



The Study Meeting of the West Valley City Council will be held on Tuesday, April 21, 2015, 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 04/16/2015, 11:00 a.m.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - A. April 7, 2015 (Study Meeting)
4. Presentations:
 - A. Introduction of New Employees
5. Review Agenda for Regular Council Meeting and Special Redevelopment Agency Meeting of April 21, 2015
6. Public Hearings Scheduled for April 28, 2015:
 - A. Accept Public Input Regarding Application No. SV-2-2015, filed by West Valley City, Requesting to Vacate a Portion of Holmberg Street (north of 3550 South) Located at 2950 West 3550 South

Action: Consider Ordinance No. 15-15, Vacating a Portion of Holmberg Street Located in West Valley City
7. Consent Agenda Scheduled for April 28, 2015:
 - A. Reso. 15-71: Execute a Quit Claim Deed in Favor of Perry & Associates, Inc. for Lot 1502A of the Diamond Summit Unit 15D 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.

- B. Reso. 15-72: Accept an Embankment Easement from Magna Water Company, an Improvement District, for Property Located at Approximately 2463 South 6750 West
- 8. Communications:
 - A. Council Update
 - B. Potential Future Agenda Items
- 9. New Business:
 - A. Council Reports
- 10. Motion for Executive Session
- 11. Adjourn

MINUTES OF COUNCIL STUDY MEETING – APRIL 7, 2015

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 7, 2015, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

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

Paul Isaac, Acting City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
John Evans, Fire Chief
Russell Willardson, Public Works Director
Jim Welch, Finance Director
Sam Johnson, Strategic Communications Director
Mike Powell, Acting Police Chief
Jake Arslanian, Public Works Department
Nancy Day, Parks and Recreation Department
Steve Lehman, CED Department
Steve Pastorik, CED Department
Erik Brondum, Public Works Department
Mark Nord, CED Department

1. **APPROVAL OF MINUTES OF STUDY MEETINGS HELD MARCH 17, 2015 AND MARCH 24, 2015**

The Council read and considered Minutes of the Study Meetings held March 17, 2015 and March 24, 2015. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meetings held March 17, 2015, and March 24, 2015, as written. Councilmember Lang seconded the motion.

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A roll call vote was taken:

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

Unanimous.

2. **REVIEW AGENDAS FOR REGULAR COUNCIL MEETING, REDEVELOPMENT AGENCY MEETING AND HOUSING AUTHORITY MEETING SCHEDULED APRIL 7, 2015**

Mayor Bigelow advised no new items had been added to the Agenda for the Regular Council Meeting scheduled later this night.

Some items listed on the subject Agendas were discussed, as follows:

Item No. 10.A. – Application No. Z-6-2014 filed by Hallmark Homes and Development, Proposed Ordinance 15-07 and Proposed Resolution No. 15-7

Steve Pastorik, CED Department, informed the applicant, Hallmark Homes and Development, had withdrawn their Application No. Z-6-2014 and; therefore, it would not be necessary to re-open the public hearing as listed on the agenda nor take action on proposed Ordinance No. 15-07 and proposed Resolution No. 15-31 related to the Application.

He suggested the Mayor make the appropriate announcement at the beginning of the scheduled meeting in the event someone was in attendance desiring to speak to that item.

Mr. Pastorik answered questions from members of the City Council.

Item No. 10.B. – Resolution No. 15-32

Steve Pastorik, CED Department, discussed proposed Resolution No. 15-32 and recommended denial, as the Development Agreement was the same as for the above-referenced item.

He also answered questions from members of the City Council.

Redevelopment Agency Meeting

Mayor Bigelow indicated consideration of Minutes and a budget opening had been listed on the Redevelopment Agency Meeting Agenda and upon inquiry there were no questions.

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Public Works Director, Russell Willardson, reviewed proposed Resolution Nos. 15-04 and 15-05 and answered questions from members of the City Council.

Housing Authority Meeting

Mayor Bigelow indicated consideration of Minutes and a budget opening had been listed on the Housing Authority Meeting Agenda and upon inquiry there were no questions.

Upon further inquiry, there were no additional questions regarding items scheduled on the above-referenced Agendas.

3. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED APRIL 24, 2015:**

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

Mayor Bigelow informed English Language certificates would be presented to students from Granite Peaks and English Skills Learning Center at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M.

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

Mayor Bigelow stated representatives of the Utah Recreation and Parks Association, Patti Hansen (Past President) and Kristin Riker (President-elect) would present the 2015 URPA Outstanding Facility Award to the West Valley City Family Fitness Center Edutainment Kids Center, at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M.

C. **WASTE MANAGEMENT RECOGNITION OF FIRE DEPARTMENT**

Mayor Bigelow informed a representative of Waste Management would recognize firefighters who saved a truck from being destroyed, at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M.

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

Upon inquiry by the Mayor, Councilmember Huynh indicated he would read the nomination and present the Employee of the Month award to Detective Jaron Averett at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M. Detective Averett had been nominated for his professionalism and dedication in solving numerous high profile cases that led to the arrests of multiple perpetrators.

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

Upon inquiry by the Mayor, Councilmember Buhler indicated he would read the nomination and present a special recognition to Officers Spencer Tanner, Amanda Zeller, and Kevin Johnson at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M. 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.

4. RESOLUTION NO. 15-62, APPROVE A SPONSORSHIP AGREEMENT WITH LAND O'FROST

Nancy Day, Parks and Recreation Department, discussed proposed Resolution No. 15-62 that would approve a Sponsorship Agreement with Land O'Frost, a food distributor to grocery stores.

She stated 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 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.

Ms. Day further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The Council will consider proposed Resolution No. 15-62 at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M.

5. RESOLUTION NO. 15-63, 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

Nancy Day, Parks and Recreation Department, discussed 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

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facilities in Centennial Park.

She stated 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
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.

Ms. Day further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 15-63 at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M.

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

Public Works Director, Russell Willardson, discussed proposed Resolution No. 15-64 that would approve a Cooperative Agreement with the Utah Department of Transportation (UDOT) for the 3425 West Sidewalk Project.

He stated 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

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\$100,000; the remainder of the project costs would come from the Class C Road Fund.

The project would provide a safer route for pedestrians traveling to Robert Frost Elementary and make “The Road Not Taken” by school children become a possibility, and would make a considerable difference.

Mr. Willardson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The Council will consider proposed Resolution No. 15-64 at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M.

7. **RESOLUTION NO. 15-65, APPROVE 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**

Erik Brondum, Public Works Department, discussed 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.

He stated 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.

Mr. Brondum further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The Council will consider proposed Resolution No. 15-65 at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M.

8. **RESOLUTION NO. 15-66, AWARD A CONTRACT TO AMERICAN**

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MECHANICAL SYSTEMS, LLC FOR PURCHASE AND INSTALLATION OF EIGHT NEW COMMERCIAL EVAPORATIVE COOLERS FOR USE AT THE WEST VALLEY CITY FLEET FACILITY

Jake Arslanian, Public Works Department, discussed 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.

He stated 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 bidsync.com and three companies responded, as follows:

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

Mr. Arslanian reported the lowest responsible bid had been submitted by American Mechanical Systems.

He further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The Council will consider proposed Resolution No. 15-66 at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M.

9. **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 reviewed 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).

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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 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.

Upon inquiry, there were no questions regarding the proposed Resolution.

The Council will consider proposed Resolution No. 15-67 at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M.

10. **NEW BUSINESS SCHEDULED APRIL 24, 2015:**

A. **CONSIDER 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**

Steve Lehman, CED Department, reviewed 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.

He stated 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

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standards. The project met the standards outlined in the ordinance governing 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. 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.

Mr. Lehman further reviewed and discussed the Application, displayed a plat, and answered questions from members of the City Council.

The Council will consider Application No. PUD-1-2015 at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M.

