

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 17, 2013

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, DECEMBER 17, 2013, 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
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/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
Lee Russo, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Layne Morris, CPD Director
Sam Johnson, Strategic Communications Director
Jason Nau, Administration
Brent Garlick, CED Department
Steve Pastorik, CED Department
Lee Logston, CED Department
Chris Curtis, CPD Department
Kelly Davis, CPD Department
Willy Moon, CPD Department

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 17, 2013

-2-

Jennifer Siebach, CPD Department

COUNCIL MEMBERS-ELECT PRESENT:

Lars Nordfelt, At-Large

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD DECEMBER 3, 2013**

The Council read and considered Minutes of the Study Meeting held December 3, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Christensen moved to approve the Minutes of the Study Meeting held December 3, 2013, 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.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED DECEMBER 17, 2013**

City Manager, Wayne Pyle, stated one new item was added to the Agenda for the Regular Meeting scheduled December 17, 2013, at 6:30 P.M. He discussed the additional item and other items, as follows:

Item No. 8.C. – RESOLUTION NO. 13-180, CONSIDERATION FOR ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF WEST VALLEY CITY, UTAH, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INTERLOCAL PLEDGE AND LOAN

AGREEMENT IN CONNECTION WITH THE ISSUANCE BY THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, UTAH, OF ITS TAX INCREMENT REVENUE BONDS, SERIES 2014, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$4,250,000; AND RELATED MATTERS

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-180 that would authorize execution and delivery of an Interlocal Pledge and Loan Agreement in connection with the issuance by the Redevelopment Agency (RDA) of West Valley City, Utah, of its Tax Increment Revenue Bonds, Series 2014, in the aggregate principal amount of not to exceed \$4,250,000; and related matters.

Mr. Pyle stated the Agency had determined purchasing properties located in the City Center Redevelopment Area would assist in future development of that area. He also stated acquisition of properties would be financed by issuing bonds for a term of 15 years at a rate of not to exceed 6.5% per annum, with an approximate issue amount of \$4,250,000.

The City Manager indicated proceeds of the bonds issued would be used to acquire certain real properties in the area neighboring the West Valley City governmental complex. He explained projects would be completed by the Agency to facilitate redevelopment activity and revenues generated from rental and lease income would be used for debt service and maintenance costs. He stated additional future revenues from RDA increment and sale of properties could be used for debt service.

Mr. Pyle introduced Laura Lewis of Lewis Young Robertson Burningham, the City's financial advisor, and she reviewed the bond resolution. She indicated a similar resolution was also listed on the Redevelopment Agency agenda for a meeting scheduled later this night. Ms. Lewis distributed written information and discussed the transaction in detail and, with the City Manager, answered questions from members of the City Council.

Upon discussion and questions regarding whether this matter could be continued until January 2014, in order to allow time for further study; the City Manager explained reasons for calling the special meeting of the Redevelopment Agency and informed a continuation would delay closing on

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 17, 2013

-4-

the subject property. He pointed out the next scheduled meeting of the RDA was January 7, 2014, however, a special meeting could be called for the following week if the Council so desired.

Item No. 8.A. – RESOLUTION NO. 13-174, APPROVE A SECOND AMENDMENT TO THE ARENA LICENSE AGREEMENT BETWEEN WEST VALLEY CITY AND THE UTAH GRIZZLIES HOCKEY CLUB

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-174 that would approve a Second Amendment to the Arena License Agreement between West Valley City and the Utah Grizzlies Hockey Club.

The City Manager reminded that at the Study Meeting held December 10, 2013; staff had requested the matter be continued to allow time for further review and negotiation.

Special Regular Meeting of the Redevelopment Agency Scheduled December 17, 2013:

Item No. 3.A. – Resolution No. 13-18, Consideration for Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of West Valley City, Utah, (the “Issuer”), Authorizing the Issuance and Sale of Not More Than \$4,250,000 Aggregate Principal Amount of Tax Increment Revenue Bonds, Series 2014 (the “Bonds”), and Related Matters

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-18 that would authorize execution and delivery of an Interlocal Pledge and Loan Agreement in connection with the issuance by the Redevelopment Agency (RDA) of West Valley City, Utah, of its Tax Increment Revenue Bonds, Series 2014, in the aggregate principal amount of not to exceed \$4,250,000; and related matters.

