

**MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015**

**-1-**

THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, APRIL 14, 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

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT:

Steve Vincent, Councilmember District 4

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, Community Preservation Director  
Kevin Astill, Parks and Recreation Director  
Russell Willardson, Public Works Director  
John Evans, Fire Chief  
Phil Quinlan, Acting Police Chief  
Jake Arslanian, Public Works Department  
Steve Lehman, CED Department  
Mike Powell, Police Department  
Stan Varney, Fire Department  
Cindy Hobbs, Finance Department

16970

**OPENING CEREMONY**

The Opening Ceremony was conducted by Mayor Bigelow who led the Pledge of Allegiance to the Flag.

**MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015**

**-2-**

16971      **PRESENTATION OF ENGLISH LANGUAGE CERTIFICATES TO STUDENTS FROM GRANITE PEAKS AND ENGLISH SKILLS LEARNING CENTER**

Mayor Bigelow informed English Language certificates had been scheduled to be presented to students from Granite Peaks and English Skills Learning Center. Students introduced themselves to the City Council and were presented with certificates for completion of English language classes.

The City Council members congratulated the award recipients.

16972      **UTAH RECREATION & PARKS ASSOCIATION PRESENTATION OF 2015 URPA OUTSTANDING FACILITY AWARD TO THE WEST VALLEY CITY FAMILY FITNESS CENTER EDUTAINMENT KIDS CENTER**

Mayor Bigelow welcomed and introduced Patti Hansen, Past President, and Kristin Riker, President-elect, of the Utah Recreation and Parks Association (URPA).

Ms. Riker and Ms. Hansen addressed the City Council and discussed the mission of URPA, including criteria for qualifying for annual awards. They presented the 2015 Outstanding Facility award to the West Valley City Family Fitness Center Edutainment Kids Center.

Mayor Bigelow accepted the award on behalf of the City and invited the Parks and Recreation staff in attendance to stand and receive recognition and congratulations.

Parks Department staff in attendance included Nancy Day, Fitness Center Manager, and Jaime Young, Valerie Custer and Candice Mayweather.

16973      **WASTE MANAGEMENT RECOGNITION OF FIRE DEPARTMENT**

Mayor Bigelow welcomed and introduced Beth Holbrook of Waste Management.

Ms. Holbrook addressed the City Council and discussed an incident in which one of Waste Management's CNG garbage trucks had caught on fire and expressed appreciation to the Fire Department for their quick response. She indicated the truck did not fare well but no one was hurt in the incident.

Ms. Holbrook presented certificates of appreciation to the following responders:

Battalion Chief Chris Beichner  
Captain Rob Huffman  
Engineer Mary Vonk

MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015

-3-

Firefighter Clint Nielson  
Firefighter Corby Carter  
Firefighter Treve Bailey

The City Council members expressed appreciation to the Fire Department staff.

16974 **EMPLOYEE OF THE MONTH AWARD, APRIL 2015 – DETECTIVE JARON AVERETT, POLICE DEPARTMENT**

Councilmember Huynh read and presented the Employee of the Month award for April 2015, to Detective Jaron Averett, Police Department. Detective Averett had been nominated for his professionalism and dedication in solving numerous high profile cases that led to the arrests of multiple perpetrators.

The City Council expressed appreciation and congratulated Detective Jaron Averett.

16975 **SPECIAL RECOGNITION OF POLICE OFFICERS SPENCER TANNER, AMANDA ZELLER AND KEVIN JOHNSON OF THE PATROL DIVISION**

Councilmember Buhler read and presented a special recognition to Officers Spencer Tanner, Amanda Zeller, and Kevin Johnson (not present) of the Police Department Patrol Division. Officers Tanner, Zeller and Johnson had been nominated for their response and actions resulting in many lives being saved in a fire, as well as minimizing property damage.

The City Council expressed appreciation and offered congratulations to the recipients.

16976 **COMMENT PERIOD**

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

A. **PUBLIC COMMENTS**

Fynbo (no first name given) addressed the City Council and discussed a traffic citation for failure to signal and explained circumstances. He also informed he was a retired professional truck driver and had a CDL license. He stated there were four other people at the pre-trial who received citations at the same intersection, 3500 South 2700 West. He indicated he requested a trial and was given another document that had five other counts including the failure to signal. He stated he expected to appear and present his case based on the original citation. He also stated the new violations came to a gross fine of \$750.00 and a reckless driving charge would affect his driving record and livelihood for many years. He indicated he had obtained a copy of his driving record that had no

**MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015**

**-4-**

violations since 1993. He explained at the time of the citation, he knew the officer did not have computer contact. He stated he felt that this was not right and the intersection had design flaws and he had a clean record for many years. He stated it was not moral to add charges to the original citation.

