



The Study Meeting of the West Valley City Council will be held on Tuesday, November 25, 2014, at 4:30 PM, in the Multi-Purpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted 11/20/2014, 2:00 P.M.

## A G E N D A

1. Call to Order
2. Roll Call
3. Review Agenda for Regular Meeting of November 25, 2014
4. Awards, Ceremonies and Proclamations Scheduled for December 2, 2014:
  - A. Presentation of English Language Awards to Students from English Skills Learning Center and Granite Peaks Learning Center
5. Public Hearings Scheduled for December 2, 2014:
  - A. Accept Public Input Regarding Application No. S-18-2014, filed by Joe Cunningham, Requesting Final Plat Approval for Colt Plaza III Subdivision - Lot 5 Amended and Extended, Located at 2938 South Glen Eagles Drive  
  
Action: Consider Ordinance No. 14-45, Approving the Amendment of Lot 5 in the Colt Plaza III Subdivision
  - B. Accept Public Input Regarding Application No. S-16-2014, filed by Joe Cunningham, Requesting Final Plat Approval for Moose Landing Subdivision-Lot 1 Amended and Extended, Located at 4133 South Colt Court  
  
Action: Consider Ordinance No. 14-46, Approving the Amendment of Lot 1 in the Moose Landing Subdivision

*West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.*

*If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Sheri McKendrick.*

6. New Business Scheduled for December 2, 2014:
  - A. Consider Application No. S-17-2014, filed by Joe Cunningham, Requesting Final Plat Approval for Colt Plaza Subdivision Located at 3100 South 5600 West
  - B. Consider Application No. S-14-2014, filed by Ivory Homes, Requesting Final Plat Approval for Highbury Place Subdivision - Phase 10, Located at 5012 West 2860 South
7. Communications:
  - A. Land Development Discussion (1 hour)
  - B. Police Department Body Camera Project Discussion (15 minutes)
  - C. West Valley Fiber Network Update (15 minutes)
  - D. Review Draft Agendas for Redevelopment Agency, Housing Authority and Building Authority Meetings Scheduled for December 2, 2014
  - E. Council Update
  - F. Other
8. New Business:
  - A. Council Reports
9. Motion for Executive Session
10. Adjourn

ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D \_\_\_\_\_

**ISSUE:**

S-18-2014 – Colt Plaza III Subdivision – Lot 5 Amended and Extended

**SYNOPSIS:**

Applicant: Joe Cunningham  
Proposal: Final Plat Approval  
Location: 2938 South Glen Eagles Drive  
Zoning: C-2  
Lots 1

**BACKGROUND:**

Mr. Joe Cunningham, is requesting an amendment to lot 5 of the Colt Plaza Phase 3 Subdivision. The purpose for the plat amendment is to extend the subdivision by including two properties to the west of the existing lot 5.

The Colt Plaza III Subdivision was recorded with the Salt Lake County Recorder's Office in January 2006. The original subdivision plat consisted of 5 lots. To the west of lot 5 are two properties that were previously used for residential and agricultural purposes. These properties recently came up for sale and were purchased by the applicant.

In October 2014, the applicant submitted a zone change application with the Planning Commission. The request was to rezone these properties from the A zone to the C-2 zone. A change that the applicant believes is prudent given its limited access and lack of visibility from 5600 West. The rezoning application was approved by the City Council in November 2014.

Mr. Cunningham would like to extend the boundary of the original subdivision by including these two parcels. The intent is to consolidate lot 5 with the two parcels creating one large lot. At a future date the property will be developed with a commercial use.

Access will be gained from Glen Eagles Drive to the east. At the present time, lot 5 is serviced from a 25-foot access drive. This is the same drive that will provide access to the new lot. Currently, there are no plans to develop this property in conjunction with vacant land to the north. However, should the property owners come up with a plan to utilize both properties for a joint venture, access could then be gained from the north as well.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman  
Current Planning Manager

**WEST VALLEY CITY, UTAH**

**ORDINANCE NO. \_\_\_\_\_**

Draft Date: \_\_\_\_\_  
Date Adopted: \_\_\_\_\_  
Effective Date: \_\_\_\_\_

**AN ORDINANCE APPROVING THE AMENDMENT OF LOT 5 IN THE COLT PLAZA III SUBDIVISION.**

**WHEREAS**, the City is in receipt of petition S-18-2014, proposing an amendment to lot 5 in the Colt Plaza III Subdivision located at approximately 2938 South Glen Eagles Drive; and

**WHEREAS**, the purpose for the amendment is to extend the boundary of the subdivision to include 2 properties to the west; and

**WHEREAS**, proper notice was given and a public hearing was held pursuant to Section 10-9a-207, Utah Code Annotated; and

**WHEREAS**, the City Council finds that after the public hearing, that there is good cause for the plat amendment, and that neither the public nor any person will be materially injured by the proposed plat amendment and that the approval is in the best interest of the health, safety and welfare of the citizens of West Valley City; and

**NOW THEREFORE, BE IT ORDAINED** by the City Council of West Valley City, State of Utah, as follows:

**Section 1.** The amendment to lot 5 of the Colt Plaza III Subdivision located at approximately 2938 South Glen Eagles Drive and as shown in Petition No. S-18-2014, is hereby approved.

**Section 2.** This Ordinance shall have no force or effect on any rights-of-way or easements of any lot owner, and the franchise rights of any public utilities shall not be impaired thereby, nor shall it have any force or effect on any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

**Section 3.** The City Recorder is hereby directed to record this Ordinance with the Salt Lake County Recorder's Office.

**Section 4.** This Ordinance shall become effective immediately upon posting as required by law.

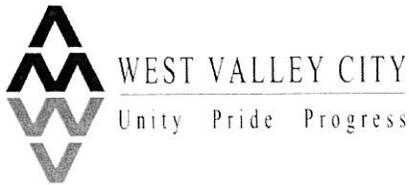
PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

WEST VALLEY CITY

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER



COMMUNITY & ECONOMIC DEVELOPMENT  
DEPARTMENT

November 13, 2014

Joe Cunningham  
2917 S Glen Eagles Drive  
West Valley City, UT 84128

Dear Mr. Cunningham:

The West Valley City Planning Commission voted on November 12, 2014 to recommend to the City Council approval for a plat amendment for lot 5 of the Colt Plaza III Subdivision on application #S-18-2014. The property is located at approximately 2938 S 5600 W.

Any conditions attached to this approval will need to be satisfied one week prior to the date set for hearing before the City Council. You will be notified by the City Recorder of the date and time your application will appear on the City Council agenda.

If you should have any comments or questions, please feel free to contact our office at 963-3311.

Sincerely,



Steve Lehman, AICP  
Current Planning Manager

SL/nc

**S-18-2014**  
**Colt Plaza III Subdivision – Lot 5 Amended and Extended**  
**2938 South Glen Eagles Drive**  
**C-2 Zone**  
**1 Lot**

**BACKGROUND**

Mr. Joe Cunningham, is requesting an amendment to lot 5 of the Colt Plaza Phase 3 Subdivision. The purpose for the plat amendment is to extend the subdivision by including the two properties to the west.

**STAFF/AGENCY CONCERNS:**

There are no staff or agency concerns with this application as they have been addressed as part of the original subdivision application. It should be noted that the applicant will need to coordinate engineering and utility issues when the property does develop.

**ISSUES:**

The Colt Plaza III Subdivision was recorded with the Salt Lake County Recorder's Office in January 2006. The original subdivision plat consisted of 5 lots. To the west of lot 5 are two properties that were previously used for residential and agricultural purposes. These properties recently came up for sale and were purchased by the applicant.

In October 2014, the applicant submitted a zone change application with the Planning Commission. The request was to rezone these properties from the A zone to the C-2 zone. A change that the applicant believes is prudent given its limited access and lack of visibility from 5600 West.

