The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, March 19, 2024, at 6:30 PM, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

A G E N D A

1. Call to Order

2. Roll Call

3. Opening Ceremony: Councilmember Christensen

4. Special Recognitions

5. Approval of Minutes:

   A. March 12, 2024

6. Comment Period:

   (The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to three minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate with the Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond within the 30-minute

- 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 Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

period. Speakers shall refrain from personal attacks against fellow citizens, city staff, or members of the City Council.)

A. Public Comments

B. City Manager Comments

C. City Council Comments

7. Public Hearings:

A. Accept Public Input Regarding Application Z-2-2024, Filed by Shane McKnight, Requesting a Zone Change from R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) to R-1-7 (Single Unit Dwelling Residential, Minimum Lot Size 7,000 Square Feet) for Property Located at 4113 South Rushford Court

Action: Consider Ordinance 24-09, Amend the Zoning Map to Show a Change of Zone for Property Located at 4113 South Rushford Court from R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) to R-1-7 (Single Unit Dwelling Residential, Minimum Lot Size 7,000 Square Feet)

8. Resolutions:

A. 24-42: Award a Contract to Quality Carports, Inc. for a Carport for Fire Station 74

B. 24-43: Award a Contract to Kilgore Contracting for the 2024 Asphalt Overlay Project

C. 24-44: Approve Modification No. 3 to a Federal Aid Agreement Between the City and the Utah Department of Transportation for the Cross Towne Trail

9. Consent Agenda:

A. Reso 24-45: Accept a Storm Drainage Easement from Granger-Hunter Improvement District for Property Located at 2155 West Printers Row

B. Reso 24-46: Authorize the City to Enter Into a Real Estate Purchase Contract and Accept a Warranty Deed and a Temporary Construction Easement With and From the Alice Martin Trust for Property Located at 6002 West Parkway Boulevard

C. Reso 24-47: Ratify the Reappointment of Michael Finch to the Professional Standards Review Board for a Term Commencing April 1, 2024 and Ending March 30, 2026

D. Reso 24-48: Ratify the Reappointment of Mariah Westhoff to the Professional Standards Review Board for a Term Commencing April 1, 2024 and Ending March 30, 2026

10. Motion for Closed Session (if necessary)

11. Adjourn

MINUTES OF COUNCIL REGULAR MEETING MARCH 12, 2024
-1-

THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, MARCH 12, 2024 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2 *(electronically)*
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

ABSENT:

Don Christensen, Councilmember At-Large

STAFF PRESENT:

John Flores, Interim Assistant City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief *(electronically)*
John Evans, Interim City Manager/ Fire Chief
Jim Welch, Finance Director
Jerry Thompson, Acting CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Jason Erekson, Acting Parks and Recreation Director *(electronically)*
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT *(electronically)*

OPENING CEREMONY- MAYOR LANG
Mayor Lang asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD FEBRUARY 27, 2024

DRAFT

The Council considered the Minutes of the Regular Meeting held February 27, 2024. There were no changes, corrections or deletions.

Councilmember Fitisemanu moved to approve the Minutes of the Regular Meeting held February 27, 2024. Councilmember Huynh seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

COMMENT PERIOD

A. **PUBLIC COMMENTS**

Scott Bohn stated he has been able to get safety measures added to his community including stop signs and gated/locked pathways. He noted that he would like to see dips or speed bumps added to Stanton Drive to reduce speeding concerns.

Mike Dye reminded the Council of a proposal made by Wasatch to build a hotel, surf pool, condo's, etc. across the street from an interior road in the Highbury community. He indicated that this is not desired by the community.

Mike Markham expressed concern about vacating stub streets and the cost of removal. He encouraged spending this money on sidewalks, etc.

Jim Vesock stated that he attended the opening of Pandoras Bakery.

B. **CITY MANAGER COMMENTS**

John Flores, Interim Assistant City Manager, had no comments.

C. **CITY COUNCIL COMMENTS**

Upon inquiry, members of the City Council had no comments.

RESOLUTION 24-38: APPROVE AN URBAN AND COMMUNITY FORESTRY SUBAWARD AGREEMENT WITH THE UTAH DIVISION OF FORESTRY, FIRE, AND STATE LANDS

John Flores, Interim Assistant City Manager, presented proposed Resolution 24-38 that would approve an Urban and Community Forestry Subaward Agreement With the Utah Division of Forestry, Fire, and State Lands

Written documentation previously provided to the City Council included information as follows:

The Park Maintenance Division of Parks and Recreation applied for and received a grant that is being administered by the Utah Division of Forestry, Fire and State Lands, in the amount of $85,593.00. This money will be used to remove a number

of diseased and unsafe trees located on five different properties: I-215 interchange at 3500 South, Hillsdale Park, Jordan River Trailhead Park, Peachwood Park, and West Valley City Park. The grant award also covers the purchase of replacement trees for the areas where the old trees will be removed.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Nordfelt moved to approve Resolution 24-38.

Councilmember Fitisemanu seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	Yes
Councilman Christensen	Absent
Councilman Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

RESOLUTION 24-39: AWARD A CONTRACT TO HORTICULTURAL GROUP, INC FOR TREE REMOVAL SERVICES

John Flores, Interim Assistant City Manager, presented proposed Resolution 24-39 that would award a Contract to Horticultural Group, Inc for Tree Removal Services.

Written documentation previously provided to the City Council included information as follows:

As parks and other properties age, it sometimes becomes necessary to remove trees. This can be for numerous reasons such as diseases which cause them to decline, safety issues, and to open up the canopy for other trees and plants to be able to thrive.

This project will include removal and hauling off the existing trees and grinding the stumps. It also includes the repair of any damage to the landscape that may occur during the process. The properties where the trees will be removed are Jordan River Trailhead Park, Hillsdale Park, Peachwood Park, City Park, and the I-215 Interchange at 3500 South. This project will be paid for by the Urban and

Community Forestry Subaward Grant, administered by the Utah Division of Forestry Fire and State Lands.

Bids were solicited through a formal bid process and seven contractors applied:

Horticultural Group Inc.	$59,625.18
All Wood's Tree Service	$119,325.00
D's Tree Service	$82,285.00
Rent-A-Monkey	$107,074.00
Valley Power	$98,550.00
Perez Co	$90,270.00
Rivendell Tree Experts	$76,365.00

The lowest responsible bidder was Horticultural Group Inc. whose bid came in at $59,625.18

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Whetstone moved to approve Resolution 24-38.

Councilmember Fitisemanu seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	Yes
Councilman Christensen	Absent
Councilman Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

CONSENT AGENDA SCHEDULED FOR MARCH 5, 2024

A. **RESOLUTION 24-40: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM MICHAEL CHAMBERLAIN AND REED SEQUOIA DEBUS-VILLASENOR FOR PROPERTY LOCATED AT 3069 WEST 3650 SOUTH**

Mayor Lang discussed proposed Resolution 24-40 that would authorize the City to Enter Into a Real Estate Purchase Contract and Accept a Warranty Deed and a

Temporary Construction Easement With and From Michael Chamberlain and Reed Sequoia Debus-Villasenor for Property Located at 3069 West 3650 South

Written documentation previously provided to the City Council included information as follows:

The Michael Chamberlain and Reed Sequoia Debus-Villasenor parcel located at 3069 West 3650 South is one of several parcels affected by the Lancer Way Reconstruction Project; 2700 West to 3200 West. This project will widen 3650 South and provide for curb, gutter and sidewalk on Lancer Way from 2700 West to 3200 West where it does not currently exist. The project will also install textured, colored concrete park strip, street trees, streetlights and new ramps at street intersections on Lancer Way. Compensation for the purchase of the Warranty Deed, Temporary Construction Easement and improvements is $20,000.00 and was negotiated based upon an administrative compensation estimate prepared by HDR, Inc. which indicated a value of $16,600.00.

The project is being funded through the Surface Transportation Program (STP). The city is responsible for 6.77% of all project costs, including right of way, making the West Valley City share of the acquisition $1,354.00.

B. **RESOLUTION 24-41: ACCEPT TWO STORM DRAINAGE EASEMENTS FROM JFRG CCI LLC FOR PROPERTY LOCATED AT 2345 SOUTH CCI WAY**

Mayor Lang discussed proposed Resolution 24-41 that would accept Two Storm Drainage Easements from JFRG CCI LLC for Property Located at 2345 South CCI Way

Written documentation previously provided to the City Council included information as follows:

The JFRG CCI LLC parcel located at 2345 S. CCI Way is one of several properties affected by the Brighton Canal Storm Drain Project; 2600 West to Redwood Road, scheduled to be constructed in 2024. This project will include construction of storm drain piping through portions of the former Brighton Canal and eliminate any open storm water ditches through the project area.

Storm water from Decker Lake Business Park on the east side of Interstate 215 (I-215) flows through a pipe under I-215 to an open ditch on the north side of the JFRG CCI LLC on the west side of I-215. This project will pipe and fill the existing ditch on the north side of the JFRG CCI LLC. Although

the city has existing easements across most of the area, there are two areas where construction extends outside the existing easements. Storm Drainage Easements are required across the two small areas.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Fitisemanu moved to approve the items on the Consent Agenda.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	Yes
Councilman Christensen	Absent
Councilman Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

MOTION TO ADJOURN
Upon motion by Councilmember Huynh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, MARCH 12, 2024 WAS ADJOURNED AT 6:44 P.M. BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, March 12, 2024.

_____
Nichole Camac, CMC
City Recorder

DRAFT

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Neighborhood: Cape Cod Estates
Budget Opening Required: ☐

ISSUE:
Application: #Z-2-2024
Applicant: Shane McKnight
Location: 4113 S Rushford Court
Size: 0.17 acres

SYNOPSIS:
R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 square feet)

BACKGROUND:
This 7,293 square foot parcel, known as Lot 1A of the Hunter Cove Mountain View Corridor Subdivision, was created from Lots 1 and 2 of the Hunter Cove Subdivision. As part of the Mountain View Corridor project, UDOT acquired Lots 1 and 2 of the Hunter Cove Subdivision and demolished the homes on these lots to facilitate the widening of 4100 South, the termination of Rushford Court in a cul-de-sac, and the construction of the shared use path west of the Mountain View Corridor. Following the completion of the Mountain View Corridor project, UDOT sold the subject parcel in March of 2023.

Since the subject parcel is below the current minimum lot size of 8,000 square feet, the applicant is requesting to rezone the property to the R-1-7 zone so that it will comply with the minimum lot size requirement.

If this application is approved, the applicant intends to build a new home on the subject property. The applicant has submitted a conceptual site plan, front elevation, and floor plans for the property. The proposed home would be 1,420 square feet in area and include an unfinished basement and a two-car garage. The proposed exterior materials include brick and fiber cement siding. The proposed roof pitch is 6:12 with laminated architectural shingles. Based on a preliminary review by staff, the proposed home meets the City's current design standards.

RECOMMENDATION:
The Planning Commission recommends approval.

SUBMITTED BY:
Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

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

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4113 S RUSHFORD COURT FROM R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) TO R-1-7 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 7,000 SQUARE FEET)

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah:

SECTION 1. ZONING CHANGE.

The property described in application #Z-2-2024, filed by Shane McKnight and located at 4113 S Rushford Court is hereby reclassified from zone R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 square feet), said property being more particularly described as follows:

Parcel #: 20-02-202-019

SECTION 2. ZONING MAP AMENDMENT.

The West Valley City Zoning Map shall be amended to show the change.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

DATED this _____ day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Z-2-2024 MINUTES
FEBRUARY 14, 2024 PLANNING COMMISSION PUBLIC HEARING

Z-2-2024
SHANE MCKNIGHT
4113 S RUSHFORD COURT
ZONE CHANGE FROM R-1-8 TO R-1-7
0.17 ACRES

Shane McKnight has submitted a zone change application for a 0.17-acre parcel located at 4113 S Rushford Ct. The property is currently zoned R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 sq. ft.) with a General Plan designation of Low Density Residential (3 to 4 units/acre). The proposed zone is R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 sq. ft.).

Surrounding zones include R-1-8 to the east, south, and west and A (Agriculture, minimum lot size ½ acre) to the north. As a reminder, City ordinance only allows zone changes to R-1-7 on properties less than 2 acres. Surrounding uses include single unit dwellings on the west and south, Mountain View Corridor to the east, and vacant property to the north on the north side of 4100 South. The subject property is vacant.

Background

This 7,293 square foot parcel, known as Lot 1A of the Hunter Cove Mountain View Corridor Subdivision, was created from Lots 1 and 2 of the Hunter Cove Subdivision. As part of the Mountain View Corridor project, UDOT acquired Lots 1 and 2 of the Hunter Cove Subdivision and demolished the homes on these lots to facilitate the widening of 4100 South, the termination of Rushford Court in a cul-de-sac, and the construction of the shared use path west of the Mountain View Corridor. Following the completion of the Mountain View Corridor project, UDOT sold the subject parcel in March of 2023.

Since the subject parcel is below the current minimum lot size of 8,000 square feet, the applicant is requesting to rezone the property to the R-1-7 zone so that it will comply with the minimum lot size requirement.

If this application is approved, the applicant intends to build a new home on the subject property. The applicant has submitted a conceptual site plan, front elevation, and floor plans for the property. The proposed home would be 1,420 square feet in area and include an unfinished basement and a two-car garage. The proposed exterior materials include brick and fiber cement siding. The proposed roof pitch is 6:12 with laminated architectural shingles. Based on a preliminary review by staff, the proposed home meets the City's current design standards.

Typically, a zone change for residential is accompanied by a development agreement. However, in this case, a development agreement is not required. The Zoning Ordinance states: "All new Subdivisions involving a rezone of property, or a PUD, shall participate in a Development

Agreement that addresses housing size, quality, exterior finish materials, Streetscapes, Landscaping, etc." Since the subject parcel exists, no new subdivision is involved. While a development agreement is not required, the Planning Commission could still recommend a development agreement to the City Council.

In staff's view, the applicant's proposal is a good use for a challenging, remnant parcel.

Staff Alternatives:

1. Approval. The application should be approved as it complies with the General Plan.

2. Continuance.

Discussion: Steve Pastorik presented the application. Shane McKnight said he didn't have anything to add but would answer any questions.

Motion: Commissioner McEwen motioned to approve Z-2-2024 as it complies with the General Plan.

Commissioner Wood seconded the motion.

