

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 15, 2011**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, FEBRUARY 15, 2011, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder  
Russ Brooks  
Steve Buhler  
Carolynn Burt  
Corey Rushton  
Steve Vincent

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Don Christensen

STAFF PRESENT ON FIELD TRIP:

Russell Willardson, Public Works Director  
Nicole Cottle, CED Director  
Kevin Astill, Parks and Recreation Director  
Eric Bunderson, Acting City Attorney  
Eric Madsen, Public Works Department

STAFF PRESENT FOR STUDY SESSION:

Paul Isaac, Assistant City Manager  
Russell Willardson, Public Works Director  
Nicole Cottle, CED Director  
Kevin Astill, Parks and Recreation Director  
John Evans, Fire Chief  
Layne Morris, Community Preservation Director  
Jim Welch, Finance Director  
Eric Bunderson, Acting City Attorney  
Mike Wells, Acting Police Chief  
Kevin Conde, Administration  
Mark Nord, CED Department  
Steve Pastorik, CED Department  
Steve Lehman, CED Department

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Eric Madsen, Public Works Department

**1. BOARD BUS IN FRONT OF CITY HALL AT 4:30 P.M.: TRAVEL TO MOUNTAIN VIEW CORRIDOR PROJECT SITE**

The City Council and City staff boarded a bus in front of City Hall at 4:30 P.M. and traveled to the south and west parts of the City to view the location at which the Mountain View Corridor would be constructed.

Stops were made along the route and the Public Works Director, Russell Willardson, showed a map of the respective locations and discussed design drawings, elevations, alignments, and other pertinent information. City Manager, Wayne Pyle, and the Public Works Director answered questions from members of the City Council during the field trip.

Discussions while traveling included the need for a fire station and police substation in the southwest quadrant of the City. City Manager, Wayne Pyle, pointed out those goals would be one step closer when 6200 South went all the way through. Parks and Recreation Director, Kevin Astill, pointed out the location of Lodestone Park and certain portions of the City's trail system. Other issues were discussed including impacts of construction of the Mountain View Corridor on the USANA Amphitheater and the homes that would be demolished in the process. Mr. Pyle discussed funding issues related to construction of the Mountain View Corridor. He further discussed the impact on West Ridge Golf Course and reported regarding negotiations with the Utah Department of Transportation to make the golf course whole while meeting the timeline of the project.

The City Council and City staff returned to City Hall at 5:50 P.M. and continued the Study Meeting in the multi-purpose room.

**2. APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 1, 2011**

The Council read and considered Minutes of the Study Meeting held February 1, 2011. There were no changes, corrections or deletions.

After discussion, Councilmember Burt moved to approve the Minutes of the Study Meeting held February 1, 2011, as written. Councilmember Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Rushton	Yes
Mayor Winder	Yes

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Unanimous.

2. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED FEBRUARY 15, 2011**

City Manager, Wayne Pyle, stated several new items had been added to the Agenda for the Regular Meeting scheduled February 15, 2011, and he discussed those items, and others, as follows:

**Item No. 6.A. – RECOGNITION OF KENDALL D. OLSEN FOR 28 YEARS OF MERITORIOUS SERVICE AS CITY TREASURER**

City Manager, Wayne Pyle, stated at the request of the City Council arrangements had been made for Ken Olsen to attend the meeting to be recognized for his 28 years of service as City Treasurer of West Valley City.

Mr. Pyle stated that Mr. Olsen had been hired October 1, 1981, in accounts payable of the Finance Department and shortly thereafter in January of 1982 he was sworn in as City Treasurer. He indicated Mr. Olsen had taken part in many roles in making West Valley City the City it is today. Ken assumed the fiduciary responsibility for all investments and cash receipts for the City. Mr. Olsen took great care to ensure that every dollar received by the City was receipted properly and invested in ways that maximized the return on investment but minimized the risk.

The City Manager stated a tribute to Ken Olsen would be read at the Regular Council Meeting scheduled February 15, 2011, at 6:30 P.M.

