

**MINUTES OF COUNCIL REGULAR MEETING – NOVEMBER 14, 2017**

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, NOVEMBER 14, 2017, AT 6:41 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

ABSENT:

Steve Vincent, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager  
Nichole Camac, City Recorder  
  
Steve Lehman, Acting CED Director  
Eric Bunderson, City Attorney  
Scott Freckleton, Acting Finance Director  
Matt Elson, Acting Police Chief  
John Evans, Fire Chief  
Russell Willardson, Public Works Director  
Layne Morris, CPD Director  
Jason Erekson, Acting Parks and Recreation Director  
Sam Johnson, Strategic Communications Director  
Jake Arslanian, Public Works Department

**OPENING CEREMONY**

Mayor Bigelow conducted the Opening Ceremony. He indicated that the City had a special Veteran's Day celebration over Veteran's Day. He stated that several WWII veterans attended and added that this generation is dying quickly. He requested that members of the audience, City Staff, and the Council rise and recite the Pledge of Allegiance and think about the veteran's as they do.

**SPECIAL RECOGNITIONS- JAKE FITISEMANU AND SCOUTS**

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Mayor Bigelow recognized Jake Fitisemanu who will be joining the West Valley City Council representing District 4.

Mayor Bigelow welcomed Scout Troop No. 3844 in attendance at the meeting to complete requirements for the Making the World a Better Place merit badge.

### **APPROVAL OF MINUTES OF REGULAR MEETING HELD OCTOBER 24, 2017**

The Council considered the Minutes of the Regular Meeting held October 24, 2017. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Regular Meeting held October 24, 2017. Councilmember Nordfelt seconded the motion.

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

### **AWARDS, CEREMONIES AND PROCLAMATIONS**

#### **A. CALIFORNIA WILDFIRE DEPLOYMENT RECOGNITION**

Deputy Fire Chief, Chris Beichner, introduced 4 firefighters who volunteered and fought in the California wildfires. He indicated they were part of a Utah team. The Council thanked them for their service.

#### **B. EMPLOYEE OF THE MONTH AWARD, NOVEMBER 2017- MATT ATKINSON, PUBLIC WORKS DEPARTMENT**

Councilmember Lang read the nomination of Matt Atkinson, Public Works Department, to receive Employee of the Month Award for November 2017. Mr. Atkinson was nominated by Tracy Catmull from Evidence.

The award reads as follows:

I would like to nominate MATT ATKINSON for Employee of the Month. I have seen him go above and beyond in many cases with assisting employees of West Valley City, and it is for this reason that I think he is very deserving of this award.

The following are quick examples that have made him stand out.

1- I had parked my car in the parking lot and when I was ready to leave, I found it with a flat tire. Matt came quick to my aid and offered to change it. I was in need of a new tire so he pumped it up to get me to Costco so I could buy a new one. It was so nice to have had his help to get me on my way.

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2- Evidence had received newer, more updated Public Drug Boxes and needed to switch out the old for the new. Matt helped make the switches and even loaded the boxes in his truck to take them to be discarded. He assisted us from start to finish.

3- A fellow coworker and single mom had a piece of her siding come off of her home and didn't know what she was going to do to get it fixed. I heard Matt offer her his help if she needed it.

These are just a few out of many, many situations that show Matt's willingness to go above and beyond to assist his fellow employee's on a day to day basis. He is very deserving of this award and we are thankful for all Matt does.

### COMMENT PERIOD

#### A. PUBLIC COMMENTS

Evelynn Owen stated that she is an at home childcare provider in West Valley City. She stated that the City's regulations are more strict than the State's and stated that this greatly impacts providers. Ms. Owen requested that the City align their regulations with the State's or even consider raising the standards to match other surrounding City's that are not as strict. She indicated that children should be allowed to be cared for in a home setting and briefly discussed the benefits of this.

Andy Phan stated that he agrees with comments expressed by Ms. Owen. He stated that he provides home daycare services with his wife as a primary source of income and an increase in the number of children allowed would be beneficial to the community.

Kelly Bertoch thanked the Council for the changes that have been occurring in the City. He stated that he agrees that allowing children to attend a home daycare is important and valuable. He indicated that he is concerned about weed and rodent issues near the Mountain View Corridor and encouraged the City to find a solution with UDOT. Mr. Bertoch also stated that he is concerned with excessive parking on streets and the number of families living in single family homes. He stated that it is important to enforce this issue before winter and before snow plowing becomes a problem. Mr. Bertoch added that odor issues are becoming a problem again from E.T. Technologies.

Norma Garcia stated that she has been taking classes to provide preschool services from her home and has been operating a daycare for many years. She stated that she would request that the City align their Code with the State and added that it is confusing to have two separate regulations.

