

**MINUTES OF COUNCIL REGULAR MEETING – FEBRUARY 8, 2011**

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, FEBRUARY 8, 2011, AT 6:35 P.M., IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. MAYOR WINDER CALLED THE MEETING TO ORDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder  
Russ Brooks  
Steve Buhler  
Carolynn Burt  
Don Christensen  
Corey Rushton  
Steve Vincent

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
Jim Welch, Finance Director  
Nicole Cottle, CED Director  
John Evans, Fire Chief  
Layne Morris, Community Preservation Director  
Buzz Nielsen, Police Chief  
Eric Bunderson, Acting City Attorney  
Jake Arslanian, Acting Public Works Director  
Aaron Crim, Administration  
Steve Lehman, CED Department

- 15197      **OPENING CEREMONY**  
Steve Buhler who told a humorous story about marriage conducted the Opening Ceremony.
- 15198      **SCOUTS**  
Mayor Winder welcomed Scout Troop Nos. 511, 890, and Pack No. 3757 in attendance to complete requirements for the Citizenship in the Community and Communications merit badges.
- 15199      **APPROVAL OF MINUTES OF REGULAR MEETING HELD JANUARY 25, 2011**  
The Council read and considered Minutes of the Regular Meeting held January 25, 2011. There were no changes, corrections or deletions.

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After discussion, Councilmember Burt moved to approve the Minutes of the Regular Meeting held January 25, 2011, as written. Councilmember Brooks seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

15200 **COMMENT PERIOD**

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

15201 **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. Z-3-2010, FILED BY NORMA HANSON, REQUESTING A ZONE CHANGE FROM ZONE ‘A’ (AGRICULTURE) TO ‘R-1-8’ (RESIDENTIAL, SINGLE-FAMILY, MINIMUM LOT SIZE 8,000 SQUARE FEET) ZONE FOR PROPERTY LOCATED AT 3955 SOUTH 2200 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. Z-3-2010, filed by Norma Hanson, requesting a zone change from zone Aø (Agriculture) to R-1-8ø (Residential, Single-Family Minimum Lot Size 8,000 Square Feet) zone for property located at 3955 South 2200 West. He discussed proposed Ordinance No. 11-08 and proposed Resolution No. 11-11 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. 11-08 which would amend the Zoning Map to show a change of zone for property located at 3955 South 2200 West from zone Aø (Agriculture) to R-1-8ø (Residential, Single Family Minimum Lot Size 8,000 Square Feet) zone.

Mr. Pyle stated the proposal would allow the subject property to be subdivided and create two new single-family lots. He also stated the applicant had expressed difficulty managing the property subsequent to her husbandø passing. He

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advised sufficient room existed to create two large flag lots with access from 2200 West.

The City Manager explained that over many years, the property had been used primarily for agricultural purposes. He stated an existing single-family dwelling was located on 2200 West along with other outbuildings typically found with older agricultural properties. He further stated a large pole barn had been constructed a few years ago to house farming equipment.

Mr. Pyle reported the proposed subdivision design consisted of three lots on .92 acres. The property owner's parcel would be included within the boundaries of the subdivision, but would not be re-zoned. He indicated all frontage and area requirements of the R-1-80 zone, including the increased flag lot requirements recently approved by the Planning Commission and City Council, would be met as part of the future subdivision.

The City Manager further explained a development agreement would be required for the re-zone. He stated Section 7-14-105(3) of the Zoning Ordinance stated, "All new subdivisions involving a re-zone of property shall participate in a development agreement that addresses housing size, quality, exterior finish materials, etc. The standards outlined in this section will be a base minimum for new dwellings." He advised however, the property owner proposed to increase the minimum dwelling size to 1600 square feet for Lot 2 and 1800 square feet for Lot 3. The applicant also proposed homes would be constructed of 100% masonry materials.

Mr. Pyle further advised the development agreement would also contain a provision, at the applicant's request, that no mobile or manufactured housing would be allowed. He reported a positive recommendation for approval as the increases to the housing standards along with design guidelines would provide upscale housing for this property.

City Manager, Wayne Pyle, presented proposed Resolution No. 11-11 which would authorize the City to enter into a Development Agreement with Norma Hanson for approximately .92 acres of property located at 3955 South 2200 West.

Mr. Pyle stated the agreement would establish minimum standards for two new residential lots located at 3955 South 2200 West. He also stated Section 7-14-105(3) of the Zoning Ordinance stated, "All new subdivisions involving a re-zone of property shall participate in a development agreement that addresses housing size, quality, exterior finish materials, etc."

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: ORDINANCE NO. 11-08, AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3955 SOUTH 2200 WEST FROM ZONE ‘A’ (AGRICULTURE) TO ‘R-1-8’ (RESIDENTIAL, SINGLE-FAMILY, MINIMUM LOT SIZE 8,000 SQUARE FEET) ZONE**

The City Council previously held a public hearing regarding Application No. Z-3-2010, filed by Norma Hanson, and proposed Ordinance No. 11-08 which would amend the Zoning Map to show a change of zone for property located at 3955 South 2200 West from zone ~~A~~ (Agriculture) to ~~R-1-8~~ (Residential, Single-Family, Minimum Lot Size 8,000 Square Feet) zone.

After discussion, Councilmember Rushton moved to approve Ordinance No. 11-08, an Ordinance Amending the Zoning Map to Show a Change of Zone for Property Located at 3955 South 2200 West from Zone ~~A~~ (Agriculture) to ~~R-1-8~~ (Residential Single-Family, Minimum Lot Size 8,000 Square Feet). Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

Councilmember Rushton pointed out consideration of a development agreement (Resolution No. 11-11) related to this matter was not listed on the agenda. City Recorder, Sheri McKendrick, confirmed the item had inadvertently been left off the agenda and would be placed under “unfinished business” on the Agenda for the meeting scheduled February 15, 2011.

