

MINUTES OF COUNCIL REGULAR MEETING – SEPTEMBER 20, 2016

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, SEPTEMBER 20, 2016, 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
Lars Nordfelt, Councilmember At-Large
Don Christensen, 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
Steve Sandquist, Acting Police Chief
John Evans, Fire Chief
Russell Willardson, Public Works Director
Layne Morris, CPD
Kevin Astill, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Russ Bailey, Public Works Department
Steve Lehman, CED

OPENING CEREMONY

Karen Lang conducted the Opening Ceremony. She requested 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. 881 in attendance at the meeting to complete requirements for the Citizenship in the Community merit badges.

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APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 13, 2016

The Council considered the Minutes of the Regular Meeting held September 13, 2016. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Regular Meeting held September 13, 2016. Councilmember Christensen seconded the motion.

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

COMMENT PERIOD

A. PUBLIC COMMENTS

Robert Erickson, 2559 S Derby Street, expressed concern about the lack of sidewalks in his neighborhood. He stated that tragedies often have to occur to make changes happen and encouraged the City to think proactively. Mr. Erikson described several dangerous situations he witnesses in his Chesterfield neighborhood and proposed solutions to the problem.

Gina Hovet, 1601 W Southgate Avenue, stated that she concurs with the previous speaker and feels sidewalks need to be installed in Chesterfield as soon as possible. She indicated that she has children who attend American Preparatory Academy and she would request that the appropriate sidewalk be installed at the safest location in the neighborhood. Ms. Hovet discussed various dangers in the neighborhood including the sun blocking drivers' views, winter hazards, etc.

Laura Leavitt, 9790 Evenson Street in South Jordan, stated that she is a teacher at American Preparatory Academy and agrees that sidewalks need to be installed in the Chesterfield neighborhood. She encouraged that the sidewalk be installed in the safest location for the students which she feels is the north side of the road. She stated that this would be the most beneficial and safest route for students. Ms. Leavitt thanked the City for their work in this community and for their support of American Preparatory Academy.

B. CITY MANAGER COMMENTS

City Manager, Wayne Pyle, stated that the City is in favor of sidewalk installments in Chesterfield but there is currently no money available to fund this project. Mr. Pyle stated that this is a million dollar project and indicated that staff is working to get grants, etc. to fund this but this type of project often takes significant time to happen. He indicated that there are many ways of getting funding and the City is open to working and communicating with various groups to make it happen as soon as possible.

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C. CITY COUNCIL COMMENTS

Don Christensen stated that sidewalks are difficult to acquire and he has been waiting for them to be installed in his neighborhood as well.

Tom Huynh thanked the community for attending and stated that he lives in Chesterfield and is aware of the issues regarding sidewalks for students attending American Preparatory Academy. He indicated that he hopes the community and the City can continue to work together to make this project happen.

Mayor Bigelow stated that the City may want to look at doing the sidewalk project in phases to ensure that it happens.

City Manager, Wayne Pyle, stated that special improvement projects, where residents contribute money to the cause, is a possibility. He indicated that this is often difficult to gain a consensus among a neighborhood though. Mr. Pyle added that this project is high priority, it's just a matter of finding funding.

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-13-2016, FILED BY ADAM NASH, REQUESTING FINAL PLAT APPROVAL FOR THE SUNRISE ACRES SUBDIVISION LOCATED AT 3320 SOUTH 6535 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled September 20, 2016, in order for the City Council to hear and consider public comments regarding Application No. S-13-2016, filed by Adam Nash, requesting Final Plat Approval for the Sunrise Acres Subdivision located at 3320 South 6535 West.

Mayor Bigelow presented proposed Ordinance 16-43 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:

Adam Nash is requesting final subdivision approval for the Sunrise Acres Subdivision. This subdivision will also amend lot 3 of the Bangerter Acres Subdivision. The subject property was rezoned in May 2016 from the A zone to the RE zone. A development agreement was reviewed and approved as part of the rezone process.

The Sunrise Acres Subdivision consists of 12 new lots and 1 existing lot on 5.7 acres. This equates to an overall density of 2.6 units per acre. Lot sizes range from 12,125 square feet to 18,090 square feet. The average lot size has been calculated at 15,660 square feet.

