

**MINUTES OF COUNCIL STUDY MEETING – JANUARY 7, 2014**

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JANUARY 7, 2014, 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  
Steve Vincent, Councilmember District 4

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  
John Evans, Fire Chief  
Lee Russo, Police Chief  
Jim Welch, Finance Director  
Russell Willardson, Public Works Director  
Layne Morris, CPD Director  
Sam Johnson, Strategic Communications Director  
Jake Arslanian, Public Works Department  
Brandon Hill, Law Department  
Steve Pastorik, CED Department  
Steve Lehman, CED Department  
Lee Logston, CED Department  
Ed Domian, CED Department  
Brent Garlick, CED Department  
Mark Nord, CED Department  
Chris Barnhurst, CED Department  
Pauline Davies, CED Department  
Margo Hoyt, CED Department  
Jason Nau, Administration

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1. **APPROVAL OF MINUTES OF STUDY MEETING HELD DECEMBER 10, 2013**

The Council read and considered Minutes of the Study Meeting held December 10, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Huynh moved to approve the Minutes of the Study Meeting held December 10, 2013, as written. Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

2. **APPROVAL OF MINUTES OF STUDY MEETING HELD DECEMBER 17, 2013**

The Council read and considered Minutes of the Study Meeting held December 17, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Huynh moved to approve the Minutes of the Study Meeting held December 17, 2013, as written. Councilmember Lang seconded the motion

A roll call vote was taken:

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

Unanimous.

3. **BARBARA GANN, SALT LAKE CITY DEPARTMENT OF AIRPORTS – SALT LAKE CITY INTERNATIONAL AIRPORT’S TERMINAL REDEVELOPMENT PROGRAM**

City Manager, Wayne Pyle, stated time had been scheduled for a presentation regarding the Airport’s terminal redevelopment program. He introduced Barbara Gann and Maurine Riley, representing the Salt Lake City Department of Airports.

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Ms. Riley used PowerPoint and discussed information summarized as follows:

- Site plan and improvements to be constructed
- Goals and expectations
- Airport terminal design – key drivers
- LEED and sustainable drivers
- Design themes
- Terminal cross section
- Impacts to travelers during construction
- Cost and funding sources
- Local consultant and trade contractor involvement
- Preliminary project timetable

During the above presentation of information, Ms. Riley answered questions from members of the City Council.

On behalf of the City Council, Mayor Bigelow thanked Ms. Riley and Ms. Gann for their time and presentation.

4. **REVIEW AGENDAS FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND BUILDING AUTHORITY MEETINGS SCHEDULED JANUARY 7, 2014**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Meeting scheduled later this night. He discussed other scheduled meetings and advised consideration of approval of Minutes was listed on the Redevelopment Agency and Housing Authority Agendas, and the Building Authority Board would consider Minutes and a Resolution regarding a budget opening.

The City Manager answered questions from members of the City Council regarding items scheduled on the above-referenced agendas.

5. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED JANUARY 14, 2014:**

A. **EMPLOYEE OF THE MONTH, JANUARY 2014 – TYSON SWAYT, FIRE DEPARTMENT**

City Manager, Wayne Pyle, stated Councilmember Huynh would read the nomination of Tyson Swayt, Fire Department, to receive the Employee of the Month Award for January 2014, at the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M.

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**B. EAC DIVISION OF THE QUARTER AWARD – “GROUP C”  
DETECTIVE SQUAD, POLICE DEPARTMENT**

City Manager, Wayne Pyle, stated Councilmember Buhler would read the nomination of “Group C” Detective Squad, Police Department, to receive the EAC Division of the Quarter Award, at the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M.

