

**MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 4, 2016**

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, OCTOBER 4, 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  
Steve Vincent, Councilmember District 4

ABSENT:

Karen Lang, Councilmember District 3

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  
Russell Willardson, Public Works Director  
Layne Morris, CPD  
Kevin Astill, Parks and Recreation Director  
Sam Johnson, Strategic Communications Director  
Jake Arslanian, Public Works Department  
Mark Nord, CED  
John Springmeyer, CED  
Freyja Johnson, CED  
Jeff Jackson, CED  
Margo Hoyt, CED  
Nancy Day, Parks and Recreation  
Chad George, Parks and Recreation  
Steve Lehman, CED  
Kevin Conde, Administration

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### **OPENING CEREMONY**

Don Christensen conducted the Opening Ceremony. He displayed a video on YouTube that discussed the importance of the Pledge of Allegiance and the meaning behind each verse. He requested members of the City Council, City staff, and the audience to rise and recite the Pledge of Allegiance.

### **APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 27, 2016**

The Council considered the Minutes of the Regular Meeting held September 27, 2016. There were no changes, corrections or deletions.

Councilmember Buhler moved to approve the Minutes of the Regular Meeting held September 27, 2016. Councilmember Vincent seconded the motion.

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

### **EMPLOYEE OF THE MONTH AWARD, OCTOBER 2016- NANCY DAY, PARKS AND RECREATION DEPARTMENT**

Ron Bigelow read the nomination of Nancy Day, Parks and Recreation, who received Employee of the Month for October 2016. Ms. Day was nominated by Kevin Astill, Jamie Young, Clint Burnham, and Chad George.

The nomination reads as follows:

It is well known that Nancy Day is a dedicated, detailed, focused, organized, professional who loves her job and always gives it everything she has. Nothing is ever second rate. She is always “ALL IN” on any project. Nancy has worked for West Valley City for over 17 years and has never been Employee of the Month which is unbelievable, she is a rockstar.

Recently Nancy secured West Valley City as a stopping Point for “The Wall That Heals.” The Wall is a one half size replica of the Vietnam War Memorial in Washington DC near the Lincoln Memorial. Many Persons and Families were affected by the Vietnam war and have had no opportunity to see the Monument in the Nation’s Capital. Nancy knew this and had a desire to bring it to West Valley. And she did, in a big way.

Nancy spent several months organizing and gathering information. She put together a comprehensive plan and strategy making sure no detail would be passed over. One of the first items was to put together a team and Committee to oversee each aspect of the project. Even at that, she would think through every aspect in depth and review them again and again. From the grand escort of Police and

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Patriot Rider motorcycles, passing through a large part of the County arriving at Centennial Park through an entrance of an American Flag hung from two Ladder Fire Trucks from West Valley and South Salt Lake to ensuring volunteers were actually fulfilling their four-hour assignments at the wall, Nancy was there, checking and double checking.

Coordinating the arrival of the wall, where to park the truck, where to set up tents, where to get power, getting enough help to set up the wall, ensuring there was security, preparing a program, decorating for a program, assembling the speakers, setting up chairs, getting the word out, assuring the press would cover it, getting volunteers signed up, providing volunteer shirts, keeping the volunteers happy, getting people to stay through the night as the wall was open 24 hours, providing sufficient parking, providing for those who couldn't easily move about on the grass, putting together a closing ceremony, assembling a crew to take down the wall and pack it up, final clean-up of the area. It was all planned in detail and came off beyond expectations. It impressed and touched the lives of many people.

The crew traveling with the Vietnam Veterans Memorial Wall were impressed and want to use West Valley City as the model of how the whole event is to be handled.

This event highlighted the heart, soul and goodness of West Valley City

Additionally, Nancy is solely responsible for implementing a Veteran's Day program for the City, the first of which was held in 2014. Nancy's commitment to the City and Community is shown by her active participation on the Risk Committee, the CDBG Committee, the Westfest Committee, Countless Earth Day & Health and Safety Fair booth hostess, Granger High Community Council, implemented the free SPARK Program (summertime play, arts and rec for kids) and many others too vast to list. Nancy is well respected by her subordinates, colleagues and Parks & Recreation professionals alike. Nancy has been on the URPA (Utah Recreation and Park Association) board of directors several times, most recently elected as the President. She has presented numerous times at conferences and is always looked upon as a leader and mentor in the field of Parks & Recreation.

For these and many other reasons, Nancy should be the "Employee of The Month."

