to the Mayor.

Upon inquiry by Mayor Winder, there was no one else who desired to address the City Council during the comment period.

15733

### **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GP-1-2012, FILED BY WEST VALLEY CITY, REQUESTING TO AMEND THE WEST VALLEY CITY GENERAL PLAN TO UPDATE DEMOGRAPHIC INFORMATION AND LONG TERM REGIONAL TRANSPORTATION PLANS**

City Manager, Wayne Pyle, stated a public hearing had been advertised in order for the City Council to hear and consider public comments regarding Application No. GP-1-2012, filed by West Valley City, requesting to amend the West Valley City General Plan to update demographic information and long term regional transportation plans. He discussed proposed Ordinance No. 12-15 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

City Manager, Wayne Pyle, presented proposed Ordinance No. 12-15 which would approve updates of demographic and transportation information in the West Valley City General Plan.

Mr. Pyle stated the proposed ordinance would update the General Plan with 2010 Census demographic data, long term regional transit and transportation project descriptions from the Wasatch Front Regional Council's 2011-2040 Regional Transportation Plan, and make minor revisions to the Bike Plan and Public Transit maps. He discussed sections of the General Plan to be updated summarized as follows:

- Introduction: Sections 1-2 State of the City and 1-3 Projections (pages 8-12)
- Economic Development: Section 4-2 Background (pages 49-50)

## MINUTES OF COUNCIL REGULAR MEETING – MAY 1, 2012

-4-

He reported the following section of the General Plan would be updated with new transportation and transit project descriptions from the Wasatch Front Regional Council 2040 Regional Transportation Plan, and other changes summarized as follows:

- Transportation: Section 11-5 Outlook and Long Range Regional Transportation Plans (pages 133-138)

Changes to the Public Transit Map, page 131 (Adopted 20 January 2009)

- Standard Utah Transit Authority (UTA) bus routes no longer shown by service levels.
- Added Routes:
  1. A BRT (Bus Rapid Transit) connection from 5600 West to Redwood Road on Lake Park and Parkway Boulevards.
  2. Standard Bus Route 62 on 6200 South extended with a loop to service residents of Diamond Summit subdivision.
  3. Flex Bus Route 556 extended with loop around the Highbury area along Highbury Parkways, Daybury Drive, Lake Park Boulevard, and Glen Eagles Drive.

Changes to Bike Map, page 132 (Adopted 20 January 2009)

- Bike route descriptions: Class 1 bike routes designated bike routes on their own right of ways, segregated from traffic. Class 2 bike routes designated bike routes adjacent to traffic on the road, within their own striped lanes. Class 3 bike routes designated bike routes sharing the road with traffic, without striping or additional right-of-way.
- Added Trails:
  1. Class 1 paths around the Redwood Natural Area at the Jordan River, around Decker Lake, around Centennial Park, and connecting Parkway Boulevard to 3100 South in the Sugar Plum and Hunter Village neighborhoods.
  2. Class 2 path connecting Parkway Boulevard from 6750 West to the Class 1 path along the Mountain View Corridor.
- Changed Paths:
  1. The Class 1 path along the Mountain View Corridor showed an incorrect alignment at the north end crossing the SR-201 frontage road as Class 1. The map now shows the correct Class 2 alignment along 5600 West.

Mayor Winder opened the public hearing. There being no one to speak either in favor or in opposition, Mayor Winder closed the public hearing.

**MINUTES OF COUNCIL REGULAR MEETING – MAY 1, 2012**

**-5-**

**ACTION: CONSIDER ORDINANCE NO. 12-15, APPROVING UPDATES OF DEMOGRAPHIC AND TRANSPORTATION INFORMATION IN THE WEST VALLEY CITY GENERAL PLAN**

The City Council previously held a public hearing regarding Application No. GP-1-2012 and proposed Ordinance No. 12-15 which would approve updates of demographic and transportation information in the West Valley City General Plan.

After discussion, Councilmember Vincent moved to approve Ordinance No. 12-15, an Ordinance Approving Updating of Demographic and Transportation Information in the General Plan. Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

15734

**RESOLUTION NO. 12-51, ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2012, AND ENDING JUNE 30, 2013; AND SETTING AUGUST 14, 2012, AS THE DATE FOR PUBLIC HEARING**

City Manager, Wayne Pyle, presented proposed Resolution No. 12-51 which would adopt a Tentative Budget for the Fiscal Year commencing July 1, 2012, and ending June 30, 2013; and set August 14, 2012, as the date for public hearing.

Mr. Pyle stated the Tentative Budget was made available for public inspection during regular office hours in the City Recorder's Office. He stated notice of the public hearing to receive public comment had been given as required by law.