B. CONSIDER 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

Steve Lehman, CED Department, discussed 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.

He stated 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

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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.

Mr. Lehman further reviewed and discussed the Application, displayed the plat, and answered questions from members of the City Council.

The Council will consider Application No. S-5-2015 at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M.

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

Steve Lehman, CED Department, discussed Application No. S-15-2014, filed by Reliance Homes, requesting final plat approval for Thomasville Manor Subdivision located at 7050 West 3500 South.

He stated 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.

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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 these ditches met with their approval.

Mr. Lehman further reviewed and discussed the Application, displayed the plat, and answered questions from members of the City Council.

The Council will consider Application No. S-15-2014 at the Regular Council Meeting scheduled April 14, 2015, at 6:30 P.M.

11. **COMMUNICATIONS:**

A. **COUNCIL UPDATE**

Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events as follows:

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March 12 – May 6, 2015	Intermountain Society of Artists presents: <i>Spring into Fantasy</i> Exhibit, UCCC
April 1-30, 2015	April Eggstravaganza!, UCCC
April 14, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Ron Bigelow
April 20, 2015	Barry Manilow “One Last Time” Concert, Maverik Center, 7:30 P.M.
April 21, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 22, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 23, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 24, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 25, 2015	Cirque de Soleil – Varekai, Maverik Center, 4:00 P.M. & 7:30 P.M.
April 26, 2015	Cirque de Soleil – Varekai, Maverik Center, 1:30 P.M. & 5:00 P.M.
April 27, 2015	Fire Department Awards Banquet, UCCC, Doors open at 5:00 P.M. and Dinner/Presentation at 6:00 P.M.
April 28, 2015	Book Fair sponsored by EAC, City Hall Lobby
April 28, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 30, 2015	UDOT’s Annual Meeting with Salt Lake County & Municipalities, Calvin Rampton Complex, 1 st Floor Njord Conference Room, 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.

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May 5, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 12, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 19, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
May 20, 2015	Crossing Guard Banquet, The Ridge Golf Course, 5055 Westridge Blvd., 7:00 P.M. – 8:00 P.M.
May 25, 2015	Memorial Day Holiday – City Hall closed
May 26, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 1 – 8, 2015	Filing Period for 2015 Municipal Election (Monday – Thursday 7:00 A.M. to 6:00 P.M. and on Friday 8:00 A.M. to 5:00 P.M.)
June 2, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 9, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 10, 2015	Celtic Woman – 10 th Anniversary World Tour, Maverik Center, 7:00 P.M.
June 12, 2015	Brit Floyd – The World’s Greatest Pink Floyd Show, Maverik Center, 8:00 P.M.
June 16, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 20, 2015	Temple Dharma Worship Hall Inauguration, 3325 West 3800 South, 11:00 A.M. – 2:00 P.M.
June 23, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 30, 2015	No Council Meetings Scheduled (5 th Tuesday)
July 7, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

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July 13, 2015	Rush: R40 Live Tour, Maverik Center, 7:30 P.M.
July 14, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 21, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 28, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 31, 2015	Move Live on Tour, Maverik Center, 8:00 P.M.
August 3, 2015	Police Honorary Colonels Golf Tournament, Stonebridge Golf Club, 4415 Links Drive, 7:00 A.M. – 3:00 P.M.
August 4, 2015	No Council Meeting Scheduled (National Night Out)
August 5, 2015	Sam Smith, Maverik Center, 8:00 P.M.
August 7, 2015	Hello Kitty's Supercute Friendship Festival, Maverik Center, 7:00 P.M.
August 8, 2015	Hello Kitty's Supercute Friendship Festival, Maverik Center, 2:00 P.M. & 7:30 P.M.
August 9, 2015	Hello Kitty's Supercute Friendship Festival, Maverik Center, 12:00 P.M.
August 11, 2015	Municipal Primary Election
August 11, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
August 18, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
August 25, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 3, 2015	Municipal General Election

B. POTENTIAL FUTURE AGENDA ITEMS

Mayor Bigelow stated the legislature had recently passed a local option sales tax. He indicated Salt Lake County's policy was to hold tax increase discussions on

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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 STUDY MEETING OF TUESDAY, APRIL 7, 2015, WAS ADJOURNED AT 5:21 P.M., BY MAYOR BIGELOW.

DRAFT

MINUTES OF COUNCIL STUDY MEETING – APRIL 7, 2015

-17-

THE WEST VALLEY CITY COUNCIL MET IN EXECUTIVE SESSION ON TUESDAY, APRIL 7, 2015, AT 5:26 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

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

Paul Isaac, Acting City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF APRIL 7, 2015, WAS ADJOURNED AT 5:55 P.M., BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting and Executive Session of the West Valley City Council held Tuesday, April 7, 2015.

Sheri McKendrick, MMC
City Recorder

Council New Hires

Tuesday April 21, 2015

Date last ran: April 6, 2015

FINANCE

Dulce Ramirez
Ronaldo Trinidad

Accountant I
Accountant III

COMMUNITY PRESERVATION

Rachel Walker
Nikki Belnap
Breann Wardle

Animal Shelter Office Clerk
Shelter Technician
Animal Services Officer

PARKS AND RECREATION

Joshua Brown

Custodian Supervisor

POLICE

Brandy Barker

Support Service Clerk

ITEM #: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____

ISSUE:

SV-2-2015 Holmberg Street Vacation

SYNOPSIS:

Proposal: Vacate a Portion of Holmberg Street (North of 3550 South)
Location: 2950 West 3550 South

BACKGROUND

The West Valley City Community & Economic Development Department is requesting a street vacation for a portion of Holmberg Street. The proposed vacation will be all of Holmberg Street north of 3550 south.

Holmberg Street was platted as part of the Holmberg Subdivision. This subdivision was recorded with the Office of the Salt Lake County Recorder in December 1959. Over the last few years, the City has acquired property on the east and west sides of the proposed vacated right-of-way. As additional property is needed for the future expansion of the City Center, various modifications to subdivision plats and dedicated rights-of-way will need to take place.

According the City Center Master Plan, Holmberg Street and surrounding properties are anticipated to be mixed use and residential development. The request to vacate the right-of-way is in anticipation of this future development in the City Center Zone.

According to City ordinance, streets and/or alley vacations shall be reviewed by the Planning Commission with a recommendation to the City Council.

RECOMMENDATION:

The Planning Commission voted to approve the Holmberg street vacation application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: _____
Date Adopted: _____
Effective Date: _____

AN ORDINANCE VACATING A PORTION OF HOLMBERG STREET LOCATED IN WEST VALLEY CITY UTAH

WHEREAS, the City is in receipt of petition SV-2-2015, proposing a street vacation to a portion of Holmberg Street (north of 3550 south); and

WHEREAS, the purpose for the vacation is to help facilitate development within the City Center; 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 street vacation, and that neither the public nor any person will be materially injured by the proposed vacation 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. That the vacation to all of Holmberg Street north of 3550 South, as shown in Petition SV-2-2015, 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 _____ 2015.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

SV-2-2015

Holmberg Street Vacation – Partial Street Vacation North of 3550 South 3550 South 2950 West

BACKGROUND

The West Valley City Community & Economic Development Department is requesting a street vacation for a portion of Holmberg Street. The proposed vacation will be all of Holmberg Street north of 3550 south.

Holmberg Street was platted as part of the Holmberg Subdivision. This subdivision was recorded with the Office of the Salt Lake County Recorder in December 1959. The request to vacate the right-of-way is in anticipation of future development in the City Center Zone.

The City owns property on the east and west sides of the proposed vacated right-of-way. As additional property is needed for the future expansion of the City Center, various modifications to subdivision plats and dedicated rights-of-way will need to take place.