### **DIVISION OF THE QUARTER AWARD- REDEVELOPMENT AGENCY, COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

Don Christensen read the nomination of the Economic Development Division who received Division of the Quarter. The Economic Development Division was nominated by Nicole Cottle.

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The nomination reads as follows:

The Economic Development Division of the Community and Economic Development Department is the gas in the City's engine. This Division is responsible for maintaining and increasing the various revenue streams that allow the City to function. Additionally, they are responsible for maintaining and increasing employment opportunities, securing and assisting small business, development in the City's 17 redevelopment areas and generally making the City look good to those outside of the City who are seeking to do business here. Recently, this division closed three substantial deals which will result in a net increase of over \$3Million square feet of new development and 6000 new jobs. Additionally, they meet with and assist over 100 existing businesses in the city each quarter. These visits result in retention of the healthy and substantial businesses that exist in the City. These successes are accomplished utilizing the unique relationships and talents that the members of this team possess.

The members of this division represent so much more than just numbers. They are well recognized members of their professions and are experts at facilitating what to others might seem impossible. West Valley City is well known across the region as a City that knows how to do economic development that is because of the exceptional talent and level of care exhibited by these team members. The continued health of the City is in good hands with Mark Nord, Jeff Jackson, Frejya Johnson, and Jonathan Springmeyer. This is truly a "dream team" and for that I nominate the Economic Development Division of West Valley City.

The members of this Division can routinely be found at all hours of the day and night assisting economic development clients, entertaining potential business recruits, showing off the City and touting the City to anyone who will listen. Because of the charismatic nature of each of these individuals, the true nature of West Valley City has become known to many outside of the City. The members of this division are essentially on the job 24 hours a day 7 days per week and their enthusiasm for the City can be seen and felt.

### COMMENT PERIOD

#### A. PUBLIC COMMENTS

Sheri Biesinger, 3186 Cantwell Street, stated that she is a long term resident of the City and is very excited to see the Skate Park dedication come to fruition. Ms. Biesinger indicated that there are a lot of "at-risk" residents in the City and the Skate Park will fill a much needed niche to help children throughout the community. She thanked the Mayor, Council, Staff, and Josh Schenerman for their efforts.

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Josh Schenerman, 2749 S Lake Street, stated that he would like to thank the Mayor, Council, and Staff for their efforts over the years in getting a Skate Park in West Valley City. He stated that he spent 15 years of his life working with the City to accomplish this goal and he is looking forward to seeing the benefits it has on both the City and the entire valley. Mr. Schenerman stated that the Skate Park will have a huge and positive impact on children throughout the community and he is so appreciative of its completion.

### B. CITY MANAGER COMMENTS

City Manager, Wayne Pyle, had no comments.

### C. CITY COUNCIL COMMENTS

Steve Vincent thanked Josh Schenerman for providing his expertise and working with staff on the construction and design of the Skate Park.

Steve Buhler also thanked Mr. Schenerman for his efforts over the last 15 years. He indicated that he is a great example of a resident working with the City and City Council on accomplishing a goal. Don Christensen agreed.

Mayor Bigelow stated Mr. Schenerman is an example of how one person can make a huge difference.

## **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2016-2017 BUDGET**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled October 4, 2016, in order for the City Council to hear and consider public comments regarding re-opening the FY 2016-2017 Budget.

Mayor Bigelow presented proposed Ordinance 16-45 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:

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City holds public hearings on budget amendments on a quarterly basis each fiscal year.

A Public Notice was posted September 22, 2016 in (the Salt Lake Tribune and the Deseret Morning News) general circulation to the general public. Notice was given that a public hearing is to be held October 4, 2016 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

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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. 16-45, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND THE DISBURSEMENT OF FUNDS**

The City Council previously held a public hearing regarding proposed ordinance 16-45 that would amend the budget of West Valley City for the Fiscal Year beginning July 1, 2016 and ending June 30, 2017 to reflect changes in the budget from increased revenues and the disbursement of funds.

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 ordinance 16-45.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

**PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-23-2016, FILED BY MIKE STEWART, REPRESENTING OAKWOOD HOMES, REQUESTING FINAL PLAT APPROVAL FOR THE VILLAGES AT WESTRIDGE PHASE 1A PUD (AMENDING LOTS 101-108 AND A PORTION OF PARCEL A) ON PROPERTY LOCATED AT 5680 WEST 5345 SOUTH**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled October 4, 2016, in order for the City Council to hear and consider public comments regarding application No. S-23-2016, filed by Mike Stewart, representing Oakwood Homes, requesting final plat approval for the Villages at Westridge Phase 1A PUD (amending lots 101-108 and a portion of parcel A) on property located at 5680 West 5345 South.