15202

**PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-12-2009, FILED BY WOODBURY CORPORATION, REQUESTING FINAL PLAT APPROVAL FOR WILLOW WOOD SHOPPING CENTER AMENDED SUBDIVISION LOCATED AT 3450 WEST 3500 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-12-2009, filed by Woodbury Corporation, requesting final plat approval for

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Willow Wood Shopping Center Amended Subdivision located at 3450 West 3500 South. He discussed proposed Ordinance No. 11-09 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. 11-09 which would approve the amendment of Lots 2, 6 and 8 of the Willow Wood Shopping Center Subdivision located at 3450 West 3500 South.

Mr. Pyle stated that in March of 2010, Justin Thomas, representing Woodbury Corporation, requested a plat amendment for the Willow Wood Shopping Center. He also stated the amended plat created Lot 9 which was presently occupied by the Flower Patch. He informed that as Mr. Thomas began finalizing the plat for recording he learned the owners of the Flower Patch no longer wanted to be part of the subdivision. He indicated, as such, the amended plat, as approved by the City Council, would need to be modified.

The City Manager reported the plat amendment had been processed with two separate plats. The first plat specific to Lot 2 had not been changed from the City Council's approval. The second plat amending Lots 6 and 8 and creating Lot 9 had changed by the elimination of Lot 9. He stated the amended plat was intended to adjust property lines due to construction along 3500 South. The amended plat would also be used as an exhibit to the Shopping Center's recently modified Declaration of Restrictions and Grant of Easements. He indicated the owners of the Center desired the new legal descriptions and right-of-way dedication to be part of the revised declaration.

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: ORDINANCE NO. 11-09, APPROVING THE AMENDMENT OF LOTS 2, 6 AND 8 OF THE WILLOW WOOD SHOPPING CENTER SUBDIVISION LOCATED AT APPROXIMATELY 3450 WEST 3500 SOUTH**

The City Council previously held a public hearing regarding Application No. S-12-2009, filed by Woodbury Corporation, and proposed Ordinance No. 11-09 which would approve the amendment of Lots 2, 6 and 8 of the Willow Wood Shopping Center Subdivision located at approximately 3450 West 3500 South.

After discussion, Councilmember Burt moved to approve Ordinance No. 11-09, an Ordinance Approving the Amendment of Lots 2, 6 and 8 of the Willow Wood Shopping Center Subdivision Located at Approximately 3450 West 3500 South. Councilmember Brooks seconded the motion.

A roll call vote was taken:

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Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

15203

**RESOLUTION NO. 11-12, AUTHORIZE PURCHASE OF A STORAGE AREA NETWORK (SAN) FROM VALCOM FOR USE BY THE CITY'S COMPUTER SYSTEMS**

City Manager, Wayne Pyle, presented proposed Resolution No. 11-12 which would authorize purchase of a Storage Area Network (SAN) from Valcom, in an amount not to exceed \$83,045.28, for use by the City's computer systems.

Mr. Pyle stated formal bidding would not be required for this purchase because this vendor held a contract with the State of Utah. He further stated, if approved, the purchase would increase the disk storage for the City's computer network servers from 14 Terabytes to 48 Terabytes. He advised the need for additional disk space was largely due to increased volume of document, photograph images and videos stored on the SAN (Storage Area Network) and back system. He explained the purchase included the SAN equipment along with maintenance and support for a four-year period.

The City Manager reported the purchase would be financed through the HP Lease Purchase Agreement previously approved on January 3, 2006, under Resolution No. 06-04.

After discussion, Councilmember Christensen moved to approve Resolution No. 11-12, a Resolution Authorizing the Purchase of a Storage Area Network (SAN) from Valcom for use by the City's Computer Systems. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes



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15205

**RESOLUTION NO. 11-14, APPROVE A RIGHT-OF-WAY AGREEMENT WITH SALT LAKE COUNTY FOR PROPERTY LOCATED AT APPROXIMATELY 1200 WEST 3300 SOUTH, AND ACCEPT A SPECIAL WARRANTY DEED REGARDING THE 1200 WEST CONNECTOR ROAD PROJECT**

City Manager, Wayne Pyle, presented proposed Resolution No. 11-14 which would approve a Right-of-Way Agreement with Salt Lake County for property located at approximately 1200 West 3300 South, and accept a Special Warranty Deed regarding the 1200 West Connector Road Project.

Mr. Pyle stated Salt Lake County had agreed to sign the Right-of-Way Agreement and a Special Warranty Deed, which action had been scheduled for approval at their February 22, 2011, meeting.

The City Manager reported the 1.389-acre parcel was one of the properties to be acquired for the 1200 West Connector Road Project. He stated this road project would connect 3100 South at its current terminus at the Utah Cultural Celebration Center to the intersection of 1200 West and 3300 South. He also reported compensation for the parcel would be in the amount of \$605,000.00, which amount had been based on an appraisal report prepared by Van Drimmelen & Associates, Inc. He stated funding for the acquisition would be through the State Corridor Preservation Fund.

After discussion, Councilmember Brooks moved to approve Resolution No. 11-14, a Resolution Authorizing the City to Enter Into a Right-of-Way Agreement with Salt Lake County for Property Located at Approximately 1200 West 3300 South, and to Accept a Special Warranty Deed. Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.



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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE REGULAR MEETING OF TUESDAY, FEBRUARY 8, 2011, WAS ADJOURNED AT 6:51 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, February 8, 2011.

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Sheri McKendrick, MMC  
City Recorder