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LeAnn Pehrson stated that she is an at home daycare provider. She indicated that Julie Christensen has two children and is expecting twins. With the City's regulations, Ms. Pehrson will have to let go of two other clients in order to care for the infant twins. Ms. Christensen stated that she has come to trust Ms. Pehrson and to have to find another provider would severely impact her family.

Marlin Nielson stated that he is an employee of the LDS Church. He indicated that fire hydrants in many of the buildings were in need of painting and after talking to Granger Hunter, he was able to obtain the paint and take care of 60 different hydrants throughout the community. He indicated that he would like to propose that the Council suggest painting fire hydrants as community service to those that seek it as so many are in need of it.

Megan Mansfield stated she is a childcare provider and stated that she bonds with the children in her care. She stated that at home daycares are a completely different environment than daycare centers and children get greater attention and care. Ms. Mansfield stated that she would request the Council consider changing the Code to match State regulations.

Amy Christensen stated that she is a member of the Professional Childcare Association and also has an at home daycare center in Taylorsville where 12 children per one provider are allowed. She stated that tight regulations will force providers to go unlicensed which is not something the City or the community wants. Ms. Christensen stated that home daycares are children's homes away from home, are less expensive than centers, and are a huge benefit to residents and families. She added that West Valley City has more requests for in home child care than any other City per month. Ms. Christensen stated that there is a high demand in the area and encouraged the Council to reconsider their ordinance.

Mike Markham stated that he sent an email to every member of Council and didn't receive a single response back. He expressed frustration about not being receiving any comments. Mr. Markham stated that he has been throughout the City and there are good and bad areas. He indicated that he doesn't understand why only one side of 2700 West is being improved and not the other and feels the entire street should be done.

### **B. CITY MANAGER COMMENTS**

Wayne Pyle, City Manager, had no comments.

### **C. CITY COUNCIL COMMENTS**

Tom Huynh thanked everyone for their comments about the at home daycare concerns. He stated that his wife came here from Vietnam and does this as well so

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he understands the concern. Councilmember Huynh encouraged those in attendance to attend the Study Meeting on November 21<sup>st</sup> at 4:30 PM.

**RESOLUTION 17-173: AUTHORIZE THE PURCHASE OF TELECOMMUNICATIONS SERVICES, CONNECTIONS, AND SUPPORT SERVICES**

Mayor Bigelow presented proposed Resolution 17-173 that would authorize the purchase of telecommunications services, connections, and support services.

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

We currently have three PRI (Primary Rate Interface) telecommunication connections to City buildings. These each allow 24 simultaneous external calls into or out of our internal phone network. In addition, there are 44 individual analog lines in service. Veracity provides this service at a competitive rate. A three-year contract would help keep prices low. At the same time, we would like to add a fourth PRI for redundancy.

Formal bidding will not be required since Veracity is already in place. If approved, we will be able lock in the service at \$4,087.74 per month. A fourth PRI will allow us to handle peak call load when one of our PRI connections fails and allow us to handle more queued calls during a major event. Having PRI connections at different locations allows those locations to work independently when disconnected from City Hall.

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 17-173.

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.

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**RESOLUTION 17-174: AUTHORIZE THE EXECUTION OF A LICENSE AGREEMENT BETWEEN THE UTAH AND SALT LAKE CANAL COMPANY AND WEST VALLEY CITY FOR REPLACEMENT OF THE 6400 WEST BRIDGE OVER THE CANAL**

Mayor Bigelow presented proposed Resolution 17-174 that would authorize the execution of a License Agreement between the Utah and Salt Lake Canal Company and West Valley City for replacement of the 6400 West bridge over the canal.

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

West Valley City received federal funding to reconstruct the structurally deficient bridge over the Utah and Salt Lake Canal from the Off-System Bridge Fund. The license agreement between the city and the canal company sets the terms for operation and maintenance responsibilities between the two entities for the replaced bridge over the canal.

It is anticipated that the bridge will be replaced beginning in October 2018, and completed no later than April 1, 2019.

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 17-174.

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 17-175: ADD THE COMMEMORATIVE STREET NAME "CODY BROTHERSON PARKWAY" TO 4100 SOUTH IN WEST VALLEY CITY**

Mayor Bigelow presented proposed Resolution 17-175 that would add the commemorative street name "Cody Brotherson Parkway" to 4100 South in West Valley City.

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

Cody Brotherson was a West Valley City resident who graduated from Granger High School. In 2013 he became a police officer after becoming certified as a Utah Peace Officer. Officer Brotherson honorably served West Valley City for three years as a police officer and loved his work.