**6. PUBLIC HEARINGS SCHEDULED FOR JANUARY 14, 2014:**

**A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING  
APPLICATION NO. S-2-2013, FILED BY THE UTAH DEPARTMENT OF  
TRANSPORTATION, REQUESTING TO AMEND LOTS 22 AND 37,  
VACATE LOTS 10-21, ALL OF SNOW VISTAS LANE AND A PORTION  
OF VISTA MESA DRIVE IN THE VISTAS AT WESTRIDGE NO. 2  
SUBDIVISION**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. S-2-2013, filed by the Utah Department of Transportation, requesting to amend Lots 22 and 37, vacate Lots 10-21, all of Snow Vistas Lane and a portion of Vista Mesa Drive in the Vistas at Westridge No. 2 Subdivision. He discussed proposed Ordinance No. 14-06 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

**ORDINANCE NO. 14-06, VACATING LOTS 10-21, ALL OF SNOW  
VISTAS LANE AND A PORTION OF VISTA MESA DRIVE, AND  
AMENDING LOTS 22 AND 37 IN THE VISTAS AT WESTRIDGE NO. 2  
SUBDIVISION LOCATED IN WEST VALLEY CITY, UTAH**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 14-06 that would vacate Lots 10-21, all of Snow Vistas Lane and a portion of Vista Mesa Drive, and amend Lots 22 and 37 in the Vistas at Westridge No. 2 Subdivision located in West Valley City, Utah.

Mr. Pyle stated Ben Huoy, representing the Utah Department of Transportation (UDOT), had filed the application to amend the plat in order to accommodate the Mountain View Corridor. He advised the Corridor would impact a large portion of the Vistas at Westridge No. 2 Subdivision and the proposal would make accommodations for the necessary right-of-way. He indicated the proposed configuration of the new highway would impact Lots 10-22 and Lot 37, while Lots 10-21 would be vacated in entirety, with Lots 22 and 37 remaining viable property and redesigned.

He continued that the east end of Vista Mesa Drive and all of Snow Vistas Lane would be vacated; Lots 22 and 37 would increase in size due to the vacated right-

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of-way, and would then be known as Lots 22A and 37A respectively. He stated the east portion of Vista Mesa Drive would culminate in an offset cul-de-sac. He advised this design had been chosen to lessen the impacts to Lot 22.

The City Manager reported although Snow Vistas Lane and a portion of Vista Mesa Drive would be vacated by plat and ordinance, the vacating ordinance would have no force or effect of any franchise rights of any public utilities, nor would they be impaired thereby. The ordinance would also protect any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

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

The City Council will hold a public hearing regarding Application No. S-2-2013 and consider proposed Ordinance No. 14-06 at the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M.

**B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. SV-8-2013, FILED BY THE UTAH DEPARTMENT OF TRANSPORTATION, REQUESTING TO AMEND AND VACATE LOTS 201-225, ALL OF CRANSTON COVE, STRICKLAND PLACE AND A PORTION OF TIMBER OAKS LANE IN THE HUNTER COVE SUBDIVISION PHASE 2**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. SV-8-2013, filed by the Utah Department of Transportation, requesting to amend and vacate Lots 201-225, all of Cranston Cove, Strickland Place and a portion of Timber Oaks Lane in the Hunter Cove Subdivision Phase 2. He discussed proposed Ordinance No. 14-07 related to the application to be considered by the City Council subsequent to the public hearing, as follows:

**ORDINANCE NO. 14-07, VACATING LOTS 201-225, ALL OF CRANSTON COVE, STRICKLAND PLACE AND A PORTION OF TIMBER OAKS LANE IN THE HUNTER COVE SUBDIVISION PHASE 2 LOCATED IN WEST VALLEY CITY, UTAH**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 14-07 that would vacate Lots 201-225, all of Cranston Cove, Strickland Place and a portion of Timber Oaks Lane in the Hunter Cove Subdivision Phase 2 located in West Valley City, Utah.

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Mr. Pyle stated the Utah Department of Transportation (UDOT) had filed the application. He informed that in August of 2013 the City Council approved a similar application, but it did not include Lots 201-207 or Timber Oaks Lane. He indicated subsequent to the Council's approval, UDOT had secured additional property and proposed to include Lots 201-207 along with a portion of Timber Oaks Lane as part of this vacating proposal. He explained the Hunter Cove Subdivision had been recorded with the Salt Lake County Recorder's Office in October of 1994.