Mr. Pyle stated the Agency had determined purchasing properties located in the City Center Redevelopment Area would assist in future development of that area. He also stated acquisition of properties would be financed by issuing bonds for a term of 15 years at a rate of not to exceed 6.5% per annum, with an approximate issue amount of \$4,250,000.

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 17, 2013

-5-

The City Manager indicated proceeds of the bonds issued would be used to acquire certain real properties in the area neighboring the West Valley City governmental complex. He explained projects would be completed by the Agency to facilitate redevelopment activity and revenues generated from rental and lease income would be used for debt service and maintenance costs. He stated additional future revenues from RDA increment and sale of properties could be used for debt service.

Laura Lewis of Lewis Young Robertson Burningham, West Valley City's financial advisor, further reviewed the proposed Resolution and answered questions from members of the City Council.

Item No. 3.B. – Resolution No. 13-19, Approve Real Estate Purchase Agreement with Liberty Retail Plaza, LLC, to Purchase Property Located at 2985 West and 2987 West on 3500 South

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-19 that would approve a Real Estate Purchase Agreement with Liberty Retail Plaza, LLC, to purchase property located at 2985 West and 2987 West on 3500 South Street.

Mr. Pyle stated the Agency desired to acquire the commercial property at the above locations at the Fairbourne Station that would play a key role in development of that area. He advised by owning the property the Agency would have control over its use and development thus insuring development in accordance with the Agency's and City's vision for Fairbourne Station.

He discussed the Fairbourne Station Vision involving urban renewal of the area including the Valley Fair Mall, property surrounding West Valley City Hall, and the area west of City Hall.

Brent Garlic, CED Department, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

Upon inquiry by the City Manager, there were no further questions regarding items listed on the above-referenced agendas.

3. **PUBLIC HEARINGS SCHEDULED JANUARY 7, 2014:**

A. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY-2013-2014 BUDGET**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 7, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding re-opening the FY-2013-2014 Budget. He discussed proposed Ordinance No. 14-01 to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 14-01, AMENDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2013, AND ENDING JUNE 30, 2014, TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

City Manager, Wayne Pyle, discussed proposed Ordinance No. 14-01 that would amend the Budget of West Valley City for the fiscal year beginning July 1, 2013, and ending June 30, 2014, to reflect changes in the Budget from increased revenues and authorize the disbursement of funds.

Mr. Pyle stated State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allowed the City to amend its budget during the year. He advised two public hearings on budget amendments were held each fiscal year. He also reported the required public notice was given.

Finance Director, Jim Welch, further reviewed and discussed line item amendments in detail. The City Manager and Finance Director answered questions from members of the City Council.

City Manager, Wayne Pyle, advised that in the upcoming fiscal year quarterly budget openings would be scheduled.

The City Council will hold a public hearing and consider proposed Ordinance No. 14-01 at the Regular Council Meeting scheduled January 7, 2014, at 6:30 P.M.

B. ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-8-2013, FILED BY LIFE CHURCH OF THE ASSEMBLIES OF GOD, REQUESTING A ZONE CHANGE FROM ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) TO ZONE ‘C-2’ (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 3818 WEST 4700 SOUTH

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 7, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. Z-8-2013, filed by Life Church of the Assemblies of God, requesting a zone change from ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 sq. ft.) to zone ‘C-2’ (General Commercial) for property located at 3818 West 4700 South. He discussed proposed Ordinance No. 14-02 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 14-02, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3818 WEST 4700 SOUTH FROM ZONE ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) TO ZONE ‘C-2’ (GENERAL COMMERCIAL)

City Manager, Wayne Pyle, discussed proposed Ordinance No. 14-02 that would amend the Zoning Map to show a change of zone for property located at 3818 West 4700 South from zone ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 sq. ft.) to zone ‘C-2’ (General Commercial).

Mr. Pyle stated John Heckathorn with the Life Church had requested a zone change for four parcels totaling 6.28 acres at the above stated location. He advised surrounding zones included ‘C-2’ to the north, ‘C-2’ and ‘RM’ (residential, multi-family) to the west, ‘H’ (hospital) to the south in Taylorsville City, and ‘C-2’ and ‘R-1-8’ on the east side of the Bangert Highway. He indicated the property was surrounded by vacant land to the north, Home Depot and apartments

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 17, 2013

-8-

to the west, an IHC medical clinic to the south, and commercial and single-family homes to the east. He advised the subject property was designated as General Commercial in the City's General Plan.

