

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 20, 2016

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, DECEMBER 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
Lee Russo, Police Chief
John Evans, Fire Chief
Layne Morris, CPD Director
Kevin Astill, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department

OPENING CEREMONY

Tom Huynh conducted the Opening Ceremony. 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 DECEMBER 6, 2016

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

Councilmember Nordfelt moved to approve the Minutes of the Regular Meeting held December 13, 2016. Councilmember Huynh seconded the motion.

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

COMMENT PERIOD

A. PUBLIC COMMENTS

Mike Markham stated that he doesn't feel having a large RV in a driveway should be allowed in the front yard. He indicated that restricting these will improve the appearance of the community and added that neighbors shouldn't be forced to enjoy other residents' toys.

B. CITY MANAGER COMMENTS

City Manager, Wayne Pyle, had no comments.

C. CITY COUNCIL COMMENTS

Mayor Bigelow stated that items cannot impede on public sidewalks. He stated that he would be concerned if large vehicles obstruct the line of sight for drivers as well and cause safety issues.

ORDINANCE NO. 16-55, AMEND SECTION 1-2-102 OF THE WEST VALLEY CITY MUNICIPAL CODE OUTLINING THE CONSOLIDATED FEE SCHEDULE FOR THE UTAH CULTURAL CELEBRATION CENTER

Mayor Bigelow presented proposed Ordinance No. 16-55 that would amend Section 1-2-102 of the West Valley City Municipal Code outlining the consolidated fee schedule for the Utah Cultural Celebration Center.

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

Staff has completed a market analysis of several venues/facilities which are similar to the Utah Cultural Celebration Center. Based upon occupancy or capacity, square footage and other considerations, rental rates and how equipment is rented have been updated. The new rates, including when discounts apply, are attached to this resolution for consideration by the City Council.

Rental rates and fees for the use of the Utah Cultural Celebration Center have not changed since 2008. While there are no significant changes requested a new standard of \$.25 cents per square foot will now be applied to each room. Please also note that we replaced the two-tier pricing structure with a more streamlined one-tier approach.

Over the years the only real issues dealing with rental of the facilities has to do with consistently applying the discounted price. Obviously some organizations want to use the facility for free, others like the small non-profit organizations can pay some

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portion of the price and therefore want even greater discounts. Some cultural groups want to use the facility to generate revenue for their own use and simply want to only pay a stipend. While we recognize the desire of the City Council to provide subsidized programming for our community, we have been able to use ZAP funds, donations, and grants to at least re-coup some of the cost of maintenance and labor for these programs. While we desire to have some discretion as to when we charge for the use of the center and when we don't, i.e., public funerals, etc., we also desire to firmly put in place these discounts and apply them consistently so that we are not accused of favoring one organization or individual over another.

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 16-55.

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. 16-186, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH DAI MANAGERS, LLC FOR APPROXIMATELY 2.3 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1483 WEST 2320 SOUTH

Mayor Bigelow presented proposed Resolution No. 16-186 that would authorize the City to enter into a Development Agreement with DAI Managers, LLC for approximately 2.3 acres of property located at approximately 1483 West 2320 South.

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

The City approved a zone change and development agreement for this 2.3 acre property to be developed as townhomes back in 2007. DAI Managers, LLC recently approached the City about amending the development agreement to allow for single

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family homes to replace the townhomes. While the proposed development agreement standards do not meet the latest single family home standards, they do exceed the original development agreement standards.

The proposed development agreement contains the following requirements:

1. No more than 19 single family detached homes shall be built on the subject property.
2. All homes shall have a 2-car garage.
3. The minimum above grade, finished size for all homes shall be 1,825 square feet.
4. Building exteriors shall be a combination of hardie plank and brick or stone. No stucco is allowed. A minimum of 20% of the front elevation shall be brick or stone.
5. A tot lot shall be constructed within the common area.
6. An entrance feature shall be provided.
7. All homes shall be built substantially like the elevations depicted in Exhibit C.
8. The open space requirement outlined in the condominium ordinance shall be met.
9. All landscaping shall be installed by the builder and maintained by the homeowner's association.
10. Architectural requirements for street facing side façades.
11. The two homes adjacent to 2320 South shall include rear yard fencing.

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 16-186.

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.

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CONSENT AGENDA:

RESOLUTION NO. 16-187, RATIFY THE CITY MANAGER'S REAPPOINTMENT OF KAREN LANG TO THE WEST VALLEY CITY HOUSING AUTHORITY COMMISSION FOR A TERM COMMENCING JANUARY 1, 2017 AND ENDING DECEMBER 31, 2019

Mayor Bigelow presented proposed Resolution No. 16-187 that would ratify the City Manager's reappointment of Karen Lang to the West Valley City Housing Authority Commission for a term commencing January 1, 2017 and ending December 31, 2019.