The City Manager reported the Mountain View Corridor would impact lots and streets noted above and the majority of what was being vacated would either be the highway or storm water detention. He stated however, a portion (Parcel A) would be deeded to the Granite School District. He reminded regarding a meeting in August 2013 that the Hillside Elementary School was located south of the Hunter Cove Subdivision. He advised because the proposed Corridor would eliminate some of the playground area used by the school; UDOT proposed to convey Parcel A to the District as a replacement.

He further explained that as part of this application all public utility easements noted on the original subdivision plat affecting Lots 201-225 would be vacated as well. Although these streets and lots would be vacated by ordinance, the ordinance would have no force or effect of any franchise rights of any public utilities, nor would they be impaired thereby. He further stated the ordinance would also protect any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

Steve Lehman, 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. SV-8-2013 and consider proposed Ordinance No. 14-07 at the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M.

C. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. SV-9-2013, FILED BY THE UTAH DEPARTMENT OF TRANSPORTATION, REQUESTING TO VACATE LOTS 11-21 INCLUDING ALL PUBLIC UTILITY EASEMENTS AND ALL OF WAYWARD CIRCLE IN THE GOLDEN HILLTOP ESTATES SUBDIVISION PHASE 1**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No.

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SV-9-2013, filed by the Utah Department of Transportation (UDOT), requesting to vacate Lots 11-21 including all public utility easements and all of Wayward Circle in the Golden Hilltop Estates Subdivision Phase 1. He discussed proposed Ordinance No. 14-08 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

### **ORDINANCE NO. 14-08, VACATING LOTS 11-21 AND ALL OF WAYWARD CIRCLE IN THE GOLDEN HILLTOP ESTATES SUBDIVISION PHASE 1 LOCATED IN WEST VALLEY CITY, UTAH**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 14-08 that would vacate Lots 11-21 and all of Wayward Circle in the Golden Hilltop Estates Subdivision Phase 1 located in West Valley City, Utah.

Mr. Pyle stated the Utah Department of Transportation (UDOT) had filed the application requesting consideration to amend and vacate the aforementioned lots, including Wayward Circle. He advised the subdivision was located at 5860 West 4300 South and had been recorded with the Salt Lake County Recorder's Office in October of 1993.

He reported all properties contained within the application were owned by UDOT, and the existing right-of-way for Wayward Circle would be vacated as well. He indicated all public utility easements noted on the original subdivision would be vacated. UDOT would be responsible to coordinate the extraction of any existing utilities and street improvements with appropriate agencies. In addition, all property acquisition issues would be completed prior to the City's recordation of the amended plat.

The City Manager stated although these streets and lots would be vacated by ordinance, the ordinance would have no force or effect of any franchise rights of any public utilities, nor would they be impaired thereby. He indicated the ordinance would also protect any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

Steve Lehman, 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. SV-9-2013 and consider proposed Ordinance No. 14-08 at the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M.

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**D. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. SV-10-2013, FILED BY THE UTAH DEPARTMENT OF TRANSPORTATION, REQUESTING TO VACATE LOTS 301-302, 321-332 AND ALL OF GOLDEN ARROW COVE IN THE GOLDEN HILLTOP ESTATES SUBDIVISION PHASE 3**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. SV-10-2013, filed by the Utah Department of Transportation, requesting to vacate Lots 302-302, 321-332 and all of Golden Arrow Cove in the Golden Hilltop Estates Subdivision Phase 3. He discussed proposed Ordinance No. 14-09 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

**ORDINANCE NO. 14-09, VACATING LOTS 301, 302, 321-332 AND ALL OF GOLDEN ARROW COVE IN THE GOLDEN HILLTOP ESTATES SUBDIVISION PHASE 3 LOCATED IN WEST VALLEY CITY, UTAH**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 14-09 that would vacate Lots 301-302, 321-332 and all of Golden Arrow Cove in the Golden Hilltop Estates Subdivision Phase 3 located in West Valley City, Utah.