According the City Center Master Plan, Holmberg Street and surrounding properties are anticipated to be mixed use and residential development. During the study session, a question was asked whether access to 3500 South will still be available for residents living in the area. To replace the proposed vacated right-of-way, a new road will be constructed in the future at approximately 3030 West. This road will extend from 3500 South to Lancer Way. Although it is not known when this road will be constructed, it will provide similar access for residents who have become accustomed to using Holmberg Street.

During the study session, a question was raised regarding the duplex at the west end of 3550 South. The existing duplex located on lot 15 of the Holmberg Subdivision has been abandoned. The City is working to resolve this matter and expects a resolution by May 2015.

The vacating ordinance will include language that protects this access and other utility installations until such time as they are not needed. According to City ordinance, streets and/or alley vacations shall be reviewed by the Planning Commission with a recommendation to the City Council.

RECOMMENDATION

1. Approval of the street vacation plat.
2. Continue the application due to issues raised at the public hearing.

<u>Applicant:</u>	<u>Neutral:</u>
West Valley City	Daniel Gill
	3033 W 3500 S

Discussion: Steve Lehman presented the application. Barbara Thomas clarified that no one is currently living on 3550 S. Steve replied yes.

Daniel Gill, a resident, stated that he owns a daycare in the area and customers and employees have a difficult time leaving his property and going west. He indicated that people use Holmberg Street and closing it will force people to travel all the way to 2700 W. Mr. Gill asked when the street will be closed. Steve replied that this is the first part of needed action by the City and that the Planning Commission will forward a recommendation to City Council. The street would likely not be vacated until such time that a development application has been submitted. Mr. Gill stated that he is currently negotiating with the City's RDA and will be selling his property in the future but it's important that Holmberg Street still be accessible in order for him to conduct his business.

Barbara Thomas asked if the road will still be able to be used by the public. Steve replied yes and indicated that the vacation is preliminary action for future development. Steve Pastorik agreed and added that the City intends to keep the road open for as long as possible.

Motion: Commissioner Fuller moved for approval.

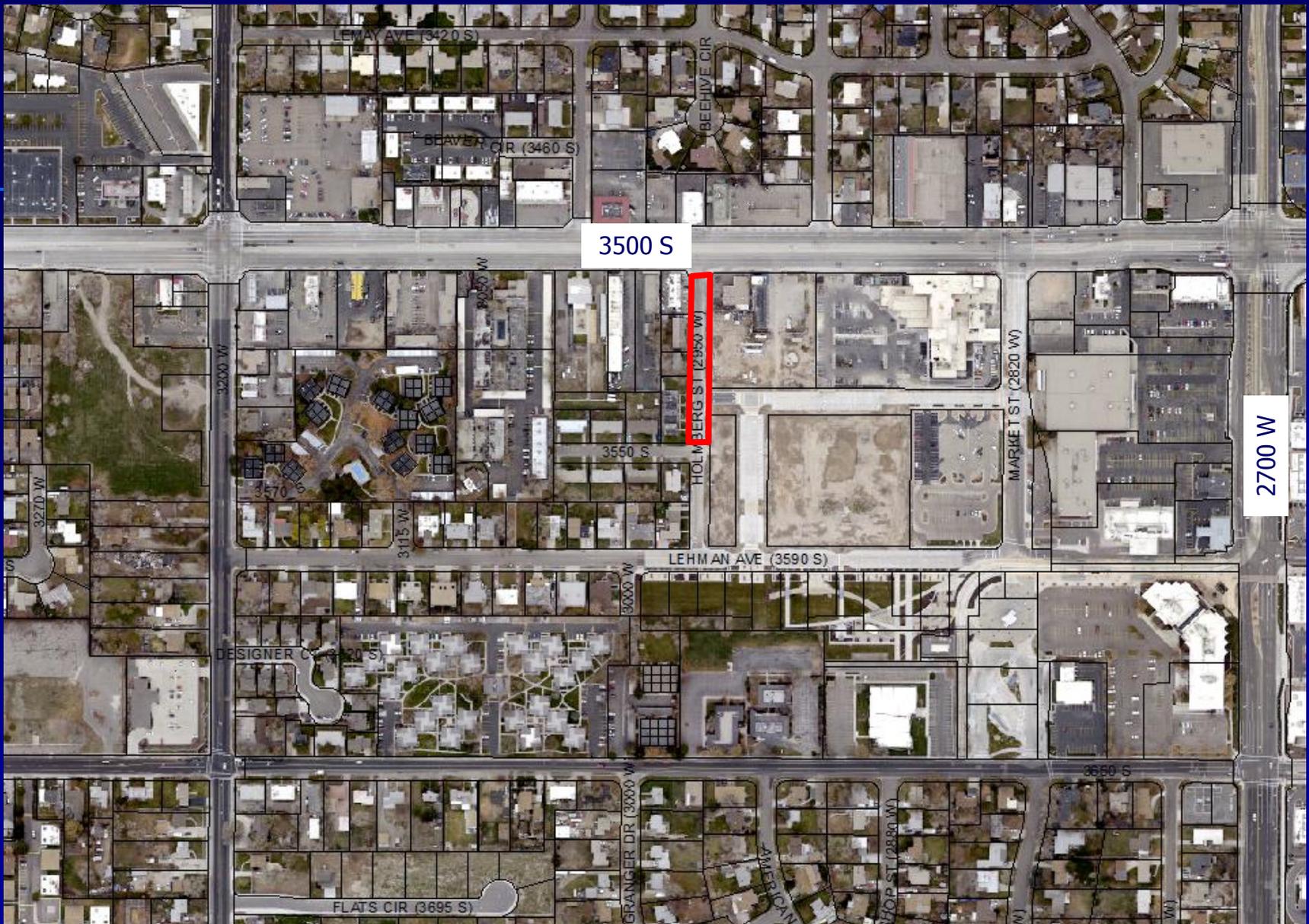
Commissioner Woodruff seconded the motion.

Roll call vote:

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

Unanimous-SV-2-2015- Approved

SV-2-2015 Petition by **WEST VALLEY CITY** requesting a **street vacation** for a portion of Holmberg Street. The portion to be vacated is located to the north of 3550 South and extends north to 3500 South. The address is 3550 South 2950 West. (Staff- **Steve Lehman** at 801-963-3311)



SV-2-2015 Petition by **WEST VALLEY CITY** requesting a **street vacation** for a portion of Holmberg Street. The portion to be vacated is located to the north of 3550 South and extends north to 3500 South. The address is 3550 South 2950 West. (Staff- **Steve Lehman** at 801-963-3311)



SURVEYOR'S CERTIFICATE

I, REED P. HOOVER, do hereby certify that I am a Registered Professional Engineer and/or Land Surveyor, and that I hold certificate No. 304, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as "HOLMBERG SUBDIVISION" and that same has been correctly surveyed and staked on the ground as shown on this plat.

Table with columns: COURSE, DIST., REMARKS. Contains boundary description starting with 'Beginning of a point on the south line of 3500 SOUTH STREET...' and ending with '340.0 feet to the point of beginning.'

Sept 21, 1959 DATE Reed P. Hoover

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

HOLMBERG SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof we have hereunto set our hands this 10th day of April A.D., 1959.

Signatures of owners: Wayne D. Holmberg, Leon E. Miller, James S. Holmberg, Barbara L. Miller, Julie F. Cassidy, Arva W. Young, J. B. Cassidy, James Hansen, Axel L. Wright, AMERICAN HOUSING CORPORATION, Jean M. Wright, ESTEL L. WRIGHT, President, H. J. Cassidy, Secretary.

ACKNOWLEDGMENT

STATE OF UTAH } County of Salt Lake } S.S. On the 10th day of April A.D., 1959, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication, 10 in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned. MY COMMISSION EXPIRES: Dec 11 1961 Reed P. Hoover NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

COUNTY BOARD OF HEALTH APPROVAL

Approved this 27 day of Nov. A.D. 1959 By the Salt Lake County Board of Health. 11/27/59 Date Frank D. ... Director.

