

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-1-

THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, JANUARY 10, 2017, 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
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large (*left as noted*)
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3

ABSENT:

Steve Vincent, Councilmember District 4 (Excused)

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
Jake Arslanian, Public Works Department
Kevin Conde, Administration

OPENING CEREMONY

Councilmember Karen Lang conducted the Opening Ceremony. She 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 JANUARY 3, 2017

The Council considered the Minutes of the Regular Meeting held January 3, 2017. There were no changes, corrections or deletions.

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-2-

Councilmember Christensen moved to approve the Minutes of the Regular Meeting held January 3, 2017. Councilmember Lang seconded the motion.

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

EMPLOYEE OF THE MONTH AWARD, JANUARY 2017- MISTY JENKINS, COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Mayor Bigelow read the nomination of Misty Jenkins, Community and Economic Development Department, to receive Employee of the Month Award for January 2017. Ms. Jenkins was nominated by the CED Department.

The nomination reads as follows:

Misty is the most positive person. She greets EVERYONE with a smile and a warm hello - on the phone, at the permit counter, or when she passes someone in the hall. You would never guess the complexity of her job given her upbeat attitude. She is our building permits supervisor in the Community and Economic Development Department. She processes ALL building permit applications and makes sure they receive all required approvals from our Division, from the Planners, Economic Development Managers, other Departments in the city, and other agencies outside the city. She makes sure no permit is underpriced or overpriced. She also confirms if a permit must be held due to the requirements of UDOT as in the case of properties located along the Mountain West Corridor. Yet she controls the permit processing in a manner that keeps the applicant from getting upset about processing times or unexpected delays. If you can't find a permit, or want to know its status, Misty will know! She is always accurate in her work and still finds a way to work very fast despite her heavy workload, yet will always ask if she can help **you**. Her coworkers, as well as contractors just love working with Misty.

Here are some comments from her coworkers:

- “From Early morning to Dark of night, in Sunny times as well as stormy weather, in the best of times or down with food poisoning, Misty is there with the smile and energy to keep the office running.”
- “Processing building permits can sometimes be stressful, especially when dealing with applicants who are not friendly or want something that very minute. Misty is always calm and never loses her cool and is always professional.”

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-3-

- “Misty has a spunky attitude, friendly and kind to all she meets. She is knowledgeable and eager to help as people come to the counter. She greets them by name and always tells them to have a great day!”

We would like to recommend Misty Jenkins for Employee of the Month for she is an example of how all public servants should conduct business every day.

DIVISION OF THE QUARTER AWARD- RECORDS DIVISION, POLICE DEPARTMENT

Councilmember Huynh read the nomination of the Records Division of the Police Department to receive the Division of the Quarter Award for January 2017. The division was nominated by Rachel White in the City Attorney’s Office.

The nomination reads as follows:

On a daily basis I request numerous police reports of incidents that have damaged City property or which may be the basis for a claim or lawsuit against the City. Teresa Tate (who also works as a Risk Analyst here in the Legal Department) and I normally request 15 or more reports every week, and the Police Records division has established a very efficient system through their HelpDesk that allows our requests to be prioritized, tracked and sent to the City Attorney’s Office in a timely manner. Over several years of handling claims against West Valley City, I have never had to ask twice for a report. I am also very impressed by the speed at which the Records division processes reports, especially when I think about how many reports they process in a year. With a staff of 21 people, Police Records processes more than 30,000 reports annually. Frequently I am able to get the report for a traffic accident on the same day or the day after it occurred, which I am grateful that my frequent requests for hundreds of police reports each year are handled so professionally and without complaint, because I could not be successful at my job without the support provided by the Police Records division. This hard working division deserves to be recognized for the outstanding job they do.

COMMENT PERIOD

A. PUBLIC COMMENTS

George Tessiel stated that the neighbor moving next door to his property is requesting a zone change and he is frustrated that the applicant is allowed to do this property split when he was not able to without a 15,000 square foot minimum.

Kelly Bertoch agreed with Mr. Tessiel’s comments. He indicated that he doesn’t feel the subdivision is appropriate and is not a good fit for the community. Mr.