Mr. Pyle stated UDOT had filed the application requesting to amend and vacate the above referenced lots and all of Golden Arrow Cove located at 4415 South 5875 West. He indicated the Golden Hilltop Estates Phase 3 Subdivision had been recorded with the Salt Lake County Recorder's Office in July of 1994, and the plat amendment would be necessary due to the future construction of the Mountain View Corridor.

The City Manager reported based on a recent site visit, the homes along Golden Arrow Cove and Cape Cod Drive included within this application had been demolished. He indicated all public utility easements noted on the original subdivision plat for those lots involved in this application would be vacated as well.

He also noted although these streets and lots would be vacated by ordinance, the ordinance would have no force or effect of any franchise rights of any public utilities, nor would they be impaired thereby. The ordinance would also protect any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

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

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The City Council will hold a public hearing regarding Application No. SV-10-2013 and consider proposed Ordinance No. 14-09 at the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M.

E. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-7-2013, FILED BY WEST VALLEY CITY, REQUESTING AN ORDINANCE TEXT AMENDMENT TO ADD SECTION 7-2-131 TO THE WEST VALLEY CITY MUNICIPAL CODE REGARDING PAWNSHOP REGULATIONS**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. ZT-7-2013, filed by West Valley City, requesting an ordinance text amendment to add Section 7-2-131 to the West Valley City Municipal Code regarding pawnshop regulations. He discussed proposed Ordinance No. 14-10 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

**ORDINANCE NO. 14-10, ENACTING SECTION 7-2-131 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ESTABLISH SEPARATION REQUIREMENTS FOR PAWNSHOPS**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 14-10 that would enact Section 7-2-131 of the West Valley City Municipal Code to establish separation requirements for pawnshops.

Mr. Pyle stated the Planning Commission had previously reviewed a conditional use permit for a pawnshop that was adjacent to residential properties. He further stated at that time, initial research had been done resulting in a finding of negative effects with a list of conditions having been developed to mitigate those negative effects. He further stated upon additional research conducted by legal and planning staff the following negative effects of pawnshops had been found:

- An increase in property crime
- An increase in violent crime
- An increase in vandalism, a perception of neighborhood decline, and a decline in neighborhood civility
- Declining residential property values
- A decrease in the safety of mass transit

The City Manager advised a summary list of the research had been distributed to the City Council. He stated the negative effects precipitated the recommended amendment to the Zoning Ordinance, and to include the following:

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Regardless of the zoning district in which it is located, a pawnshop shall be subject to the following distance restrictions:

- (1) No pawnshop shall be located within 500 feet of any residential zone or use.
- (2) No pawnshop shall be located within 1,000 feet of any other pawnshop.
- (3) No pawnshop shall be located within 500 feet of any regional shopping mall.

He reported the third distance restriction had been added at the request of the Planning Commission.

The City Manager explained the purpose of these regulations was to minimize the negative effects of pawnshops on residential and commercial areas. He indicated research found negative effects of pawnshops on residential properties were most pronounced within 500 feet of a pawnshop. A concentration of pawnshops compounded the problems of declining neighborhood perception and declining property values.

Mr. Pyle stated three maps had been included as part of the report. The first showed the location of existing pawnshops in the City with a 1,000 feet radius ring around each location. The second showed the locations in the City where pawnshops were currently allowed. The third showed the locations where pawnshops would be allowed if the Zoning Ordinance were amended as proposed. He advised this map had not been updated to reflect the amendment for the Valley Fair Mall.

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-7-2013 and consider proposed Ordinance No. 14-10 at the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M.