Mr. Cunningham would like to extend the boundary of the original subdivision by including these two parcels. The intent is to consolidate lot 5 with the two parcels creating one large lot. At a future date the property will be developed with a commercial use.

Access will be gained from Glen Eagles Drive to the east. At the present time, lot 5 is serviced from a 25-foot access drive. This is the same drive that will provide access to the new lot. Currently, there are no plans to develop this property in conjunction with vacant land to the north. However, should the property owners come up with a plan to utilize both properties for a joint venture, access could then be gained from the north as well.

**STAFF ALTERNATIVES:**

- A. Approve the plat amendment as submitted.
- B. Continuance to allow for more discussion regarding the application.

**Applicant:**

Joe Cunningham  
4139 S Colt Court

**Discussion:** Steve Lehman presented the application. Jack Matheson stated that the access is a 25 stem and asked if it's treated like a flag lot. Steve replied yes and indicated that it will have easements for water, sewer, etc.

Joe Cunningham, the applicant, stated that he may eventually work with the property owner to the north and do a joint development but added that these lots can be developed successfully on their own as well. He stated that there is open access to the surrounding properties and has good visibility in conjunction with the building. Mr. Cunningham indicated that the rear parcel will likely be storage units and the building will be a lighter commercial type use. He indicated that the property owner to the north is not sure about selling his property but Mr. Cunningham stated that he will hold off on developing the site until he gets a definitive answer.

**Motion:** Commissioner Woodruff moved for approval.

Commissioner Thomas seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

**Unanimous-S-18-2014-Approved**

**S-18-2014** Petition by **JOE CUNNINGHAM** requesting a **plat amendment** for lot 5 in the Colt Plaza III Subdivision. This application will amend and extend lot 5 to create a larger building lot. The property is located at approximately 2938 South 5600 West and is zoned C-2. (Staff- **Steve Lehman** at 801-963-3311)



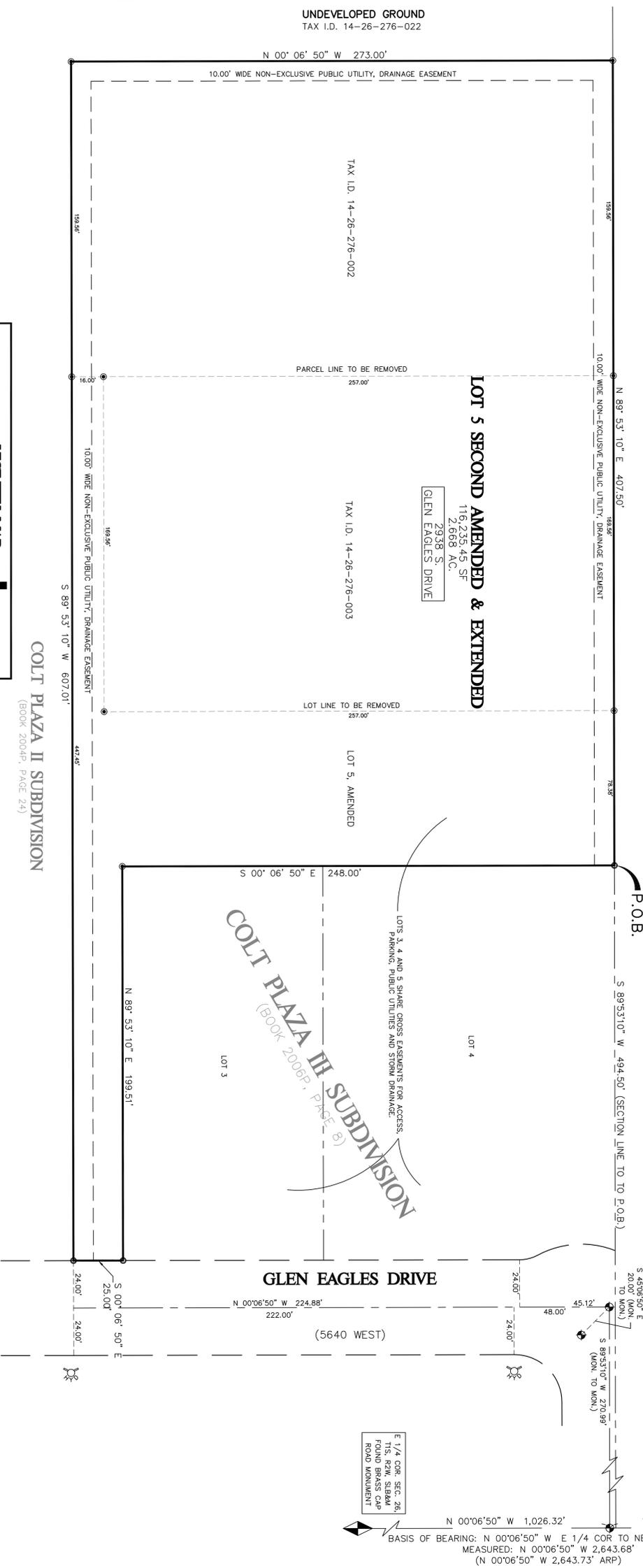
**S-18-2014** Petition by **JOE CUNNINGHAM** requesting a **plat amendment** for lot 5 in the Colt Plaza III Subdivision. This application will amend and extend lot 5 to create a larger building lot. The property is located at approximately 2938 South 5600 West and is zoned C-2. (Staff-**Steve Lehman** at 801-963-3311)



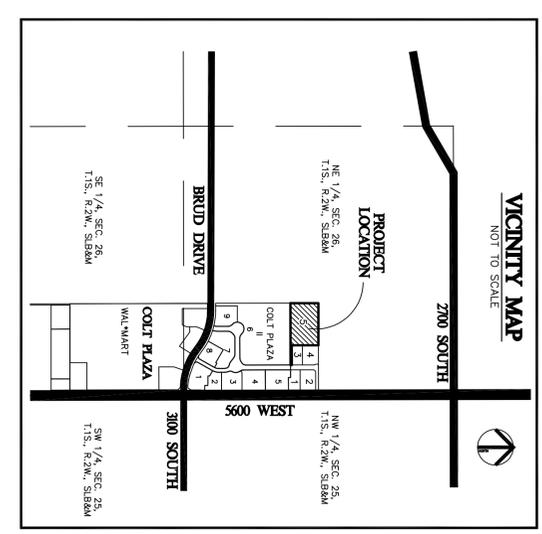
# COLT PLAZA III SUBDIVISION, LOT 5 SECOND AMENDED & EXTENDED

UNDEVELOPED GROUND  
TAX I.D. 14-26-229-004

UNDEVELOPED GROUND  
TAX I.D. 14-26-276-002



**Evergreen Engineering, Inc.**  
Civil Engineering • Land Surveying • Land Planning  
1870 Borealis Drive • Suite 104  
Salt Lake City, UT 84109  
Phone: (435) 646-4697 • Fax: (435) 646-9919  
E-mail: office@evergreen-eng.com



**CITY PLANNING COMMISSION**  
APPROVED AND ACCEPTED BY THE WEST VALLEY CITY PLANNING COMMISSION ON THIS DAY OF \_\_\_\_\_ A.D. 20\_\_.

**S.L. VALLEY HEALTH DEPT.**  
APPROVED AND ACCEPTED BY THE SALT LAKE VALLEY HEALTH DEPARTMENT ON THIS DAY OF \_\_\_\_\_ A.D. 20\_\_.

**GRANGER-HUNTER I.D.**  
APPROVED AND ACCEPTED BY THE GRANGER-HUNTER IMPROVEMENT DISTRICT ON THIS DAY OF \_\_\_\_\_ A.D. 20\_\_.

