

MINUTES OF COUNCIL REGULAR MEETING – JULY 21, 2015

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, JULY 21, 2015, 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 BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Corey Rushton, Councilmember At-Large
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Layne Morris, CPD Director
Lee Russo, Police Chief
John Evans, Fire Chief
Sam Johnson, Strategic Communications Director
Nancy Day, Acting Parks and Recreation Director
Jake Arslanian, Acting Public Works Director
Steve Lehman, CED Department
Steve Pastorik, CED Department
Mark Nord, CED Department
DeAnn Varney, Administration

17080

OPENING CEREMONY

The Opening Ceremony was conducted by Councilmember Lars Nordfelt who led the Pledge of Allegiance to the Flag.

17081

APPROVAL OF MINUTES OF REGULAR MEETING HELD JULY 7, 2015

The Council read and considered the Minutes of the Regular Meeting held July 7, 2015. There were no changes, corrections or deletions.

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After discussion, Councilmember Lang moved to approve the Minutes of the Regular Meeting held July 7, 2015, as written. 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. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

17082

COMMENT PERIOD

Upon inquiry by Mayor Bigelow, the following individual addressed the City Council during the comment period:

A. PUBLIC COMMENTS

Elliott Mott addressed the City Council. Mr. Mott invited members of the Council on a river trip down the Jordan River on the upcoming Saturday and he distributed invitations. He also discussed details regarding the event and encouraged Councilmembers to attend.

17083

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-10-2015, FILED BY WEST VALLEY CITY, REQUESTING TO AMEND AND EXTEND PARCEL B OF FAIRBOURNE STATION PHASE 1 SUBDIVISION, VACATE AND AMEND LOTS 9-14 IN THE HOLMBERG SUBDIVISION, AND VACATE A NUMBER OF EXISTING PUBLIC UTILITY EASEMENTS TO ACCOMMODATE THE FAIRBOURNE STATION PHASE 2 SUBDIVISION PLAT

Mayor Bigelow informed a public hearing had been advertised in order for the City Council to hear and consider public comment regarding Application No. S-10-2015, filed by West Valley City, requesting to amend and extend Parcel B of Fairbourne Station Phase 1 Subdivision, and vacate a number of existing public utility easements to accommodate the Fairbourne Station Phase 2 Subdivision Plat.

Mayor Bigelow presented proposed Ordinance No. 15-23 related to the application to be considered by the City Council after the public hearing, as follows:

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Proposed Ordinance No. 15-23 would approve the amendment of Parcel B Fairbourne Station Phase 1, and the vacation of Lots 9-14 of the Holmberg Subdivision along with all public utility easements recorded as part of those lots.

The subject property was located at approximately 2970 West 3500 South and the amendment had been requested in order to consolidate a number of existing parcels and extend what was presently parcel B of Fairbourne Station Phase 1. Prior to the application, the Council had approved vacation of Holmberg Street and the subject plat would also vacate lots and public utility easements platted as part of the Holmberg Subdivision along with public utility easements located on various parcels within the subdivision boundary. Staff continued to work with various utility companies to ensure adequate easements were available for future utility services.

The plat contained one lot and two parcels. Lot 201 would allow development of a future medical office. Parcel B would be extended in the future to create a larger parcel for the second phase of ICO's residential housing development. The subdivision plat would also provide additional dedication along 3500 South and would dedicate property for the extension of Weigh Station Road and for a new street to be known as 3030 West. Parcel A would be located immediately to the west of 3030 West and remain in the City's ownership. This was somewhat of a remainder parcel and would be landscaped and utilized for storm water needs.

Access to the subdivision would be gained from 3500 South and Weigh Station Road. Three Mill Lane in Phase 1 would also be used for access. At a future date, the southern portion of Holmberg Street would be vacated. Once additional property was acquired in the Holmberg and Lehman Subdivision, 3030 West would provide a second connection with Lehman Avenue. There were varying right-of-way widths for each of the streets. The varying widths were due to transit needs and on-street parking.

The subdivision was located in the City Center zone. All development proposals within the subdivision would require Planning Commission review. To date, the Planning Commission had reviewed and approved the Embassy Suites Hotel and ICO's residential development.

