

MINUTES OF COUNCIL STUDY MEETING – MAY 5, 2015

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 5, 2015, 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 BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Corey Rushton, Councilmember At-Large
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT: Steve Vincent, Councilmember District 4

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
Layne Morris, CPD Director
John Evans, Fire Chief
Lee Russo, Police Chief
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
Jeannette Carpenter, Finance Department
Steve Lehman, CED Department
Andrew Wallentine, Administration

1. APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 21, 2015

The Council read and considered Minutes of the Study Meeting held April 21, 2015. There were no changes, corrections or deletions.

After discussion, Councilmember Lang moved to approve the Minutes of the Study Meeting held April 21, 2015, as written. Councilmember Buhler seconded the motion.

A roll call vote was taken:

MINUTES OF COUNCIL STUDY MEETING – MAY 5, 2015

-2-

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

2. REVIEW AGENDAS FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND BUILDING AUTHORITY MEETINGS SCHEDULED MAY 5, 2015

Mayor Bigelow advised no new items had been added to the Agenda for the Council Regular Meeting scheduled later this night.

Redevelopment Agency Meeting

City Manager, Wayne Pyle, reviewed items scheduled on the agenda for the Redevelopment Agency meeting to be held later this night. He advised consideration of approval of minutes, a proposed resolution, and submission of the FY 2015-2016 proposed budget were listed on the agenda.

Jake Arslanian, Public Works Department, discussed proposed RDA Resolution No. 15-07, which would award a contract to Dynamite Demolition, LLC for the demolition of properties located at 2985-2987 West 3500 South and 3652 South Market Street in the City Center Project Area. Mr. Arslanian also answered questions from the City Council.

Housing Authority Meeting

City Manager, Wayne Pyle, advised consideration of approval of minutes and submission of the FY 2015-2016 proposed budget were listed on the Housing Authority agenda for the meeting scheduled later this night.

Building Authority Meeting

City Manager, Wayne Pyle, advised consideration of approval of minutes and submission of the FY 2015-2016 Budget had been listed on the Building Authority Agenda for the meeting scheduled later this night.

3. RESOLUTION NO. 15-76, ADOPT TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2015, AND ENDING JUNE 3, 2016; AND SET AUGUST 11, 2015, AS THE DATE FOR PUBLIC HEARING

City Manager, Wayne Pyle, discussed proposed Resolution No. 15-76 that would adopt a Tentative Budget for the Fiscal Year commencing July 1, 2015, and ending June 3, 2016; and set August 11, 2015, as the date for public hearing.

MINUTES OF COUNCIL STUDY MEETING – MAY 5, 2015

-3-

He stated hard copies of the proposed Tentative Budget would be submitted to members of the City Council at the regular meeting scheduled later this night in order to provide appropriate time to study the budget to be considered the following week.

West Valley City adopted a Tentative Budget that would be made available for public inspection during regular office hours in the City Recorder's Office and would give notice of a hearing to receive public comment prior to consideration of final adoption of the Tentative Budget for FY 2015-2016.

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. 15-76 at the Regular Council Meeting scheduled May 12, 2016, at 6:30 P.M.

4. **RESOLUTION NO. 15-77, AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY CONTRACT WITH PROPERTY RESERVE, INC. (FKA DESERET TITLE HOLDING CORPORATION), FOR PROPERTY LOCATED AT 6511 WEST 6200 SOUTH; AND ACCEPT A QUIT CLAIM DEED FOR THE PROPERTY**

Russell Willardson, Public Works Director, discussed proposed Resolution No. 15-77 that would authorize the City to enter into a Right-of-Way Contract with Property Reserve, Inc. (fka Deseret Title Holdings Corporation), in the amount of \$163,500.00 plus closing costs, for property located at 6511 West 6200 South; and accept a Quit Claim Deed for the property.

