

**MINUTES OF COUNCIL REGULAR MEETING – NOVEMBER 17, 2015**

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, NOVEMBER 17, 2015, AT 6:32 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

STAFF PRESENT:

Wayne Pyle, City Manager  
Nichole Camac, City Recorder

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

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**OPENING CEREMONY**

The Opening Ceremony was conducted by Mayor Bigelow who discussed Veterans' Day in regard to battlefields and wars, and thanked veterans past and present. He asked members of the City Council, City staff and the audience to rise and recite the Pledge of Allegiance.

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**APPROVAL OF MINUTES OF REGULAR MEETING HELD NOVEMBER 3, 2015**

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The Council read and considered Minutes of the Regular Meeting held November 3, 2015. There were no changes, corrections or deletions.

Councilmember Buhler moved to approve the Minutes of the Regular Meeting held November 3, 2015. Councilmember Huynh seconded the motion.

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

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**COMMENT PERIOD**

Upon inquiry by Mayor Bigelow the following individual addressed the City Council during the comment period:

**A. PUBLIC COMMENT**

Paul Nichols, 5329 West 4100 South, addressed the City Council. Mr. Nichols indicated he still had concern about traffic speeds along 4100 South. He stated the City had indicated it would ensure additional officers patrolled the area but he had not seen that happen.

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**PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-23-2015 FILED BY BART WARNER REQUESTING APPROVAL TO AMEND LOTS 10, 11, 14 AND 15 OF THE WEST VALLEY TRUCK CENTER SUBDIVISION LOCATED AT 2374 SOUTH 5370 WEST**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 17, 2015, in order for the City Council to hear and consider public comments regarding Application No. S-23-2015 filed by Bart Warner requesting approval to amend Lots 10, 11, 14 and 15 of the West Valley Truck Center Subdivision located at 2374 South 5370 West.

Mayor Bigelow presented proposed Ordinance No. 15-35 related to the proposal to be considered by the City Council subsequent to the public hearing. The City Council had previously received written information as follows:

Proposed Ordinance No. 15-35 would amend Lots 10, 11, 14, and 15 of the West Valley Truck Center Subdivision located in West Valley City, Utah.

Mike Russell, representing the property owner, had submitted Application No. S-23-2015 for the purpose of modifying the north/south property line separating the subject lots. The proposal would also adjust the existing north/south public utility easement to coincide with the location of the amended property line.

When the West Valley Truck Center Subdivision had been recorded a number of lots were platted to accommodate a variety of uses associated with the trucking industry. Although many of the original lots remained, a few modifications had taken place over

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the years to accommodate specific uses and/or planned future uses that did not fit within the original lot configuration.

The property line in question would be moved approximately 20 feet to the west. This change would allow lots adjacent to 5370 West to be larger in size in anticipation of future development.

Also, an existing public utility easement ran parallel to the property line being moved. This easement would be relocated in similar fashion with the new property line. All other existing easements would remain as originally platted.

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

**ACTION: ORDINANCE NO. 15-35, AMEND LOTS 10, 11, 14, AND 15 OF THE WEST VALLEY TRUCK CENTER SUBDIVISION LOCATED IN WEST VALLEY CITY, UTAH**

The City Council previously held a public hearing regarding Application No. S-23-2015 and proposed Ordinance No. 15-35 that would amend Lots 10, 11, 14, and 15 of the West Valley Truck Center Subdivision located in West Valley City, Utah.

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

Councilmember Vincent moved to approve Application No. S-23-2015 filed by Bart Warner and Ordinance No. 15-35, an Ordinance Approving the Amendment of Lots 10, 11, 14 and 15 of the West Valley Truck Center Subdivision Located in West Valley City, Utah. 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.

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**PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-24-2015 FILED BY DAVID READ REQUESTING FINAL PLAT**

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**APPROVAL FOR THE MOULTON FARM PHASE 3 SUBDIVISION AND APPROVAL TO AMEND PARCEL B OF THE MOULTON FARM PHASE 2 SUBDIVISION, LOCATED AT 4420 SOUTH 3600 WEST**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled November 17, 2015, in order for the City Council to hear and consider public comments regarding Application No. S-24-2015 filed by David Read requesting final plat approval for the Moulton Farm Phase 3 Subdivision and approval to amend Parcel B of the Moulton Farm Phase 2 Subdivision, located at 4420 South 3600 West.

