

MINUTES OF COUNCIL REGULAR MEETING – JUNE 25, 2013

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, JUNE 25, 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 WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Steve Buhler
Don Christensen
Tom Huynh
Karen Lang
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Layne Morris, CPD Director
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
John Evans, Fire Chief
Anita Schwemmer, Acting Police Chief
Jake Arslanian, Public Works Department
Steve Lehman, CED Department

16204 **OPENING CEREMONY**

The Opening Ceremony was conducted by Corey Rushton who showed a video he presented during the opening ceremony at his first Council meeting. He also led the Pledge of Allegiance to the Flag.

16205 **SPECIAL RECOGNITIONS**

Mayor Winder recognized candidates in attendance, Lars Nordfelt and Phil Conder.

16206 **APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 11, 2013**

The Council read and considered Minutes of the Regular Meeting held June 11, 2013. There were no changes, corrections or deletions.

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After discussion, Councilmember Vincent moved to approve the Minutes of the Regular Meeting held June 11, 2013, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

16207 **PRESENTATION OF ENGLISH ACHIEVEMENT AWARDS**

Mayor Winder stated a presentation of the English Achievement Awards had been scheduled. He discussed background information regarding the program and recognized students in attendance at the meeting. Each student introduced themselves to the City Council. The City Council members congratulated the award recipients and presented a certificate to each student.

16208 **COMMENT PERIOD**

Councilmember Buhler commented he always enjoyed when the English language students attended the Council meeting and indicated his pleasure in participating in that recognition.

16209 **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-2-2013, FILED BY WEST VALLEY CITY, REQUESTING A ZONE CHANGE FROM ZONE ‘R-4’ (RESIDENTIAL MULTI-FAMILY) TO ZONE ‘RM’ (RESIDENTIAL MULTI-FAMILY) FOR PROPERTY LOCATED AT 4207 WEST AND 4209 WEST 3550 SOUTH**

City Manager, Wayne Pyle, stated a public hearing had been advertised in order for the City Council to hear and consider public comments regarding Application No. Z-2-2013, filed by West Valley City, requesting a zone change from zone ‘R-4’ (Residential Multi-Family) to zone ‘RM’ (Residential Multi-Family) for property located at 4207 West and 4209 West 3550 South. He discussed proposed Ordinance No. 13-27 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

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City Manager, Wayne Pyle, presented proposed Ordinance No. 13-27 which would amend the Zoning Map to show a change of zone for property located at 4207 West and 4209 West 3550 South from zone 'R-4' (Residential Multi-Family) to zone 'RM' (Residential Multi-Family).

Mr. Pyle stated originally the request for a zone change had been for two parcels totaling 2.5 acres at 4207 and 4209 West 3550 South from 'R-4' (Residential Multi-Family) to 'R-1-8' (Single-Family Residential, minimum lot size 8,000 square feet). He advised that after holding a public hearing, the Planning Commission recommended changing the zoning to 'RM' (Residential Multi-Family) to be more in line with the General Plan. He reported the 'R-4' zone allowed 19.4 units per acre while the 'RM' zone would allow 12 units per acre since the density was capped at the General Plan density.

He reported surrounding zones included 'R-4' to the north and east and 'R-1-8' to the west and south. Surrounding uses included apartments to the north, vacant property recently approved for apartments to the east, and single-family homes to the west and south. He indicated the subject property had been designated as mixed use in the General Plan. At the subject location mixed use was defined as Medium Density Residential (7 to 12 units per acre), office and retail.

The City Manager explained the west parcel included a home that, according to the Salt Lake County Assessor, had been built in 1912 and the east parcel included a home built in 1965.

Mr. Pyle reported staff had initiated the application in response to comments made by residents of the surrounding neighborhood during the public hearings held April 24th and May 8th for the conditional use permit for apartments on the property to the east. He advised for reference a copy of the minutes of those meetings had been distributed to the City Council. He stated a petition with 29 signatures from residents of the surrounding neighborhoods had been submitted in opposition to the apartments proposed by Mr. Evertsen. He indicated specific concerns mentioned by neighboring residents included the level of density, potential negative impact to property values, impacts to the quality of life, the lack of maintenance of existing apartments in the area, loss of privacy, image of the area, and compatibility with a single-family neighborhood.

