

MINUTES OF COUNCIL REGULAR MEETING – NOVEMBER 15, 2016

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, NOVEMBER 15, 2016, AT 6:33 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
Lars Nordfelt, Councilmember At-Large
Don Christensen, 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

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/ CED Director
Eric Bunderson, City Attorney
Scott Freckleton, Acting 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
Jake Arslanian, Public Works Department

OPENING CEREMONY

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

SPECIAL RECOGNITIONS- SCOUTS

Mayor Bigelow welcomed Scout Troop No's. 3758, 913, and 1064 in attendance at the meeting to complete requirements for the Citizenship in the Community merit badge.

APPROVAL OF MINUTES OF REGULAR MEETING HELD NOVEMBER 1, 2016

The Council considered the Minutes of the Regular Meeting held November 1, 2016. There were no changes, corrections or deletions.

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Councilmember Vincent moved to approve the Minutes of the Regular Meeting held November 1, 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

Senator Karen Mayne offered words of condolence to the City and family of Officer Cody Brotherson. Nichole Camac, City Recorder, read a document submitted on behalf of the Utah State Legislature (attached to minutes) expressing their sympathy and support. Senator Mayne stated that the Legislature will honor Officer Brotherson at their session Wednesday.

Don Maruji, 4915 Pavant Ave, stated that he is a resident of the community and a chaplain for the Police Department. He indicated that he has never see morale so low and officers are leaving the force at an all time high. Mr. Maruji stated that the call ratio to the number of officers is staggering and all neighboring Cities pay their officers significantly more. Mr. Maruji stated that officers are dealing with increased violence and hostility and it's important that City management recognize this and pay officers accordingly and fairly.

B. CITY MANAGER COMMENTS

City Manager, Wayne Pyle, had no comments.

C. CITY COUNCIL COMMENTS

Don Christensen stated that the Mayor and City Council have expressed their condolences to the family of Officer Brotherson and continue to do so. He thanked Mr. Maruji for bringing his concern for the Police Department to the attention of the Mayor and Council.

Mayor Bigelow stated that he would like to discuss Police Department salaries but added that he needs to first understand the problem and the severity of it.

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-20-2016, FILED BY CRAIG LARSEN, REQUESTING FINAL PLAT APPROVAL FOR THE E-CENTER RETAIL SUBDIVISION LOT 2G AMENDED LOCATED AT 3074 SOUTH DECKER LAKE DRIVE

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 15, 2016, in order for the City Council to hear and consider public comments regarding Application No. S-20-2016, filed by Craig Larsen, requesting final plat approval for the E-Center Retail Subdivision Lot 2G Amended located at 3074

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South Decker Lake Drive.

Mayor Bigelow presented proposed Ordinance 16-50 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:

Craig Larsen, is requesting consideration to amend lot 2G of the E-Center Retail Subdivision Lot 2 Second Amended. The purpose for the amended subdivision is to divide the existing lot (2G) to create an additional building lot. The subject property is located north of 3100 South at Decker Lake Drive.

The E-Center Retail Subdivision, Lot 2 Second Amended, was recorded with the Salt Lake County Recorder's Office in July 2015. The subdivision plat consisted of 3 lots on 5 acres. The purpose for that plat was to amend originally recorded lots to allow for the construction of a new hotel. The purpose for this application is to divide off approximately 1 acre to the south of the recently completed hotel for a future commercial building.

Although it is not yet known what commercial use will occupy the new lot, it is anticipated that it would be a use that will accentuate the hospitality uses, transit oriented development and entertainment uses in this part of the City. The subdivision is located in the commercial overlay zone. All uses in this zone are considered conditional and will therefore be reviewed by the Planning Commission at a later date.

Access to the subdivision will be gained from both Decker Lake Drive and 3100 South. Access in and through the various lots will be achieved by interior driveways. Recorded access easements already exist to facilitate new development when it occurs.

Mayor Bigelow opened the public hearing.

Brandon Ames stated that he represents Craig Larson, the applicant. He explained why this is a flag lot.

