

MINUTES OF COUNCIL REGULAR MEETING – FEBRUARY 17, 2015

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, FEBRUARY 17, 2015, 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
Corey Rushton, Councilmember At-Large
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

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Layne Morris, CPD Director
John Evans, Fire Chief
Lee Russo, Police Chief
Kevin Astill, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
Steve Lehman, CED Department

16904 **OPENING CEREMONY**
Mayor Bigelow invited Salman Masud, President of the Islamic Society of Greater Salt Lake, to participate in the opening ceremony. Mr. Masud recited a prayer and explained gestures used during the prayer.

16905 **APPROVAL OF MINUTES OF REGULAR MEETING HELD FEBRUARY 3, 2015**
The Council read and considered Minutes of the Regular Meeting held February 3, 2015. There were no changes, corrections or deletions.

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After discussion, Councilmember Vincent moved to approve the Minutes of the Regular Meeting held February 3, 2015, as written. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

16906

COMMENT PERIOD

Upon inquiry by Mayor Bigelow, the following individual(s) addressed the City Council during the comment period:

A. PUBLIC COMMENTS

JoAnn Jacobs addressed the City Council and inquired regarding an ordinance previously discussed by the Council at the Study Meeting. She suggested consideration be given to roads in that area not built to handle additional traffic. She also suggested the Council consider carefully before re-zoning agricultural property.

16907

RESOLUTION NO. 15-28, APPROVE AN INTERLOCAL AGREEMENT WITH THE SALT LAKE COUNTY CLERK ELECTIONS DIVISION FOR THE PURPOSE OF ASSISTING THE CITY RECORDER'S OFFICE IN CONDUCTING THE CITY'S 2015 PRIMARY AND GENERAL MUNICIPAL ELECTIONS

Mayor Bigelow presented proposed Resolution No. 15-28 that would approve an Interlocal Agreement with the Salt Lake County Clerk Elections Division, in an amount not to exceed \$160,573.30, for the purpose of assisting the City Recorder's Office in conducting the City's 2015 Primary and General municipal elections.

The proposed agreement would authorize the County Clerk's Office to provide election services to the City Recorder's Office including ballot layout, design, ordering and printing; voting machine programming and testing; establishing polling places; recruiting, training and assignment of poll workers; provision and delivery of supplies and equipment; in-office absentee and early voting administration; updating State and County websites; tabulating and reporting

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election results; conducting recounts as needed; all notices and mailing required by law (except those required by Utah Code Section 20A-9-203); direct payment of all costs associated with the election including poll workers and polling places; and other services as required by the City to conduct the 2015 Primary and General municipal elections.

The provision of the above-referenced services would assist in conducting the elections in an efficient manner. The fee for these services was based on the City's pro-rata share of actual costs of the elections and would not exceed the County Clerk's estimate provided to the City for budgeting purposes.

In addition, West Valley City was one of many cities that contracted with the Salt Lake County Clerk's Office Elections Division for their municipal elections. The partnership had been good and benefitted the City and County as well as the voters by providing consolidated municipal elections, economies of scale, and "no-worry" elections.

After discussion, Councilmember Rushton moved to approve Resolution No. 15-28, a Resolution Approving an Interlocal Agreement between West Valley City and the Salt Lake County Clerk Election's Division for the Purpose of Assisting the City Recorder's Office in Conducting the City's 2015 Primary and General Municipal Elections. Councilmember Huynh seconded the motion.

Upon further discussion, Councilmember Nordfelt discussed the two options given by Salt Lake County, being consolidated polling places or vote by-mail. He indicated West Valley City had low voter turnout and consolidated districts would not improve the opportunity to vote as there would be even fewer polling places. He stated vote by-mail would increase turnout as evidenced by the last municipal elections in Cottonwood Heights and West Jordan, and it would also save some money.

Councilmember Buhler expressed support for the motion and the Council's desire to use consolidated polling places as it allowed voters a choice of early voting, by-mail voting, or voting at polling places on Election Day. He suggested when Salt Lake County went to an all by-mail system then consideration could be given to doing the same.

Councilmember Lang stated the option to vote by-mail was still available to all voters now.

Councilmember Vincent indicated eventually all by-mail would be the best thing when the County did the same.

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Councilmember Rushton expressed agreement with discussions and also appreciation for Councilmember Nordfelt’s concerns. He indicated elections needed to be fair and equitable for all voters.

Councilmember Huynh expressed agreement with Councilmember Rushton’s comments.

Mayor Bigelow expressed the need to be consistent for West Valley City voters, and called for a vote on the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	No
Mayor Bigelow	Yes

Majority.

16908

RESOLUTION NO. 15-29, ACCEPT A PUBLIC SIDEWALK EASEMENT FROM 3527 ASSOCIATES, LLC, FOR PROPERTY LOCATED AT 2727 WEST 3500 SOUTH

Mayor Bigelow presented proposed Resolution No. 15-29 that would accept a Public Sidewalk Easement from 3527 Associates, LLC, for property located at 2727 West 3500 South (Parcel 15-33-129-048).

