



The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, April 2, 2024, at 4:30 PM, in the Multipurpose Room, 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. Approval of Minutes:
 - A. March 26, 2024
4. Review Agendas for Regular City Council and Housing Authority Meetings of April 2, 2024
 - A. Regular City Council Agenda
 - B. Regular Housing Authority Agenda
5. Resolutions:
 - A. 24-53: Approve a Memorandum of Understanding to Support the Children's Justice Center

- 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.

- B. 24-54: Approve the Purchase of Garbage Cans from Wastequip
6. Consent Agenda Scheduled for April 9, 2024
- A. Reso. 24-55: Authorize the City to Enter Into a Real Estate Purchase Contract and Accept a Temporary Construction Easement With and From Rachelle Sierra for Property Located at 2765 West 3650 South
 - B. Reso. 24-56: Accept a Warranty Deed from the New Life Center United Pentecostal Church for Property Located at 3885 West 4100 South
7. Communications:
- A. Futsal Courts (5 min)
 - B. Opportunity Scholars Presentation (10 min)
 - C. UTOPIA Financial Update (10 min)
 - D. Budget Update (10 min)
 - E. Council Calendar
8. New Business:
- A. Potential Future Agenda Items
 - B. Council Reports

9. Motion for Closed Session (if necessary)

10. Adjourn

MINUTES OF COUNCIL STUDY MEETING – MARCH 26, 2024

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MARCH 26, 2024 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

John Flores, Interim Assistant City Manager / HR Director
Nichole Camac, City Recorder
Ryan Robinson, Acting City Attorney
Brandon Christiansen, Police Chief (*electronically*)
John Evans, Interim City Manager/ Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD MARCH 19, 2024

The Council considered the Minutes of the Study Meeting held March 19, 2024. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held March 19, 2024. Councilmember Fitisemanu seconded the motion.

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

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REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF MARCH 26, 2024

Councilmember Harmon stated that he would like to further review the senior/military golf fee reduction on the proposed ordinance for Parks and Recreation fees. He stated that the proposal is for a 30-40% discount while other courses throughout the valley are closer to 10%. Councilmember Fitisemanu asked how often the senior and veteran rates are used. Jamie Young, Parks and Recreation Director, stated that she could look into this. After discussion, the Council agreed to continue this item to allow staff time to compare discounts to other courses.

Upon inquiry by Mayor Lang, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council meeting scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR APRIL 2, 2024

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-1-2024, FILED BY GUY WILLIAMS, REQUESTING A ZONE CHANGE FROM LI (LIGHT INDUSTRIAL) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 2272 AND 2296 SOUTH 5600 WEST

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled April 2, 2024, in order for the City Council to hear and consider public comments regarding Application Z-1-2024, Filed by Guy Williams, requesting a Zone Change from LI (Light Industrial) to M (Manufacturing) for Property Located at 2272 and 2296 South 5600 West.

Proposed Ordinance 24-10 and Resolution 24-49 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-10, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2272 AND 2296 SOUTH 5600 WEST FROM LI (LIGHT INDUSTRIAL) TO M (MANUFACTURING)

Steve Pastorik, CED, discussed proposed Ordinance 24-10 that would amend the Zoning Map to Show a Change of Zone for Property Located at 2272 and 2296 South 5600 West from LI (Light Industrial) to M (Manufacturing).

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

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The applicant is proposing the zone change for three reasons. The first is to allow outside storage of new equipment/truck beds and upfitting parts. The LI zone prohibits outside storage while the M zone allows it. The second reason for the zone change is to allow additional auto service use which in this case is vehicle upfitting. The LI Zone includes the following provision: “Automobile Service shall only be allowed as a Use that is incidental to a Permitted or Conditional Use”. In addition to adding outside storage, the applicant is proposing to expand and remodel the larger building on the south parcel to do more vehicle upfitting. The third reason for the zone change is the LI Zone prohibits overhead doors from facing 5600 West. The plans for the building on the south parcel include overhead doors on the east side of the building.

If this rezone is approved, a conditional use permit will be required for the outside storage and because the property is located within 5600 West Overlay Zone. The ordinance requires outside storage uses to be screened from public view through fencing, landscaping, building placement, topography, berming, or other methods as determined by the Planning Commission. For high-image arterial streets like 5600 West, the ordinance was recently amended to require screening of outside storage by means of a building or a 6’ tall, precast concrete wall meeting certain specifications.

