

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 27, 2012

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 27, 2012, 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 AND CONDUCTED BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Steve Buhler
Tom Huynh
Karen Lang
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Don Christensen
Corey Rushton

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Kevin Astill, Parks and Recreation Director
John Evans, Fire Chief
Jim Welch, Finance Director
Eric Bunderson, City Attorney
Russell Willardson, Public Works Director
Layne Morris, CPD Director
Mike Wells, Acting Police Chief
Steve Pastorik, Acting CED Director
Brent Garlick, CED Department
Steve Lehman, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 13, 2012**
The Council read and considered Minutes of the Study Meeting held November 13, 2012. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meeting held November 13, 2012, as written. Councilmember Huynh seconded the motion.

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A roll call vote was taken:

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

Unanimous.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED NOVEMBER 27, 2012**

City Manager, Wayne Pyle, stated no new items were added to the Agenda for the Regular Meeting scheduled November 27, 2012, at 6:30 P.M. Upon inquiry, there were no questions regarding items scheduled on the above referenced Agenda.

3. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED DECEMBER 4, 2012:**

A. **ESSENTIAL PIECE AWARD – MARGARET PETERSON AND THE COMMUNITY EDUCATION PARTNERSHIP (CEP) OF WEST VALLEY CITY**

City Manager, Wayne Pyle, stated Councilmember Rushton would read the nomination of Margaret Peterson and the Community Education Partnership (CEP) of West Valley City to receive the Essential Piece Award, at the Regular Council Meeting scheduled December 4, 2012, at 6:30 P.M.

4. **RESOLUTION NO. 12-158, APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH ZPSCO CONTRACTORS FOR THE 3100 SOUTH 1400 WEST ROUNDABOUT PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 12-158 which would approve Change Order No. 1 to the contract with ZPSCO Contractors, in the amount of \$16,975.00, for the 3100 South 1400 West Roundabout Project.

Mr. Pyle stated ZPSCO Contractors had been required to place additional road base and asphalt over and above what was included in the original construction contract regarding the roundabout project.

The City Manager further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 12-158 at the Regular Council Meeting scheduled December 4, 2012, at 6:30 P.M.

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5. UNFINISHED BUSINESS SCHEDULED DECEMBER 4, 2012:

- A. **APPLICATION NO. GP3-2012 FILED BY TIM SOFFE WITH ASWN + JSA ARCHITECTS, REQUESTING TO AMEND THE GENERAL PLAN FROM MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) TO HIGH DENSITY RESIDENTIAL (12 TO 20 UNITS/ACRE) FOR PROPERTY LOCATED AT APPROXIMATELY 2600 SOUTH ANNA CAROLINE DRIVE (PUBLIC HEARING HELD AT REGULAR MEETING OF OCTOBER 16, 2012; ACTION TABLED AND ITEM CONTINUED IN ORDER TO BE PLACED BACK ON AGENDA WITH AMENDED DEVELOPMENT AGREEMENT)**

City Manager, Wayne Pyle, discussed Application No. GP-3-2012, filed by Tim Soffe with ASWN + JSA Architects, requesting to amend the General Plan from Medium Density Residential (7 to 12 units/acre) to High Density Residential (12 to 20 units/acre) for property located at approximately 2600 South Anna Caroline Drive. He also discussed proposed Ordinance No. 12-41 and proposed Resolution No. 12-159 to be considered by the City Council.

Mr. Pyle stated a public hearing had been held at the Regular Meeting of October 16, 2012, with action regarding proposed Ordinance No. 12-41 tabled and the matter continued in order to be placed back on an agenda to be considered with an Amended Development Agreement.

Mr. Pyle advised the subject application included a request to replace a development agreement for the property that had been entered into in 2008. He indicated the subject property was currently zoned 'RM' (multi-family residential). He stated surrounding zoning included 'C-2' to the east, 'A-1' to the west, 'A' to the north, and 'A' and 'C-1' to the south. Surrounding uses included the Winco Shopping Center to the east, the Riter Canal to the north, single-family homes and vacant property (slated for a dentist office) to the south, and vacant property to the west. He also stated the Utah Department of Transportation (UDOT) owned the property directly west where the first phase of the Mountain View Corridor was planned to be constructed.

