

MINUTES OF COUNCIL REGULAR MEETING – JUNE 14, 2016

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, JUNE 14, 2016 AT 4:30 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
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
Steve Vincent, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager
DeAnn Varney, Deputy City Recorder

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

OPENING CEREMONY

Councilmember Don Christensen conducted the Opening Ceremony. He displayed a PowerPoint Presentation, read a history of Flag Day, and asked members of the City Council, City staff and the audience to rise and recite the Pledge of Allegiance.

SPECIAL RECOGNITIONS - SCOUTS

Mayor Bigelow welcomed Scout Troop No. 144 in attendance at the meeting to complete requirements for the Citizenship in the Community and Communications merit badges.

APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 10, 2016

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The Council read and considered Minutes of the Regular Meeting held May 24, 2016. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Regular Meeting held May 24, 2016. Councilmember Christensen seconded the motion.

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

PUBLIC COMMENT PERIOD

A. PUBLIC COMMENTS

Julie Erickson, 2559 South Derby Street, stated that she would like the City Dog Park to be located closer to her neighborhood.

B. CITY COUNCIL COMMENTS

Councilmember Tom Huynh thanked Ms. Erickson for her comments.

Councilmember Steve Buhler stated that the City should evaluate at least two locations for the dog park.

RESOLUTION NO. 16-94, AUTHORIZING THE CITY TO ENTER INTO AGREEMENTS WITH SELECTHEALTH TO PROVIDE INSURANCE BENEFITS AND SERVICES FOR CITY EMPLOYEES FOR FISCAL YEAR 2016-2017

Mayor Bigelow presented proposed Resolution No. 16-94 that would authorize the City to enter into agreements with SelectHealth to provide insurance benefits and services for City Employees for fiscal year 2016-2017.

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

SelectHealth has been providing medical benefits for West Valley City for the past eleven years. Since SelectHealth has been providing benefits, the City has also contracted with them to provide retiree benefits and post 65 benefits. This year we negotiated a 14% increase.

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 No. 16-94, a Resolution authorizing the City to enter into agreements with SelectHealth to provide insurance benefits and services for City Employees for fiscal year 2016-2017. Councilmember Huynh 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. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

RESOLUTION NO. 16-95, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN WEST VALLEY CITY AND UTAH VALLEY UNIVERSITY FOR CLINICAL TRAINING OF PARAMEDIC STUDENTS

Mayor Bigelow presented proposed Resolution No. 16-95 that would approve an interlocal cooperation agreement between West Valley City and Utah Valley University for Clinical Training of Paramedic students.

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

The ride-along program is designed to give students an opportunity to practice their new skills in a real-life setting under the supervision of experienced paramedics.

Utah Valley University, through its Emergency Services Department, has established a program for the training of paramedic students. The University requires outside training to provide students with practical learning experience in the field. As part of its mission to promote the health of the community, the West Valley City Fire Department is willing to provide students with opportunities for clinical education.

Paramedic training programs at nearby universities highly desire sending students to WVCFD due the call volume and because of the experience of paramedics employed by West Valley City. By allowing Utah Valley University students to ride with WVCFD, we help graduate a student with a greater level experience and we also maintain good relations with the University which will benefit the Department if we decide to send students through their program. This program also helps the Department because we have an opportunity to possibly see future candidates for employment.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City

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Council, and he called for a motion.

Councilmember Christensen moved to approve Resolution No. 16-95, a resolution approving an interlocal cooperation agreement between West Valley City and Utah Valley University for Clinical Training of Paramedic students. Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 16-96, AUTHORIZING THE CITY TO ENTER INTO A RIGHT-OF-WAY CONTRACT WITH GARY D. NORTON AND TAMMY L. NORTON AND TO ACCEPT A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT FOR PROPERTY LOCATED AT 7191 WEST COPPER HILL DRIVE (14-34-304-001)

Mayor Bigelow presented proposed Resolution No. 16-96 that would authorize the City to enter into a Right-Of-Way Contract with Gary D. Norton and Tammy L. Norton and to accept a Warranty Deed and a Temporary Construction Easement for property located at 7191 West Copper Hill Drive (14-34-304-001)

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

Gary D. Norton and Tammy L. Norton have signed a signed a Right-of-way Contract, Warranty Deed and a Temporary Construction Easements for property located at 7191 W. Copper Hill Drive (14-34-304-001).

The Gary D. Norton and Tammy L. Norton parcel located at 7191 W. Copper Hill Drive is one of the properties affected by the 7200 West 3900 South Canal Bridge Rehabilitation Project. This project will reconstruct and widen the canal bridge on 7200 West at approximately 3900 South. The acquisition from Gary D. Norton and Tammy L. Norton includes 759 square feet of right-of-way, along with a Temporary Construction Easement. Compensation for the purchase of the Warranty Deed, Temporary Construction Easement

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and improvements is \$14,700.00 based upon the appraisal prepared by Integra Realty Resources.