ACTION: RESOLUTION NO. 24-49, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SIX BUGS HOLDINGS, LLC AND DCG GOAT CORRAL, LLC FOR APPROXIMATELY 3.65 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2272 AND 2296 SOUTH 5600 WEST

Steve Pastorik, CED, discussed proposed Resolution 24-49 that would authorize the City to Enter Into a Development Agreement with Six Bugs Holdings, LLC and DCG Goat Corral, LLC for Approximately 3.65 Acres of Property Located at Approximately 2272 and 2296 South 5600 West

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

Guy Williams, the civil engineer, development consultant, and authorized agent for the property owners has submitted a zone change on 3.65 acres of property at parcel at 2272 and 2296 South 5600 West from LI (Light Industrial) to M (Manufacturing). The Planning Commission recommended approval of the zone change subject to a development agreement.

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The proposed development agreement addresses the following topics: use limitations, buildings to be removed, remodeling and expansion of an existing building, required conditional use approval, screening of outside storage areas, required improvements, and fencing.

Steve stated that Mayor Lang had asked about stacking in the previous study meeting. He noted that the Code doesn't address stacking but it can be addressed as part of a Conditional Use Application. He added that fencing can also be extended to 8 feet.

The City Council will consider Ordinance 24-10 and Resolution 24-49 at the Regular Council Meeting scheduled April 2, 2024 at 6:30 P.M.

B. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-2-2024, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO AMEND SECTIONS 7-9-104 AND 7-9-105 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ADD OR AMEND PARKING REQUIREMENTS FOR SEVERAL LAND USES

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled April 2, 2024, in order for the City Council to hear and consider public comments regarding Application ZT-2-2024, Filed by West Valley City, Requesting a Zone Text Change to Amend Sections 7-9-104 and 7-9-105 of the West Valley City Municipal Code to Add or Amend Parking Requirements for Several Land Uses

Proposed Ordinance 24-13 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-13, AMEND SECTIONS 7-9-104 AND 7-9-105 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ADD OR CHANGE PARKING REQUIREMENTS FOR SEVERAL LAND USES

Steve Pastorik, CED, discussed proposed Ordinance 24-13 that would amend Sections 7-9-104 and 7-9-105 of the West Valley City Municipal Code to Add or Change Parking Requirements for Several Land Uses

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

The City has had minimum parking requirements since incorporation in 1980. These requirements are intended to offer residents, employees, and business patrons sufficient parking opportunities. Providing too little

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parking can reduce convenience, affect lifestyle, and impact adjoining uses and streets. Providing too much parking can be expensive, limit the economic potential of land, and simply be unnecessary.

The ordinance changes proposed in this application are based on two books. The first is the 6th edition of *Parking Generation* from ITE that was published in 2023. This latest edition provides newer survey data and additional land uses. The second book is the 3rd edition of *Shared Parking* that was published in 2020 by the International Council of Shopping Centers (ICSC), the National Parking Association, and Urban Land Institute (ULI). This book provides empirical data on parking demand by time of day.

In summary, the proposed changes:

- reduce the required parking ratios for medical and dental offices, veterinarians and veterinary hospitals, day care/preschool centers and nursery schools, bowling alleys, movie theaters, automobile parts and supply stores, fast food establishments, financial institutions, professional offices, retail – intensive, and retail – less intensive;
- add a required parking ratio for private schools (K-12);
- increase the required parking ratio for restaurants;
- expand the list of uses in the shared parking table;
- update the parking demand percentages in the shared parking table for existing uses and add them for new uses; and
- divide the weekday and weekend time period in the shared parking table from 6 AM to 6 PM into two time periods – 6 AM to 12 PM (noon) and 12 PM (noon) to 6 PM.

Councilmember Huynh arrived at 4:37 PM.

Councilmember Harmon stated that this change could allow for more pad sites on properties. Councilmember Fitisemanu asked how West Valley City's standards compare to national ones. Steve replied that the Planning Commission felt the Code was requiring too many parking stalls for some commercial uses.

The City Council will consider Ordinance 24-13 at the Regular Council Meeting scheduled April 2, 2024 at 6:30 P.M.