The son of one of the English Skills Learning Center award recipients addressed the City Council and expressed appreciation for recognition of all the students.

**B. CITY MANAGER COMMENTS**

City Manager, Wayne Pyle, stated that despite the unfortunate circumstances it was nice to see Mr. Fynbo at Council meeting again.

The City Manager also noted that in the awards and presentations earlier there was a wide spectrum of services the City provided including public/private partnerships such as with Waste Management. He expressed appreciation to employees and others for their contribution to the West Valley City community.

**C. CITY COUNCIL COMMENTS**

Councilmember Buhler expressed appreciation to employees in attendance and also expressed pleasure to those who took the time to learn English so we could all communicate with each other. He indicated Mr. Fynbo had been the person mentioned earlier in the Study Meeting. He stated there was a fundamental fairness issue to be given a citation for one thing and then be charged with other violations prior to going to court.

Mayor Bigelow informed the Council had requested additional information regarding Mr. Fynbo's situation. He also expressed appreciation for feedback received from citizens.

16977 **RESOLUTION NO. 15-62, APPROVE SPONSORSHIP AGREEMENT WITH LAND O' FROST**

Mayor Bigelow presented proposed Resolution No. 15-62 that would approve a Sponsorship Agreement with Land O'Frost, a food distributor to grocery stores.

Land O'Frost had chosen to advertise their products across the country by sponsoring local recreational programs and West Valley City was one of their target markets.

Land O'Frost proposed to pay the City \$12,000.00 for a one year sponsorship for youth recreation programs. In return, Land O'Frost required the recreation programs to put their name and logo on team uniforms, distribute coupons to the

MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015

-5-

teams, provide a banner to be displayed at programs, and promote their company in other ways listed in the contract.

The Parks and Recreation Department often used sponsorships as a way to offset the cost of programs and keep participation prices affordable. The request of Land O’Frost was similar to sponsorships that had been done in the past.

After discussion, Councilmember Rushton moved to approve Resolution No. 15-62, a Resolution Authorizing the Execution of a Sponsorship Agreement between West Valley City and Land O’Frost. Councilmember Buhler seconded the motion.

A roll call vote was taken:

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

Unanimous.

16978

**RESOLUTION NO. 15-63, APPROVE AGREEMENT WITH PEPSI BEVERAGES COMPANY TO SUPPLY BEVERAGE PRODUCTS TO THE WEST VALLEY CITY FAMILY FITNESS CENTER AND THE SOFTBALL DIAMOND FACILITIES IN CENTENNIAL PARK**

Mayor Bigelow presented proposed Resolution No. 15-63 that would approve an Agreement with Pepsi Beverages Company to supply beverage products to the West Valley City Family Fitness Center and the softball diamond facilities in Centennial Park.

A new contract for a beverage provider was needed for the Family Fitness Center and Centennial Park softball diamonds. Proposals had been solicited for a beverage service provider from Coke and Pepsi, the two vendors who could offer a wide variety of soft drinks and other beverages. Both vendors had submitted proposals, as follows:

	<u>Pepsi Beverages Co.</u>	<u>Coca-Cola</u>
Signing Bonus (one time)	\$3,000.00	\$2,000.00
Annual Bonus	3,000.00	1,000.00
Commission (machine sales)	35%	42%
Donation/Year	100 cases (approx. \$1,000)	500.00
Water Cost 16.9 oz./ .5L	\$ 0.33	\$ 0.69

MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015

-6-

Fountain Cost/Gallon	\$ 13.49	\$ 14.08
Sports Drink 20 oz.	\$ 1.00	\$ 0.86

Pepsi had offered the most up-front donations and the least expensive on-going price for product. In addition, Pepsi offered the greatest bonus percentage program for product sales to be used at management's discretion. The beverage contract would be for five years and included provision of all the vending machines, fountain dispensers, and product.

After discussion, Councilmember Lang moved to approve Resolution No. 15-63, a Resolution Approving an Agreement with Pepsi Beverages Company to Supply Beverage Products to the West Valley City Family Fitness Center and the Softball Diamond Facilities in Centennial Park. Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

16979 **RESOLUTION NO. 15-64, APPROVE COOPERATIVE AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE 3425 WEST SIDEWALK PROJECT**

Mayor Bigelow presented proposed Resolution No. 15-64 that would approve a Cooperative Agreement with the Utah Department of Transportation (UDOT) for the 3425 West Sidewalk Project.

