

MINUTES OF COUNCIL REGULAR MEETING – MAY 17, 2011

-1-

THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, MAY 17, 2011, 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 BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Steve Buhler
Don Christensen
Corey Rushton
Steve Vincent

Paul Isaac, Acting City Manager
Sheri McKendrick, City Recorder

ABSENT: Russ Brooks
Carolynn Burt

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Kevin Astill, Parks and Recreation Director
Jim Welch, Finance Director
Russell Willardson, Public Works Director
Nicole Cottle, CED Director
Layne Morris, Community Preservation Director
Eric Bunderson, Acting City Attorney
Anita Schwemmer, Acting Police Chief
Steve Lehman, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

15327

OPENING CEREMONY

The Opening Ceremony was conducted by Steve Vincent who discussed the progress to date of the City Center redevelopment project, including demolition. He also showed a video of a demolition mishap in Salt Lake City.

15328

SCOUTS

Mayor Winder welcomed Scout Troop No. 6040 in attendance to complete requirements for the Citizenship in the Community merit badge.

MINUTES OF COUNCIL REGULAR MEETING – MAY 17, 2011

-2-

15329

SPECIAL RECOGNITIONS

Mayor Winder recognized and introduced Mayor Yeah Samake of Ouelessebougou, Mali. Mayor Winder also presented a “key to West Valley City” to Mayor Samake.

Mayor Samake addressed the City Council and stated he was here to learn about local government and would visit various cities in Utah. He advised that cities in Mali were in need of sister city partnerships not only for cultural exchange but to learn how to better serve the citizens of their communities. He answered questions from members of the City Council regarding his city and government.

Mayor Winder stated the City Council was honored to have Mayor Samake visiting in West Valley City.

15330

APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 3, 2011

The Council read and considered Minutes of the Regular Meeting held May 3, 2011. There were no changes, corrections or deletions.

After discussion, Councilmember Buhler moved to approve the Minutes of the Regular Meeting held May 3, 2011, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

| | |
|-----------------|-----|
| Mr. Vincent | Yes |
| Mr. Buhler | Yes |
| Mr. Rushton | Yes |
| Mr. Christensen | Yes |
| Mayor Winder | Yes |

Unanimous.

15331

PROCLAMATION DECLARING MAY 21, 2011, AS NATIONAL KIDS TO PARKS DAY IN WEST VALLEY CITY

Councilmember Christensen read a Proclamation declaring May 21, 2011, as National Kids to Parks Day in West Valley City.

15332

COMMENT PERIOD

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

MINUTES OF COUNCIL REGULAR MEETING – MAY 17, 2011

-3-

15333

RESOLUTION NO. 11-64, AUTHORIZE THE CITY TO PURCHASE A 2009 CHALLENGER TRACTOR FROM WHEELER MACHINERY FOR USE BY THE PUBLIC WORKS DEPARTMENT

Acting City Manager, Paul Isaac, presented proposed Resolution No. 11-64 which would authorize the City to purchase a 2009 Challenger tractor, model MT455B, from Wheeler Machinery in an amount not to exceed \$50,000.00, for use by the Public Works Department.

Mr. Isaac stated Wheeler Machinery had submitted a proposal for the purchase of the subject tractor. He advised this equipment was currently being leased by the Public Works Department. He advised the leasing option had been discontinued by the manufacturer and a purchase agreement would be the City's best option. He stated the equipment was used in conjunction with the operation of a large rotary mower attachment and helped to maintain right-of-way areas and open space in West Valley City.

After discussion, Councilmember Rushton moved to approve Resolution No. 11-64, a Resolution Authorizing the City to Purchase a 2009 Challenger Tractor, Model MT455B, from Wheeler Machinery for use by the Public Works Department. Councilmember Vincent seconded the motion.

A roll call vote was taken:

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|-----------------|-----|
| Mr. Vincent | Yes |
| Mr. Buhler | Yes |
| Mr. Rushton | Yes |
| Mr. Christensen | Yes |
| Mayor Winder | Yes |

Unanimous.

