

MINUTES OF COUNCIL REGULAR MEETING – AUGUST 16, 2016

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, JULY 19, 2016, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, 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
Don Christensen, 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

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

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

OPENING CEREMONY

Councilmember Lars Nordfelt conducted the Opening Ceremony. He requested members of the City Council, City staff, and the audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD AUGUST 9, 2016

The Council considered the Minutes of the Regular Meeting held August 9, 2016. There were no changes, corrections or deletions.

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Councilmember Lang moved to approve the Minutes of the Regular Meeting held August 9, 2016. Councilmember Christensen seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

COMMENT PERIOD

A. PUBLIC COMMENTS

John Sanders, 2543 Derby Street, stated that is still concerned that the City will try to regulate roosters when the residents of Chesterfield do not want this. He indicated that the State has laws against cockfighting and this should be dealt with by them and not the City. Mr. Sanders stated that many residents use roosters for fairs and other events. He indicated that he worries the City will regulate too many things in Chesterfield and he would rather the neighborhood be left alone.

B. CITY MANAGER COMMENTS

City Manager, Wayne Pyle, had no comments.

C. CITY COUNCIL COMMENTS

Upon inquiry, there were no members of the Council who wished to speak.

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GPZ-1-2016, FILED BY WEST VALLEY CITY, REQUESTING A GENERAL PLAN CHANGE FROM INSTITUTIONAL OR HIGH DENSITY RESIDENTIAL TO VERY HIGH DENSITY RESIDENTIAL AND A ZONE CHANGE FROM 'R-2-8' (RESIDENTIAL DUPLEX, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND RM (RESIDENTIAL, MULTI-FAMILY) TO 'CC' (CITY CENTER) ON PROPERTY LOCATED AT 3060 WEST 3650 SOUTH AND FROM 3015 TO 3137 WEST LEHMAN AVENUE

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled August 16, 2016, in order for the City Council to hear and consider public comments regarding Application No. GPZ-1-2016, Filed by West Valley City, Requesting a General Plan Change from Institutional or High Density Residential to Very High Density Residential and a Zone Change from 'R-2-8' (Residential Duplex, Minimum Lot Size 8,000 Square Feet) and RM (Residential, Multi-Family) to 'CC' (City Center) on Property Located at 3060 West 3650 South and From 3015 to 3137 West Lehman Avenue. Mayor Bigelow presented proposed Ordinance No. 16-33 related to the proposal to be considered by the City Council subsequent to the public hearing.

The City Council had previously received written information as follows:

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The north nine subject parcels are all developed as duplexes which were built in the 60's and 70's and are privately owned. These properties fall within the City Center RDA. The Valley Fair Village Apartments, which include 100 very low income senior/disabled units, are on the larger subject parcel on the south. This property is owned by the Housing Authority of the County of Salt Lake (HACSL).

According to HACSL, federal funding to operate and maintain public housing properties has been shrinking. The Valley Fair Village units are now over 40 years old and will have more capital needs over the next five to ten years than the HACSL will have money to address. Hence, HACSL is pursuing the redevelopment of Valley Fair Village. The City's Housing Authority is working to acquire the 9 duplexes north of Valley Fair Village and plans to incorporate these properties into the Valley Fair Village redevelopment.

The proposed redevelopment project includes 267 units within 8 buildings. From the 7.6 total acres, 6.3 acres will be for the proposed residential development with the remaining 1.3 acres going toward the Promenade Park and a new dedicated street linking Lehman Avenue and Lancer Way. The resulting density is 42.4 units/acre. Buildings A, B and C on the Concept Site Plan are 5 stories, include stacked flat apartments and will surround a 330 stall parking structure. Buildings D, E and F are 2 story townhomes that will include a 2 car garage per unit. Buildings G and H are 2 story stacked flat apartments with single car garages.

Similar to other multi-family residential developments, a development agreement is proposed for this project. The development agreement addresses project design, amenities and phasing in Exhibits C and D and project management in Exhibit E.

Mayor Bigelow opened the public hearing. There being no one to speak in favor or in opposition, Mayor Bigelow closed the public hearing.