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-4-

Burtosh stated that there are no utilities to the property currently and added that the neighborhood is tight and crammed as it is. He added that the majority of residents in the area are opposed to this proposal and requested that the Council respect their wishes.

B. CITY MANAGER COMMENTS

City Manager, Wayne Pyle, had no comments.

C. CITY COUNCIL COMMENTS

Upon inquiry by Mayor Bigelow, no members of the City Council had comments.

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GP-1-2016, FILED BY WEST VALLEY CITY, REQUESTING AN AMENDMENT TO THE WEST VALLEY CITY GENERAL PLAN TO UPDATE THE CITY'S MODERATE INCOME HOUSING PLAN

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled January 10, 2017, in order for the City Council to hear and consider public comments regarding application GP-1-2016, filed by West Valley City, requesting an amendment to the West Valley City General Plan to update the City's Moderate Income Housing Plan.

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

Utah municipalities are required by law to perform a biennial review of the moderate income housing element of their General Plans. The 2016 Moderate Income Housing Plan addresses the following points:

1. An estimate of the existing supply of moderate income housing within West Valley City
2. An estimate of the need for moderate income housing for the next five years
3. A survey of total residential land use
4. An evaluation of how existing land uses and zoning affect the opportunity for moderate income housing
5. A description of West Valley City's program to encourage an adequate supply of moderate income housing

The proposed 2016 Moderate Income Housing Plan addresses these five items; however, staff took a different approach for this update. In prior Plans, the analysis focused solely on West Valley City. Since the provision of affordable housing is a regional issue and cannot be adequately addressed by a single municipality, the proposed Plan compares West Valley City's supply of affordable housing for three targeted income groups (30%, 50% and 80% of the area median income) with all

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-5-

other municipalities within Salt Lake County as well as Salt Lake County overall. The proposed Plan then compares how well cities' housing stock matches the income levels of County households.

Mayor Bigelow opened the Public Hearing. There being no one to speak either in favor or in opposition, Mayor Bigelow closed the Public Hearing.

ACTION: ORDINANCE NO. 17-01, ADOPT THE 2016 MODERATE INCOME HOUSING PLAN AS PART OF THE WEST VALLEY CITY GENERAL PLAN

The City Council previously held a public hearing regarding proposed ordinance 17-01 that would adopt the 2016 Moderate Income Housing Plan as part of the West Valley City General Plan.

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 Ordinance No. 17-01.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-9-2016, FILED BY JERRY DAVIS, REQUESTING A ZONE CHANGE FROM 'A' (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO 'R-1-10' (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) ON PROPERTY LOCATED AT 3771 SOUTH 6000 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled January 10, 2017, in order for the City Council to hear and consider public comments regarding Application Z-9-2016, filed by Jerry Davis, requesting a Zone Change from 'A' (agriculture, minimum lot size 1/2 acre) to 'R-1-

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-6-

10' (single family residential, minimum lot size 10,000 square feet) on property located at 3771 South 6000 West.

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

Jerry Davis has requested a zone change on a 0.63 acre parcel at 3771 South 6000 West from A (agriculture, minimum lot size of ½ acre) to R-1-10 (single family residential, minimum lot size 10,000 square feet). As a reminder, the Zoning Ordinance does allow zone change requests to R-1-10 for properties less than 2 acres.

The applicant has submitted a concept plan, which is attached, that shows the subject property being divided into two lots. One lot would be a flag lot for a new home and the other lot would be for the existing home. Both of the proposed lots are over 12,000 square feet.

A development agreement is required for this project. Section 7-14-105 (3)(r) of the West Valley City Zoning Ordinance states: “All new subdivisions involving a rezone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105 (3)(q)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD.”

The Zoning Ordinance includes an exception to the latest single family home standards that allows a home with a two car garage and reduced habitable floor area on a lot under one acre that is large enough to be subdivided to create no more than one new lot. The subject property meets the criteria for this exception. The code defines the reduced habitable floor area as follows:

“The minimum square footage of finished, above-ground, habitable floor space for homes with at least a three-quarter basement shall be 1,400 square feet for ramblers and 1,600 square feet for two story or multi-level homes, not including the garage. The minimum square footage of finished, above-ground, habitable floor space for homes without a three-quarter basement shall be 1,900 square feet for ramblers and 2,100 square feet for two story or multi-level homes, not including the garage.”

