

MINUTES OF COUNCIL REGULAR MEETING – APRIL 26, 2016

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, APRIL 26, 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
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
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
Jason Erikson, Parks and Recreation Department

OPENING CEREMONY

Councilmember Lars Nordfelt conducted the Opening Ceremony and asked members of the City Council, City staff, and the audience to rise and recite the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES OF REGULAR MEETING HELD APRIL 12, 2016

The Council read and considered Minutes of the Regular Meeting held April 12, 2016. There were no changes, corrections or deletions.

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Councilmember Christensen moved to approve the Minutes of the Regular Meeting held April 12, 2016. Councilmember Huynh seconded the motion.

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

PROCLAMATION DECLARING THE LAST FRIDAY OF APRIL AS ARBOR DAY IN WEST VALLEY CITY

Councilmember Vincent read a proclamation declaring the last Friday of April as Arbor Day in West Valley City.

COMMENT PERIOD

Upon inquiry by Mayor Bigelow there was no one who desired to address the City Council during the comment period.

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-7-2016 FILED BY KEN KELTER REQUESTING APPROVAL TO AMEND THE LANDING CONDOMINIUMS LOCATED AT 2780 SOUTH 5600 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled April 26, 2016, in order for the City Council to hear and consider public comments regarding Application No. S-7-2016 filed by Ken Kelter requesting approval to amend the Landing Condominiums located at 2780 South 5600 West.

Mayor Bigelow presented proposed Ordinance No. 16-16 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:

The subject property was located at 2780 South 5600 West and was immediately south of the Workforce Services building. The property was presently being used for medical and retail uses in the C-2 zone.

The applicant had proposed to amend the existing condominium plat by formally platting the convertible land into a new building pad. The definition of a condominium was the ownership of a single unit in a multiunit project, together with an undivided interest in the common areas and facilities of the property.

The Landing Condominium plat had been recorded in May of 2011. As part of that plat, a portion had been designated as convertible land, meaning it would develop at a later tie. Under provisions of the Utah Condominium Act, the applicant had five years to convert this space. As May 2016 would be the five- year mark, the applicant was proposing to utilize the convertible land.

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All exterior parking spaces, landscaping and common areas were held in common ownership. The applicant had submitted an updated and amended declaration and CCRs that would address the convertible land space. The existing site received conditional use approval from the City in 2005. The site plan approved for the property had not changed from its original approval. Parking, landscaping and building improvements were in good condition.

Mayor Bigelow opened the public hearing.

Ken Kelter, applicant, addressed the City Council. Mr. Kelter stated the Landing Condominium Association had three existing buildings in addition to this vacant piece of property. He explained this would be the fourth and final building and that its elevation was similar to the others, and there was sufficient parking.

Councilmember Vincent commented that providing a connection from the property to the south would be beneficial.

Mr. Kelter stated that the property owner to the south had no interest in this previously so there was dual access to the rear of each property that led into the Balmorals Townhomes in order to provide connectivity.

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

ACTION: ORDINANCE NO. 16-16, AN ORDINANCE APPROVING THE AMENDMENT OF THE LANDING CONDOMINIUMS IN WEST VALLEY CITY

The City Council previously held a public hearing regarding Application No. S-7-2016 and proposed Ordinance No. 16-16 that would approve the Amendment of the Landing Condominiums in West Valley City.

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 Application No. S-7-2016 filed by Ken Kelter and Ordinance No. 16-16, an Ordinance approving the Amendment of the Landing Condominiums in West Valley City. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes

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Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

RESOLUTION NO. 16-64, APPROVING THE PURCHASE OF A WATER LINE CONNECTION AND CAPITAL IMPROVEMENTS FROM THE GRANGER-HUNTER IMPROVEMENT DISTRICT FOR THE WEST VALLEY SKATE PARK

Mayor Bigelow presented proposed Resolution No. 16-64 that would approve the purchase of a water line connection and capital improvements from the Granger-Hunter Improvement District, in the amount of \$146,123.19, for the West Valley Skate Park.

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

With the construction of the skate park and surrounding landscape areas, a water connection would be required for the project. Granger-Hunter Improvement District had a fixed schedule of fees in place for water meters and associated capital improvement costs. The cost for the water meter and capital improvements necessary for the project would be in the amount of \$146,123.19.

Connecting to existing water systems in Centennial Park would not be sufficient to water the newly constructed landscape areas around the Skate Park, and would overburden the current system. Granger-Hunter Improvement District directed the water line for the Skate Park to be connected on the west side of 5600 West to an existing water line under 5600 West. This would provide water for the Skate Park project and for future development of the former wetland area. The City would not need to pay the cost of installing a new water line under 5600 West but would be assessed for a meter and capital improvement costs. Installation of the meter would be done by the skate park contractor and was included as part of the project price.

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. 16-64, a Resolution Approving the Purchase of a Water Line Connection and Capital Improvements from the Granger-Hunter Improvement District for the West Valley Skate Park. Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

APPLICATION NO. S-4-2016 FILED BY ANDY HUBBARD, REPRESENTING GREAT BASIN ENGINEERING, REQUESTING FINAL PLAT APPROVAL FOR FMC WEST VALLEY SUBDIVISION LOCATED AT 4101 WEST PIONEER PARKWAY

Mayor Bigelow presented Application No. S-4-2016 filed by Andy Hubbard, representing Great Basin Engineering, requesting final plat approval for FMC West Valley Subdivision located at 4101 West Pioneer Parkway.

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

The purpose of the proposed subdivision would be to create two lots within an existing parking lot. The location of the new FMC building would be on Lot 1 located in the northeast corner of the parking lot. Lot 1 would comprise 20,000 square feet that was required in the C-2 zone. Lot 2 would contain approximately 117,000 square feet and would remain a parking lot for the foreseeable future.

Access to the subdivision would be gained from Pioneer Parkway. Access in and through the two lots would be achieved by interior drive aisles. Recorded access easements would need to be recorded along with the subdivision plat. In addition to the access easements, drainage easements would also exist to accommodate storm water.

The Planning Commission had approved a conditional use application for the new building. The subdivision plat would simply provide the mechanism to divide the property as required by the applicant. The subdivision plat would contain easements and other information applicable to the division of property to ensure the site could develop in accordance with City ordinances.

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 Christensen moved to approve Application No. S-4-2016 filed by Andy Hubbard, representing Great Basin Engineering, and give final plat approval for FMC West Valley Subdivision located at 4101 West Pioneer Parkway. 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.

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, APRIL 26, 2016, WAS ADJOURNED AT 6:43 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, April 26, 2016.

Nichole Camac
City Recorder