

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 12, 2017

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, DECEMBER 12, 2017, AT 6:36 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
Steve Lehman, Acting 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
Kevin Conde, Administration

OPENING CEREMONY

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

APPROVAL OF MINUTES OF REGULAR MEETING HELD DECEMBER 5, 2017

The Council considered the Minutes of the Regular Meeting held December 5, 2017. There were no changes, corrections or deletions.

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Councilmember Nordfelt moved to approve the Minutes of the Regular Meeting held December 5, 2017. Councilmember Christensen seconded the motion.

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

AWARDS, CEREMONIES AND PROCLAMATIONS

A. PRESENTATION OF ENGLISH LANGUAGE AWARDS TO STUDENTS FROM GRANITE PEAKS LEARNING CENTER

Recipients of the English Language Award introduced themselves to the Mayor and Council who congratulated them on their achievements.

COMMENT PERIOD

A. PUBLIC COMMENTS

John Cross expressed concern about the Boart Longyear and Firestone property. He indicated there is the constant stound of diesels idling from the Firestone business and the sound of trucks beeping and backing up from Boart Longyear. Mr. Cross stated that this is a significant problem for his neighborhood.

Kelly Bertoch stated that he is concerned about traffic in the Lowes and Smith's parking lot area on 5600 West and 4100 South. He indicated that the lanes have been modified due to introduction of the Mountain View Corridor and traffic from these parking lots is forced to go East and unable to go West. He added that this is a particular concern during school hours. Mr. Bertoch stated that he is concerned about on-street parking particularly during the winter season. He indicated that fire trucks and snow plows cannot get through neighborhood streets due to the amount of vehicles parked on them. Mr. Bertoch stated that he is concerned about weeds by Hunter Park on the north side of 3500 South. He indicated he is also concerned about traffic speed on 6000 West from 3500 South to 4100 South and added that there needs to be a traffic light on 6000 West and 3500 South. Mr. Bertoch stated that he is also concerned about the Fire Department and the state of some of their equipment. He encouraged the City to continue growing the department.

B. CITY MANAGER COMMENTS

Wayne Pyle, City Manager, had no comments.

C. CITY COUNCIL COMMENTS

Councilmember Buhler stated that the City has run the English Language award program for many years. He indicated that this is an important program because it is vital for immigrants to acclimate to the community and learn the English language. He stated that he appreciates their efforts to learn the language and congratulated them on their achievements.

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Mayor Bigelow clarified that the noise concerns near Boart Longyear are 24 hours a day.

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION S-17-2017, FILED BY SPENCER PRIEST, REQUESTING FINAL PLAT APPROVAL FOR THE FRITO LAY SUBDIVISION- AMENDING LOTS 303-306 OF THE WEST RIDGE COMMERCE PARK PHASE 3 SUBDIVISION LOCATED AT 6301 WEST 4700 SOUTH

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled December 12, 2017, in order for the City Council to hear and consider public comments regarding application S-17-2017, filed by Spencer Priest, requesting final plat approval for the Frito Lay Subdivision-amending lots 303-306 of the West Ridge Commerce Park Phase 3 Subdivision located at 6301 West 4700 South.

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

The West Ridge Commerce Park Subdivision was recorded with the Salt Lake County Recorder's Office as an industrial subdivision. Phase 3 of said subdivision was recorded in 2005. The Frito Lay property includes lots 303-306 of said subdivision.

This application is being requested as Frito Lay is proposing an expansion to their existing site. The expansion will extend south from their existing facility thus requiring the plat amendment. The Frito Lay Subdivision will consist of 1 lot on 46 acres.

The expansion will extend into what is presently known as lot 306 of the existing subdivision. Since there are multiple lots owned by Frito Lay, staff suggested that they consolidate all of their property into one lot.

There are various public utility easements that parallel property lines within the subdivision. Many of these will be vacated as part of the new subdivision and plat amendment. However, there are also storm drain easements along with water and sewer easements that will be kept in place. The updated utility easements will be shown on the recorded plat. The subdivision is also located within the overpressure zone. As such, a note will be placed on the plat to identify this area and restrictions of such.

Mayor Bigelow opened the Public Hearing.