Mayor Bigelow presented proposed Ordinance 16-46 related to the proposal to be considered by the City Council subsequent to the public hearing.

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The City Council had previously received written information as follows:

The Villages at Westridge is a planned community consisting of 150 residential town home units and two commercial pad sites sitting on approximately 17 acres. The project received preliminary approval in July 2011 and final plat approval for the first phase in September 2012. In September 2013, Henry Walker Homes submitted phase 2 which is under construction and located north of phase 1.

Some time ago, Oakwood Homes purchased the undeveloped portion of this development from Henry Walker Homes. After acquiring the project, they learned that the product type constructed in phase 1 was not successful for a variety of reasons. They learned that that floor plans were not desirable, square footage was small, and that some units only had a single car garage. Realizing that these items were keeping potential buyers at bay, they decided to request a change to the development agreement.

In July 2016, the City Council reviewed a change to the development agreement. This change will affect the remaining vacant property to the south and west of the existing courtyard homes. The Council approved the changes based on the following:

- 5 fewer units
- All units will have a two car garage
- Unit sizes are larger
- All units will have basements.

With the amended development agreement in place, the developer is ready to move forward with the first phase being called Phase 1A amending lots 101-108 of the original phase 1 plat.

This phase of the project will amend lots 101-108 and portions of Parcel A, which will be used in the future as open space. Oakwood Homes believes that bringing this product line to market will bring attention to this phase of the Villages at Westridge. In addition to the mansion homes currently under construction, the developer believes this will improve their ability to market this project to a broad spectrum of potential residents

Housing for this phase of the development will be 4 to 7 plex town homes. These units will be constructed of stone, fiber cement siding and stucco as allowed in the development agreement. There is an abundance of relief and building movement in the new architecture. Each unit has a covered

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porch, various pop-outs and differing roof pitch. Proposed square footage is encouraging and is larger than the original courtyard homes. Square footage ranges from 1420 to 1588 square feet.

The general parking requirement for all residential development in the City is 2 spaces per unit. In this development, all residential units will have a 2-car garage for parking. In addition, all units will have a driveway to accommodate additional guest or family parking.

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. 16-46, APPROVE THE AMENDMENT TO LOTS 101-108 AND A PORTION OF PARCEL A OF THE VILLAGES AT WESTRIDGE PHASE 1 PUD**

The City Council previously held a public hearing regarding proposed ordinance 16-46 that would approve the amendment to lots 101-108 and a portion of parcel A of the Villages at Westridge Phase 1 PUD.

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

Councilmember Huynh moved to approve ordinance 16-46.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

**PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-21-2016, FILED BY WEST VALLEY CITY, REQUESTING FINAL SUBDIVISION APPROVAL FOR THE FAIRBOURNE STATION PHASE 3 SUBDIVISION LOCATED AT 2970 WEST 3500 SOUTH**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled October 4, 2016, in order for the City Council to hear and consider public comments regarding application No. S-21-2016, filed by West Valley City,

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requesting final subdivision approval for the Fairbourne Station Phase 3 Subdivision located at 2970 West 3500 South.

Mayor Bigelow presented proposed Ordinance 16-47 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:

West Valley City is requesting final plat approval for the Fairbourne Station Phase 3 Subdivision. This subdivision will also vacate and amend lots 15-18 of Holmberg Subdivision, lots 8A-11 of Lehman Subdivision and will amend and extend Parcel C of the Fairbourne Station Phase 1 Subdivision, and Parcel B of Fairbourne Station Phase 2 Subdivision. A number of public utility easements will also be vacated as well.

The proposed subdivision is being requested in order to establish a new lot for a future residential development. The subdivision will dedicate a portion of 3030 West similar to what was done on the west end of Fairbourne Station Phase 2. Parcel A will be created as a result of the street dedication. This parcel will remain in City ownership and will be landscaped in conjunction with the parcel to the north.

Prior to this application, the City Council approved the vacation of both Holmberg Street and Leon Avenue. This plat will vacate various lots and public utility easements platted as part of the Holmberg and Lehman Subdivisions.

The plat contains 1 lot and 1 parcel. Lot 301 will allow for the development of a future residential use. The subdivision plat will also dedicate a small area along the north side of Lehman Avenue to establish the full right-of-way width for this street.