Vote:	Commissioner Porter	Yes
	Commissioner Winters	Yes
	Commissioner Lovato	Yes
`	Commissioner Woodruff	Yes
	Commissioner McEwen	Yes
	Commissioner Wood	Yes
	Chair Fuller	Yes

Unanimously – Z-2-2024 – Approved



Z-2-2024
Shane McKnight
4113 S Rushford Court

Z-2-2024

Petition by SHANE MCKNIGHT requesting a zone change from R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 square feet). The property is located at 4113 S Rushford Court on 0.17 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



Z-2-2024

Petition by SHANE MCKNIGHT requesting a zone change from R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 square feet). The property is located at 4113 S Rushford Court on 0.17 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



Z-2-2024

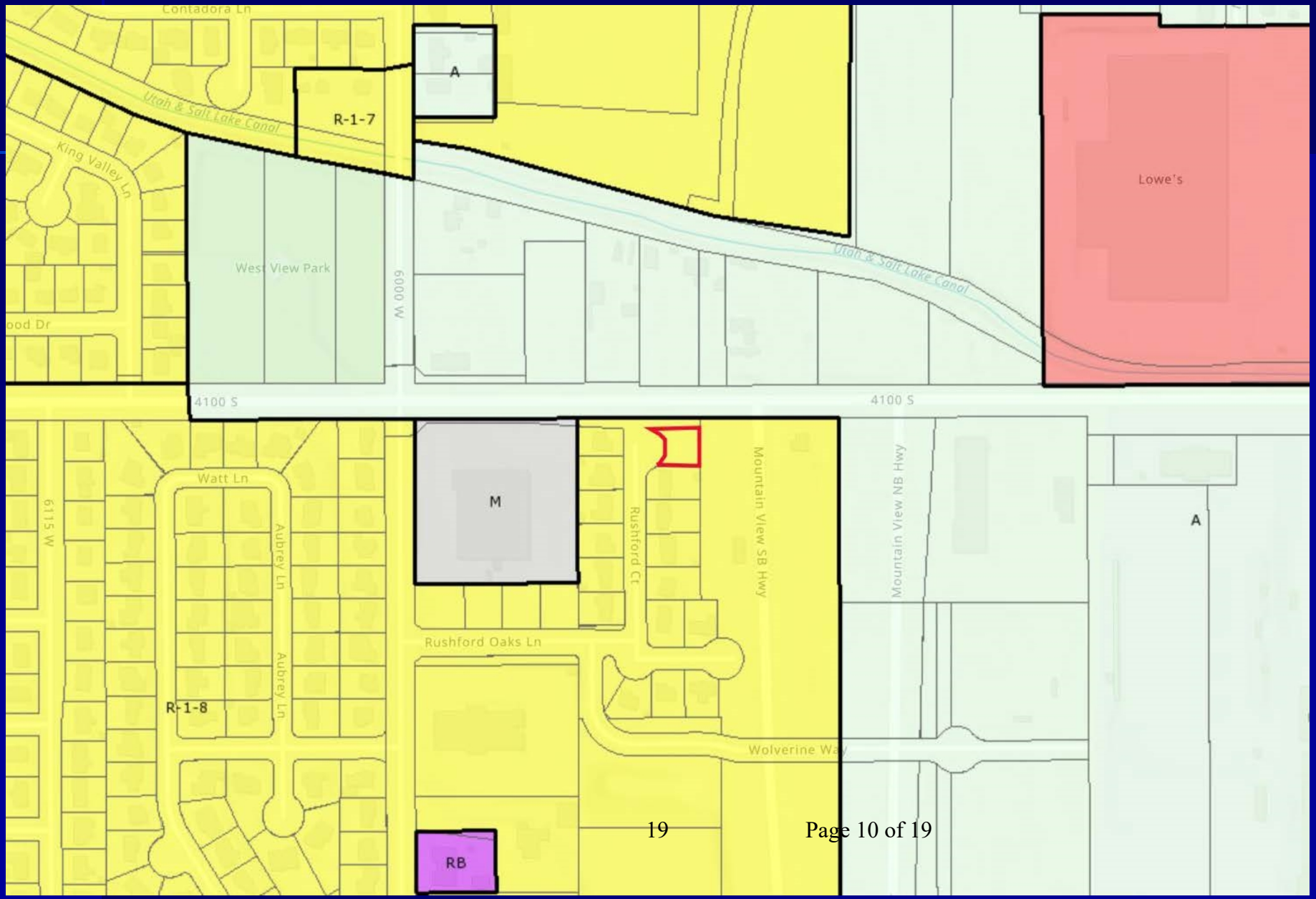
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2008 AERIAL



Z-2-2024

Petition by SHANE MCKNIGHT requesting a zone change from R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 square feet). The property is located at 4113 S Rushford Court on 0.17 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



Z-2-2024

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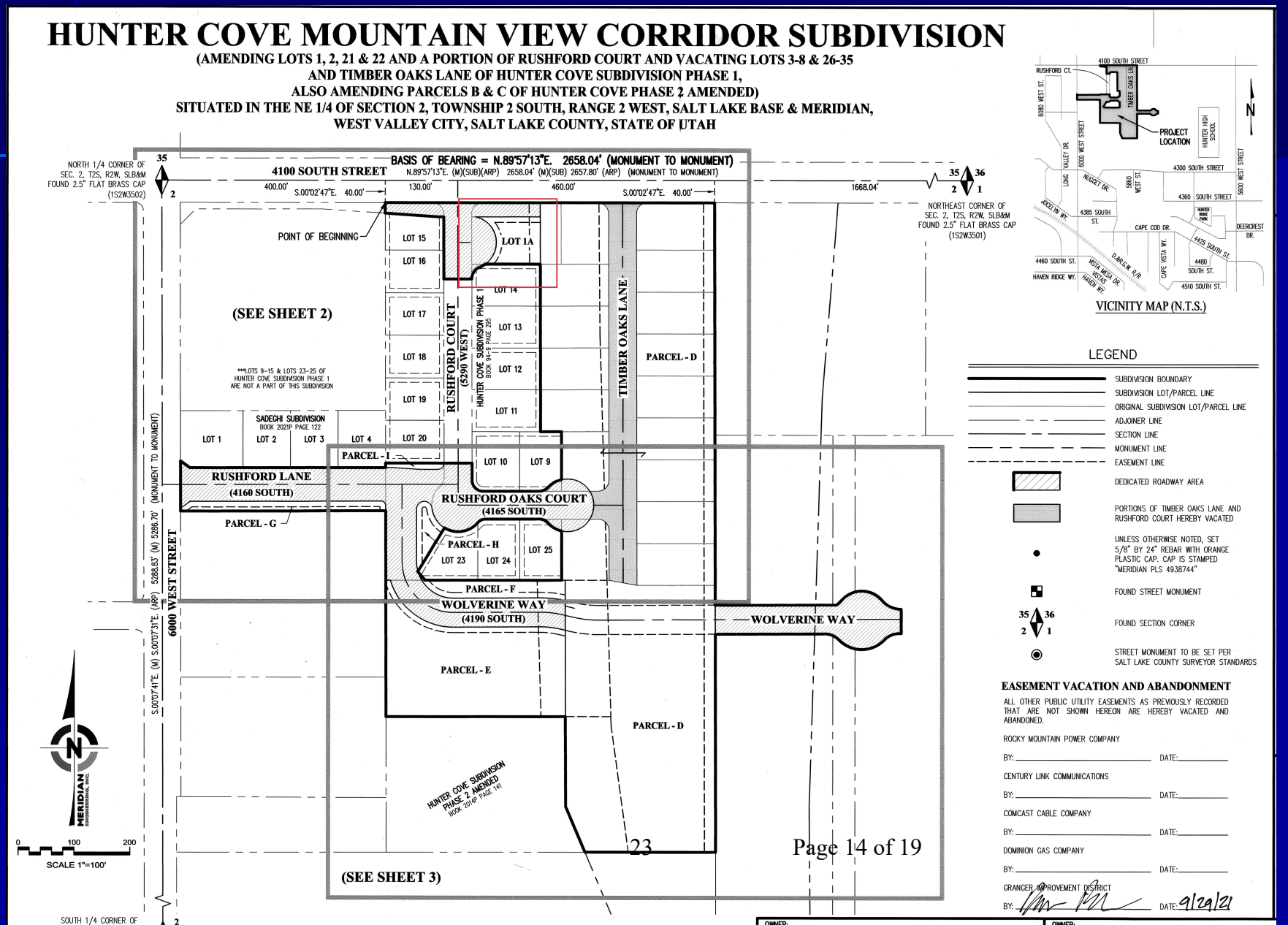


Z-2-2024

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HUNTER COVE MOUNTAIN VIEW CORRIDOR SUBDIVISION

(AMENDING LOTS 1, 2, 21 & 22 AND A PORTION OF RUSHFORD COURT AND VACATING LOTS 3-8 & 26-35
AND TIMBER OAKS LANE OF HUNTER COVE SUBDIVISION PHASE 1,
ALSO AMENDING PARCELS B & C OF HUNTER COVE PHASE 2 AMENDED)
SITUATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH



VICINITY MAP (N.T.S.)

LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION LOT/PARCEL LINE
- ORIGINAL SUBDIVISION LOT/PARCEL LINE
- ADJOINER LINE
- SECTION LINE
- MONUMENT LINE
- EASEMENT LINE
- DEDICATED ROADWAY AREA
- PORTIONS OF TIMBER OAKS LANE AND RUSHFORD COURT HEREBY VACATED
- UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN PLS 4938744"
- FOUND STREET MONUMENT
- FOUND SECTION CORNER
- STREET MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR STANDARDS

EASEMENT VACATION AND ABANDONMENT

ALL OTHER PUBLIC UTILITY EASEMENTS AS PREVIOUSLY RECORDED THAT ARE NOT SHOWN HEREON ARE HEREBY VACATED AND ABANDONED.

ROCKY MOUNTAIN POWER COMPANY
BY: _____ DATE: _____

CENTURY LINK COMMUNICATIONS
BY: _____ DATE: _____

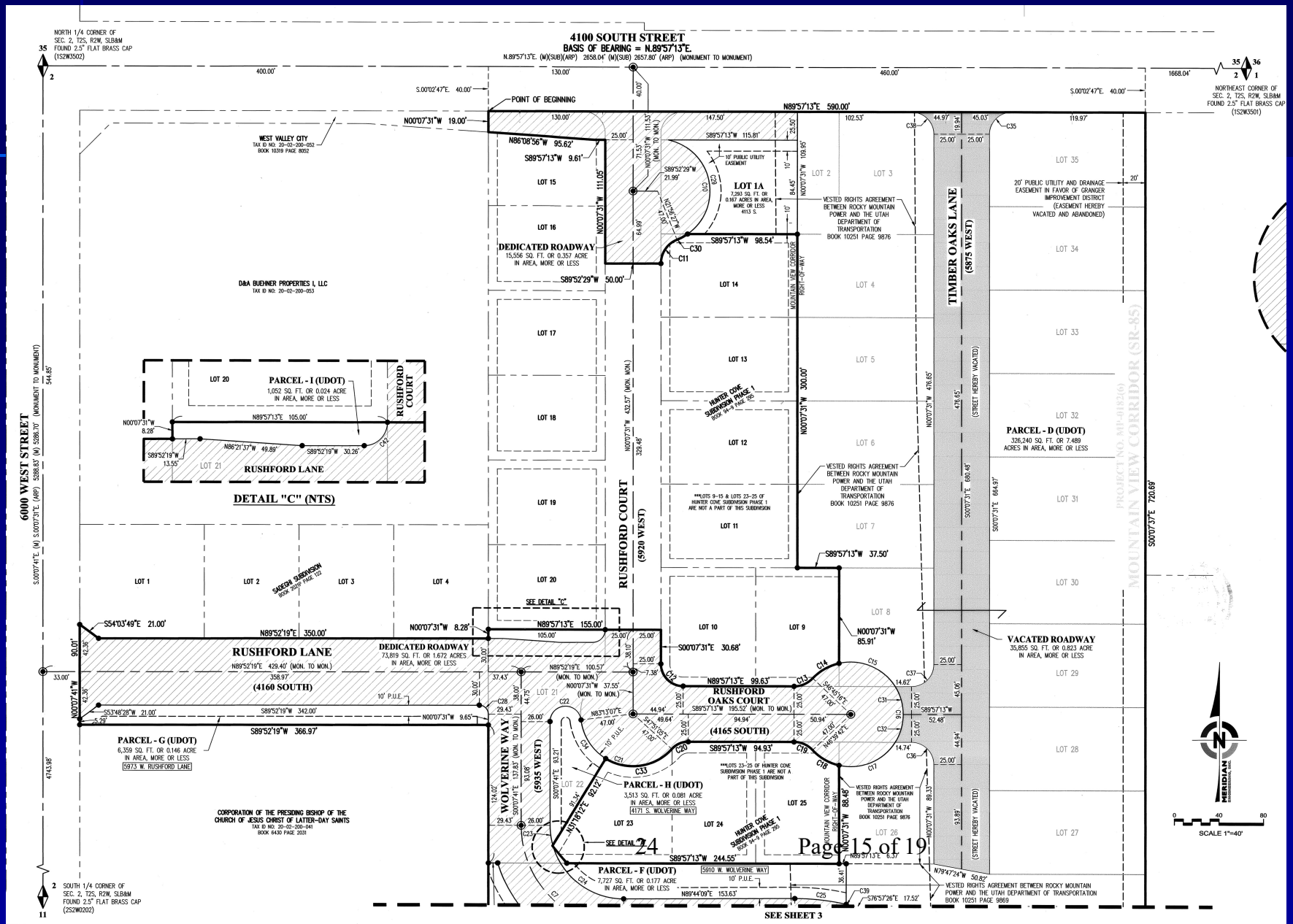
COMCAST CABLE COMPANY
BY: _____ DATE: _____