The City Manager advised the Life Church planned to expand at some point in the future and referenced a letter from Pastor Heckathorn (previously distributed to the City Council) explaining why the zone change application had been submitted. He also referenced two expansion options for the Church, school and community center and advised churches, schools and community centers were all considered community uses in the City's Zoning Ordinance and allowed in any zone within the City.

Steve Pastorik, CED Department, further reviewed and discussed the Application and proposed Ordinance, displayed a map, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. Z-8-2013 and consider proposed Ordinance No. 14-02 at the Regular Council Meeting scheduled January 7, 2014, at 6:30 P.M.

C. ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-8-2013, FILED BY WEST VALLEY CITY, REQUESTING AN ORDINANCE TEXT AMENDMENT TO ADD PART 3 – 3500 SOUTH STREETScape BETWEEN 2700 WEST AND BANGERter HIGHWAY TO CHAPTER 7-13 OF THE WEST VALLEY CITY MUNICIPAL CODE

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 7, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. ZT-8-2013, filed by West Valley City, requesting an ordinance text amendment to add Part 3 – 3500 South Streetscape between 2700 West and Bangerter Highway to Chapter 7-13 of the West Valley City Municipal Code. He discussed proposed Ordinance No. 14-03 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 14-03, ENACTING PART 7-13-300P OF TITLE 7 OF THE WEST VALLEY CITY MUNICIPAL CODE, LAND USE DEVELOPMENT AND MANAGEMENT ACT, REGARDING THE 3500 SOUTH STREETScape BETWEEN 2700 WEST AND BANGERter HIGHWAY

City Manager, Wayne Pyle, discussed proposed Ordinance No. 14-03 that would enact Part 7-13-300P of Title 7 of the West Valley City Municipal Code, Land Use Development and Management Act, regarding the 3500 South Streetscape between 2700 West and Bangerter Highway.

Mr. Pyle stated the purpose of the referenced section of the Code was to preserve the unifying streetscape along 3500 South Street by preserving existing trees, ensuring any lost trees were adequately replaced, and requiring new trees when existing curb cuts were removed.

He reported the Utah Department of Transportation (UDOT) had made significant streetscape improvements during the widening of 3500 South Street. He indicated those improvements included stamped concrete park strips with regularly spaced tree wells and trees. He stated the improvements had been installed around existing curb cuts and generally existed within the UDOT right-of-way. He also advised the City maintained those trees as well as irrigation and electrical lines within that right-of-way.

The City Manager indicated as new development was proposed along the referenced stretch of 3500 South, new curb cuts could be created and others could be closed, so existing trees would be removed and new ones planted. He stated, as this was one of the City's high image arterials, the City had an interest in ensuring that resulting alterations would result in an attractive streetscape with trees of uniform spacing and size to the extent possible.

Steve Pastorik, CED Department, further reviewed and discussed the Application and proposed Ordinance and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. ZT-8-2013 and consider proposed Ordinance No. 14-03 at the Regular Council Meeting scheduled January 7, 2014, at 6:30 P.M.

D. ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-7-2013, FILED BY DAN NORTHRUP, REQUESTING A ZONE CHANGE FROM ZONE ‘A-1’ (AGRICULTURE, MINIMUM LOT SIZE 1 ACRE) TO ZONE ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) FOR PROPERTY LOCATED AT 5200 WEST 3500 SOUTH

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 7, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. Z-7-2013, filed by Dan Northrup, requesting a zone change from zone ‘A-1’ (Agriculture, Minimum Lot Size 1 Acre) to zone ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 sq. ft.) for property located at 5200 West 3500 South Street. He discussed proposed Ordinance No. 14-04 and proposed Resolution No. 14-01 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 14-04, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5200 WEST 3500 SOUTH FROM ZONE ‘A-1’ (AGRICULTURE, MINIMUM LOT SIZE 1 ACRE) TO ZONE ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)

City Manager, Wayne Pyle, discussed proposed Ordinance No. 14-04 that would amend the Zoning Map to show a change of zone for property located at 5200 West 3500 South from zone ‘A-1’

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 17, 2013

-11-

(Agriculture, Minimum Lot Size 1 Acre) to zone ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 sq. ft.).