Mayor Bigelow opened the Public Hearing.

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-7-

George Tessiel, a neighbor, stated that he feels the applicant should be held to the same standards that everyone else is. He indicated that he requested a lot split and was denied by the Planning and Zoning Department due to a 15,000 square foot lot minimum and feels Mr. Davis should be denied as well.

Kelly Bertoch stated that he knows the applicant and feels Mr. Davis simply wants money and is happy to cram another home into the subdivision. He indicated that it changes the look of the neighborhood and the residents in the area are opposed to this proposal.

There being no one else to speak either in favor or in opposition, Mayor Bigelow closed the Public Hearing.

ACTION: ORDINANCE NO. 17-02, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3771 SOUTH 6000 WEST FROM ZONE 'A' (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO ZONE 'R-1-10' (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET)

The City Council previously held a public hearing regarding proposed ordinance 17-02 that would amend the zoning map to show a change of zone for property located at 3771 South 6000 West from zone 'A' (agriculture, minimum lot size 1/2 acre) to zone 'R-1-10' (single family residential, minimum lot size 10,000 square feet).

Councilmember Buhler stated that he is generally not in favor of flag lots and in adding more rooftops to the City when open space should be valued. He indicated if this is passed, he would be in favor of the Development Agreement.

Councilmember Nordfelt asked what the requirements for flag lots are. Steve Pastorik, CED Department, explained the regulations and allowances for flag lots described in the ordinance. Councilmember Nordfelt asked what the setback is for a new home. Steve replied that if the home were facing west, setbacks would be 25 feet to the front, 20 feet to the rear, 10 feet to the garage side, and 8 feet on the opposite side.

Councilmember Buhler stated that he feels it's a shame to lose large lots for more homes.

Councilmember Nordfelt asked how utilities would go to the lot. Mr. Pastorik stated that utilities would likely come off 6000 W. He discussed how utilities typically function on flag lots.

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-8-

Councilmember Huynh asked if the current owner lives on the existing property. Mr. Pastorik replied that the property is owned by the family trust but he is unsure who lives there. He also clarified that anyone can purchase 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 Buhler moved to deny Ordinance No. 17-02.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Majority. Ordinance Denied.

ACTION: RESOLUTION NO. 17-01, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH THE RONALD G. AND HOPE LATHAM TRUST FOR APPROXIMATELY 0.63 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3771 SOUTH 6000 WEST
Mayor Bigelow discussed proposed resolution No. 17-01 that would authorize the City to enter into a Development Agreement with the Ronald G. and Hope Latham Trust for approximately 0.63 acres of property located at approximately 3771 South 6000 West.

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

Jerry Davis has submitted a rezone application (Z-9-2016) to change a 0.63 acre property at 3771 S 6000 W from A (agriculture, minimum lot size ½ acre) to R-1-10 (single family residential, minimum lot size 10,000 square feet). This property is eligible for an exception to the three car garage and latest house size requirements because the property is less than one acre and is large enough to be subdivided to create no more than one new lot.

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-9-

The proposed development agreement includes the following standards for the new home:

1. A two car garage shall be required.
2. The minimum square footage of finished, above-ground, habitable floor space for homes with at least a three-quarter basement shall be 1,400 square feet for ramblers and 1,600 square feet for two story or multi-level homes, not including the garage. The minimum square footage of finished, above-ground, habitable floor space for homes without a three-quarter basement shall be 1,900 square feet for ramblers and 2,100 square feet for two story or multi-level homes, not including the garage.
3. The design standards in Section 7-14-105(3)(q) of the Zoning Ordinance shall apply.

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 deny Resolution No. 17-01.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous. Resolution Denied.

C. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GPZ-3-2016, FILED BY WEST VALLEY CITY, REQUESTING A GENERAL PLAN CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO NON-RETAIL COMMERCIAL AND A ZONE CHANGE FROM 'RM' (RESIDENTIAL, MULTI-FAMILY) TO 'A' (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) FOR PROPERTY LOCATED AT 4500 SOUTH 2700 WEST

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-10-

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled January 10, 2017, in order for the City Council to hear and consider public comments regarding Application GPZ-3-2016, filed by West Valley City, requesting a General Plan Change from Medium Density Residential to Non-Retail Commercial and a Zone Change from 'RM' (Residential, Multi-Family) to 'A' (Agriculture, Minimum Lot Size 1/2 Acre) for property located at 4500 South 2700 West.

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

West Valley City staff has submitted a General Plan/zone change application for a 15.61 acre parcel located at 4500 S 2700 W. The property is currently zoned RM (residential, multi-family) with a General Plan designation of medium density residential (7 to 12 units/acre). The proposed zone is A (agriculture, minimum lot size ½ acre) and the proposed General Plan designation is non-retail commercial.

In May of this year, the City approved a General Plan/zone change application from Joe Colosimo to facilitate the development of a senior condo project. The application was accompanied with a development agreement that outlined the details of the proposed senior condo development. While the development agreement was approved by the Council, it has not been signed by the applicant because he no longer has the property under contract and is no longer pursuing the development. Hence, staff is recommending that the General Plan and zoning be changed to what they were previously so that the property is not zoned RM without an effective development agreement.

To prevent this type of situation in the future, staff will now require that development agreements are signed by the appropriate party before they are forwarded to the Council for review.

Mayor Bigelow opened the Public Hearing. There being no one to speak either in favor or in opposition, Mayor Bigelow closed the Public Hearing.

ACTION: ORDINANCE NO. 17-03, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM MEDIUM DENSITY RESIDENTIAL TO NON-RETAIL COMMERCIAL FOR PROPERTY LOCATED AT 4500 SOUTH 2700 WEST ON 15.6 ACRES

The City Council previously held a public hearing regarding proposed ordinance 17-03 that would amend the General Plan to show a change of land use from

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-11-

Medium Density Residential to Non-Retail Commercial for property located at 4500 South 2700 West on 15.6 Acres.

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 Ordinance No. 17-03.

Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

Unanimous.

ACTION: ORDINANCE NO. 17-04, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4500 SOUTH 2700 WEST FROM 'RM' (RESIDENTIAL, MULTI-FAMILY) TO 'A' (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE)

The City Council previously held a public hearing regarding ordinance No. 17-04 that would that would amend the Zoning Map to show a change of zone for property located at 4500 South 2700 West from 'RM' (Residential, Multi-Family) to 'A' (Agriculture, Minimum Lot Size 1/2 Acre).

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 Resolution No. 17-04.

Councilmember Lang seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-12-

Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

D. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. GPZ-6-2016, FILED BY JOSE RODRIGUEZ, REQUESTING A GENERAL PLAN CHANGE FROM MIXED USE TO GENERAL COMMERCIAL AND A ZONE CHANGE FROM 'RB' (RESIDENTIAL BUSINESS) TO 'C-2' (COMMERCIAL BUSINESS) FOR PROPERTY LOCATED AT 5430 WEST 3500 SOUTH

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled January 10, 2017, in order for the City Council to hear and consider public comments regarding Application No. GPZ-6-2016, Filed by Jose Rodriguez, Requesting a General Plan Change from Mixed Use to General Commercial and a Zone Change From 'RB' (Residential Business) to 'C-2' (Commercial Business) for Property Located at 5430 West 3500 South.

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

Jose Rodriguez has submitted a General Plan/zone change application for a 0.49 acre parcel located at 5430 West 3500 South. The property is currently zoned RB (residential business) with a General Plan designation of mixed use. The proposed zone is C-2 (general commercial) and the proposed General Plan designation is general commercial.

If this application is approved, the applicant plans to use the property for a used car business as reflected on the attached concept plan. The existing home would be used as the sales office. The applicant included the following statements in his application to support this request: “The reason for the zone change from a Residential Business to a C-2 is to put a car dealership. The property next to me is a C-2. This will help close the gap between the properties. The property east and all up west from my property is zoned C-2. This will close the gap between the middle of the property.”