He also advised that owners of the subject property, Kim and Sharlene Henderson, were opposed to the re-zone to 'R-1-8' and had provided a letter in that regard which had been distributed to the City Council.

Mayor Winder opened the public hearing. There being no one to speak either in favor or in opposition, Mayor Winder closed the public hearing.

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ACTION: CONSIDER ORDINANCE NO. 13-27, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4207 WEST AND 4209 WEST 3550 SOUTH FROM ZONE ‘R-4’ (RESIDENTIAL MULTI-FAMILY) TO ZONE ‘RM’ (RESIDENTIAL MULTI-FAMILY)

The City Council previously held a public hearing regarding Application No. Z-2-2013 and proposed Ordinance No. 13-27 which would amend the Zoning Map to show a change of zone for property located at 4207 West and 4209 West 3550 South from zone ‘R-4’ (Residential Multi-Family) to zone ‘RM’ (Residential Multi-Family).

After discussion, Councilmember Lang moved to approve Ordinance No. 13-27, an Ordinance Amending the Zoning Map to Show a Change of Zone for Property Located at 4207 and 4209 West 3550 South from Zone ‘R-4’ (Residential Multi-Family) to Zone ‘RM’ (Residential Multi-Family). Councilmember Huynh seconded the motion.

Upon further discussion, Councilmember Vincent stated he preferred requests for zoning to be filed by the property owner. He indicated in this case the land owners had purchased the land as investment property.

Upon inquiry by Councilmember Rushton, the City Manager advised it was not a common occurrence for the City to initiate a zone change in this particular type of situation. He indicated in this case there were extenuating circumstances with there being several different types of zones aggregating at the subject location making a potential for creating misperceptions and confusion in the neighborhood about possible re-zonings. He advised in this instance City staff had attempted to mitigate those types of problems in the subject neighborhood.

Mayor Winder read aloud a letter that had been received from the property owner.

A roll call vote was taken:

Mr. Vincent	No
Ms. Lang	Yes
Mr. Buhler	No
Mr. Huynh	Yes
Mr. Rushton	No
Mr. Christensen	No
Mayor Winder	No

Motion failed, lack of majority. Ordinance No. 13-27 – not approved.

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16210

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-4-2013, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO AMEND THE COMMERCIAL OVERLAY ZONE

City Manager, Wayne Pyle, stated a public hearing had been advertised in order for the City Council to hear and consider public comments regarding Application No. ZT-4-2013, filed by West Valley City, requesting a zone text change to amend the Commercial Overlay Zone. He discussed proposed Ordinance No. 13-28 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

City Manager, Wayne Pyle, presented proposed Ordinance No. 13-28 which would amend Chapter 22, Part 1 of Title 7 of the West Valley City Municipal Code, Land Use Development and Management Act, regarding Overlay Zones.

Mr. Pyle stated the proposal would update the Commercial Overlay Zone which covered the area between I-215 and approximately 2080 West and from 3500 South to approximately the power corridor north of 3100 South. He indicated the Commercial Overlay Zone had first been adopted in 1996 as the first one in the City. He explained an overlay zone was an area where certain additional requirements were superimposed upon a base zoning district or underlying zone district and where requirements of the base or underlying district might or might not be altered.

He informed the Overlay Zone had been put in place as the area around the Maverik Center was being developed. He stated looking back at the original documentation supporting the Overlay Zone, it had been intended to create a unique, memorable area through promotion of several consistent themes such as landscaping, sidewalks, lighting, and building colors and materials. He indicated the first seven use limitations had been included in the original ordinance with the last five use limitations added in 2002.

The City Manager further stated much had changed since the Commercial Overlay Zone had been adopted. Many of the hotels and restaurants in the area had been constructed in the late 1990's, and now there were only five vacant parcels remaining in the Overlay Zone. He stated there was now a clear land use theme of entertainment, restaurants and hospitality. He also explained that in 2004, the City adopted commercial design standards that included architectural standards which in many cases were more detailed than those found in the Overlay Zone. In addition, the Decker Lake TRAX station opened in 2011.

Mr. Pyle summarized the proposed amendments, as follows: update the purpose; change the name of the Decker Lake Station Overlay Zone; remove standards addressed in other ordinances or those being too vague to administer; reorganize

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the standards around the topics of architecture, landscaping, pedestrian accommodations and signage; add new standards for pad sites, landscaping and streetscape improvements; and add four use limitations.

