

MINUTES OF COUNCIL REGULAR MEETING MAY 11, 2021

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, MAY 11, 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
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Jake Fitisemanu, Councilmember District 4

ABSENT:

Karen Lang, Councilmember District 3

STAFF PRESENT ELECTRONICALLY:

Wayne T Pyle, City Manger
Nichole Camac, City Recorder
Nicole Cottle, Assistant City Manager/General Counsel
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Colleen Jacobs, 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

INSIDE THE CITY VIDEO SERIES

A video providing information about the Animal Shelter was displayed.

APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 4, 2021

The Council considered the Minutes of the Regular Meeting held May 4, 2021. There were no changes, corrections or deletions.

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Councilmember Fitisemanu moved to approve the Minutes of the Regular Meeting held May 4, 2021. Councilmember Nordfelt 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 he went to City Hall to donate for the blood drive. He stated that the City is in need of parking compliance officers on the weekends. Mr. Vesock stated that Governor Cox has encouraged City Government to reduce water flow while its raining and in other specific scenarios. He added that he would encourage the City to greater define waterwise landscaping and reduce the amount of water used by citizens and businesses. Mr. Vesock stated that it's National Police Week and he would like to acknowledge the West Valley City Police Department and their success. He indicated that they are the best in the State. Mr. Vesock stated that the statistics show that Senior Living Facilities are needed so he would encourage approval of the item on today's agenda.

Mike Rigdon stated that he is concerned about the width of portions of 4100 South. He indicated that it is unsafe for pedestrians and bicyclists. He indicated that he goes the speed limit on this road and is often passed and yelled at by other passerby. Mr. Rigdon asked when the Mayor last visited 4100 South and indicated that there is no Police enforcement in this area. He indicated that vehicles travel extremely fast and race on this stretch of road. Mr. Rigdon stated that there are some very good Police Officers in West Valley City who deal with difficult situations. He noted that he paid for an Officers lunch.

B. CITY MANAGER COMMENTS

Wayne Pyle, City Manager, had no comments.

C. CITY COUNCIL COMMENTS

Mayor Bigelow indicated that he visits 4100 South frequently. He agreed that speeding does occur and is a problem generally in many parts of the City. Mayor Bigelow indicated that there is a plan to consistently work on enforcement.

PUBLIC HEARINGS

- A. ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-6-2021, FILED BY GREG LARSEN, REQUESTING A GENERAL PLAN CHANGE FROM LOW DENSITY RESIDENTIAL (3 TO 4 UNITS/ACRE) AND LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) AND A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO RM**

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(MULTIPLE UNIT DWELLING RESIDENTIAL) FOR PROPERTY LOCATED AT 3525 SOUTH 6800 WEST

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled May 11, 2021, in order for the City Council to hear and consider public comments regarding application GPZ-6-2021, filed by Greg Larsen, requesting a General Plan Change from Low Density Residential (3 to 4 units/acre) and Large Lot Residential (2 to 3 units/acre) to Medium Density Residential (7 to 12 units/acre) and a Zone Change from A (Agriculture, minimum lot size ½ acre) to RM (Multiple Unit Dwelling Residential) for property located at 3525 South 6800 West.

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

The applicant is proposing a 65-unit, single level, senior living development. The proposed density of the project is 6.6 units/acre. Each unit would have a two-car garage and a driveway large enough to park two vehicles in. The proposed minimum unit size is 1,500 sq. ft. The attached concept plan and application materials from the applicant provide details on and support for the proposed project. For comparison, the table below describes four existing senior condo developments within the City:

Project Name	Address	Year Built	Acreage	# of Units	Density	Zoning
Valley Vu Villas	3561 S 4800 W	2000-2002	11.8	80	6.8	R-1-8
Hunter Villas	3260 S Hunter Villa Ln	2002-2003	16.3	90	5.5	R-1-10
Reunion Woods	3639 S 5600 W	2009-2013	4.1	24	5.9	R-1-8
Bingham Point	3151 S 7200 W	2015-2019	12.9	81	6.3	R-1-8

While the property is eligible for RM zoning, the City may still deny requests for RM zoning. An argument could be made for the RE (residential estate) zone given the surrounding single family homes. The Newton Farm Subdivision, which is the largest RE zoned development in the City, is approximately 430' to the south.