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As mentioned previously, this property was involved in a rezone effort in May 2016. A development agreement was reviewed and approved by the City Council. The applicant indicated they would simply follow the City's single family home standards. For reference, these standards are summarized below:

- Minimum rambler size: 2,000 square feet
- Minimum multi-level size: 3,000 square feet
- Minimum garage size: 3 car (2 car allowed in certain instances)
- Exterior materials allowed: brick, stone and fiber cement siding
- Further material restrictions: fiber cement siding limited to 75% of the exterior façade.
- Minimum roof pitch: 6/12
- Architectural shingles required

Access to the subdivision will be gained from the Sharal Park Subdivision to the north. The subdivision will consist of 2 cul-de-sacs and will have no other outlets. As staff reviewed the project site in relation to surrounding properties, it was determined that this design would work. Property to the south would have access via a stub street from the Celebration subdivision to the west, and property to the east has multiple access points along 6400 West.

The developer has submitted a soils report. Ground water was not encountered to a depth of 42 feet. Therefore, there will be no restriction on basement depths as far as the City is concerned. There are other recommendations in the report regarding compaction etc., that should be followed however.

Mayor Bigelow opened the public hearing.

Adam Nash, the applicant, stated that he is looking forward to constructing a nice subdivision in the City.

Mayor Bigelow closed the public hearing.

ACTION: ORDINANCE NO. 16-43, APPROVE THE AMENDMENT TO LOT 3 OF THE BANGERTER ACRES SUBDIVISION

The City Council previously held a public hearing regarding proposed ordinance 16-43 that would approve the amendment to Lot 3 of the Bangerter Acres Subdivision.

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 16-43.

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Councilmember Vincent seconded the motion.

A roll call vote was taken:

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

Unanimous.

ORDINANCE NO. 16-44, AMEND SECTION 16-6-101 OF TITLE 16 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ADOPT THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE PUBLISHED BY THE INTERNATIONAL CODE COUNCIL

Mayor Bigelow discussed proposed Ordinance No. 16-44 that would amend Section 16-6-101 of Title 16 of the West Valley City Municipal Code to adopt the 2015 Edition of the International Fire Code published by the International Code Council.

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

This ordinance amends Title 16 of the West Valley City Code to adopt the 2015 edition of the IFC, including the International Fire Code Standards, as recommended by the International Code Council and the International Conference of Building Officials, and the State of Utah's Fire Marshal. The ordinance specifically adopts Appendix B, Fire-Flow Requirements for Buildings, Appendix C, Fire Hydrant Locations and Distribution, and Appendix D, Fire Apparatus Access Roads, as required by the IFC. Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

Every four years the International Code Council issues a new and updated edition of the IFC. The 2015 edition of the IFC was adopted by the State of Utah and became effective on July 1, 2016.

Councilmember Vincent stated that the greatest change is regarding CO Detectors in the code. Mayor Bigelow requested that other major changes be relayed to him as well.

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 Ordinance No. 16-44.

Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 16-158, AUTHORIZE THE CITY TO ENTER INTO AN AGREEMENT WITH THE HAMM CONSULTING GROUP, L.L.C. FOR REPRESENTATION IN WASHINGTON, D.C. FOR THE THREE YEAR PERIOD COMMENCING JULY 1, 2016 AND ENDING JUNE 30, 2019

Mayor Bigelow discussed proposed Resolution No. 16-158 that would authorize the City to enter into an agreement with the Hamm Consulting Group, L.L.C. for representation in Washington, D.C. for the three year period commencing July 1, 2016 and ending June 30, 2019.

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

In exchange for the services to be provided by The Hamm Consulting Group, the City will pay The Hamm Consulting Group \$64,000 for each year of the agreement, payable in monthly installments.

Ron Hamm of The Hamm Consulting Group has represented the City in Washington, D.C., for the past three years, and prior to that, was the City's representative with the Ferguson group. He is well versed regarding the City's needs and able to provide consulting and lobby services. The Hamm Consulting Group will help the City attain numerous goals and objectives and maintain an aggressive federal agenda. This Agreement is for the three-year period commencing July 1, 2016 and ending June 30, 2019, with a 30-day termination clause.

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 Huynh moved to approve Resolution No. 16-158.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 16-159, AUTHORIZE AN AGREEMENT WITH DLS CONSULTING, INC. FOR PROFESSIONAL SERVICES

Mayor Bigelow discussed proposed Resolution No. 16-159 that would authorize an agreement with DLS Consulting, Inc. for professional services.