15334

APPLICATION NO. S-2-2011, SUBURBAN LAND RESERVE, INC., REQUESTING FINAL PLAT APPROVAL FOR HIGHBURY CENTRE SUBDIVISION LOCATED AT 2550 SOUTH 5600 WEST

Acting City Manager, Paul Isaac, presented Application No. S-2-2011, filed by Suburban Land Reserve, Inc., requesting final plat approval for Highbury Centre Subdivision located at 2550 South 5600 West.

Mr. Isaac stated the commercial subdivision would be comprised of nine lots on 40 acres. He further stated the subdivision would dedicate various rights-of-way to provide necessary frontage for future commercial uses. He advised lots ranged in size from 1.1 to 11.5 acres. He indicated although the 'M' zone did not have specific frontage and area requirements, each lot had sufficient size and frontage

MINUTES OF COUNCIL REGULAR MEETING – MAY 17, 2011

-4-

to be successful for development. He explained the anchor for the center would be located on Lot 2 which was comprised of 9.90 acres.

The Acting City Manager reported access would be gained by 5600 West, Lake Park Boulevard, 5370 West, High Commons Way and High Market Drive. All streets would be dedicated in favor of the City and would be improved with curb, gutter, sidewalk and park strip. He indicated High Market Drive was intended to be a $\frac{3}{4}$ access at 5600 West which would allow right in, right out, and left in turning movements. One additional access point was being proposed at the northwest corner adjacent to the Riter Canal. This access would primarily be used for trucking deliveries.

Mr. Isaac further reported as part of the construction for 5370 West, the developer would install a bridge over the Riter Canal. This connection would provide access into the West Valley Truck Center Subdivision to the north. He stated this connection would help facilitate better access for truck deliveries within the commercial shopping center.

The Acting City Manager indicated the subdivision layout and lot design had taken into consideration the 5600 West Overlay Zone. He stated improvements included within the overlay would provide a 15 foot landscape area, six foot sidewalk and additional buffered landscaping. Street lights would be consistent with those previously installed along 5600 West.

Mr. Isaac advised the development site had undergone extensive grading over the last few years. The site had been raised in order to accommodate the commercial development. Fill brought to the site had been compacted and monitored accordingly. A geotechnical report had been submitted to the City which had been delivered to the Building and Engineering Divisions and those reported would be evaluated as relating to the building and road construction.

The Acting City Manager stated a traffic report had also been completed for the entire 40 acres. He indicated that report had been reviewed by the City Traffic Engineer. One item resulting from this report would be the construction of a new roundabout. Due to traffic demands for the shopping center, the developer would be responsible to install a roundabout at the intersection of 5370 West and Lake Park Boulevard. He stated the developer would need to provide additional dedication as part of the subdivision plat to include all necessary right-of-way within the roundabout portion. All other access points and road issues had been approved by the City Engineering Division.

Mr. Isaac reported although development would be phased in over the next few years, the City required an overall grading and drainage plan for all 40 acres. Lots 1, 2, and 3 would have a shared drainage system and utilize a detention pond

MINUTES OF COUNCIL REGULAR MEETING – MAY 17, 2011

-5-

adjacent to the Riter Canal. He stated remaining lots would detain on site and tie into the overall storm drain system in the public right-of-way.

After discussion, Councilmember Vincent moved to approve Application No. S-2-2011, filed by Suburban Land Reserve, Inc. and give final plat approval for Highbury Centre Subdivision located at 2550 South 5600 West. Councilmember Buhler seconded the motion.

A roll call vote was taken:

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|-----------------|-----|
| Mr. Vincent | Yes |
| Mr. Buhler | Yes |
| Mr. Rushton | Yes |
| Mr. Christensen | Yes |
| Mayor Winder | Yes |

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE REGULAR MEETING OF TUESDAY, MAY 17, 2011, WAS ADJOURNED AT 6:47 P.M., BY MAYOR WINDER.

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 17, 2011.

Sheri McKendrick, MMC
City Recorder