Along 3500 South from about 4800 West to the east is largely zoned commercial. As seen in the attached zoning map, zoning between 4800 West and 5600 West varies greatly. While there are a variety of zones along this section of 3500 South, the intent of the General Plan was to allow uses other than single family homes without the entire stretch becoming strip

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-13-

commercial.

During the study session, questions were asked about the used car businesses within the City. Based on the City's business license database, there are 35 used car businesses within the City. Over 60% of these businesses started in the last three years. Twelve of the 35 businesses store their vehicles completely within a building while the remaining 23 businesses store their vehicles outside. A majority (66%) of the used car businesses are located on either 3500 South or Redwood Road.

Following the Planning Commission, the applicant provided copies of his existing licenses in West Valley, Salt Lake and Magna. A copy of these licenses is attached.

Mayor Bigelow opened the Public Hearing.

Jose Rodriguez, the applicant, stated that he owns three businesses and used car dealerships. He discussed the building and property improvements that he conducted on the other lots that he owns. He indicated that he is hoping to open his corporate office at this West Valley location and indicated that the property is surrounded by 'C-2' zoning.

Councilmember Lang asked if there will be any auto repair conducted on the property. Mr. Rodriguez replied no. Councilmember Buhler clarified that there will be both an office use and sale of used vehicles. Mr. Rodriguez replied yes.

Councilmember Buhler stated that he doesn't feel C-2 zoning will enhance 3500 South and it's difficult to go back from that zoning in the future if it doesn't fit the area. Councilmember Huynh verified the zoning surrounding the property with Steve Pastorik, CED Department. Councilmember Lang asked how many parking stalls would be used to sell vehicles. Steve replied that there must be sufficient guest and staff parking for the existing building. He indicated that the plan submitted is a concept and will need to go through a site review process if the zoning is approved. Councilmember Lang stated that there appears to be 6 parking stalls designated for car sales. She questioned access points to the property and asked whether semi-truck's would be able to enter. Steve replied that this will be evaluated by UDOT and City staff during the site plan review process. He indicated that this is the typical order of the process, granting General Plan and Zoning approval first.

Councilmember Huynh clarified the applicant's intent with the property. Mr. Rodriguez replied that he will operate his corporate office from this location and sell used vehicles. He indicated that the DMV requires that his corporate business

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-14-

location also be a retail lot. Mr. Rodriguez stated that he plans to do well by this property.

There being no one to speak either in favor or in opposition, Mayor Bigelow closed the Public Hearing.

Councilmember Don Christensen was excused at 7:16 PM.

ACTION: ORDINANCE NO. 17-05, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM MIXED USE TO GENERAL COMMERCIAL FOR PROPERTY LOCATED AT 5430 WEST 3500 SOUTH ON 0.49 ACRES

The City Council previously held a public hearing regarding proposed ordinance 17-05 that would amend the General Plan to show a change of land use from Mixed Use to General Commercial for Property Located at 5430 West 3500 South on 0.49 Acres.

Councilmember Buhler stated that the City Council must look to the future of this property and not just the present. He indicated that he isn't sure a 'C-2' zone is a good long term fit for the parcel. Mayor Bigelow agreed and indicated that while auto repair is not being proposed at this time, opening it up to this zoning could allow it for a business to do in the future. He stated that he doesn't see a compelling reason to change the zoning at this time. Councilmember Tom Huynh agreed and indicated that he is concerned about the residential road on 5450 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 deny Ordinance No. 17-05.

Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

Unanimous. Ordinance Denied.

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-15-

ACTION: ORDINANCE NO. 17-06, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5430 WEST 3500 SOUTH FROM 'RB' (RESIDENTIAL BUSINESS) TO 'C-2' (GENERAL COMMERCIAL)

The City Council previously held a public hearing regarding ordinance No. 17-06 that would amend the Zoning Map to show a change of zone for property located at 5430 West 3500 South from 'RB' (Residential Business) to 'C-2' (General Commercial).

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 deny ordinance No. 17-06.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous. Ordinance Denied.