**WEST VALLEY CITY ENGINEERING**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM ON THIS DAY OF \_\_\_\_\_ A.D. 20\_\_.

**CITY COUNCIL APPROVAL**  
PRESENTED TO THE WEST VALLEY CITY COUNCIL AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

**RECORDED**  
NUMBER: \_\_\_\_\_ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

## COLT PLAZA III SUBDIVISION, LOT 5 SECOND AMENDED & EXTENDED

— A 1 LOT COMMERCIAL SUBDIVISION —

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

- NOTES**
1. DEVELOPER, DT CAPITAL DEVELOPMENT, LLC (CARE CUNNINGHAM) ADDRESS: 2917 S. GLEN EAGLES DRIVE, #5, WEST VALLEY CITY, UTAH 84128.
  2. BASIS OF BEARING: FOUND AND ACCEPTED SECTION MONUMENTS IN 5600 WEST ROADWAY AS SHOWN HEREON.
  3. THE PURPOSE OF THIS PLAT IS TO INCLUDE ADDITIONAL LAND INTO COLT PLAZA III SUBDIVISION, LOT 5 AMENDED.
  4. BOUNDARY CORNERS, UNLESS SHOWN OTHERWISE HEREON, OFFSET PINS TO BE SET IN TOP BACK OF CURB ALONG GLEN EAGLES DRIVE OR 5/8\"/>

**OWNERS DEDICATION AND CONSENT TO RECORD**

I, GREGORY B. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PERFORMED A SURVEY OF THE HEREON LAND INTO AN AMENDED LOT, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS "COLT PLAZA III SUBDIVISION, LOT 5, 2ND AMENDED & EXTENDED".

I, FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEY I FURTHER CERTIFY THAT THIS RECORD OF SURVEY HAS THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

**ACKNOWLEDGMENT**

STATE OF UTAH ) DT CAPITAL, LLC, A UTAH LIMITED LIABILITY COMPANY  
COUNTY OF SALT LAKE ) TORBR, LLC, A UTAH LIMITED LIABILITY COMPANY  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, CARE CUNNINGHAM PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION, MY COMMISSION EXPIRES \_\_\_\_\_

(PRINTED NAME) A NOTARY PUBLIC COMMISSIONED IN UTAH SIGNATURE \_\_\_\_\_

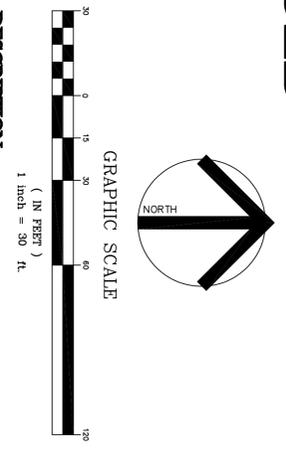
**SURVEYORS CERTIFICATE**

GREGORY B. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PERFORMED A SURVEY OF THE HEREON LAND INTO AN AMENDED LOT, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS "COLT PLAZA III SUBDIVISION, LOT 5, 2ND AMENDED & EXTENDED".

I, FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEY I FURTHER CERTIFY THAT THIS RECORD OF SURVEY HAS THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

GREGORY B. WOLBACH  
LICENSED SURVEYOR  
LICENSE NO. 187788  
DATE: \_\_\_\_\_

PLAT DATE: OCTOBER 9, 2014  
DRAWING FILE: 09-1018-20AMENDED.DWG  
© 2014 Evergreen Engineering, Inc.



**LEGAL DESCRIPTION**

TOGETHER WITH THE FOLLOWING TWO (2) DESCRIBED PARCELS:

**PARCEL 1: TAX PARCEL NO. 14-26-276-002**  
BEING THE EAST 1/4 CORNER AND 742.44 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 159.56 FEET; THENCE SOUTH 273 FEET; THENCE EAST 159.56 FEET; THENCE NORTH 273 FEET TO THE POINT OF BEGINNING.

**PARCEL 2: TAX PARCEL NO. 14-26-276-003**  
BEING A PARCEL 3,061.46 FEET NORTH AND 742.44 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 257.00 FEET; THENCE EAST 169.56 FEET; THENCE NORTH 457 FEET; THENCE WEST 169.56 FEET TO THE POINT OF BEGINNING.

COMBINED THREE (3) PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26, THENCE ALONG THE EAST LINE OF THE SOUTHEAST CORNER OF SAID SECTION 26, A DISTANCE OF 1,327.36 FEET; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, NORTH 0°06'50" WEST A DISTANCE OF 1,193.32 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89°53'10" WEST A DISTANCE OF 494.50 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE WEST LINE OF GLEN EAGLES DRIVE, SAID DRIVE BEING 169.56 FEET WIDE ON THE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE, ENTRY NUMBER, 9608034, BK 2008P, PG 8); THENCE ALONG THE BOUNDARY OF SAID LOT 5, AMENDED THE FOLLOWING FOUR (4) CALLS: 1) SOUTH 0°06'50" EAST A DISTANCE OF 248.00 FEET; 2) NORTH 89°53'10" EAST A DISTANCE OF 194.51 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF GLEN EAGLES DRIVE; 3) ALONG SAID WESTERN RIGHT-OF-WAY LINE OF GLEN EAGLES DRIVE, SOUTH 89°53'10" WEST A DISTANCE OF 273.00 FEET; 4) ALONG SAID WESTERN RIGHT-OF-WAY LINE OF GLEN EAGLES DRIVE, SOUTH 89°53'10" WEST 607.01 FEET; THENCE NORTH 0°06'50" EAST A DISTANCE OF 273.00 FEET; THENCE NORTH 89°53'10" EAST A DISTANCE OF 407.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 116,235.45 SQUARE FEET OR 2.668 ACRES, MORE OR LESS.

ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D \_\_\_\_\_

**ISSUE:**

S-16-2014 – Moose Landing Subdivision Lot 1 Amended and Extended

**SYNOPSIS:**

Applicant: Joe Cunningham  
Proposal: Final Plat Approval  
Location: 4133 South Colt Court  
Zoning: R-1-8  
Lots 3

**BACKGROUND:**

Mr. Joe Cunningham, is requesting a plat amendment to lot 1 of the Moose Landing Subdivision. The purpose for the plat amendment is to create one new building lot within the original subdivision. The Moose Landing Subdivision was recorded in June 1999. The original plat consisted of 11 lots on 4.6 acres.

The proposal will include a modification to lot 1 of the Moose Landing Subdivision and from the adjacent parcel fronting 4100 South. The end result will be the addition of a new building lot to be known as lot 1B.

Lot 1 as originally platted is approximately 12,471 square feet. The parcel to the north is approximately .48 acres in size. While it has a detached garage, the owners have apparently agreed to sell the southern portion to help in the creation of a new lot. The remaining portion of their property will be part of the new subdivision and will be known as lot 1C.

When the original subdivision was recorded, lot 1 had a boundary that included property on the west side of what will be lot 1C. This is the area that is nicely landscaped with a meandering sidewalk and pine trees. The developer of Moose Landing wanted a nice entry into the subdivision, and this was the chosen method.

In order to keep this entry feature in place, the northwest portion of lot 1B will have the same configuration. Staff assumes that Mr. Cunningham will make provisions to ensure that this area is well kept and maintained.

Access to the new lots will be gained from Colt Court. Public improvements along this right-of-way were installed by the developer of the original subdivision. Any damage to existing improvements, or damage associated with new construction will need to be repaired by the builder of the new lot. The applicant and/or builder of the new lot will also be responsible to coordinate the new drive approach on lot 1B.

