



The Study Meeting of the West Valley City Council will be held on Tuesday, July 14, 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 7/9/2015, 11:30 a.m.

## A G E N D A

1. Call to Order
2. Roll Call
3. Presentations:
  - A. Introduction of New Employees and Deputy Police Chiefs
4. Review Agenda for Regular Meeting of July 14, 2015
5. Public Hearings Scheduled for July 21, 2015:
  - A. Accept Public Input Regarding Application No. S-10-2015, filed by West Valley City, Requesting to Amend and Extend Parcel B of Fairbourne Station Phase 1 Subdivision; Vacate and Amend Lots 9-14 in the Holmberg Subdivision; and Vacate a Number of Existing Public Utility Easements to Accommodate the Fairbourne Station Phase 2 Subdivision Plat  
  
Action: Consider Ordinance No. 15-23, Approving the Amendment of Parcel B Fairbourne Station Phase 1 and the Vacation of Lots 9-14 of the Holmberg Subdivision Along with all Public Utility Easements Recorded as Part of Those Lots
  - B. Accept Public Input Regarding Application No. S-8-2015, filed by West Valley City Public Works Department, Requesting a Plat Amendment for Lots 16, 17 and 31 of the West Valley Truck Center Subdivision Located at Approximately 2400

*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.*

South 5600 West

Action: Consider Ordinance No. 15-24, Approving the Amendment of Lots 16, 17 and 31 of the West Valley Truck Center Subdivision Located in West Valley City, Utah

6. Ordinances:
  - A. 15-25: Amend Section 1-2-110 of the West Valley City Municipal Code to Reflect Changes in the Late Fees Assessed on Unpaid Utility Billing
7. Resolutions:
  - A. 15-120: Award a Contract to Morgan Asphalt, Inc., for the 2015 Asphalt Overlay Project
  - B. 15-121: Award a Contract to ACME Construction, Inc., for the 3425 West Sidewalk Project
  - C. 15-122: Award a Contract to H&P tile Company, Inc., for Remodeling of Restrooms at West Valley City Hall
  - D. 15-123: Approve an Amendment to the Memorandum of Understanding between West Valley City and Homeland Security Investigations, Immigration and Customs Enforcement, to Designate West Valley City Police as Customs Officers for Joint Operations
  - E. 15-124: Designate and Appoint Poll Workers to Serve in the Municipal Primary Election on August 11, 2015, and Set the Compensation for Their Services; and Designate and Approve the Polling Place, and Provide for Related Matters
8. New Business Scheduled for July 21, 2015:
  - A. Consider Application No. S-14-2015, filed by Adam Nash, Requesting Final Plat Approval for Wyatt Acres Subdivision Located at 3100 South 6400 West
9. Communications:
  - A. Discussion Regarding Proposed New 'A-2' and 'RE' Zones and Proposed Amendments to the General Plan and Rezoning of Certain Properties
  - B. Council Update
  - C. Potential Future Agenda Items
10. New Business:
  - A. Council Reports
11. Motion for Executive Session

12. Adjourn

April 7 to July 3 2015

## **Community Preservation**

PARTINGTON, CARA ROSE

SHELTER TECHNICIAN

## **Public Works**

PELLETIER, PETER T  
BECK, JOSEPH A  
LANCASTER, MICHAEL S

FACILITIES COORDII/PLUMBER  
ENGINEER TECH II  
OPERATOR I

## **Legal**

SHERWIN, COREY D  
WILLIAMS, STUART E

ATTORNEY I  
ATTORNEY II

## **Parks And Recreation**

BROUGH, RYAN S

PARK WORKER II

## **Administration**

WALLENTINE, ANDREW D  
BUNN, CHAD D

MANAGEMENT ANALYST  
GIS / DATA SPECIALIST

## **Police**

LANDOLFI, MATTHEW F

POLICE OFFICER

## **Community Development**

THOMPSON, JERRY BRANDT

DEPUTY BUILDING OFFICIAL

## **Fire**

MAURER, RAYMOND W  
QUINN, JAMES C  
DIRKMAAT, GERRIT  
MAIR, CHRISTOPHER P

FIREFIGHTER  
FIREFIGHTER  
FIREFIGHTER  
FIREFIGHTER

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

**ISSUE:**

S-10-2015 – Fairbourne Station Phase 2

**SYNOPSIS:**

Applicant: West Valley City Corporation  
Proposal: Final Subdivision Plat  
Location: 2970 West 3500 South  
Zoning: CC

**BACKGROUND:**

West Valley City is requesting final plat approval for the Fairbourne Station Phase 2 Subdivision. This subdivision will amend and extend Parcel B of the Fairbourne Station Phase 1 Subdivision and vacate and amend lots 9-14 of the Holmberg Subdivision. A number of public utility easements will also be vacated with this application. The subject property is located at approximately 2970 West 3500 South.

The proposed subdivision is being requested in order to consolidate a number of existing parcels and to extend what is presently Parcel B of Fairbourne Station Phase 1. Prior to this application, the City Council approved the vacation of Holmberg Street. This plat will also vacate lots and public utility easements that were platted as part of the Holmberg Subdivision along with public utility easements located on various parcels within the subdivision boundary. Staff continues to work with various utility companies to ensure adequate easements are available for future utility service.

The plat contains 1 lot and 2 parcels. Lot 201 will allow for the development of a future medical office. Parcel B will be extended in the future to create a larger parcel for the second phase of ICO's residential housing development. The subdivision plat will also provide additional dedication along 3500 South and will dedicate property for the extension of Weigh Station Road and for a new street to be known as 3030 West. Parcel A will be located immediately to the west of 3030 West and will remain in the City's ownership. This is somewhat of a remainder parcel that will be landscaped and utilized for storm water needs.

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

The subdivision is located in the City Center Zone. All development proposals within the subdivision will require Planning Commission review. To date, the Planning Commission has reviewed and approved the Embassy Suites Hotel and ICO's residential development.

**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 PARCEL B FAIRBOURNE STATION PH. 1 AND THE VACATION OF LOTS 9-14 OF THE HOLMBERG SUBDIVISION ALONG WITH ALL PUBLIC UTILITY EASEMENTS RECORDED AS PART OF THOSE LOTS.**

**WHEREAS**, the City is in receipt of petition S-10-2015, proposing an amendment of Parcel B of the Fairbourne Station Phase 1 Subdivision and the vacation of Lots 9-14 of the Holmberg Subdivision along with all public utility easements recorded as part of said lots; and

**WHEREAS**, the purpose for the vacation is to consolidate said lots in preparation for the second phase of the Fairbourne Station development; 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 amendment and vacation and that neither the public nor any person will be materially injured by the vacation and that the change 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 request to amend Parcel B of Fairbourne Station Phase 1 and the vacation of lots 9-14 of the Holmberg Subdivision along with all public utility easements recorded as part of those lots 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



**S-10-2015**  
**Fairbourne Station Phase 2 Subdivision**  
**2970 West 3500 South**  
**CC Zone**  
**1 Lots & 2 Parcels**  
**5.9 Acres**

**BACKGROUND:**

West Valley City is requesting final plat approval for the Fairbourne Station Phase 2 Subdivision. This subdivision will amend and extend Parcel B of the Fairbourne Station Phase 1 Subdivision and vacate and amend lots 9-14 of the Holmberg Subdivision. A number of public utility easements will also be vacated with this application. The subject property is located at approximately 2970 West 3500 South.

**ISSUES:**

The proposed subdivision is being requested in order to consolidate a number of existing parcels and to extend what is presently Parcel B of Fairbourne Station Phase 1. Prior to this application, the Planning Commission approved the vacation of Holmberg Street. This plat will vacate lots and public utility easements that were platted as part of the Holmberg Subdivision along with public utility easements located on various parcels within the subdivision boundary. Staff continues to work with various utility companies to ensure adequate easements are available for future utility service.

The plat contains 1 lot and 2 parcels. Lot 201 will allow for the development of a future medical office. Parcel B will be extended in the future to create a larger parcel for the second phase of ICO's residential housing development. The subdivision plat will also provide additional dedication along 3500 South and will dedicate property for the extension of Weigh Station Road and for a new street to be known as 3030 West. Parcel A will be located immediately to the west of 3030 West and will remain in the City's ownership. This is somewhat of a remainder parcel that will be landscaped and utilized for storm water needs.

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

The subdivision is located in the City Center Zone. All development proposals within the subdivision will require Planning Commission review. To date, the Planning Commission has reviewed and approved the Embassy Suites Hotel and ICO's residential development.

**STAFF ALTERNATIVES:**

1. Approve the Fairbourne Station Phase 2 Subdivision subject to a resolution of staff and agency comments.
2. Continue the application for reasons determined during the Planning Commission meeting.

**Applicant:**

West Valley City

**Discussion:** Steve Lehman presented the application. Jack Matheson asked if the portion of Holmberg Street that is being vacated will revert to City ownership. Steve replied yes and indicated that the City owns the property on both sides of Holmberg Street.

**Motion:** Commissioner Matheson moved for approval subject to a resolution of staff and agency comments.

Commissioner Tupou seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Vice- Chairman Meaders	Yes

**Unanimous**

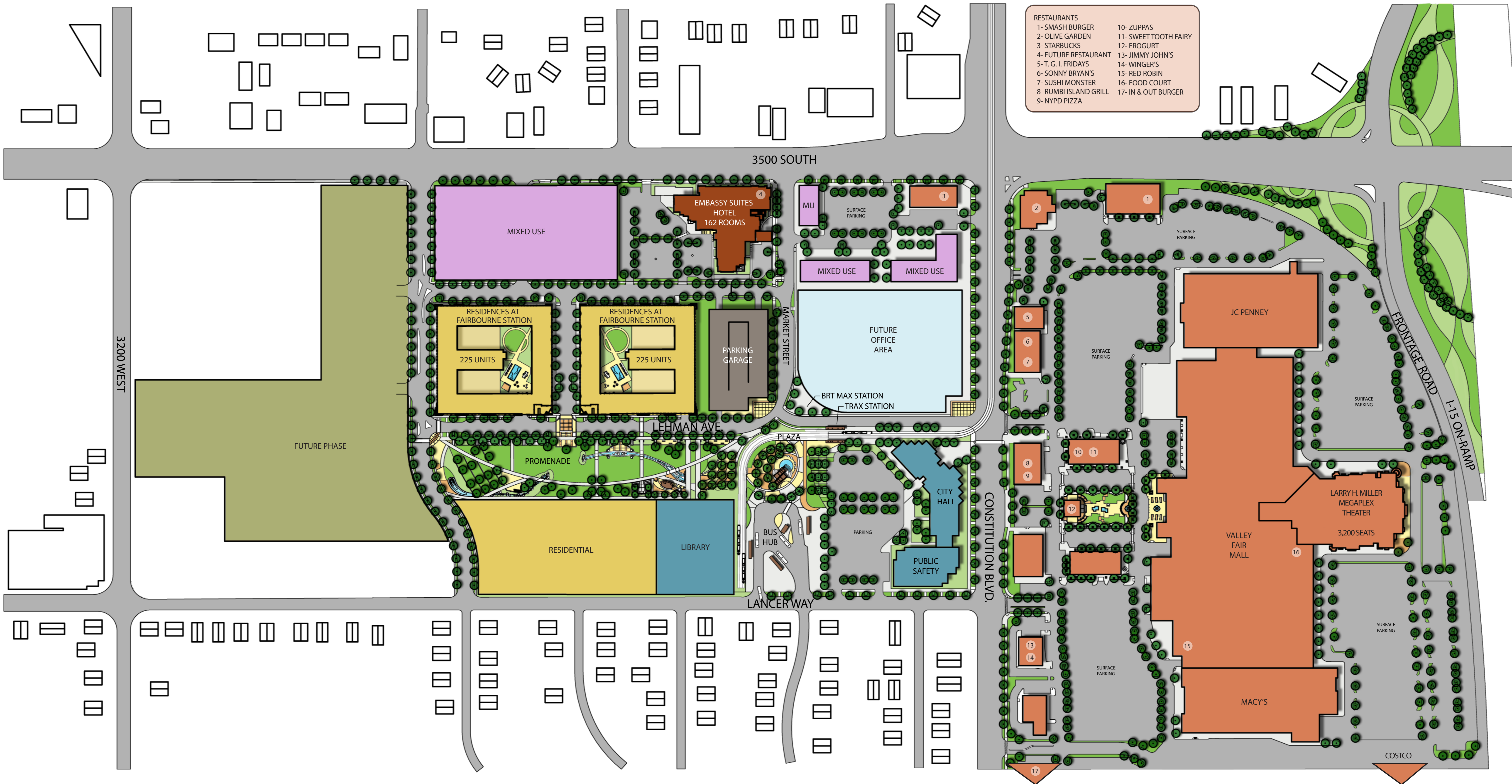
**S-10-2015** Petition by **WEST VALLEY CITY** requesting **preliminary and final plat approval** for the Fairbourne Station Phase 2 Subdivision. The subdivision is located at 2970 West 3500 South and will consist of 1 lot on 5.7 acres. The subdivision is zoned 'CC'. (Staff-Steve Lehman at 801-963-3311)