DOMINION GAS COMPANY
BY: _____ DATE: _____

GRANGER IMPROVEMENT DISTRICT
BY: _____ DATE: 9/29/21

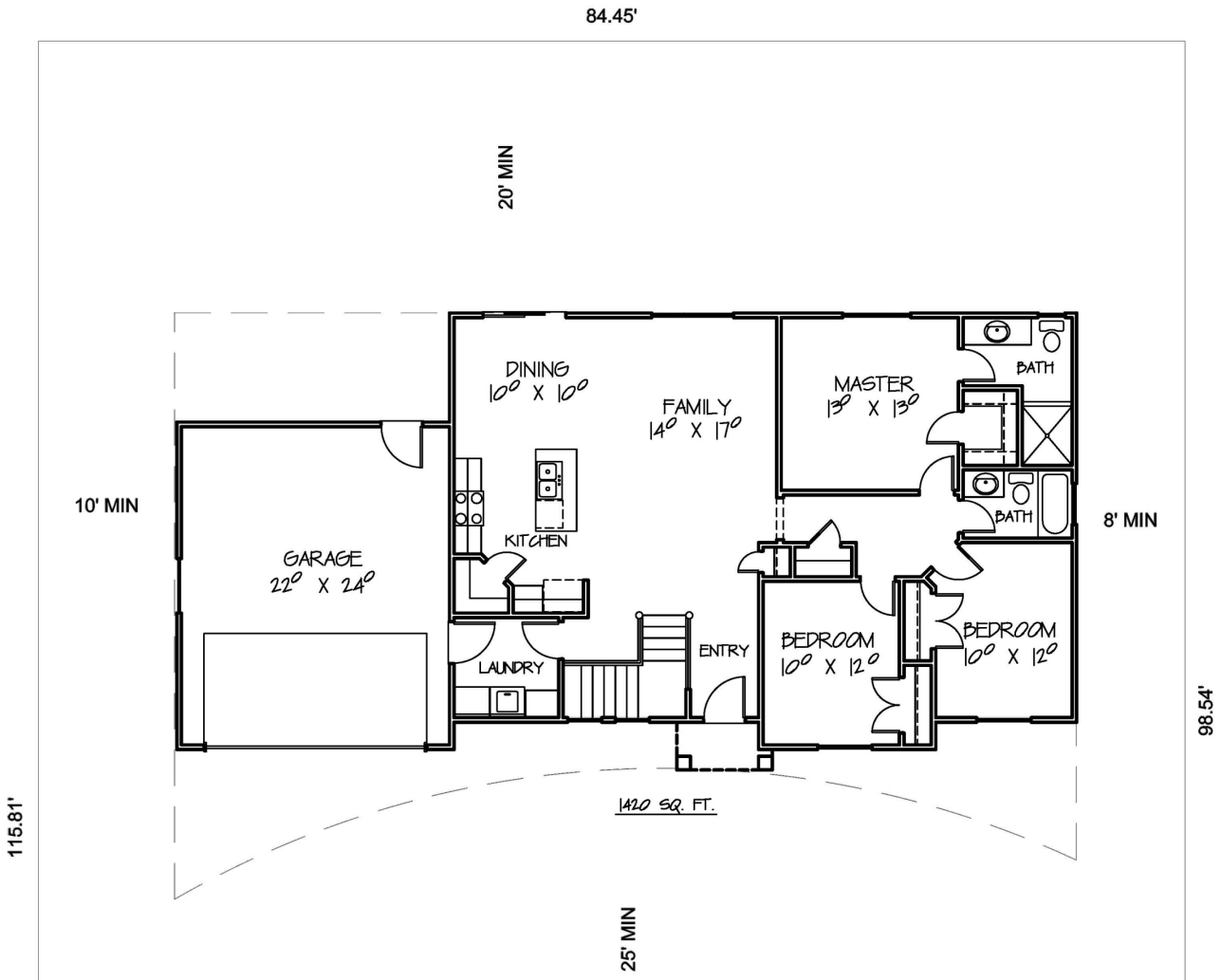
Z-2-2024

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Z-2-2024

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Z-2-2024

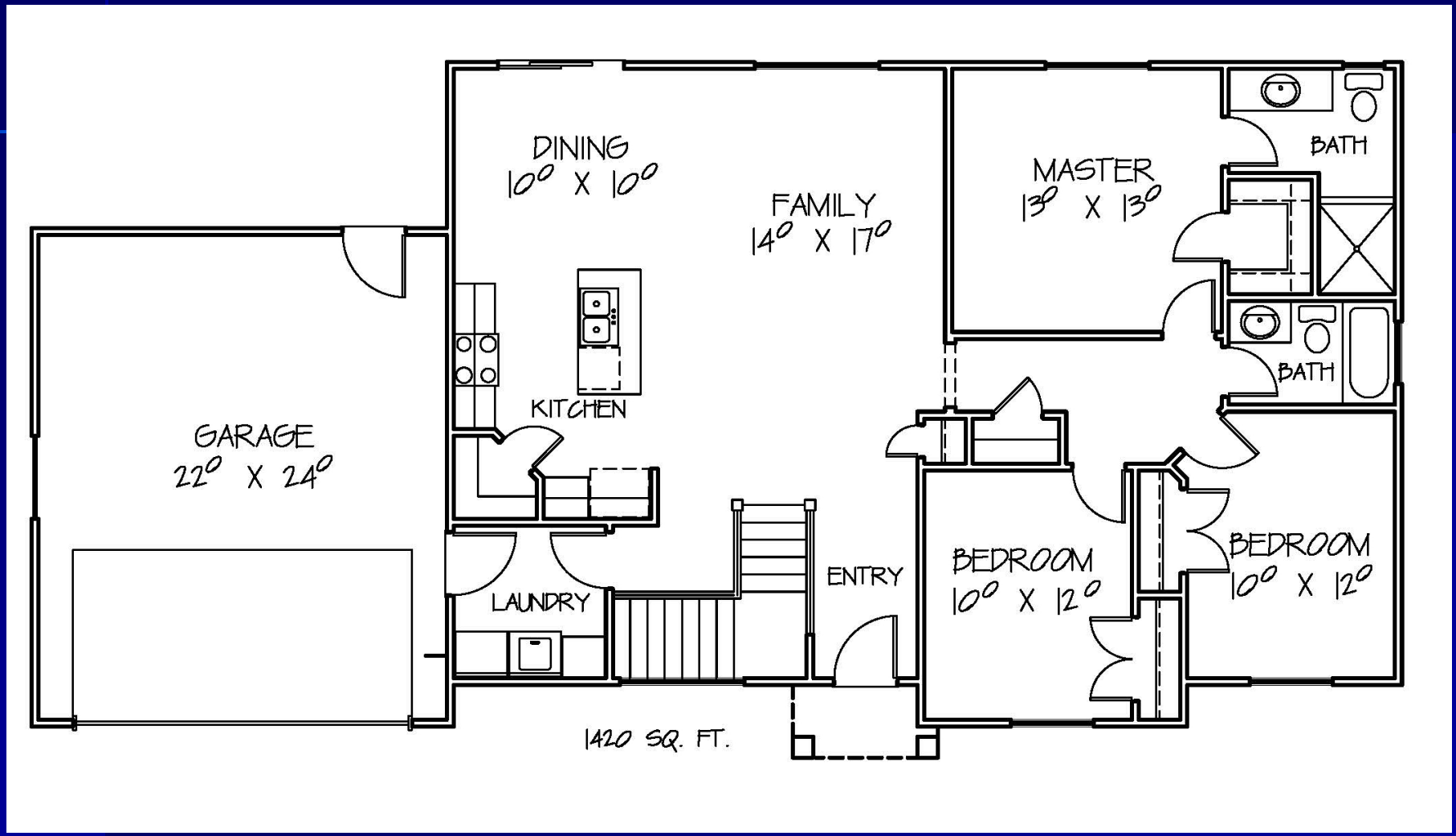
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FRONT ELEVATION
1420 RAMBLER PLAN

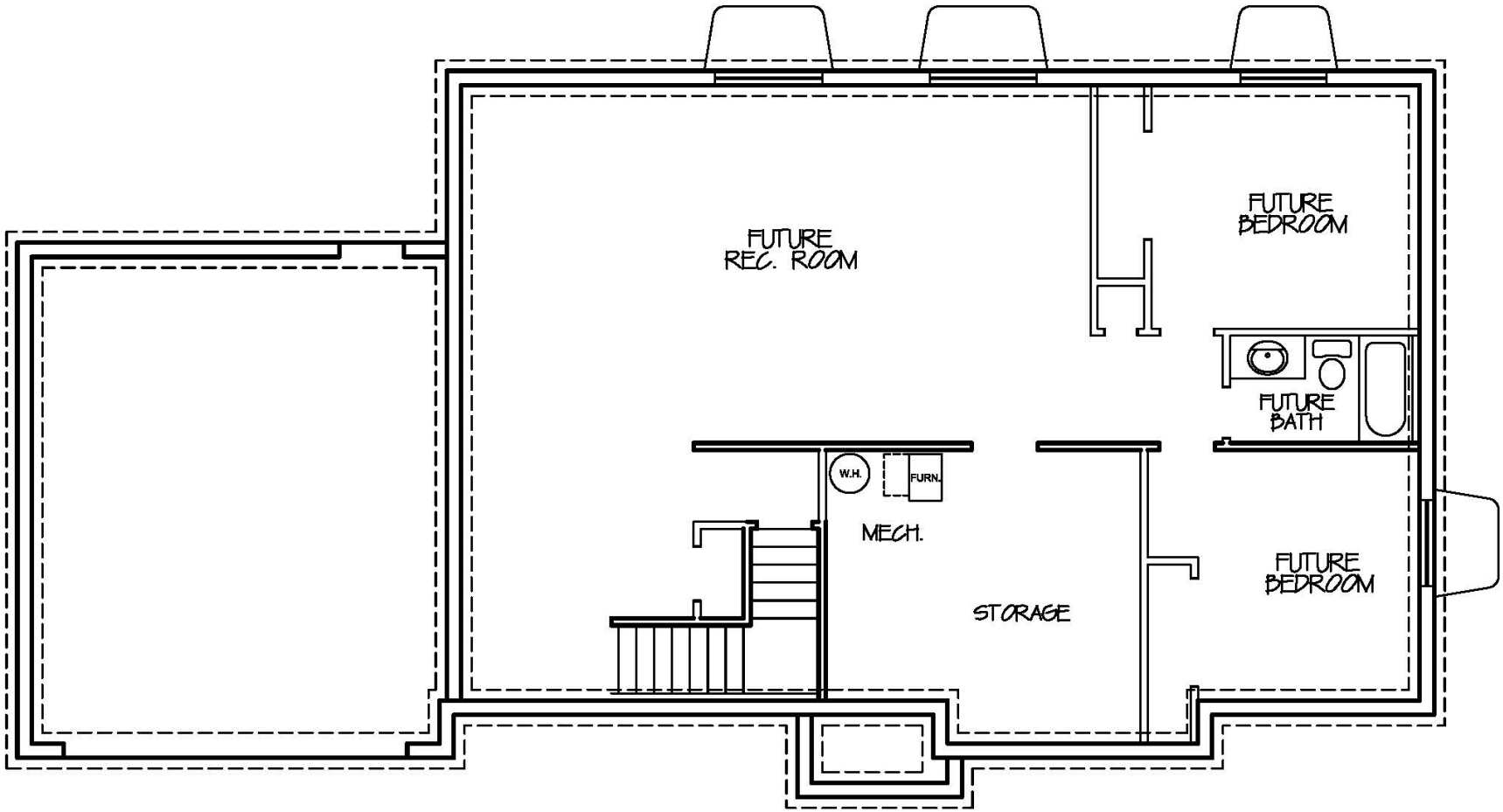
Z-2-2024

Petition by SHANE MCKNIGHT requesting a zone change from R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 square feet). The property is located at 4113 S Rushford Court on 0.17 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



Z-2-2024

Petition by SHANE MCKNIGHT requesting a zone change from R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 square feet). The property is located at 4113 S Rushford Court on 0.17 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



BASEMENT PLAN
1420 RAMBLER PLAN

Item #:	
Fiscal Impact:	$45,264.11
Funding Source:	CIP
Account #:	45-9610-40750-00000-7500
Budget Opening Required:	NO

ISSUE:

Agreement with Quality Carports Inc. to purchase with installation a carport to house Fire Apparatus at the WVC Fire Station #74.

SYNOPSIS:

This resolution authorizes an agreement with Quality Carport Inc. for the Purchase and Installation of a Carport for $45,264.11. The Carport dimensions are 50'WX25'Lx12'H. The funding for this was a program modification that was approved, by the council for Fire stations repairs and remodels. The budget for this project is in place, no budget opening is necessary.

BACKGROUND:

For many years now several fire apparatuses at station #74 have been parked outside in the weather. Fire Station #74 is a very busy station and has a lot of apparatus to provide the necessary service demands of the city in this area. Several of this apparatus can't be housed in the existing station bays due to space. Consequently, several expensive large and small apparatus have been parked outside and being subjected to the harsh environment of summer and winter seasons. For this reason, the Facilities Division has designed a space adjacent to the existing bays at station #74. The Location and structure design is approved by the building official and the planning and Zoning Staff.
The facilities have received three bids for this structure.

1. Quality Carports Inc. $45,264.11
2. Elevate Steel Carports $54,600.00
3. Awnings Unlimited $88,500.00

RECOMMENDATION:

The Facilities Division recommends the approval of the purchase and installation agreement with Quality Carports Inc., who is the lowest responsible proposal for $45,264.11.

SUBMITTED BY:

Hagop Arslanian
Director of Facilities and Construction Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AWARDING A CONTRACT TO QUALITY CARPORTS, INC. FOR A CARPORT FOR FIRE STATION 74.

WHEREAS, West Valley City solicited bids in accordance with state law to provide and install a carport at Fire Station 74 (the "Project"); and

WHEREAS, Quality Carports, Inc. (hereinafter, "Contractor") submitted the lowest responsive and responsible bid; 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 award a contract to Contractor to construct the Project.