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

In exchange for payment by West Valley City of \$80,000, DLS will provide the City with the professional services described below.

Dave Stewart has represented West Valley City for several years at the State legislature. His representation has resulted in the receipt of significant appropriation and has provided the City with protection from regulations that may have been detrimental. Dave Stewart has exceptional knowledge of the City and its needs and is able to represent the City effectively.

DLS will provide the City with professional services by interacting with other governmental agencies, including lobbying the Utah Legislature on issues important to the City. This agreement runs through the 2017 fiscal year with a 90-day termination provision

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. 16-159.

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Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 16-160, APPROVE THE PURCHASE OF THREE (3) VEHICLES FROM THE LIGHT VEHICLE REPLACEMENT LIST FROM TONY DIVINO TOYOTA

Mayor Bigelow discussed proposed Resolution No. 16-160 that would approve the purchase of three (3) vehicles from the Light Vehicle Replacement List from Tony Divino Toyota.

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

The City has selected Tony Divino Toyota as the supplier of three (3) vehicles. Tony Divino Toyota has the State contract (AR1729.)

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
3	Toyota Camry Hybrid	\$23,418.00
	TOTAL	\$70,254.00

Following are the vehicles being replaced:

ICN #	Mileage	Year	Make	Model
711289	96000	2009	Toyota	Camry
711290	99000	2009	Toyota	Camry
711292	98000	2009	Toyota	Camry

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 No. 16-160.

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Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 16-161, APPROVE THE PURCHASE OF TWENTY NINE (29) VEHICLES FROM THE LIGHT VEHICLE REPLACEMENT LIST FROM KEN GARFF FORD

Mayor Bigelow discussed proposed Resolution No. 16-161 that would approve the purchase of twenty nine (29) vehicles from the Light Vehicle Replacement List from Ken Garff Ford.

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

The City has selected Ken Garff Ford as the supplier of twenty nine (29) vehicles. Ken Garff Ford has the State contract (AR1940)

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
18	Ford Police Interceptor Sedan	\$24,700.00
2	Ford F-150 Super Cab 6 ½ Bed	\$28,071.00
2	Ford F-150 Super Cab 8 Bed	\$28,931.00
2	Ford F-150 Super Crew Cab 6 ½ Bed	\$31,000.00
1	Ecscape	\$23,588.00
1	F-350 Cab Chassis SRW	\$30,465.00
1	F-550 Cab Chassis DRW	\$40,181.00
2	Explorer	\$28,858.00
	TOTAL	\$772,554.00

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

Councilmember Vincent moved to approve Resolution No. 16-161.

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Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION NO. 16-162, AUTHORIZE THE EXECUTION AND RECORDING OF A DELAY AGREEMENT BETWEEN WEST VALLEY CITY AND SAGE HILL INDUSTRIAL PARK, LLC FOR PROPERTY LOCATED AT 6173-6183 WEST U-201 HIGHWAY

Mayor Bigelow discussed proposed Resolution No. 16-162 that would authorize the execution and recording of a Delay Agreement between West Valley City and Sage Hill Industrial Park, LLC for property located at 6173-6183 West U-201 Highway.

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

On July 27, 2016, a building permit application was submitted for a tenant improvement for Godfrey Trucking. The estimated construction costs for this project totaled approximately \$150,000. The property has frontage along UT Highway 201, which is listed as one of West Valley City’s High Image arterials. These frontages have specific landscaping requirements set forth in chapter 7-13 of the West Valley City Municipal Code. These requirements take effect when any substantial modification to an existing site or structure in which the estimated construction cost exceeds \$50,000. These standards require a 20’ bermed landscaped area be constructed between the right-of-way and parking area with one tree every 30’.

This property is located in the UDOT notice area for the Mountain View Corridor project. UDOT has identified a conflict because this portion of the frontage road may be reconfigured. Therefore, their recommendation was to delay the improvements until the corridor project is completed. Staff supports this recommendation and has outlined the following delay agreement.

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The final construction documents are not complete at this time therefore, staff recommends that upon completion of the widening project there shall be 20' of landscaping installed south of the new right-of-way.

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 No. 16-162.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mr. Christensen	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, SEPTEMBER 20, 2016, WAS ADJOURNED AT 7:08 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, September 20, 2016.

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Nichole Camac
City Recorder