**S-10-2015** Petition by **WEST VALLEY CITY** requesting **preliminary and final plat approval** for the Fairbourne Station Phase 2 Subdivision. The subdivision is located at 2970 West 3500 South and will consist of 1 lot on 5.7 acres. The subdivision is zoned 'CC'. (Staff-Steve Lehman at 801-963-3311)



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

**ISSUE:**

S-8-2015 – West Valley Truck Center Subdivision – Lots 16, 17 and 31 Amended

**SYNOPSIS:**

Applicant: West Valley City Public Works  
Proposal: Final Plat Approval  
Location: 2400 South 5600 West  
Zoning: M

**BACKGROUND:**

The West Valley City Public Works Department is requesting a plat amendment for lots 16, 17 and 31 of the West Valley Truck Center Subdivision. The proposed subdivision will also extend and dedicate a portion of 2400 South and vacate portions of 2400 South. The amended subdivision will also modify the location of existing public utility easements within these lots.

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

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

As mentioned earlier, 2400 South will be extended to the west. Due to this location becoming a major intersection, the traffic signal from 2455 South will be relocated to this site. The intersection at 2400 South will provide a west connection for a future road system that will serve properties to the west of 5600 West.

**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 LOTS 16, 17 AND 31 OF THE WEST VALLEY TRUCK CENTER SUBDIVISION LOCATED IN WEST VALLEY CITY UTAH.**

**WHEREAS**, the City is in receipt of petition S-8-2015, proposing an amendment to lots 16, 17 and 31 of the West Valley Truck Center Subdivision located at approximately 2400 South 5600 West; and

**WHEREAS**, the purpose for the application is to provide for the extension of 2400 South out to 5600 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 lots 16, 17 and 31 of the West Valley Truck Center Subdivision located at approximately 2400 South 5600 West and as shown in Petition No. S-8-2015, 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

**S-8-2015**

**West Valley Truck Center Subdivision – Lots 16, 17 and 31 Amended  
2400 South 5600 West  
M Zone**

**BACKGROUND**

The West Valley City Public Works Department is requesting a plat amendment for lots 16, 17 and 31 of the West Valley Truck Center Subdivision. The proposed subdivision will also extend and dedicate a portion of 2400 South and vacate portions of 2400 South. The amended subdivision will also modify the location of existing public utility easements within these lots.

**STAFF/AGENCY CONCERNS:**

There are no staff or agency concerns with this application.

**ISSUES:**

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

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

As mentioned earlier, 2400 South will be extended to the west. Due to this location becoming a major intersection, the traffic signal from 2455 South will be relocated to this site. The intersection at 2400 South will provide a west connection for a future road system that will serve properties to the west of 5600 West.

**STAFF ALTERNATIVES:**

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.

**Applicant:**  
West Valley City

**Favored:**  
Fred Cox  
4466 Early Duke Street

**Discussion:** Steve Lehman presented the application. Jack Matheson asked if 2455 S will be closed or simply de-signalized. Steve replied that the access will remain open but the signal will be removed and replaced at 2400 S. He stated that there likely won't be a median to restrict left turns but UDOT will determine this since 5600 W is a UDOT controlled street. Fred Cox, representing the property owner of lot 31, stated that his client is in favor of this application. He indicated that an application has recently been submitted to subdivide lot 31 and will be coming to the Planning Commission for approval.

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

Commissioner Tupou seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Vice- Chairman Meaders	Yes

**Unanimous-S-8-2015- Approved**



**S-8-2015** Petition by **WEST VALLEY CITY** requesting **preliminary and final plat approval** for the West Valley Truck Center Lots 16, 17 and 31 Amended. The plat will amend lots 16, 17 and 31 to create lots 16A, 17A and 31A. The proposed plat will also extend and dedicate a portion of 2400 South and will vacate a portion of 2400 South. The subdivision is located at 5544 West 2400 South and is zoned 'M'. (Staff-**Steve Lehman** at 801-963-3311)

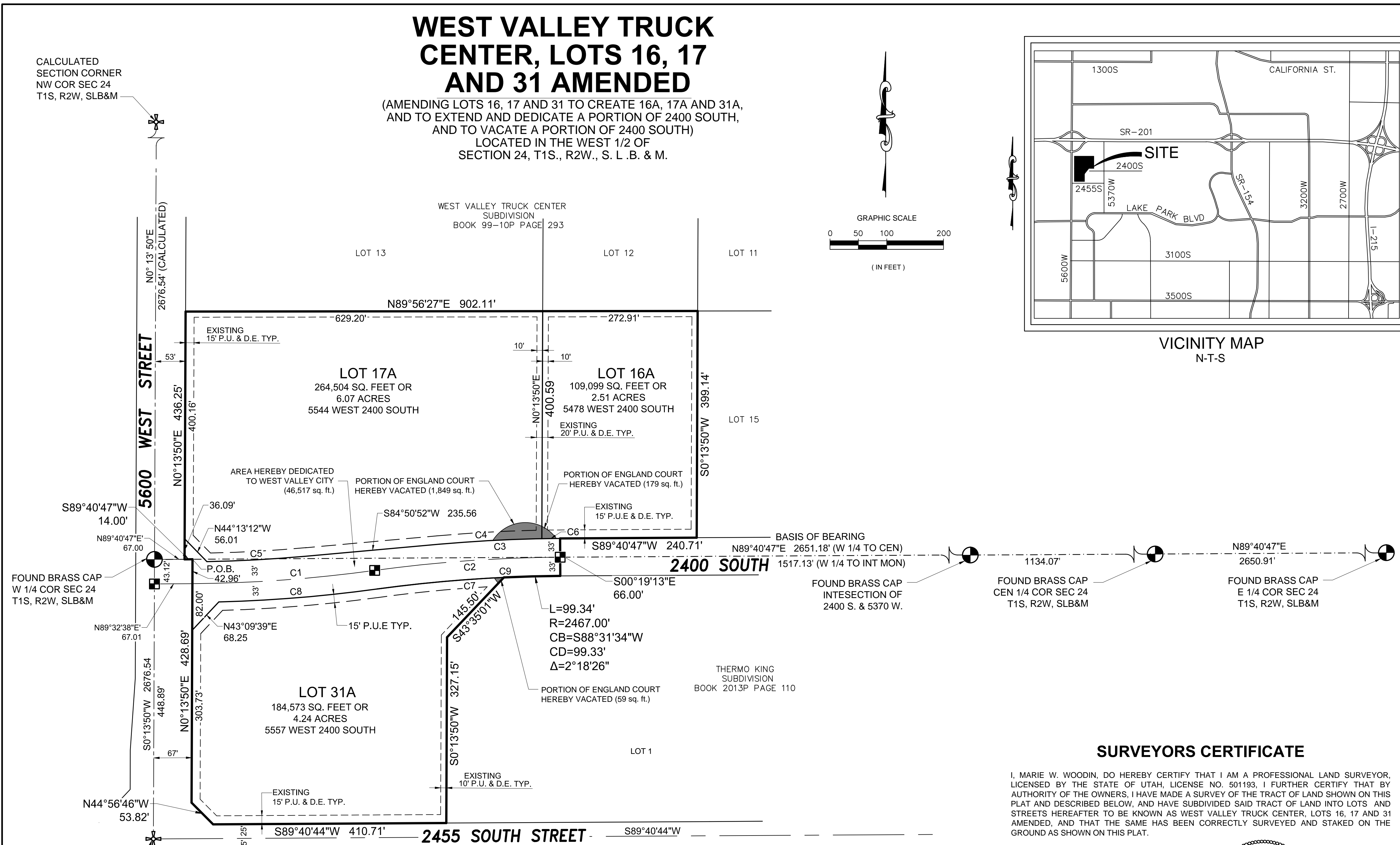


**S-8-2015** Petition by **WEST VALLEY CITY** requesting **preliminary and final plat approval** for the West Valley Truck Center Lots 16, 17 and 31 Amended. The plat will amend lots 16, 17 and 31 to create lots 16A, 17A and 31A. The proposed plat will also extend and dedicate a portion of 2400 South and will vacate a portion of 2400 South. The subdivision is located at 5544 West 2400 South and is zoned 'M'. (Staff-**Steve Lehman** at 801-963-3311)



# WEST VALLEY TRUCK CENTER, LOTS 16, 17 AND 31 AMENDED

(AMENDING LOTS 16, 17 AND 31 TO CREATE 16A, 17A AND 31A, AND TO EXTEND AND DEDICATE A PORTION OF 2400 SOUTH, AND TO VACATE A PORTION OF 2400 SOUTH LOCATED IN THE WEST 1/2 OF SECTION 24, T1S., R2W., S. L. B. & M.

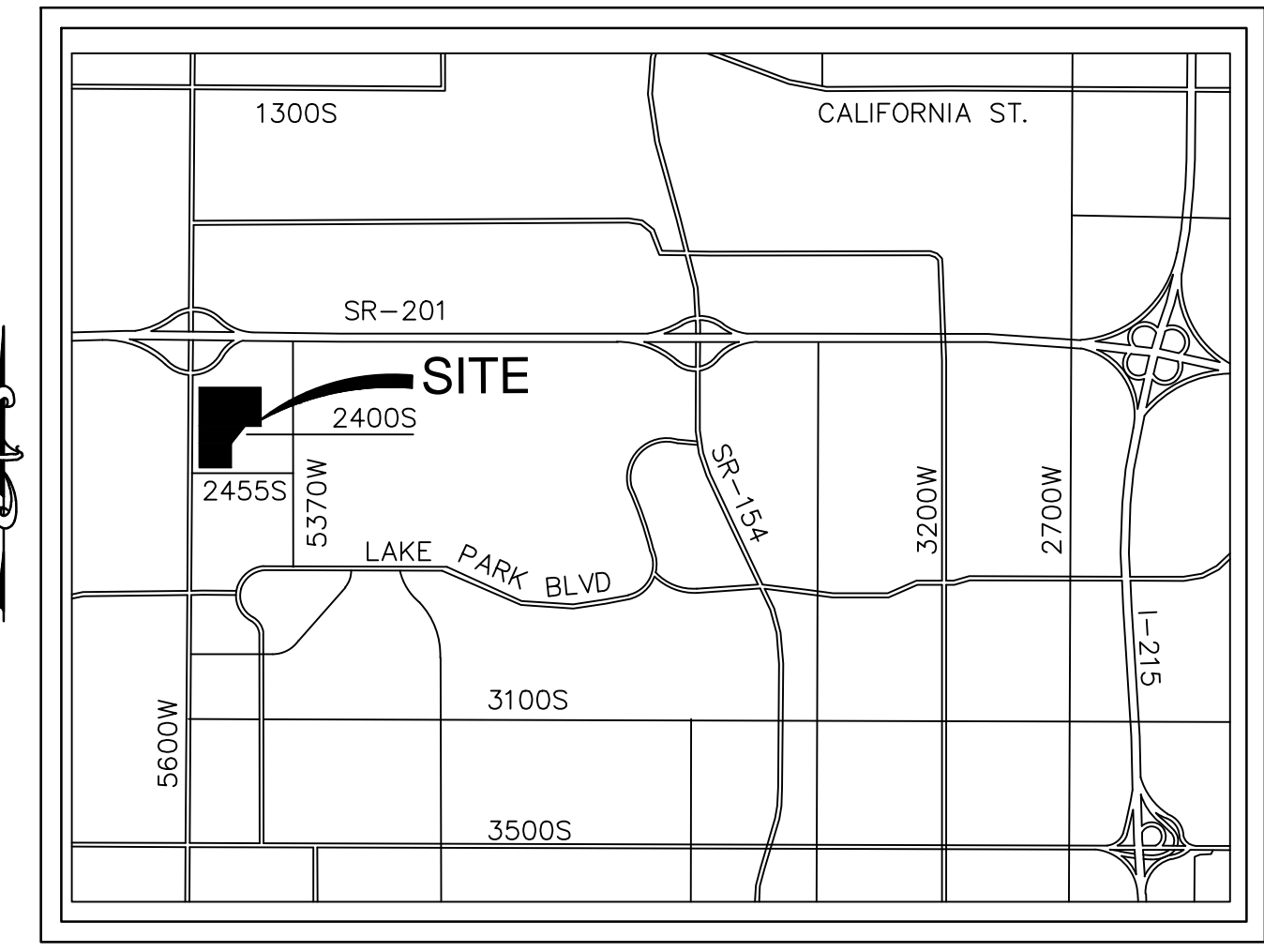
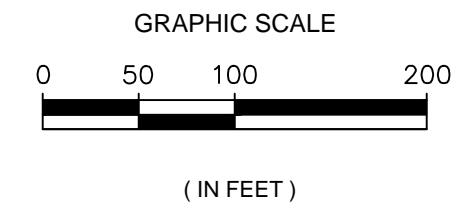