ACTION: ORDINANCE NO. 16-35, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM INSTITUTIONAL OR HIGH DENSITY RESIDENTIAL TO VERY HIGH DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT 3060 WEST 3650 SOUTH AND FROM 3015 TO 3137 WEST LEHMAN AVENUE ON 7.6 ACRES

The City Council previously held a public hearing regarding Application No. GPZ-1-2016 and proposed Ordinance No. 16-35 that would amend the General Plan to show a change of Land Use from Institutional or High Density Residential to Very High Density Residential for Property Located at 3060 West 3650 South and from 3015 to 3137 West Lehman Avenue on 7.6 Acres.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City

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Council, and he called for a motion.

Councilmember Vincent moved to approve Application GPZ-1-2016 and Ordinance No. 16-35, amending the General Plan to show a change of Land Use from Institutional or High Density Residential to Very High Density Residential for Property Located at 3060 West 3650 South and from 3015 to 3137 West Lehman Avenue on 7.6 Acres.

Councilmember Christensen seconded the motion.

Councilmember Lang asked how many units could be placed on the current density. Nicole Cottle replied 20 units to the acre. Steve Pastorik agreed and stated this would allow for approximately 120 acres. Councilmember Lang stated that she is concerned about the density being too high.

Councilmember Huynh stated that he is concerned the project will attract homelessness to the City's downtown area. He indicated the units that exist are currently a concern and adding more may cause additional problems. Councilmember Huynh asked how the City will get involved and whether the City can control the management. Steve Pastorik stated that there are management standards listed in the Development Agreement. He indicated that this gives the City the opportunity to have some control over how the project is maintained and operated. Mr. Pastorik stated that some of the requirements include background checks, no sex offenders, no smoking on premises, etc. He indicated that The Housing Authority must abide by the screening criteria and keep the project maintained.

Wayne Pyle stated that this project is proposed at half the density of the ICO Development. He indicated that the proposed elevations and site plans meet the goal of the City for the City Center. Mr. Pyle stated that the City has decades of experience in what does and doesn't work for management and is confident that the restrictions in the Development Agreement will mitigate concerns. He stated that panhandling is a tough issue and is a concern the City would like to address but isn't something the City can stop with this proposal.

Councilmember Buhler stated redevelopment is needed in this area and the proposal is very pleasing and fits with the goal of the City's downtown. Mr. Buhler stated that residents currently living in the project will have the option of living in the new development as well and the County will help people move and relocate as the property is redeveloped in stages. Councilmember Buhler stated that there will be variation in the type of residents and asked how many units will be subsidized. Steve replied 75% of the units will be some level of subsidized and 25% would be market rate.

Councilmember Vincent stated that the City has worked to develop higher buildings in its downtown and the proposed building meets that goal.

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A roll call vote was taken:

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

Unanimous.

ACTION: ORDINANCE NO. 16-36, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3060 W 3650 S AND FROM 3015 TO 3137 W LEHMAN AVE. FROM R-2-8 (RESIDENTIAL DUPLEX, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND RM (RESIDENTIAL, MULTI-FAMILY) TO CC (CITY CENTER)

The City Council previously held a public hearing regarding Application No. GPZ-1-2016 and proposed Ordinance No. 16-36 that would amend the zoning map to show a change of zone for property located at 3060 W 3650 S and from 3015 to 3137 W Lehman Avenue from R-2-8 and RM to CC.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Buhler moved to approve Application GPZ-1-2016 and Ordinance No. 16-36 that would amend the zoning map to show a change of zone for property located at 3060 W 3650 S and from 3015 to 3137 W Lehman Avenue from R-2-8 and RM to CC.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

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ACTION: RESOLUTION NO. 16-124, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH THE HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE FOR APPROXIMATELY 5.63 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3060 WEST 3650 SOUTH

Mayor Bigelow discussed proposed Resolution No. 16-124 that would Authorize the City to Enter into a Development Agreement with the Housing Authority of the County of Salt Lake for Approximately 5.63 Acres of Property Located at Approximately 3060 West 3650 South.

Written documentation previously provided to the City Council included information as follows:

West Valley City staff has submitted an application (GPZ-1-2016) on 7.6 acres to change the zoning from R-2-8 (Residential Duplex, minimum lot size 8,000 square feet) and RM (Residential, Multi-family) to CC (City Center) and to change the General Plan from Institutional or High Density Residential to Very High Density Residential. The Planning Commission recommended approval of the General Plan/zone change subject to a development agreement.