HOLMBERG SUBDIVISION

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 WEST.

RECORDED # 1689511

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF H. J. CASSITY DATE DEC. 4, 1959 TIME 1:51 PM. BOOK U PAGE 52. 14.48 FEE \$ Frank A. ... SALT LAKE COUNTY RECORDER



ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SALT LAKE. On this 20th day of August, A.D. 1959, personally appeared before me the undersigned Notary Public in and for the said County of Salt Lake in said State of Utah, ESTEL L. WRIGHT, President and H. J. CASSITY, Secretary of the AMERICAN HOUSING CORPORATION, who being first duly sworn did say that they are the President and Secretary of said Corporation and the accompanying instrument was signed in behalf of said Corporation by authority of its Board of Directors and ESTEL L. WRIGHT and H. J. CASSITY acknowledged to me that said Corporation executed the same.

My Commission Expires Dec 11 1961 Reed P. Hoover NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

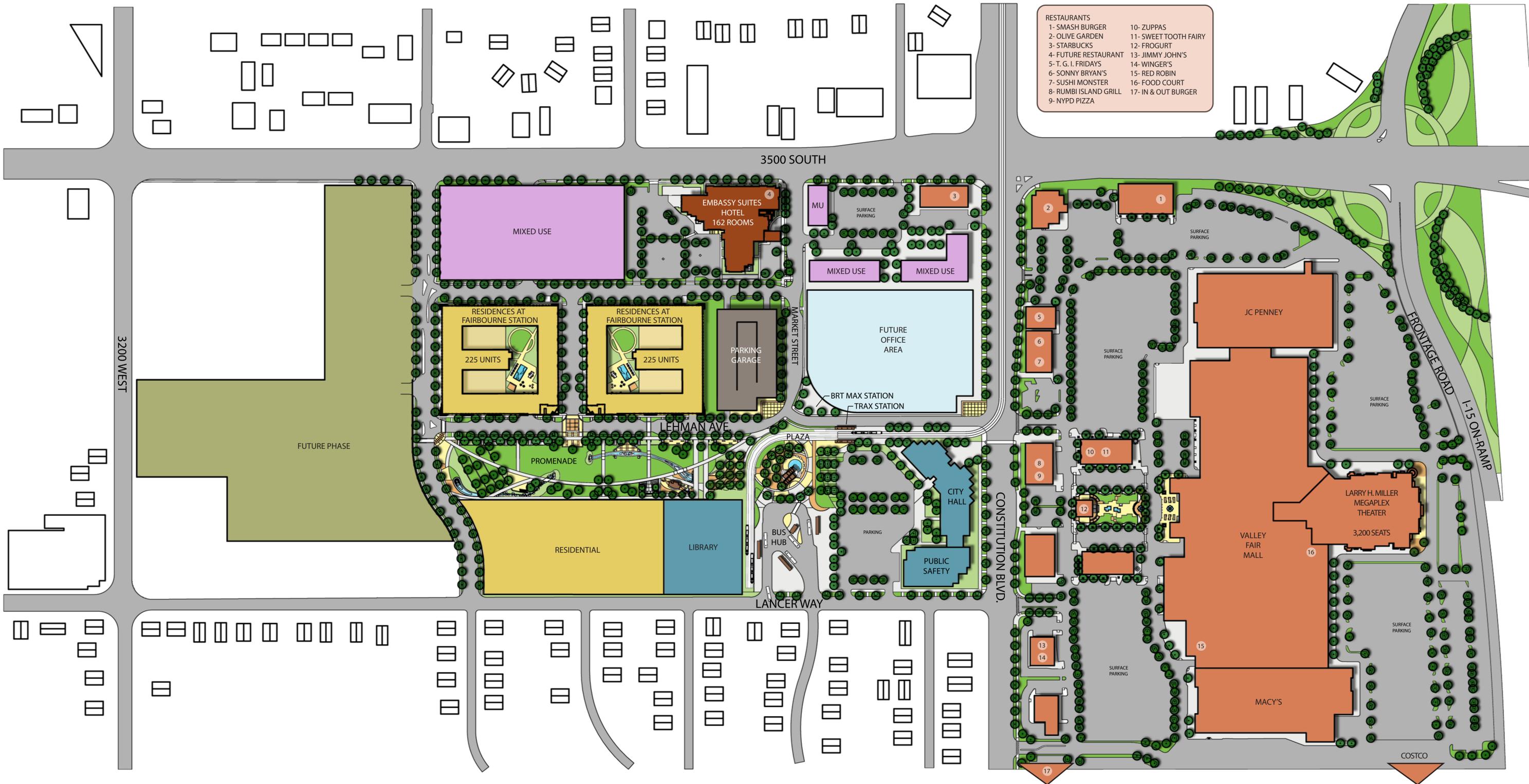
COUNTY PLANNING COMMISSION APPROVAL APPROVED THIS 13 DAY OF Oct. A.D., 1959, BY THE SALT LAKE COUNTY PLANNING COMMISSION. John R. Hill CHAIRMAN, SALT LAKE CO. PLANNING COMM.

COUNTY SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT, AND SAID TRACT, AS STAKED, EXAMINED BY THIS OFFICE, AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. Dec 2 1959 DATE Ross B. Bowen SALT LAKE COUNTY SURVEYOR

APPROVAL AS TO FORM APPROVED AS TO FORM THIS 3rd DAY OF December A.D., 1959. SALT LAKE COUNTY ATTORNEY

COUNTY COMMISSION APPROVAL & ACCEPTANCE PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS 4th DAY OF December A.D., 1959, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. SALT LAKE COUNTY CLERK CHAIRMAN, BD. OF SALT LAKE CO. COMM.

FAIRBOURNE STATION CONCEPT PLAN 03.12.2012



- RESTAURANTS
- | | |
|-----------------------|-----------------------|
| 1- SMASH BURGER | 10- ZUPPAS |
| 2- OLIVE GARDEN | 11- SWEET TOOTH FAIRY |
| 3- STARBUCKS | 12- FROGURT |
| 4- FUTURE RESTAURANT | 13- JIMMY JOHN'S |
| 5- T. G. I. FRIDAYS | 14- WINGER'S |
| 6- SONNY BRYAN'S | 15- RED ROBIN |
| 7- SUSHI MONSTER | 16- FOOD COURT |
| 8- RUMBI ISLAND GRILL | 17- IN & OUT BURGER |
| 9- NYPD PIZZA | |

Item: _____
Fiscal Impact: _____ None _____
Funding Source: _____ N/A _____
Account No: _____ N/A _____

Budget Opening Required:

Issue:

Quit Claim Deed in favor of Perry & Associates Inc.

Synopsis:

Execution of a Quit Claim Deed from West Valley City to Perry & Associates Inc. for all of lot 1502A Diamond Summit Unit 15D Subdivision.

Background:

Ordinance 15-10 approved by the City Council in March 2015, authorizes the amendment of lots 1501-1503 of the Diamond Summit Unit 15C Subdivision. A small portion of the original lot 1503 Diamond Summit Unit 15C Subdivision owned by West Valley City, will be deeded to Perry & Associates Inc. to adjust a mutual property line. To expedite a clean transfer of this small portion of property, the City will Quit Claim all of lot 1502A of the Diamond Summit Unit 15D Subdivision to Perry & Associates Inc.

Recommendation:

Authorize the Mayor to execute the Quit Claim Deed, and authorize the City Recorder to record the Quit Claim Deed.

Submitted By:

Steve Lehman, Current Planning Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO EXECUTE A QUIT CLAIM DEED IN FAVOR OF PERRY & ASSOCIATES, INC. FOR LOT 1502A OF THE DIAMOND SUMMIT UNIT 15D SUBDIVISION (PARCEL 20-23-156-012 AND A PORTION OF 20-23-156-013).