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

1. The contract to construct the Project is hereby awarded to Contractor in the amount of $45,264.11.

2. The Mayor is hereby authorized to execute, for and in behalf of West Valley City, any documents necessary to complete this transaction, subject to approval of the final form of the documents by the City Manager and the City Attorney's Office.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of _____ _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Quality Carports Inc 1048 W 170 N Payson, Utah, Utah 84651 estimates@highqualitycarports.com (801) 406-9508	**Sales: Quality Carports (Tania)** 1048 W 170 N Payson, Utah, Utah 84651 info@highqualitycarports.com (801) 406-9508	Building Quote **QTE-008068** Date **12/11/2023** Total **$45,264.11**

CUSTOMER DETAILS

Fabian Zullo

Billing Address
5545 W 3100 S
West Valley City, Salt Lake, Utah 84120

Shipping Address
5545 W 3100 S
West Valley City, Salt Lake, Utah 84120

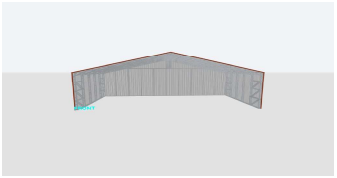
fabian.Zullo@wvc-ut.gov

(801) 966-3600

West Valley City Fire Station 74

Commercial Buildings - 50 x 25 x 12

- Roof Color: Barn Red
- Trim Color: Barn Red
- Sides/Ends Color: Barn Red
- Door Color: NA
- Wainscot Color: NA



Ready for Installation? ____ Jobsite Level? ____ Permit Required? _____ Inside City Limit? ____ Electricity Available? ____ Installation Surface? Concrete

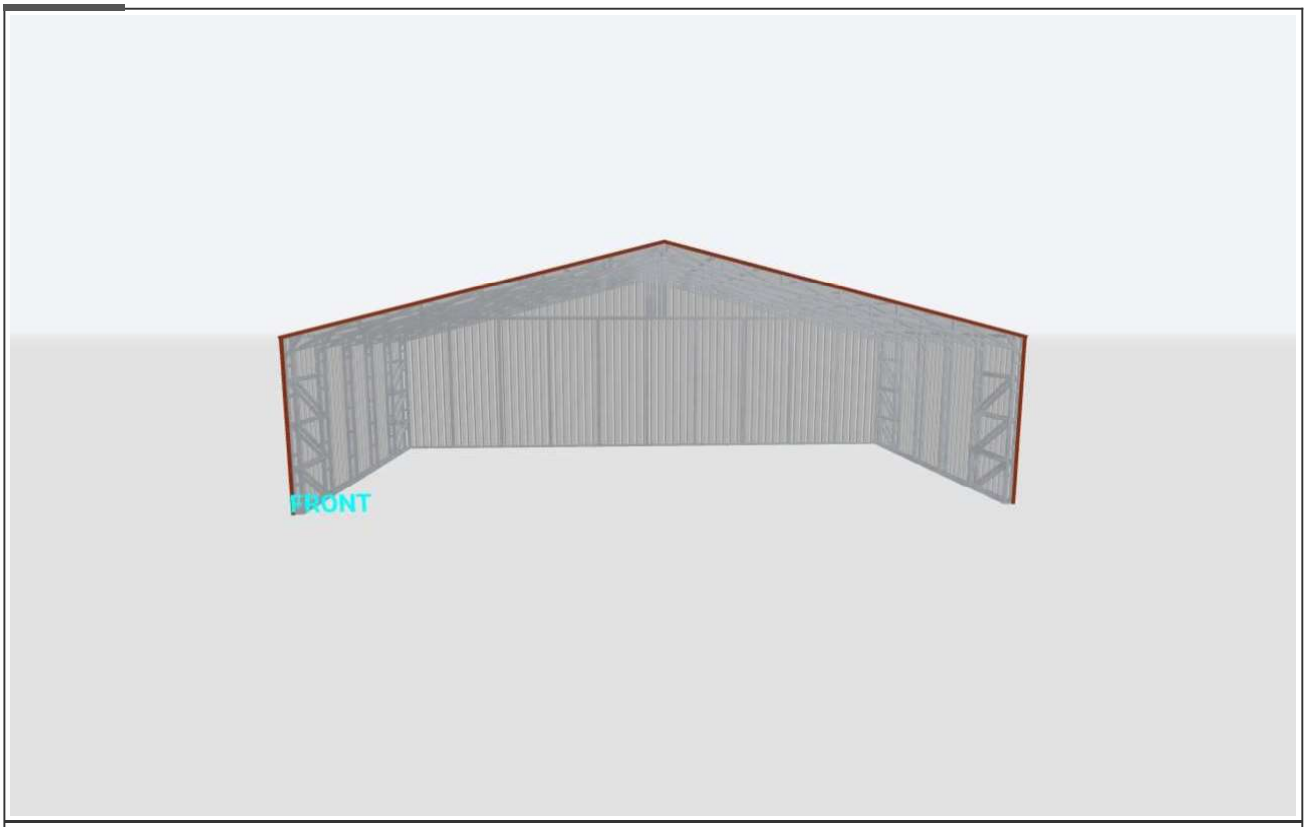
Building Dimension	Roof Style	Gauge	Wind/Snow Rating	Distance on Center
50'W x25'L x12'H	**Vertical**	**14 Gauge**	**90 PSF Snow Load Certified**	**5 Feet**

50X25' Vertical Roof	1	**$18,787.50**
12' Height (Ladder Legs Baserail)	1	**$0.00**
90 PSF Snow Load Certified	1	**$10,212.13**
3/12' Roof Pitch	1	**$0.00**
Back Wall Closed Vertical	1	**$4,807.50**
Left Closed Vertical	1	**$1,331.25**
Right Closed Vertical	1	**$1,331.25**
Up To 115 MPH Wind Load Certified (Concrete Anchors)	1	**$2,520.00**
Side Cross Bracing	1	**$400.00**
Document Fee : $5.00		
Engineer Drawings Fee : $3,900.00 *Includes drawings and calculations* (must be prepaid)		
Freight Charges : $1,969.48		
Lift Required : $0.00		

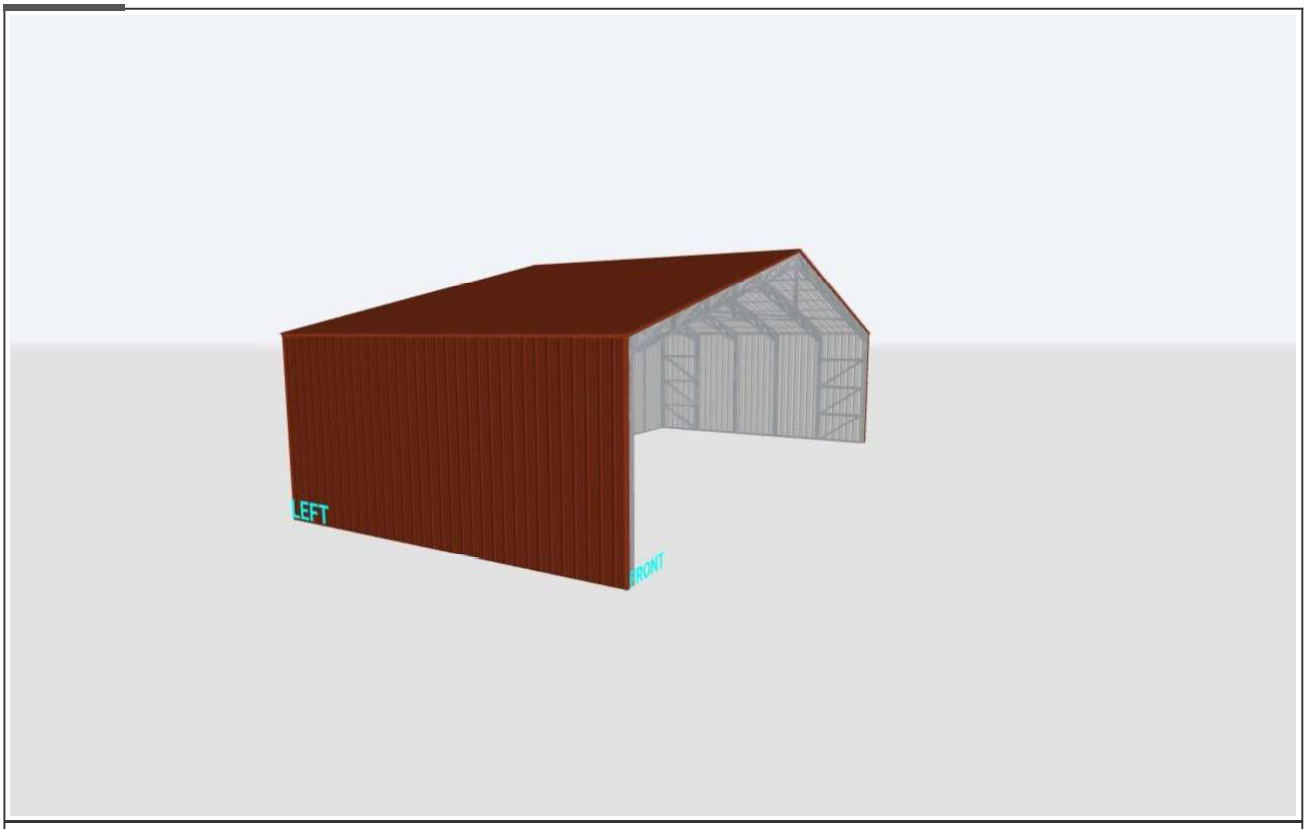
NOTES

Building Amount:	**$39,389.63**
Manufacturer Discount:	**$0.00**
Sub Total:	**$39,389.63**
Tax	**$0.00**
Additional Charges	**$5,874.48**
Grand Total	**$45,264.11**
Pay Now	
Downpayment	**$3,938.96**
Balance Due	**$41,325.15**