Mayor Bigelow opened the Public Hearing.

Greg Larsen, the applicant, stated that he is completing construction on the Smiths Farm Subdivision. He indicated he would like to provide a Senior Facility that is very much needed in the City. He indicated he provided generous setbacks to

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surrounding properties and has worked closely with neighboring residents. Mr. Larsen stated that improvements will be made and will tie into future developments to the south. He indicated he is in favor of a trail system that was discussed by the Council in the Study Meeting last week.

Tom Pearce stated that he owns this property and acquired it in 1968. He indicated he loves the City and is an advocate for the community. Mr. Pearce stated that Newton Farm is a great contribution to the City. He indicated that owning a large home in Newton Farm was difficult at his age. Mr. Pearce stated that he served on the Planning Commission in the 1980's and understands the job that the Council is doing. He indicated that he wants to live out his life in West Valley City on this property. Mr. Pearce stated that his wife died from an accident and he can no longer keep up this property. He indicated that he feels this property is a great location for a much needed Senior Housing Facility. He indicated that if he felt this was a detriment to the community, he would not promote it because he loves the City. Mr. Pearce stated he is a real estate broker knows that Senior Living Facilities are well needed. He indicated that he knows many people who are looking forward to living in this area. Mr. Pearce stated that he is excited to encourage the Council to give seniors a great location to settle and remain in West Valley.

Mayor Bigelow closed the Public Hearing.

ACTION: ORDINANCE NO. 21-23, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LOW DENSITY RESIDENTIAL (3 TO 4 UNITS/ACRE) AND LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) FOR PROPERTY LOCATED AT 3525 SOUTH 6800 WEST ON 9.9 ACRES

The City Council previously held a public hearing regarding proposed Ordinance 21-23 that would amend the General Plan to Show a Change of Land Use from Low Density Residential (3 to 4 units/acre) and Large Lot Residential (2 to 3 units/acre) to Medium Density Residential (7 to 12 units/acre) for property located at 3525 South 6800 West on 9.9 Acres.

Mayor Bigelow stated that he agrees with the applicant and Mr. Pearce in that the City needs Senior Living Facilities. He stated that Mr. Pearce is knowledgeable about the City and the process.

Councilmember Buhler stated that there is a lack of housing for successful or college educated people in West Valley City. He indicated that many younger people have no option but to look for homes elsewhere because there is not sufficient housing for them in the City. Councilmember Buhler stated that the introduction of the RE Zone helped with this problem but there is still a significant

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shortage of larger homes on larger lots in the City. He indicated that he is hesitant to allow RM zoning so near RE Zoning in this area and noted that it is a great location to expand the RE Zone. Councilmember Buhler stated that he acknowledges the need for Senior Living Facilities but also must look at the remaining land in the City as a whole and what the best use is for each proposal that comes before the City Council. He indicated that this is a great concept and development proposal but he feels that this area is better suited to RE Zoning.

Mayor Bigelow stated that West Valley is in a position to encourage both RE and Senior Housing to add to the City. He indicated that this is a difficult decision but feels this would be a win-win whichever way the Council decides to go.

Councilmember Fitisemanu thanked Councilmember Buhler for articulating a little what of he feels and was unable to put into words. He indicated that he also agrees for the need for Senior Housing but RE properties are also very much needed. He indicated that he finds himself in the young growing family category and noted that many people he knows have West Valley in their hearts but have had to seek housing in other Cities because it is not provided here. Councilmember Fitisemanu stated that the Council must take all information into consideration and he is concerned about how to steward the very limited remaining developable land. He indicated that this is a beautiful project but he isn't sure that a Senior Facility is the correct use for this particular area.

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 deny Ordinance 21-23.

Councilmember Fitisemanu seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Absent
Mr. Buhler	Yes
Mr. Huynh	No
Mr. Christensen	Yes
Mr. Nordfelt	No
Mayor Bigelow	No

Motion Failed.

Upon inquiry by Mayor Bigelow there were no further questions from members of

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the City Council, and he called for a motion.

Councilmember Nordfelt moved to continue Ordinance 21-23.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous. Continued.