WHEREAS, West Valley City (herein the “City”) owns property located in the Diamond Summit Unit 15D Subdivision located at approximately 6472 South Mt. Adams Drive (the “Property”); and

WHEREAS, in March of 2015, the City authorized an amendment of lots 1501-1503 on the Property; and

WHEREAS, as part of the amendment, the City agreed to convey portions of the subdivision to Perry & Associates, Inc.; and

WHEREAS, the City has determined that the transfer of the Property to Perry is in the best interests of the City; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to convey the Property to Perry;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Mayor is hereby authorized to execute a deed to said Property on behalf of the City, subject to final approval of the Deed by the City Manager and the City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2015.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Item #:	_____
Fiscal Impact:	N/A
Funding Source:	N/A
Account #:	N/A
Budget Opening Required:	_____

ISSUE:

Embankment Easement from Magna Water Company, an improvement district.

SYNOPSIS:

Acceptance of an Embankment Easement from Magna Water Company, an improvement district. Magna Water Company has signed an Embankment Easement for property located at approximately 2463 South 6750 West (parcel 14-22-379-021).

BACKGROUND:

This parcel located at approximately 2463 South 6750 West is adjacent to the west boundary of West Valley City property which is part of the Riter Canal Detention Basin Project. The Embankment Easement which runs along the easterly boundary of the Magna Water Company parcel will prevent storm water from flowing onto the Magna Water Company parcel.

RECOMMENDATION:

Accept Embankment Easement. Authorize City Recorder to record said Embankment Easement for and on behalf of West Valley City.

SUBMITTED BY:

Steven J. Dale, P.L.S., Right-of-way and Survey Section Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF AN EMBANKMENT EASEMENT FROM MAGNA WATER COMPANY, AN IMPORVEMENT DISTRICT, FOR PROPERTY LOCATED AT APPROXIMATELY 2463 SOUTH 6750 WEST (PARCEL 14-22-379-021).

WHEREAS, Magna Water Company, an Improvement District, (herein “Magna Water”) owns property located at approximately 2463 South 6750 West (the “Property”); and

WHEREAS, the Property is adjacent to the west boundary of West Valley City property which is part of the Riter Canal Detention Basin Project; and

WHEREAS, Magna Water desires to grant an embankment easement to the City in order to prevent storm water from flowing onto the Property; and

WHEREAS, a document entitled, “Embankment Easement” has been executed by Magna Water; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to accept said Embankment Easement;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Mayor is hereby authorized to accept, and the City Recorder is authorized to record, said Embankment Easement for and on behalf of West Valley City.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2015.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WHEN RECORDED RETURN TO:
West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use
PARCEL I.D. #14-22-379-021

EMBANKMENT EASEMENT

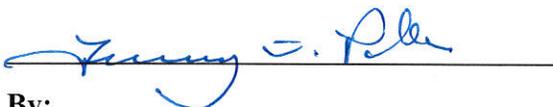
Magna Water Company, an Improvement District, whose address is P.O. Box 303, Magna, Utah 84044, GRANTOR, hereby grant to **West Valley City, a municipal corporation of the State of Utah**, whose principal place of business is located at 3600 South Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, GRANTEE for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual easement for the purpose of constructing, preserving and maintaining an embankment on, over, and across real property located in Salt Lake County, State of Utah, described as follows and as shown on Exhibit A:

An easement for an earthen embankment being part of an entire tract situated in Section 22, Township 1 South, Range 2 West, Salt Lake Base and Meridian. Said easement being a strip of land 28.00 feet wide lying 14.00 feet on each side of and parallel with the following described centerline (side lines extend to or terminate at the Grantor's property line):

Beginning at a point on the Grantor's property, said point being West 2,010.68 feet and North 652.07 feet from the Southwest Corner of Section 23; North 00°00'28" East 398.12 feet (east side line is along the existing fence line at the east edge of the property); thence North 70°14'07" West 8.47 feet; thence North 01°16'29" East 157.63 feet; thence North 00°14'47" West 128.92 feet to the Grantor's north property line. Contains 19,408 square feet (0.45 acres), more or less.

WITNESSED the hand of said GRANTOR this 25th day of MARCH,
20 15.

GRANTOR
Magna Water Company, an Improvement District


By: _____

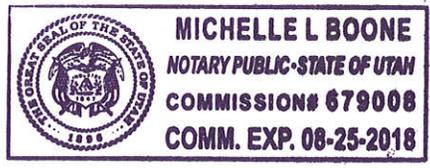
Title: GENERAL MANAGER

Terry L. Dollock

State of Utah)
County of Salt Lake) :SS

On the 25 of March, 2015, personally appeared before me James Pollock, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who duly acknowledged that he each executed the foregoing instrument in the capacity indicated and for the purposes shown hereon.