The proposed development agreement addresses the following topics:

1. the extension of 3030 West from Lehman Avenue to Lancer Way;
2. unit cap, unit mix and unit sizes;
3. architectural features/design including exterior materials and interior finishes;
4. project amenities including the amount of open space and
5. project phasing, management and maintenance.

The City Center Zone allows exceptions to the requirements of the Zone through a development agreement. This was done for the Embassy Suites, The Residences at Fairbourne Station and Granger Medical. For this project, two exceptions are requested as outlined in Exhibit C of the development agreement. These proposed exceptions are described below:

1. The ordinance requires fence materials to be masonry or wrought iron style metal. The first exception request is to allow vinyl fencing along Lancer Way (3650 South).
2. The ordinance requires a minimum building height of 5 stories or 60' for all buildings except the three townhome buildings along the south portion of the property. The second exception request is to allow a 2 story minimum height for the two buildings along the west side of the property.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Christensen moved to approve Resolution No. 16-124 that would

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Authorize the City to Enter into a Development Agreement with the Housing Authority of the County of Salt Lake for Approximately 5.63 Acres of Property Located at Approximately 3060 West 3650 South.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-15-2016, FILED BY WEST VALLEY CITY, REQUESTING FINAL PLAT APPROVAL FOR THE CR ENGLAND SUBDIVISION- LOT 1 AMENDED AND EXTENDED FOR PROPERTY LOCATED AT 2400 SOUTH 4800 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled August 16, 2016 in order for the City Council to hear and consider public comments regarding Application No. S-15-2016, Filed by West Valley City, Requesting Final Plat Approval for the CR England Subdivision- Lot 1 Amended and Extended for Property Located at 2400 South 4800 West

Mayor Bigelow presented proposed Ordinance No. 16-37 related to the proposal to be considered by the City Council subsequent to the public hearing.

The City Council had previously received written information as follows:

The West Valley City Engineering Division is requesting consideration to amend lot 1 of the CR England Subdivision. The proposed plat amendment is brought about by the dedication of 2400 South and 4800 West. The dedication of these roads will extend 2400 South from the West Valley Truck Center Subdivision eastward to 4800 West and then north out to the SR-201 frontage road.

The area of the proposed plat amendment is a regional hub for the commercial trucking and transportation industry. As such, this places a particular demand on the City's manufacturing zone along the SR-201 frontage road. One of the goals outlined in the City's transportation element of the General Plan, is to have

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adequate connections for regional transportation to ensure that large trucks can move within this district safely and efficiently.

The proposed street dedication is being initiated by the City Engineering Division to fulfil these needs. The designated segments of 2400 South and 4800 West have been on the City’s Master Street Plan for quite some time. In order to construct the full width of these rights-of-way, the City has worked diligently to acquire properties from adjacent land owners to make these needed street connections. Additional property within lot 1 of the CR England Subdivision was acquired to construct the full 66-foot right-of-way, thus the amendment to this lot.

The Right-of-Way for both streets will be 66 feet and will consist of curb, gutter and concrete. For the present time, sidewalk will not be installed. However, sidewalk could be installed should future development warrant such.

Mayor Bigelow opened the public hearing. There being no one to speak in favor or in opposition, Mayor Bigelow closed the public hearing.

ACTION: ORDINANCE NO. 16-37, APPROVE THE AMENDMENT OF LOT 1 IN THE CR ENGLAND SUBDIVISION

The City Council previously held a public hearing regarding Application No. S-15-2016, Filed by West Valley City, Requesting Final Plat Approval for the CR England Subdivision- Lot 1 Amended and Extended for Property Located at 2400 South 4800 West

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Lang moved to approve Application No. S-15-2016, a filed by West Valley City and proposed Ordinance No. 16-37, an Ordinance approving the amendment of Lot 1 in the CR England Subdivision.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

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Unanimous.

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-17-2016, FILED BY JARED COLLINGS, REQUESTING FINAL PLAT APPROVAL FOR THE COLLINGS/HARVEY SUBDIVISION LOCATED AT 2991 WEST 3835 SOUTH

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled August 16, 2016, in order for the City Council to hear and consider public comments regarding Application No. S-17-2016, Filed by Jared Collings, Requesting Final Plat Approval for the Collings/Harvey Subdivision Located at 2991 West 3835 South.