The original soils report for the Moose Landing Subdivision indicated that ground water was encountered at a depth of 9 feet. Recommendations outlined in the original report will apply for the new lot. To staff's knowledge, there have been no indications of high water table and or problems associated with ground water in general.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman  
Current Planning Manager

**WEST VALLEY CITY, UTAH**

**ORDINANCE NO. \_\_\_\_\_**

Draft Date: \_\_\_\_\_  
Date Adopted: \_\_\_\_\_  
Effective Date: \_\_\_\_\_

**AN ORDINANCE APPROVING THE AMENDMENT OF LOT 1 IN THE MOOSE LANDING SUBDIVISION.**

**WHEREAS**, the City is in receipt of petition S-16-2014, proposing an amendment to lot 1 in the Moose Landing Subdivision located at approximately 4133 South Colt Court; and

**WHEREAS**, the purpose for the amendment is to create an additional building lot; and

**WHEREAS**, proper notice was given and a public hearing was held pursuant to Section 10-9a-207, Utah Code Annotated; and

**WHEREAS**, the City Council finds that after the public hearing, that there is good cause for the plat amendment, and that neither the public nor any person will be materially injured by the proposed plat amendment and that the approval is in the best interest of the health, safety and welfare of the citizens of West Valley City; and

**NOW THEREFORE, BE IT ORDAINED** by the City Council of West Valley City, State of Utah, as follows:

**Section 1.** The amendment to lot 1 of the Moose Landing Subdivision located at approximately 4133 South Colt Court and as shown in Petition No. S-16-2014, is hereby approved.

**Section 2.** This Ordinance shall have no force or effect on any rights-of-way or easements of any lot owner, and the franchise rights of any public utilities shall not be impaired thereby, nor shall it have any force or effect on any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

**Section 3.** The City Recorder is hereby directed to record this Ordinance with the Salt Lake County Recorder's Office.

**Section 4.** This Ordinance shall become effective immediately upon posting as required by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

WEST VALLEY CITY

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER



WEST VALLEY CITY

Unity Pride Progress

COMMUNITY & ECONOMIC DEVELOPMENT  
DEPARTMENT

November 13, 2014

Joe Cunningham  
2917 S Glen Eagles Drive  
West Valley City, UT 84128

Dear Mr. Cunningham:

The West Valley City Planning Commission voted on November 12, 2014 to recommend to the City Council approval for a plat amendment to lot 1 of the Moose Landing Subdivision on application #S-16-2014. The property is located at 4133 S Colt Court.

The motion for approval is subject to the resolution of any staff or agency concerns.

Any conditions attached to this approval will need to be satisfied one week prior to the date set for hearing before the City Council. You will be notified by the City Recorder of the date and time your application will appear on the City Council agenda.

If you should have any comments or questions, please feel free to contact our office at 963-3311.

Sincerely,

Steve Lehman, AICP  
Current Planning Manager

SL/nc

**S-16-2014**

**Moose Landing Subdivision - Lot 1 Amended and Extended.**

**4133 South 4695 West**

**R-1-8 Zone**

**.83 acres**

**BACKGROUND**

Mr. Joe Cunningham, is requesting a plat amendment to lot 1 of the Moose Landing Subdivision. The purpose for the plat amendment is to create one new building lot within the original subdivision. The Moose Landing Subdivision was recorded in June 1999. The original plat consisted of 11 lots on 4.6 acres.

**STAFF/AGENCY CONCERNS:**

All public infrastructure has been installed as part of the Moose Landing Subdivision and along 4100 South. New construction on lots 1A and 1B will need to comply with all building permit approvals and road cut permit approvals with the City's Engineering Division. The applicant will need to coordinate all other utility services as they may apply.

**ISSUES:**

Mr. Cunningham is proposing a plat amendment to create an additional building lot within the Moose Landing Subdivision. The proposal will include a modification to lot 1 of the Moose Landing Subdivision and from the adjacent parcel fronting 4100 South. The end result will be the addition of a new building lot to be known as lot 1B.

Lot 1 as originally platted is approximately 12,471 square feet. The parcel to the north is approximately .48 acres in size. While it has a detached garage, the owners have apparently agreed to sell the southern portion to help in the creation of a new lot. The remaining portion of their property will be part of the new subdivision and will be known as lot 1C.

When the original subdivision was recorded, lot 1 had a boundary that included property on the west side of what will be lot 1C. This is the area that is nicely landscaped with a meandering sidewalk and pine trees. The developer of Moose Landing wanted a nice entry into the subdivision, and this was the chosen method.

In order to keep this entry feature in place, the northwest portion of lot 1B will have the same configuration. Staff assumes that Mr. Cunningham will make provisions to ensure that this area is well kept and maintained.

Access to the new lots will be gained from Colt Court. Public improvements along this right-of-way were installed by the developer of the original subdivision. Any damage to existing improvements, or damage associated with new construction will need to be repaired by the builder of the new lot. The applicant and/or builder of the new lot will also be responsible to coordinate the new drive approach on lot 1B.

The original soils report for the Moose Landing Subdivision indicated that ground water was encountered at a depth of 9 feet. Recommendations outlined in the original report will apply for the new lot. To staff's knowledge, there have been no indications of high water table and or problems associated with ground water in general.

**STAFF ALTERNATIVES:**

- A. Approve the amendment of lot 1 in the Moose Landing Subdivision subject to a resolution of staff and agency concerns.
- B. Continue the application to address issues raised during the hearing.

**Applicant:**

Joe Cunningham  
4139 S Colt Court

**Discussion:** Steve Lehman presented the application. Barbara Thomas asked why the narrow piece of property is dedicated to lot 1B instead of lot 1C. Steve replied that it was part of the original lot 1 and that the property owner of lot 1C likely doesn't want the responsibility of it since it was not part of the original subdivision.

Joe Cunningham, the applicant, stated that he wanted to limit the access of the Baptist Church onto this street. The landscaping will help keep the appearance of the subdivision nice and will prevent confusion.

**Motion:** Commissioner Woodruff moved for approval subject to the resolution of staff and agency concerns.

Commissioner Thomas seconded the motion.