CALCULATED SECTION CORNER NW COR SEC 24 T1S, R2W, SLB&M

FOUND BRASS CAP W 1/4 COR SEC 24 T1S, R2W, SLB&M

CALCULATED INTERSECTION MONUMENT PER WEST VALLEY TRUCK CENTER BOOK 99-10B PAGE 293

CALCULATED SECTION CORNER SW COR SEC 24 T1S, R2W, SLB&M



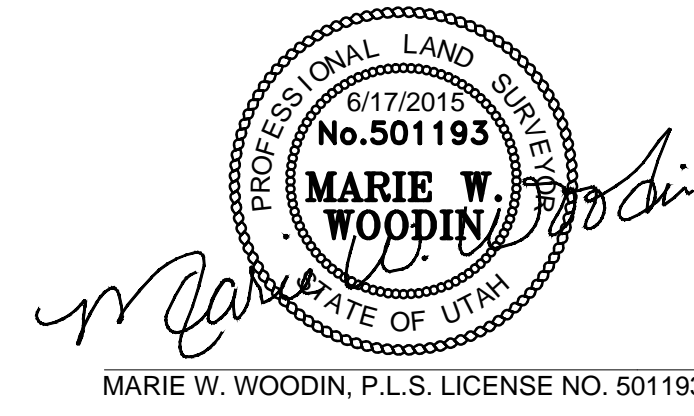
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	322.06'	2500.00'	7°22'52"	N85° 51' 12"E	321.83'
C2	327.99'	2500.00'	7°31'01"	S85° 55' 17"W	327.75'
C3	213.37'	2533.00'	4°49'35"	N87° 15' 40"E	213.31'
C4	181.16'	2533.00'	4°05'52"	S86° 53' 48"W	181.12'
C5	174.96'	2461.50'	4°04'21"	N86° 54' 35"E	174.92'
C6	32.21'	2533.00'	0°43'43"	S89° 18' 36"W	32.21'
C7	224.31'	2467.00'	5°12'34"	S84° 46' 02"W	224.23'
C8	280.22'	2533.00'	6°20'19"	N85° 19' 55"E	280.08'
C9	323.64'	2467.00'	7°31'00"	S85° 55' 17"W	323.41'

### LEGEND

- FOUND BRASS CAP MONUMENT
- CALCULATED SECTION CORNER
- SET STREET MONUMENT
- BOUNDARY LINE
- PUBLIC UTILITY EASEMENT
- EXISTING LOT LINE
- EXISTING PUBLIC UTILITY & DRAINAGE EASEMENT (P.U. & D.E.)
- CENTERLINE

### SURVEYORS CERTIFICATE

I, MARIE W. WOODIN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF UTAH, LICENSE NO. 501193, 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 WEST VALLEY TRUCK CENTER, LOTS 16, 17 AND 31 AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



DATE \_\_\_\_\_ MARIE W. WOODIN, P.L.S. LICENSE NO. 501193

**HORROCKS ENGINEERS**  
 2162 West Grove Parkway  
 Suite 400  
 Pleasant Grove, UT 84062  
 (801) 763-5100  
 lonnie@horrocks.com

### PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE WEST 1/2 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 67.00 FEET N. 89°40'47"E. ALONG THE QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 31, WEST VALLEY TRUCK CENTER SUBDIVISION ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND RUNNING THENCE S. 89°40'47"W. 14.00 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF LOT 17 OF SAID SUBDIVISION; THENCE N. 00°13'50"E. 436.25 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF 5600 WEST STREET; THENCE N. 89°56'27"E. 902.11 FEET ALONG THE NORTHERLY BOUNDARY LINES OF LOT 16 AND 17 OF SAID SUBDIVISION; THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT 16 THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) S. 00°13'50"W. 399.14 FEET; (2) THENCE S. 89°40'47"W. 240.71 FEET; THENCE S. 00°19'13"E. 66.00 FEET; THENCE WESTERLY 99.34 FEET ALONG THE ARC OF A 2467.00' FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS S. 88°31'34"W. 99.33 FEET); THENCE ALONG THE EASTERLY BOUNDARY LINE OF LOT 31 OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) S. 43°35'01"W. 145.49 FEET; (2) THENCE S. 00°13'50"W. 327.15 FEET; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF 2455 SOUTH STREET THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) S. 89°40'44"W. 410.71 FEET; (2) THENCE N. 44°56'46"W. 53.82 FEET; THENCE N. 00°13'50"E. 428.69 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID 5600 WEST STREET TO THE POINT OF BEGINNING, CONTAINING 604,715 SQUARE FEET IN AREA OR 13.882 ACRES, 3 LOTS.

### OWNER'S DEDICATION AND CONSENT TO RECORD

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO AMENDED LOTS AND STREET, TOGETHER WITH EASEMENTS AND VACATE STREETS AS SHOWN ON THIS PLAT TO BE HEREAFTER KNOWN AS: WEST VALLEY TRUCK CENTER, LOTS 16, 17 AND 31 AMENDED AND HEREBY DEDICATE TO WEST VALLEY CITY, SALT LAKE COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS A STREET, NAMELY 2400 SOUTH, THE SAME TO BE USED AS A PUBLIC THOROUGHFARE FOREVER. OWNERS HEREBY CONVEY TO WEST VALLEY CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. WEST VALLEY CITY ALSO HEREBY VACATES THOSE PORTIONS OF ENGLAND COURT (2400 SOUTH) AS SHOWN ON THIS PLAT AS BEING VACATED.

IN WITNESS WHEREOF, **TRUCKPRO, L.C.** HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THEREUNTO DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

STATE OF \_\_\_\_\_ )  
 ) SS. **TRUCKPRO, L.C.**  
 COUNTY OF \_\_\_\_\_ ) BY \_\_\_\_\_

ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO, BEING BY ME DULY SWORN, SAYS THAT HE IS THE \_\_\_\_\_ OF **TRUCKPRO, L.C.** CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF \_\_\_\_\_, AND SAID \_\_\_\_\_ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE WRITTEN:

IN WITNESS WHEREOF, **NNA ENTERPRISED, LLC** HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THEREUNTO DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

STATE OF \_\_\_\_\_ )  
 ) SS. **NNA ENTERPRISED, LLC**  
 COUNTY OF \_\_\_\_\_ ) BY \_\_\_\_\_

ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO, BEING BY ME DULY SWORN, SAYS THAT HE IS THE \_\_\_\_\_ OF **NNA ENTERPRISED, LLC**, A CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF \_\_\_\_\_, AND SAID \_\_\_\_\_ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE WRITTEN:

IN WITNESS WHEREOF, SAID WEST VALLEY CITY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THEREUNTO DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
 WEST VALLEY CITY MAYOR

\_\_\_\_\_  
 MAYOR RON BIGELOW

### WEST VALLEY CITY ACKNOWLEDGEMENT

STATE OF UTAH )  
 ) SS.  
 COUNTY OF )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME RON BIGELOW, SIGNER OF THE HEREON OWNER'S DEDICATION AND CONSENT TO RECORD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MAYOR OF WEST VALLEY CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THAT HE SIGNED THIS PLAT ENTITLED "WEST VALLEY TRUCK CENTER, LOTS 16, 17 AND 31 AMENDED" WHICH ALSO VACATES A PORTION OF ENGLAND COURT (2400 SOUTH) ON BEHALF OF WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION OF WEST VALLEY CITY COUNCIL, AND SAID MAYOR BIGELOW ACKNOWLEDGED TO ME THAT SAID WEST VALLEY CITY EXECUTED THE SAME.

\_\_\_\_\_  
 NOTARY PUBLIC

### WEST VALLEY TRUCK CENTER, LOTS 16, 17 AND 31 AMENDED

AMENDING LOTS 16, 17 AND 31 TO CREATE 16A, 17A AND 31A, AND TO EXTEND AND DEDICATE A PORTION OF 2400 SOUTH, AND TO VACATE A PORTION OF 2400 SOUTH LOCATED IN THE WEST 1/2 OF SECTION 24, T1S., R2W., S. L. B. & M.

WEST VALLEY CITY PLANNING COMMISSION APPROVED THIS _____ DAY OF _____, 20____, BY THE WEST VALLEY CITY PLANNING COMMISSION. _____ COMMISSION CHAIR _____ PRINT NAME	GRANGER-HUNTER IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____, 20____, BY THE GRANGER-HUNTER IMPROVEMENT DISTRICT. _____ DIRECTOR OF ENGINEERING _____ PRINT NAME	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, 20____, BY THE SALT LAKE VALLEY HEALTH DEPARTMENT. _____ _____ PRINT NAME	WEST VALLEY CITY ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. _____ CITY ENGINEER _____ DATE _____ PRINT NAME	CITY ATTORNEY APPROVED THIS _____ DAY OF _____, 20____, BY THE WEST VALLEY CITY ATTORNEY. _____ CITY ATTORNEY _____ PRINT NAME	WEST VALLEY CITY COUNCIL APPROVED THIS _____ DAY OF _____, 20____, BY THE WEST VALLEY CITY COUNCIL. _____ RECORDER _____ PRINT NAME _____ CITY MANAGER _____ PRINT NAME	SALT LAKE COUNTY RECORDER RECORDED AND FILED AT THE REQUEST OF _____ RECORDED AS ENTRY NUMBER _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE \$ _____ SALT LAKE COUNTY RECORDER
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O:\2013\PG-012-1306 WVC 2400 South\Project Data\Design\Right\_of\_Way\Amended Plats\West Valley Truck Center AMND.dwg

SR 201  
FRONTAGE ROAD

# 2400 SOUTH 4800 WEST ROADWAY PROJECT

5600 WEST

LAMPERT LANE

5370 WEST

2400 SOUTH

4800 WEST

2455 SOUTH



**Item:** \_\_\_\_\_  
**Fiscal Impact:** Revenue Neutral  
**Funding Source:** Sanitation & Storm Water Fees  
**Account #:** 36-0000-36950-00000-0000 &  
27-0000-36930-00000-0000

**Budget Opening Required:**

**ISSUE:**

An ordinance amending the amount charged for late fees through West Valley City's utility billing.

**SYNOPSIS:**

This ordinance imposes a late fee for all customers in the amount of \$5.00 per billing cycle, and discontinues interest charges on unpaid storm water utility bills. The ordinance change would become effective August 1, 2015.

**BACKGROUND:**

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

The current late fee on unpaid utility billing is \$15.00 or 1% of the amount charged for storm water service, with a limit not to exceed the total amount due for storm water service (residents are charged \$4.00 monthly for storm water).

Commercial example: If the amount billed for storm water service is \$2,000.00 and payment is past due, a late fee of \$20.00 (1% of the outstanding bill) plus interest would be charged. If the amount billed for storm water were \$100.00 and payment was past due, a late fee of \$15.00 plus interest would be charged.