ACTION: ORDINANCE NO. 21-24, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3525 SOUTH 6800 WEST ON 9.9 ACRES FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL)

The City Council previously held a public hearing regarding proposed Ordinance 21-24 that would amend the Zoning Map to Show a Change of Zone for Property Located at 3525 South 6800 West on 9.9 Acres from A (Agriculture, minimum lot size ½ acre) to RM (Multiple Unit Dwelling Residential)

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 continue Ordinance 21-24.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

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Mayor Bigelow

Yes

Unanimous. Continued.

ACTION: RESOLUTION NO. 21-66, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH PREMIER LAND DEVELOPMENT, LLC FOR APPROXIMATELY 9.9 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3525 SOUTH 6800 WEST

Mayor Bigelow discussed proposed Resolution 21-66 that would authorize the City to enter into a Development Agreement with Premier Land Development, LLC for approximately 9.9 acres of property located at approximately 3525 South 6800 West.

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

Greg Larsen has submitted a General Plan/zone change application (GPZ-6-2021) on 9.9 acres to change the zoning from A (agriculture, minimum lot size ½ acre) to RM (multiple unit dwelling residential) and to change the General Plan from Low Density Residential (3 to 4 units/acre) and Large Lot Residential (2 to 3 units/acre) to Medium Density Residential (7 to 12 units/acre). The Planning Commission recommended approval of the General Plan/zone change subject to a development agreement.

The proposed development agreement addresses the following topics:

- Maximum number of units
- Minimum unit sizes
- Architecture
- Amenities
- Improvements along 6800 W
- Multi-unit residential design standards from City Code

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 continue Resolution 21-66.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu

Yes

Ms. Lang

Absent

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

Unanimous. Continued.

ORDINANCE 21-25: AMEND SECTION 16-5-101 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ADOPT THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE

Mayor Bigelow discussed proposed Ordinance 21-25 that would amend Section 16-5-101 of the West Valley City Municipal Code to adopt the 2020 edition of the National Electrical Code.

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

Every three years revised editions of the electrical code, which is adopted by the State of Utah as the minimal building standards for all buildings within our State, must be adopted by local municipalities to replace the older electrical codes that is considered obsolete. The building codes are living documents which are subject to revision at annual code development hearings in a national forum. The results of those hearings are published every three years in revised editions. The State of Utah has adopted the 2020 NEC in the 2021 Utah State Legislature under SB33 and has an effective date of July 1, 2021.

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

Councilmember Fitisemanu moved to approve Ordinance 21-25.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

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Unanimous.

ORDINANCE 21-26: AMEND SECTION 1-2-103 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE CERTAIN FEES

Mayor Bigelow discussed proposed Ordinance 21-26 that would amend Section 1-2-103 of the West Valley City Municipal Code to update certain fees.

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

Under the previously adopted Uniform Administrative Code, the procedures for calculating the fees for plan review were defined and established. Recently it was discovered that while identified by reference, the Uniform Administrative Code is no longer as readily accessible to the general public. It is therefore recommended that a description, similar to what is contained in current Utah State Code, be added to the consolidated fee schedule in order to present in a clear and transparent manner of the processes 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 Buhler moved to approve Ordinance 21-26.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION 21-67: AUTHORIZE WEST VALLEY CITY TO PURCHASE RECREATION MANAGEMENT SOFTWARE FOR USE BY THE PARKS AND RECREATION DEPARTMENT

Mayor Bigelow discussed proposed Resolution 21-67 that would authorize West Valley City to purchase Recreation Management Software for use by the Parks and Recreation Department.

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

Parks and Recreation publicly advertised for proposals for the Recreation Management Software for the Family Fitness Center.

The RFP was posted in the newspaper, on bid sites and several companies were contacted by staff. The proposals were evaluated and compared against each other in a matrix format by a committee of three. Evaluation criteria included price, software modules, timeline and references. Of the four proposals, two met specifications. These are as follows:

CivicRec:	\$41,790
Rec Desk:	\$45,000

Out of these proposals, CivicRec was the lowest responsible bidder.

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 21-67.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

CONSIDER APPLICATION SMI-1-2021, FILED BY ALLISON WITTE, REQUESTING FINAL PLAT APPROVAL FOR THE GODFREY WEST SUBDIVISION LOCATED AT 2540 SOUTH 5900 WEST

Mayor Bigelow discussed proposed application SMI-1-2021, filed by Allison Witte, requesting final plat approval for the Godfrey West Subdivision located 2540 South 5900 West.