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Kelly Bertoch stated that traffic will be increase in the area. He stated that another light needs to be added to the area and additional traffic will make the neighborhood unsafe.

Mayor Bigelow closed the Public Hearing.

ORDINANCE NO. 17-37, APPROVE THE AMENDMENT OF LOTS 303-306 OF THE WEST RIDGE COMMERCE PARK PHASE 3 SUBDIVISION LOCATED AT 6301 WEST 4700 SOUTH

The City Council previously held a public hearing regarding proposed Ordinance 17-37 that would approve the amendment of lots 303-306 of the West Ridge Commerce Park Phase 3 Subdivision located at 6301 West 4700 South.

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 17-37.

Councilmember Christensen seconded the motion.

Councilmember Buhler asked if traffic studies have been done in this area. Russ Willardson stated that UDOT has been asked to look at this area but has not responded. He indicated that contact will be made again.

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. ACCEPT PUBLIC INPUT REGARDING APPLICATION S-19-2017, FILED BY CAM PRESTON, REQUESTING FINAL PLAT APPROVAL FOR CHEVRON 5600 WEST SUBDIVISION- AMENDING LOTS 1-3 OF THE JG SUBDIVISION LOCATED AT 2455 SOUTH 5600 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled December 12, 2017, in order for the City Council to hear and consider public comments regarding application S-19-2017, filed by

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Cam Preston, requesting final plat approval for Chevron 5600 West Subdivision-amending lots 1-3 of the JG Subdivision located at 2455 South 5600 West.

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

Cam Preston, representing the land owner is requesting a plat amendment for lots 1-3 of the JG Subdivision. The JG Subdivision was recorded with the Salt Lake County Recorder's Office in June 2016. The JG Subdivision was an amendment to lot 31A of the original plat for the West Valley Truck Center Subdivision.

The original West Valley Truck Center Subdivision was recorded in 1998. The subdivision has been a great asset to the City and to businesses in the trucking industry. Lots platted in the original subdivision were to accommodate a variety of uses associated with the trucking industry. Although many of the original lots remain as platted, a few modifications have taken place over the years to accommodate changes in land uses within the subdivision.

Some time ago, the City modified the West Valley Truck Center Subdivision by extending 2400 South out to 5600 West. The extension of that road eliminated the original cul-de-sac and created lot 31A. The JG Subdivision amended that lot to create 3 individual lots. The developer of the JG Subdivision was not able to find land uses for three separate lots, but they have found a land use that would like to occupy the acreage of the whole subdivision. For that purpose, the JG Subdivision will be amended to create 1 overall lot.

The proposed subdivision will take the existing lots and consolidate them into 1 lot. Access will be gained from 2400 South and from 2455 South. As the proposed use on this property is now commercial in nature, the City will require an additional 8-feet of dedication on the north side of 2455 South. This will allow the site to develop with a parkstrip and sidewalk.

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

ORDINANCE NO. 17-38, APPROVE THE AMENDMENT OF LOTS 1-3 OF THE JG SUBDIVISION LOCATED AT 2455 SOUTH 5600 WEST

The City Council previously held a public hearing regarding proposed Ordinance 17-38 that would approve the amendment of lots 1-3 of the JG Subdivision located at 2455 South 5600 West.

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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 Buhler moved to approve Ordinance 17-38.

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.

CONSIDER APPLICATION S-13-2017, FILED BY DAVID WALDRON, REQUESTING FINAL PLAT APPROVAL FOR THE BRUNDLE ESTATES SUBDIVISION LOCATED AT 3264 WEST 3100 SOUTH

Mayor Bigelow presented application S-13-2017, filed by David Waldron, requesting final plat approval for the Brundle Estates Subdivision located at 3264 West 3100 South.

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

Dave Waldron, representing the property owner, is requesting final subdivision approval for the Brundle Acres Subdivision. The subject property was rezoned in June 2017 from the A zone to the RE zone. The proposed subdivision is bordered on the north by the Sunrise Pointe Phase 2 Subdivision, the east by the Mount Calvary Family Worship Center, the south by 3100 South and the west by property zoned A.

