

MINUTES OF COUNCIL REGULAR MEETING – JULY 17, 2012

-1-

THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, JULY 17, 2012, 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 TEMPORARY MAYOR PRO TEM VINCENT.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Vincent
Steve Buhler
Don Christensen
Tom Huynh
Karen Lang

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Corey Rushton
Mike Winder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Jim Welch, Finance Director
Kevin Astill, Parks and Recreation Director
John Evans, Fire Chief
Russell Willardson, Public Works Director
Nicole Cottle, CED Director
Mike Wells, Acting Police Chief
Ryan Robinson, Acting City Attorney
Chris Curtis, Acting CPD Director
Aaron Crim, Administration
Jake Arslanian, Public Works Department
Steve Lehman, CED Department

15836

OPENING CEREMONY

The Opening Ceremony was conducted by Tom Huynh who led the Pledge of Allegiance to the Flag.

MINUTES OF COUNCIL REGULAR MEETING – JULY 17, 2012

-2-

15837 **APPROVAL OF MINUTES OF REGULAR MEETING HELD JULY 3, 2012**

The Council read and considered Minutes of the Regular Meeting held July 3, 2012. There were no changes, corrections or deletions.

After discussion, Councilmember Huynh moved to approve the Minutes of the Regular Meeting held July 3, 2012, as written. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Temporary Mayor Pro Tem Vincent	Yes

Unanimous.

15838 **PROCLAMATIONS DECLARING AUGUST AS “NEIGHBORHOOD NIGHTS” MONTH, AND AUGUST 7, 2012, AS “NATIONAL NIGHT OUT 2012” IN WEST VALLEY CITY**

Councilmember Buhler read a Proclamation declaring August as “Neighborhood Nights” Month, and August 7, 2012, as “National Night Out 2012” in West Valley City.

15839 **COMMENT PERIOD**

Upon inquiry by Temporary Mayor Pro Tem Vincent, the following individual addressed the City Council during the comment period:

Merrill Humberg addressed the City Council. He stated the spray graffiti removal given out by the City was damaging fences after a month and yellowed the vinyl-fencing surface. He indicated the graffiti wipes were better for use on vinyl fences.

15840 **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-4-2012, FILED BY WEST VALLEY CITY, REQUESTING FINAL PLAT APPROVAL FOR THE UTAH CULTURAL CELEBRATION CENTER SUBDIVISION – AMENDED, LOCATED AT 1400 WEST 3100 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. S-4-2012, filed by West Valley City, requesting final plat approval for the

MINUTES OF COUNCIL REGULAR MEETING – JULY 17, 2012

-3-

Utah Cultural Celebration Center Subdivision – Amended, located at 1400 West 3100 South. He discussed proposed Ordinance No. 12-30 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. 12-30 which would approve the amendment of Lot 1 of the Utah Cultural Celebration Center Subdivision.

Mr. Pyle stated the subject Application and proposed Ordinance, if approved, would amend and extend the Utah Cultural Celebration Center Subdivision by amending Lot 1 and extending the boundaries of the subdivision to include dedication of International Way.

The City Manager reported the amended subdivision would consist of three lots and two parcels on 19.7 acres and would include a new street to be known as International Way. He indicated this road would provide a valuable connection between 3300 South and 3100 South and help in management of traffic generated from events at the Utah Cultural Celebration Center. The completion of International Way would also help facilitate development of the surrounding properties to be known as the Jordan River Market Place.

City Manager, Wayne Pyle, explained as part of the subdivision a small portion of property would be dedicated as right-of-way along 3300 South at the southeast corner of the subdivision. He indicated this corresponded with right-of-way acquired along 3300 South to the west during the original subdivision process. In this case, the additional right-of-way east of International Way would be used as a deceleration lane for vehicles turning right off of 3300 South Street.

Mr. Pyle stated the subdivision was located in a ‘C-2’ zone and within boundaries of the Jordan River Overlay Zone. He also stated future development would be subject to an ADL (Agreement for the Disposition of Land) previously approved by the City Council.

Temporary Mayor Pro Tem Vincent opened the public hearing. There being no one to speak either in favor or in opposition, Temporary Mayor Pro Tem Vincent closed the public hearing.

ACTION: CONSIDER ORDINANCE NO. 12-30, APPROVING THE AMENDMENT OF LOT 1 OF THE UTAH CULTURAL CELEBRATION CENTER SUBDIVISION

The City Council previously held a public hearing regarding Application No. S-4-2012, filed by West Valley City, and proposed Ordinance No. 12-30 which would

MINUTES OF COUNCIL REGULAR MEETING – JULY 17, 2012

-4-

approve an Amendment of Lot 1 of the Utah Cultural Celebration Center Subdivision.

After discussion, Councilmember Lang moved to approve Ordinance No. 12-30, an Ordinance Approving the Amendment of Lot 1 of the Utah Cultural Celebration Center Subdivision. Councilmember Buhler seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Temporary Mayor Pro Tem Vincent	Yes

Unanimous.

15841

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-5-2012, FILED BY KEN PETTY (McNEIL ENGINEERING), REQUESTING FINAL PLAT APPROVAL FOR Highbury Shoppes Subdivision Lot 5E Amended, Located at 2807 South 5600 West

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. S-5-2012, filed by Ken Petty (McNeil Engineering), requesting final plat approval for Highbury Shoppes Subdivision Lot 5E Amended, located at 2807 South 5600 West. He discussed proposed Ordinance No. 12-31 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. 12-31 which would approve the amendment of Lot 5E in the Highbury Shoppes Subdivision located at 2807 South 5600 West.