Mr. Pyle stated the applicant had requested a re-zone to change a .82-acre parcel at 5200 West 3500 South from ‘A-1’ to ‘R-1-8.’ He advised the subject parcel itself was within a pocket of an ‘A-1’ zone, and surrounding zones included ‘RB’ to the south and west, and ‘R-1-8’ to the north, west and east. He also advised surrounding land uses included single-family homes to the north, west and east, and a strip mall to the south. He reported the subject property was designated as Residential Office in the City’s General Plan within a stretch of 3500 South that was recommended for office and medium density residential uses.

He advised if the application was approved, the applicant planned to divide the property into two lots – one for the existing home built in 1942 on the south portion of the property, and a flag lot for a new home on the north portion of the property. Each lot would be over 15,000 square feet. The new lot on the north would be combined with a portion of the adjacent lot to form a flag lot with access to 3500 South. He advised the applicant had proposed to follow the point system for design features as outlined in the ordinance and build a home larger than 1,600 square feet.

RESOLUTION NO. 14-01, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH DAN NORTHRUP FOR APPROXIMATELY 0.82 ACRES OF PROPERTY LOCATED AT 5200 WEST 3500 SOUTH

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-01 that would authorize the City to enter into a Development Agreement with Dan Northrup for approximately 0.82 acres of property located at 5200 West 3500 South.

Mr. Pyle stated the proposed agreement would establish minimum standards for a new single-family home to be built on a flag lot created from the rezoned property. He advised the Planning

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 17, 2013

-12-

Commission had recommended approval of the proposed zone change subject to a development agreement.

Lee Logston, CED Department, further reviewed and discussed the Application, proposed Ordinance and proposed Resolution. He also displayed a map and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. Z-7-2013 and consider proposed Ordinance No. 14-04 and proposed Resolution No. 14-01 at the Regular Council Meeting scheduled January 7, 2014, at 6:30 P.M.

E. **ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-9-2013, FILED BY MOORE HOMES, LLC, REQUESTING A ZONE CHANGE FROM ZONE ‘A’ (AGRICULTURE) TO ZONE ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) FOR PROPERTY LOCATED AT 4410 AND 4438 SOUTH 3600 WEST**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 7, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. Z-9-2013, filed by Moore Homes, LLC, requesting a zone change from zone ‘A’ (Agriculture) to zone ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 sq. ft.) for property located at 4410 and 4438 South 3600 West. He discussed proposed Ordinance No. 14-05 and proposed Resolution No. 14-02 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 14-05, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4410 AND 4438 SOUTH 3600 WEST FROM ZONE ‘A’ (AGRICULTURE) TO ZONE ‘R-1-8’ (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)

City Manager, Wayne Pyle, discussed proposed Ordinance No. 14-05 that would amend the Zoning Map to show a change of zone for

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 17, 2013

-13-

property located at 4410 and 4438 South 3600 West from zone ‘A’ (Agriculture) to zone ‘R-1-8’ (Single-Family Residential, Minimum Lot Size 8,000 sq. ft.).

Mr. Pyle stated the applicant had requested a zone change for two parcels totaling 3.79 acres from ‘A’ to R-1-8. He explained surrounding zones included ‘R-1-8’ to the north and west, ‘R-1-6’ and ‘R-1-8’ to the east and ‘A’ to the south. He indicated the property was surrounded by single-family homes to the west and south, a church to the north and single-family homes and a duplex to the east. The subject property was designated in the City’s General Plan as Low Density Residential that anticipated three to four units per acre.

He advised the applicant had submitted a concept plan that had been previously distributed to the City Council. He indicated the plan showed the subject property being subdivided into 13 lots, one of which was for the existing home on the northeast corner of the north parcel. He indicated while ‘R-1-8’ zoning had been requested the proposed lot sizes ranged from 9,011 to 12,311 square feet with an average size of 9,677 square feet (not including the lot on the east end for the existing home). He further advised the infill property was relatively narrow from east to west so the proposed lots were wider (just over 100 feet) than they were deep and there was no park strip proposed for the new street. He reminded for reference the minimum lot widths for ‘R-1-8’ and ‘R-1-10’ were 80-feet and 90-feet respectively.

Steve Pastorik, CED Department, further reviewed and discussed the proposed Ordinance, displayed a map, and answered questions from members of the City Council.

The City Council will consider proposed Ordinance No. 14-05 at the Regular Council Meeting scheduled January 7, 2014, at 6:30 P.M.