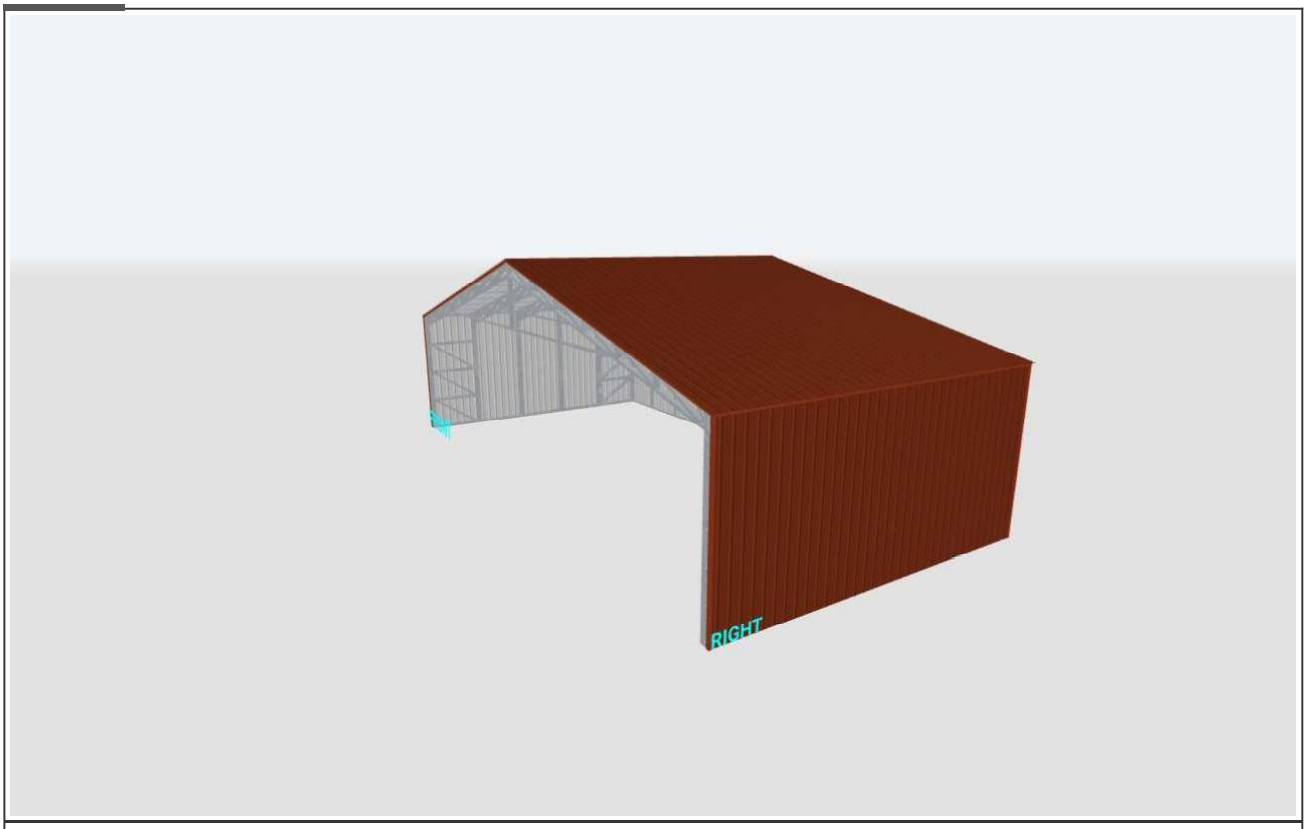
BUILDING VIEW



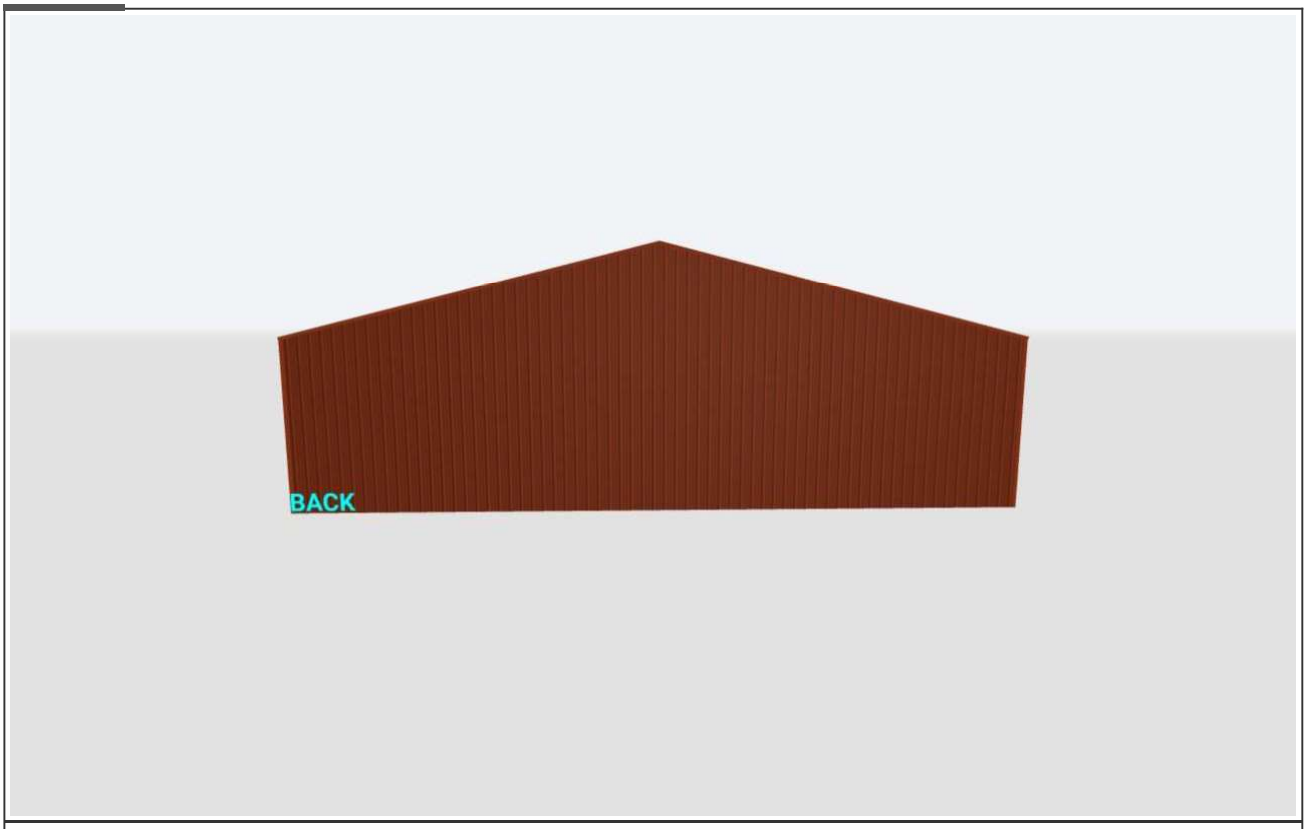
VIEW IMAGE 1



VIEW IMAGE 2

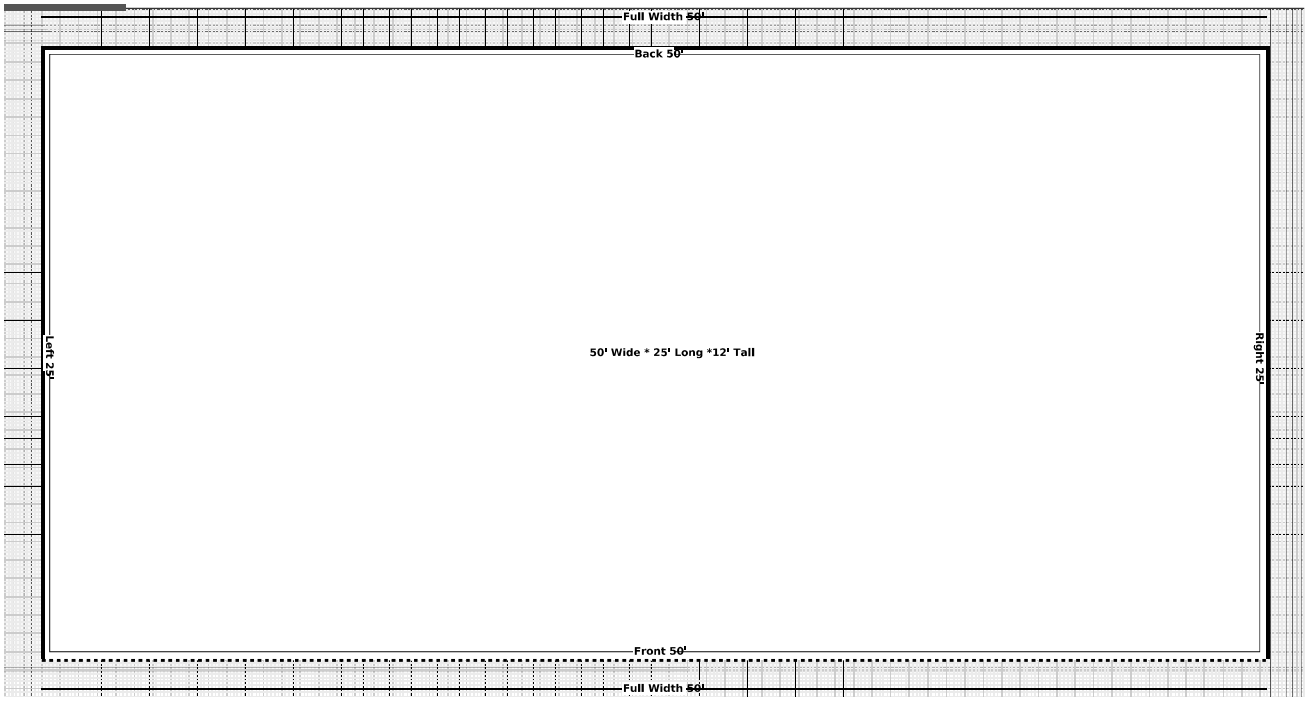


VIEW IMAGE 3



VIEW IMAGE 4

2D DRAWING-1



LEGENDS

C1 Garage Door | C2 Garage Door Frameout | C3 Walk in Door | C4 Walk in Door Frameout | C5 Windows | C6 Windows Frameout | C7 Open Wall

C8 Close Wall | C9 Distance | C10 Storage Length (Utility) | C Cupola

Item:
Fiscal Impact: $2,300,000
Funding Source: Local Transportation Funds
Account No: 45-9610-40750-75285-0500

Budget Opening Required: No

ISSUE:

A resolution authorizing the City to award a construction contract for the 2024 Asphalt Overlay Project

SYNOPSIS:

The lowest responsible bid was received by Kilgore Contracting in the amount of $2,148,374.20.

BACKGROUND:

Bids were opened for the project on February 6, 2024. A total of six (6) bids were received. The lowest responsible bidder was Kilgore Contracting in the amount of $2,148,374.20.

The project consists of 2.2 miles of asphalt pavement on the following major streets:

Lake Park Boulevard	Daybury Drive to 4800 West
3600 West	4100 South to 3500 South
2700 West	3500 South to 3100 South

RECOMMENDATION:

Award the contract to Kilgore Contracting in the amount of $2,148,374.20 and authorize the Public Works Department to spend up to $2,300,000 in potential change orders.

SUBMITTED BY:

Coby Wilson, City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AWARDING A CONTRACT TO KILGORE CONTRACTING FOR THE 2024 ASPHALT OVERLAY PROJECT.

WHEREAS, West Valley City solicited bids in accordance with state law to perform the 2024 Asphalt Overlay Project (the "Project"); and

WHEREAS, Kilgore Contracting (hereinafter, "Contractor") submitted the lowest responsive and responsible bid; 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 award a contract to Contractor to construct the Project.

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

1. The contract to construct the Project is hereby awarded to Contractor in the amount of $2,148,374.20, with a total authorization not to exceed $2,300,000.00 for the Project, inclusive of change orders.

2. The Mayor is hereby authorized to execute, for and in behalf of West Valley City, any documents necessary to complete this transaction, subject to approval of the final form of the documents by the City Manager and the City Attorney's Office.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of _____ _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

West Valley City, Utah - Bid Tabulation Summary

Project Name 2024 Asphalt Overlay

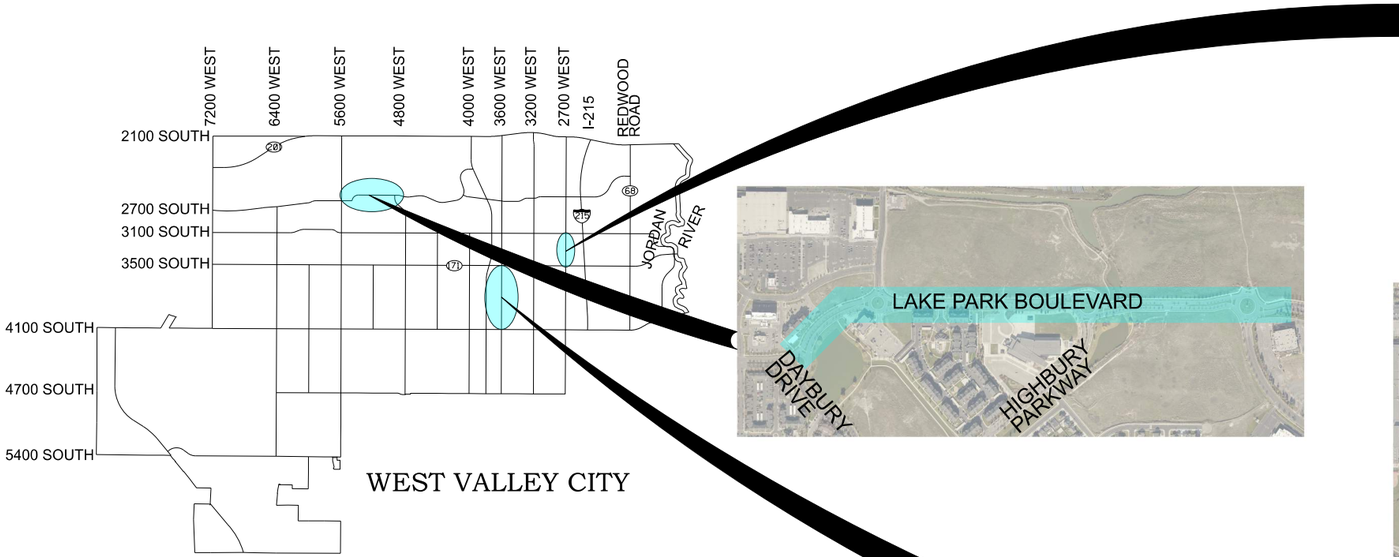
Opening Date: Tuesday, February 6, 2024

	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	$ 2,089,057.70				
Response 1	$ 2,148,374.20	($21,483.74)	($21,483.74)	($42,967.48)	***$2,105,406.72***
Kilgore Contracting		-1%	-1%		
Response 2	$ 2,255,300.00	$0.00	($22,553.00)	($22,553.00)	**$2,232,747.00**
Granite Construction Co.		0%	-1%		
Response 3	$ 2,491,290.82	$0.00	($24,912.91)	($24,912.91)	**$2,466,377.91**
Black Forest Paving		0%	-1%		
Response 4	$ 2,598,088.38	$0.00	($25,980.88)	($25,980.88)	**$2,572,107.50**
Staker Parson		0%	-1%		
Response 5	$ 2,831,078.36	$0.00	$0.00	$0.00	**$2,831,078.36**
Mountain West Precast		0%	0%		
Response 6	$ 2,832,302.98	($28,323.03)	($28,323.03)	($56,646.06)	**$2,775,656.92**
Geneva Rock Products		-1%	-1%		

WEST VALLEY CITY

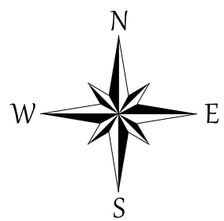
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

2024 ASPHALT OVERLAY PROJECT
VARIOUS LOCATIONS WITHIN WVC
WVC ENG CCR-484









DRAWING INDEX

SHEET No.	DESCRIPTION
	COVER SHEET
AB-1	ABBREVIATION, LEGEND AND NOTES
SC-1 TO SC-3	SURVEY CONTROL & ALIGNMENT PLAN
DT-1	DETAILS
PDT-1 TO PDT-6	PEDESTRIAN RAMP DETAILS
RD-1A TO RD-3J	ROADWAY
WVC	WVC STANDARD DRAWINGS
PA 1 TO PA 5	UDOT PEDESTRIAN ACCESS (PA) SERIES DRAWING

PROFESSIONAL ENGINEER
No. 9303001
ROGER W. RAPPLEYE
1/11/2024
ELECTRONIC SEAL
STATE OF UTAH

Roger Rappleye
PROJECT ENGINEER

PROFESSIONAL ENGINEER
No. 8317629
COBY S. WILSON
1/11/2024
ELECTRONIC SEAL
STATE OF UTAH

APPROVED

WEST VALLEY CITY ENGINEER

41 PROJECT LOCATION

Item: _____
Fiscal Impact: $700,000
Funding Source: Transportation Sales Tax
Account #: 45-9610-40750-75268-0000

Budget Opening Required: No

ISSUE:

A resolution authorizing the execution of Federal Aid Agreement for Local Agency Project – Modification No. 3 - Cross Towne Trail; 2700 West to Bangerter Highway – PIN 17869

SYNOPSIS:

A modification to an existing Federal Aid Agreement to increase the amount of funding available for use on Cross Towne Trail from 2700 West to Bangerter Highway.

BACKGROUND:

Bids for the Cross Towne Trail project between Bangerter Highway and 2700 West were opened on February 29, 2024. The intricate details of those bids remain confidential, but all bids exceeded the estimate by more than 10%. Per UDOT policy, the contract is not automatically awarded, and the bids remain confidential until the local government agrees to fund the shortage, which is done by a modification to the Federal Aid Agreement (FAA).

This modification will add $700K of local transportation funds to the FAA for a maximum project value of $3,464,200 which includes the following funding sources:

- $806,130 Federal TAP Funds
- $1,350,000 County Transportation Funds
- $1,308,070 Local Transportation Funds

RECOMMENDATION:

Execute the Federal Aid Agreement Modification and authorize the associated expenditures.

SUBMITTED BY:

Coby Wilson, City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING MODIFICATION NO. 3 TO A FEDERAL AID AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE CROSS TOWNE TRAIL.

WHEREAS, the City desires to improve certain portions of the Cross Towne Trail (the "Project"); and

WHEREAS, the City and the Utah Department of Transportation have previously entered into a Federal Aid Agreement (the "Agreement") to provide funding for the Project; and

WHEREAS, additional funding is required for the Project, requiring the execution of Modification No. 3 to said Federal Aid Agreement (the "Amendment"), which is attached hereto; 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 execute the Amendment and move forward with the Project.

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

1. That the Amendment is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Amendment for and on 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.
2. The City shall be authorized to expend the available funds, including the local match, under the Amendment for the Project and shall be authorized to engage design and engineering professionals for that purpose.