The City Manager reminded that the Council had previously been provided with copies of the concept plan and elevations for the proposed project. He stated the project included 278 rental units with 38 two-story townhomes and 240 apartments in three and four story buildings to be built by Miller Development, the company that built and now owned the E Gate Apartments north of the Maverik Center. He explained each townhome unit had a two-car garage and each apartment building included tuck-under garages in addition to surface parking. A pool, clubhouse, and over five acres of open space were proposed as amenities. The documentation also included a letter from Mr. Soffe that supported the application as well as proposed language for a new development agreement.

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Mr. Pyle reported the density allowed on the subject property was limited in two ways. First, the density allowed in the 'RM' zone was tied to the General Plan land use designation. With the current General Plan land use designation of medium density, the maximum density allowed by zoning was 12 units/acre. He stated if the application was approved the maximum density allowed by zoning would be 20 units/acre.

He recapped previous information stating the density allowed on the subject property was also limited by a development agreement entered into in 2008 with the developer Colony Partners, LLC. He stated in that agreement the maximum number of units allowed was 150 townhomes; however, the preliminary plan for Harker's Landing (new name Hayne's Landing proposed by applicant during public hearing at Regular Council Meeting on October 16, 2012) approved by the Planning Commission had 138 units for a density of 10 units/acre. He further explained that while technically the development agreement allowed up to 150 units the site had only been approved for 138 units. He advised Mr. Soffe had proposed 278 units on the property.

Steve Pastorik, CED Department, discussed background information regarding the Application including comparison of the original proposal and the amended proposal presented to the City Council during the public hearing held October 16, 2012. He also reviewed the proposed Ordinance and Resolution, displayed the preliminary site plan, and summarized terms of the development agreement including exhibits. The City Manager and Mr. Pastorik answered questions from members of the City Council.

The City Manager advised that the applicant and others were in attendance at the meeting if members of the Council had any further questions.

Upon recognition, Walt Plumb discussed background information regarding the proposed project, including long term City planning and funding the canal crossing on the subject property. He suggested other adjacent property owners should pay part of the canal crossing rather than developers paying for one hundred percent. He indicated landowners to the north should contribute to paying for the canal crossing, as it did not benefit the subject property in any way.

Upon discussion, Mayor Winder stated the Council had directed the City Manager to incorporate the amendments proposed by the applicant into a development agreement to be considered by the Council.

Mr. Plumb stated they would be willing to make a contribution of \$96,000 for a trail and \$100,000 for a canal crossing/bridge, but not the \$250,000 proposed by City staff. He indicated they had tried to be good neighbors over the past 20 years and he gave further explanation for reasons of his decision.

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In response to inquiry by members of the City Council, the Parks and Recreation Director, Kevin Astill, pointed out Cross Towne Trail on a map that included the subject property.

Mayor Winder stated the agreement as proposed included \$96,000 for the trail and \$250,000 for the canal crossing.

City Manager, Wayne Pyle, recapped that the Planning Commission had denied the application which staff also opposed. He advised that doubling the density and assessment for the bridge over the canal was reasonable.

Upon further discussion and inquiry, Mr. Plumb answered additional questions regarding the canal and suggested some type of reimbursement from property owners to the north and payment of \$250,000 when warranted and construction to begin on the bridge/crossing over the canal. He indicated property owners to the north should not "get a free ride."

The City Council will consider Application No. GP-3-2012 and proposed Ordinance No. 12-41 and proposed Resolution No. 12-159 at the Regular Council Meeting scheduled December 4, 2012, at 6:30 P.M.

5. **COMMUNICATIONS:**

A. **REVIEW DRAFT AGENDAS FOR REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND MUNICIPAL BUILDING AUTHORITY MEETINGS SCHEDULED DECEMBER 4, 2012**

City Manager, Wayne Pyle, reviewed items on the draft Redevelopment Agency, Housing Authority and Municipal Building Authority meeting agendas scheduled for consideration December 4, 2012. He advised approval of minutes only were presently listed on the Housing Authority and Building Authority Meeting agendas. He stated minutes were also listed on the Redevelopment Agency agenda and he discussed one action item to be considered, as follows:

RESOLUTION – AUTHORIZE PREPARATION OF A DRAFT OF THE ENTERTAINMENT DISTRICT COMMUNITY DEVELOPMENT PROJECT AREA PLAN

City Manager, Wayne Pyle, discussed background information regarding authorizing preparation of a draft of the Entertainment District Community Development Project Area (CDA) Plan.