Mayor Winder opened the public hearing. There being no one to speak either in favor or in opposition, Mayor Winder closed the public hearing.

ACTION: CONSIDER ORDINANCE NO. 13-28, AMENDING CHAPTER 22, PART 1 OF TITLE 7 OF THE WEST VALLEY CITY MUNICIPAL CODE, LAND USE DEVELOPMENT AND MANAGEMENT ACT, REGARDING OVERLAY ZONES

The City Council previously held a public hearing regarding Application No. ZT-4-2013 and proposed Ordinance No. 13-28 which would amend Chapter 22, Part 1 of Title 7 of the West Valley City Municipal Code, Land Use Development and Management Act, regarding Overlay Zones.

After discussion, Councilmember Rushton moved to approve Ordinance No. 13-28, an Ordinance Amending Chapter 22, Part 1 of Title 7 of the West Valley City Municipal Code, Land Use Development and Management Act, Regarding Overlay Zones. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

16211

RESOLUTION NO. 13-88, AUTHORIZING THE PURCHASE OF A TYMCO 600 SWEEPER FROM INTERMOUNTAIN SWEEPER FOR USE BY THE PUBLIC WORKS DEPARTMENT

City Manager, Wayne Pyle, presented proposed Resolution No. 13-88 which would authorize purchase of a Tymco 600 Sweeper from Intermountain Sweeper, in the amount of \$210,925.00, less the trade-in value of \$85,000.00, for a total cost not to exceed \$125,925.00, for use by the Public Works Department.

Mr. Pyle stated Intermountain Sweeper had submitted a proposal which qualified under the provisions of the West Valley City Procurement Code 5-3-110, Procurement to Meet Existing Needs. He informed the Code allowed procurement

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of matching equipment when it was beneficial to operations and maintenance. He reported the Fleet Manager and Operations Manager had negotiated the best available price.

The City Manager indicated the new sweeper would replace a 2009 Tymco 600. He informed sweepers were high maintenance vehicles and the policy of replacing them every four years had proven economical by avoiding high repair costs and recouping high trade-in values for the old sweepers.

After discussion, Councilmember Huynh moved to approve Resolution No. 13-88, a Resolution Authorizing West Valley City to Purchase a Tymco 600 Sweeper from Intermountain Sweeper for use by the Public Works Department. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

16212

RESOLUTION NO. 13-89, AWARD A CONTRACT TO ARNELL-WEST, INC. FOR CONSTRUCTION OF A FIRE DEPARTMENT VEHICLE STORAGE FACILITY AT STATION NO. 73

City Manager, Wayne Pyle, presented proposed Resolution No. 13-89 which would award a contract to Arnell-West, Inc. in an amount not to exceed \$180,000.00, for construction of a Fire Department vehicle storage facility at Station No. 73.

Mr. Pyle stated the Fire Department had many apparatuses that would not fit in the existing fire stations due to sizes of new vehicles and available space. He also stated remodeling fire stations to accommodate the additional vehicles would be costly. He indicated construction of a vehicle storage facility at Station No. 73 would alleviate this problem and house and protect apparatus from weather and vandalism.

The City Manager reported bids had been solicited and a total of three bids received, as follows:

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Interwest Construction:	\$414,000.00
Cleary Building Corp.:	\$207,201.00
Arnell-West, Inc.:	\$180,000.00

He indicated the project consisted of constructing a 60' x 100' metal storage facility on a 6-inch concrete slab. He stated also included were six 12' x 14' insulated overhead doors with commercial grade openers, two 3' x 7' man doors, R-30 ceiling insulation, R-19 walls, concrete footings and piers, space heaters, commercial grade exhaust fan and intake grill for ventilation, removal of existing catch basin and cap pipe, lighting, electrical outlets, removal and disposal of existing asphalt, and two tone exterior.

City Manager, Wayne Pyle, advised the proposed project required creative use of available funds and some funding from the Station No. 72 renovation project.