Mr. Pyle stated Ken Petty represented King Chow and had requested an amendment to Lot 5E of the Highbury Shoppes Subdivision to facilitate creation of an additional lot within the recorded subdivision. He reported the subdivision had been recorded with the Salt Lake County Recorder's Office in October of 2006, and platted with six lots to accommodate a variety of land uses. He explained, to date Lots 5A, 5C and 5F had been developed, with Lots 5D and 5E having been approved for development. He indicated uses within this shopping center included restaurants, retail and banking.

MINUTES OF COUNCIL REGULAR MEETING – JULY 17, 2012

-5-

The City Manager stated the purpose of the subdivision would be to amend Lot 5E to create one new lot. He reported the owner of the property had explained that at some point in the future they would like the ability to sell off the retail space at the northwest corner of what was now Lot 5E.

City Manager, Wayne Pyle, reported the amended subdivision would meet all frontage and area requirements of the 'C-2' zone. In addition, parking and access easements had been recorded with the original subdivision to ensure division of property would not create access or parking problems. He stated conditions and requirements of the original plat would be in force with the proposed amendment as well.

Temporary Mayor Pro Tem Vincent opened the public hearing. There being no one to speak either in favor or in opposition, Temporary Mayor Pro Tem Vincent closed the public hearing.

ACTION: CONSIDER ORDINANCE NO. 12-31, APPROVING THE AMENDMENT OF LOT 5E IN THE Highbury Shoppes Subdivision

The City Council previously held a public hearing regarding Application No. S-5-2012, filed by Ken Petty (McNeil Engineering), and proposed Ordinance No. 12-31 which would approve the Amendment of Lot 5E in the Highbury Shoppes Subdivision.

After discussion, Councilmember Christensen moved to approve Ordinance No. 12-31, an Ordinance Approving the Amendment of Lot 5E in the Highbury Shoppes Subdivision. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Temporary Mayor Pro Tem Vincent	Yes

Unanimous.

15842

RESOLUTION NO. 12-115, AUTHORIZE THE CITY TO PURCHASE A 2012 FOUR-DOOR CREW CAB AND CHASSIS FROM FREIGHTLINER OF UTAH TO BE USED AS A CRACK SEAL TRUCK BY THE PUBLIC WORKS DEPARTMENT

City Manager, Wayne Pyle, presented proposed Resolution No. 12-115 which would authorize the City to purchase a 2012 four-door crew cab and chassis from

MINUTES OF COUNCIL REGULAR MEETING – JULY 17, 2012

-6-

Freightliner of Utah, in an amount not to exceed \$69,442.00, to be used as a crack seal truck by the Public Works Department.

Mr. Pyle stated the City had an existing 2001 International truck used for crack sealing that was due for replacement. He advised the proposed truck to be purchased would need to be equipped with a flat bed and air compressor, which had not been included in the purchase price.

The City Manager reported the subject truck had been bid through BidSync with Freightliner of Utah being the only bidder. He advised Freightliner was a West Valley City business.

After discussion, Councilmember Buhler moved to approve Resolution No. 12-115, a Resolution Authorizing the City to Purchase a 2012 Four Door Crew Cab and Chassis from Freightliner of Utah to be used as a Crack Seal Truck. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Temporary Mayor Pro Tem Vincent	Yes

Unanimous.

15843

APPLICATION NO. S-6-2012, FILED BY TODD MEYERS (MAVERIK, INC.), REQUESTING FINAL PLAT APPROVAL FOR MAVERIK SUBDIVISION LOCATED AT 5400 SOUTH 5600 WEST

City Manager, Wayne Pyle, presented Application No. S-6-2012, filed by Todd Meyers (Maverik, Inc.), requesting final plat approval for Maverik Subdivision located at 5400 South 5600 West.

Mr. Pyle stated proposed final plat, if approved, would allow for a one lot commercial subdivision in the 'C-2' zone, located at the northwest corner of 6500 South 5600 West.

The City Manager explained the West Valley Maverik Subdivision had been proposed to create a new lot which would allow for a new expansion of the existing Maverik store. He stated the new Maverik store recently received conditional use approval from the Planning Commission and was currently under construction.

MINUTES OF COUNCIL REGULAR MEETING – JULY 17, 2012

-7-

Mr. Pyle reported the subdivision consisted of one lot on 1.37 acres. He stated the remaining property would be divided as part of the Villages at Westridge PUD at some time in the future. He explained as part of the subdivision, the developer would be required to dedicate an additional 10 feet of right-of-way along 5600 West. The developer would also be required to dedicate an additional four feet on 5400 South Street. He indicated it should also be noted that UDOT had approved both access points for the new Maverik store.

After discussion, Councilmember Christensen moved to approve Application No. S-6-2012, filed by Todd Meyers (Maverik Inc.) and give final plat approval for Maverik Subdivision located at 5400 South 5600 West. Councilmember Lang seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Temporary Mayor Pro Tem Vincent	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE REGULAR MEETING OF TUESDAY, JULY 17, 2012, WAS ADJOURNED AT 6:41 P.M., BY TEMPORARY MAYOR PRO TEM VINCENT.

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, July 17, 2012.

Sheri McKendrick, MMC
City Recorder