Upon direction, Brent Garlick, CED Department, used PowerPoint and discussed information summarized as follows:

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- Initial steps
 - Determine need
 - Identify proposed area boundary
 - Select appropriate RDA tool
 - Authorize preparation of a project area plan
 - Investigate viability of the proposed project area
- Map of proposed Entertainment District CDA and surrounding RDA project areas
- Proposed project area options – CDA (Community Development Project Area), EDA (Economic Development Project Area) and URA (Urban Renewal Project Area)

During the above presentation of information, the City Manager and Mr. Garlick answered questions from members of the City Council.

6. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: November 15 – December 27, 2012: Trees of Diversity Exhibit, UCCC; November 19 – January 5, 2013: Project Zero, Fitness Center; November 28, 2012 – December 1, 2012: National League of Cities (NLC) Conference, Boston, MA; November 30, 2012: Utah Grizzlies vs. San Francisco Bulls, Maverik Center, 7:05 P.M.; December 1, 2012: Winter Market, UCCC; December 1, 2012: Utah Grizzlies vs. San Francisco Bulls, Maverik, Center, 7:05 P.M.; December 3, 2012: Christmas Tree Lighting, Fitness Center, 6:00 P.M.; December 3, 2012: The Blue Sage Band – A Cowboy Christmas, UCCC, 7:00 P.M.; December 4, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 6, 2012: Salt Lake County Council of Governments (COG) Legislative Luncheon, UCCC, 12:00 P.M. – 1:00 P.M.; December 6, 2012: EAC Holiday Luncheon, Stonebridge Clubhouse, 12:00 P.M. – 2:00 P.M.; December 8, 2012: Breakfast with Santa, Fitness Center, 9:00 A.M.; December 10, 2012: Beehive Statesmen Christmas Concert, UCCC; December 11, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 12, 2012: International Christmas Celebration, UCCC, 5:00 P.M. – 10:00 P.M.; December 13, 2012: Employee Holiday Celebration, Lobby, 2:00 P.M. – 4:00 P.M.; December 14, 2012: Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 15, 2012: Breakfast with Santa, Fitness Center, 9:00 A.M.; December 15, 2012: Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 17, 2012: Bonnie Harris Christmas Concert, UCCC; December 18, 2012: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 19, 2012: Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; December 21, 2012: Utah Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; December 24 & 25, 2012: Christmas Holiday – City Hall closed; December 28, 2012: Holiday Movie Night for Members, Fitness Center, 7:00 P.M.; December 28, 2012: Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.; December 29, 2012: Utah Grizzlies vs. Ontario Reign, Maverik Center, 7:05 P.M.;

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December 31, 2012: Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.; January 1, 2013: New Years' Day – City Hall closed; January 8, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 15, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 21, 2013: Martin Luther King, Jr. Holiday – City Hall closed; January 22, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 29, 2013: No Council Meeting Scheduled (5th Tuesday); January 30, 2013: ULCT Local Officials' Day at the Legislature; and February 1 & 2, 2013: Council's Strategic Planning Meeting, Stonebridge Clubhouse.

7. COUNCIL REPORTS

A. COUNCILMEMBER STEVE VINCENT – ARTS COUNCIL RFP FOR MUSICAL PRODUCTION

Councilmember Vincent inquired if any responses had been received pursuant to the Arts Council's Request for Proposals (RFP) for next year's musical production. City Recorder, Sheri McKendrick, advised that one proposal had been received to date.

B. MAYOR MIKE WINDER – TREE LIGHTING EVENT AT VALLEY FAIR MALL, INCREASED SALES AT VALLEY FAIR MALL, WEST VALLEY CITY HISTORY BOOK SIGNING AT COSTCO AND MAYOR CORROON'S GREEN AND HEALTHY HOMES INITIATIVE EVENT

Mayor Winder reported regarding the tree lighting event held at the Valley Fair Mall and advised he had attended with Councilmember Vincent.

He indicated a Valley Fair Mall representative had reported the Mall experienced a 60% increase in sales on "Black Friday" over the previous year.

The Mayor also reported regarding a recent signing event for the West Valley City history book held at Costco the previous Saturday. He also shared comments received from citizens about their excitement regarding opening of the Megaplex Theater.

He discussed Salt Lake County Mayor Peter Corroon's green and healthy homes initiative event scheduled for the following day and inquired if members of the City Council and City staff desired to attend. City Manager, Wayne Pyle, advised he would assign a staff person to attend that event.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, NOVEMBER 27, 2012, WAS ADJOURNED AT 5:17 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, November 27, 2012.

Sheri McKendrick, MMC
City Recorder