7. **RESOLUTION NO. 14-04, AUTHORIZE CHANGE ORDER NO. 4 TO THE CONTRACT WITH STAPP CONSTRUCTION FOR THE SR-201 FRONTAGE ROAD WIDENING AND COMMERCE CENTER DRIVE PROJECT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-04 that would authorize Change Order No. 4 to the Contract with Stapp Construction, in the amount of \$27,091.00, for the SR-201 Frontage Road Widening and Commerce Center Drive Project.

Mr. Pyle stated various changes had been made in the field necessitating the change orders regarding the subject contract. He indicated this change order included costs to adjust various utilities, including phone, and waterlines in conflict with the new storm

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drain. He further explained the change order also included costs to modify street light junction boxes to minimize opportunities for copper theft, and added hydro seeding to protect slopes of the drainage swales from erosion during vegetation establishment periods. He continued the change order would add five days to the contract time to account for very high rainfall that had rendered the site unworkable for a period of time.

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

The City Council will consider proposed Resolution No. 14-04 at the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M.

### 8. **CONSENT AGENDA SCHEDULED JANUARY 14, 2014:**

#### A. **RESOLUTION NO. 14-05, ACCEPT A SPECIAL WARRANTY DEED FROM MIDLAND ENTERPRISES, LLC, FOR PROPERTY LOCATED AT 2851 SOUTH REDWOOD ROAD**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-05 that would accept a Special Warranty Deed from Midland Enterprises, LLC, for property located at 2851 South Redwood Road.

Mr. Pyle stated the subject deed covered additional right-of-way on Redwood Road and Midland Enterprises, LLC was the owner of the property for the proposed Car Care Retail Center. He explained, as a condition for obtaining a building permit additional right-of-way would be required to be deeded to the City. He reported Redwood Road would be widened to a 53 feet half width in accordance with the City's Major Street Plan.

#### B. **RESOLUTION NO. 14-06, RATIFY THE CITY MANAGER'S REAPPOINTMENT OF ROSS OLSEN AS EXECUTIVE DIRECTOR OF THE WEST VALLEY CITY CULTURAL ARTS BOARD (CAB), TERM: JANUARY 1, 2014 – DECEMBER 31, 2014**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-06 that would ratify his reappointment of Ross Olsen as Executive Director of the West Valley City Cultural Arts Board (CAB) for the term January 1, 2014, through December 31, 2014.

Mr. Pyle stated Mr. Olsen had expressed desire to continue serving as Executive Director of the Cultural Arts Board. He explained the Executive Director was appointed for a one-year term.

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**C. RESOLUTION NO. 14-07, RATIFY THE CITY MANAGER’S REAPPOINTMENT OF SUSAN KLINKER AS CHAIR OF THE UTAH CULTURAL CELEBRATION CENTER (UCCC) ADVISORY BOARD, TERM: JANUARY 1, 2014 – DECEMBER 31, 2014**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-07 that would ratify his reappointment of Susan Klinker as Chair of the Utah Cultural Celebration Center (UCCC) Advisory Board for the term January 1, 2014, through December 31, 2014.

Mr. Pyle stated Ms. Klinker, had expressed desire to continue serving as Chair of the UCCC Advisory Board. He explained the Chair was appointed for a one-year term.

**D. RESOLUTION NO. 14-08, RATIFY THE CITY MANAGER’S REAPPOINTMENT OF D’AN WADSWORTH AS CHAIR OF THE WEST VALLEY CITY HISTORICAL SOCIETY, TERM: JANUARY 1, 2014 – DECEMBER 31, 2014**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-08 that would ratify his reappointment of D’An Wadsworth as Chair of the West Valley City Historical Society for the term January 1, 2014, through December 31, 2014.

Mr. Pyle stated Ms. Wadsworth had expressed desire to continue serving as Chair of the Historical Society. He explained the Chair was appointed for a one-year term.

The City Council will consider proposed Resolution Nos. 14-05 through 14-08 at the Regular Council Meeting scheduled January 14, 2014, at 6:30 P.M.