Mayor Bigelow closed the public hearing.

ACTION: ORDINANCE NO. 16-50, APPROVE THE AMENDMENT TO LOT 2G OF THE E-CENTER RETAIL SUBDIVISION LOT 2 SECOND AMENDED

The City Council previously held a public hearing regarding proposed ordinance 16-50 that would approve the amendment to lot 2G of the E-Center Retail Subdivision Lot 2 Second Amended.

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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 16-50.

Councilmember Huynh 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-24-2016, FILED BY MIKE STEWART, REPRESENTING OAKWOOD HOMES, REQUESTING FINAL PLAT APPROVAL FOR THE VILLAGES AT WESTRIDGE PHASE 1B PUD (AMENDING LOTS 119-135 AND PARCEL C) LOCATED AT 5345 SOUTH 5680 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 15, 2016, in order for the City Council to hear and consider public comments regarding Application No. S-24-2016, filed by Mike Stewart, representing Oakwood Homes, requesting final plat approval for the Villages at Westridge Phase 1B PUD (Amending Lots 119-135 and Parcel C located at 5345 South 5680 West.

Mayor Bigelow presented proposed Ordinance 16-51 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 Villages at Westridge is a planned community consisting of 150 residential town home units reviewed a change to the original development agreement. This change allows the developer to bring on a new building type that the developer believes will be more successful than units platted as part of phase 1.

Phase 1B will amend lots 119-135 and Parcel C of the original plat. The difference in unit count from the original plat to this plat will be 3 less units. The reason for

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the reduction in unit count is that these units are substantially larger than the original courtyard product.

Streets accessing units in this phase have previously been constructed. The developer will need to make slight adjustments to the location of utilities, but this should not be a problem. The installation of these improvements is in accordance with plan and profiles approved by the City Engineering Division.

Housing for this phase of the development will be two 7 plex town home units. These units will be constructed of stone, fiber cement siding and stucco. There is an abundance of relief and building movement with covered porches, pop-outs and roof pitch. Proposed square footage is encouraging and as mentioned earlier is larger than the original courtyard homes. Square footage ranges from 1420 to 1588 square feet. Units will also have basements which will increase the square footage by approximately 500 square feet.

The general parking requirement for all residential development in the City is 2 spaces per unit. In this development, all residential units will have a 2-car garage for parking. In addition, all units will have a driveway to accommodate additional guest or family parking.

Mayor Bigelow opened the public hearing.

Mike Stewart, the applicant, thanked the City and indicated he is excited to move this project forward.

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

ACTION: ORDINANCE NO. 16-51, APPROVE THE AMENDMENT TO LOTS 119-135 AND ALL OF PARCEL C OF THE VILLAGES AT WESTRIDGE PHASE 1 PUD

The City Council previously held a public hearing regarding proposed ordinance 16-51 that would approve the amendment to lots 119-135 and all of Parcel C of the Villages at Westridge Phase 1 PUD.

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 16-51.

Councilmember Lang seconded the motion.

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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.

RESOLUTION NO. 16-178, APPROVE AN INCENTIVE AGREEMENT BETWEEN WEST VALLEY CITY, THE REDEVELOPMENT AGENCY, AND WARNER COMMERCIAL VANS

Mayor Bigelow presented proposed Resolution No. 16-178 that would approve an Incentive Agreement between West Valley City, The Redevelopment Agency, and Warner Commercial Vans.

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

This Agreement provides an incentive from the Redevelopment Agency of approximately \$66,000 in building permit fees, impact fees and application fees to Warner Commercial Vans to construct a new facility in West Valley City at 5396 W. England Court (2400 South) at an estimated cost of \$4.5 million. All construction shall remain subject to all of the required approvals by the Planning and Zoning and Building Inspection divisions. Under this Agreement, the City shall defer the foregoing fees until the issuance of the Certificate of Occupancy for the facility to ensure that WCV complies with all its obligations under the Agreement prior to the Agency's payment of the fees.