RESOLUTION NO. 14-02, AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MOORE HOMES, L.C. FOR APPROXIMATELY 3.79 ACRES OF PROPERTY LOCATED AT 4410 SOUTH 3600 WEST

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-02 that would authorize the City to enter into a Development Agreement with Moore Homes, L.C. for approximately 3.79 acres of property located at 4410 South 3600 West.

Mr. Pyle stated the proposal would establish minimum standards for a new single-family home subdivision located at 4410 South 3600 West. He advised the application, if approved, would change zoning for two parcels totaling 3.79 acres. He also advised the Planning Commission had recommended approval subject to a development agreement and he discussed those requirements, as follows:

1. All home exteriors shall be 100% masonry consisting of a combination of stucco, stone, brick or hardie board type material
2. A minimum of 25% of all homes shall have a three car or larger garage
3. The minimum house size shall be 1,500 square feet for ramblers and 1,900 square feet for other floor plans; for the entire subdivision, the average shall be at least 1,600 square feet
4. The following minimum number of points shall be required from Table 1 in Section 7-14-105 (3)(1) of the West Valley City Zoning Ordinance:
 - a. 300 points for ramblers with less than 1,600 square feet
 - b. 200 points for ramblers with 1,600 square feet or more area
 - c. 220 points for all other floor plans
 - d. Table 2 in Section 7-14-105 (3)(1) of the West Valley City Zoning Ordinance shall apply to all corner lots

Mr. Pyle further advised the proposed agreement also included requirements for repairs and cleanup needed on the existing home and the surrounding yard.

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 17, 2013

-15-

Steve Pastorik, CED Department, further reviewed and discussed the proposed Resolution and Development Agreement and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. Z-9-2013 and consider proposed Ordinance No. 14-05 and proposed Resolution No. 14-02 at the Regular Council Meeting scheduled January 7, 2014, at 6:30 P.M.

4. RESOLUTION NO. 14-03, ACCEPT A PUBLIC SIDEWALK, LIGHTING AND UTILITY EASEMENT FROM MIDLAND ENTERPRISES, LLC, FOR PROPERTY LOCATED AT 2851 SOUTH REDWOOD ROAD

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-03 that would accept a Public Sidewalk, Lighting and Utility Easement from Midland Enterprises, LLC, for property located at 2851 South Redwood Road.

Mr. Pyle stated the subject easement was for a proposed Car Care Retail Center at the above-referenced location. He indicated the project would be subject to requirements of the Redwood Road Streetscape requiring wider sidewalks and landscape frontage along with decorative sidewalk lighting on Redwood Road. He explained as portions of the proposed sidewalk and lighting fell outside of the public right-of-way, an easement would be required as a condition of approval for this 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. 14-03 at the Regular Council Meeting scheduled January 7, 2014 at 6:30 P.M.

5. **COMMUNICATIONS:**

A. **STRATEGIC PLAN PRESENTATION – COMMUNITY PRESERVATION DEPARTMENT (CPD)**

City Manager, Wayne Pyle, stated a Strategic Planning presentation by the CPD Department had been scheduled.

Upon direction, Layne Morris, CPD Director, used PowerPoint and discussed information summarized as follows:

- Violation trends
- Map with properties having code violations marked
- Map of code enforcement beats and number of violations in each
- Results of Code Enforcement survey and various violations
- Comparison of 100 cases in 2010 and 2013
- Housing and Grants
- Animal Services
- Volunteers
- Animal Intake – statistics regarding number of cats and dogs
- Department needs

During the above presentation of information, Mr. Morris answered questions from members of the City Council.

B. **STRATEGIC PLAN GOAL UPDATE – PLACE MAKING**

City Manager, Wayne Pyle, stated an update regarding the Strategic Planning goal Place Making had been scheduled.

Mr. Pyle illustrated one example of place making which was the Pioneer Crossing Pedestrian Bridge and advised photographs of progress of that project was being distributed to the City Council on a regular basis by e-mail.

C. REVIEW DRAFT AGENDAS FOR REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND BUILDING AUTHORITY MEETINGS SCHEDULED JANUARY 7, 2014

City Manager, Wayne Pyle, reviewed draft Agendas for the Redevelopment Agency, Housing Authority and Building Authority meetings scheduled January 7, 2014. He advised consideration of approval of minutes had been listed on the RDA and Housing Authority agendas; and the Building Authority agenda included minutes and a public hearing and proposed Resolution that would amend the budget to reflect changes from increased revenues and authorize disbursement of funds.

D. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the City Council previously received a memorandum outlining upcoming meetings and events as follows: November 21 – December 28, 2013: Trees of Diversity Exhibit, UCCC; December 24, 2013: Christmas Eve – No Council Meeting Scheduled; December 25 & 26, 2013: Christmas Holiday – City Hall Closed; December 28, 2013: Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; December 31, 2013: No Council Meeting Scheduled (5th Tuesday); December 31, 2013: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; January 1, 2014: New Year's Day Holiday – City Hall Closed; January 3 & 4, 2014: World Championship Ice Racing Series, Maverik Center, 7:00 P.M.; January 6, 2014: Swearing-in Ceremony for Newly Elected Officials, City Hall, 12 Noon; January 7, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 7, 2014: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; January 8, 2014: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; January 10, 2014: Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.; January 11, 2014: Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.; January 14, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 18, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.; January 20, 2014: Martin Luther King, Jr. Holiday – City Hall Closed; January 18, 2014: Grizzlies vs. Idaho Steelheads, Maverik Center, 1:35 P.M.;

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 17, 2013

-18-

January 21, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 24, 2014: Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M.; January 25, 2014: Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M.; January 28, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 29, 2014: ULCT Local Officials' Day at the Legislature (Details to Follow); January 29, 2014: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; January 31 & February 1, 2014: Council's Strategic Planning Meeting (Details to Follow); January 31 & February 1, 2014: All Star Monster Truck Tour, Maverik Center; February 4, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 11, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 16, 2014: The Roadshow, Maverik Center, 6:00 P.M.; February 17, 2014: President's Day Holiday – City Hall Closed; February 18, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 25, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 28, 2014: WVC Employee Appreciation Night at the Grizzlies Hockey Game, Maverik Center (Details to Follow); and May 13, 2014: Granite School District Town Hall Meeting, Hunter High School, Media Center, 7:00 P.M. – 8:00 P.M.

E. INTRODUCTION OF STRATEGIC COMMUNICATIONS DIRECTOR, SAM JOHNSON

City Manager, Wayne Pyle, introduced new employee Sam Johnson, the Strategic Communications Director. The City Manager advised that Mr. Johnson had begun employment the previous week in order to become acquainted and get exposure with the City and he would “hit the ground running” the first of the year. Mr. Johnson expressed pleasure to be at West Valley City and stated he looked forward to working with everyone.

8. **COUNCIL REPORTS:**

A. **COUNCILMEMBER STEVE BUHLER – BREAKFAST WITH SANTA**

Councilmember Buhler discussed the recent Breakfast with Santa event held at the Family Fitness Center and related a conversation with a resident of Taylorsville.

B. **MAYOR MIKE WINDER – EXPRESSION OF APPRECIATION RE: OPEN HOUSE**

Mayor Winder expressed appreciation to City staff for their efforts regarding an open house held the previous week for him and Councilmember Christensen.

9. **NEW BUSINESS SCHEDULE JANUARY 7, 2014:**

A. **SCHEDULED ELECTION OF MAYOR PRO TEM**

City Manager, Wayne Pyle, advised that at the Regular Meeting scheduled January 7, 2014, the City Council would consider and elect a Mayor Pro Tem for a four-year term.

B. **APPOINT CITY REPRESENTATIVES TO SERVE ON SALT LAKE COUNTY COUNCIL OF GOVERNMENTS EXECUTIVE BOARD, BEING THE MAYOR AND ONE OTHER ELECTED OFFICIAL**

City Manager, Wayne Pyle, advised that at the Regular Meeting scheduled January 7, 2014 the Council would consider and appoint City representatives to serve on the Salt Lake County Council of Governments (COG) Executive Board. He stated the representative positions included the Mayor and one other elected official as West Valley City was a city of the first class.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY, COUNCIL THE STUDY MEETING OF TUESDAY, DECEMBER 17, 2013, WAS ADJOURNED AT 6:26 P.M., BY MAYOR WINDER.

MINUTES OF COUNCIL STUDY MEETING – DECEMBER 17, 2013

-20-

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, December 17, 2013.

Sheri McKendrick, MMC
City Recorder