**9. COMMUNICATIONS:**

**A. STRATEGIC PLAN PRESENTATION: COMMUNITY AND ECONOMIC DEVELOPMENT (CED) DEPARTMENT**

City Manager, Wayne Pyle, stated a Strategic Plan update and presentation had been scheduled to be given by the Community and Economic Development Department.

Upon direction, Assistant City Manager/CED Director, Nicole Cottle, used PowerPoint and discussed information summarized as follows:

- Acknowledged staff in attendance and expressed appreciation for their efforts
- Overview of divisions in CED department and service delivery

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- Building Inspections: statistics regarding 2013 construction including valuation, commercial construction activity, monster permits, multi-family projects, building permit fees, building permits issued, new single-family dwellings, commercial construction activity, and implementation of paperless inspections
- Planning and Zoning: comparison of zone change, General Plan/zone change, conditional use, permitted use, subdivision applications 2009 – 2013, number of Planning Commission agenda items 2009-2013, residential building permits 2009-2013, staffing including efficiency and levels
- Additional on-going efforts: neighborhood enhancement, business license compliance task force, Fairbourne Station, and Economic Development support
- Economic Development: professional and experienced staff, strategic plan specific to economic development, return on investment analysis, consistent daily strategy, relationship building, and project pipeline
- Details regarding internal strategic plan for economic development including goals, benchmarks and performance metrics for 2013
- New jobs created, new capital investment, new retail sales 2007 – 2013
- Return on investment: property tax, sales tax, number of employees, quality of jobs, quality of company, increased amenities for residents, and image enhancement
- How project pipeline is generated
- Current project pipeline and percentage of completion for each project
- Economic Development strategic plan: assessment of needs, clear path to success and unique
- Photographs: Hexcel expansion, Petzl (North American headquarters) Fairbourne Station, Highbury Centre, Cinemark Theaters at Highbury Centre, and Thermo King
- Recruitment and retention of businesses: Sutter Physician Services at Lake Park, 3Form, Sentinel Security Life, HinkLease, and EVault
- 5600 West update: sales tax rivals any “power center” in the state
- Valley Fair Mall update: projected value, projected sales, projected employment, sales per square feet and traffic
- Updates regarding projects in the pipeline: Freeport West Industrial Park, CR England expansion, IHC expansion at Lake Park, Highbury Centre Phase III, Innovasis Medical Products, Valley Fair Mall, northwest expansion, Commerce 201 development, Select Health relocation to Franklin Covey, Backcountry.com expansion, and SilencerCo expansion
- Strategic Plan goal: continue to pursue higher education facilities, in particular, Utah State/SLCC partnership in Fairbourne Station

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- Strategic Plan goal: neighborhood improvement project in partnership with CDCU; example photographs shown
- Unfunded priorities: Fairbourne Station including new public safety building and parking structure, and transportation improvements to support economic development including new signals on 7200 West and Links Drive, and widening of Parkway Boulevard and new road at 2400 South

During the above presentation of information, Ms. Cottle answered questions from members of the City Council.

### B. COUNCIL PROCEDURES DISCUSSION

Mayor Bigelow advised he had requested time be scheduled to discuss Council procedures. He articulated his understanding that Roberts Rules of Order were used for the Council's formal meeting (regular meeting) but not for the Council's study meeting.

Upon discussion, Councilmember Rushton pointed out the study meeting was established to be less formal. He also discussed past public hearings and suggested when the hearings were officially closed they should remain closed unless a motion was made, seconded and received a majority vote of the Council to re-open.

Mayor Bigelow discussed a councilperson's right to "maintain the floor" without interruption and opened a discussion on how the Council desired the meetings to function.

Councilmember Lang expressed agreement with the advantage of having dialogue back and forth in the study meeting, as it was a work session. She indicated concurrence with interaction among the Council members, and at times with staff, as it was less formal than the regular meeting. She stated a public hearing was to obtain public comment and did not occur in a study session.

Councilmember Rushton stated public comment was not taken at a study meeting unless the City Council voted to suspend the rules and allow it. He clarified this was not a "rule" but rather implied, and might need to become a written rule.