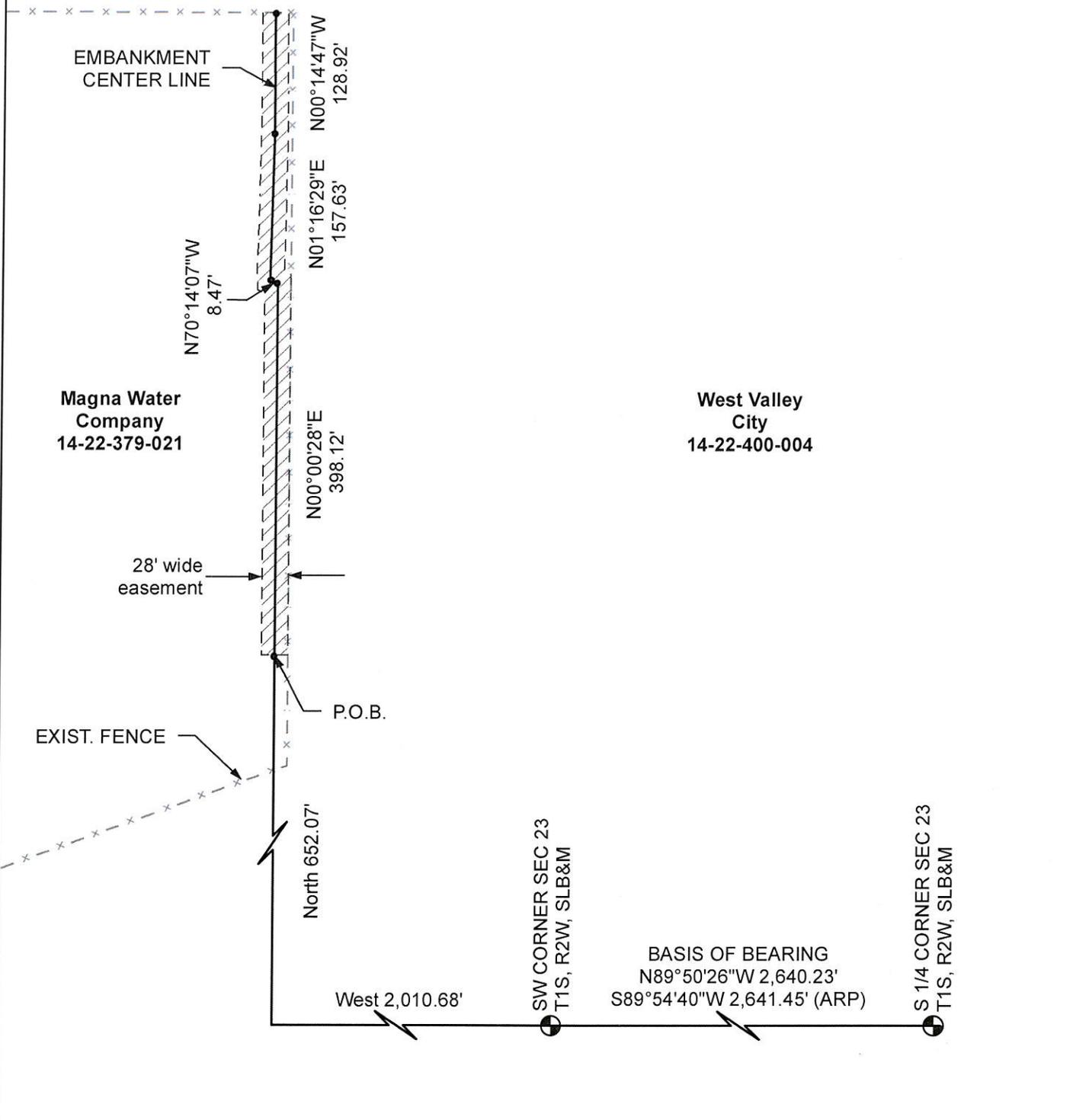
Michelle L Boone
Notary Public



2540 SOUTH

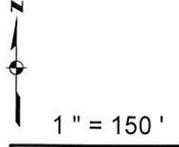
Riter Canal

EXHIBIT A



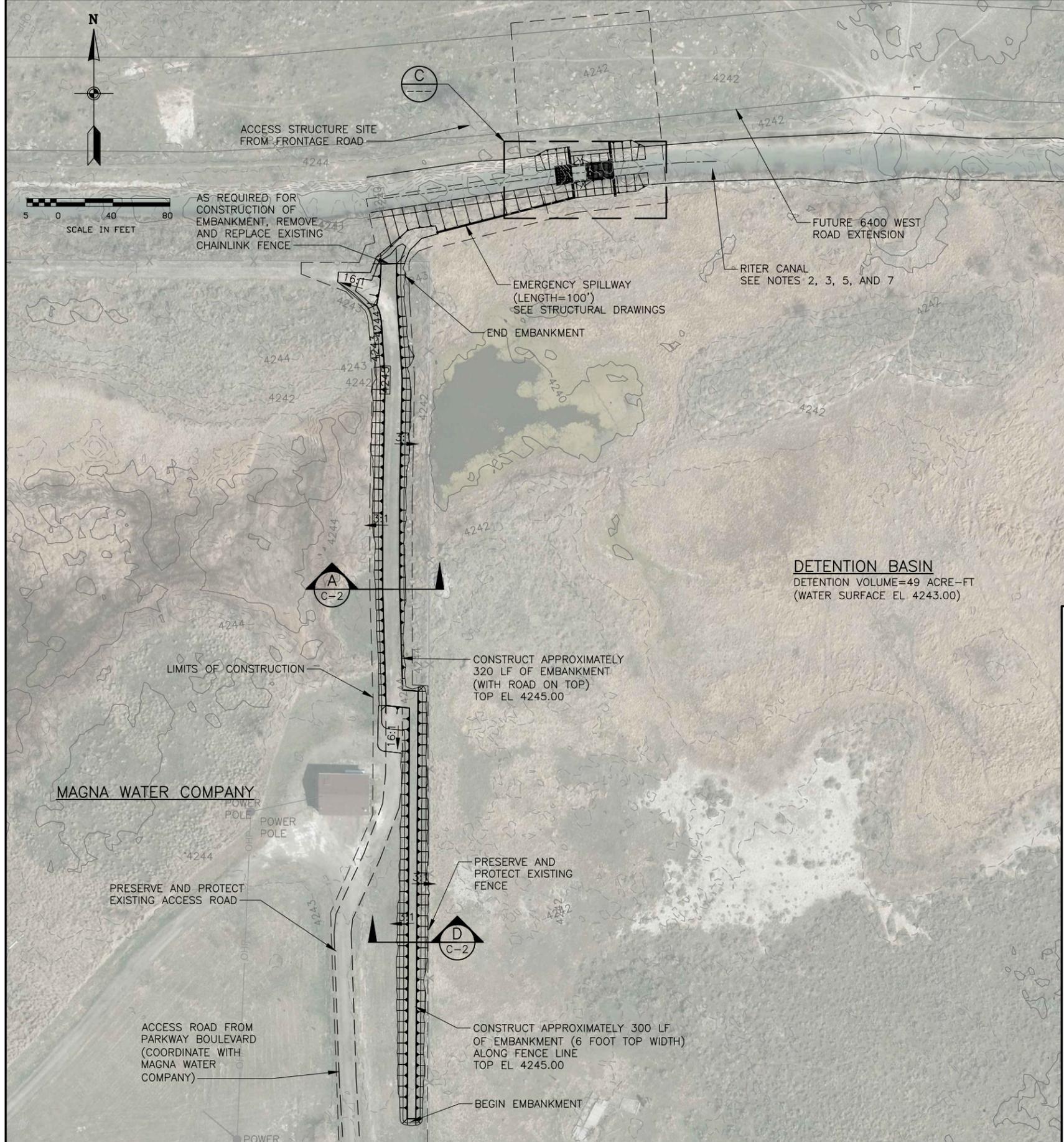
P:\West Valley City\2013_Riter Diversion Structure Design\GIS\Projects\Easement Figure (letter size).mxd basements:3/18/2015

GRANTOR: Magna Water Company
 PARCEL I.D.#: 14-22-379-021
 CONTAINS: 0.45 ACRES

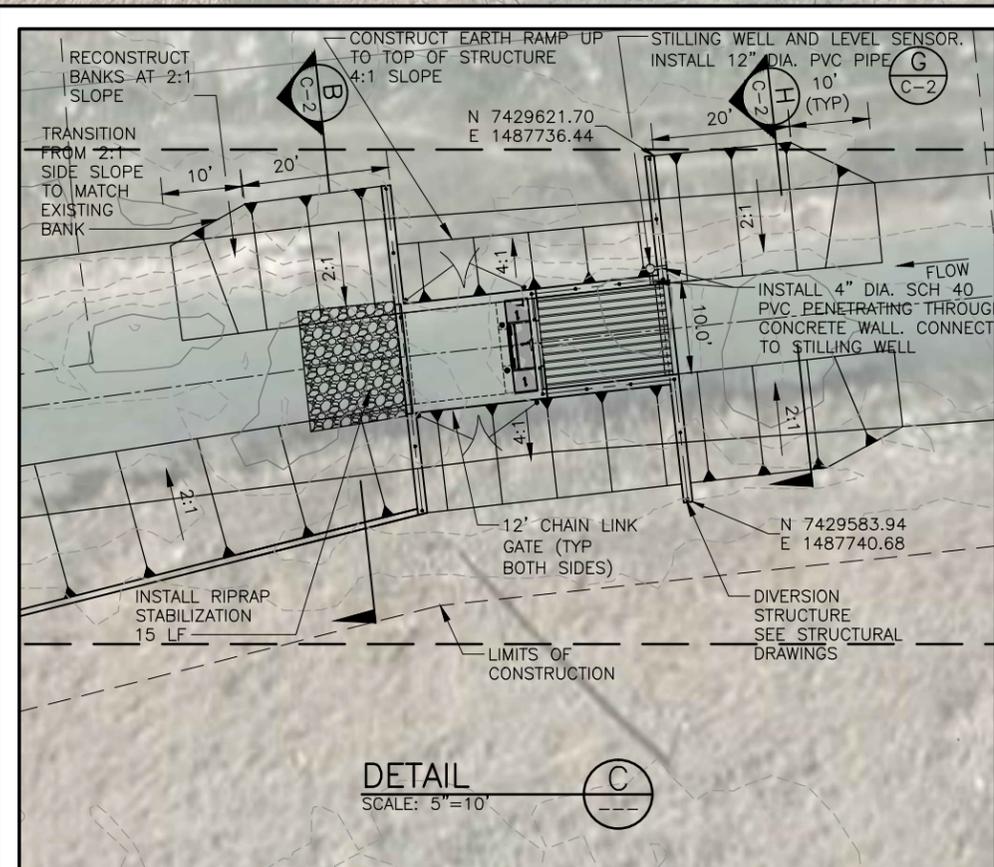


**WEST VALLEY CITY
 EMBANKMENT EASEMENT**
 LOCATED IN
 SEC. 22, T. 1 S., R. 2 W.
 SALT LAKE BASE & MERIDIAN, U.S. SURVEY

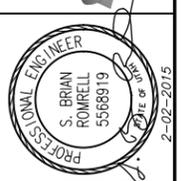
DRAWN: TS		CHECKED: BR	APPROVED: BR
DATE: 3/18/2015		PROJECT NUMBER: 007-13-01	