The project is being funded under the Surface Transportation Program (STP) with federal funds, and is a joint project between Salt Lake County and West Valley City. Salt Lake County executed the Federal Aid Agreement between the county, UDOT and Federal Highways. West Valley City previously executed an interlocal agreement with Salt Lake County, detailing how matching funds will be shared between the two entities. The city and county are jointly responsible for 6.77% of all project costs, including right of way. The city's portion of the matching funds on the project will be paid to Salt Lake County. The total value of the Warranty Deed and easement for this acquisition being \$14,700.00, the West Valley City share of these easements will be \$995.19.

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 No. 16-96, a Resolution authorizing the City to enter into a Right-Of-Way Contract with Gary D. Norton and Tammy L. Norton and to accept a Warranty Deed and a Temporary Construction Easement for property located at 7191 West Copper Hill Drive (14-34-304-001). Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

ORDINANCE NO. 16-25, AMENDING SECTION 7-14-105 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND PROVISIONS GOVERNING THE CONSTRUCTION OF CERTAIN SINGLE FAMILY DWELLINGS REGARDING BASEMENTS IN SINGLE FAMILY DWELLINGS AND INCREASING THE MINIMUM SIZE OF SINGLE FAMILY DWELLINGS WHERE BASEMENTS ARE NOT CONSTRUCTED

Mayor Bigelow presented proposed Ordinance No. 16-25 that would amend Section 7-14-

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105 of the West Valley City Municipal Code to amend provisions governing the construction of certain single family dwellings regarding basements in single family Dwellings and increasing the minimum size of single family dwellings where basements are not constructed.

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

At the request of the City Council, West Valley City staff is recommending an amendment to Section 7-14-105 of the Zoning Ordinance. If adopted, this Section will increase the minimum size for single family dwellings where basements are not provided. At least a three-quarter basement must be built in order to qualify as a basement.

Last year the City adopted new housing standards with the goal of creating a greater balance of housing choices in the City. These standards included increased minimum home sizes. The Council is concerned that, if a basement is not included, the purpose of the new standards would not be fully met without additional area being added to homes without basements.

The Planning Commission recommended denial because they believed the current standards are sufficient.

Councilmember Lars Nordfelt stated that he feels the current minimum square footage is sufficient and encouraged the Council to deny this application.

Councilmember Steve Buhler disagreed and indicated that the City Council is trying to better the type of home being constructed in the City and he feels approving this application will help the Council reach that goal.

Mayor Bigelow stated that he attended the Westshire Community Breakfast and he received positive response from that neighborhood regarding new zoning and building standards.

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 No. 16-25, an ordinance amending Section 7-14-105 of the West Valley City Municipal Code to amend provisions governing the construction of certain single family dwellings regarding basements in single family Dwellings and increasing the minimum size of single family dwellings where basements are not constructed. Councilmember Lang seconded the motion.

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A roll call vote was taken:

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

Majority.

ORDINANCE NO. 16-26, AMENDING SECTION 7-14-105 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND PROVISIONS GOVERNING THE CONSTRUCTION OF CERTAIN SINGLE FAMILY DWELLINGS REGARDING EXEMPTING PROPERTIES UNDER CERTAIN INSTANCES FROM THE LATEST SINGLE FAMILY DWELLING STANDARDS

Mayor Bigelow presented proposed Ordinance No. 16-26 that would amend Section 7-14-105 of the West Valley City Municipal Code to amend provisions governing the construction of certain single family dwellings regarding exempting properties under certain instances from the latest single family dwelling standards.

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

West Valley City staff is recommending an amendment to Section 7-14-105 of the Zoning Ordinance. If adopted, this Section will exempt homes from the latest single family dwelling standards in the following situations:

1. A home built to replace a home built prior to April 15, 2015 when that home is demolished and rebuilt on the same lot.
2. A home built on a vacant, legal parcel zoned for single family dwellings that was in existence prior to April 15, 2015 and where no development agreement is currently applicable to the property.
3. A home built on a legal and developed single family dwelling lot under one acre in existence prior to April 15, 2015 that is large enough to be subdivided to create no more than one new lot.

Homes built under the situations listed above would be able to have reduced area and a 2 car garage.

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The City Council directed staff to prepare an ordinance revision that specifically addressed the first situation listed in the proposed ordinance. The Council also asked staff to propose other exceptions that may be appropriate given our experience working with people over the counter.

For the second exception, staff estimates that there are approximately 130 parcels that would qualify for this exception.

Councilmember Steve Buhler stated that the first proposed exception could affect many lots if the home is torn down and rebuilt. He indicated that this would allow a gradual improvement in neighborhoods.

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 proposed Ordinance No. 16-26, an ordinance amending Section 7-14-105 of the West Valley City Municipal Code to amend provisions governing the construction of certain single family dwellings regarding exempting properties under certain instances from the latest single family dwelling standards. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
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 all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, JUNE 14, 2016, WAS ADJOURNED AT 6:57 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, June 14, 2016.

DeAnn Varney
Deputy City Recorder