RESOLUTION NO. 17-02, AUTHORIZE THE ACCEPTANCE OF AN ACTIVE AND HEALTHY COMMUNITIES GRANT FROM THE UTAH LEAGUE OF CITIES AND TOWNS

Mayor Bigelow presented proposed Resolution No. 17-02 that would authorize the acceptance of an Active and Healthy Communities Grant from the Utah League of Cities and Towns.

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

Parks and Recreation was awarded the Active and Healthy Communities three-year Grant from the Utah League of Cities and Towns. It is a three year grant that provides up to \$65,000.00 per year. The amount can remain the same or change in subsequent years depending on participation and success of previous years.

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-16-

The grant was written to achieve goals in four areas:

1. Broaden the options for individuals or groups to engage in fitness activities. This involves the creation of satellite locations (parks) where fitness classes and opportunities will be held weekly.
2. Further stimulate healthy nutrition practices. This involves the creation of a multifunctional garden and education space.
3. Promote cycling as a healthy, community-strengthening activity. This involves purchasing cycles that can be used by those with disabilities and instruction/coaching.
4. Provide free swimming lesson session for children from homes in need. Some of these classes may be offsite to better accommodate the families.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

Councilmember Huynh moved to approve Resolution No. 17-02.

Councilmember Nordfelt seconded the motion.

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

Unanimous.

RESOLUTION NO. 17-03, AUTHORIZE THE CITY TO ENTER INTO PROPERTY SCHEDULE NO. 9 OF THE MASTER TAX-EXEMPT LEASE/PURCHASE AGREEMENT WITH US BANCORP GOVERNMENT LEASING AND FINANCING, INC. WITH RESPECT TO A LEASE FOR THE PURCHASE AND REPLACEMENT OF CERTAIN RADIOS FOR USE BY THE POLICE AND FIRE DEPARTMENTS

Mayor Bigelow presented proposed Resolution No. 17-03 that would authorize the City to enter into Property Schedule No. 9 of the Master Tax-Exempt Lease/Purchase Agreement with US Bancorp Government Leasing and Financing, Inc. with respect to a lease for the purchase and replacement of certain radios for use by the Police and Fire Departments.

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

West Valley's current radio equipment is over 14 years old and is now out of date, therefore we need to upgrade the system in order to maintain data integrity and security. This lease is intended to last 7 years with quarterly payments with an

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-17-

interest rate of 2.204%. The City will own the equipment at the end of the lease term. Lease payments will be made from budget authorized for FY 2017.

US Bancorp Government Leasing and Finance Inc. has provided a highly competitive leasing proposal for the purchase of this equipment. The proposed lease payment schedule falls within the existing authorized budget of the city.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

Councilmember Nordfelt moved to approve Resolution No. 17-03.

Councilmember Huynh seconded the motion.

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

Unanimous.

RESOLUTION NO. 17-04, AUTHORIZE THE PURCHASE OF POLICE AND FIRE RADIO EQUIPMENT FROM MOTOROLA SOLUTIONS, INC. TO REPLACE OUTDATED UNITS

Mayor Bigelow presented proposed Resolution No. 17-04 that would authorize the purchase of Police and Fire Radio Equipment from Motorola Solutions, Inc. to replace outdated units.

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

Purchase of replacement of Police and Fire radio equipment financed through a lease-purchase with US BANCORP Government Leasing and Finance.

The City has a need to replace a significant number of Police and Fire radios. Hand held portable radios and mobile radios will be purchased from Motorola Solutions, Inc. Vendor and equipment are on the Utah State Purchasing Contract ensuring competitive pricing. Favorable terms have been negotiated with US BANCORP Government Leasing and Finance, to initiate a lease purchase transaction. Terms of the lease will expire in advance of the 15 year useful life of the assets acquired. The City has obtained a rate of 2.204% for 7 years.

MINUTES OF COUNCIL REGULAR MEETING – JANUARY 10, 2017

-18-

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

Councilmember Buhler moved to approve Resolution No. 17-04.

Councilmember Lang seconded the motion.

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Excused
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, JANUARY 10, 2017, WAS ADJOURNED AT 7:35 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, January 10, 2017.

Nichole Camac
City Recorder