Mayor Bigelow presented proposed Ordinance No. 16-38 related to the proposal to be considered by the City Council subsequent to the public hearing.

The City Council had previously received written information as follows:

Mr. Jared Collings, is seeking final subdivision approval for a two lot subdivision located at 2991 West 3835 South. The subdivision consists of two lots, the smallest of which contains an existing single-family dwelling. The new subdivision will also amend lot 5 of the Bangerter Subdivision.

The proposed subdivision will result in the creation of 2 lots from a large lot having double frontage along 3835 South and 3875 South. Lot 1 is approximately 9,540 square feet, while lot 2 will be approximately 10,590 square feet. The new lot will gain access from 3875 South and will allow for the construction of a new single family dwelling.

The proposed subdivision will amend lot 5 of the Bangerter Subdivision. This subdivision was recorded in 1953. Lots that were platted within the subdivision were approximately 66 feet wide and 305 feet deep. To address the lack of required frontage, the Board of Adjustment granted a variance in June 2016 to allow the property to subdivide with a width of 66 feet where 80 feet is required.

The applicant will be required to improve 3875 South to a 25-foot half width. Rolled gutter presently exists, but sidewalk does not. The applicant will be required to install the sidewalk to match the existing walk to the east. Sidewalk does not exist to the west of the property. Formal improvements along 3835 South have not been installed. However, the Public Works Department has discussed a possible delay agreement, but a decision about this has not yet been made.

Mayor Bigelow opened the public hearing. There being no one to speak in favor or in

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opposition, Mayor Bigelow closed the public hearing.

ACTION: ORDINANCE NO. 16-38, APPROVE THE AMENDMENT OF LOT 5 IN THE BANGERTER SUBDIVISION

The City Council previously held a public hearing regarding Application No. S-17-2016, Filed by Jared Collings, Requesting Final Plat Approval for the Collings/Harvey Subdivision Located at 2991 West 3835 South.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Vincent moved to approve Application No. S-17-2016, filed by Jared Collings and proposed Ordinance No. 16-38, an Ordinance approving the amendment of Lot 5 in the Bangerter Subdivision.

Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 16-125, APPROVE AMENDMENT NO. 1 TO THE AGREEMENT WITH UTILITY COST MANAGEMENT CONSULTANTS FOR CERTAIN CONSULTING SERVICES

Mayor Bigelow discussed proposed Resolution No. 16-125 that would approve Amendment No. 1 to the Agreement with Utility Cost Management Consultants for Certain Consulting Services.

Written information previously provided to the City Council included the following:

The City's contract with UCMC retains the firm for a two-year period to review certain utility billings as requested by the City. UCMC shall review billings and make recommendations concerning rate changes which could result in utility cost savings for the City. UCMC is compensated only if their recommendations are accepted and implemented by the City, at the City's sole discretion, with compensation being 35% of actual savings

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for three years following implementation.

This amendment to the agreement is meant to limit the scope of work and recommendations that UCMC can provide to the City. The amendment was drafted to prevent possible double billing of cost savings generated or conceived by sources other than UCMC.

The City has previously contracted with UCMC and realized savings from recommendations. We have made modifications to the most recent contract to limit the scope of work performed by UCMC. This will allow the City to proceed with new capital infrastructure projects without the potential of being billed for cost savings from capital projects updates also suggested by UCMC.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Nordfelt moved to approve Resolution No. 16-125 that would approve Amendment No. 1 to the Agreement with Utility Cost Management Consultants for Certain Consulting Services.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	No
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mr. Christensen	Yes
Mayor Bigelow	Yes

Majority.

RESOLUTION NO. 16-126, APPROVE A DEVELOPMENT BACKBONE CONTRACT BETWEEN ROCKY MOUNTAIN POWER AND WEST VALLEY CITY FOR INSTALLATION OF THE ELECTRICAL POWER BACKBONE AT FAIRBOURNE STATION PHASE 2

Mayor Bigelow discussed proposed Resolution No. 16-126 that would approve a Development Backbone Contract Between Rocky Mountain Power and West Valley City for installation of the electrical power backbone at Fairbourne Station Phase 2.