On November 6, 2016, Officer Brotherson was struck and killed by a vehicle while serving and protecting the residents of the City. To honor Officer Brotherson's sacrifice and to remember him and to remind the citizens of West Valley City of his service and ultimate sacrifice, the West Valley City Police Department would like propose a commemorative street name for a portion of 4100 South. The section that will bear this name extends from 2200 West to 3600 West. The commemorative name will be: **Cody Brotherson Parkway**

The proposal will not change the official street name of 4100 South. Although the proposal will not require residents and/or commercial property owners to change their address, it could potentially cause confusion about which street name to use. To help eliminate problems that may occur, the commemorative name will be filed with the Salt Lake County Addressing Department. The commemorative name will be entered into the County's centerline database for emergency services. The commemorative name and accompanying coordinate will be recognized by the Valley Emergency Communications Center in the event residents and/or business owners call for service using the commemorative name. Staff will also notify residents of the commemorative name and that it will not impact their existing address.

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 17-175.

Councilmember Lang seconded the motion.

A roll call vote was taken:

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

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Mayor Bigelow

Yes

Unanimous.

**CONSIDER APPLICATION S-15-2017, FILED BY OAKWOOD HOMES (JAKE HONE), REQUESTING FINAL PLAT APPROVAL FOR THE VILLAGES AT WESTRIDGE PHASE 3 PUD LOCATED AT 5260 SOUTH 5675 WEST**

Mayor Bigelow presented application S-15-2017, filed by Oakwood Homes (Jake Hone), requesting final plat approval for the Villages at Westridge Phase 3 PUD located at 5260 South 5675 West.

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

Jacob Hone, representing Oakwood Homes, is requesting final plat approval for the third and final phase of the Villages at Westridge PUD. Over the last number of years, phases 1, 2, 4 and 5 have been approved and are either built or under construction.

Phase 3 of the Villages at Westridge will consist of 28 residential units on 2.9 acres. Access to phase 3 will be gained from phase 2 to the south and from Summer Ridge Drive to the west. Summer Ridge Drive is a dedicated right-of-way and was platted with phase 5 a few months prior to this application. Internal access will be via a private street system.

Housing for this phase of the development will consist of 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 roof pitch. Square footage will range from 1420 to 1588 square feet. In addition to the finished square footage numbers, the developer is also 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 phase, all units will also have a full driveway for guest and family parking. To help with guest parking in phase 2 to the south, the developer is providing 21 guest spaces as well.

As part of the overall development, at least 50% of the project site will be open space. Although not part of this phase, the developer has already dedicated an area approximately 1.3 acres in size for use as a City park.

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A landscaping plan has been submitted for this phase and for that portion of property adjacent to 5600 West which the developer has indicated will be installed with this phase. In addition to the landscaping, the developer is also working on their amenity package. Options regarding amenities are outlined in City ordinance. In discussing this project with the developer, they are proposing garages, private patios, a tot lot, pavilion and walking trails as part of their amenities.

The developer will establish a Home Owner's Association for the entire project. The association will be responsible to hire a property management company. As per previous PUD applications, staff will recommend that prior to this development being turned over to the association, a meeting with staff, developer and Management Company take place. This will provide an opportunity to ensure that all development standards and improvements have been completed in accordance with the Planning Commission and City Council's approval of this project.

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 application S-15-2017.

Councilmember Lang 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.

**MOTION FOR EXECUTIVE SESSION**

Councilmember Lang moved to adjourn and reconvene in an Executive Session for discussion of professional competence. Councilmember Buhler seconded the motion.

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

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, NOVEMBER 14, 2017, WAS ADJOURNED AT 7:27 P.M. BY MAYOR BIGELOW.**

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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 14, 2017.

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Nichole Camac  
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN EXECUTIVE SESSION ON TUESDAY, NOVEMBER 14, 2017, AT 7:39 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor

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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

**ABSENT:**

Steve Vincent, Councilmember District 4

**STAFF PRESENT:**

Wayne Pyle, City Manager  
Eric Bunderson, City Attorney

The City Council met in Executive Session and discussed professional competence.

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF XX, 2017 WAS ADJOURNED AT 8:24 P.M. BY MAYOR BIGELOW.**

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Nichole Camac – City Recorder

**SWORN STATEMENT**

As the Mayor, I presided at a closed meeting of the West Valley City Council on November 14, 2017. Pursuant to Section 52-4-206(6)(a) Utah Code annotated, 1953 as amended, I hereby sign this sworn statement and affirm that the sole purpose for closing the meeting was to discuss:

- (a) the character, professional competence, or physical or mental health of an individual; or
- (b) the deployment of security personnel, devices, or systems.

SWORN to this 14<sup>th</sup> day of November, 2017



ATTEST:

*Neuhale Comae*  
City Recorder

*Ron Bigelow*  
MAYOR