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

Allison Witte, representing Godfrey West Investors LLC, is requesting final plat approval for the Godfrey West Subdivision. The subject property is located at approximately 2540 South 5900 West. It is bordered on all sides by property zoned for manufacturing uses.

At the present time, the subdivision boundary consists of 3 parcels on approximately 38 acres. The proposed subdivision is being requested in order to consolidate these parcels into 2 lots. Lot 1 will be approximately 18.6 acres with lot 2 being 16.5 acres.

Access to the subdivision will be gained by the extension of Beagley Road from the west and from 5900 West. Per a development agreement, the developer will design the water and sewer systems and will reimburse the City for the cost of installing utility improvements. The City will design and build the east portion of Beagley Road and 5900 West. The City will use funds from the developer and monies from Inland Port SB234 for these improvements. A development agreement exists that outlines the process for those items mentioned above.

The subdivision plat will be subject to FEMA Flood Zone requirements. The developer is working with the Engineering Division and Salt Lake to resolve and establish guidelines related to those requirements. In addition, portions of the subdivision are located in a perceived wetland area. Future studies will need to be done with the Army Corps of Engineers to determine if these wetlands are jurisdictional. While these identified areas do not affect the subdivision plat, they may affect future buildings. This item will be better addressed during permitted and/or conditional use applications.

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 application SMI-1-2021.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Absent
Mr. Buhler	Yes

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

Unanimous.

CONSENT AGENDA SCHEDULED FOR MAY 11, 2021

A. RESOLUTION 21-68: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A PERPETUAL EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM MATHEW AND JENNIFER GOGAN FOR PROPERTY LOCATED AT 4311 WEST STAFFORD WAY

Mayor Bigelow discussed proposed Resolution 21-68 that would authorize the City to enter into an Easement Purchase Agreement and accept a Perpetual Easement and a Temporary Construction Easement with and from Mathew and Jennifer Gogan for property located at 4311 West Stafford Way.

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

This portion of the Matthew C. Gogan and Jennifer A. Gogan parcel located at 4311 S. Stafford Way is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2021. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard (2700 West) from 4100 South to 4700 South. The project will also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from Matthew C. Gogan and Jennifer A. Gogan includes a Perpetual Easement for the wall and a Temporary Construction Easement. Compensation in the amount of \$1,800.00 is based upon the Appraisal Report prepared by the Fortis Group LLC.

B. RESOLUTION 21-69: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A PERPETUAL EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM PAULETTE AND KEVIN SCHWALGER FOR PROPERTY LOCATED AT 4303 WEST STAFFORD WAY

Mayor Bigelow discussed proposed Resolution 21-69 that would authorize the City to enter into an Easement Purchase Agreement and accept a Perpetual Easement and a Temporary Construction Easement with and from Paulette and Kevin Schwalger for property located at 4303 West Stafford Way.

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

This portion of the Paulette I. Schwalger and Kevin W. Schwalger parcel located at 4303 S. Stafford Way is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2021. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard (2700 West) from 4100 South to 4700 South. The project will also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from Paulette I. Schwalger and Kevin W. Schwalger includes a Perpetual Easement for the wall and a Temporary Construction Easement. Compensation in the amount of \$3,700.00 is based upon the Appraisal Report prepared by the Fortis Group LLC.

C. RESOLUTION 21-70: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A PERPETUAL EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM ROBERT CHASE DOPORTO FOR PROPERTY LOCATED AT 4329 WEST STAFFORD WAY

Mayor Bigelow discussed proposed Resolution 21-70 that would authorize the City to enter into an Easement Purchase Agreement and accept a Perpetual Easement and a Temporary Construction Easement with and from Robert Chase Doportio for property located at 4329 West Stafford Way.

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

This portion of the Robert Chase Doportio parcel located at 4329 S. Stafford Way is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2021. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard (2700 West) from 4100 South to 4700 South. The project will also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from Robert Chase Doportio includes a Perpetual Easement for the wall and a Temporary Construction Easement. Compensation in the amount of \$5,000.00 is based upon the Appraisal Report prepared by the Fortis Group LLC.