Residential example: Residential customers are charged \$4.00 per month for storm water service, and so the late fee for an unpaid storm water bill is \$4.00 plus interest per service period billed. The first month's interest on an unpaid residential storm water bill is \$0.12, and \$0.22 for sanitation, for a total late fee of \$4.34.

This ordinance change is intended to be revenue neutral.

**RECOMMENDATION:**

City staff recommends approval of the ordinance.

**SUBMITTED BY:**

Russell B Willardson, P.E., Public Works Director

**WEST VALLEY CITY, UTAH**  
**ORDINANCE NO. \_\_\_\_\_**

Draft Date: 7/8/2015

Date Adopted: \_\_\_\_\_

Date Effective: \_\_\_\_\_

1                   **AN ORDINANCE AMENDING SECTION 1-2-110 OF THE**  
2                   **WEST VALLEY CITY MUNICIPAL CODE TO REFLECT**  
3                   **CHANGES IN THE LATE FEES ASSESSED ON UNPAID**  
4                   **UTILITY BILLING.**

5                   **WHEREAS**, West Valley City operates a storm water and sanitation utility; and

6                   **WHEREAS**, the City wishes to amend the fee charged for late payments in order to  
7 simplify the billing and payment process for residents and businesses; and

8                   **WHEREAS**, the City Council of West Valley City, Utah, does hereby determine that it is  
9 in the best interests of the health, safety, and welfare of the citizens of West Valley City to  
10 amend Section 1-2-110 of the West Valley City Municipal Code;

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

13                   **Section 1. Repealer.** Any provision of the West Valley City Municipal Code found  
14 to be in conflict with this Ordinance is hereby repealed.

15                   **Section 2. Amendment.** Section 1-2-110 is hereby amended to read as follows:

16 **1-2-110. PUBLIC WORKS DEPARTMENT.**

- 17                   (1) Concrete inspection permits:  
18                   a. Curb and gutter - \$0.25/sq ft - \$50 min. fee  
19                   b. Sidewalk - \$0.25/sq ft - \$50 min. fee  
20                   (2) Excavation permits:  
21                   a. Asphalt/Concrete Cuts/Unimproved surface \$0.25/sq ft  
22                   i. Minimum fee for cuts in paved surfaces more than 3 years old - \$150  
23                   ii. Minimum fee for cuts in paved surfaces 3 years old or less - \$250  
24                   b. Minimum fee for unimproved surface cuts \$0.25/sq ft - \$100 min. fee  
25                   c. Miscellaneous work (e.g. debris removal, tree trimming) in public rights-of-way  
26                   that affects vehicular pedestrian traffic (not including full or partial street closure)  
27                   \$50, plus \$50 for each additional week  
28                   (3) Plan review - \$50 (Fees will be assessed for plan reviews in which the developer or  
29                   engineer has not made appropriate modifications requested in the previous review.)

- 30 (4) Property bond processing fee - \$2,000  
 31 a. Amendment of original agreement - \$200  
 32 (5) Bond Fee - \$300  
 33 (6) Delay Agreement:  
 34 a. Commercial - \$300  
 35 b. Residential - \$100  
 36 (7) Permit Extension - \$50  
 37 (8) Stop Work Orders:  
 38 a. Stop work order for no permit - 2 x regular permit fee  
 39 b. Other stop work orders - \$100  
 40 (9) Road closures:  
 41 a. Full road closure, per day:  
 42 i. For right-of-way width 66 feet or greater - \$500  
 43 ii. For right-of-way width 50 feet - \$250  
 44 iii. For right-of-way width 44 feet - \$100  
 45 b. Partial road closure, per day:  
 46 i. For right-of-way width 66 feet or greater - \$250  
 47 ii. For right-of-way width of 50 feet - \$125  
 48 iii. For right-of-way width of 44 feet - \$50  
 49 (10) Directional bores - \$50 + \$25/bore pit  
 50 (11) Monthly residential waste collection fee (including recycling):  
 51 a. Single-family dwelling unit - \$14.50  
 52 b. Duplex-family dwelling unit (\$13.30 per separate dwelling area) - \$29.00  
 53 c. Additional garbage container - \$9.00  
 54 d. Additional recycling container \$3.00  
 55 e. Maximum household income allowable to qualify a resident for residential waste  
 56 collection fee abatement - \$12,700  
 57 f. Container return charge - \$25  
 58 (12) Conveyance of water interests to City, per Section 7-2-126:  
 59 a. Utah and Salt Lake Canal - \$1,600/share  
 60 (13) Limited Access Facility Permits:  
 61 a. Access Permit - \$10  
 62 b. Reimbursement for City constructed improvements - \$2.50/sq. ft  
 63 (14) Development Inspection Fees:  
 64 a. Residence - \$100 per unit/lot  
 65 b. Commercial/Industrial/MF - \$2 per linear foot of frontage  
 66 (15) Storm Water Utility Fees (Effective January 1, 2011):  
 67 a. Rate A: \$4.00 per ERU per month  
 68 b. Rate B: \$2.80 per ERU per month  
 69 c. Rate C: \$1.80 per ERU per month  
 70 (16) Utility Billing Penalty Charges  
 71 ~~a. \$15 late charge~~ a. \$5.00 late charge per billing cycle  
 72 ~~b. 18% interest per annum~~  
 73

74           **Section 3. Severability.** If any provision of this Ordinance is declared to be invalid  
75 by a court of competent jurisdiction, the remainder shall not be affected thereby.

76           **Section 4. Effective Date.** This Ordinance shall take effect on August 1, 2015.

**PASSED and APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
WEST VALLEY CITY

\_\_\_\_\_  
MAYOR

ATTEST:

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

**Item:** \_\_\_\_\_  
**Fiscal Impact:** \$1,497,871  
**Funding Source:** Class C Roads  
**Account #:** 11-7581-40750-75191-0000  
**Budget Opening Required:** **No**

**ISSUE:**

A resolution awarding a contract for the 2015 asphalt overlay project to Morgan Asphalt.

**SYNOPSIS:**

The lowest responsive and responsible bid West Valley City received for the 2015 asphalt overlay project is from Morgan Asphalt in the amount of \$1,426,544.65. This resolution will authorize an additional 5% of the contract price for change orders if they become necessary, for a total contract amount of \$1,497,871.00.

**BACKGROUND:**

Bids were opened for the project on July 7, 2015. A total of three (3) bids were received. The asphalt overlay project includes the construction of asphalt pavement rotomill and overlay, and other miscellaneous road repairs.

Work will be performed on the following streets within West Valley City:

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

**RECOMMENDATION:**

City staff recommends approval of the resolution.

**SUBMITTED BY:**

Daniel Johnson, P.E., City Engineer

**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AWARDDING A CONTRACT TO MORGAN ASPHALT, INC., FOR THE 2015 ASPHALT OVERLAY PROJECT.**

**WHEREAS**, West Valley City solicited bids from qualified contractors for the 2015 Asphalt Overlay Project; and

**WHEREAS**, Morgan Asphalt, Inc., (hereinafter "Morgan") submitted the lowest responsive, responsible bid for the Project; and

**WHEREAS**, Morgan meets all other requirements of the Project specifications; and

**WHEREAS**, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the citizens of West Valley City to award a contract for the 2015 Asphalt Overlay Project to Morgan;

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

1. Morgan is hereby awarded a contract for the 2015 Asphalt Overlay Project; and
2. The contract with Morgan shall be in the amount of \$1,426,544.65, with authorization to spend an additional \$71,326.35 if change orders become necessary, for a total contract cost not to exceed \$1,497,871.00; and
3. The Mayor is hereby authorized to execute a contract with Morgan for the 2015 Asphalt Overlay Project, subject to approval of the final form of the contract 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

West Valley City, Utah - Bid Tabulation Summary

2015 Asphalt Overlay

Opening Date: July 7, 2015 @ 10:00am

	Bid Totals	City Provider Preference (1%)	Other Prefs. (Veteran, Safety, Drug Testing, Job Training, Health Insurance, Non-Discrimination) (1%)	Total Bid Evaluation Preference Reduction	Bid Evaluation Total with Preference Reduction (Used Only for Determination of Low Bidder)
Engineer's Estimate	\$ 1,467,113.04				
Response 1		\$0.00	(\$14,265.45)		
Morgan Asphalt	\$ 1,426,544.65	0%	-1%	(\$14,265.45)	<b>\$1,412,279.20</b>
Response 2		\$0.00	\$0.00		
Staker Parsons	\$ 1,430,321.00	0%	0%	\$0.00	<b>\$1,430,321.00</b>
Response 3		(\$15,048.74)	(\$15,048.74)		
Kilgore Contracting	\$ 1,504,873.64	-1%	-1%	(\$30,097.47)	<b>\$1,474,776.17</b>

**Item:** \_\_\_\_\_  
**Fiscal Impact:** \$110,000 (CCR) & up to  
\$100,000 (State Funds)  
**Funding Source:** Class C Road Fund &  
State Funds  
**Account #:** 11-7582-40750-75148-0000 &  
45-9610-40750-75148-0000  
**Budget Opening Required: Yes**

**ISSUE:**

A resolution awarding a contract for the 3425 West Sidewalk Improvement Project to Acme Construction.

**SYNOPSIS:**

The lowest responsive and responsible bid West Valley City received for the 3425 West Sidewalk Project is from Acme Construction, in the amount of \$176,876.50. This resolution will authorize an additional 10% of the contract price for change orders if they become necessary, for a total contract amount of \$194,500.00.

**BACKGROUND:**

Bids for the project were opened on July 7, 2015. A total of four (4) bids were received. The lowest responsible and responsive bid was by Acme Construction.

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

The project was previously awarded State Funds that will cover 50% of the cost of the project, up to \$100,000.

**RECOMMENDATION:**

City staff recommends approval of the resolution.

**SUBMITTED BY:**

Daniel Johnson, P.E., City Engineer



**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AWARDING A CONTRACT TO ACME CONSTRUCTION, INC., FOR THE 3425 WEST SIDEWALK PROJECT.**

**WHEREAS**, West Valley City solicited bids from qualified contractors for the 3425 West Sidewalk Project; and

**WHEREAS**, ACME Construction, Inc., (hereinafter "ACME") submitted the lowest responsive, responsible bid for the Project; and

**WHEREAS**, ACME meets all other requirements of the Project specifications; and

**WHEREAS**, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the citizens of West Valley City to award the a contract for the 3425 West Sidewalk Project to ACME;

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

1. ACME is hereby awarded a contract to construct the 3425 West Sidewalk Project; and
2. The contract with ACME shall be in the amount of \$176,876.50, with authorization to spend an additional \$17,623.50 if change orders become necessary, for a total contract cost not to exceed \$194,500.00; and
3. The Mayor is hereby authorized to execute a contract with ACME for the 3425 West Sidewalk Project, subject to approval of the final form of the contract 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