**Roll call vote:**

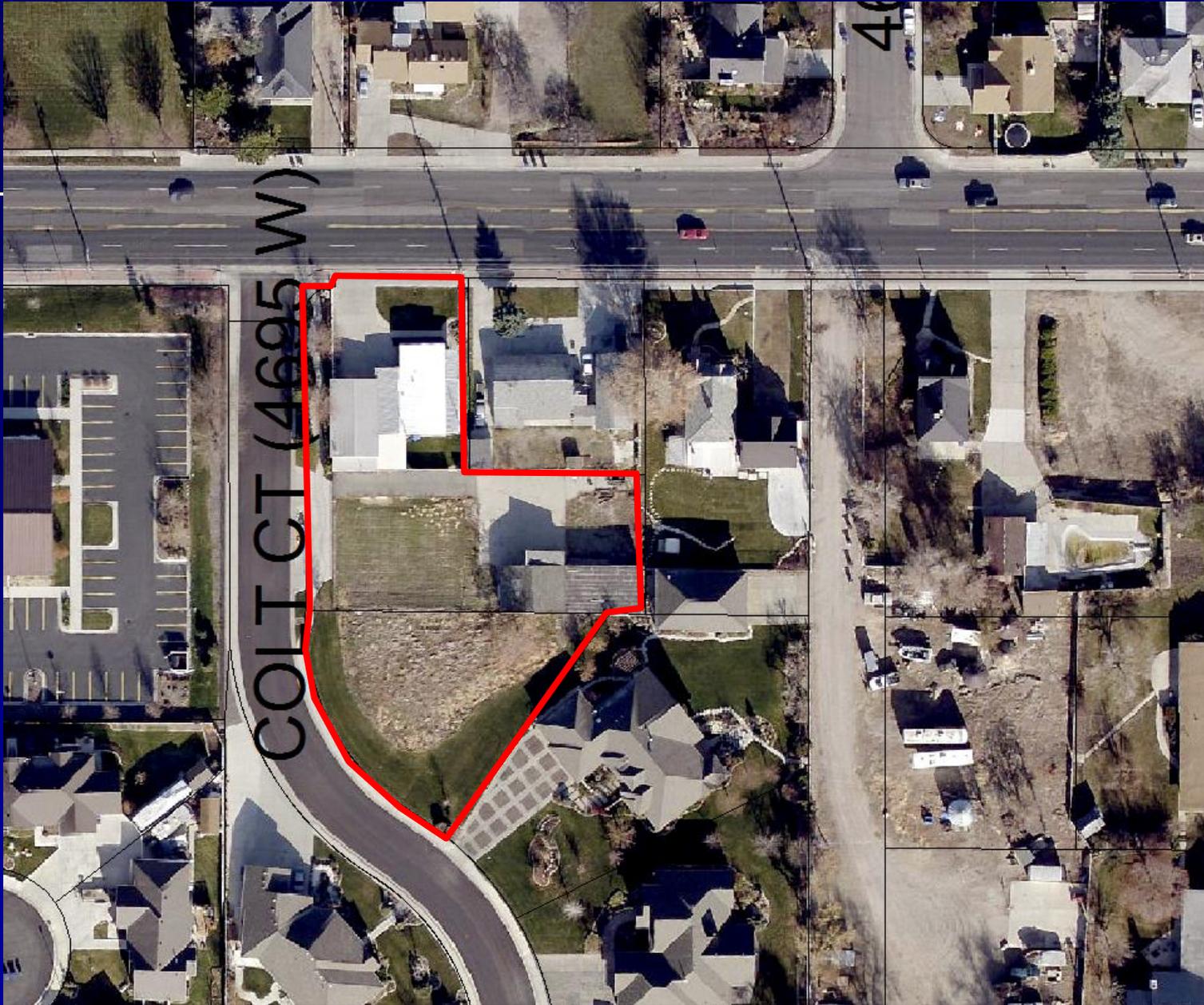
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

**Unanimous-S-16-2014-Approved**

**S-16-2014** Petition by **JOE CUNNINGHAM** requesting a **plat amendment** to lot 1 of the Moose Landing Subdivision. The application will amend and extend lot 1 to create an additional building lot. The property is located at approximately 4133 South Colt Court (4695 West) and is zoned R-1-8. (Staff- **Steve Lehman** at 801-963-3311)



**S-16-2014** Petition by **JOE CUNNINGHAM** requesting a **plat amendment** to lot 1 of the Moose Landing Subdivision. The application will amend and extend lot 1 to create an additional building lot. The property is located at approximately 4133 South Colt Court (4695 West) and is zoned R-1-8. (Staff- **Steve Lehman** at 801-963-3311)





ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D

**ISSUE:**

S-17-2014 – Colt Plaza Subdivision

**SYNOPSIS:**

Applicant: Joe Cunningham  
Proposal: Final Plat Approval  
Location: 3100 South 5600 West  
Zoning: C-2  
Lots 4

**BACKGROUND**

Joe Cunningham is requesting final subdivision approval for a commercial subdivision in the C-2 Zone. The subject property is located at 3100 South 5600 West. It is bordered on the west by what will be the Mountain View Corridor, the north by 3100 South, the east by 5600 West and the south by existing commercial development.

In November 2002, the subject property was divided by metes and bounds. It consisted of 5 parcels and was the catalyst for getting the City's first Walmart store. The property was originally divided by metes and bounds, which is a record of survey that creates legal descriptions that are used to subsequently divide property. It is generally used for commercial purposes and does not require road dedication.

Mr. Cunningham, is proposing to formally divide the property to create an additional commercial lot. In addition, the subdivision will establish cross access and parking easements on a recorded plat as opposed to documents that were previously recorded. Lots within the subdivision will accommodate a variety of commercial uses. Future land uses will be subject to the standards outlined in the C-2 zone and will be processed as either conditional or permitted uses.

Access will be gained from 3100 South. Although each of the three lots have frontage on 3100 South, access will be restricted to the two existing approaches approved for the original Walmart site plan. Internal access will be gained via the aforementioned cross access easements.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman  
Current Planning Manager



COMMUNITY & ECONOMIC DEVELOPMENT  
DEPARTMENT

November 13, 2014

Joe Cunningham  
2917 S Glen Eagles Drive  
West Valley City, UT 84128

Dear Mr. Cunningham:

The West Valley City Planning Commission voted on November 12, 2014 to recommend to the City Council preliminary and final plat approval for the Colt Plaza Subdivision on application #S-17-2014. The property is located at 3100 S 5600 W.

The motion for approval is subject to the resolution of any staff and agency concerns.

Any conditions attached to this approval will need to be satisfied one week prior to the date set for hearing before the City Council. You will be notified by the City Recorder of the date and time your application will appear on the City Council agenda.

If you should have any comments or questions, please feel free to contact our office at 963-3311.

Sincerely,



Steve Lehman, AICP  
Current Planning Manager

SL/nc

**S-17-2014**  
**Colt Plaza Subdivision**  
**3180 South 5600 West**  
**C-2 Zone**  
**4 Lots**  
**21.6 Acres**

**BACKGROUND**

Joe Cunningham is requesting preliminary and final subdivision approval for a commercial subdivision in the C-2 Zone. The subject property is located at approximately 3180 South 5600 West. It is bordered on the west by what will be the Mountain View Corridor, the north by 3100 South, the east by 5600 West and the south by existing commercial development.

**ISSUES:**

In November 2002, the subject property was divided by metes and bounds. It consisted of 5 parcels and was the catalyst for getting the City's first Walmart store. To remind the Planning Commission, a metes and bounds subdivision is a record of survey that creates legal descriptions to divide property. It is generally used for commercial purposes and does not require road dedication.

Mr. Cunningham, is proposing to formally divide the property to create an additional commercial lot. In addition, the subdivision will establish cross access and parking easements on a recorded plat as opposed to documents that were previously recorded. Lots within the subdivision will accommodate a variety of commercial uses. Future land uses will be subject to the standards outlined in the C-2 zone and will be processed as either conditional or permitted uses.

Access will be gained from 3100 South. Although each of the three lots have frontage on 3100 South, access will be restricted to the two existing approaches approved for the original Walmart site plan. Internal access will be gained via the aforementioned cross access easements.

Due to this application being a commercial subdivision, staff and agency comments will be better addressed during the conditional use and/or permitted use processes. The subdivision plat will contain easements and other information applicable to the division of property, but does not address site design issues typically found in commercial developments.

**STAFF ALTERNATIVES:**

Approve the Colt Plaza Commercial Subdivision subject to staff concerns.

Continue the application to address issues raised during the Planning Commission meeting.

**Applicant:**

Joe Cunningham  
4139 S Colt Court

**Discussion:** Steve Lehman presented the application. Joe Cunningham stated that the remaining parcel was purchased, the gas station was removed, and he would now like to move forward with developing this. He indicated that he felt it would work better to divide the lot into three separate ones and the buildings will be built accordingly. Mr. Cunningham stated that there will be cross easements for drive, storm drains, and parking. Phil Conder asked if this will impact Walmart's storage. Mr. Cunningham stated that he has talked with Walmart and requested that they clean up their property. He indicated that he hopes having this lot developed will encourage them to do it quicker. Barbara Thomas stated that she likes that there are not separate entrances to each parcel.