The Public Works Department had applied for and received Utah State funds that had been converted from the Transportation Alternative Program for use by local governments for qualifying projects. The proposed sidewalk on 3425 West was a qualifying project and had been selected to be funded. The project would build a new sidewalk on 3425 West from existing sidewalk south of Meadowbrook Drive to the north end of Robert Frost Elementary School.

State funds allocated to the project would cover 50% of the construction costs up to \$100,000; the remainder of the project costs would come from the Class C Road Fund.

MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015

-7-

The project would provide a safer route for pedestrians traveling to Robert Frost Elementary.

After discussion, Councilmember Buhler moved to approve Resolution No. 15-64, a Resolution Approving a Cooperative Agreement between West Valley City and the Utah Department of Transportation for the 3425 West Sidewalk Project. Councilmember Rushton seconded the motion.

A roll call vote was taken:

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

Unanimous.

16980 **AID 4100 RESOLUTION NO. 15-65, APPROVE A SUPPLEMENTAL FEDERAL AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION FOR TRAFFIC SIGNAL IMPROVEMENTS AT SOUTH 1300 WEST, 4100 SOUTH 2700 WEST, AND 4100 SOUTH 4000 WEST**

Mayor Bigelow presented proposed Resolution No. 15-65 that would approve a Supplemental Federal Aid Agreement with the Utah Department of Transportation (UDOT) for traffic signal improvements at 4100 South 1300 West, 4100 South 2700 West, and 4100 South 4000 West.

Additional federal funds had been requested in the amount of \$500,000.00 to cover estimated costs associated with the improvement at the intersection of 4100 South and 4100 West. The subject agreement would cover the additional local match funds of \$33,850.00.

UDOT had allocated \$1,500,000.00 for traffic signal improvements at the intersections of 4100 South at 1300 West, 2700 West and 4000 West from the Federal Highway Safety Improvement Program (HSIP).

The Federal Aid Agreement for the project had been approved in November of 2014, with local matching funds of \$76,162.50. Preliminary engineering estimates indicated additional funds were necessary to complete the anticipated improvements at the 4000 West intersection. The added funds could be used to acquire right-of-way on 4100 South for westbound dual left turn lanes. A request for an additional \$500,000 had been approved by UDOT.

MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015

-8-

After discussion, Councilmember Huynh moved to approve Resolution No. 15-65, a Resolution Approving a Supplemental Federal Aid Agreement with the Utah Department of Transportation for Traffic Signal Improvements at 4100 South 1300 West, 4100 South 2700 West, and 4100 South 4000 West. Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

16981

**RESOLUTION NO. 15-66, AWARD CONTRACT TO AMERICAN MECHANICAL SYSTEMS, LLC FOR PURCHASE AND INSTALLATION OF EIGHT NEW COMMERCIAL EVAPORATIVE COOLERS FOR USE AT THE WEST VALLEY CITY FLEET FACILITY**

Mayor Bigelow presented proposed Resolution No. 15-66 that would award a contract to American Mechanical Systems, LLC, in the amount of \$43,445.00, for purchase and installation of eight new commercial evaporative coolers for use at the West Valley City fleet facility.

The existing eight evaporative coolers at the City's fleet facility had outlived their life expectancy and operation. The units had been in operation since 2002 and the average life expectancy was about 7-10 years. The units had been well maintained with good performance; but were now rusted and leaking and, in some cases, causing significant hard water damage to the facility and vehicles parked beneath. The new units were better built and galvanized, totally sealed, and had more energy efficient fan motors and water pumps.

The project had been advertised on [www.bidsync](http://www.bidsync) and three companies responded, as follows:

American Mechanical Systems	\$43,445.00
Commercial Mechanical Systems	\$49,805.00
KHI Mechanical Services	\$53,987.00

Staff had recommended approval of the lowest responsible bid submitted by American Mechanical Systems.

**MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015**

**-9-**

After discussion, Councilmember Nordfelt moved to approve Resolution No. 15-66, a Resolution Awarding a Contract to American Mechanical Systems, LLC, for the Purchase and Installation of Eight New Commercial Evaporative Coolers for use at the West Valley City Fleet Facility. Councilmember Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

16982

**RESOLUTION NO. 15-67, ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM DONALD R. BAUMANN AND MYRNA C. BAUMANN, TRUSTEES OF THE DONALD AND MYRNA BAUMANN FAMILY TRUST, FOR PROPERTY LOCATED AT 4290 SOUTH 3425 WEST**

Mayor Bigelow presented proposed Resolution No. 15-67 that would accept a Grant of Temporary Construction Easement from Donald R. Baumann and Myrna C. Baumann, Trustees of the Donald and Myrna Baumann Family Trust, for property located at 4290 South 3425 West.