He stated Property Reserve, Inc. had signed a Right-of-Way Contract and Quit Claim Deed for a portion of its property located at 6511 West 6200 South (Parcel No. 20-22-200-010-4001) for the 6200 South Extension Project.

The 1.631-acre parcel was one of the properties to be acquired for the 6200 South Extension Project that would extend 6200 South to State Highway No. 111, westerly from its current terminus at Mountain View Corridor. Compensation for purchase of the parcel would be \$163,500.00 based on an appraisal report prepared by Integra Realty Resources. Funding for the acquisition would be through the State Corridor Preservation Fund, and had been approved by the Salt Lake County Council of Governments in October of 2014.

Mr. 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. 15-77 at the Regular Council Meeting scheduled May 12, 2015, at 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – MAY 5, 2015

-4-

5. **RESOLUTION NO. 15-78, AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY CONTRACT WITH PROPERTY RESERVE INC. (FKA DESERET TITLE HOLDING CORPORATION), FOR A PORTION OF PROPERTY LOCATED AT 7011 WEST 6200 SOUTH; AND ACCEPT A QUIT CLAIM DEED FOR THE PROPERTY**

Russell Willardson, Public Works Director, discussed proposed Resolution No. 15-78 that would authorize the City to enter into a Right-of-Way Contract with Property Reserve Inc. (fka Deseret Title Holding Corporation), in the amount of \$7,700.00 plus closing costs, for a portion of property located at 7011 West 6200 South; and accept a Quit Claim Deed for the property.

He stated Property Reserve, Inc. had signed the Right-of-Way Contract and Quit Claim Deed for a portion of its property located at 7011 West 6200 South (Parcel No. 10-22-126-002-4001) for the 6200 South Extension Project.

The 3,309 square foot parcel was one of the properties to be acquired for the 6200 South Extension Project that would extend 6200 South to State Highway No. 111, westerly from its current terminus at Mountain View Corridor. Compensation for the purchase would be in the amount of \$7,700.00 per an appraisal report prepared by Integra Realty Resources. Funding for the acquisition would be through the State Corridor Preservation Fund and had been approved by the Salt Lake County Council of Governments in October of 2014.

Mr. 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. 15-78 at the Regular Council Meeting scheduled May 12, 2015, at 6:30 P.M.

6. **NEW BUSINESS SCHEDULED MAY 12, 2015:**

A. **APPLICATION NO. S-3-2015, FILED BY DAN NORTHRUP, REQUESTING FINAL PLAT APPROVAL FOR NORTHRUP SUBDIVISION LOCATED AT 5190 WEST 3500 SOUTH**

Steve Lehman, CED Department, discussed Application No. S-3-2015, filed by Dan Northrup, requesting final plat approval for Northrup Subdivision located at 5190 West 3500 South.

He stated the application requested approval for a 3-lot subdivision in 'R-1-8' and 'A' zones. In January of 2014, the City Council had approved a re-zone request for approximately .73 acres from the 'A' zone to the 'R-1-8' zone and the purpose of this re-zone would be to facilitate a new subdivision with a proposed flag lot.

At the present time, there were two existing dwellings. The east dwelling (Lot 1)

MINUTES OF COUNCIL STUDY MEETING – MAY 5, 2015

-5-

was located on property zoned agricultural and was approximately 1.4 acres in size. The west dwelling (Lot 3) was located on property re-zoned in 2014 and was approximately 13,240 square feet in size. The flag lot (Lot 2) would be located behind Lot 3, and was approximately 15,400 square feet in size excluding the stem portion.

Regarding public improvements, curb and gutter presently existed along 3500 South. To ensure correct right-of-way width, the City's Engineering Division requested the subdivision plat show a dedicated right-of-way of 40-feet. The Engineering Division also recommended sidewalk be installed across the lots on 3500 South Street. The applicant would be required to coordinate improvements with the Utah Department of Transportation (UDOT) as well as with Granger-Hunter Improvement District.