- NOTES:**
1. PRESERVE AND PROTECT EXISTING WETLANDS.
 2. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THE AREAS DESIGNATED ON THE DRAWINGS AND THE ACCESS ROADS AND SHALL PRESERVE AND PROTECT ALL VEGETATION AND RIPARIAN AREAS OUTSIDE OF LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO AS GOOD AS OR BETTER THAN PRECONSTRUCTION CONDITIONS.
 3. PRESERVE AND PROTECT EXISTING CANAL CHANNEL INCLUDING TOPS OF BANKS. CONTRACTOR SHALL NOT ALLOW ANY MATERIAL TO BE SLOUGHED OFF OR DUMPED INTO THE CHANNEL. THE CONTRACTOR, AT HIS OWN COST, SHALL REPAIR ANY RUTTING OR SLOUGHING WITHIN THE CHANNEL OR THE TOP OF BANK AND SHALL REMOVE ANY MATERIAL THAT HAS SLOUGHED INTO THE CHANNEL.
 4. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH NATIVE SPECIES. THE CONTRACTOR SHALL SUBMIT A SEED MIX DESIGN TO BE APPROVED BY THE ENGINEER BEFORE PERFORMING ANY RESEEDING.
 5. THE CONTRACTOR SHALL FOLLOW ALL CITY, COUNTY, AND STATE REQUIREMENTS FOR WORKING ADJACENT TO AND IN THE CANAL. THIS INCLUDES REQUIREMENTS SET FORTH IN THE COUNTY FLOOD CONTROL PERMIT AND THE NATIONWIDE PERMIT (NWP) WITH THE ARMY CORPS OF ENGINEERS.
 6. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PREVENT THE INTRODUCTION OR TRANSFER OF NOXIOUS WEEDS. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, CLEANING CONSTRUCTION EQUIPMENT, INCLUDING SHORING MATERIALS, SO THEY ARE FREE OF DIRT AND DEBRIS BEFORE ENTERING THE SITE, AND ALSO CLEANING EQUIPMENT BEFORE LEAVING THE SITE. IMPORT FILL MATERIAL SHALL BE FREE FROM FINES, WASTE, POLLUTANTS, AND NOXIOUS WEEDS/SEEDS. THE CONTRACTOR SHALL MONITOR THE SITE AND PERFORM ANY NECESSARY MAINTENANCE THROUGHOUT THE DURATION OF THE WARRANTY PERIOD TO VERIFY THAT NO NEW NOXIOUS WEEDS OR INVASIVE SPECIES ARE SPREADING.
 7. EXCAVATED MATERIAL AND CONSTRUCTION DEBRIS SHALL NOT BE WASTED IN ANY STREAM CHANNEL OR PLACED IN FLOWING WATERS OR WETLANDS. EXCESS MATERIALS SHALL BE REMOVED AND DISPOSED OF ACCORDING TO STATE STANDARDS. CONSTRUCTION MATERIALS, BEDDING MATERIAL, EXCAVATED MATERIAL SHALL NOT BE STOCK PILED IN RIPARIAN OR CHANNEL AREAS.
 8. REMOVE AND PROPERLY DISPOSE OF TREES AND VEGETATION IN BANK STABILIZATION AREA THAT CANNOT REMAIN DUE TO GEOMETRY OR CONSTRUCTION REQUIREMENTS.
 9. SEE GENERAL NOTE 19 ON DRAWING G-3 FOR DEWATERING AND CANAL FLOW HANDLING REQUIREMENTS.
 10. ANTICIPATE WET SOIL CONDITIONS IN EXCAVATIONS INCLUDING IN THE CANAL AND ADJACENT TO THE CANAL. SEE SITE PREPARATION NOTE 5 ON DWG NO. GS-1 FOR SUBGRADE PREPARATION REQUIREMENTS.