The Donald and Myrna Baumann Family Trust had executed a Grant of Temporary Construction Easement across the frontage of their property located at 4290 South 3425 West (Parcel 21-05-252-018).

The subject property was one of nine properties affected and benefitted by construction of the 3425 West Sidewalk Project. The project would construct sidewalk along 3425 West and portions of Meadowbrook Drive where sidewalk did not currently exist and connect to existing sidewalks to provide a safer walking route to Robert Frost Elementary School. The project would also include new curb and gutter, textured, colored concrete park strips along with tie-ins to existing driveways and landscaping. The design of the project did not require additional right-of-way to be acquired; however, Grants of Temporary Construction Easement would be required. The easement would allow the City and its contractor an additional ten feet of space to construct the required improvements within the existing right-of-way. More importantly, it allowed the contractor to replace improvements on adjoining properties disturbed by

MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015

-10-

construction of the project. Improvements such as driveways, sprinklers and landscaping would be reconstructed a required to match new sidewalk and drive approach locations and elevations. The Grant of Temporary Construction Easement would expire December 31, 2015.

After discussion, Councilmember Lang moved to approve Resolution No. 15-67, a Resolution Authorizing the City to Accept a Grant of Temporary Construction Easement from Donald R. Baumann and Myrna C. Baumann, Trustees of the Donald and Myrna Baumann Family Trust, for Property Located at 4290 South 3425 West. Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

16983

**APPLICATION NO. PUD-1-2015, FILED BY IVORY HOMES, REQUESTING FINAL PLAT APPROVAL FOR Highbury Towns East – Phase 4, Located at 3075 South 5290 West**

Mayor Bigelow presented Application No. PUD-1-2015, filed by Ivory Homes, requesting final plat approval for Highbury Towns East – Phase 4, located at 3075 South 5290 West.

Nick Mingo, representing Ivory Homes, had requested approval for the fourth and final phase of the Highbury Towns East PUD. This phase would consist of 15 units and one parcel on approximately 2.14 acres.

The site plan and building elevations were consistent with those approved by the Planning Commission and City Council. Buildings would consist of 100% masonry materials and the architecture would reflect the craftsman style. Although brick had been limited with this style of architecture, there were elements that would appear on the front elevation as well as the drive courts. Stucco and fiber cement siding would comprise the other materials used in the development. Ivory had proposed different color schemes to be used to provide greater diversity between buildings.

City staff had evaluated the project regarding the multiple family design standards. The project met the standards outlined in the ordinance governing

**MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015**

**-11-**

architecture, color and variation. Buildings would use the same footprint as previous phases. As noted in other phases, Ivory Homes had added a rambler plan on the end of some of the units. This option had opened up an opportunity to include a larger demographic.

There were a number of unit types with varying square footages. Unit sizes ranged from 1,104 to 1,861 square feet. In addition, Ivory Homes intended to install basements for all homes. A soils report had been prepared when the area was planned for single-family development. The report indicated ground water was encountered at a depth ranging from five to 10 feet below existing grades. The finished grade evaluations had been raised approximately two to three feet allowing construction of full basements.

All units would have a two-car garage. In addition to the garage, parking would be available within the 20-foot setback in front of each townhome. This phase did provide additional guest parking. The developer had tried to evenly disperse guest parking throughout the community and; overall, 24 spaces had been provided for guest parking.

The overall open space in the development had been calculated at 52%. Of this number, approximately 17.1% had been designated as functional open space. As discussed from the onset of this community, there would be two large areas of open space available for resident use. This area consisted of approximately 35,000 square feet. The east side of Darlington Drive would be left open while the west side would contain play structures, a swing set, and pavilions for resident use.

After discussion, Councilmember Lang moved to approve Application No. PUD-1-2015, filed by Ivory Homes, and give final plat approval for Highbury Towns East – Phase 4, located at 3075 South 5290 West. Councilmember Rushton seconded the motion.

A roll call vote was taken:

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

Unanimous.

16984

**APPLICATION NO. S-5-2015, FILED BY LAKE PARK PROJECT LLC,  
REQUESTING FINAL PLAT APPROVAL FOR PARKWAY VIEW**

**MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015**

**-12-**

**SUBDIVISION, LOCATED AT 4028 WEST PARKWAY BOULEVARD**

Mayor Bigelow presented Application No. S-5-2015, filed by Lake Park Project LLC, requesting final plat approval for Parkway View Subdivision located at 4028 West Parkway Boulevard.