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. 16-47, APPROVE THE AMENDMENT OF PARCEL B FAIRBOURNE STATION PH. 2, PARCEL C FAIRBOURNE STATION PH. 1, THE VACATION OF LOTS 15-18 HOLMBERG SUBDIVISION, AND LOTS 8A-11 LEHMAN SUBDIVISION ALONG WITH ALL PUBLIC UTILITY EASEMENTS RECORDED AS PART OF THOSE LOTS**

The City Council previously held a public hearing regarding proposed ordinance 16-47 that would approve the amendment of Parcel B Fairbourne Station Ph. 2, Parcel C Fairbourne Station Ph. 1, the vacation of lots 15-18 Holmberg Subdivision, and lots 8A-11 Lehman Subdivision along with all public utility easements recorded as part of those lots.

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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 ordinance 16-47.

Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

Unanimous.

**RESOLUTION NO. 16-164, AWARD A CONTRACT TO B. JACKSON CONSTRUCTION FOR THE 2320 SOUTH JORDAN RIVER ACCESS PROJECT**

Mayor Bigelow discussed proposed Resolution No. 16-164 that would award a contract to B. Jackson Construction for the 2320 South Jordan River Access Project.

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

Bids were opened for the project on September 13, 2016. A total of two (2) bids were received. The lowest responsible bidder was B. Jackson Construction.

The city was awarded \$50,000 through the Jordan River Commission to improve access to the Jordan River at 2320 South. The project includes the installation of signs, street lights and sidewalk improvements to improve the pedestrian connection between the Light Rail station on 1070 West and the Jordan River.

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 Resolution No. 16-164.

Councilmember Vincent seconded the motion.

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A roll call vote was taken:

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

Unanimous.

**CONSIDER APPLICATION NO. S-22-2016, FILED BY KEN MILNE, REQUESTING FINAL PLAT APPROVAL FOR THE NEWTON FARM SUBDIVISION LOCATED AT 3670 SOUTH 6400 WEST**

Mayor Bigelow discussed application No. S-22-2016, filed by Ken Milne, requesting final plat approval for the Newton Farm Subdivision located at 3670 South 6400 West.

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

Mr. Ken Milne, is requesting final plat approval for the Newton Farm Subdivision. The subject property is located at approximately 3670 South 6400 West. The property was recently rezoned from the A zone to the RE Zone and received preliminary plat approval in June 2016. As part of the rezone, a development agreement was approved by the City Council.

The subdivision will consist of 61 lots on approximately 27 acres. This equates to an overall density of 2.25 units per acre. Lot sizes range from 12,609 square feet to 21,900 square feet. The average lot size in the subdivision has been calculated at 15,545 square feet.

Access to the subdivision will be gained from existing stub streets in the Clearstone Estates Subdivisions to the south, 6400 West, and from the Highland Meadows No. 6 Subdivision to the north. The developer has provided a stub street to the west as well. A decision to terminate 6655 West was made by the City's Administration based on direction from the City Council. However, in doing so, the developer will need to submit a future application to vacate said street and install road improvements along Fuelner Court.

All roads will be constructed to the City's current standard of 54 feet. The developer has been coordinating the installation of his infrastructure with the Clearstone Estates developer to ensure that these improvements take place simultaneously. This will lessen the need for both developers to install and/or remove various improvements that are contiguous to each other's development.

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The applicant has submitted a soils report. Nine test pits were installed across the project area ranging in depth up to 10 feet. Ground water was not encountered in any of the test pits thus allowing basements in all dwellings.

The subdivision is located adjacent to agricultural properties along the west and south boundary. City ordinance will require that a 6-foot chain link fence be installed in these locations. In addition, a note will need to be placed on the plat identifying these areas as properties in agricultural use, and may be subject to sights, sounds and odors common to this type of use.

The general plan designates this area for a potential park. As part of the rezone application, the developer committed an area approximately 1.1 acres in size for this purpose. The park is located in a somewhat central location to lots within the subdivision. The developer will dedicate the land, and the City will install the park improvements.

Steve Vincent stated this is an exciting time for the City and he is looking forward to this nice neighborhood being constructed. Steve Buhler agreed and thanked the Newton family for their work.

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 Application No. S-22-2016.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	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.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, OCTOBER 4, 2016, WAS ADJOURNED AT 7:12 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, October 4, 2016.

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Nichole Camac  
City Recorder