**Motion:** Commissioner Matheson moved for approval subject to the resolution of staff concerns.

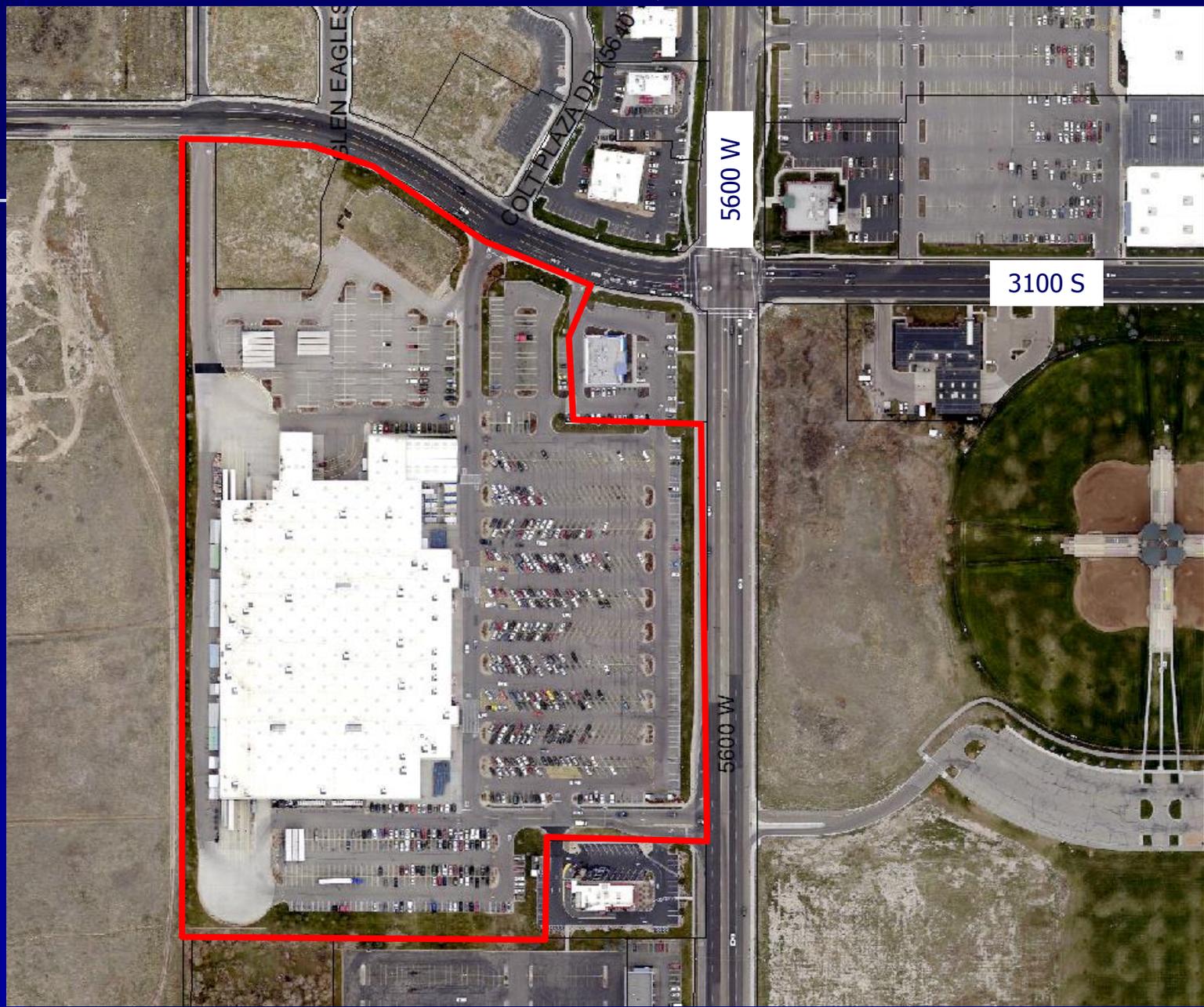
Commissioner Fuller seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

**Unanimous-S-17-2014-Approved**

**S-17-2014** Petition by **JOE CUNNINGHAM** requesting **preliminary and final plat approval** for the **Colt Plaza Subdivision**. This subdivision will consist of 4 lots on 21.6 acres. The subdivision is located at 3100 South 5600 West and is zoned C-2. (Staff- **Steve Lehman** at 801-963-3311)





ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D: \_\_\_\_\_

**ISSUE:**

S-14-2014 – Highbury Place – Phase 10

**SYNOPSIS:**

Applicant: Ivory Homes  
Proposal: Final Plat Approval  
Location: 5012 West 2860 South  
Lots: 23  
Acres: 7.3  
Zoning: R-1-8

**BACKGROUND:**

Nick Mingo, representing Ivory Homes, is requesting final plat approval for the 10<sup>th</sup> phase of the Highbury Place Subdivision. The proposed subdivision is located to the east of phase 9. Property to the north and east is vacant and will be platted as future phases of Highbury in the future.

This phase consists of 23 lots on 7.3 acres. Lot sizes range from 8,400 square feet to 15,360 square feet. The average lot size in this phase has been calculated at just over 10,000 square feet.

Access to the subdivision will be gained from Brixham Way, and Sandwell Drive. Both of these streets were dedicated as part of phase 9 to the west. Sandwell Drive will stub to the east for a future connection out to Corporate Park Drive.

All streets in the subdivision will be dedicated and will consist of a 54-foot right-of-way. This will allow a 5-foot parkstrip and 5-foot sidewalk. Ivory Homes has submitted a tree planting plan for the entire Highbury Place Subdivision. Ivory will provide home owners with a voucher to purchase and plat these trees. The residential HOA will ensure that trees are planted and maintained in accordance with the approved plan.

The Planning Commission and City Council have reviewed and approved a development agreement for the entire Highbury community. This agreement addresses dwelling size, building materials and other items related to the construction of residential homes. Staff believes that the requirements outlined in this agreement have created a unique community with a variety of housing options along with ample open space and recreational opportunities.

The subdivision is located next to an existing waterway along the south boundary of the subdivision. In previous phases, Ivory Homes has installed a semi private fence along the rear property lines adjacent to the waterway. This fence is constructed of a Trex post and wrought iron which allows visibility into the waterway. The same fence type will be installed along lots 1008-1011 in this phase that are adjacent to the waterway.

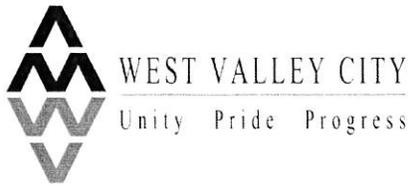
Ivory Homes is planning on installing basements for all homes. A soils report has been prepared which indicates that ground water was encountered at a depth ranging from 7-8 feet below existing grades. All homes are eligible for basements and will comply with the water table elevation as noted on the plat. In addition, Ivory will be installing a sub-drain system to provide an extra measure of protection for new home owners.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman  
Current Planning Manager



COMMUNITY & ECONOMIC DEVELOPMENT  
DEPARTMENT

November 13, 2014

Ivory Development  
Attn: Nick Mingo  
978 E Woodoak Lane  
Salt Lake City, UT 84117

Dear Mr. Mingo:

The West Valley City Planning Commission voted on November 12, 2014 to recommend to the City Council final plat approval for the 10<sup>th</sup> phase of the Highbury Park Subdivision on application #S-14-2014. The property is located at 5012 W 2850 S.

The motion for approval is subject to the following conditions:

1. That the subdivision be guided by the design standards and all exhibits of the development agreement dated December 2008.
2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.
3. That compliance be made with Granger Hunter Improvement District i.e., water line extensions, connections, water rights and fire protection.
4. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate with any water users and the City Public Works Department as part of this recommendation.
5. That the developer follow all recommendations outlined in the soils report. The proposed sub-drain system shall be reviewed and approved by the City Engineering Division.
6. That the proposed development comply with all provisions of the West Valley City Fire Department.
7. That the fence adjacent to the waterway be consistent with fencing materials used in previous phases adjacent to the waterways.