Written information previously provided to the City Council included the following:

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This agreement facilitates the installation of power backbone facilities for Phase 2 of the ICO Residential project at Fairbourne Station. As part of the roadway project, West Valley City is installing conduit and power vaults necessary for Rocky Mountain Power to provide power to the project.

The funds required by this agreement (\$68,048) will be reimbursed by ICO to West Valley City by way of a development agreement.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Lang moved to approve Resolution No. 16-126 that would approve a Development Backbone Contract between Rocky Mountain Power and West Valley City for installation of the electrical power backbone at Fairbourne Station Phase 2.

Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 16-127, AWARD A CONTRACT TO ACME CONSTRUCTION FOR THE MEADOWLANDS DETENTION BASIN PROJECT

Mayor Bigelow discussed proposed Resolution No. 16-12 that would award a Contract to Acme Construction for the Meadowlands Detention Basin Project.

Written information previously provided to the City Council included the following:

Bids were opened for the project on July 19, 2016. A total of eight (8) bids were received. The lowest responsible bidder was Acme Construction.

The Meadowlands Detention Basin (2950 South 5990 West) is a flood control facility used to store peak flows in the city storm drainage network, and is located in the middle of a single family residential neighborhood. In recent years it has become overrun with phragmites, an invasive water reed that spreads and chokes off areas of shallow water. The

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current configuration of the pond includes a very flat bottom where water spreads out and provides an environment in which phragmites spread and thrive. Efforts have been made to control the phragmites, with little success. This project will reshape and regrade the pond into a configuration in which the phragmites will not be able to thrive. The project will modify the existing outfall structure to enable easier trash removal. The new configuration will include the construction of two pond areas (one at the inlet and one at the outlet) that are approximately three feet deep, with rock basket walls around the perimeter. These ponds will not allow the phragmite to overtake the pond. The channel between the two ponds will be accessible to maintenance crews. The project will construct trails and a bridge over the water channel that will enhance the experience of users in the neighborhood.

The improvements to this detention basin will allow the Public Works Department to properly maintain the facility, and will be an important step in improving this property as an amenity to the neighborhood.

Acme Construction was the lowest responsible bidder. It is recommended that the project be awarded to Acme Construction.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Christensen moved to approve Resolution No. 16-127 that would award a Contract to Acme Construction for the Meadowlands Detention Basin Project.

Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

Unanimous.

APPLICATION NO. S-3-2016, FILED BY DENALI CLARK, REQUESTING FINAL PLAT APPROVAL FOR THE ALIETA ACRES SUBDIVISION LOCATED AT 3884 SOUTH 6400 WEST

Mayor Bigelow discussed Application No. S-3-2016, Filed by Denali Clark, Requesting

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Final Plat Approval for the Alieta Acres Subdivision Located at 3884 South 6400 West.

Written information previously provided to the City Council included the following:

Mr. Denali Clark, is requesting final plat approval for the Alieta Acres Subdivision. The subject property is located at 3884 South 6400 West. The subdivision is bordered on all sides by existing residential development. The property currently has two existing dwellings that will remain and are located on lots 1 and 4. The subdivision will create two new lots of approximately 8,000 and 14,300 square feet. Although zoned R-1-8, the average lot size in the subdivision has been calculated at 11,755 square feet.

Access to the subdivision will be gained from 6400 West and from 6460 West. Portions of 6460 West exist in the Copper Hill Heights No. 6 Subdivision to the north and the Martin Village Subdivision to the south. The development of this property will allow for the completion of this street in its entirety. The developer will install curb, gutter, sidewalk and parkstrip along the new right-of-way. A transition to an integral curb/gutter and sidewalk will happen along the south end of the connection.

City ordinance requires that if the subdivision is adjacent to property zoned agriculture, or in agricultural use, that it be fenced with a 6-foot chain link fence. While property to the south is zoned R-1-8, it appears that it could be used for agricultural purposes. If this is the case, the developer will need to install the fence as outlined in City ordinance.

The subdivision is located on property zoned R-1-8. However, current City ordinances governing housing standards will apply for the new homes on lots 2 and 3.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Lang moved to approve Application No. S-3-2016.