The Brundle Acres Subdivision consists of 6 new lots and 1 existing lot on 3.25 acres. This equates to an overall density of 1.8 units per acre. Lot sizes range from 12,940 square feet to 19,166 square feet. The average lot size has been calculated at 16,720 square feet.

As mentioned previously, this property was involved in a rezone effort in June 2017. A development agreement was reviewed and approved by the Planning Commission and City Council. The applicant indicated they would simply follow the City's single family home standards.

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Access to the subdivision will be gained from the Sunrise Pointe Phase 2 Subdivision to the north. The subdivision will consist of a single cul-de-sac and will have no other outlet. As staff reviewed the project site in relation to surrounding properties, it was determined that this design would work. The location of the new street could also provide access to the property to the west should it ever develop residentially.

The proposed right-of-way will be 54-feet in width. The cross section will include curb, gutter, sidewalk and parkstrip. The parkstrip on the west side of the road will be stamped colored concrete. Parcel A will be deeded to the property owner to the west.

The developer has submitted a soils report. Ground water was encountered at a depth of 8.5 feet. This will allow for basements in the subdivision provided recommendations outlined in the soils report are followed. The developer has also submitted a ground fault investigation as faulting has been present in this general area. According to the fault investigation completed for this subdivision, faulting was not evident.

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 application S-13-2017.

Councilmember Nordfelt 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.

CONSIDER APPLICATION S-16-2017, FILED BY BEN NORMAN, REQUESTING FINAL PLAT APPROVAL FOR THE NORTH RIDGE ESTATES SUBDIVISION LOCATED AT 2235 WEST 3800 SOUTH

Mayor Bigelow presented application S-16-2017, filed by Ben Norman, requesting final

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plat approval for the North Ridge Estates Subdivision located at 2235 West 3800 South.

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

Ben Norman, is requesting final plat approval for a two lot subdivision in the R-1-8 Zone. An existing dwelling occupies the front portion of the property and will remain as part of the subdivision. Lot 1 will be approximately 8,000 square feet while lot 2 will be approximately 14,400 square feet which excludes the stem portion to the new lot. All frontage and area requirements relating to both lots will be satisfied.

Access to the subdivision will be gained from 3800 South. All public improvements such as curb, gutter, sidewalk and stamped colored parkstrip are currently in place. The applicant is proposing to use a single drive approach for both lots. A new water and sewer line will need to be installed for the new lot. The applicant and/or builder will need to coordinate with the City Engineering Division the replacement of existing infrastructure when the water and sewer line is installed.

As mentioned earlier, the existing dwelling will remain on what will become lot 1. The existing free standing carport will be removed, but the single car garage is intended to stay. The applicant will need to work with the building division to ensure that building codes are satisfied.

A soils report has been prepared for this subdivision. Ground water was encountered at a depth of 8.2 feet. The City will require the lowest floor slab to be 3 feet above the high water table.

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 application S-16-2017.

Councilmember Lang seconded the motion.

A roll call vote was taken:

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

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Majority.

CONSENT AGENDA

A. RESOLUTION 17-187: RATIFY THE CITY MANAGER'S APPOINTMENT OF JAKE FITISEMANU, JR. TO THE WEST VALLEY CITY HOUSING AUTHORITY COMMISSION FOR A TERM COMMENCING JANUARY 2, 2018 AND ENDING DECEMBER 31, 2021

Mayor Bigelow discussed proposed Resolution 17-187 that would ratify the City Manager's appointment of Jake Fitisemanu, Jr. to the West Valley City Housing Authority Commission for a term commencing January 2, 2018 and ending December 31, 2021.

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

The West Valley City Housing Authority Commission is composed of seven members, each appointed for a four-year term by the City Manager with the advice and consent of the City Council. Pursuant to Section 35A-8-404, Utah Code Annotated 1953, as amended, the City Manager wishes to appoint Jake Fitisemanu Jr. to the West Valley City Housing Authority Commission for a term commencing January 2, 2018 and ending on December 31, 2021.

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 17-187.

Councilmember Nordfelt 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

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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, DECEMBER 12, 2017, WAS ADJOURNED AT 7:06 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, December 12, 2017.

Nichole Camac
City Recorder