**Item No. 8.C. – RESOLUTION NO. 11-24, AUTHORIZE CITY TO ACCEPT AND RECORD A SPECIAL WARRANTY DEED FROM COVENTRY III/SATTERFIELD HELM VALLEY FAIR, LLC, FOR PROPERTY ADJACENT TO INTERSTATE 215 BETWEEN 3500 SOUTH AND 3800 SOUTH**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-24 which would authorize the City to accept and record a Special Warranty Deed from Coventry III/Satterfield Helm Valley Fair, LLC, for property adjacent to Interstate 215 between 3500 South and 3800 South.

Mr. Pyle stated a Special Warranty Deed had been signed in favor of West Valley City.

The City Manager reported the Utah Department of Transportation (UDOT) would construct the I-215 Frontage Road (2400 West) Project during the 2011 construction season. He also stated this project would facilitate access to the Valley Fair Mall and relieve congestion on 3500 South and 2700 West. He indicated Coventry III/Satterfield Helm Valley Fair, LLC, were the owners of the Valley Fair Mall property and in order to construct this project donation of right-of-way from Coventry to the City would be required. He advised further the City would ultimately convey said right-of-way to UDOT.

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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. 11-24 at the Regular Council Meeting scheduled February 15, 2011, at 6:30 P.M.

**Item No. 8.D. – RESOLUTION NO. 11-25, AUTHORIZE WEST VALLEY CITY TO ENTER INTO A UTILITY EASEMENT AGREEMENT WITH COVENTRY III/SATTERFIELD HELM VALLEY FAIR, LLC, FOR PROPERTY ADJACENT TO INTERSTATE 215 BETWEEN 3500 SOUTH AND 3800 SOUTH**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-25 which would authorize West Valley City to enter into a Utility Easement Agreement with Coventry III/Satterfield Helm Valley Fair, LLC, for property adjacent to Interstate 215 between 3500 South and 3800 South.

Mr. Pyle stated the Easement Agreement had been signed in favor of West Valley City.

The City Manager reported the Utah Department of Transportation (UDOT) would construct the I-215 Frontage Road (2400 West) Project during the 2011 construction season. He also reported the project would facilitate access to the Valley Fair Mall and relieve congestion on 3500 South and 2700 West. He indicated Coventry III/Satterfield Helm Valley Fair, LLC, were owners of the Valley Fair Mall property and in order to construct the project an Easement Agreement had been required. He stated the agreement covered utilities required to be relocated in conjunction with the project.

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. 11-25 at the Regular Council Meeting scheduled February 15, 2011, at 6:30 P.M.

**Item No. 10.A. – RESOLUTION NO. 11-11, AUTHORIZING CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH NORMA HANSON FOR APPROXIMATELY .92 ACRES OF PROPERTY LOCATED AT 3955 SOUTH 2200 WEST (ACTION ITEM FOR APPLICATION NO. Z-3-2010 INADVERTENTLY OMITTED FROM FEBRUARY 8, 2010, REGULAR MEETING AGENDA)**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-11 which would authorize the City to enter into a Development Agreement with Norma Hanson for approximately .92 acres of property located at 3955 South 2200 West. He explained the Council had approved Application No. Z-3-2010, filed by Norma Hanson, which changed .92 acres of property from the Aø (Agriculture, Minimum Lot Size ½ Acre) zone to the R-1-8ø (Residential Single-Family Minimum Lot Size 8,000 Square Feet) zone at the

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Regular Council Meeting held February 8, 2010. He reported however, the proposed resolution relating to that matter had been inadvertently left off the Agenda for Council consideration.

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. 11-11 at the Regular Council Meeting scheduled February 15, 2011, at 6:30 P.M.

