

MINUTES OF COUNCIL REGULAR MEETING FEBRUARY 23, 2021

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, FEBRUARY 23, 2021, AT 6:30 P.M. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE MEETING WAS HELD ELECTRONICALLY.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

ABSENT:

Tom Huynh, Councilmember District 1

STAFF PRESENT ELECTRONICALLY:

Wayne Pyle, City Manager
Nichole Camac, City Recorder
Nicole Cottle, City Manager
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Scott Buchanan, Acting Police Chief
John Evans, Fire Chief
Russell Willardson, Public Works Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
John Flores, HR Director
Steve Lehman, CED

INSIDE THE CITY VIDEO SERIES

A video providing information about the Fire Department was displayed.

APPROVAL OF MINUTES OF REGULAR MEETING HELD FEBRUARY 16, 2021

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The Council considered the Minutes of the Regular Meeting held February 16, 2021. There were no changes, corrections or deletions.

Councilmember Fitisemanu moved to approve the Minutes of the Regular Meeting held February 16, 2021. Councilmember Lang seconded the motion.

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

COMMENT PERIOD

A. PUBLIC COMMENTS

Jim Vesock stated that parking in front of mailboxes can be enforced up until 5 PM during the week. He encouraged the City to hire another Parking Compliance Officer.

B. CITY MANAGER COMMENTS

Wayne Pyle, City Manager, had no comments.

C. CITY COUNCIL COMMENTS

Upon inquiry, members of the City Council had no comments.

CONSIDER APPLICATION S-1-2020, FILED BY KEN OLSON, REQUESTING FINAL PLAT APPROVAL FOR THE WOODHOLLOW ESTATES PUD- PHASE 3, LOCATED AT 7300 WEST 6200 SOUTH

Mayor Bigelow discussed proposed application S-1-2020 filed by Ken Olson, requesting Final Plat Approval for the Woodhollow Estates PUD- Phase 3, located at 7300 West 6200 South

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

The third phase of the Woodhollow Estates PUD subdivision consists of 30 lots on 9.4 acres. This equates to a density of 3.2 units per acre. The overall density for the entire project is approximately 2.95 units per acre. Lots range in size from 7,300 square feet to 11,260 square feet. The average lot size in this phase has been calculated at 8,620 square feet. During the rezone process, the City Council reviewed and approved a development agreement for this subdivision.

Access to the subdivision will be gained from 6200 South and from a stub street to the east. Additional stub streets are planned for this phase as future development will occur to the south and west. A number of lots will be located adjacent to a natural ravine. The developer believes that these lots have the ability to be constructed with walk-out basements making them appealing to residential owners. The ravine will be improved with a walking trail, but will remain natural as it relates to vegetation and as outlined in the development agreement. Staff and developer

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are negotiating the improvements for the trail and whether an HOA will be established for the maintenance of the trail, or whether the City would maintain the trail.

Per a recent amendment to the original development agreement, housing standards for all remaining phases of this development will be much improved over the original agreement. Staff believes these modifications along with a future City park and trail system will make for a great community along the west bench of the City.

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 Application S-1-2020.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Absent
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

CONSIDER APPLICATION SMI-9-2020, FILED BY KEN OLSON, REQUESTING FINAL PLAT APPROVAL FOR THE WOODHOLLOW ESTATES PUD- PHASE 4, LOCATED AT 6310 SOUTH 7020 WEST

Mayor Bigelow discussed proposed application SMI-9-2020 filed by Ken Olson, requesting Final Plat Approval for the Woodhollow Estates PUD- Phase 4, located at 6310 South 7020 West.

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

Ken Olson, is requesting final approval for the Woodhollow Estates PUD Phase 4 Subdivision. This phase of the Woodhollow development was not part of the original project. However, the developer recently petitioned the City to include this property within the overall boundary of the Woodhollow Estates Subdivision. He also petitioned the City for several enhancements to the original development

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agreement that would apply not only to this phase of the project, but for the remainder of the Woodhollow Estates PUD Subdivision.

The subdivision will consist of 9 lots on 2.7 acres. This equates to an overall density of 3.3 units per acre. Lots range in size from 7,500 square feet to 16,700 square feet. The average lot size has been calculated at just over 10,000 square feet. All lots meet the area and frontage requirements of the development agreement.

Access to the subdivision will be gained from a stub street in phase 2 of the Woodhollow Estates PUD Subdivision to the west. As part of this subdivision, a new road and cul-de-sac will be constructed. The cul-de-sac will be constructed to provide a turnaround for residents and emergency vehicles. It will also provide access to the southern properties for when they develop.

The developer is proposing to install a decorative masonry wall along the east side of the development being adjacent to U-111. All other fencing requirements will be per the development agreement. More specifically, the sides of the development adjacent to the communication tower and commercial property will be fenced with black vinyl coated chain link.

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 Application SMI-9-2020.

Councilmember Buhler seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Absent
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

MOTION TO ADJOURN

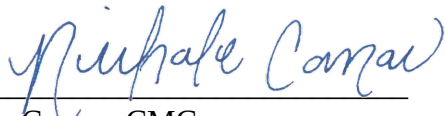
Upon motion by Councilmember Buhler, all voted in favor to adjourn.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, FEBRUARY 23, 2021 WAS ADJOURNED AT 6:41 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, February 23, 2021.



Nichole Camac, CMC
City Recorder