After discussion, Councilmember Buhler moved to approve Resolution No. 13-89, a Resolution Awarding a Contract to Arnell-West, Inc. for Construction of a Fire Department Vehicle Storage Facility at Station 73, and Authorizing the Execution of a Contract. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

16213

RESOLUTION NO. 13-90, AUTHORIZE THE PURCHASE OF A TORO 5900 ROTARY MOWER FROM TURF EQUIPMENT COMPANY FOR USE BY THE PARKS AND RECREATION DEPARTMENT

City Manager, Wayne Pyle, presented proposed Resolution No. 13-90 which would authorize purchase of a Toro 5900 Rotary Mower from Turf Equipment Company, in the amount of \$81,859.78, for use by the Parks and Recreation Department.

Mr. Pyle stated a mower with a 16 foot span essential to the parks maintenance program recently failed and the severity of the repairs and age of the machine would necessitate it being replaced. He advised the mower was used to maintain large grassy areas due to its 16 foot cutting width. He also advised the estimated

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costs, if repaired, would exceed \$20,000.00. He indicated without replacement, the City's parks would be mowed every three weeks instead of every ten days.

He reported a new model replaced could be purchased from Turf Equipment Company using the National IPA Cooperative Purchasing Organization bid list in the above stated amount.

After discussion, Councilmember Vincent moved to approve Resolution No. 13-90, a Resolution Authorizing West Valley City to Purchase a Toro 5900 Rotary Mower from Turf Equipment Company for use by the Parks and Recreation Department. Councilmember Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

16214

RESOLUTION NO. 13-91, APPROVING TWO AGREEMENTS WITH WORKERS COMPENSATION FUND TO PROVIDE A FULL INDEMNITY WORKERS COMPENSATION PROGRAM FOR WEST VALLEY CITY

City Manager, Wayne Pyle, presented proposed Resolution No. 13-91 which would approve two agreements with Workers Compensation Fund (WCF) to provide a Full Indemnity Workers Compensation Program for West Valley City.

Mr. Pyle stated WCF provided a full indemnity plan for claims for a monthly premium. He explained full indemnity meant that WCF not only processed and paid claims, but administered all workers compensation related matters, including litigation.

He reported Pinnacle Risk Management Services Inc. (Pinnacle) had provided workers compensation related services to the City for several years. He indicated because the City was self-insured for workers compensation claims, all claims adjusting and administrative tracking of claims and payments was done either in house or through Pinnacle. Because Pinnacle provided only administrative assistance, the majority of workers compensation processing, including litigation, was handled by the City. As part of the self-insurance program, the City

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purchased excess workers compensation coverage to cover claims above a certain self-insured retention (SIR) approved by the State of Utah. Over the past several years, such excess insurance had become more expensive and required a higher SIR; this year's retention was expected to be \$600,000, which would be a significant increase from the City's SIR of \$400,000 for most of the last decade.

The City Manager stated the move to WCF would be advantageous to West Valley City because WCF would provide full indemnity, which meant WCF would handle all aspects of workers compensation claims. West Valley City would no longer be self-insured for workers compensation claims but rather all workers compensation related matters would be handled by WCF for a monthly premium. WCF's administration of workers compensation claims would significantly improve the administrative capabilities of the City. Further, the change to WCF would not result in any changes to employee benefits. He explained, in fact, administration of workers compensation claims by WCF would eliminate any appearance of bias or inconsistency in the administration of claims. He indicated WCF did pay dividends which historically had been minimal.

Mr. Pyle advised a revised draft of the proposed Resolution, including other documentation, had been distributed to members of the City Council.

After discussion, Councilmember Christensen moved to approve Resolution No. 13-91, a Resolution Approving two Agreements with Workers Compensation Fund to Provide a Full Indemnity Workers Compensation Program for West Valley City. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

16215

APPLICATION NO. S-7-2013, FILED BY ADAM MAHER, REQUESTING FINAL PLAT APPROVAL FOR OLD DOMINION SUBDIVISION, LOCATED AT 2818 WEST PARKWAY BOULEVARD

City Manager, Wayne Pyle, presented Application No. S-7-2013, filed by Adam Maher, requesting final plat approval for Old Dominion Subdivision located at 2818 West Parkway Boulevard.

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Mr. Pyle stated the subject property was located to the east of the Granite School District bus parking lot south of Freight Line Properties and west of the Rocky Mountain Power Corridor. He advised that Old Dominion desired to expand their current facility with a 70 door addition and a shop/repair facility. He indicated due to the size of their existing property they would need to purchase additional land from Freight Line Properties to the north. He explained the proposed subdivision would consolidate the existing parcels that made up the Old Dominion parcel and adjust property lines currently owned by Freight Line Properties. Lot 1 would consist of 29 acres and be owned by Old Dominion Freight Lines. Lot 2 would consist of 32 acres and remain in Freight Line properties ownership.