There were two dead-end streets located on the northeast and northwest boundaries of Lot 1. According to the Engineering Division those streets would remain in their existing condition for the present time. Should the agricultural property develop in the future, the Engineering Division would provide a recommendation as to the terminus of these streets.

Mr. Lehman further reviewed and discussed the Application, displayed the plat and answered questions from members of the City Council.

The City Council will consider Application No. S-3-2015 at the Regular Council Meeting scheduled May 12, 2015, at 6:30 P.M.

B. APPLICATION NO. PUD-2-2015, FILED BY RUSSELL PLATT, REQUESTING FINAL PLAT APPROVAL FOR TRUONG PUD PHASE 2 SUBDIVISION LOCATED AT 1550 WEST 3860 SOUTH

Steve Lehman, CED Department, discussed Application No. PUD-2-2015, filed by Russell Platt, requesting final plat approval for Truong PUD Phase 2 Subdivision located at 1550 West 3860 South.

He stated the applicant, representing the property owner, had requested final plat approval for the second phase of the Truong Planned Unit Development. The first phase had been recorded in September of 2013 and was presently under construction.

The second phase of the Truong PUD would consist of 50 residential lots, one commercial lot and four parcels. Access to the subdivision would be gained from 3860 South. All streets within the development would be private. The private right-of-ways would be 26-feet in width. Improvements within the right-of-way would be 24-feet of asphalt, a rolled gutter and ribbon curb to contain the asphalt.

MINUTES OF COUNCIL STUDY MEETING – MAY 5, 2015

-6-

Due to 3860 South being the only dedicated access to this property, a secondary access would be required as part of this phase. During the preliminary review process, a secondary access had been proposed at Grasmere Lane. The secondary access road would be located along the north side of the future City Park being adjacent to the Gates at Kingpointe PUD and would be 20-feet in width.

Housing proposed for this project would be a combination of two and three story units. The two story units would be approximately 1,540 square feet of finished floor area. In addition, a 680 square foot basement was also planned for many of the units. The three story units would be approximately 1,960 square feet, but would not have a basement. Each unit would have a two-car garage accessed from the rear of the building allowing the front of each dwelling to front a common green.

All units would have two-car garages. The three story units would have a driveway in front of the unit, while two story units would not. Even though the City's parking requirements would be satisfied, (two spaces per unit) a number of guest parking spaces would be provided as well. The total number of required spaces of 100 to 172 were being provided. The developer was considering additional guest spaces somewhere on the eastern portion of the development, but had not yet decided if that would be necessary, as all of the units would have full driveways.

A development agreement would set forth the fencing requirements, with no solid fencing along 3860 South; but a six to eight foot masonry wall would be required along the east, west and north sides of the existing commercial building. The Parks and Recreation Department recommended a six-foot black-coated vinyl fence be installed along the west boundary of what would become the City Park that would help delineate the private from public space and be a marker for maintenance crews. A fencing type other than chain link could be used, but would need to meet Parks and Recreation Department standards.

Per the development agreement, a parcel one-acre in size would be deeded to the City for use as a city park. As mentioned previously, a secondary access road would be installed by the developer along the northern portion of the park property. The Parks and Recreation Department would maintain everything on the City's property and the Homeowner's Association would maintain everything else.

To deter people from using the secondary access, the Fire Department recommended the developer install removable bollards at the entrance to the access road. In addition, a gate on the north side of 1530 West would be installed to secure the secondary access for Fire Department use if ever needed. These improvements were being coordinated with the Fire Department.

MINUTES OF COUNCIL STUDY MEETING – MAY 5, 2015

-7-

The developer would provide a Homeowner's Association (HOA) for the entire project. The HOA would be responsible to hire a property management company. As per previous PUD applications, staff recommended that prior to this development being turned over to the HOA, a meeting with City staff, the developer and the management company take place. This would provide an opportunity to ensure all development standards and improvements had been completed in accordance with the Planning Commission's approval of this project.