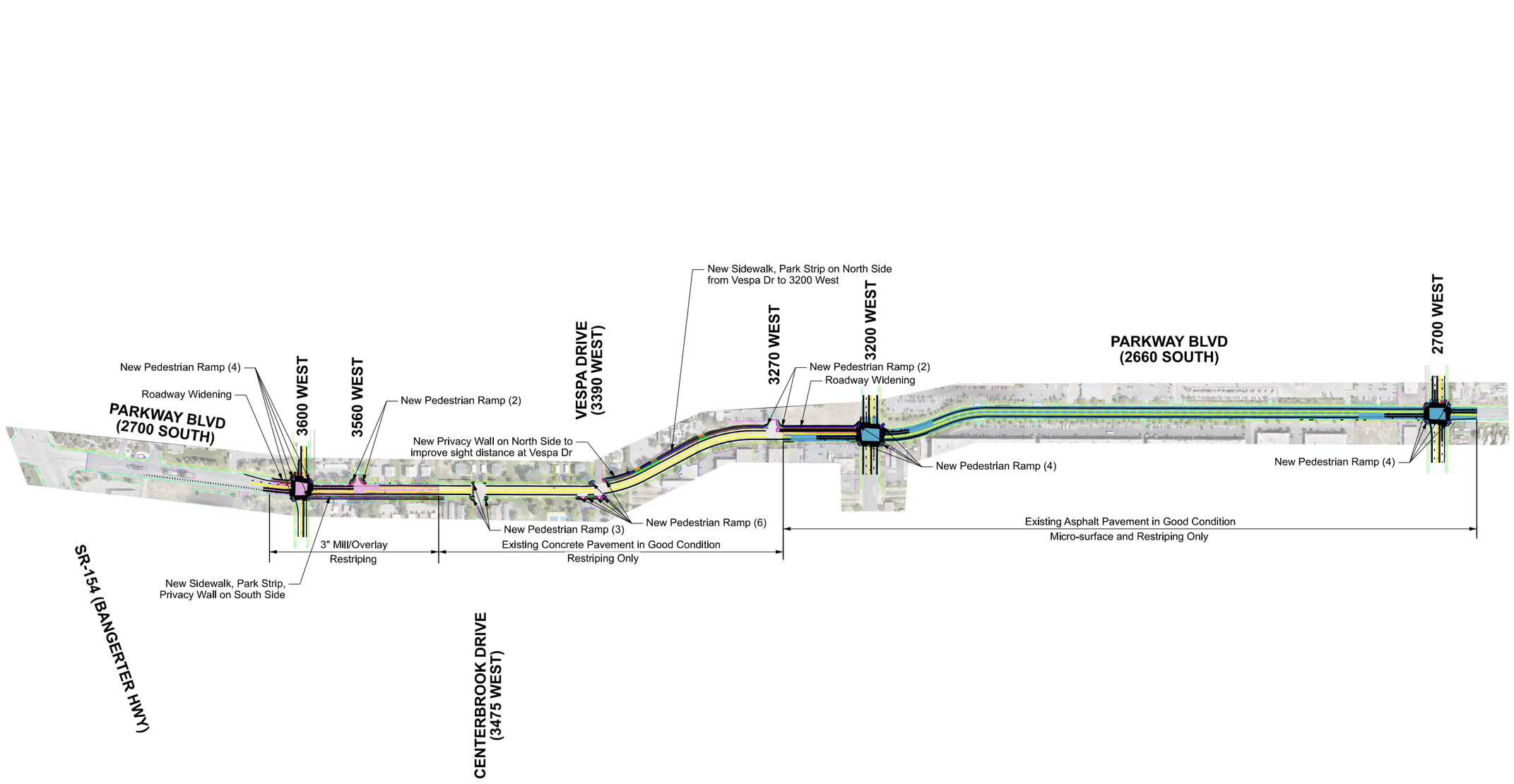
PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER



CROSS TOWNE TRAIL PROJECT

2700 WEST TO BANGERTER HWY

ADD BIKE LANES AND SIDEWALK CONNECTIVITY

01/17/2024

SCHEDULE AND BUDGET:
CONSTRUCTION ANTICIPATED TO BEGIN THIS SPRING (2024) AND END THIS FALL.
PROJECT ESTIMATE IS $2.8M.

Item #:	
Fiscal Impact:	NA
Funding Source:	NA
Account #:	NA
Budget Opening Required:	No

ISSUE:

Acceptance of a Storm Drainage Easement.

SYNOPSIS:

Granger-Hunter Improvement District has signed a Storm Drainage Easement for property located at approximately 2155 W. Printers Row (15-22-151-010).

BACKGROUND:

The Granger-Hunter Improvement District parcel located at approximately 2155 W. Printers Row is one of several properties affected by the Brighton Canal Storm Drain Project; 2600 West to Redwood Road, scheduled to be constructed in 2024. This project will include construction of storm drain piping through portions of the former Brighton Canal and eliminate any open storm water ditches through the project area.

Decker Lake Business Park was developed prior to the incorporation of West Valley City. Storm water was historically allowed to drain into two ditches on either side of the Brighton Canal. This existing system does not function very well and has caused ongoing maintenance and flooding problems. The Brighton Canal no longer operates in this area and has largely been abandoned, which now provides the opportunity to consolidate and pipe the storm water into one system.

RECOMMENDATION:

Accept Storm Drainage Easement and City Recorder to record said Storm Drainage Easement for and on behalf of West Valley City.

SUBMITTED BY:

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

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION ACCEPTING A STORM DRAINAGE EASEMENT FROM GRANGER-HUNTER IMPROVEMENT DISTRICT FOR PROPERTY LOCATED AT 2155 WEST PRINTERS ROW.

WHEREAS, Granger-Hunter Improvement District ("Owner") owns property located at 2155 West Printers Row which is adjacent to the City's Brighton Canal Storm Drain Project (the "Project"); and

WHEREAS, a Storm Drainage Easement (the "Easement") is required to convey an easement currently owned by Owner in order to construct the Project; and

WHEREAS, Owner has executed said Easement; 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 the Easement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Easement is hereby accepted in substantially the form attached and that the City Recorder is authorized to record said Easement for and on behalf of West Valley City.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2024.

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 # **15-22-151-010**

STORM DRAINAGE EASEMENT

Granger-Hunter Improvement District, a body politic and political subdivision of the State of Utah, GRANTOR, hereby grants 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, and to any and all public utility companies, GRANTEES for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual non-exclusive Storm Drain Easement for the installation, operation, maintenance, enlargement, inspection and replacement of storm drain piping and related facilities, on, over, under, and across real properties located in West Valley City, Salt Lake County, State of Utah, said easement being more particularly described as follows:

> Beginning at a point on the west boundary of Grantor's property, said point being North 0°02'35" East 200.70 feet along the Quarter Section Line and West 2540.83 feet from the Center of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point also being on the east boundary of the Decker Lake Subdivision, according to the official plat thereof recorded in Book 2019P at Page 228, in the office of the Salt Lake County Recorder, and running thence North 00°00'00" West 16.68 feet along the west boundary of Grantor's property and the east boundary of said subdivision; thence North 64°05'28" East 178.74 feet; thence South 54°31'06" East 29.93 feet to a point on the southerly boundary of Grantor's property; thence South 63°50'00" West 17.04 feet along said southerly boundary; thence North 54°31'06" West 12.93 feet; thence South 64°05'28" West 177.12 feet to the POINT OF BEGINNING. Encompassing 2,291 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

WITNESSED the hand of said GRANTOR this 4th day of March, 2024.

GRANTOR
Granger-Hunter Improvement District

Jason Helm, General Manager

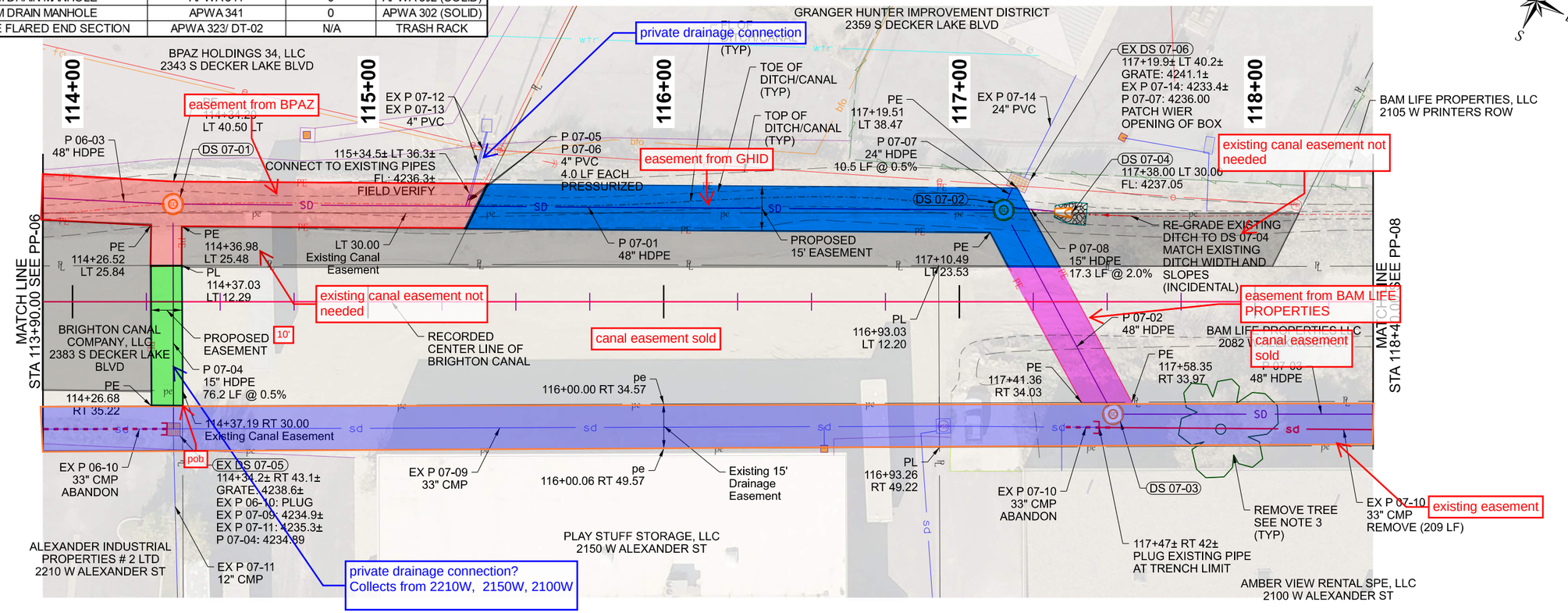
State of Utah)
:ss
County of Salt Lake)

On this 4 day of March, 2024, personally appeared before me, **Jason Helm**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed to me that he executed the foregoing instrument in the capacity indicated.

NOTARY PUBLIC
KRISTY JOHNSON
Commission No. 733632
Commission Expires
OCTOBER 11, 2027
STATE OF UTAH

Notary Public

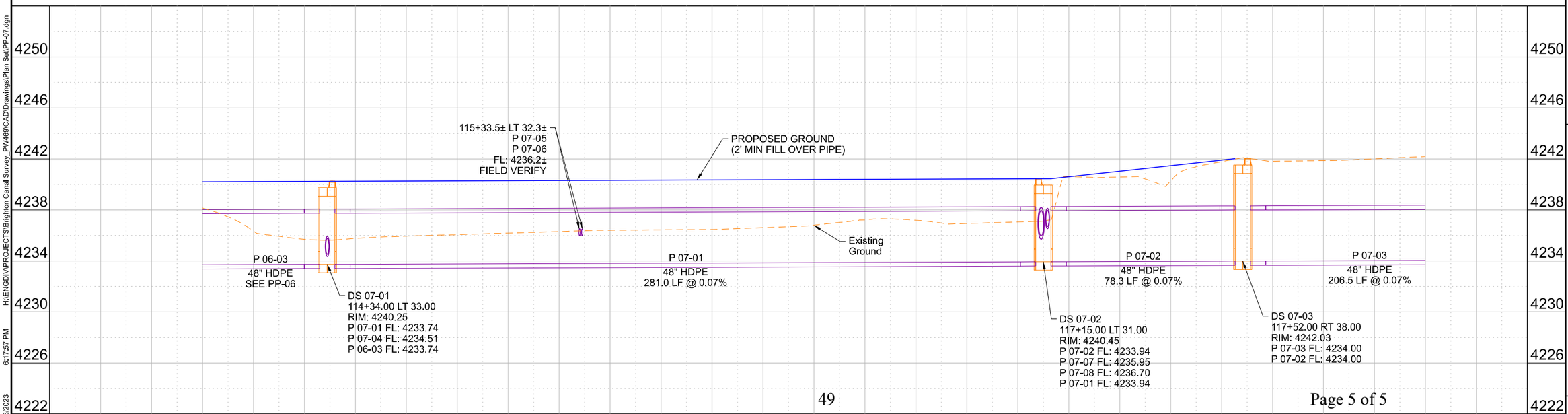
DRAINAGE STRUCTURE TABLE				
ID	STRUCTURE TYPE	STANDARD	SUMP DEPTH	GRATE/COVER
DS 07-01	6' STORM DRAIN MANHOLE	APWA 341	0	APWA 302 (SOLID)
DS 07-02	6' STORM DRAIN MANHOLE	APWA 341	0	APWA 302 (SOLID)
DS 07-03	6' STORM DRAIN MANHOLE	APWA 341	0	APWA 302 (SOLID)
DS 07-04	15" CONCRETE FLARED END SECTION	APWA 323/ DT-02	N/A	TRASH RACK



NOTES:

1. FILL AND GRADE EXISTING DITCH/CANAL WITH EXCAVATED NATIVE MATERIAL (MAX PARTICLE SIZE OF 3").
2. RESTORE LANDSCAPING OR GRAVEL IN KIND. PLACE BROADCAST SEED AND WOOD FIBER MULCH ON ALL DISTURBED NON-LANDSCAPED AREAS.
3. TREE REMOVALS WILL BE DETERMINED IN FIELD AND MUST BE APPROVED BY WVC ENGINEER PRIOR TO REMOVAL.

0 20 40 60 80



NO.	BY	DATE	REVISIONS	REMARKS

DESIGN: __ CHECK: __ DRAWN: __ CHECK: __

WEST VALLEY CITY PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
3600 CONSTITUTION BOULEVARD
WEST VALLEY CITY, UTAH 84119-3720

12/5/2023 DATE

Brad Packer PROFESSIONAL ENGINEER

DESIGN

BRIGHTON CANAL STORM DRAIN IMPROVEMENTS
2600 WEST TO REDWOOD ROAD
PLAN AND PROFILE
PROJECT NUMBER WVC ENG SWU-469

SHEET NO. PP-07

H:\ENGDV\PROJECTS\Brighton Canal Survey_PW469\CAD\Drawings\Plan Set\PP-07.dgn
6:17:57 PM
12/5/2023

Item #:	
Fiscal Impact:	$1,929.45 (6.77% of actual cost)
Funding Source:	STP Funds/Class C Roads
Account #:	45-9610-40750-75152-0500
Budget Opening Required:	No

ISSUE:

Approval of a resolution to approve and authorize execution of a Real Estate Purchase Contract and acceptance of a Warranty Deed and a Temporary Construction Easement.

SYNOPSIS:

The Alice Martin Trust has signed a Real Estate Purchase Contract and has agreed to sign a Warranty Deed and a Temporary Construction Easement for property located at 6002 W. Parkway Boulevard (14-23-399-001).