He reported access to Old Dominion would be gained from Parkway Boulevard which was an existing street with an 80 foot right-of-way. All required public improvements existed along the frontage of Parkway Boulevard and access to Freight Line Properties would continue to be gained from Constitution Boulevard. He stated Freight Line controlled two driveways that provided access to their site and public improvements existed along Constitution Boulevard as well.

After discussion, Councilmember Rushton moved to approve Application No. S-7-2013, filed by Adam Maher, and give final plat approval for Old Dominion Subdivision located at 2818 West Parkway Boulevard. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

16216

APPLICATION NO. S-10-2013, FILED BY ADAM NASH, REQUESTING FINAL PLAT APPROVAL FOR WYATT ACRES SUBDIVISION, LOCATED AT 3100 SOUTH 6400 WEST

City Manager, Wayne Pyle, presented Application No. S-10-2013, filed by Adam Nash, requesting final plat approval for Wyatt Acres Subdivision located at 3100 South 6400 West.

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Mr. Pyle stated the subject property was currently zoned ‘R-1-8’ and bordered by residential housing on the south and west. He also stated property to the north and east was on 3100 South and 6400 West respectively.

He reported the proposed subdivision would consist of seven lots on 2.24 acres with the property recently having been re-zoned from the ‘A’ zone to the ‘R-1-8’ zone. Although zoned ‘R-1-8’ all lots within the subdivision were in excess of 10,000 square feet, with the average lot size being calculated at 11,815 square feet.

The City Manager indicated access to the subdivision would be gained from 6400 West and then culminate in a cul-de-sac. All public improvements existed along 3100 South and 6400 West, however, dedication of both of these streets was wider than the existing improvements. He explained as a result the developer would be required to install textured colored concrete behind the sidewalk resulting in fully improved rights-of-way along these streets.

Mr. Pyle further explained the developer recently completed a soils report to determine if ground water was present. According to the report, ground water had been encountered at approximately 14.5 feet which would allow all homes to have full basements. He stated that during the re-zoning process the developer committed to a minimum home size of 1,600 square feet and compliance with all City design standards. The developer would install a vinyl fence and brick pillars along 3100 South and 6400 West, and a vinyl fence along the south property line to replace the required six-foot chain link fence adjacent to the agriculture-zoned property.

After discussion, Councilmember Vincent moved to approve Application No. S-10-2013, filed by Adam Nash, and give final plat approval for Wyatt Acres Subdivision located at 3100 South 6400 West. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

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16217

APPLICATION NO. S-11-2013, FILED BY SUBURBAN LAND RESERVE, INC., REQUESTING FINAL PLAT APPROVAL FOR Highbury MINOR SUBDIVISION, LOCATED AT 5350 WEST Highbury PARKWAY

City Manager, Wayne Pyle, presented Application No. S-11-2013, filed by Suburban Land Reserve, Inc., requesting final plat approval for Highbury Minor Subdivision located at 5350 West Highbury Parkway.

Mr. Pyle stated the applicant had requested approval for the Highbury Minor Subdivision which was bordered on the north by Lake Park Boulevard, the east by Granite School District property, the south by Highbury Parkway, and the west by Daybury Drive.

He reported the proposal would create three distinct lots and two parcels and would also create public utility easements along all dedicated rights-of-way for future development. He explained Lot 1 would consist of 13 acres and be the site for the new Castlewood apartment project. Lot 2 would consist of 3.4 acres and be developed in the future most likely as a commercial use. Lot 3 would consist of 12.9 acres and develop in the future as residential. He indicated the two parcels noted on the subdivision presently existed and were part of the extensive waterway system found throughout the Highbury development.

After discussion, Councilmember Rushton moved to approve Application No. S-11-2013, filed by Suburban Land Reserve Inc. and give final plat approval for Highbury Minor Subdivision located at 5350 West Highbury Parkway. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE REGULAR MEETING OF TUESDAY, JUNE 25, 2013, WAS ADJOURNED AT 7:05 P.M., BY MAYOR WINDER.

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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, June 25, 2013.

Sheri McKendrick, MMC
City Recorder