Mr. Lehman further reviewed and discussed the Application, displayed the plat map, and answered questions from members of the City Council.

The City Council will consider Application No. PUD-2-2015 at the Regular Council Meeting scheduled May 12, 2015, at 6:30 P.M.

7. **COMMUNICATIONS:**

A. **BUDGET DISCUSSION**

City Manager, Wayne Pyle, discussed the budget calendar and briefly reviewed the FY 2015-2016 proposed budget. He distributed copies of a proposed and prioritized list of program mods for the fiscal year 2015-2016. He requested the list be considered individually by each Councilmember in order to provide direction.

He distributed and discussed a budget book that included the General Fund, Redevelopment Agency, Housing Authority and Building Authority budgets, and reminded these would be formally submitted to the respective bodies at meetings scheduled later this night.

Mr. Pyle discussed certain budget line items in detail and suggested the City Council review the document and let him or the Finance Director know if there were any questions.

He also reviewed in detail the list of program mods submitted by the City Departments and possible funding sources including a property tax increase. He suggested the Council also discuss possible funding sources of those programs mods to be included in the budget.

Upon discussion, Councilmembers shared individual comments, expressed concerns and made suggestions regarding the information presented by the City Manager. During the discussion, questions were answered by Mr. Pyle and the Finance Director.

B. **COUNCIL UPDATE**

MINUTES OF COUNCIL STUDY MEETING – MAY 5, 2015

-8-

Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events as follows:

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| May 12, 2015 | Summer at the Station 3 rd Annual Youth Arts Festival, Fairbourne Station Plaza, 5:00 P.M. – 6:30 P.M. |
| May 12, 2015 | Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. |
| May 13 –
July 8, 2015 | Lokahi II Art & Artifact Exhibition, UCCC |
| May 13, 2015 | Ribbon Cutting – Metro Deli & BBQ, 1645 West 2200 South, 11:00 A.M. |
| May 13, 2015 | WVC Watch Wednesday, City Hall, 6:00 P.M. – 8:00 P.M. |
| May 13, 2015 | Community Meeting with Chief Russo, City Hall, 7:00 P.M. – 8:00 P.M. |
| May 14, 2015 | “Get Into the River” – Jordan River Conservation & Cleanup Day, 9:00 A.M. – 1:00 P.M. |
| May 15, 2015 | Free Movies in the Park – <i>How to Train Your Dragon 2</i> , Centennial Park (Start at dusk – approx. 9:00 - 9:30 P.M.) |
| May 19, 2015 | Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. |
| May 20, 2015 | Crossing Guard Banquet, The Ridge Golf Course, 5055 Westridge Blvd., 7:00 P.M. – 8:00 P.M. |
| May 25, 2015 | Memorial Day Holiday – City Hall closed |
| May 26, 2015 | Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M. |
| May 28, 2015 | Free Concert Series – FUNdaMENTALS, Fairbourne Station, 6:30 P.M. – 8:30 P.M. |
| June 1 – 8, 2015 | Filing Period for 2015 Municipal Election (Monday – Thursday 7:00 A.M. to 6:00 P.M. and on Friday 8:00 A.M. to 5:00 P.M.) |