Mayor Bigelow inquired why the study meetings were not televised and; if televised, would the formality change.

Councilmember Lang informed the study meetings were properly noticed and open to the public to attend, however, no public testimony was taken.

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Councilmember Buhler informed the study meetings provided a free discussion on important issues with the City Manager and staff that was very productive in gaining understanding of the issues. He stated all members of the Council needed to participate in those discussions. He also discussed a loss of spontaneity at times when waiting to be recognized by the chair.

Mayor Bigelow acknowledged the rules were whatever four Council members decided upon. He also discussed the City Manager's position stating that individual participated equally in discussions and deliberations but could not vote. He stated the City Manager's involvement with the City Council was directed by statute with nothing preventing him/her from expressing opinions and playing a crucial role in city government.

Councilmember Vincent stated asking for the City Manager's opinion was what he/she was paid for and that individual's responsibility was to come to Council meetings prepared with information including an educated opinion and recommendation.

Mayor Bigelow stated he would conduct the meetings by the rules as desired by the City Council.

There was additional discussion and clarification by all members of the Council regarding procedures and how they desired study sessions to be conducted.

### C. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: 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 10 – February 16, 2014: Willow Stories: Contemporary Navajo Baskets and Other Native American Treasures Exhibit, UCCC (Opening Reception on January 10<sup>th</sup> from 6:00 P.M. to 8:00 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.; 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 27, 2014: Utah Legislative Session Begins; 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; January 29, 2014: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; January 31 & February 1, 2014: Council's Strategic Planning

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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; March 13, 2014: Utah Legislative Session Ends; March 21, 2014: Employee Bowling Tournament sponsored by EAC, Delton Bowling Lanes; and May 13, 2014: Granite School District Town Hall Meeting, Hunter High School, Media Center, 7:00 P.M. – 8:00 P.M.

### D. **OTHER COMMUNICATIONS**

Upon inquiry regarding details of the Council's upcoming Strategic Planning meeting, the City Manager advised meeting plans were still being developed and no final agenda had been drafted nor a location selected yet. He reviewed previous recommendations regarding location including the clubhouse at The Ridge golf course and the conference room at the City's animal shelter. He indicated his preference would be to hold the meeting at The Ridge. Mayor Bigelow indicated preferences of the Council members should be communicated to the City Manager.

Upon inquiry, the Assistant City Manager/HR Director, Paul Isaac, discussed a letter recently received from the Mayor of Nantou, Taiwan, requesting representatives of West Valley City consider making a visit there this year. He advised additional information would be distributed to the City Council if so directed.

Upon discussion, Councilmember Vincent stated the former Mayor and Council members had been very active in Sister City relationships; however, he did not feel that way. Mayor Bigelow suggested this issue be scheduled for further discussion after additional information had been received.

### 10. **COUNCIL REPORTS:**

#### A. **COUNCILMEMBER STEVE VINCENT – REQUEST FOR UPDATE REGARDING UTOPIA**

Councilmember Vincent requested an update be given regarding UTOPIA for benefit of the new Mayor and Council member. As requested, the City Manager indicated the item would be placed on the agenda for an upcoming study meeting.

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**B. COUNCILMEMBER COREY RUSHTON – JORDAN RIVER COMMISSION**

Councilmember Rushton discussed the Jordan River Commission and an event planned for May of 2014, and requested the City's level of participation be determined. He shared information regarding what other cities were doing in that regard.

**C. COUNCILMEMBER KAREN LANG – NEIL ARMSTRONG ACADEMY WEATHER STATION**

Councilmember Lang advised the Neil Armstrong Academy was installing a weather station and looking for participants to help with funding. She suggested the possibility of Parks and Recreation working with them regarding the component to regulate sprinkling systems.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, JANUARY 7, 2014, WAS ADJOURNED AT 6:26 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, January 7, 2014.

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Sheri McKendrick, MMC  
City Recorder