

MINUTES OF COUNCIL REGULAR MEETING – NOVEMBER 21, 2017

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, NOVEMBER 21, 2017, AT 6:39 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

Paul Isaac, Assistant City Manager/ HR Director
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
Dan Johnson, Acting 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

Tom Huynh 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. 664 in attendance at the meeting to complete requirements for the Citizenship in the Community merit badge.

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Mayor Bigelow recognized Jake Fitisemanu, Jr., Councilmember Elect for District 4.

APPROVAL OF MINUTES OF REGULAR MEETING HELD NOVEMBER 14, 2017

The Council considered the Minutes of the Regular Meeting held November 14, 2017. There were no changes, corrections or deletions.

Councilmember Lang moved to approve the Minutes of the Regular Meeting held November 14, 2017. Councilmember Huynh seconded the motion.

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

AWARDS, CEREMONIES AND PROCLAMATIONS

A. A PROCLAMATION DECLARING NOVEMBER 25, 2017 AS SMALL BUSINESS SATURDAY IN WEST VALLEY CITY

Mayor Bigelow read the Proclamation Declaring November 25, 2017 as Small Business Saturday in West Valley City.

COMMENT PERIOD

A. PUBLIC COMMENTS

Mike Markham stated that he is concerned about 2700 West and 4500 South. He indicated that he is worried about the new development in this area, the curb and gutter being modified, and the reduction of the shoulder. He stated that he hopes the Council had the opportunity to drive by the area before voting yes on this proposal.

Kelly Bertoch stated that Latham Estates subdivision was recently subdivide. He asked if the family must build on the additional lot or if there is a time limit of one year to apply for a building permit. Mr. Bertoch expressed concerns about weed control on 3500 South and on-street parking during the snow season. He added that he supports Jake Fitisemanu and encouraged that the Council listen to his input since he represents the voters.

B. CITY MANAGER COMMENTS

Wayne Pyle, City Manager, had no comments.

C. CITY COUNCIL COMMENTS

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

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-4-2017, FILED BY RAYMOND CRANE, REQUESTING AN ORDINANCE

AMENDMENT TO CHANGE THE CRITERIA FOUND IN SECTION 7-5-11 USED TO DETERMINE WHETHER A PROPERTY IS ELIGIBLE TO BE REZONED TO THE RM (MULTIPLE UNIT DWELLING RESIDENTIAL) ZONE

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 21, 2017, in order for the City Council to hear and consider public comments regarding application ZT-4-2017, filed by Raymond Crane, requesting an Ordinance Amendment to change the criteria found in section 7-5-11 used to determine whether a property is eligible to be rezoned to the RM (Multiple Unit Dwelling Residential) Zone.

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

Raymond Crane submitted a zone text change application to amend the criteria found in Section 7-5-101 used to determine whether a property is eligible to be rezoned to the RM zone. The City Council considered the request during their regular meeting on 10/10/2017. The Council continued the item to allow staff and the applicant time to evaluate more strict requirements for the zone text change request.

The more narrowly defined, proposed code language is:

The property shall either i) have access and Frontage on a Street with a planned Right-of-way width of at least 80' (for properties under two acres) or 100' (for properties two acres or larger) as Indicated on the Major Street Plan; ii) have Frontage on a Street with a planned Right-of-way width of at least 80' (for properties under two acres) or 100' (for properties two acres or larger) as indicated on the Major Street Plan, have access to a Street with a Right-of-way width of at least 66', and be within 660' of an existing or proposed interchange on SR-85; or iii) or ii) be adjacent to existing multifamily residential Development on two sides;

Under this new option, a property would need to have frontage on a major street, have access on a road with a minimum right-of-way width of 66' (3 lanes), and be within 660' of an existing or proposed interchange to SR-85 (Mountain View Corridor). The 660' comes from UDOT's access management standards.

Mayor Bigelow opened the Public Hearing.

Raymond Crane, the applicant, stated that this proposal is more efficient and will serve the community in a safer way. He thanked the Council for the opportunity

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and thanked Steve Pastorik for his help.

Mayor Bigelow closed the Public Hearing.

ORDINANCE NO. 17-36, AMEND SECTION 7-5-101 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING THE REZONING OF PROPERTY

The City Council previously held a public hearing regarding proposed Ordinance 17-36 that would amend Section 7-5-101 of the West Valley City Municipal Code to amend certain requirements concerning the rezoning of property.

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 17-36.

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	No

Majority.

RESOLUTION 17-176: AUTHORIZE THE SALE OF PROPERTY LOCATED AT 4478 SOUTH HAWARDEN DRIVE, WEST VALLEY CITY, UTAH

Mayor Bigelow presented proposed Resolution 17-176 that would authorize the purchase of telecommunications services, connections, and support services.

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

City staff is recommending the sale and disposal of a City owned property, a residential property located at 4478 S Hawarden Dr. in West Valley City. The property was marketed for sale and the subsequent offer is the result of those marketing efforts. This offer was the highest of the four offers received on this property.