**Item No. 10.B. - APPLICATION NO. Z-1-2010, FILED BY PHIL HOLLAND, REQUESTING A CHANGE OF ZONE FROM ZONE ‘M’ (MANUFACTURING) TO ‘R-1-4’ (RESIDENTIAL, SINGLE-FAMILY, MINIMUM LOT SIZE 4,000 SQUARE FEET) AND ‘C-2’ (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 5300 SOUTH 5600 WEST (PUBLIC HEARING HELD AND CLOSED AT REGULAR MEETING OF SEPTEMBER 28, 2010, AND ACTION REGARDING RELATED ORDINANCE AND RESOLUTION CONTINUED; AT REGULAR MEETING HELD OCTOBER 12, 2010, ACTION CONTINUED TO NO DATE CERTAIN)**

City Manager, Wayne Pyle, discussed Application No. Z-1-2010, filed by Phil Holland, requesting a change of zone from zone M (Manufacturing) to R-1-4 (Residential, Single-Family, Minimum Lot Size 4,000 Square Feet) and C-2 (General Commercial) zone for property located at 5300 South 5600 West. He stated a public hearing had been held and closed at the Regular Council Meeting held September 28, 2010, and action regarding the related Ordinance and Resolution had been continued to October 12, 2010, at which time it had been continued to no date certain. He discussed proposed Ordinance No. 10-29 and proposed Resolution No. 10-175 as follows:

City Manager, Wayne Pyle, discussed proposed Ordinance No. 10-29 which would amend the Zoning Map to show a change of zone for property located at 5300 South 5600 West from zone M (Manufacturing) to R-1-4 (Residential, Single-Family, Minimum Lot Size 4,000 Square Feet) and C-2 (General Commercial).

City Manager, Wayne Pyle, discussed proposed Resolution No. 10-175 which would authorize the City to enter into a Development Agreement with SCP Westridge, LLC, for approximately 16.39 acres of real property being developed in the vicinity of 5610 West 5400 South.

Mr. Pyle advised that a few months ago the City Council reviewed a development agreement for the subject property that anticipated single-family homes, senior apartments, and commercial pads. He stated that during the meeting the City Council asked the applicant to consider a concept with townhomes and a larger public or private park space. He indicated the developer had worked with City staff to develop a new conceptual plan and development agreement that included townhomes, commercial

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space, and a public park. He explained and discussed main points in the new plan summarized as follows:

- No more than 156 townhomes to be built on the subject property
- Requirements for right-of-way dedication, a public park, private park space, amenities, pedestrian pathways, street lights, entry monuments, street trees, landscaping, and fencing included
- Specific townhome plans included
- Requirement for funds to be paid to help bury the overhead power lines on 5600 West included
- Buildings must be setback outside of the space needed to accommodate future BRT (bus rapid transit) on 5600 West
- Planning Commission review required for all new commercial buildings

Steve Pastorik, CED Department, further reviewed and discussed the proposal, specifically regarding changes to the Development Agreement and including the new exhibits. He further explained differences between the first proposal and the current proposal to be considered by the Council. He also noted the second proposal was for less commercial and he suggested that could be cited as part of a motion for approval. He also answered questions by members of the City Council regarding the Application and proposed Ordinance and Resolution.

Mr. Pastorik advised the Council that the applicant, Phil Holland, was in attendance at the meeting should the Council have any additional questions.

The City Council members commented there seemed to be a big improvement from the first proposal. Also further discussion by members of the Council included inquiries regarding square footage for each type of unit and if all had garages and guest parking.

The City Council will consider proposed Ordinance No. 10-29 and Resolution No. 10-175 related to Application No. Z-1-2010, at the Regular Council Meeting scheduled February 15, 2011, at 6:30 P.M.

### **Item No. 11. CONSENT AGENDA**

#### **A. RESOLUTION NO. 11-17, RATIFY THE CITY MANAGER'S APPOINTMENT OR REAPPOINTMENT OF MEMBERS AND A CHAIR OF THE WEST VALLEY CITY ARTS COUNCIL**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-17 which would ratify his appointment or reappointment of members and a chair of the West Valley City Arts Council.

Mr. Pyle informed that Brian Baity had recently resigned from the Arts Council and requested his name be removed from the list of appointees.