MINUTES OF COUNCIL STUDY MEETING – MAY 5, 2015

-9-

June 2, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 5, 2015	Free Movies in the Park – <i>Penguins of Madagascar</i> , Fairbourne Station Promenade (Start at dusk – approx. 9:00 - 9:30 P.M.)
June 6, 2015	theMix, UCCC, 5:00 P.M.
June 9, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 10, 2015	Employee Barbecue sponsored by EAC, Fairbourne Station, 12:00 P.M. – 2:00 P.M.
June 10, 2015	Celtic Woman – 10 th Anniversary World Tour, Maverik Center, 7:00 P.M.
June 11, 2015	Free Concert Series – The Countdown Band, Fairbourne Station, 6:30 P.M. – 8:30 P.M.
June 12, 2015	Brit Floyd – The World’s Greatest Pink Floyd Show, Maverik Center, 8:00 P.M.
June 16, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 18-21, 2015	WestFest, Centennial Park, 5415 West 3100 South
June 19, 2015	Free Movies in the Park – <i>Big Hero 6</i> , Centennial Park (During WestFest / start at dusk – approx. 9:00 - 9:30 P.M.)
June 20, 2015	Temple Dharma Worship Hall Inauguration, 3325 West 3800 South, 11:00 A.M. – 2:00 P.M.
June 23, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 25, 2015	Free Concert Series – The Cabana Band, Fairbourne Station, 6:30 P.M. – 8:30 P.M.
June 30, 2015	No Council Meetings Scheduled (5 th Tuesday)
July 7, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – MAY 5, 2015

-10-

July 9, 2015	Free Concert Series – Red Desert Ramblers, Fairbourne Station, 6:30 P.M. – 8:30 P.M.
July 10, 2015	Free Movies in the Park – <i>Night at the Museum: Secret of the Tomb</i> , Fairbourne Station Promenade (Start at dusk – approx. 9:00 - 9:30 P.M.)
July 13, 2015	Rush: R40 Live Tour, Maverik Center, 7:30 P.M.
July 14, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 21, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 23, 2015	Free Concert Series – The Otter Creek Duo, Fairbourne Station, 6:30 P.M. – 8:30 P.M.
July 28, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 31, 2015	Move Live on Tour, Maverik Center, 8:00 P.M.
July 31, 2015	Free Movies in the Park – <i>Princess Bride</i> , Centennial Park (Start at dusk – approx. 9:00 - 9:30 P.M.)
August 3, 2015	Police Honorary Colonels Golf Tournament, Stonebridge Golf Club, 4415 Links Drive, 7:00 A.M. – 3:00 P.M.
August 4, 2015	No Council Meeting Scheduled (National Night Out)
August 5, 2015	Sam Smith, Maverik Center, 8:00 P.M.
August 6, 2015	Free Concert Series – Endless Summer, Fairbourne Station, 6:30 P.M. – 8:30 P.M.
August 7, 2015	Hello Kitty’s Supercute Friendship Festival, Maverik Center, 7:00 P.M.
August 8, 2015	Hello Kitty’s Supercute Friendship Festival, Maverik Center, 2:00 P.M. & 7:30 P.M.
August 9, 2015	Hello Kitty’s Supercute Friendship Festival, Maverik Center, 12:00 P.M.

MINUTES OF COUNCIL STUDY MEETING – MAY 5, 2015

-11-

August 11, 2015	Municipal Primary Election
August 11, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
August 14, 2015	Free Movies in the Park – <i>Home</i> , Centennial Park (Start at dusk – approx. 9:00 - 9:30 P.M.)
August 18, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
August 20, 2015	Free Concert Series – The BD Howes Band, Fairbourne Station, 6:30 P.M. – 8:30 P.M.
August 25, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 3, 2015	Municipal General Election

C. POTENTIAL FUTURE AGENDA ITEMS

Upon inquiry by Mayor Bigelow, there were no potential agenda items to be discussed.

8. COUNCIL REPORTS

A. COUNCILMEMBER STEVE BUHLER – CHAMBER OF COMMERCE STATEMENT REGARDING PRESIDENCY VACANCY

Councilmember Buhler read a statement sent out to all members from the Chamber of Commerce today advising that Alan Anderson had left the Chamber and the organization was now without a president. The statement discussed how the organization would move forward in the future in a new and “fresh” direction.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, MAY 5, 2015, WAS ADJOURNED AT 6:20 P.M., BY MAYOR BIGELOW.

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, May 5, 2015.

MINUTES OF COUNCIL STUDY MEETING – MAY 5, 2015

-12-

Sheri McKendrick, MMC
City Recorder