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

The West Valley City Housing Authority Commission is composed of seven members, each appointed by the City Manager with the advice and consent of the City Council. Pursuant to Section 9-4-606, Utah Code Annotated 1953, as amended, the City Manager wishes to reappoint Karen Lang to the West Valley City Housing Authority Commission for a term commencing January 1, 2017 and ending on December 31, 2019.

RESOLUTION NO. 16-188, RATIFY THE CITY MANAGER'S APPOINTMENT OF TOM HUYNH TO THE WEST VALLEY CITY HOUSING AUTHORITY COMMISSION FOR A TERM COMMENCING JANUARY 1, 2017 AND ENDING DECEMBER 31, 2019

Mayor Bigelow presented proposed Resolution No. 16-188 that would ratify the City Manager's reappointment of Tom Huynh to the West Valley City Housing Authority Commission for a term commencing January 1, 2017 and ending December 31, 2019.

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

The West Valley City Housing Authority Commission is composed of seven members, each appointed by the City Manager with the advice and consent of the City Council. Pursuant to Section 9-4-606, Utah Code Annotated 1953, as amended, the City Manager wishes to reappoint Tom Huynh to the West Valley City Housing Authority Commission for a term commencing January 1, 2017 and ending on December 31, 2019.

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RESOLUTION NO. 16-189, RATIFY THE CITY MANAGER'S APPOINTMENT OR REAPPOINTMENT OF MEMBERS AND AN EXECUTIVE DIRECTOR OF THE WEST VALLEY CITY CAB EXECUTIVE BOARD

Mayor Bigelow presented proposed Resolution No. 16-189 that would ratify the City Manager's appointment or reappointment of members and an Executive Director of the West Valley City CAB Executive Board.

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

The Resolution ratifies the City Manager's appointment or reappointment of certain individuals as members of the CAB Executive Board for the term as noted on the list attached to the resolution.

The CAB Executive Board consists of 11 members who serve for a term of two years and an Executive Director that serves for one year.

RESOLUTION NO. 16-190, RATIFY THE CITY MANAGER'S APPOINTMENT OR REAPPOINTMENT OF MEMBERS AND A CHAIR OF THE WEST VALLEY CITY UCCC ADVISORY BOARD

Mayor Bigelow presented proposed Resolution No. 16-190 that would ratify the City Manager's appointment or reappointment of members and a Chair of the West Valley City UCCC Advisory Board.

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

The Resolution ratifies the City Manager's appointment or reappointment of certain individuals as members of the UCCC Advisory Board for the term as noted on the list attached to the resolution.

The UCCC Advisory Board consists of 13 members who serve for a term of two years and a chair that serves for one year.

RESOLUTION NO. 16-191, RATIFY THE CITY MANAGER'S APPOINTMENT OR REAPPOINTMENT OF MEMBERS OF THE WEST VALLEY CITY ARTS COUNCIL

Mayor Bigelow presented proposed Resolution No. 16-191 that would ratify the City Manager's appointment or reappointment of members of the West Valley City Arts Council.

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

The Resolution ratifies the City Manager's appointment or reappointment of certain individuals as members of the Arts Council for the term as noted on the list attached to the resolution.

The Arts Council consists of 13 members who serve for a term of two years.

RESOLUTION NO. 16-192, RATIFY THE CITY MANAGER'S APPOINTMENT OR REAPPOINTMENT OF MEMBERS AND A CHAIR OF THE WEST VALLEY CITY HISTORICAL SOCIETY

Mayor Bigelow presented proposed Resolution No. 16-192 that would ratify the City Manager's appointment or reappointment of members and a Chair of the West Valley City Historical Society.

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

The Resolution ratifies the City Manager's appointment or reappointment of certain individuals as members of the Historical Society for the term as noted on the list attached to the resolution.

The Resolution ratifies the City Manager's appointment or reappointment of certain individuals as members of the Historical Society for the term as noted on the list attached to the resolution.

RESOLUTION NO. 16-193, RATIFY THE CITY MANAGER'S APPOINTMENT OR REAPPOINTMENT OF MEMBERS AND A CHAIR OF THE WEST VALLEY CITY SISTER CITY COMMITTEE

Mayor Bigelow presented proposed Resolution No. 16-193 that would ratify the City Manager's appointment or reappointment of members and a Chair of the West Valley City Sister City Committee.

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

The Resolution ratifies the City Manager's appointment or reappointment of certain individuals as members of the Sister City Committee for the term as noted on the list attached to the resolution.

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The Sister City Committee consists of 13 members who serve for a term of two years and a chair that serves for one year.

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

Councilmember Christensen moved to approve all items on the consent agenda (Resolutions 16-187,16-188,16-189,16-190, 16-191, 16-192, and 16-193)

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.

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, DECEMBER 20, 2016, WAS ADJOURNED AT 6:42 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, December 20, 2016.

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Nichole Camac
City Recorder