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West Valley City had a lease with a tenant occupying the property. The tenant made several attempts to purchase the property, however sufficient financing was never obtained. City staff then determined it in the best interest to terminate the lease and dispose 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 Huynh moved to approve Resolution 17-176.

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 17-177: APPROVE A MEMORANDUM OF AGREEMENT BETWEEN WEST VALLEY CITY AND THE UNIFIED FIRE AUTHORITY AS THE SPONSORING AGENCY OF THE SALT LAKE REGIONAL INCIDENT MANAGEMENT TEAM (SLRIMT) TO ASSIST WITH INCIDENT MANAGEMENT FOR LARGE SCALE EVENTS

Mayor Bigelow presented proposed Resolution 17-177 that would approve a Memorandum of Agreement between West Valley City and the Unified Fire Authority as the sponsoring agency of the Salt Lake Regional Incident Management Team (SLRIMT) to assist with incident management for large scale events.

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

The SLRIMT is comprised of various departments from around the County to assist with Incident Management for large scale events.

The need for Incident Management Teams arise when events overwhelm the jurisdictions ability to handle the incident. The team is comprised of various members who have been trained and certified through the State of Utah in the Incident Command System. These individuals are experts in the various sections of

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the Command System. This group could be called both in the State of Utah and outside of state. This agreement will only affect a few of the personnel from West Valley City who obtain the qualifications from the State of Utah.

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 17-177.

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.

CONVENE AS BOARD OF CANVASSERS FOR THE MUNICIPAL GENERAL ELECTION HELD NOVEMBER 7, 2017

RESOLUTION NO. 17-178: ACCEPT AND APPROVE THE RESULTS OF THE MUNICIPAL GENERAL ELECTION HELD NOVEMBER 7, 2017 AS SHOWN ON THE CANVASS REPORT

Mayor Bigelow presented proposed Resolution 17-178 that would accept and approve the results of the Municipal General Election held November 7, 2017 as shown on the Canvass Report.

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

The Mayor and City Council are the legislative body for West Valley City and comprise the Board of Municipal Canvassers pursuant to Utah Code §20A-4-301(2). The Code requires that the Board of Municipal Canvassers shall meet to canvass the returns of the Municipal General Election no sooner than seven days and no later than 14 days after the election.

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

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Councilmember Buhler moved to approve Resolution 17-178.

Councilmember Lang seconded the motion.

Councilmember Christensen stated that there were only 468 ballots cast in person and the rest were by mail. He added that more voters voted than in the past. Councilmember Huynh stated that knocking on doors was beneficial to many candidates. Mayor Bigelow indicated that the Granite School District Bond may have generated more voters as well. Councilmember Nordfelt stated that the overall number of voters increased this year due to the amount of people who registered to vote for the Presidential election last year. Mayor Bigelow stated all involved must be commended, win or lose and indicated that he wished more people would run for office.

A roll call vote was taken:

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

Unanimous.

CONSENT AGENDA

A. RESOLUTION 17-179, AUTHORIZE THE ACCEPTANCE OF A WARRANTY DEED FROM ROBERT E. BREDENBURG FOR PROPERTY LOCATED AT APPROXIMATELY 3245 WEST 2400 SOUTH (PARCEL 15-20-428-001)

Mayor Bigelow presented proposed Resolution No. 17-179 that would authorize the acceptance of a Warranty Deed from Robert E. Bredenburg for property located at approximately 3245 West 2400 South (Parcel 15-20-428-001).

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

Robert E. Vredenburg is the owner of the property for the proposed Yiannis Foods to be located at 3245 West 2400 South. Yiannis Foods will be constructing a building addition and occupying an existing building on this property. As a condition of approval for issuance of a building permit, conveyance of additional right-of-way on 2400 South was required.

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B. RESOLUTION 17-180, AUTHORIZE THE CITY TO ACCEPT A WARRANTY DEED FROM WAT LAO SALT LAKE BUDDHARAM, INC. FOR PROPERTY LOCATED AT APPROXIMATELY 7002 PARKWAY BOULEVARD

Mayor Bigelow presented proposed Resolution No. 17-180 that would authorize the City to accept a Warranty Deed from Wat Lao Salt Lake Buddharam, Inc. for property located at approximately 7002 Parkway Boulevard.

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

The Wat Lao Salt Lake Buddharam (Buddhist monastery) is proposing additions and expansions to its existing site located at 7002 W. Parkway Boulevard. As a condition of approval for site additions and modifications, additional right-of-way on Parkway Boulevard was required. The West Valley City Major Street Plan calls for an 80 foot right-of-way (40 foot half width) along this portion of Parkway Boulevard. The Warranty Deed conveys approximately 11.0 feet of additional right-of-way width. The property being conveyed totals 1,328 square feet of parcel 14-27-100-043.

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's 17-179 and 17-180.

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.

MOTION TO ADJOURN

Upon motion by Councilmember Huynh voted in favor to adjourn.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, NOVEMBER 21, 2017, WAS ADJOURNED AT 7:12 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 21, 2017.



Nichole Camac
City Recorder