West Valley City, Utah - Bid Tabulation Summary

Project Name: 3425 W Sidewalk

Opening Date: July 7, 2015 @ 10:00am

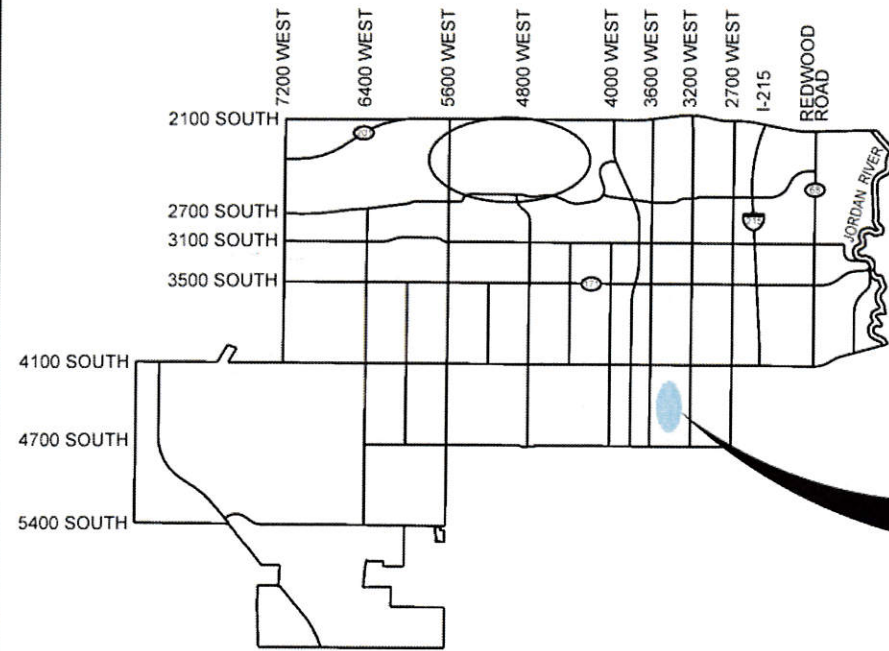
	Bid Totals	City Provider Preference (1%)	Other Prefs. (Veteran, Safety, Drug Testing, Job Training, Health Insurance, Non-Discrimination) (1%)	Total Bid Evaluation Preference Reduction	Bid Evaluation Total with Preference Reduction (Used Only for Determination of Low Bidder)
Engineer's Estimate	\$ 1,489,739.00				
Response 1		\$0.00	(\$1,768.77)		
Acme Construction	\$ 176,876.50	0%	-1%	(\$1,768.77)	<b>\$175,107.74</b>
Response 2		\$0.00	(\$2,120.77)		
Bowen Construction	\$ 212,076.80	0%	-1%	(\$2,120.77)	<b>\$209,956.03</b>
Response 3		\$0.00	\$0.00		
Braker Construction	\$ 212,725.00	0%	0%	\$0.00	<b>\$212,725.00</b>
Response 4		\$0.00	(\$2,646.55)		
England Construction	\$ 264,655.00	0%	-1%	(\$2,646.55)	<b>\$262,008.45</b>



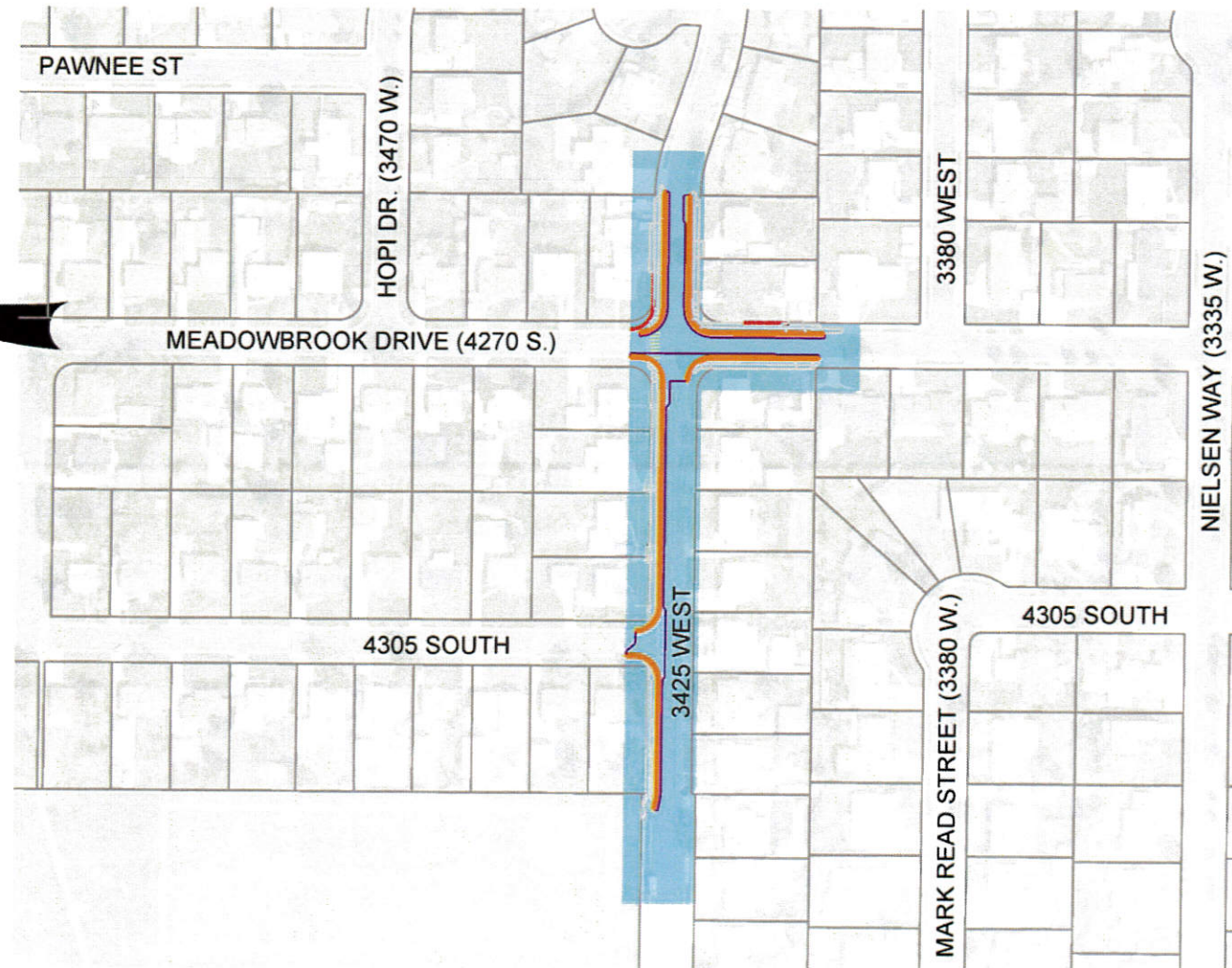
# WEST VALLEY CITY

## PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

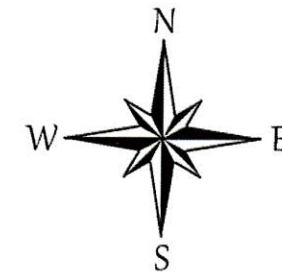
### 3425 WEST SIDEWALK ROBERT FROST ELEMENTARY TO MEADOW BROOK DR. WVC ENG CCR-374



WEST VALLEY CITY



PROJECT LOCATION



*Roger Ruppel*  
PROJECT ENGINEER

APPROVED  
*[Signature]* 11JUN15  
WEST VALLEY CITY ENGINEER

DRAWING INDEX	
SHEET No.	DESCRIPTION
	COVER SHEET
AB-01	ABBREVIATION, LEGEND AND NOTES
SC-01	SURVEY CONTROL
TS-01	TYPICAL SECTIONS
DT-01 TO DT-02	DETAILS
PP-01 TO PP-04	PLAN AND PROFILE
GD-01	GRADING DETAILS
DP-01	DRAINAGE PROFILE

**Item:** \_\_\_\_\_  
**Fiscal Impact:** \$112,110.00  
**Funding Source:** CIP  
**Account #:** 45-9610-40750-75176-0000  
**Budget Opening Required:**

**ISSUE:**

A resolution awarding a contract to H&P Tile Company for remodeling of restrooms at West Valley City Hall.

**SYNOPSIS:**

The lowest responsive and responsible bid West Valley City received for remodeling of six restrooms at City Hall is from H&P Tile Company in the amount of \$112,110.

**BACKGROUND:**

The restroom remodeling project was advertised on BIDSYNC. A total of three (3) bids were received:

<b>Company</b>	<b>Bid Amount</b>
H&P Tile Company, Inc.	\$112,110.00
Flooring Services Inc.	\$130,602.00
Cutting Edge Stone, LLC.	\$148,800.00

The six restrooms in City Hall are outdated and major repairs to the walls, floors, water distribution and drainage system are needed. For proper renovations, all walls and floors must be demolished and re-tiled after installing a waterproof membrane on floors, and Schluter Aluminum cove base. H&P Tile Company will furnish and install Mosa Tile262V, 266V, 270V, and pattern BS-2.

The City Hall building is 26 years old and has not had any major renovations to the restrooms since it was constructed in 1989. The restroom facilities have been well maintained and performed well; they are simply old. This project will make the restrooms operate more efficiently and modernize the look.

**RECOMMENDATION:**

City staff recommends approval of the resolution.

**SUBMITTED BY:**

Jake Arslanian, Director of Facilities and Construction Management

**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AWARDING A CONTRACT TO H&P  
TILE COMPANY, INC., FOR REMODELING OF  
RESTROOMS AT WEST VALLEY CITY HALL.**

**WHEREAS**, West Valley City solicited bids from qualified contractors for remodeling of six restrooms at City Hall; and

**WHEREAS**, H&P Tile Company, Inc. (hereinafter "H&P Tile"), submitted the lowest responsive, responsible bid for the remodeling project; and

**WHEREAS**, H&P Tile meets all other requirements of the specifications for the project; and

**WHEREAS**, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the citizens of West Valley City to award a contract for remodeling of the City Hall restrooms to H&P Tile;

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

1. H&P Tile is hereby awarded a contract in the amount of \$112,110.00 to remodel six restrooms at West Valley City Hall; and
2. The Mayor is hereby authorized to execute a contract with H&P Tile for remodeling of the City Hall restrooms, subject to approval of the final form of the contract 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:**

A resolution authorizing the City to amend and attach into its current agreement with the Department of Homeland Security Investigations, Immigration and Customs Enforcement Task Force a Memorandum of Understanding outlining the terms, conditions and procedures for reimbursement of joint operations expenses from the Treasury Forfeiture Fund.

**SYNOPSIS:**

This resolution approves a MOU between West Valley City and the Department of Homeland Security Investigations, Immigration and Customs Enforcement Task Force that guides reimbursement to local law enforcement resources for costs incurred during joint investigations and task force operations through the provisions of 31 U.S.C. 9703, the Treasury Forfeiture Act of 1992.

**BACKGROUND:**

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

This amended agreement allows for the organizations to work cooperatively and conduct investigations relevant to missions of both the West Valley City Police Department and Department of Homeland Security and share in forfeited proceeds seized during investigations of major related crimes, including DTOs (Drug Trafficking Organizations), money laundering, and cases that require personnel or financial resources above what a local agency can supply.

**RECOMMENDATION:**

City staff recommends approval of the resolution.

**SUBMITTED:**

Lee W. Russo, Chief of Police

**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN WEST VALLEY CITY AND HOMELAND SECURITY INVESTIGATIONS, IMMIGRATION AND CUSTOMS ENFORCEMENT, TO DESIGNATE WEST VALLEY CITY POLICE AS CUSTOMS OFFICERS FOR JOINT OPERATIONS.**

**WHEREAS**, the West Valley City Police Department has been an active partner with Homeland Security Investigations, U.S. Immigration and Customs Enforcement (hereinafter “HSI”), participating in joint investigations with the organization for the common purpose of thwarting criminal operations and homeland security threats; and

**WHEREAS**, by Resolution 15-21 dated February 3, 2015, West Valley City and HSI entered into a Memorandum of Understanding for reimbursement of joint operation expenses from the Treasury Forfeiture Fund; and

**WHEREAS**, HSI and West Valley City wish to amend the Memorandum of Understanding to designate employees of the West Valley City Police Department as Customs Officers for the purpose of joint operations; and

**WHEREAS**, Title 11, Chapter 13, Utah Code Annotated 1953, as amended, entitled “Interlocal Cooperation Act” provides that any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency is authorized by law to perform; and

**WHEREAS**, an Amendment to the Memorandum of Understanding between West Valley City and HSI (hereinafter “the Amendment”) has been prepared for execution by and between the City and HSI, a copy of which is attached hereto, which sets forth the rights, duties, and obligations of each of the parties with respect thereto; 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 approve the Amendment; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of West Valley City, Utah, that the Amendment is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Amendment for and in behalf of West Valley City, subject to approval of the final form of the Amendment 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



**MEMORANDUM OF UNDERSTANDING**

**between**

**U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT  
HOMELAND SECURITY INVESTIGATIONS**

**and**

West Valley City Police Department

**regarding**

**THE DESIGNATION OF West Valley City Police Department EMPLOYEES  
AS CUSTOMS OFFICERS (EXCEPTED)**

1. **PARTIES.** The Parties to this Memorandum of Understanding (MOU) are U.S. Immigration and Customs Enforcement (ICE) Homeland Security Investigations (HSI) and West Valley City Police Department.
2. **AUTHORITY.** Title 19, United States Code (U.S.C.), Section 1401(i); 19 U.S.C. § 1589a. This MOU is also authorized under the provisions of (LIST YOUR Dept./CITY's authority to enter agreements)  
West Valley City Municipal Code.
3. **PURPOSE.** The Parties agree that effective enforcement of the laws relating to HSI jurisdiction requires close cooperation and coordination between the two Parties. The Parties have therefore entered into this MOU to govern the use of HSI designations by certain employees of West Valley City Police Department.