Corbin Bennion representing Lake Park Project LLC had filed a request to divide Parcel 102D in the Lake Park Development. The subject property was located at the northeast corner of Parkway Boulevard and Lake Park Boulevard.

The proposed subdivision would divide an existing parcel into a three-lot subdivision. Although the property had been created in August of 2000, titled Lake Park Lot 102D, it had been done as a metes and bounds subdivision. Metes and bounds subdivisions were not formal subdivision plats; and, therefore, not recorded. A legal description would have accompanied the drawing that was filed in the Office of the County Surveyor.

At the present time, the Home 2 Suites was located on what would become Lot 1 of the subdivision. Two new lots would be created to the west and north of the existing hotel. It was anticipated these lots would be used to support the existing hospitality use and/or for office uses. Future uses within the subdivision would be reviewed as conditional and/or permitted uses.

The thought of future lots at this location had been discussed for years. The placement of the hotel, with the existing access points along Parkway and Lake Park Boulevards along with the existing internal drive, lent itself to the creation of additional lots. Cross access and parking easements would need to be established and recorded prior to the plat recordation.

There were also various waterline easements cutting through Lots 2 and 3. While there was sufficient room to construct new buildings, these would need to be accounted for at the building stage.

After discussion, Councilmember Lang moved to approve Application No. S-5-2015, filed by Lake Park Project LLC, and give final plat approval for Parkway View Subdivision located at 4028 West Parkway Boulevard. Councilmember Rushton seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes

**MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015**

**-13-**

Mayor Bigelow

Yes

Unanimous.

DRAFT

16985      **APPLICATION NO. S-15-2014, FILED BY RELIANCE HOMES, REQUESTING FINAL PLAT APPROVAL FOR THOMASVILLE MANOR SUBDIVISION, LOCATED AT 7050 WEST 3500 SOUTH**

Mayor Bigelow presented Application No. S-15-2014, filed by Reliance Homes, requesting final plat approval for Thomasville Manor Subdivision located at 7050 West 3500 South.

Elyas Raigne, representing Reliance Homes, had requested approval for the Thomasville Manor Subdivision that was bordered on the north and west by existing single-family development. The subdivision was bordered on the east by The Towns and Hunter Village and an existing duplex.

The proposed subdivision would consist of 26 lots on approximately 9.8 acres. This equated to an overall density of 2.65 units per acre. Although the subject property was zoned 'R-1-10' the average lot size was approximately 11,000 square feet. This equation did not factor in the square footage of the existing homestead known as Lot 124.

Access to the subdivision would be gained from 3500 South and from existing stub streets from the Orchard View Subdivision to the west and from the Hunter Village Subdivision to the north. The developer would be responsible to dedicate and improve 3500 South including curb, gutter and sidewalk. Although the applicant would dedicate the full right-of-way, improvements would be installed at the existing width of 40-feet. The developer would be required to construct a masonry barrier wall along 3500 South.

Due to the improvements being installed at the 40-foot half width, an area of approximately 15-feet would remain between the curb and gutter and sidewalk. The developer would install stamped colored concrete; however, after discussions with the Public Works Department and City Administration, staff recommended this area be landscaped. The landscaping of this area would be coordinated with the Parks and Recreation Department and would be maintained until such time that the Utah Department of Transportation (UDOT) fully improved 3500 South.

All streets would be dedicated and improved to the City's 54-foot right-of-way. The new streets would need to transition with the existing rights-of-way to the north and west. All street improvements would be coordinated with the City Engineering Division.

As the property had been farmed for many years there were a number of irrigation ditches. These ditches would need to be piped in accordance with City ordinances. The developer would be responsible to coordinate with the irrigation company and/or ditch master along with water users to ensure methods to pipe

**MINUTES OF COUNCIL REGULAR MEETING – APRIL 14, 2015**

**-15-**

these ditches met with their approval.

Upon discussion, Councilmember Rushton discussed background information regarding history of the subject property and the application. He stated it was shaping up to be a good project and he looked forward to seeing it come to fruition. He indicated to his knowledge there had never been discussion regarding backs of homes facing the road; and explained there might have been a better way especially since the lots were wide and deep. He expressed his expectation this would be a quality development and a nice addition to the City.

After further discussion, Councilmember Lang moved to approve Application No. S-15-2014, filed by Reliance Homes, and give final plat approval for Thomasville Manor Subdivision located at 7050 West 3500 South. Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE REGULAR MEETING OF TUESDAY, APRIL 14, 2015, WAS ADJOURNED AT 7:19 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, April 14, 2015.

---

Sheri McKendrick, MMC  
City Recorder