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The City Council will consider proposed Resolution No. 11-17 at the Regular Council Meeting scheduled February 15, 2011, at 6:30 P.M.

**B. RESOLUTION NO. 11-21, RATIFY THE CITY MANAGER'S APPOINTMENT OR REAPPOINTMENT OF MEMBERS AND A CHAIR OF THE WEST VALLEY CITY UTAH CULTURAL CELEBRATION CENTER (UCCC) ADVISORY BOARD**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-21 which would ratify his appointment or reappointment of members and a chair of the West Valley City Utah Cultural Celebration Center (UCCC) Advisory Board.

Mr. Pyle informed that Soulee Stroud had recently resigned from the UCCC Advisory Board and requested his name be removed from the list of appointees.

The City Council will consider proposed Resolution No. 11-21 at the Regular Council Meeting scheduled February 15, 2011, at 6:30 P.M.

**RDA Special Regular Meeting Agenda**

City Manager, Wayne Pyle, distributed copies of a proposed agreement and reviewed that item which had been placed on the Agenda for a Special Regular Meeting of the Redevelopment Agency on February 15, 2011.

Mr. Pyle answered questions from members of the City Council. Mark Nord, CED Department, further discussed the proposal and answered questions from the City Council.

Mayor Winder informed that Councilmember Brooks had requested to be excused from the Regular Meeting scheduled later this night. Mayor Winder also advised he might need to leave the Regular Meeting at 7:30 P.M. if adjournment had not taken place by that time.

**3. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED FEBRUARY 22, 2011:**

**A. EMPLOYEE OF THE MONTH AWARD, FEBRUARY 2011 – SGT. SHANE MATHESON, POLICE DEPARTMENT**

City Manager, Wayne Pyle, stated Councilmember Buhler would read the nomination of Sgt. Shane Matheson, Police Department, for the Employee of the Month for February 2011, at the Regular Council Meeting scheduled February 22, 2011, at 6:30 P.M. He advised Sgt. Matheson had been nominated for his excellent work in the K9 Unit over the past seven years and for recently assisting the Salt Lake City Police Department in an armed robbery in progress, which resulted in the 100<sup>th</sup> suspect apprehension of his career.

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**B. EAC QUARTERLY DIVISION AWARD – PUBLIC RELATIONS DIVISION, ADMINISTRATION**

City Manager, Wayne Pyle, stated Mayor Winder would read the nomination of the Public Relations Division, Administration, and present the EAC Quarterly Division Award, at the Regular Council Meeting scheduled February 22, 2011, at 6:30 P.M.

**4. RESOLUTION NO. 11-22, AWARD CONTRACT TO SAVAGE CONSTRUCTION, INC. FOR CONSTRUCTION OF THE 3500 SOUTH SAFE SIDEWALK PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-22 which would award a contract to Savage Construction, Inc., in the amount of \$80,276.53, for construction of the 3500 South Safe Sidewalk Project.

Mr. Pyle stated the sidewalk project was located on 3500 South 4565 West (south side of the street), and 4210 West to 4270 West (north side of the street). He indicated the City and the Utah Department of Transportation (UDOT) previously entered into two Cooperative Agreements for the Utah Safe Sidewalks Program to assist local governments to construct sidewalks on State highways. He reported that with these two agreements, UDOT provided \$25,050.00 to aid in the project.

The City Manager informed the project consisted of removal of existing improvements and placement of new sidewalk and property restoration in two areas as described above. He reported 17 bids had been submitted and opened on February 1, 2011, and a spreadsheet with bid comparisons had been included in the City Council's information packet.

Mr. Pyle reported that upon additional research regarding Savage Construction there had been some issues of concern to City staff. The City Manager advised if those issues were not resolved, he would request this item be stricken from the agenda. He further informed, in that case, a new resolution would be prepared awarding the contract to Cottonwood Builders.

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. 11-22 at the Regular Council Meeting scheduled February 22, 2011, at 6:30 P.M.



