

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 19, 2017

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, SEPTEMBER 19, 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
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

ABSENT:

Don Christensen, Councilmember At-Large

STAFF PRESENT:

Wayne Pyle, City Manager
DeAnn Varney, Deputy City Recorder

Nicole Cottle, Assistant City Manager/General Counsel/ CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Colleen Nolan, Police Chief
John Evans, Fire Chief
Russell Willardson, Public Works Director
Layne Morris, CPD Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department

OPENING CEREMONY

Mayor Bigelow conducted the Opening Ceremony. He requested that members of the audience, City Staff, and the Council rise and recite the Pledge of Allegiance.

SPECIAL RECOGNITIONS- SCOUTS

Mayor Bigelow welcomed Scout Troop No. 4695 in attendance at the meeting to complete requirements for the Citizenship in the Community merit badge.

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APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 12, 2017

The Council considered the Minutes of the Regular Meeting held September 12, 2017. There were no changes, corrections or deletions.

Councilmember Lang moved to approve the Minutes of the Regular Meeting held September 12, 2017. Councilmember Vincent seconded the motion.

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

AWARDS, CEREMONIES AND PROCLAMATIONS

A. RECOGNITION OF THE COMPETITIVE ACHIEVEMENTS OF WEST VALLEY CITY FAMILY FITNESS CENTER SWIM TEAM SWIMMER OFA FA

Councilmember Vincent read the award presentation celebrating the competitive achievements of West Valley City Family Fitness Center Swim Team Swimmer Ofa Fa.

The award reads as follows:

Ofa Fa is a West Valley City resident and a member of the West Valley Aquatics swim team from the Family Fitness Center. Ofa Fa is 10 year's old and recently recorded six 1st place finishes at the 2017 Utah State Long Course Championships. In doing so she also received the first place high point scoring trophy. She is the first swimmer from West Valley Aquatics to win that award at the Utah State Swimming Championship.

Over the course of this past Long Course swim season, she earned four AAAA time standards for her races. She is one of three swimmers in team history to earn a AAAA swim time in the Olympic size pool in *any* race and she did it in four of her races this summer.

Recently Ofa represented the State of Utah at the Western Zone Championships in Roseville, CA where she almost broke the 10 and under girls state record in the 50 meter Freestyle. Ofa is ranked in the top 100 in the nation in five separate events for 10 and under girls.

42nd in the 50 meter Freestyle: 30.86 "AAAA Time"
70th in the 100 meter Freestyle: 1:08.87 "AAAA Time"
80th in the 200 meter Freestyle: 2:30.10 "AAAA Time"
87th in the 400 meter Freestyle: 5:19.97 "AAA Time"
42nd in the 50 meter Backstroke: 35.75 "AAAA Time"

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We are proud of what Ofa has been able to achieve in the sport of swimming and we look forward to where she may be able to go in the future

COMMENT PERIOD

A. PUBLIC COMMENTS

Kelly Bertoch complained that impact fees on new construction go into the general fund and why is that. Also commented on the Mountainview Corridor construction noise that should be looked into to see if it can be minimized. How many cars per family dwelling do we allow for parking on streets. Why is the Police Department allowed to use city vehicles while not on duty?

Upon inquiry, there were no other members of the public wishing to speak.

B. CITY MANAGER COMMENTS

Wayne Pyle, City Manager, stated that sometimes Mr. Bertoch brings up some issues that may require a statement. Impact Fees do not go in the general fund and can only be used for new construction in specific designated accounts. Police vehicle use and powers of police officers with outside work is all allowed by state law. Having presence at events is good to have and in our best interest.

C. CITY COUNCIL COMMENTS

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

CONSIDER APPLICATION PUD-2-2016, FILED BY RUSSELL PLATT, REQUESTING FINAL PLAT APPROVAL FOR THE COBALT LANDING PUD LOCATED AT 3579 SOUTH REDWOOD ROAD

Mayor Bigelow proposed application PUD-2-2016, filed by Russell Platt, requesting final plat approval for the Cobalt Landing PUD located at 3579 South Redwood Road.

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

Mr. Russ Platt, representing the property owner, is requesting final plat approval for a residential project to be known as Cobalt Landing PUD. The subject property was rezoned in the fall of 2016 from the M Zone to the RM Zone. The portion of commercial property adjacent to Redwood Road was already zoned C-2.

According to the development agreement approved during the rezoning process, the Cobalt Landing Planned Unit Development will be a residential community consisting of 72 units on 6 acres. This equates to an overall density of 12 units per

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acre. The commercial property adjacent to Redwood Road consists of approximately 3.6 acres. Proposed townhomes will be a combination of 2 and 3 story units. The 2 story units will have 3 bedrooms and will comprise 1,800 square feet. The 3 story units will have 4 bedrooms and will be approximately 2,200 square feet. Each unit will have a two car garage accessed from a private road system.

The architecture for this project will use modern elements. The materials will be stone, cement board and stucco. Interior features include 9-foot ceilings and solid surface countertops. All townhome units will include a ground level patio and balcony. As part of the amenity package, the developer committed to having rooftop patios for at least 20 townhome units.

All townhome units will have a two car garage for parking. However, 19 of the 72 units will not have a driveway. For this reason guest spaces are provided. The total number of spaces required for this project is 144. However, with garages and driveways, a total of 250 spaces can be used for parking. To help accommodate guest parking, an additional 31 spaces are provided for units where driveways are not planned. The total parking number is 281 spaces which equates to 3.9 spaces per unit.

Access to the subdivision will be gained from a private drive off of Redwood Road. A secondary access is proposed from the Millburn Manor Subdivision to the south. It is not yet known if this access will be a full access, or a secondary access for emergency use. The developer is coordinating this matter with the HOA to the south. While Cobalt Landing can develop with a single point of access, it is desired that a secondary access be provided for emergency service use.

Councilmember Buhler indicated that this project falls within the requirements so he moved to approve.

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 PUD-2-2016.

Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes

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Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

CONSENT AGENDA

A. RESO. 17-154: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY CONTRACT WITH UDOT AND EXECUTE A QUIT CLAIM DEED, PERPETUAL EASEMENT, AND TEMPORARY CONSTRUCTION EASEMENT FOR A PORTION OF PROPERTY LOCATED AT 6018 WEST 3500 SOUTH (14-26-382-037)

Mayor Bigelow discussed proposed Resolution 17-154 that would authorize the City to enter into a Right of Way Contract with UDOT and execute a Quit Claim Deed, Perpetual Easement, and Temporary Construction Easement for a portion of property located at 6018 West 3500 South (14-26-382-037)

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

This parcel located at 6018 West 3500 South is one of the properties required by UDOT to construct the Mountain View Corridor Project. UDOT has offered \$2,025.00 for the purchase of a portion of parcel 14-26-382-037, together with a Perpetual Easement and a Temporary Construction Easement. The portion to be acquired contains 751 square feet in area of which 545 square feet is now occupied by the existing 3500 South Street (SR-171). Balance is 206 square feet in area. Compensation in the amount of \$2,025.00 was based upon the Administrative Compensation Estimate prepared for UDOT by Todd Hopkins of WSP Global, Inc..

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

Councilmember Buhler moved to approve resolution 17-154

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes

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Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Councilmember Huynh voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, SEPTEMBER 19, 2017, WAS ADJOURNED AT 6:53 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, September 19, 2017.

DeAnn Varney

DeAnn Varney
Deputy City Recorder