Councilmember Vincent seconded the motion.

A roll call vote was taken:

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

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Unanimous.

APPLICATION NO. S-16-2016, FILED BY NATOMAS MEADOWS LLC, REQUESTING FINAL PLAT APPROVAL FOR THE ARA INDUSTRIAL CENTER SUBDIVISION- PHASE 2 LOCATED AT 6935 WEST SR-201 FRONTAGE ROAD

Mayor Bigelow discussed Application No. S-16-2016, Filed by Natomas Meadows LLC, Requesting Final Plat Approval for the ARA Industrial Center Subdivision- Phase 2 Located at 6935 West SR-201 Frontage Road.

Written information previously provided to the City Council included the following:

Corbin Bennion representing Natomas Meadows LLC, is requesting final plat approval for the 2nd phase of the ARA Industrial Center Subdivision. The subject property is located immediately to the west of phase 1, south of the SR-201 frontage road, and north of the Riter Canal. This phase of the project is also located to the east of the Beagley Estates and East Magna Plat A Subdivisions.

The subdivision will create lot 201 of the ARA Industrial Center. The primary access to the subdivision will be gained from the SR-201 frontage road. There is also a reciprocal access between this phase and phase 1 to the east. At a future point in time, it is anticipated that 2540 South will extend westward out to 7200 South. However, the exact alignment of this road, nor the design of said road, is complete at this time. A separate application will be submitted to dedicate the extension of the future road. Prior to that application, the will City will hold an open house with the residential communities to the west once the design work is complete.

Prior to the construction of phase 1, the City installed curb and gutter along the south side of the SR-201 frontage road. In addition to these improvements, the overhead power lines were placed under ground in a 10-foot public utility easement. The developer will be responsible for landscaping and site improvements which have been reviewed as part of the conditional use process.

In summary, the subdivision plat creates the lot, dedicates a small portion of property along SR-201 frontage road and establishes various easements both of record and new.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Buhler moved to approve Application No. S-16-2016.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

CONSENT AGENDA

A. RESOLUTION NO. 16-128, AUTHORIZE THE CITY TO ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM METALS MANUFACTURING COMPANY FOR PROPERTY LOCATED AT 2395 SOUTH 2570 WEST (PARCEL 15-21-258-003)

Mayor Ron Bigelow presented proposed Resolution No. 16-128 that would authorize the City to Accept a Grant of Temporary Construction Easement from Metals Manufacturing Company for property located at 2395 South 2570 West (Parcel 15-21-258-003).

Written information previously provided to the City Council included the following:

The Metals Manufacturing Company property is one of the properties which will be affected and benefitted by construction of the Pole Line Drive Storm Drain Project. This project will pipe open sections of storm drain and upsize existing storm drain piping between 2365 South and SR-201. The Grant of Temporary Construction Easement along the southerly 25 feet of Grantor's property will allow for the regrading of an existing drainage ditch which currently flows to the east, to now flow to the west and into a new storm drain line in 2570 West. The Grant of Temporary Construction Easement will run for a period of six months from the commencement of construction. Compensation for the Grant of Temporary Construction Easement is \$1,125.00 based upon a Compensation Estimate prepared by City staff

B. RESOLUTION NO. 16-129, AUTHORIZE THE CITY TO ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM KH MOUNTAIN INVESTMENT, LLC FOR PROPERTY LOCATED AT 2339 SOUTH CONSTITUTION BOULEVARD (PARCEL 15-21-254-009)

Mayor Ron Bigelow presented proposed Resolution No. 16-129 that would authorize the City to Accept a Grant of Temporary Construction Easement from KH Mountain Investment, LLC for property located at 2339 South Constitution

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Boulevard (Parcel 15-21-254-009).

Written information previously provided to the City Council included the following:

The KH Mountain Investment, LLC, a Utah limited liability company property is one of the properties which will be affected and benefitted by construction of the Pole Line Drive Storm Drain Project. This project will pipe open sections of storm drain and upsize existing storm drain piping between 2365 South and SR-201. The Grant of Temporary Construction Easement along the Easterly 10 feet of Grantor's property will allow for the installation of 42" RCP storm drain piping along the rear of Grantor's property. The Grant of Temporary Construction Easement will run for a period of six months from the commencement of construction. Compensation for the Grant of Temporary Construction Easement is \$300.00 based upon a Compensation Estimate prepared by City staff.