D. RESOLUTION 21-71: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A PERPETUAL

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EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM DANIELLE AND JAMES JUSTESEN FOR PROPERTY LOCATED AT 2709 WEST BRADFORD CIRCLE

Mayor Bigelow discussed proposed Resolution 21-71 that would authorize the City to enter into an Easement Purchase Agreement and accept a Perpetual Easement and a Temporary Construction Easement with and from Danielle and James Justesen for Property Located at 2709 West Bradford Circle

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

This portion of the Danielle B. Justesen and James Justesen parcel located at 2709 W. Bradford Circle is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2021. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard (2700 West) from 4100 South to 4700 South. The project will also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from Danielle B. Justesen and James Justesen includes a Perpetual Easement for the wall and a Temporary Construction Easement. Compensation in the amount of \$6,700.00 is based upon the Appraisal Report prepared by the Fortis Group LLC.

E. RESOLUTION 21-72: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED, A PERPETUAL EASEMENT, AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM NORMAN FUENTES AND GEMA LABRA FOR PROPERTY LOCATED AT 2716 WEST BEDFORD ROAD

Mayor Bigelow discussed proposed Resolution 21-72 that would authorize the City to enter into a Right of Way Purchase Agreement and accept a Warranty Deed, a Perpetual Easement, and a Temporary Construction Easement with and from Norman Fuentes and Gema Labra for property located at 2716 West Bedford Road

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

This portion of the Norman Fuentes and Gema Labra parcel located at 2716 W. Bedford Road is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2020. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard (2700 West) from 4100 South to 4700 South. The project will

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also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from Norman Fuentes and Gema Labra includes a Warranty Deed for 44 square feet of land, a Perpetual Easement for the wall and a Temporary Construction Easement. Compensation in the amount of \$7,700.00 is based upon the Appraisal Report prepared by the Fortis Group LLC.

F. RESOLUTION 21-73: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A PERPETUAL EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM CRAIG AND BEVERLY MERRELL FOR PROPERTY LOCATED AT 2720 WEST BRADFORD CIRCLE

Mayor Bigelow discussed proposed Resolution 21-73 that would authorize the City to enter into an Easement Purchase Agreement and accept a Perpetual Easement and a Temporary Construction Easement with and from Craig and Beverly Merrell for property located at 2720 West Bradford Circle.

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

This portion of the Craig H. Merrell and Beverly S. Merrell parcel located at 2720 W. Bradford Circle is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2021. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard (2700 West) from 4100 South to 4700 South. The project will also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from Craig H. Merrell and Beverly S. Merrell includes a Perpetual Easement for the wall and a Temporary Construction Easement. Compensation in the amount of \$16,600.00 is based upon the Appraisal Report prepared by the Fortis Group LLC.

G. RESOLUTION 21-74: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED, TWO PERPETUAL EASEMENTS, AND TWO TEMPORARY CONSTRUCTION EASEMENTS WITH AND FROM APLOINAR GUTIERREZ FOR PROPERTY LOCATED AT 2709 4107 SOUTH 2735 WEST

Mayor Bigelow discussed proposed Resolution 21-74 that would authorize the City to enter into a Right of Way Purchase Agreement and accept a Warranty Deed, two Perpetual Easements, and two Temporary Construction Easements with and from Aploinar Gutierrez for property located at 2709 4107 South 2735 West.

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

This portion of the Aploinar Gutierrez parcel located at 4107 South 2735 West is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2020. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard (2700 West) from 4100 South to 4700 South. This project is also extending the wall improvements along two properties on the south side of 4100 South. The project will also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from 4107 South 2735 West includes a Warranty Deed for 389 square feet of land along the northerly three feet and the corner of the property, two Perpetual Easement for the wall and two Temporary Construction Easement for the wall and improvements along 2700 West. Compensation in the amount of \$14,400.00 is based upon the Appraisal Report prepared by the Fortis Group LLC. Additionally, the property owner has agreed to donate a Perpetual Easement and a Temporary Construction Easement along the 4100 South side of the property, as the wall and improvements were not part of the original project scope.

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 SMI-1-2021.

Councilmember Fitisemanu seconded the motion.

A roll call vote was taken:

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

Unanimous.

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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, MAY 11, 2021 WAS ADJOURNED AT 7:15 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, May 11, 2021.

A handwritten signature in blue ink, reading "Nichole Camac", is written above a horizontal line.

Nichole Camac, CMC
City Recorder