BACKGROUND:

The Alice Martin Trust parcel located at 6002 W. Parkway Boulevard is one of several parcels affected by the Parkway Boulevard Reconstruction Project (MVC to 6400 West). This project will reconstruct the pavement and construct curb, gutter, sidewalk and decorative street lighting on both sides of Parkway Boulevard. The city council previously approved a resolution authorizing condemnation if necessary and the property owner previously signed a Right-of Entry and Occupancy Agreement. Agreement was ultimately reached with the assistance of the Office of the Property Rights Ombudsman. The appraised value for the purchase of the Warranty Deed, Temporary Construction Easement and improvements is $28,500.00 was negotiated based upon the appraisal reports prepared by Integra Realty Resources and by Stuart & Company.

The project is being funded by Surface Transportation Program (STP) using federal funds. The city is responsible for 6.77% of all project costs, including right of way, making the West Valley City share $1,929.45.

RECOMMENDATION:

Approve Real Estate Purchase Contract and authorize the mayor to execute said Real Estate Purchase Contract on behalf of West Valley City. Warranty Deed and Temporary Construction Easement will be recorded through a title company after payment by UDOT.

SUBMITTED BY:

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

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM THE ALICE MARTIN TRUST FOR PROPERTY LOCATED AT 6002 WEST PARKWAY BOULEVARD.

WHEREAS, the Alice Martin Trust (herein "Owner") has entered into a Real Estate Purchase Contract for property located at 6002 West Parkway Boulevard that is affected by the Parkway Boulevard Reconstruction Project (herein "Project"); and

WHEREAS, Owner has also signed a Warranty Deed and a Temporary Construction Easement (the "Documents"), as required 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 health, safety, and welfare of the citizens of West Valley City to enter into the Agreement with Owner, and to accept the Documents.

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

1. That the above-referenced document entitled "Real Estate Purchase Contract" is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Agreement, and any other documents necessary to complete the transaction, for and on behalf of West Valley City, subject to final approval of the documents by the City Manager and the City Attorney's Office.

2. The Mayor is hereby authorized to accept, and the City Recorder is authorized to record, the Documents for and on behalf of West Valley City.

PASSED, APPROVED and **MADE EFFECTIVE** this _____ day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

DocuSign Envelope ID: 92124A07-7BA2-4B42-91D6-79E675C13D7A

WEST VALLEY CITY
Unity Pride Progress

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2233(1)1 Parcel No.(s): 124:C, 124:E

Pin No: 17806 Job/Proj No: 55529 Project Location: Parkway Blvd (2700 S); MVC to 6400 West
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 14-23-399-001
Property Address: 6002 West Parkway Blvd WEST VALLEY UT, 84128
Owner's Address: 4646 West 5215 South,KEARNS,UT,84118
Primary Phone: 801-634-6422 Owner's Home Phone: (801)634-6422 Owner's Work Phone:
Owner / Grantor (s): Alice Martin, as Trustee of the Alice Martin Trust

IN CONSIDERATION of the mutual promises herein and subject to approval of the Local Government Authority, Alice Martin, as Trustee of the Alice Martin Trust ("Owner") agrees to sell to West Valley City ("The City") the Subject Property described below for Transportation Purposes,[1] and the City and Owner agree as follows:

1. SUBJECT PROPERTY. The Subject Property referred to in this Contract is identified as parcel numbers 124:C, 124:E, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. The City shall pay and Owner accepts $28,500 for the Subject Property including all improvements thereon and damages, if any, to remaining property. The foregoing amount includes compensation for the following cost to cure items, which are the responsibility of Owner to cure (if applicable): **Replace Mailbox**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. "Settlement" shall mean that Owner and the City have signed and delivered to each other or to the escrow/closing office all documents required by this Contract or by the escrow/closing office, and that all monies required to be paid by Owner or the City under this Contract have been delivered to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. "Closing" shall mean that: (a) Settlement has been completed; (b) the amounts owing to Owner for the sale of the Subject Property have been paid to Owner, and (c) the applicable closing documents have been recorded in the office of the county recorder ("Recording"). Settlement and Closing shall be completed at the earliest time convenient to the parties and the closing office.

3.3 Possession. Upon signing of this Contract by Owner and the Local Government Authority, Owner grants the City, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation of utilities or other work as required in furtherance of the above referenced project.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including but not limited to, homeowner's association dues, property taxes for the current year and rents shall be made as of the time of Settlement.

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1. "Transportation Purposes" is defined as all current or future transportation uses authorized by law, including, without limitation, the widening, expansion, and/or construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio-fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, statutory relocations caused by the project, and other related transportation uses.

DS

Grantor's Initials

WEST VALLEY CITY
Unity Pride Progress

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2233(1)1 Parcel No.(s): 124:C, 124:E

Pin No: 17806 Job/Proj No: 55529 Project Location: Parkway Blvd (2700 S); MVC to 6400 West
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 14-23-399-001
Property Address: 6002 West Parkway Blvd WEST VALLEY UT, 84128
Owner's Address: 4646 West 5215 South,KEARNS,UT,84118
Primary Phone: 801-634-6422 Owner's Home Phone: (801)634-6422 Owner's Work Phone:
Owner / Grantor (s): Alice Martin, as Trustee of the Alice Martin Trust

4.2 Fees/Costs.

(a) Escrow Fees. The City agrees to pay the fees charged by the escrow/closing office for its services in the settlement/closing process.

(b) Title Insurance. If the City elects to purchase title insurance, it will pay the cost thereof.

5. TITLE TO PROPERTY. Owner represents and warrants that Owner has fee title to the Subject Property. Owner shall indemnify and hold the City harmless from all claims, demands and actions from lien holders, lessees or third parties claiming an interest in the Subject Property or the amount paid hereunder. Owner will convey marketable title to the Subject Property to the Grantee shown on Exhibit A at Closing by deed(s) in the form shown on Exhibit A, except for easements which Owner will convey in the form also shown on Exhibit A. The provisions of this Section 5 shall survive Closing.

6. OWNER DISCLOSURES CONCERNING ENVIRONMENTAL HAZARDS. Owner represents and warrants that there are no claims and/or conditions known to Owner relating to environmental hazards, contamination or related problems affecting the Subject Property. Owner agrees to transfer the Subject Property free of all hazardous materials including paint, oil and chemicals. The provisions of this Section 6 shall survive Closing.

7. CONDITION OF SUBJECT PROPERTY AND CHANGES DURING TRANSACTION. Owner agrees to deliver the Subject Property to the City in substantially the same general condition as it was on the date that Owner signed this Contract.

8. AUTHORITY OF SIGNER(S). If Owner is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing this Contract on its behalf warrants his or her authority to do so and to bind the Owner.

9. COMPLETE CONTRACT. This Contract, together with any attached addendum and exhibits, (collectively referred to as the "Contract"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The Contract cannot be changed except by written agreement of the parties.

10. ELECTRONIC TRANSMISSION AND COUNTERPARTS. This Contract may be executed in counterparts. Signatures on any of the documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

11. ADDITIONAL TERMS (IF APPLICABLE):

Owner acknowledges receiving an Administrative Settlement in the amount of $16,500.00, which represents a final global settlement of all outstanding just compensation issues related to this transaction with the Owner, including any claim for severance damages. The Administrative Settlement is included in the Purchase Price.
Grantor is being compensated in the total compensation for: Hardscaping

DS

Grantor's Initials

DocuSign Envelope ID: 92124A07-7BA2-4B42-91D6-79E675C13D7A

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2233(1)1 Parcel No.(s): 124:C, 124:E

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Primary Phone: 801-634-6422 Owner's Home Phone: (801)634-6422 Owner's Work Phone:
Owner / Grantor (s): Alice Martin, as Trustee of the Alice Martin Trust

SIGNATURE PAGE TO
WEST VALLEY CITY
REAL ESTATE PURCHASE CONTRACT

CONSULTANT DISCLOSURE. Owner acknowledges that Desiree Vargas, through WLC Consulting, LLC, is a consultant for the Acquiring Agency, and will receive compensation from the Acquiring Agency for providing Right of Way Acquisition services.

Authorized Signature(s):

Alice M Martin 3C2BE1A0707141F...	2/24/2024		
100% Trustee Alice Martin - OWNER(s)	Date		Date

WEST VALLEY CITY

Karen Lang, Mayor, West Valley City	Date

DS

Grantor's Initials

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Primary Phone: 801-634-6422 Owner's Home Phone: (801)634-6422 Owner's Work Phone:
Owner / Grantor (s): Alice Martin, as Trustee of the Alice Martin Trust

Exhibit A
(Attach conveyance documents)

DS

Grantor's Initials

DocuSign Envelope ID: 92124A07-7BA2-4B42-91D6-79E675C13D7A

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

WITH A COPY TO:
West Valley City
3600 South Constitution Blvd.
West Valley City, Utah 84119

Warranty Deed

(TRUSTEE)
Salt Lake County

Tax ID. No. 14-23-399-001
PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:124:C

Alice Martin, as Trustee of the Alice Martin Trust Grantor, of Kearns, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to WEST VALLEY CITY, Grantee, at 3600 South Constitution Blvd. West Valley, Utah, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property situate in the NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, incident to the construction of Parkway Blvd (2700 S); MVC to 6400 West, known as Project No. F-2233(1)1. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said entire tract, being in the existing northerly right of way line of Parkway Blvd., which point is 125.17 feet S.00°04’54”E. along the quarter section line from the North Quarter corner of said Section 26; and running thence S.69°49'12"W. 25.56 feet to the westerly boundary line of said entire tract; thence N.00°04'54"W. 34.74 feet along said westerly boundary line to a point of curvature of a non-tangent curve to the left with a radius of 1953.50 feet at a point 46.50 feet radially distant northerly from the right of way control line of said Parkway Blvd, opposite approximate Engineers Station 39+78.69; thence easterly along said curve with an arc length of 24.83 feet, chord bears N.75°10'33"E. 24.82 feet to said easterly boundary line at a point 46.50 feet radially distant northerly from the right of way control line of said Parkway Blvd, opposite approximate Engineers Station 40+04.11; thence S.00°04'54"E. 32.27 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Continued on Page 2

DocuSign Envelope ID: 92124A07-7BA2-4B42-91D6-79E675C13D7A

PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:124:C

The above described parcel of land contains 804 square feet in area or 0.019 acre.

(Note: Rotate above bearings 00°14'59" clockwise to equal Highway bearings).

STATE OF)
) ss.
COUNTY OF)

_____
Alice Martin, Trustee

On this _____ day of _____, in the year 20___, before me personally appeared _____,who by me being duly sworn/affirmed, that he/she is the_____, and that said document was signed by him/her on behalf of Alice Martin, as Trustee of the Alice Martin Trust, who acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust.

_____
Notary Public

DocuSign Envelope ID: 92124A07-7BA2-4B42-91D6-79E675C13D7A

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Easement

(TRUSTEE)
Salt Lake County

Tax ID No. 14-23-399-001
PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:124:E

Alice Martin, as Trustee of the Alice Martin Trust, Grantor, of Kearns, County of Salt Lake, State of Utah, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described easement in Salt Lake County, State of Utah, to-wit:

A temporary easement upon part of an entire tract of property situate in the NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah incident to the widening of Parkway Blvd (2700 S); MVC to 6400 West, known as Project No. F-2233(1)1. The easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the easterly boundary line of said entire tract and the northerly highway right of way line of said Parkway Blvd., which point is 92.90 feet S.00°04’54”E. from the North Quarter corner of said Section 26 (basis of bearing N.89°54’40”W. between the North Quarter corner and the Northwest corner of said Section 26); and running thence along said northerly highway right of way line westerly, 24.83 feet along the arc of a curve to the right with a radius of 1953.50, chord bears S.75°10'33"W. 24.82 feet to the westerly boundary line of said entire tract; thence N.00°04'54"W. 26.85 feet along said westerly boundary line to a point 72.50 feet radially distant northerly from the right of way control line of said Parkway Blvd, opposite approximate Engineers

Continued on Page 2

DocuSign Envelope ID: 92124A07-7BA2-4B42-91D6-79E675C13D7A

PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:124:E

Station 39+85.61, at a point of curvature of a curve to the left with a radius of 1927.50 feet; thence easterly along said curve with an arc length of 24.84 feet concentric with said right of way control line, chord bears N.74°58'23"E. 24.84 feet to the easterly boundary line of said entire tract at a point 72.50 feet radially distant northerly from the right of way control line of said Parkway Blvd, opposite approximate Engineers Station 40+11.41; thence S.00°04'54"E. 26.94 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described easement contains 646 square feet in area or 0.015 acre.

(Note: Rotate above bearings 00°14'59" clockwise to equal Highway bearings).

STATE OF)
) ss.
COUNTY OF)

_____
Alice Martin, Trustee

On this _____ day of _____, in the year 20___, before me personally appeared _____,who by me being duly sworn/affirmed, that he/she is the_____, and that said document was signed by him/her on behalf of_____Alice Martin, as Trustee of the Alice Martin Trust_____, who acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust.

_____
Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

WITH A COPY TO:
West Valley City
3600 South Constitution Blvd.
West Valley City, Utah 84119

Warranty Deed

(TRUSTEE)
Salt Lake County

Tax ID. No. 14-23-399-001
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Continued on Page 2

PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:124:C

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) ss.
COUNTY OF)

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Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Easement

(TRUSTEE)
Salt Lake County

Tax ID No. 14-23-399-001
PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:124:E

Alice Martin, as Trustee of the Alice Martin Trust, Grantor, of Kearns, County of Salt Lake, State of Utah, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described easement in Salt Lake County, State of Utah, to-wit:

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Continued on Page 2

PIN No. 17806
Project No. F-2233(1)1
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The above described easement contains 646 square feet in area or 0.015 acre.