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

ACTION: CONSIDER ORDINANCE NO. 15-23, APPROVING THE AMENDMENT OF PARCEL B FAIRBOURNE STATION PHASE 1 AND THE VACATION OF LOTS 9-14 OF THE HOLMBERG SUBDIVISION ALONG WITH ALL PUBLIC UTILITY EASEMENTS RECORDED AS PART OF THOSE LOTS

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The City Council previously held a public hearing regarding Application No. S-10-2015, filed by West Valley City, and considered proposed Ordinance No. 15-23 that would approve the amendment of Parcel B Fairbourne Station Phase 1 and the vacation of Lots 9-14 of the Holmberg Subdivision along with all public utility easements recorded as part of those lots.

After discussion, Councilmember Vincent moved to approve Ordinance No. 15-23, an Ordinance Approving the Amendment of Parcel B Fairbourne Station Phase 1 and the Vacation of Lots 9-14 of the Holmberg Subdivision Along With All Public Utility Easements Recorded as Part of Those Lots. 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. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

17084

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-8-2015, FILED BY WEST VALLEY CITY PUBLIC WORKS DEPARTMENT, REQUESTING A PLAT AMENDMENT FOR LOTS 16, 17 AND 31 OF THE WEST VALLEY TRUCK CENTER SUBDIVISION LOCATED AT APPROXIMATELY 2400 SOUTH 5600 WEST

Mayor Bigelow informed a public hearing had been advertised in order for the City Council to hear and consider public comments regarding Application No. S-8-2015, filed by West Valley City Public Works Department, requesting a plat amendment for Lots 16, 17 and 31 of the West Valley Truck Center Subdivision located at approximately 2400 South 5600 West.

Mayor Bigelow presented proposed Ordinance No. 15-24 related to the application to be considered by the City Council after the public hearing, as follows:

Proposed Ordinance No. 15-24 would approve the amendment of Lots 16, 17 and 31 of the West Valley Truck Center Subdivision located in West Valley City at approximately 2400 South 5600 West.

The proposal would amend the plat for the stated lots and also extend and dedicate

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a portion of 2400 South Street and vacate portions of 2400 South Street. The amended subdivision would also modify the location of existing public utility easements within the lots.

The West Valley Truck Center Subdivision had been recorded in 1998 and that location had been a great asset to the City and to businesses in the area. Lots platted in the original subdivision accommodated a variety of uses associated with the trucking industry. Although many of the original lots remained platted, a few modifications had taken place over the years to accommodate changes within the subdivision.

The proposed changes to Lots 16, 17 and 31 were a direct result of the extension of 2400 South to 5600 West. The extension of this road would eliminate the existing cul-de-sac that would modify the original property lines of said lots. Portions of the cul-de-sac where frontage existed along the lots would be vacated. The cul-de-sac affecting the Thermo King property to the south would be dealt with at a later date.

As above, 2400 South would be extended to the west and due to this location becoming a major intersection, the traffic signal from 2455 South would be relocated to this site. The intersection at 2400 South would provide a west connection for a future road system to serve properties west of 5600 West.

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

ACTION: CONSIDER ORDINANCE NO. 15-24, APPROVING THE AMENDMENT OF LOTS 16, 17 AND 31 OF THE WEST VALLEY TRUCK CENTER SUBDIVISION LOCATED IN WEST VALLEY CITY

The City Council previously held a public hearing regarding Application No. S-8-2015, filed by West Valley City, and considered proposed Ordinance No. 15-24 that would approve the amendment of Lots 16, 17 and 31 of the West Valley Truck Center Subdivision located in West Valley City.

After discussion, Councilmember Lang moved to approve Ordinance No. 15-24, an Ordinance Approving the Amendment of Lots 16, 17 and 31 of the West Valley Truck Center Subdivision Located in West Valley City, Utah. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes

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Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

17085

ORDINANCE NO. 15-25, AMEND SECTION 1-2-110 OF THE WEST VALLEY CITY MUNICIPAL CODE TO REFLECT CHANGES IN THE LATE FEES ASSESSED ON UNPAID UTILITY BILLING

Mayor Bigelow presented proposed Ordinance No. 15-25 that would amend Section 1-2-110 of the West Valley City Municipal Code to reflect changes in the late fees assessed on unpaid utility billing.

The proposed ordinance would impose a late fee of \$5.00 per billing cycle and would discontinue interest charges on unpaid storm water utility bills. The proposed ordinance, if adopted, would become effective August 1, 2015.

West Valley City was currently not able to show late fees on utility billing because interest was charged daily. By changing to a penalty-only charge the City would be able to quote the late charges after a due date on the billing invoices sent out. This change would allow a fixed amount due to be quoted over the phone and then have the amount due remain the same when payment arrived a few days later. This simpler model would alleviate many questions and complaints from customers.