The 27th 35th Retail Center (Starbucks) had been constructed in 2007 and as a condition of approval the City required wider sidewalks along the corner of 3500 South and 2700 West. As the Utah Department of Transportation (UDOT) was in the process of widening 3500 South; 3527 Associates, LLC, had been allowed to enter into a Delay Agreement with the City. The City had called the Delay Agreement due which now required the sidewalk and other improvements to be completed. As portions of the required sidewalk would fall outside of the public right-of-way, a Public Sidewalk Easement was required as a condition of approval for the project.

After discussion, Councilmember Lang moved to approve Resolution No. 15-29, a Resolution Authorizing the City to Accept a Public Sidewalk Easement from 3527 Associates, LLC, for Property Located at 2727 West 3500 South. Councilmember Buhler seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

16909

APPLICATION NO. S-13-2014, FILED BY IVORY HOMES, REQUESTING FINAL PLAT APPROVAL FOR PARK VISTA SUBDIVISION – PHASE 1, LOCATED AT 3995 SOUTH 7050 WEST

Mayor Bigelow presented Application No. S-13-2014, filed by Ivory Homes, requesting final plat approval for Park Vista Subdivision – Phase 1, located at 3995 South 7050 West.

The first phase of the Park Vista Subdivision would be located at 3995 South 7050 West and was bordered on the north, east and west by existing residential development. Property to the south would be developed as a future phase. The first phase consisted of 42 lots on 16 acres equating to an overall density of 2.6 units per acre. Lot sizes ranged from 10,000 square feet to 17,987 square feet with the average lot size calculated at 11,275 square feet.

The subdivision was being developed within the north half of the overall property due to connection options for storm water and access with existing street systems. The lot layout and street designs were planned to take advantage of existing stub streets from the north, south, east, and west.

Access to the subdivision would be gained from existing stub streets in the Chaparral Estates Subdivision to the north and east. Access would also be gained from the Falconcrest Subdivision to the south and from the Brandon Place Subdivision to the west. As these streets were not constructed to the standards used today, there would be slight transitions to connect with the existing rights-of-way, which would be coordinated with the City’s Engineering Division.

All new streets would be dedicated and improved to the City’s standard 54-foot right-of-way. This cross section included a five-foot sidewalk and five foot parkstrip. Staff expressed concern with construction access and the developer had proposed access be located at the northwest corner of the subdivision. Given the relatively short distance from 7200 West, this would be the best location. The developer would coordinate best management practices for vehicles coming and

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going from the construction site.

The proposed subdivision sloped downward from the south to the north. It dropped approximately 50-feet from 4100 South to the residential housing to the north. However, the drop was over a distance of approximately 1,000 feet. Individual lot grading plans would be required at the time a building permit was submitted. While the slope was not severe, it was believed this would help lessen the potential for grading problems between lots and help mitigate surface water problems for new homeowners.

The developer had submitted a soils report dated February 2014, indicating ground water had not been encountered to a depth of 11-feet.

Falcon Crest Park was located in the center of the subdivision with lots wrapping around this phase, and the west end being open to the street. Since there was limited access to the park from the east, an access had been provided by the developer. Ivory Homes agreed to provide a 15-foot space between Lots 117 and 118 with the access being dedicated to the City and the City to install improvements deemed appropriate.

When the park had been constructed an area along the west side was improved with asphalt. This area was paved to allow vehicular access to the park for maintenance and a turnaround. When Ivory Homes constructed Young Drive this area would not be needed nor would it be able to function as a parking lot. Resident parking would take place along the dedicated street. Ivory Homes had agreed to remove the existing improvements and tie-in new improvements to the park including sidewalk connections and installation of additional landscaping along the frontage of the park.

After discussion, Councilmember Rushton moved to approve Application No. S-13-2014, filed by Ivory Homes, and give final plat approval for Park Vista Subdivision – Phase 1, located at 3995 South 7050 West. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

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Unanimous.

16910

APPLICATION NO. S-22-2014, FILED BY JEFF SCOTT, REQUESTING FINAL PLAT APPROVAL FOR SCOTT MACHINERY SUBDIVISION LOCATED AT 2245 SOUTH TECHNOLOGY PARK WAY

Mayor Bigelow presented Application No. S-22-2014, filed by Jeff Scott, requesting final plat approval for Scott Machinery Subdivision located at 2245 South Technology Park Way.

The subject property was currently vacant and located in a manufacturing zone.

The proposed subdivision had been requested in order to divide the existing parcel into two lots. It was anticipated future uses would be light manufacturing, office, office and storage uses. Access would be gained from Technology Park Way.

Lot 1 would consist of three acres, while Lot 2 would consist of 1.1 acres. Sufficient frontage would exist for each of the newly created lots along Technology Park Way. Both lots would contain public utility easements along the front, sides and back for utility needs.

At the present time, sidewalk did not exist along Technology Park Way. While sidewalk would be required on the east side of the street, it would most likely be a requirement of the future development and not the subdivision.

After discussion, Councilmember Buhler moved to approve Application No. S-22-2014, filed by Jeff Scott, and give final plat approval for Scott Machinery Subdivision located at 2245 South Technology Park Way. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE REGULAR MEETING OF TUESDAY, FEBRUARY 17, 2015, WAS ADJOURNED AT 7:04 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, February 17, 2015.

Sheri McKendrick, MMC
City Recorder