Any conditions attached to this approval will need to be satisfied one week prior to the date set for hearing before the City Council. You will be notified by the City Recorder of the date and time your application will appear on the City Council agenda.

If you should have any comments or questions, please feel free to contact our office at 963-3311.

Sincerely,



Steve Lehman, AICP  
Current Planning Manager

SL/nc

**S-14-2014**  
**Highbury Place Subdivision – Phase 10**  
**5012 West 2860 South**  
**R-1-8 Zone**  
**23 lots**  
**7.3 acres**

**BACKGROUND:**

Nick Mingo, representing Ivory Homes, is requesting final plat approval for the 10<sup>th</sup> phase of the Highbury Place Subdivision. The proposed subdivision is located to the east of phase 9. Property to the north and east is vacant and will be platted as future phases of Highbury in the future.

**STAFF/AGENCY COMMENTS:**

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.
- Follow recommendations outlined in the soils report.
- Will need to address grading and drainage approvals of the preliminary plat.
- Will need appropriate easements for storm water and sewer connections.
- Revisions to plat required.
- Contact Salt Lake County for approval regarding street names and subdivision name.

Building Division:

- Follow recommendations outlined in the Soils report.

Utility Companies:

- Standard Utility Easements required.

Fire Department:

- Project to meet all fire codes relating to this type of development.

- Hydrants to be shown on plat.

#### **ISSUES:**

Ivory Homes is requesting final approval for the 10<sup>th</sup> phase of the Highbury Place Subdivision. This phase consists of 23 lots on 7.3 acres. Lot sizes range from 8,400 square feet to 15,360 square feet. The average lot size in this phase has been calculated at just over 10,000 square feet.

Access to the subdivision will be gained from Brixham Way, and Sandwell Drive. Both of these streets were dedicated as part of phase 9 to the west. Sandwell Drive will stub to the east for a future connection out to Corporate Park Drive.

All streets in the subdivision will be dedicated and will consist of a 54-foot right-of-way. This will allow a 5-foot parkstrip and 5-foot sidewalk. Ivory Homes has submitted a tree planting plan for the entire Highbury Place Subdivision. Ivory will provide home owners with a voucher to purchase and plant these trees. The residential HOA will ensure that trees are planted and maintained in accordance with the approved plan.

The Planning Commission and City Council have reviewed and approved a development agreement for the entire Highbury community. This agreement addresses dwelling size, building materials and other items related to the construction of residential homes. Staff believes that the requirements outlined in this agreement have created a unique community with a variety of housing options along with ample open space and recreational opportunities.

The subdivision is located next to an existing waterway along the south boundary of the subdivision. In previous phases, Ivory Homes has installed a semi private fence along the rear property lines adjacent to the waterway. This fence is constructed of a Trex post and wrought iron which allows visibility into the waterway. The same fence type will be installed along lots 1008-1011 in this phase that are adjacent to the waterway.

Ivory Homes is planning on installing basements for all homes. A soils report has been prepared which indicates that ground water was encountered at a depth ranging from 7-8 feet below existing grades. All homes are eligible for basements and will comply with the water table elevation as noted on the plat. In addition, Ivory will be installing a sub-drain system to provide an extra measure of protection for new home owners.

#### **STAFF ALTERNATIVES:**

- A. Grant final plat approval for the 10<sup>th</sup> phase of the Highbury Place Subdivision subject to the following conditions:

1. That the subdivision be guided by the development agreement dated December 2008.
  2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.
  3. That compliance be made with Granger Hunter Improvement District i.e., water line extensions, connections, water rights and fire protection.
  4. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate with any water users and the City Public Works Department as part of this recommendation.
  5. That the developer follow all recommendations outlined in the soils report. The proposed sub-drain system shall be reviewed and approved by the City Engineering Division.
  6. That the proposed development comply with all provisions of the West Valley City Fire Department.
  7. That the fence adjacent to the waterway be consistent with fencing materials used in previous phases adjacent to the waterways.
- B. Continue the application to address issues raised by the Planning Commission.

**Applicant:**

Nick Mingo  
978 E Woodoak Lane

**Discussion:** Steve Lehman presented the application. The Planning Commission had no further questions or concerns.

**Motion:** Commissioner Thomas moved for approval subject to the 7 items listed by staff.

Commissioner Woodruff seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes

Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

**Unanimous-S-14-2014-Approved**

**S-14-2014** Petition by **NICK MINGO, REPRESENTING IVORY HOMES**, requesting **final plat approval** for the 10<sup>th</sup> phase of the Highbury Place Subdivision. This phase consists of 23 lots on 7.3 acres. The subdivision is zoned R-1-8 and is located at approximately 5012 West 2850 South. (Staff- **Steve Lehman** at 801-963-3311)

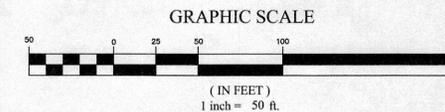
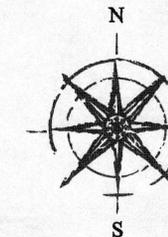


# HIGHBURY PLACE PHASE 10 P.U.D.

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 25  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
WEST VALLEY CITY, UTAH

## SURVEYOR'S CERTIFICATE

I, BRAD A. LLEWELYN, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4938735 AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS HIGHBURY PLACE PHASE 10 P.U.D., AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



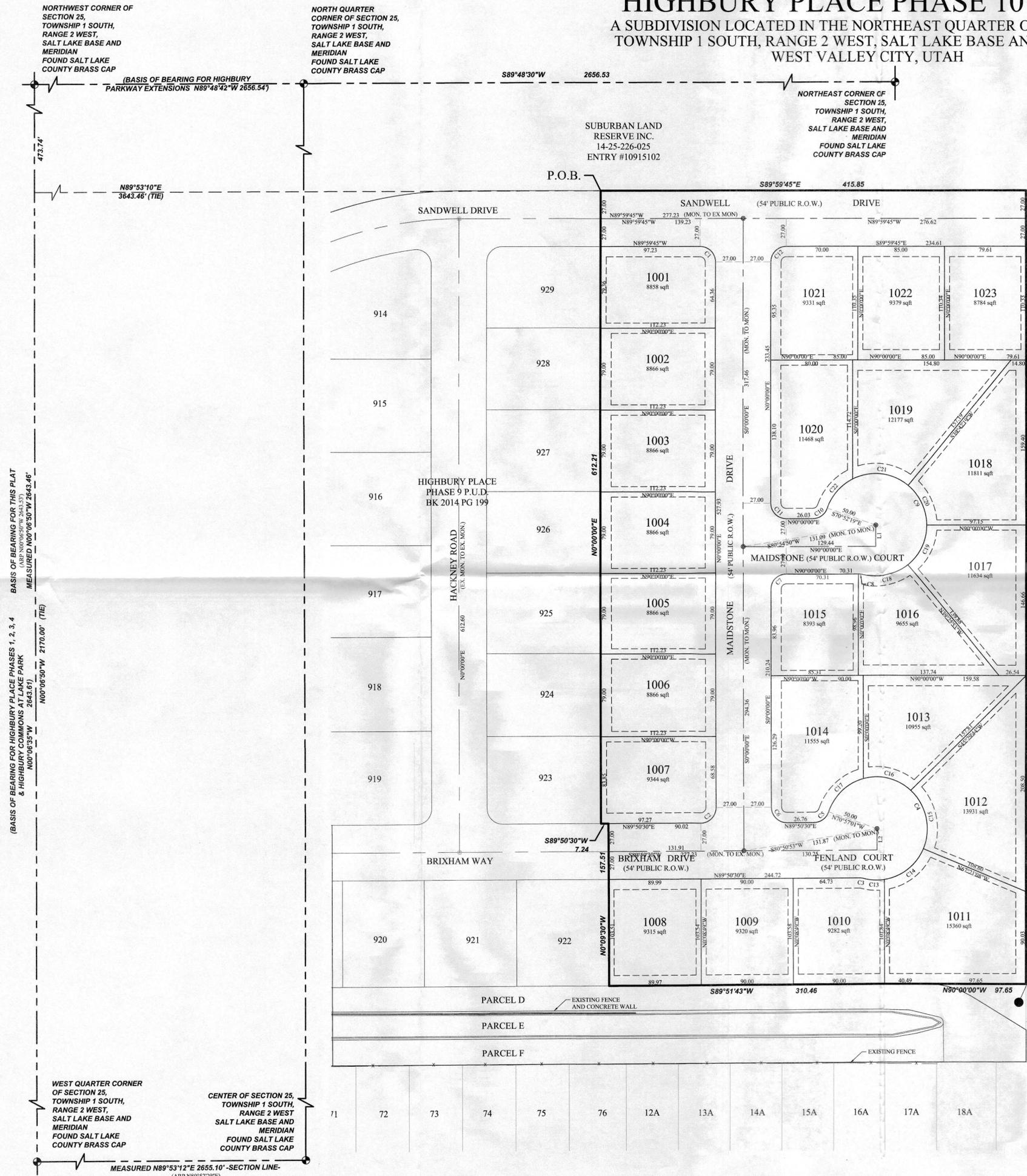
NORTHWEST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND SALT LAKE COUNTY BRASS CAP

NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND SALT LAKE COUNTY BRASS CAP

NORTHEAST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND SALT LAKE COUNTY BRASS CAP

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND SALT LAKE COUNTY BRASS CAP

CENTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND SALT LAKE COUNTY BRASS CAP

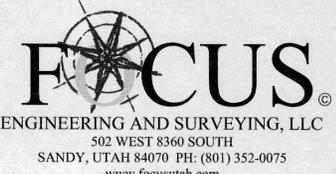


PARCEL 14-25-226-026  
SUBURBAN LAND RESERVE

SUBURBAN LAND RESERVE, INC.  
14-25-226-025  
ENTRY # 11822501

HIGHBURY AT LAKE PARK OWNERS COMPANY  
14-25-226-024  
ENTRY # 11783579  
(PARCEL 6)

PREPARED BY



RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \_\_\_\_\_ SALT LAKE COUNTY RECORDER

71 72 73 74 75 76 12A 13A 14A 15A 16A 17A 18A



**WEST VALLEY CITY**  
Unity Pride Progress

WEST VALLEY CITY REDEVELOPMENT AGENCY  
3600 CONSTITUTION BOULEVARD  
WEST VALLEY CITY, UTAH 84119

COREY RUSHTON, CHAIR  
KAREN LANG, VICE CHAIR

The Regular Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, December 2, 2014, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted ,

### **A G E N D A**

1. Call to Order
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
  - A. November 4, 2014 (Regular Meeting)
5. Communications
6. Report of Chief Executive Officer

West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Sheri McKendrick.

7. Adjourn



**WEST VALLEY CITY**  
Unity Pride Progress

WEST VALLEY CITY HOUSING AUTHORITY  
3600 CONSTITUTION BOULEVARD  
WEST VALLEY CITY, UTAH 84119

STEVE BUHLER, CHAIR  
TOM HUYNH, VICE CHAIR

The Regular Meeting of the West Valley City Housing Authority will be held on Tuesday, December 2, 2014, at 6:30 PM, or as soon thereafter as the Redevelopment Agency Meeting is completed, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted ,

### **A G E N D A**

1. Call to Order
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
  - A. November 4, 2014 (Regular Meeting)
5. Communications:
6. Report of Executive Director

West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Sheri McKendrick.

7. Adjourn



**WEST VALLEY CITY**  
Unity Pride Progress

WEST VALLEY CITY MUNICIPAL BUILDING AUTHORITY  
3600 CONSTITUTION BOULEVARD  
WEST VALLEY CITY, UTAH 84119

LARS NORDFELT, CHAIR  
STEVE VINCENT, VICE CHAIR

The Regular Meeting of the West Valley City Municipal Building Authority will be held on Tuesday, December 2, 2014, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted ,

### **A G E N D A**

1. Call to Order
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
  - A. June 3, 2014 (Regular Meeting)
5. Communications
6. Report of Chief Executive Officer
7. Adjourn

*West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.*

*If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Sheri McKendrick.*

November 20, 2014

**MEMORANDUM**

TO: CITY COUNCIL

FROM: WAYNE T. PYLE, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

- November 20, 2014
- January 3, 2015      November 20, 2014  
Trees of Diversity Exhibit, UCCC  
[www.culturalcelebration.org](http://www.culturalcelebration.org)
- November 22, 2014      Turkey Trot 5K, Fitness Center, 8:00 A.M.  
[www.wvc-ut.gov/fitnesscenter](http://www.wvc-ut.gov/fitnesscenter)
- November 25, 2014      Council Study Meeting, 4:30 P.M.; Regular Council  
Meeting, 6:30 P.M. – Opening Ceremony: Ron  
Bigelow
- November 27, 2014      Thanksgiving Holiday – City Hall closed
- December 1, 2014      Annual Christmas Tree Lighting and Walk with Santa,  
Fitness Center, 6:00 P.M.  
[www.wvc-ut.gov/fitnesscenter](http://www.wvc-ut.gov/fitnesscenter)
- December 1, 2014      WorldStage! Winter Concert featuring Beehive  
Statesmen, UCCC, 7:00 P.M.  
[www.culturalcelebration.org](http://www.culturalcelebration.org)
- December 1, 2014      Utah Grizzlies vs. Idaho Steelheads, Maverik Center,  
7:05 P.M.
- \* December 2, 2014      Book Fair sponsored by EAC, City Hall Lobby, 10:00  
A.M. – 4:00 P.M.
- December 2, 2014      Council Study Meeting, 4:30 P.M.; Regular Council,  
RDA & Housing Authority Meetings, 6:30 P.M. –  
Opening Ceremony: Tom Huynh

December 3, 2014	Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.
December 3, 2014	Meet with Mayor Bigelow, City Hall, 4:30 P.M. – 6:00 P.M.
* December 4, 2014	Annual Employee Holiday Celebration & Awards Presentation, UCCC, 11:30 A.M. – 1:30 P.M.
December 5 & 6, 2014	World Championship Ice Racing, Maverik Center
December 6, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M. <a href="http://www.wvc-ut.gov/fitnesscenter">www.wvc-ut.gov/fitnesscenter</a>
December 6, 2014	Winter Market, UCCC, 10:00 A.M. – 6:00 P.M. <a href="http://www.culturalcelebration.org">www.culturalcelebration.org</a>
December 8, 2014	WorldStage! Winter Concert featuring Blue Sage Band, UCCC, 7:00 P.M.
December 9, 2014	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Buhler
December 10, 2014	Stories & S'mories, Plaza at Fairbourne Station, 6:00 P.M.
December 10, 2014	Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.
December 11, 2014	International Christmas Celebration 2014 – Sponsored by Latino Community Center, UCCC, 5:00 P.M. – 9:00 P.M.
December 13, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M. <a href="http://www.wvc-ut.gov/fitnesscenter">www.wvc-ut.gov/fitnesscenter</a>
December 16, 2014	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Lars Nordfelt

December 17, 2014	Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.
December 19, 2014	So You Think You Can Dance Live, Maverik Center, 8:00 P.M.
December 24 & 25, 2014	Christmas Holiday – City Hall closed
December 27, 2014	Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.
December 29, 2014	Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.
January 1, 2015	New Year’s Day Holiday – City Hall closed

**City Manager’s Voice Mail Messages**