Mayor Bigelow presented proposed Ordinance No. 15-36 related to the proposal to be considered by the City Council subsequent to the public hearing. The City Council had previously received written information as follows:

Proposed Ordinance No. 15-36 would amend Parcel B of the Moulton Farm Phase 2 Subdivision located in West Valley City, Utah.

David Read, applicant, had requested to amend Parcel B of the Moulton Farms Phase 2 Subdivision located at 4400 South 3600 West and zoned R-1-8. The subdivision had received preliminary approval in January of 2014. The submitted subdivision plat included the 3<sup>rd</sup> and last phase of the Moulton Farms Subdivision to consist of 4 lots on .80 acres. Lots ranged in size from 8,096 to 9,799 square feet with the average size calculated at 8,650 square feet.

Access to the subdivision would be gained from 3600 West and 4400 South. Street improvements along both of these roads had been installed. At the time the City issued a building permit for the new lots, the builder would be required to coordinate utility services and curb cuts along 3600 West with the Public Works Department.

During the preliminary review for the subdivision, a soils report had been required. The report indicated that groundwater was not encountered to a depth of 9 feet. The report also indicated that while water conditions might fluctuate over time, it was not anticipated groundwater would be an impact in the proposed development.

Prior to the division of the Moulton Farms Subdivision, the property had been rezoned. During that process, a development agreement had been reviewed and approved by the Planning Commission and the City Council. Although the subject property was a parcel within the subdivision, it would be guided by the same standards outlined in the recorded development agreement, summarized as follows:

- All homes will be constructed of 100% masonry materials
- 25% of all homes in the subdivision will have a 3<sup>rd</sup> car garage

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- The minimum dwelling size for a rambler will be 1,500 square feet; the minimum dwelling size for a two story or multiple story dwelling will be 1,900 square feet. The overall average within the subdivision will be 1,600 square feet
- The single family point system will be increased for homes with less than 1,600 square feet
- Various improvements, cleanup and repairs will be made to the existing dwelling at the corner of 4400 South 3600 West

Mayor Bigelow opened the public hearing.

David Reed, applicant, addressed the City Council. Mr. Reed stated there would be three beautiful homes added to the subject area and the existing home would be remodeled.

There being no one else to speak in favor or in opposition, Mayor Bigelow closed the public hearing.

**ACTION: ORDINANCE NO. 15-36, AMEND PARCEL B OF THE MOULTON FARM PHASE 2 SUBDIVISION LOCATED IN WEST VALLEY CITY, UTAH**

The City Council previously held a public hearing regarding Application No. S-24-2015 and proposed Ordinance No. 15-36 that would amend Parcel B of the Moulton Farm Phase 2 Subdivision located in West Valley City, Utah.

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

Councilmember Huynh moved to approve Application No. S-24-2015 and Ordinance No. 15-36, an Ordinance Approving the Amendment of Parcel B of the Moulton Farm Phase 2 Subdivision. Councilmember Buhler 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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**CONVENE AS BOARD OF CANVASSERS FOR THE MUNICIPAL GENERAL ELECTION HELD NOVEMBER 3, 2015**

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The City Council convened as the Board of Canvassers regarding certification of the 2015 Election results.

Other documentation previously provided to the Council included the following:

Proposed Resolution No. 15-187 would accept and approve the results of the Municipal General Election held November 3, 2015, as shown on the Canvass Report.

The City Council, being the legislative body for West Valley City, comprised the Board of Municipal Canvassers pursuant to Utah Code 20A-4-301(2). The Code required the Board of Municipal Canvassers to meet to canvass the returns of the Municipal General Election no sooner than seven days and not later than 14 days after the election.

**ACTION: RESOLUTION NO. 15-187, ACCEPTING AND APPROVING THE RESULTS OF THE MUNICIPAL GENERAL ELECTION HELD NOVEMBER 3, 2015, AS SHOWN ON THE CANVASS REPORT**

The City Council having convened as the Board of Canvassers considered proposed Resolution No. 15-187 that would accept and approve the results of the Municipal General Election held November 3, 2015, as shown on the Canvass Report.

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

Councilmember Rushton moved to approve Resolution No. 15-187, a Resolution Accepting and Approving the Results of the Municipal General Election Held November 3, 2015, as Shown on the Canvass Report. Councilmember Vincent 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.

**MOTION TO ADJOURN**

Upon motion by Councilmember Huynh all 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 17, 2015, WAS ADJOURNED AT 6:51 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 17, 2015.

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Nichole Camac  
City Recorder