The current late fee on unpaid utility billing was \$15.00 or 1% of the amount charged for storm water service, with a limit not to exceed the total amount due for storm water service (residents charged \$4.00 monthly for storm water). A commercial example would be if the amount billed for storm water service was \$2,000.00 and payment was past due, a late fee of \$20.00 (1% of the outstanding bill) plus interest would be charged. If the amount billed for storm water was \$100.00 and payment was past due, a late fee of \$15.00 plus interest would be charged. A residential example would be residential customers were charged \$4.00 per month for storm water service and so the late fee for an unpaid storm water bill would be \$4.00 plus interest per service period billed. The first month's interest on an unpaid residential storm water bill would be \$0.12, and \$0.22 for sanitation, for a total late fee of \$4.34.

The proposed ordinance change was intended to be revenue neutral.

After discussion, Councilmember Nordfelt moved to approve Ordinance No. 15-25, an Ordinance Amending Section 1-2-110 of the West Valley City Municipal Code to Reflect Changes in the Late Fees Assessed on Unpaid Utility Billing. Councilmember Lang seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

17086

RESOLUTION NO. 15-120, AWARD A CONTRACT TO MORGAN ASPHALT, INC. FOR THE 2015 ASPHALT OVERLAY PROJECT

Mayor Bigelow presented proposed Resolution No. 15-120 that would award a contract to Morgan Asphalt, Inc., in the amount of \$1,426,544.65 with authorization to spend an additional \$71,326.35 if change orders became necessary, for a total contract cost not to exceed \$1,497,871.00, for the 2015 Asphalt Overlay Project.

Bids had been solicited and a total of three bids received, as follows:

Morgan Asphalt:	\$1,426,544.65
Staker Parsons:	\$1,430,321.00
Kilgore Contracting:	\$1,504,873.64

The asphalt overlay project included the construction of asphalt pavement rotomill and overlay, and other miscellaneous road repairs. Work would be performed on the following streets within the City:

- 1950 West from 3500 South to 3800 South
- 2200 West from 3500 South to 3800 South
- 3800 South from 2200 West to Redwood Road
- Centerbrook Drive (2815 South) from Parkway Lane (1230 West) to 3420 West
- Various roads in the Granger Subdivision
- Westhaven Drive (4040 South) from 3875 West to 4000 West
- 3240 South from 3740 West to 4000 West
- 4100 West from 3100 South to 3275 South
- 4300 West from 3100 South to 3500 South
- 3245 South from 4400 West to 4610 West
- Harbor Street (3320 South) from 4610 West to 4800 West
- 3200 West from 2400 South to Parkway Boulevard (2670 South)

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After discussion, Councilmember Vincent moved to approve Resolution No. 15-120, a Resolution Awarding a Contract to Morgan Asphalt, Inc. for the 2015 Asphalt Overlay Project. 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. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

17087

RESOLUTION NO. 15-121, AWARD A CONTRACT TO ACME CONSTRUCTION, INC. FOR THE 3425 WEST SIDEWALK PROJECT

Mayor Bigelow presented proposed Resolution No. 15-121 that would award a contract to ACME Construction, Inc., in the amount of \$176,876.50, with authorization to spend an additional \$17,623.50 if change orders became necessary, for a total contract cost not to exceed \$194,500.00, for the 3425 West Sidewalk Project.

Bids had been solicited and a total of four bids received, as follows:

ACME Construction:	\$176,876.50
Bowen Construction:	\$212,076.80
Braker Construction:	\$212,725.00
England Construction:	\$264,655.00

The project would build a new sidewalk on the west side of 3425 West from the existing sidewalk south of Meadowbrook Drive (4270 South) to the north end of Robert Frost Elementary School (4305 South). The sidewalk was being built within existing City right-of-way. The project was located on a school-walking route and would provide children with a safe place to walk, outside of the roadway.

The project had previously been awarded State funds that would cover 50% of the cost of the project (up to \$100,000).

After discussion, Councilmember Buhler moved to approve Resolution No. 15-121, a Resolution Awarding a Contract to ACME Construction, Inc., for the 3425 West Sidewalk Project. Councilmember Lang seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

17088

RESOLUTION NO. 15-122, AWARD A CONTRACT TO H&P TILE COMPANY, INC. FOR REMODELING OF RESTROOMS AT WEST VALLEY CITY HALL

Mayor Bigelow presented proposed Resolution No. 15-122 that would award a contract to H&P Tile Company, in the amount of \$112,110.00, for remodeling of six restrooms at West Valley City Hall.