Pursuant to section 401(i), Tariff Act of 1930, as amended (19 U.S.C. § 1401(i)), the Secretary of Homeland Security is authorized to designate persons as Customs Officers (Excepted) to perform the duties of a Customs Officer. Within ICE, this authority has been delegated to the HSI Special Agents in Charge. Pursuant to 19 U.S.C. § 1589a, customs officers are authorized to enforce the full range of federal offenses. However, in designating Customs Officers (Excepted), *HSI is not conveying the authority to enforce administrative violations of immigration law.*

There may be instances when HSI determines that it is desirable for certain sworn law enforcement employees of West Valley City Police Department to perform certain HSI duties. This MOU sets forth the agreement and relationship between the Parties with respect to this determination.

**4. RESPONSIBILITIES.**

The Parties agree as follows:

HSI agrees to:

- a. Designate certain employees of West Valley City Police Department as Customs Officers (Excepted), without additional compensation, to perform the duties as noted on the "Designation, Customs Officer (Excepted) – Title 19 Task Force Officer" (ICE Form 73-001). This form is attached and is hereby made part of this MOU;
- b. Issue a "Designation, Customs Officer (Excepted) – Title 19 Task Force Officer" (ICE Form 73-001) to each qualified and designated employee;
- c. Provide appropriate training in laws, policies, and procedures to each designated employee;

- d. Advise the designated Customs Officers (Excepted) about court proceedings concerning seizures or arrests made by them in accordance with the authorities granted by HSI contemplated under this MOU; and
- e. Process, under appropriate regulations, any injury claim submitted as a result of injuries occurring to the designated Customs Officers (Excepted) while such individuals are acting pursuant to this MOU, for compensation under the Federal Employee Workers Compensation Act (5 U.S.C. § 8101, *et seq.*).

West Valley City Police agrees:

- a. That only sworn law enforcement officers of West Valley City Police Department who successfully complete the appropriate HSI Task Force Officer cross-designation Training Course and receive an approved "Designation, Customs Officer (Excepted) – Title 19 Task Force Officer" (ICE Form 73-001) will be designated as Customs Officers (Excepted);
- b. That each law enforcement officer will be bound by the Authorities Granted and the Endorsements and Restrictions as noted on the "Designation, Customs Officer (Excepted) – Title 19 Task Force Officer" (ICE Form 73-001);
- c. To advise HSI of each court proceeding in which the validity of a Customs Officer (Excepted)'s enforcement authority becomes an issue, and allow HSI to provide legal memoranda or other assistance as deemed necessary by HSI;
- d. That agency employees designated as Customs Officers (Excepted) will follow HSI directives and instructions when utilizing enforcement authority conveyed by HSI;
- e. To provide to HSI, before designation of each officer and on an ongoing basis, any derogatory information, or information that may call into question the officer's truthfulness or ability to testify in court; and
- f. To return all HSI-issued equipment and identification when a cross-designated officer terminates employment or when his or her cross-designation expires.

Both Parties agree:

- a. That any abuse of HSI cross-designation authority may lead to the revocation of such cross-designations by HSI; and
- b. To schedule periodic meetings to review this MOU, as required.

5. **REPORTING AND DOCUMENTATION.** HSI SAC offices will maintain the original signed "Designation, Customs Officer (Excepted) – Title 19 Task Force Officer" (ICE Form 73-001). Copies of this form will be held by the Contraband Smuggling Unit at HSI Headquarters, the designated Customs Officer (Excepted), and West Valley City Police Department.

If applicable, the HSI office will maintain documentation of designated Customs Officers (Excepted) approved to use HSI vehicles and certification that the designated Customs Officers (Excepted) have completed the ICE Fleet Card Training in Virtual University and any other fleet related training.

**6. POINTS OF CONTACT.**

HSI Office: SAC Denver  
Name: Richard S. Curry  
Title: Program Manager  
Address: 5445 DTC Parkway, Suite 600  
Greenwood Village, CO 80111  
Telephone Number: +1 (303) 627-5901  
Fax Number: +1 (303) 627-5858  
E-mail Address: richard.s.curry@ice.dhs.gov

West Valley City Police :  
Name:  
Title:  
Address:  
Telephone Number:  
Fax Number:  
E-mail Address:

**7. OTHER PROVISIONS.** This MOU is an internal agreement between the Parties and does not confer any rights, privileges, or benefits to any other party or the public.

Nothing in this MOU is intended to conflict with current laws, regulations, or policies of either Party. If a term of this MOU is inconsistent with such authority, that term shall be invalid but the remaining terms and conditions of this MOU shall remain in full force and effect.

Nothing in this MOU is intended or shall be construed to require the obligation, appropriation, or expenditure of any money from the U.S. Treasury in violation of the Anti-Deficiency Act, 31 U.S.C. §§ 1341-1519.

The forms and authorities referenced herein may be renamed or replaced by HSI without prejudice to this MOU.

**8. EFFECTIVE DATE.** The terms of this MOU will become effective on the date the last Party signs the MOU. The Designation Form of each Customs Officer (Excepted) is effective per the date on that document.

**9. MODIFICATION.** This MOU may be amended by the written concurrence of both Parties.

**10. TERMINATION.** This MOU may be terminated by either Party upon a 30-day written notification to the other Party.

**APPROVED BY:**

David A. Thompson  
Name of HSI Official

Special Agent in Charge  
Title of HSI Official  
Homeland Security Investigations  
U.S. Immigration and Customs Enforcement

Date: \_\_\_\_\_

\_\_\_\_\_  
Name of West Valley's Official

Chief  
Title of West Valley's Official  
Name of West Valley's Agency

Date: \_\_\_\_\_

**APPROVED AS TO FORM**  
**West Valley City Attorney's Office**  
By: [Signature]  
Date: 7.6.15

**Item:** \_\_\_\_\_  
**Fiscal Impact:**       N/A        
**Funding Source:**   Election Budget    
**Account #:**           N/A            
**Budget Opening Required:**

**ISSUE:**

A resolution establishing a polling location (voting center) and appointing poll workers for the Municipal Primary Election to be held on August 11, 2015.

**SYNOPSIS:**

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

Section 20A-5-602 of the Utah State Code sets forth the procedure for appointing poll workers, designating their compensation, and setting forth their duties. As noted above, there will be one vote center on Primary Election Day; therefore, only three poll workers will be needed. The following individuals have agreed to serve as poll workers: Jay Atkinson, Alfred Martinez and Becky Overacker. The lead poll worker will be paid \$295 and the others will be paid \$250 for their services on Election Day.

The cost of the polling location (vote center) and poll worker services was built in to the total amount of the City's contract with Salt Lake County Elections.

**RECOMMENDATION:**

City staff recommends approval of the resolution.

**SUBMITTED BY:**

Sheri McKendrick, MMC  
City Recorder

WEST VALLEY CITY, UTAH

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION DESIGNATING AND APPOINTING POLL WORKERS TO SERVE IN THE MUNICIPAL PRIMARY ELECTION ON AUGUST 11, 2015, SETTING THE COMPENSATION FOR THEIR SERVICES, DESIGNATING AND APPROVING THE POLLING PLACE, AND PROVIDING FOR OTHER RELATED MATTERS.**

**WHEREAS**, Section 20A-5-602 of the Utah State Code sets forth the procedure for appointing poll workers, designating their compensation, and setting forth their duties; and

**WHEREAS**, Section 20A-3-702 of the Utah State Code authorizes the use of an Election Day voting center designated by the Salt Lake County Elections Division at the Utah Cultural Celebration Center; and

**WHEREAS**, the City Council of West Valley City, Utah, desires to appoint poll workers and set their compensation, designate the polling place for the 2015 Municipal Primary Election, and provide for other related matters;

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

**Section 1. Appointment of Poll Workers.** Jay Atkinson, Alfred Martinez, and Becky Overacker have agreed to serve as poll workers and are hereby appointed to serve in the Municipal Primary Election on August 11, 2015.

**Section 2. Compensation.** The lead poll worker shall receive \$295.00 and the two others shall receive \$250.00 for serving on August 11, 2015, for the Municipal Primary Election.

**Section 3. Certificate and Acceptance of Appointment.** Each poll worker will be issued a certificate of appointment and will be required to sign an acceptance of appointment certificate.

**Section 4. Oath.** An oath will be administered to each poll worker as provided in the Utah State Code.

**Section 5. Polling Place.** The polling place (voting center) as designated by the Salt Lake County Elections Division at the Utah Cultural Celebration Center is hereby approved and adopted for the Municipal Primary Election on August 11, 2015.

**PASSED, APPROVED and MADE EFFECTIVE** this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_, 2015.

WEST VALLEY CITY

\_\_\_\_\_  
MAYOR

ATTEST:

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

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

**ISSUE:**

S-14-2015 – Wyatt Acres Subdivision

**SYNOPSIS:**

Applicant: Adam Nash  
Proposal: Final Plat Approval  
Location: 3100 South 6400 West  
Lots: 7  
Zoning: R-1-8

**BACKGROUND**

This application was originally approved by the City Council in June 2013. Due to the subdivision plat not recording within the allotted time frame outlined in City Ordinance (1 year from the date of City Council approval) the subdivision plat is null and void.

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

Mr. Adam Nash, is requesting final plat approval for the Wyatt Acres Subdivision. The subject property is currently zoned R-1-8 and is bordered by residential housing on the south and west. Property to the north and east are 3100 South and 6400 West respectively. The proposed subdivision will consist of 7 lots on 2.24 acres. Although zoned R-1-8, all lots within the subdivision are in excess of 10,000 square feet. The average lot size has been calculated at 11,815 square feet.

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

A soils report has been prepared. According to the report, ground water was encountered at approximately 14.5 feet. The depth of the groundwater will allow all homes to have full basements. During the rezoning process, the developer committed to a minimum home size of 1600 square feet and compliance with City design standards. The developer will install a vinyl fence and brick pillars along 3100 South and 6400 West and a vinyl fence along 6400 West.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman  
Current Planning Manager





COMMUNITY & ECONOMIC DEVELOPMENT  
DEPARTMENT

April 11, 2013

Adam Nash  
4376 S 700 W  
#200  
Salt Lake City, UT 84107

Dear Mr. Nash:

The West Valley City Planning Commission voted on April 10, 2013 to recommend to the City Council preliminary and final plat approval for the Wyatt Acres Subdivision on application #S-10-2013. The property is located at 3100 S 6400 W.

The motion for approval is subject to the following conditions:

1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
2. That the subdivision name be approved by Salt Lake County.
3. That the developer provide a soils report prior to City Council review.
4. That all matters pertaining to any existing irrigation system be addressed with the Public Works Department and water users as outlined in the analysis.
5. That the developer resolve all staff and agency concerns.
6. That the subdivision comply with the development agreement approved by the City Council.
7. That all street improvements be in accordance with plan and profiles approved by the Public Works Department. This includes the installation of additional textured colored concrete at the back of the existing sidewalk.

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  
Current Planning Manager

SL/nc

**S-10-2013**  
**Wyatt Acres Subdivision**  
**3100 South 6400 West**  
**R-1-8 Zone**  
**7 Lots**

**BACKGROUND**

Mr. Adam Nash, is requesting preliminary and final plat approval for the Wyatt Acres Subdivision. The subject property is currently zoned R-1-8 and is bordered by residential housing on the south and west. Property to the north and east are 3100 South and 6400 West respectively.

**STAFF/AGENCY CONCERNS:**

Fire Department:

- Fire hydrants to be installed in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

- Project will need to run availability for water, sewer and fire protection.
- Subject to design and review inspections.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Additional colored concrete to be placed between the sidewalk and property line.
- Revisions to the plat required.
- Will need to coordinate subdivision name with County Auditor's Office.
- Soils report will be required.