C. RESOLUTION NO. 16-130, AUTHORIZE THE CITY TO ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM JERALYNN T. WINDER FOR PROPERTY LOCATED AT 2585 SOUTH 2570 WEST (PARCEL 15-21-452-006)

Mayor Ron Bigelow presented proposed Resolution No. 16-130 that would authorize the City to Accept a Grant of Temporary Construction Easement from Jeralynn T. Winder for property located at 2585 South 2570 West (Parcel 15-21-452-006).

Written information previously provided to the City Council included the following:

The Jeralynn T. Winder the properties which will be affected and benefitted by construction of the Pole Line Drive Storm Drain Project. This project will pipe open sections of storm drain and upsize existing storm drain piping between 2365 South and SR-201. The Grant of Temporary Construction Easement along the Northerly 40 feet and the Easterly 30 feet of Grantor's property will allow for the existing storm water ditch to be piped with 18" RCP storm drain piping. The Grant of Temporary Construction Easement will run for a period of six months from the commencement of construction. Compensation for the Grant of Temporary Construction Easement is \$2,125.00 based upon a Compensation Estimate prepared by City staff.

D. RESOLUTION NO. 16-131, AUTHORIZE THE CITY TO ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM FR INVESTMENT LLC FOR PROPERTY LOCATED AT 2421 SOUTH 2570

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WEST (PARCEL 15-21-403-002)

Mayor Ron Bigelow presented proposed Resolution No. 16-131 that would authorize the City to Accept a Grant of Temporary Construction Easement from FR Investment LLC for property located at 2421 South 2570 West (Parcel 15-21-403-002).

Written information previously provided to the City Council included the following:

The FR Investment, LLC property is one of the properties which will be affected and benefitted by construction of the Pole Line Drive Storm Drain Project. This project will pipe open sections of storm drain and upsize existing storm drain piping between 2365 South and SR-201. The Grant of Temporary Construction Easement along the Northerly 20 feet of Grantor's property will allow for the regrading of an existing drainage ditch which currently flows to the east, to now flow to the west and into a new storm drain line in 2570 West. The Grant of Temporary Construction Easement will run for a period of six months from the commencement of construction. Compensation for the Grant of Temporary Construction Easement is \$900.00 based upon a Compensation Estimate prepared by City staff.

E. RESOLUTION NO. 16-132, AUTHORIZE THE CITY TO ACCEPT TWO GRANTS OF TEMPORARY CONSTRUCTION EASEMENT FROM LCI ENTERPRISES FOR PROPERTY LOCATED AT 2551 SOUTH 2570 WEST (PARCEL 15-21-403-004)

Mayor Ron Bigelow presented proposed Resolution No. 16-132 that would authorize the City to Accept Two Grants of Temporary Construction Easement from LCI Enterprises for property located at 2551 South 2570 West (Parcel 15-21-403-004).

Written information previously provided to the City Council included the following:

The LCI Enterprises, LLC property is one of the properties which will be affected and benefitted by construction of the Pole Line Drive Storm Drain Project. This project will pipe open sections of storm drain and upsize existing storm drain piping between 2365 South and SR-201. The Grant of Temporary Construction Easement along the southerly 10 feet of Grantor's property will allow for the piping of the existing drainage ditch with 18" RCP storm drain pipe. The Grant of Temporary Construction Easement along the northerly 20 feet of Grantor's property will allow for the regrading of an existing drainage ditch which currently flows to the east, to now flow to the west and into a new storm drain line in 2570 West. The Grants of Temporary Construction Easement will run for a period of six months from the

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commencement of construction. Compensation for the Grants of Temporary Construction Easement is \$1,300.00 based upon a Compensation Estimate prepared by City staff.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Huynh moved to approve Resolution Nos. 16-128, 16-129, 16-130, 16-131, and 16-132 as presented on the Consent Agenda.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

MOTION TO ADJOURN

Upon motion by Councilmember Huynh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, AUGUST 16, 2016, WAS ADJOURNED AT 7:14 P.M. BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, August 16, 2016.

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Nichole Camac
City Recorder