Bids had been solicited and three bids received as follows:

H&P Tile Company, Inc.:	\$112,110.00
Flooring Services Inc.:	\$130,602.00
Cutting Edge Stone, LLC:	\$148,800.00

Staff had advised H&P had submitted the lowest responsible bid.

The six restrooms in City Hall were outdated and major repairs to the walls, floors, water distribution, and drainage system were needed. For proper renovations, all walls and floors must be demolished and re-tiled after installation of a waterproof membrane on floors, and a Schluter Aluminum cove base. H&P Tile would furnish and install Mosa Tile 262V, 266V, 270V, and pattern BS-2.

The City Hall building was 26 years old and had not undergone any major renovations to the restrooms since construction in 1989. The restroom facilities had been well maintained and performed well; they were simply old. This project would make the restrooms operate more efficiently and modernize the look.

After discussion, Councilmember Rushton moved to approve Resolution No. 15-122, a Resolution Awarding a Contract to H&P Tile Company, Inc. for Remodeling of Restrooms at West Valley City Hall. Councilmember Buhler seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

17089

RESOLUTION NO. 15-123, APPROVE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN WEST VALLEY CITY AND HOMELAND SECURITY INVESTIGATIONS, IMMIGRATION AND CUSTOMS ENFORCEMENT, TO DESIGNATE WEST VALLEY CITY POLICE AS CUSTOMS OFFICERS FOR JOINT OPERATIONS

Mayor Bigelow presented proposed Resolution No. 15-123 that would approve an amendment to the Memorandum of Understanding between West Valley City and Homeland Security Investigations, Immigration and Customs Enforcement, to designate West Valley City police as customs officers for joint operations.

The referenced Memorandum of Understanding guided reimbursement to local law enforcement resources for costs incurred during joint investigations and task force operations through the provisions of 31 U.S.C. 9703, the Treasury Forfeiture Act of 1992. The document outlined the terms, conditions and procedures for reimbursement of joint operations expenses from the Treasury Forfeiture Fund.

The West Valley City Police Department had been an active partner with the Department of Homeland Security Investigations, Immigration and Customs Enforcement and participated in joint investigations with the organization for the common purpose of thwarting criminal operations and homeland security threats.

The amended agreement would allow for the organizations to work cooperatively and conduct investigations relevant to missions of both the City Police Department and the Department of Homeland Security. It would also allow sharing in forfeited proceeds seized during investigations of major related crimes, including drug trafficking organizations, money laundering and cases requiring personnel or financial resources above what a local agency could supply.

After discussion, Councilmember Lang moved to approve Resolution No. 15-123, a Resolution Approving an Amendment to the Memorandum of Understanding between West Valley City and Homeland Security Investigations, Immigration and

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Customs Enforcement, to Designate West Valley City Police as Customs Officers for Joint Operations. 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. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

17090

RESOLUTION NO. 15-124, DESIGNATE AND APPOINT POLL WORKERS TO SERVE IN THE MUNICIPAL PRIMARY ELECTION ON AUGUST 11, 2015, AND SET THE COMPENSATION FOR THEIR SERVICES; AND DESIGNATE AND APPROVE THE POLLING PLACE, AND PROVIDE FOR RELATED MATTERS

Mayor Bigelow presented proposed Resolution No. 15-124 that would designate and appoint poll workers to serve in the Municipal Primary Election on August 11, 2015, and set the compensation for their services; and designate and approve the polling place, and provide for related matters.

Section 20A-3-702 of the Utah State Code provided for the use of an Election Day voting center. As West Valley City only had a Primary Election in District 1 this year, the Utah Cultural Celebration Center (UCCC) had been designated by the Salt Lake County Elections Division as a voting center.

Section 20A-5-602 of the Utah State Code set forth the procedure for appointing poll workers, designating their compensation, and setting forth their duties. As noted above, there would be one voting center on Primary Election Day; therefore, only three poll workers would be required. The following individuals had agreed to serve as poll workers: Jay Atkinson, Alfred Martinez and Becky Overacker. The lead poll worker would be paid \$295.00 and the others would be paid \$250.00 for their services on Election Day.

The cost of the polling location (voting center) and poll worker services had been built into the total amount of the City's contract with the Salt Lake County Elections Department.