Mercedes Sprinter is an internationally recognized brand in the passenger and cargo van industry and there are Mercedes Sprinter dealerships in Davis and Utah Counties. This Mercedes Sprinter facility will be the first dealership in Salt Lake County and a prestigious addition to West Valley City.

The proposed development meets the goals of the City's Economic Development Strategic Plan in several ways, including, but not limited to: it brings a world-class dealership to a site that is currently an empty field; it brings increased tax revenues and job opportunities; and it brings the City much deserved recognition as a competitive destination for global businesses. The RDA funds will be used to incentivize the location of the Mercedes Sprinter franchise in West Valley City, and the development is expected to generate \$109,000 in initial revenue from annual property and sales taxes.

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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 16-178.

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.

APPLICATION NO. S-25-2016, FILED BY MIKE STEWART, REPRESENTING OAKWOOD HOMES, REQUESTING FINAL PLAT APPROVAL FOR THE VILLAGES AT WESTRIDGE PHASES 4 AND 5 PUD LOCATED AT 5315 SOUTH 5680 WEST

Mayor Bigelow presented application No. S-25-2016, filed by Mike Stewart, representing Oakwood Homes, requesting final plat approval for the Villages at Westridge Phases 4 and 5 PUD located at 5315 South 5680 West.

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

Phases 4 and 5 of the Villages at Westridge will consist of 56 residential units and various parcels for open space. All aspects of the original development agreement will guide this project in addition to the modified housing elements approved by the City Council in July 2016.

Access to phase 4 will be gained from phase 1 to the north. Although units front 5400 South, there will be no vehicular access. Access to phase 5 will be gained from phase 1 to the south and from Summer Ridge Drive to the east. Summer Ridge Drive is a dedicated right-of-way and will be installed as part of this application.

Housing for this phase of the development will be 4 and 7 plex town home units. These units will be constructed of stone, fiber cement siding and stucco. There is an abundance of relief and building movement with covered porches, pop-outs and

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roof pitch. Square footage for these dwelling units range from 1420 to 1588 square feet. In addition to the finished square footage, the developer is proposing to install basements which will increase the square footage by approximately 500 square feet.

The general parking requirement for all residential development in the City is 2 spaces per unit. In this development, all residential units will have two car garages. With the recent redesign of this development, all units will also have a full driveway for guest and family parking as well.

As part of the overall development, at least 50% of the project site will be open space. As part of this application, the developer will be deeding an area approximately 1.3 acres in size for use as a City park. The developer has explained that the open space areas included as part of phases 1A, 1B and these phases, will be installed in conjunction with the construction of those units. The City will be responsible for the improvements in the dedicated park.

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 S-25-2016.

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 16-179, AUTHORIZE THE CITY TO EXECUTE AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A RETAINING WALL EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT FOR PROPERTY LOCATED AT 5716 SOUTH WOODVIEW DRIVE

Mayor Bigelow presented proposed Resolution No. 16-179 that would authorize the City to execute an Easement Purchase Agreement and accept a Retaining Wall Easement and a Temporary Construction Easement for property located at 5716 South Woodview Drive.

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

5716 S Woodview Drive is a private property that will be affected by the construction of the Greater Southridge Trailhead. A retaining wall is needed and requires geogrid reinforcement fabric to extend into the property of David and Trisha Monk. Temporary Construction access is also needed. This agreement provides for these items.

5716 S Woodview Drive is a property that will be affected by the construction of the Greater Southridge Trailhead. Because of the difference in heights of the properties, a retaining wall needs to be constructed along the south side of the trailhead. Because of the height of the wall, geogrid reinforcement fabric will need to be extended from the back of the wall on the city's property into the property of David and Trisha Monk. In exchange for the easement, West Valley City will give David and Trisha Monk the existing fence along the west property line of the Greater Southridge Trailhead as it will not be used in the project.

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. 16-179.

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.

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, NOVEMBER 15, 2016, WAS ADJOURNED AT

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7:08 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, November 15, 2016.

Nichole Camac
City Recorder