Building Inspections:

- Soils report will be required.

**ISSUES:**

- The developer is proposing a preliminary and final plat to be known as Wyatt Acres Subdivision. The proposed subdivision will consist of 7 lots on 2.24 acres. The subject property was recently rezoned from the A zone to the R-1-8 zone. Although zoned R-1-8, all lots within the subdivision are in excess of 10,000 square feet. The average lot size has been calculated at 11,815 square feet.
- During the study session, a question was asked about the possibility of increasing the lot widths of the two corner lots adjacent to 6400 West. Staff discussed this with the applicant and was informed that increasing the lot widths on a short cul-de-sac would skew the remaining side lot lines and is better for home placement the way it is proposed. The developer did point out that the driveways would be located on the interior side, and there would be a 20-foot setback to the dwelling. The required setbacks would permit a home to be a maximum width of 52-feet.
- Access to the subdivision will be gained from 6400 West. The subdivision will then culminate in a cul-de-sac. All public improvements exist along 3100 South and 6400 West. However, the dedication of both these streets is wider than the existing improvements. As a result, the developer will be required to install textured colored concrete behind the sidewalk. This will result in fully improved rights-of-way along these streets.
- During preliminary discussions with the developer and his engineer, staff was made aware of some irrigation issues related to the property. The developer will need to coordinate this issue with the Public Works Department and will need to resolve any concerns expressed by those using the irrigation water such as easements, piping and any existing structures.
- A soils report will be required in order to assess ground water levels. The soils report for the adjacent Meadowgate Village Subdivision indicated that ground water was encountered at levels ranging from 8 to 18 feet. The report will need to indicate where ground water levels are today and will need to be coordinated with Public Works and the Building Division.

- During the rezoning process, the developer committed to the installation of a vinyl fence and brick pillars along 3100 South and 6400 West. In addition, it is staffs understanding that a vinyl fence will also be installed along the south property line. This vinyl fence will replace the required 6-foot chain link fence adjacent to the agriculturally zoned property.

**STAFF ALTERNATIVES:**

- A. Approve the Wyatt Acres Subdivision subject to the following conditions:
1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
  2. That the subdivision name be approved by Salt Lake County.
  3. That the developer provide a soils report prior to City Council review.
  4. That all matters pertaining to any existing irrigation system be addressed with the Public Works Department and water users as outlined in the analysis.
  5. That the developer resolve all staff and agency concerns.
  6. That the subdivision comply with the development agreement approved by the City Council.
  7. That all street improvements be in accordance with plan and profiles approved by the Public Works Department. This includes the installation of additional textured colored concrete at the back of the existing sidewalk.
- B. Continuance to allow the developer an opportunity to address issues raised during the public hearing.

**Applicant:**

Adam Nash  
4376 S 700 E

**Discussion:** Steve Lehman presented the application. Adam Nash, the applicant, stated that a soils report conducted indicates ground water at about 14.5 to 18 feet deep. He stated that this will allow for basements. Mr. Nash explained that the irrigation line historically emptied above ground on this lot since it was a horse pasture.

He stated that this line will now be piped and run to the storm drain. Jack Matheson expressed concern about the amount of water and indicated that a detention basin may be needed. He added that he doubts Public Works will allow access into the storm drain. Steve stated there are likely water rights on the property and indicated that the City does allow irrigation water to flow into the storm drain system, provided that it is piped. Mr. Nash added that there won't be a lot of water since this property only collects tail-water discharge from two properties. He stated that a 12 inch pipe will likely be all that is needed.

**Motion:** Commissioner Fuller moved for approval subject to the 7 staff conditions.

Commissioner Thomas seconded the motion.

**Roll call vote:**

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

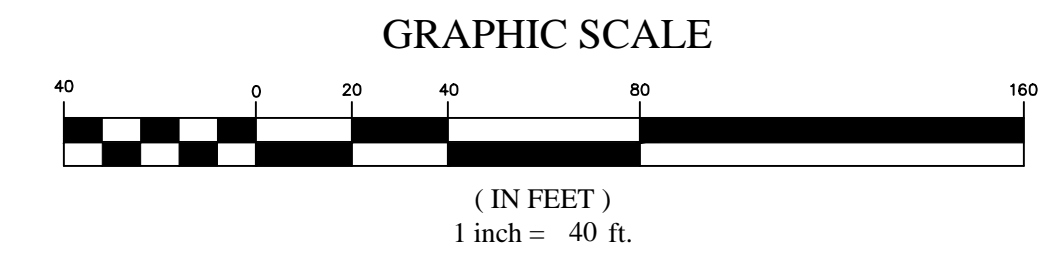
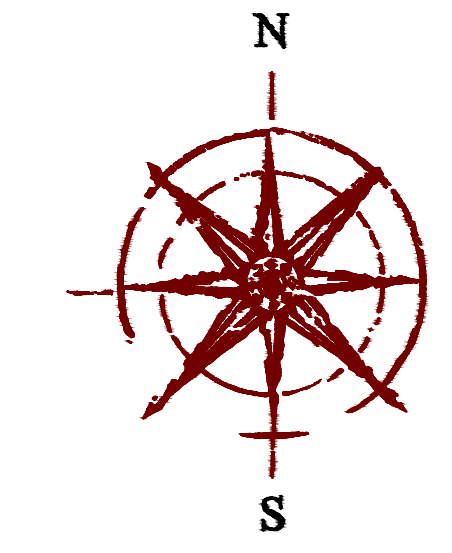
**Unanimous -S-10-2013- Approved**

**S-10-2013** Petition by **ADAM NASH** requesting **preliminary and final subdivision approval** for the Wyatt Acres Subdivision. The subdivision consists of 7 lots on 2.24 acres and is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet). The property is located at 3100 S 6400 west. (Staff- **Steve Lehman** at 801-963-3311)



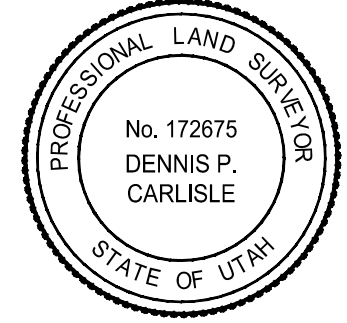
# WYATT ACRES SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 27, T1S, R2W, S.L.B.&M.  
WEST VALLEY CITY, UTAH



## SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 172675 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 WYATT ACRES SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



## LEGAL DESCRIPTION

All that Real Property described in Deed Book 9785 Page 2910 of the Official Records of Salt Lake County, LESS & EXCEPTING that Real Property described in Deed Book 9413 Page 9116 of the Official Records of Salt Lake County, located in the SE1/4 of Section 27, Township 1 South, Range 2 West, Salt Lake Base & Meridian, West Valley City, Utah, more particularly described as follows:  
Beginning at a point on the westerly line of 6400 West Street located S0°02'48"E along the Section line 55.09 feet and West 33.00 feet from the East 1/4 Corner of Section 27, T1S, R2W, S.L.B.& M.; thence S0°02'48"E 287.21 feet; thence S89°57'12"W 323.07 feet to the east line of MEADOWGATE VILLAGE Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N0°02'48"W along said Plat 302.56 feet to the south line of 3100 South Street; thence East along said Street 307.99 feet; thence S45°00'00"E 21.34 feet to the point of beginning.  
Contains: 2.24+/- acres

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

## WYATT ACRES SUBDIVISION

DO HEREBY DEDICATE TO WEST VALLEY CITY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO WEST VALLEY CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET \_\_\_\_\_ HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_ BY: \_\_\_\_\_

## LIMITED LIABILITY ACKNOWLEDGEMENT

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

## PERSONAL ACKNOWLEDGEMENT

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

## WYATT ACRES SUBDIVISION

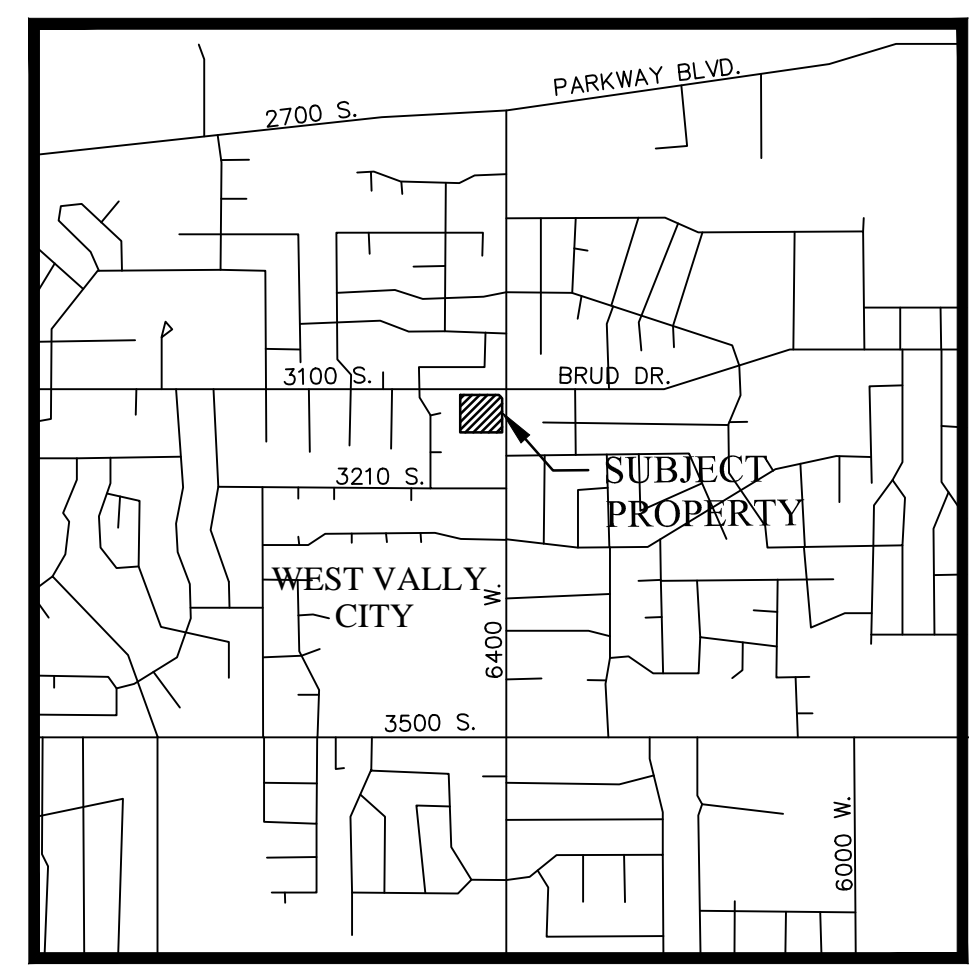
LOCATED IN THE SE 1/4 OF SECTION 27, T1S, R2W, S.L.B. & M.  
WEST VALLEY CITY, UTAH