After discussion, Councilmember Huynh moved to approve Resolution No. 15-124, a Resolution Designating and Appointing Poll Workers to Serve in the Municipal

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Primary Election on August 11, 2015, Setting the Compensation for Their Services, Designating and Approving the Polling Place, and Providing for Other Related Matters. 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. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

17091

RESOLUTION NO. 15-131, ENCOURAGING THE SALT LAKE COUNTY COUNCIL TO SUBMIT THE LOCAL OPTION SALES TAX AUTHORIZED BY HOUSE BILL 362 TO THE VOTERS OF SALT LAKE COUNTY IN NOVEMBER 2015 (ADDED TO THE AGENDA AFTER JULY 14, 2015 STUDY MEETING)

Mayor Bigelow presented proposed Resolution No. 15-131 that would encourage the Salt Lake County Council to submit the local option sales tax authorized by House Bill 362 to the voters of Salt Lake County in November 2015.

During the 2015 legislative session the legislature passed and the governor signed HB362 that authorized the imposition of a local option sales tax to increase transportation funding. The tax could only be imposed with voter approval and consisted of a 0.25 cent increase, with 0.10 cents going to the Utah Transit Authority and .10 cents going to cities, and .05 cents going to counties. The resolution would encourage the County to place this option before the voters as soon as possible in order to enable the voters of West Valley City to make their voices heard on the proposed local option sales tax and the broader issue of transportation funding.

After discussion, Councilmember Rushton moved to approve Resolution No. 15-131, a Resolution Encouraging the Salt Lake County Council to Submit the Local Option Sales Tax Authorized by House Bill 362 to the Voters of Salt Lake County in November 2015. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes

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

Unanimous.

17092

RE-OPEN PUBLIC COMMENT PERIOD

After discussion, Councilmember Buhler moved to reopen the public comment period to allow individuals to speak on any issue. 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. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

Upon recognition, Adam Nash addressed the City Council and discussed his application (Application No. S-14-2015), the next matter to be considered, and requested approval. Mr. Nash also praised Steve Lehman and Steve Pastorik, CED Department, for the professionalism they exhibited and stated they had been great to work with.

A scout leader (name not given) addressed the City Council and stated he lived on the east side of Bangerter and it was difficult to travel to the west side of that highway. He inquired if overpasses had been discussed to make travel easier and possibly address safety issues.

Councilmember Buhler responded that the Utah Department of Transportation did plan to build overpasses in the future as part of an overall plan.

17093

APPLICATION NO. S-14-2015, FILED BY ADAM NASH, REQUESTING FINAL PLAT APPROVAL FOR WYATT ACRES SUBDIVISION LOCATED AT 3100 SOUTH 6400 WEST

Mayor Bigelow presented Application No. S-14-2015, filed by Adam Nash, requesting final plat approval for Wyatt Acres Subdivision located at 3100 South

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6400 West.

The subject Application had originally been approved by the City Council in June of 2013. Due to the subdivision plat not recording within the allotted time frame as specified in the City's ordinance (being one year from the date of approval) the subdivision plat was presently null and void.

The applicant now desired to move forward with the subdivision as originally approved. In order to reactivate the subdivision, the application needed to be reviewed and approved by the Council once again.

The subject property was currently zoned 'R-1-8' and was bordered by residential housing on the south and west. Property to the north and east were 3100 South and 6400 West respectively. The proposed subdivision would consist of seven lots on 2.24 acres. Although zoned 'R-1-8,' all lots within the subdivision were in excess of 10,000 square feet, with the average lot size calculated at 11,815 square feet.

Access to the subdivision would be gained from 6400 West and culminate in a cul-de-sac. All public improvements existed along 3100 South and 6400 West. However, the dedication of both these streets was wider than the existing improvements. As a result, the developer would be required to install textured colored concrete behind the sidewalk. This would result in fully improved right-of-way along these streets.

A soils report had been prepared and according to the report ground water was encountered at approximately 14.5 feet. The depth of the groundwater would allow all homes to have full basements. During the re-zoning process, the developer committed to a minimum home size of 1,600 square feet and to comply with City design standards. The developer would install a vinyl fence and brick pillars along 3100 South and 6400 West and a vinyl fence along 6400 West.

After discussion, Councilmember Vincent moved to approve Application No. S-14-2015 and give final plat approval for Wyatt Acres Subdivision Located at 3100 South 6400 West in West Valley City. Councilmember Nordfelt 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. Nordfelt	Yes

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Mayor Bigelow Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE REGULAR MEETING OF TUESDAY, JULY 21, 2015, WAS ADJOURNED AT 7:02 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, July 21, 2015.

Sheri McKendrick, MMC
City Recorder