Bowen Collins & Associates, Inc.
CONSULTING ENGINEERS



NO.	DATE	REV. BY	DESCRIPTION

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

WEST VALLEY CITY
WEST VALLEY, UTAH

REVIEW
CHECKED C. BAGLEY
APPROVED C. BAGLEY

DESIGN
DESIGN B. ROMRELL
DRAWN R. GARCIA

CIVIL

SITE PLAN

DATE: FEBRUARY 2015
PROJECT NUMBER: 007-13-01

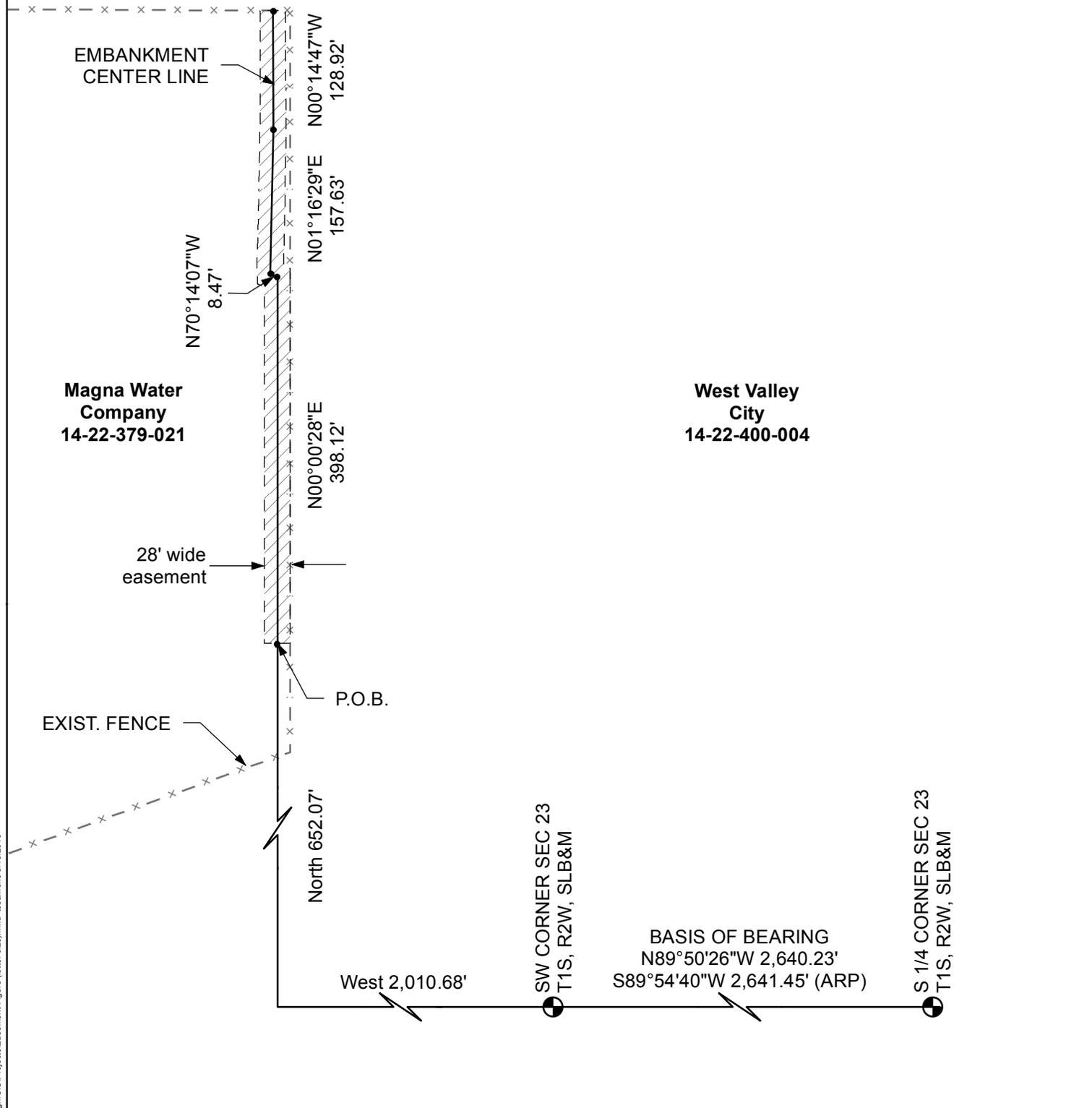
DRAWING NO.
C-1

SHEET 4 OF 19

2540 SOUTH

Riter Canal

EXHIBIT A



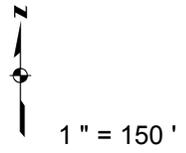
GRANTOR: Magna Water Company

PARCEL I.D.#: 14-22-379-021

CONTAINS: 0.45 ACRES

**WEST VALLEY CITY
EMBANKMENT EASEMENT**

LOCATED IN
SEC. 22, T. 1 S., R. 2 W.
SALT LAKE BASE & MERIDIAN, U.S. SURVEY



SCALE: 1" = 150'

DRAWN: TS	CHECKED: BR	APPROVED: BR
DATE: 3/18/2015	PROJECT NUMBER: 007-13-01	

P:\West Valley City\2013_Riter Diversion Structure Design\GIS\Projects\Easement Figure (letter size).mxd tsamons 3/18/2015

April 16, 2015

MEMORANDUM

TO: CITY COUNCIL
FROM: WAYNE T. PYLE, CITY MANAGER
RE: UPCOMING MEETINGS AND EVENTS

March 12 –
May 6, 2015

Intermountain Society of Artists presents: *Spring into Fantasy* Exhibit, UCCC (Opening Reception on March 12th from 6:00 P.M. – 8:00 P.M.)
www.culturalcelebration.org

April 1-30, 2015

April Eggstravaganza, UCCC

April 16, 2015
(Tips

Cops for Kids: Police Officers serve tables, Sizzler, 3429 S. Redwood Road, 4:30 P.M. – 8:00 P.M. benefit the Children’s Justice Center)

April 20, 2015

Barry Manilow “One Last Time” Concert, Maverik Center, 7:30 P.M.

April 21, 2015

Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Tom Huynh

April 22, 2015

Safety Merit Badge Class, Fire Station 74, 5545 West 3100 South, 6:00 P.M. – 8:00 P.M.
(Registration required – call 801-963-3336 for more information)

April 22, 2015

Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.

• April 23, 2015

Realtors Forum, Embassy Suites Hotel, 3524 S. Market Street, 8:30 A.M. – 10:30 A.M.

- April 23, 2015 Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
- April 24, 2015 Arbor Day Tree Planting, Stonebridge Golf Course, 9:00 A.M. – 3:00 P.M.
 - April 24, 2015 *Variations – A Multisensory Concert Experience*, UCCC, 7:00 P.M. (Free admission)
- April 24, 2015 Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
- April 25, 2015 Vietnamese Community of Utah Memorial Service, UCCC, 11:00 A.M.
- April 25, 2015 Cirque de Soleil – Varekai, Maverik Center, 4:00 P.M. & 7:30 P.M.
- April 26, 2015 Cirque de Soleil – Varekai, Maverik Center, 1:30 P.M. & 5:00 P.M.
- April 27, 2015 Fire Department Awards Banquet, UCCC, Doors open at 5:00 P.M. and Dinner/Presentation at 6:00 P.M.
- April 28, 2015 Book Fair sponsored by EAC, City Hall Lobby (Details to follow)
- April 28, 2015 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Corey Rushton
- April 30, 2015 UDOT’s Annual Meeting with Salt Lake County & Municipalities, Calvin Rampton Complex, 1st Floor Njord Conference Room 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.
- May 5, 2015 Council, P.M. – Council Study Meeting, 4:30 P.M.; Regular RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Karen Lang

- May 6, 2015 Meet with Mayor Bigelow, City Hall, 4:30 P.M. – 6:00 P.M.
- May 12, 2015 Summer at the Station 3rd Annual Youth Arts Festival, Fairbourne Station Plaza, 5:00 P.M. – 6:30 P.M.
- May 12, 2015 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Vincent
- May 13 – July 8, 2015 Lokahi II Art & Artifact Exhibition, UCCC
- May 13, 2015 Ribbon Cutting – Metro Deli & BBQ, 1645 West 2200 South, 11:00 A.M.
- May 13, 2015 WVC Watch Wednesday, City Hall, 6:00 P.M. – 8:00 P.M.
- May 13, 2015 Community Meeting with Chief Russo, City Hall, 7:00 P.M. – 8:00 P.M.
- May 19, 2015 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Buhler
- May 20, 2015 Crossing Guard Banquet, The Ridge Golf Course, 5055 Westridge Blvd., 7:00 P.M. – 8:00 P.M.
- May 25, 2015 Memorial Day Holiday – City Hall closed
- May 26, 2015 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Lars Nordfelt
- June 1 – 8, 2015 Filing Period for 2015 Municipal Election (Monday – Thursday 7:00 A.M. to 6:00 P.M. and on Friday 8:00 A.M. to 5:00 P.M.)

June 2, 2015 Council, P.M. –	Council Study Meeting, 4:30 P.M.; Regular RDA & Housing Authority Meetings, 6:30 Opening Ceremony: Ron Bigelow
June 9, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Tom Huynh
June 10, 2015	Employee Barbecue sponsored by EAC, Fairbourne Station, 12:00 P.M. – 2:00 P.M. (Cost is \$5.00 pre-paid / details to follow)
June 10, 2015	Celtic Woman – 10 th Anniversary World Tour, Maverik Center, 7:00 P.M.
June 12, 2015	Brit Floyd – The World’s Greatest Pink Floyd Show, Maverik Center, 8:00 P.M.
June 16, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Buhler
June 20, 2015	Temple Dharma Worship Hall Inauguration, 3325 West 3800 South, 11:00 A.M. – 2:00 P.M.
June 23, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen Lang
June 30, 2015	No Council Meetings Scheduled (5 th Tuesday)
July 7, 2015 Council, P.M. –	Council Study Meeting, 4:30 P.M.; Regular RDA & Housing Authority Meetings, 6:30 Opening Ceremony: Steve Vincent
July 13, 2015	Rush: R40 Live Tour, Maverik Center, 7:30 P.M.
July 14, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Corey Rushton

July 21, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Lars Nordfelt
July 28, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Ron Bigelow
July 31, 2015	Move Live on Tour, Maverik Center, 8:00 P.M.
August 3, 2015	Police Honorary Colonels Golf Tournament, Stonebridge Golf Club, 4415 Links Drive, 7:00 A.M. – 3:00 P.M. (Details to Follow)
August 4, 2015	No Council Meeting Scheduled (National Night Out)
August 5, 2015	Sam Smith, Maverik Center, 8:00 P.M.
August 7, 2015 Maverik	Hello Kitty's Supercute Friendship Festival, Center, 7:00 P.M.
August 8, 2015 Maverik	Hello Kitty's Supercute Friendship Festival, Center, 2:00 P.M. & 7:30 P.M.
August 9, 2015 Maverik	Hello Kitty's Supercute Friendship Festival, Center, 12:00 P.M.
August 11, 2015	Municipal Primary Election
August 11, 2015 Council, P.M. –	Council Study Meeting, 4:30 P.M.; Regular RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Tom Huynh
August 18, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Buhler
August 25, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen Lang
November 3, 2015	Municipal General Election

City Manager's Voice Mail Messages

4/13/15

Issues re: several properties