After discussion, Councilmember Buhler moved to approve Resolution No. 12-51, a Resolution Adopting a Tentative Budget for the Fiscal Year Commencing July 1, 2012, and Ending June 30, 2013; and Setting August 14, 2012, as the Date for Public Hearing. Councilmember Vincent seconded the motion.

A roll call vote was taken:

**MINUTES OF COUNCIL REGULAR MEETING – MAY 1, 2012**

**-6-**

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

Unanimous.

15735

**RESOLUTION NO. 12-52, AWARD A CONTRACT TO M.C. GREEN & SONS, INC. FOR THE FAIRBOURNE STATION PHASE 1 ROADWAY PROJECT**

City Manager, Wayne Pyle, presented proposed Resolution No. 12-52 which would award a contract to M.C. Green & Sons, Inc. in a total amount not to exceed \$1,325,642.46.

Mr. Pyle indicated bids had been solicited with seven bids received. He advised a bid comparison was included in the Council's agenda packet. The City Manager indicated the lowest responsible bid had been received by M.C. Green & Sons, Inc.

Mr. Pyle advised funds would be derived from the following accounts:

General Fund:	\$831,656.46
Storm Water Utility	\$276,986.00
Class C Road Fund	\$173,000.00
UTA Funds	\$ 44,000.00

City Manager, Wayne Pyle, stated the subject project would construct roads and utilities for the first phase of the Fairbourne Station development, which would include three concrete streets, curb and gutter, sidewalk, waterlines, sewer lines, storm drain, utility conduit and streetlights. He advised the project would include the following roads:

- Market Street (reconstruction): 3500 South to 3560 South
- Weigh Station Road (new road): Market Street (3545 South) to Three Mill Lane (2940 South)
- Three Mill Lane (new road): Weigh Station Road (2940 West) to Lehman Avenue (3590 South)

**MINUTES OF COUNCIL REGULAR MEETING – MAY 1, 2012**

**-7-**

After discussion, Councilmember Rushton moved to approve Resolution No. 12-52, a Resolution Awarding a Contract to M.C. Green & Sons, Inc. for the Fairbourne Station Phase 1 Roadway Project. Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

15736

**RESOLUTION NO. 12-53, APPROVE A DEVELOPMENT BACKBONE CONTRACT BETWEEN ROCKY MOUNTAIN POWER AND WEST VALLEY CITY FOR INSTALLATION OF THE ELECTRICAL POWER BACKBONE AT FAIRBOURNE STATION**

City Manager, Wayne Pyle, presented proposed Resolution No. 12-53 which would approve a Development Backbone Contract between Rocky Mountain Power and West Valley City for installation of the electrical power backbone at Fairbourne Station.

Mr. Pyle stated West Valley City was engaged in the City Center Redevelopment Fairbourne Station project and building new streets and installing conduit for Rocky Mountain Power to install the power backbone. He advised this would facilitate power for new buildings in Fairbourne Station.

After discussion, Councilmember Huynh moved to approve Resolution No. 12-53, a Resolution Approving a Development Backbone Contract between Rocky Mountain Power and West Valley City for Installation of the Electrical Power Backbone at Fairbourne Station. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes

MINUTES OF COUNCIL REGULAR MEETING – MAY 1, 2012

-8-

Mayor Winder                      Yes

Unanimous.

15737

**MOTION TO BRING ITEM BACK TO CITY COUNCIL (APPLICATION NO. GPZ-2-2012)**

Councilmember Rushton stated there had been several items on the previous week's agenda regarding land use. He indicated Application No. GPZ-2-2012 had been more difficult than most applications. He stated the City Council had approved the related ordinance for a General Plan change (by approving Ordinance No. 12-13), but had denied the zoning ordinance (proposed Ordinance No. 12-14) and the development agreement (proposed Resolution No. 12-48). He discussed the understanding that the applicant had subsequently met with City staff and expressed a willingness to amend his proposal with the possibility the City Council would reconsider the proposal.

After discussion, Councilmember Rushton moved to bring back Application No. GPZ-2-2012 for reconsideration by the City Council at the Regular Meeting scheduled May 22, 2012, at 6:30 P.M. and the matter to be reviewed at the Study Meeting scheduled May 15, 2012, at 4:30 P.M. Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE REGULAR MEETING OF TUESDAY, MAY 1, 2012, WAS ADJOURNED AT 6:59 P.M., BY MAYOR WINDER.



**MINUTES OF COUNCIL REGULAR MEETING – MAY 1, 2012**

**-9-**

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, May 1, 2012.

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Sheri McKendrick, MMC  
City Recorder