## RECORDED #

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

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

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



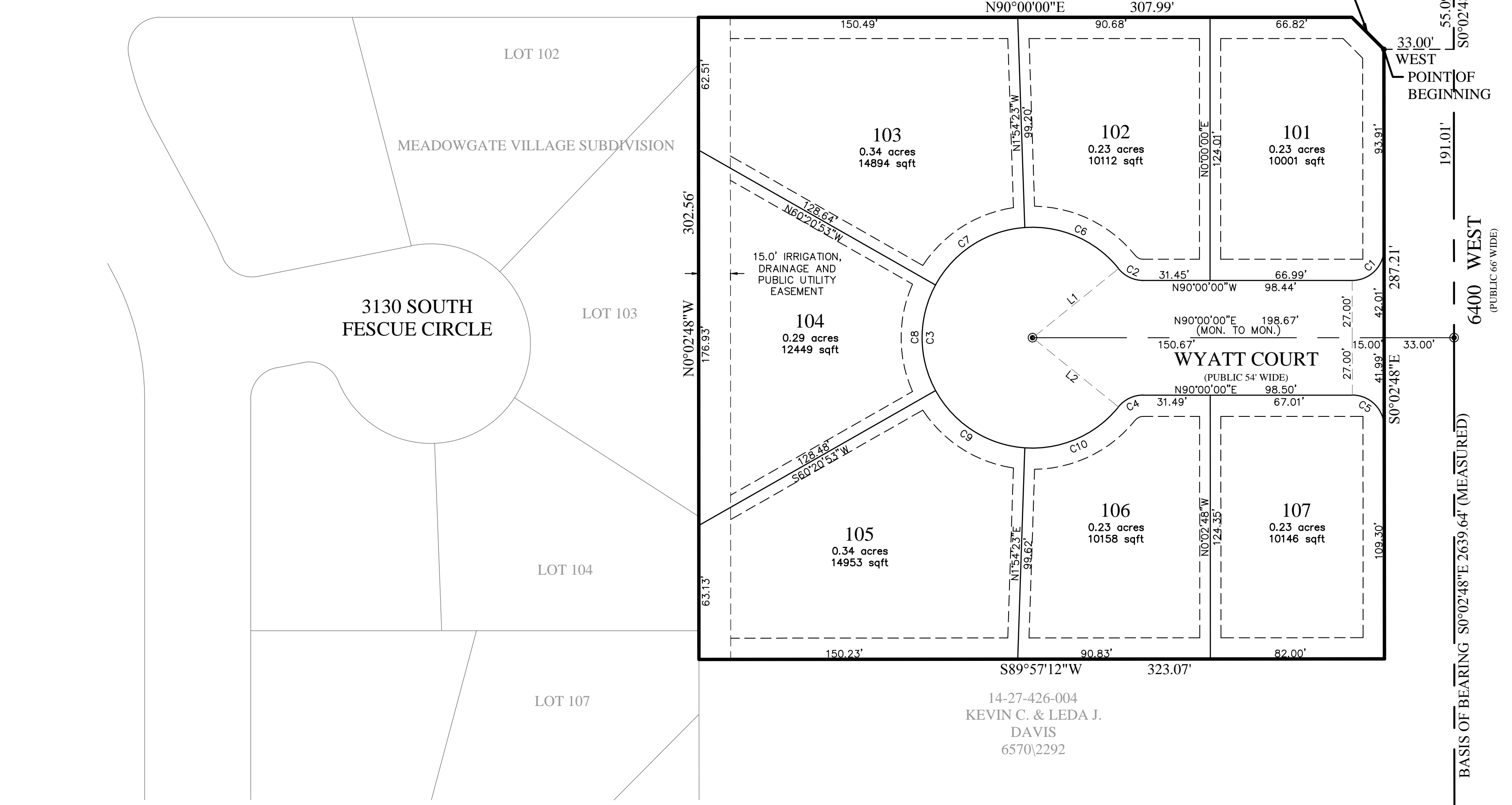
VICINITY MAP  
NTS



28 27 1/4 SECTION LINE (GRP: WEST 5312.07) MEASURED: WEST 5311.49'

WEST 1/4 CORNER OF SECTION 27 T1S, R2W, SLB&M

EAST 1/4 CORNER OF SECTION 27 T1S, R2W, SLB&M



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00'	90°02'48"	23.57'	N44°58'36"E	21.22'
C2	15.00'	51°10'51"	13.40'	S64°24'35"E	12.96'
C3	52.00'	282°21'41"	256.26'	S00°00'00"E	65.19'
C4	15.00'	51°10'51"	13.40'	S64°24'35"W	12.96'
C5	15.00'	89°57'12"	23.55'	N45°01'24"W	21.20'
C6	52.00'	55°17'25"	50.18'	S66°27'52"E	48.26'
C7	52.00'	57°19'44"	52.03'	N57°13'34"E	49.89'
C8	52.00'	57°07'24"	51.84'	N00°00'00"E	49.72'
C9	52.00'	57°19'44"	52.03'	N57°13'34"W	49.89'
C10	52.00'	55°17'25"	50.18'	S66°27'52"W	48.26'

Line Table		
LINE	LENGTH	DIRECTION
L1	52.00'	S51°10'51"W
L2	52.00'	N51°10'51"W

- NOTES:  
1) #5 REBAR AND CAPS TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF THE SIDE LOT LINES.  
2) BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.

14-27-426-004  
KEVIN C. & LEDA J. DAVIS  
6570/2292

PREPARED FOR  
**ADAM NASH**  
2885 SOUTH MAIN ST  
SALT LAKE CITY, UTAH  
84115, PH: 580-1428

PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusutah.com

PLANNING COMMISSION  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE WEST VALLEY CITY PLANNING COMMISSION  
CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION

SALT LAKE VALLEY HEALTH DEPARTMENT  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
DIRECTOR, S. L. VALLEY HEALTH DEPT.

GRANGER-HUNTER IMPROVEMENT DISTRICT  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
MANAGER

ENGINEER'S CERTIFICATE  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE  
DATE \_\_\_\_\_ WEST VALLEY CITY ENGINEER

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
WEST VALLEY CITY ATTORNEY

CITY COUNCIL  
PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
ATTEST: WEST VALLEY CITY RECORDER CITY MANAGER, WEST VALLEY CITY

July 9, 2015

**MEMORANDUM**

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

July 10, 2015  
Promenade  
Free Movies in the Park – *Night at the Museum: Secret of the Tomb*, Fairbourne Station  
(Start at dusk – approx. 9:00 - 9:30 P.M.)

July 13, 2015  
Rush: R40 Live Tour, Maverik Center, 7:30 P.M.

July 13, 2015  
WorldStage! Free Summer Concert Series – Harry Lee and the Back Alley Blues, UCCC, 8:00 P.M.  
(Doors open at 7:00 P.M.)

July 14, 2015  
Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Corey Rushton

- July 15, 2015  
Recreation  
Harman Heritage Series, Harman Senior Center, 1:00 P.M. – 3:00 P.M.

July 16 –  
August 26, 2015  
Face of Utah Sculpture 11 Exhibit, UCCC Gallery

July 20, 2015  
WorldStage! Free Summer Concert Series – Samba Fogo, UCCC, 8:00 P.M. (Doors open at 7:00 P.M.)

July 21, 2015  
Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Lars Nordfelt



- July 23, 2015

Summer at the Station Free Concert Series – The Otter Creek Duo, Fairbourne Station, 6:30 P.M. – 8:30 P.M.
- July 27, 2015  
open

WorldStage! Free Summer Concert Series – Crescent Super Band, UCCC, 8:00 P.M. (Doors at 7:00 P.M.)
- July 28, 2015

Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Ron Bigelow
- July 28 –  
August 7, 2015

Early Voting Period for Municipal Primary Election, City Hall Lobby, 10:00 A.M. – 3:00 P.M. (weekdays only)
- July 31, 2015

Move Live on Tour, Maverik Center, 8:00 P.M.
- July 31, 2015  
Centennial  
P.M.)

Free Movies in the Park – *Princess Bride*, Park (Start at dusk – approx. 9:00 - 9:30 P.M.)
- August 1, 2015

WVC Neighborhood Nights – Annual Police Department Safety Fair, Valley Fair Mall, 3601 South 2700 West, 10:00 A.M. – 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 3, 2015

WorldStage! Free Summer Concert Series – World Travelers, UCCC, 8:00 P.M. (Doors open at 7:00 P.M.)
- August 4, 2015

National Night Out (Neighborhood block parties at various locations / 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 6, 2015

Summer at the Station Free Concert Series –  
Endless Summer, Fairbourne Station, 6:30 P.M. –  
8:30 P.M.
- August 10, 2015

Health  
11:00 A.M.

WVC Neighborhood Nights - Senior Safety &  
Fair, Family Fitness Center, 9:00 A.M. –  
11:00 A.M.
- August 10, 2015

WorldStage! Free Summer Concert Series – Juana  
Ghani, UCCC, 8:00 P.M. (Doors open at 7:00 P.M.)
- August 11, 2015

Municipal Primary Election
- August 11, 2015

Council Study Meeting, 4:30 P.M.; Regular  
Council,  
P.M. – RDA & Housing Authority Meetings, 6:30  
Opening Ceremony: Tom Huynh
- August 11, 2015

R5 – Sometime Last Night Tour, Maverik Center,  
7:00 P.M.
- August 12, 2015

WVC Neighborhood Nights – WVC Watch  
Wednesday, 6:00 P.M. – 7:00 P.M. and Chat with  
Police Chief, 7:00 P.M. – 8:00 P.M. at City Hall
- August 14, 2015

Free Movies in the Park – *Home*, Centennial Park  
(Start at dusk – approx. 9:00 - 9:30 P.M.)
- August 15, 2015

Arena Lacrosse Showcase Tour, Maverik Center,  
7:00 P.M.
- August 17, 2015

WorldStage! Free Summer Concert Series – Legacy  
Series Ensemble, UCCC, 8:00 P.M. (Doors open at  
7:00 P.M.)
- August 18, 2015

Council Study Meeting, 4:30 P.M.; Regular Council  
Meeting, 6:30 P.M. – Opening Ceremony: Karen  
Lang
- August 20, 2015

WVC Neighborhood Nights – Neighborhood Block  
Parties (Various locations / details to follow)



- August 20, 2015

Summer at the Station Free Concert Series – The BD Howes Band, Fairbourne Station, 6:30 P.M. – 8:30 P.M.
- August 22, 2015

WVC Neighborhood Nights – Annual Dog Days of Summer Event and Dog Walker Watch Program, Family Fitness Center, 1:00 P.M. – 2:00 P.M.
- August 24, 2015

WorldStage! Free Summer Concert Series – Lahjit, UCCC, 8:00 P.M. (Doors open at 7:00 P.M.)
- August 25, 2015

Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Buhler
- August 31, 2015

Celebration,

WVC Neighborhood Nights – Wrap-up UCCC, 5:30 P.M. – 8:00 P.M.
- September 1, 2015

Council, P.M. –

Council Study Meeting, 4:30 P.M.; Regular RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Steve Vincent
- September 7, 2015

Labor Day Holiday – City Hall closed
- September 8, 2015

Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Corey Rushton
- September 9, 2015

Lake Park Golf Social, Stonebridge Golf Course, 4415 Links Drive, 8:00 A.M. – 1:00 P.M.
- September 15, 2015

Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Lars Nordfelt
- September 20, 2015

Five Finger Death Punch & Papa Roach, Maverik Center, 6:30 P.M.
- September 22, 2015

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

- September 29, 2015 No Council Meetings Scheduled (5<sup>th</sup> Tuesday)
- October 6, 2015 Council Study Meeting, 4:30 P.M.; Regular  
Council, RDA & Housing Authority Meetings, 6:30  
P.M. – Opening Ceremony: Tom Huynh
- October 13, 2015 Council Study Meeting, 4:30 P.M.; Regular Council  
Meeting, 6:30 P.M. – Opening Ceremony: Steve  
Buhler
- October 20, 2015 Council Study Meeting, 4:30 P.M.; Regular Council  
Meeting, 6:30 P.M. – Opening Ceremony: Karen  
Lang
- October 20-30, 2015 Early Voting Period for Municipal General Election  
(Details to follow)
- October 27, 2015 Council Study Meeting, 4:30 P.M.; Regular Council  
Meeting, 6:30 P.M. – Opening Ceremony: Steve  
Vincent
- November 3, 2015 Municipal General Election
- November 3, 2015 Council Study Meeting, 4:30 P.M.; Regular  
Council, RDA & Housing Authority Meetings, 6:30  
P.M. – Opening Ceremony: Corey Rushton
- November 10, 2015 Council Study Meeting, 4:30 P.M.; Regular Council  
Meeting, 6:30 P.M. – Opening Ceremony: Lars  
Nordfelt
- November 11, 2015 Veterans Day Holiday – City Hall closed
- November 17, 2015 Council Study Meeting, 4:30 P.M.; Regular Council  
Meeting, 6:30 P.M. – Opening Ceremony: Ron  
Bigelow
- November 24, 2015 Council Study Meeting, 4:30 P.M.; Regular Council  
Meeting, 6:30 P.M. – Opening Ceremony: Tom  
Huynh

- November 26, 2015 Thanksgiving Holiday – City Hall closed
- December 1, 2015 Council Study Meeting, 4:30 P.M.; Regular Council, RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Steve Buhler
- December 8, 2015 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen Lang
- December 15, 2015 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Vincent
- December 24, 2015 Christmas Holiday – City Hall closed

**City Manager’s Voice Mail Messages**