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**5. RESOLUTION NO. 11-23, ACCEPT AND EXECUTE AN EASEMENT AGREEMENT FROM THE STATE OF UTAH, DIVISION OF FORESTRY, FIRE & STATE LANDS, OVER PROPERTY LOCATED AT APPROXIMATELY 1250 WEST 3250 SOUTH TO ALLOW FOR CONSTRUCTION OF THE 1200 WEST CONNECTOR ROAD PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 11-23 which would accept and execute an Easement Agreement from the State of Utah, Division of Forestry, Fire & State Lands, over property located at approximately 1250 West 3250 South to allow for construction of the 1200 West Connector Road Project.

Mr. Pyle stated the 634 square foot parcel was one of the properties needed for the 1200 West Connector Road Project. He advised this road project would connect 3100 South at its current terminus at the Utah Cultural Celebration Center to the intersection at 1200 West and 3300 South. He stated the property was a portion of a remnant parcel lying between property owned by the City and property conveyed to Salt Lake County from the State of Utah in 1986, being part of the old Jordan River Oxbow. He stated the term of the easement would be 30 years, however the City was currently working through the land exchange process to trade a portion of City property near the Jordan River (11,291 square feet) for this portion of State land and the portion of State land lying south of the proposed road (11,291 square feet total).

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

The City Council will consider proposed Resolution No. 11-23 at the Regular Council Meeting scheduled February 22, 2011, at 6:30 P.M.

**6. COMMUNICATIONS:**

**A. LEGISLATIVE UPDATE**

Nicole Cottle, CED Director, provided the City Council with a legislative update. Ms. Cottle reviewed the latest bill tracking sheet which had been previously e-mailed to members of the City Council and staff. She also discussed bills of interest to the City and answered questions from members of the City Council.

**B. COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council had previously received a Memorandum outlining upcoming meetings and events as follows: January 24 ó March 10, 2011: General Session of Utah Legislature; February 18, 2011: ChamberWest Night at the Utah Grizzlies, Maverik Center, 7:05 P.M.; February 20, 2011: Lucha Libre USA: Masked Warriors, Maverik Center, 7:00 P.M.; February 21, 2011: President's Day Holiday ó City Hall closed; February 22, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; February 24, 2011: The Mundi Project and UCCC present *Water: Where Nature*

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*Meets Art*, UCCC, 6:30 P.M., March 1, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 8, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 15, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 22, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; March 31, 2011: Retirement Open House for Richard Catten, Multi-Purpose Room, 3:00 P.M. ó 4:30 P.M.; April 5, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 12, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 11-13, 2011: ULCT Mid-Year Conference, St. George; April 19, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 26, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 30, 2011: Yanni in Concert, Maverik Center, 8:00 P.M.; May 3, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 5, 2011: UDOT's Annual Visit to County and City Officials, Calvin Rampton Complex, 1<sup>st</sup> Floor Admin. Small B Conference Room, 4501 South 2700 West, 9:00 A.M. ó 11:00 A.M.; May 10, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 17, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 24, 2011: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 30, 2011: Memorial Day Holiday ó City Hall closed; and September 12, 2011: Lake Park Golf Social, Stonebridge Golf Course.

### 7. COUNCIL REPORTS

#### A. COUNCILMEMBER CAROLYNN BURT – HISTORICAL SOCIETY AND CEP

Councilmember Burt reported on an issue of importance to the Historical Society in that they needed a computer. She also discussed a potential new member, portraits, and a handout of archived items which had been put together by a volunteer. She suggested the idea of honoring that volunteer with an essential piece award.

Councilmember Burt reported on a recent meeting of Community Education Partnership (CEP) and their concerns regarding a bill at the legislature (HB181) against after-school programs. She also advised Margaret Peterson, Executive Director of the CEP, needed some clerical support such as a volunteer or intern.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE STUDY MEETING OF TUESDAY, FEBRUARY 15, 2011, WAS ADJOURNED AT 6:31 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, February 15, 2011.

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Sheri McKendrick, MMC  
City Recorder