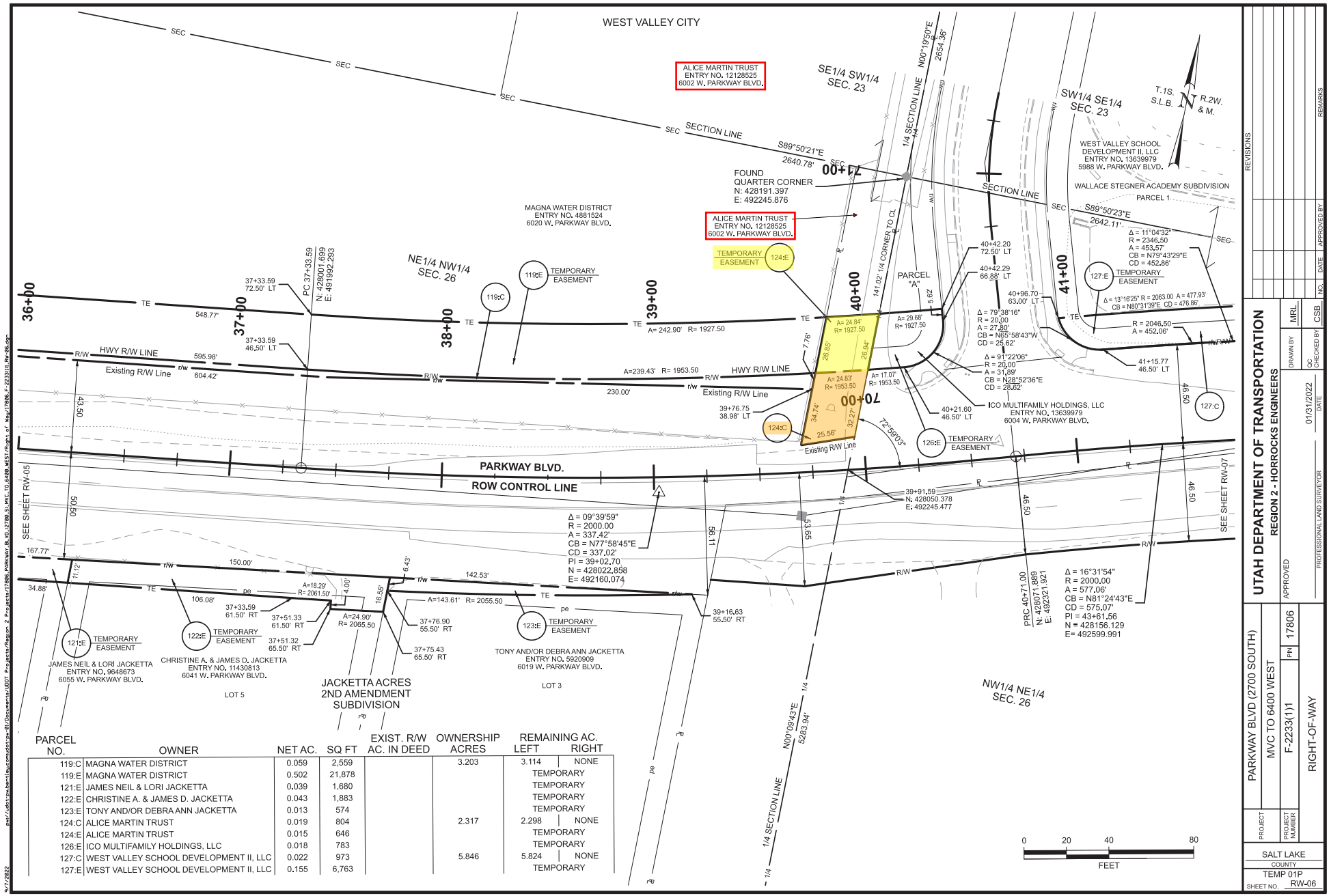
(Note: Rotate above bearings 00°14'59" clockwise to equal Highway bearings).

STATE OF)
) ss.
COUNTY OF)

_____
Alice Martin, Trustee

On this _____ day of _____, in the year 20___, before me personally appeared _____,who by me being duly sworn/affirmed, that he/she is the_____, and that said document was signed by him/her on behalf of_____ Alice Martin, as Trustee of the Alice Martin Trust _____, who acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust.

_____
Notary Public



PARCEL NO.	OWNER	NET AC.	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
119:C	MAGNA WATER DISTRICT	0.059	2,559		3.203	3.114	NONE
119:E	MAGNA WATER DISTRICT	0.502	21,878			TEMPORARY	
121:E	JAMES NEIL & LORI JACKETTA	0.039	1,680			TEMPORARY	
122:E	CHRISTINE A. & JAMES D. JACKETTA	0.043	1,883			TEMPORARY	
123:E	TONY AND/OR DEBRA ANN JACKETTA	0.013	574			TEMPORARY	
124:C	ALICE MARTIN TRUST	0.019	804		2.317	2.298	NONE
124:E	ALICE MARTIN TRUST	0.015	646			TEMPORARY	
126:E	ICO MULTIFAMILY HOLDINGS, LLC	0.018	783			TEMPORARY	
127:C	WEST VALLEY SCHOOL DEVELOPMENT II, LLC	0.022	973		5.846	5.824	NONE
127:E	WEST VALLEY SCHOOL DEVELOPMENT II, LLC	0.155	6,763			TEMPORARY	

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

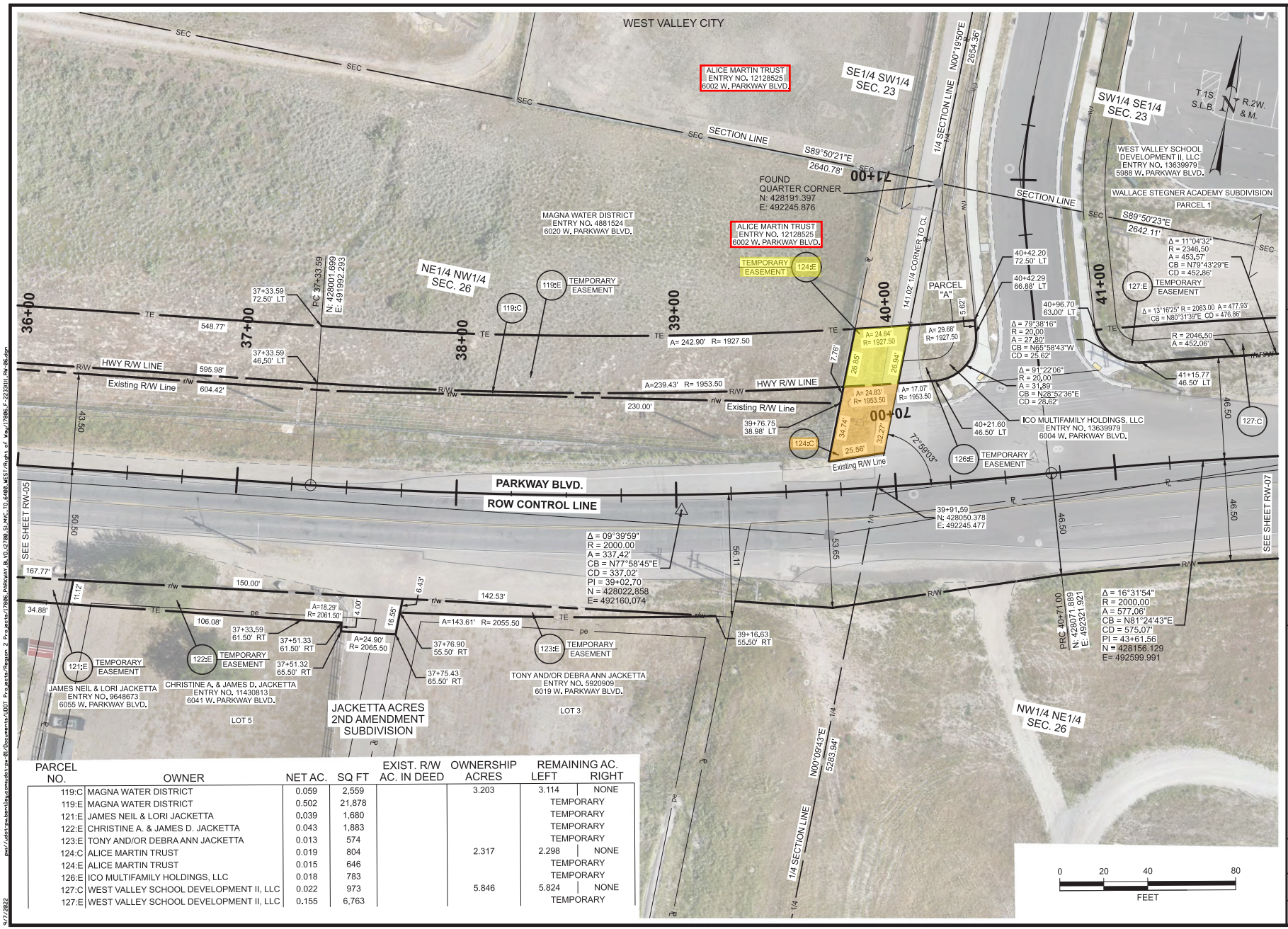
UTAH DEPARTMENT OF TRANSPORTATION
REGION 2 - HORROCKS ENGINEERS

DRAWN BY: MRL
CHECKED BY: CSB
QC
APPROVED
DATE: 01/31/2022
PROFESSIONAL LAND SURVEYOR

PROJECT: PARKWAY BLVD (2700 SOUTH)
MVC TO 6400 WEST
PROJECT NUMBER: F-2233(1)1
PIN: 17806
RIGHT-OF-WAY

SALT LAKE
COUNTY
TEMP 01P
SHEET NO. RW-06

9/7/2022
psf /c/dot/pw/benlayne/documents/pw_81/Documents/UDOT Projects/Region 2 Projects/17806_PARKWAY_BLVD_(2700_S)_MVC_TO_6400_WEST/Right of Way/17806_F-2233(1)1_RW-06.dgn



PARCEL NO.	OWNER	NET AC.	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
119:C	MAGNA WATER DISTRICT	0.059	2,559		3.203	3.114	NONE
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124:C	ALICE MARTIN TRUST	0.019	804		2.317	2.298	NONE
124:E	ALICE MARTIN TRUST	0.015	646			TEMPORARY	
126:E	ICO MULTIFAMILY HOLDINGS, LLC	0.018	783			TEMPORARY	
127:C	WEST VALLEY SCHOOL DEVELOPMENT II, LLC	0.022	973		5.846	5.824	NONE
127:E	WEST VALLEY SCHOOL DEVELOPMENT II, LLC	0.155	6,763			TEMPORARY	

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

UTAH DEPARTMENT OF TRANSPORTATION
REGION 2 - HORROCKS ENGINEERS

DRAWN BY MRL
QC CHECKED BY CSB
APPROVED
DATE 01/31/2022
PROFESSIONAL LAND SURVEYOR

PROJECT: PARKWAY BLVD (2700 SOUTH) MVC TO 6400 WEST
PROJECT NUMBER: F-2233(1)1
PIN: 17806
RIGHT-OF-WAY

SALT LAKE
COUNTY
TEMP 01P
SHEET NO. RW-06

9/7/2022
psf /udot-pw-bentleysscs-pw-01/Documents/UDOT Projects/Region 2 Projects/17806_PARKWAY_BLVD_(2700_S)_MVC_TO_6400_WEST/Right of Way/17806_F-2233(1)1_RW-06.dgn

ISSUE: _____
FISCAL IMPACT: N/A
FUNDING SOURCE: N/A

ISSUE:

A resolution re-appointing Michael Finch to the Professional Standards Review Board.

SYNOPSIS:

This resolution re-appoints Michael Finch as a member of the Professional Standards Review Board for a two-year term commencing on April 1, 2024 and ending on March 30, 2026.

BACKGROUND:

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

RECOMMENDATION:

Ratify the City Manager's re-appointment of Michael Finch to the Professional Standards Review Board.

WEST VALLEY CITY, UTAH

RESOLUTION NO. 24-XX

A RESOLUTION RATIFYING THE REAPPOINTMENT OF MICHAEL FINCH TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING APRIL 1, 2024 AND ENDING MARCH 30, 2026.

WHEREAS, members of the Professional Standards Review Board are appointed for a two-year term by the City Manager; and

WHEREAS, the City Manager desires to reappoint Michael Finch to serve on the Professional Standards Review Board for a term commencing April 1, 2024 and ending March 30, 2026; and

WHEREAS, Michael Finch is willing to accept said reappointment; and

WHEREAS, said reappointment requires the advice and consent of the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that it hereby ratifies the City Manager's reappointment of Michael Finch to the Professional Standards Review Board for a term commencing April 1, 2024 and ending March 30, 2026.

PASSED AND APPROVED this XX day of March 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Michael Finch - Candidate for reappointment to the West Valley City Professional Standards Review Board (PSRB).



Michael Finch is a resident of West Valley City Council District 3. He is a retired entrepreneur.

Michael Finch has been a resident of West Valley City for more than 40 years and resided here prior to the city's incorporation. Michael and his wife Leisa raised seven children in West Valley and have seventeen grandchildren. They have owned multiple businesses over the years, all located in West Valley City and sold their most recent business to retire, enjoy their family, and spend time giving back to our community.

Michael has volunteered his service to the city and if confirmed will continue as a valuable member of the PSRB.

ISSUE: _____
FISCAL IMPACT: N/A
FUNDING SOURCE: N/A

ISSUE:

A resolution reappointing Mariah Westhoff to the Professional Standards Review Board.

SYNOPSIS:

This resolution reappoints Mariah Westhoff as a member of the Professional Standards Review Board for a two-year term commencing on April 1, 2024 and ending on March 30, 2026.

BACKGROUND:

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

RECOMMENDATION:

Ratify the City Manager's re-appointment of Mariah Westhoff to the Professional Standards Review Board.

WEST VALLEY CITY, UTAH

RESOLUTION NO. 24-XX

A RESOLUTION RATIFYING THE CITY MANAGER'S REAPPOINTMENT OF MARIAH WESTHOFF TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING APRIL 1, 2024 AND ENDING MARCH 30, 2026.

WHEREAS, members of the Professional Standards Review Board are appointed for a two-year term by the City Manager; and

WHEREAS, the City Manager desires to reappoint Mariah Westhoff to serve on the Professional Standards Review Board for a term commencing April 1, 2024 and ending March 30, 2026; and

WHEREAS, Mariah Westhoff is willing to accept said reappointment; and

WHEREAS, said reappointment requires the advice and consent of the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that it hereby ratifies the City Manager's reappointment of Mariah Westhoff to the Professional Standards Review Board for a term commencing April 1, 2024 and ending March 30, 2026.

PASSED AND APPROVED this XXth day of March 2024.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Mariah Westhoff - Candidate for reappointment to the West Valley City Professional Standards Review Board (PSRB).

Mariah Westhoff is a resident of West Valley City Council District 1. She is currently employed as a paralegal.

Mariah grew up in Alaska before attending Northern Arizona University to study biomedical sciences. Her commitment to community service and combating the problem of domestic violence led her to employment across the Pacific Northwest before she moved to Utah in 2018.

She currently works as a paralegal addressing issues of domestic violence, sexual assault, stalking, child abuse, consumer / merchant credit, and landlord / tenant issues.

Mariah is a passionate advocate for women and LGBTQ rights and hopes to utilize her abilities to promote equal access to justice.

Mariah has volunteered her service to the city and if confirmed will continue as a valuable member of the PSRB.