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C. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-1-2024, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO AMEND SECTIONS 7-1-109, 7-2-117, 7-10-103, 7-13-517, 7-14-102, AND 18-4-104 OF THE WEST VALLEY CITY MUNICIPAL CODE TO INCREASE THE CONSTRUCTION THRESHOLD THAT TRIGGERS CERTAIN IMPROVEMENTS AND TO ALLOW THE OPTION OF PAYMENT IN LIEU OF INSTALLATION OF OFF-SITE IMPROVEMENTS

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled April 2, 2024, in order for the City Council to hear and consider public comments regarding ZT-1-2024, Filed by West Valley City, Requesting a Zone Text Change to Amend Sections 7-1-109, 7-2-117, 7-10-103, 7-13-517, 7-14-102, and 18-4-104 of the West Valley City Municipal Code to Increase the Construction Threshold that Triggers Certain Improvements and to Allow the Option of Payment in Lieu of Installation of Off-Site Improvements.

Proposed Ordinance 24-14 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-14, AMEND SECTIONS 7-9-104 AND 7-9-105 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ADD OR CHANGE PARKING REQUIREMENTS FOR SEVERAL LAND USES

Steve Pastorik, CED, discussed proposed Ordinance 24-14 that would amend Sections 7-1-109, 7-2-117, 7-10-103, 7-13-517, 7-14-102, and 18-4-104 of the West Valley City Municipal Code to Increase the Construction Threshold that Triggers Certain Improvements and to Allow the Option of Payment in Lieu of Installation of Off-Site Improvements.

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

In September of 1984, the City adopted an ordinance (Ordinance 84-38) that required 20 feet of landscaping along high-image arterials with “any substantial modification to an existing site or structure in which the estimated construction cost exceeds \$50,000”. Later, in March of 1988, the City adopted an ordinance (Ordinance 88-08) that required curb, gutter, and sidewalk improvements when “estimated construction costs exceed \$50,000 for substantial modifications to an existing site or structure”. While other improvements like streetlights and street paving have since been added to the ordinance, the \$50,000 construction threshold has remained in place since the adoption of these ordinances.

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Using the CPI (Consumer Price Index) Inflation Calculator from the Bureau of Labor Statistics, \$50,000 in September of 1984 would be worth \$146,070 today. Using the same calculator, \$50,000 in March of 1988 would be worth \$131,651 today. Hence, staff is recommending an increase in this threshold from \$50,000 to \$150,000 to account for inflation.

Staff is also recommending adding the option of payment in lieu of installation of off-site improvements. Currently, whenever off-site improvements like streetlights, street paving, curb, gutter, and sidewalk are required, the ordinance allows: 1) the installation of the improvements, 2) a bond guaranteeing the completion of the improvements, or 3) at the discretion of the City, a delay agreement. The City Council has generally chosen not to approval delay agreements over the last few years. In addition, Public Works has found that exercising delay agreements has proven to be difficult. As such, staff is proposing the addition of a payment in lieu of the installation of off-site improvements as another alternative to installation, particularly where there are no improvements on adjoining properties to connect to. The use of this new option would be at the City Engineer's sole discretion.

Councilmember Whetstone stated that this change could cause concern where a developer has paid for improvements that are not immediately built. Steve stated that this could be a potential issue since improvements may take years to install. Mayor Lang stated that she prefers the City to have the funds upfront instead of having delay agreements that are too difficult to call when the time comes. Councilmember Fitisemanu asked if this could be addressed using a Development Agreement. Steve replied that it is not very common and noted that Development Agreements can only be put in place when a zone change occurs. Councilmember Whetstone asked if funds would be kept in a separate account. Steve replied yes.

The City Council will consider Ordinance 24-14 at the Regular Council Meeting scheduled April 2, 2024 at 6:30 P.M.

D. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2023-2024 BUDGET

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled April 2, 2024, in order for the City Council to hear and consider public comments regarding Re-Opening the FY 2023-2024 Budget

Proposed Ordinance 24-15 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

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ACTION: ORDINANCE NO. 24-15, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

Jim Welch, Finance Director, discussed proposed Ordinance 24-15 that would amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2023 and Ending June 30, 2024 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds.

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

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City holds public hearings on budget amendments on a quarterly basis each fiscal year.

A Public Notice was posted March 21, 2024, in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held April 2, 2024, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah

Mayor Lang asked about the increase in the election cost. Nichole Camac, City Recorder, replied that the County provided a "best estimate" and undercalculated that actual cost of the election. She noted that they have assured that a more accurate estimate would be provided in the future.

The City Council will consider Ordinance 24-15 at the Regular Council Meeting scheduled April 2, 2024 at 6:30 P.M.

RESOLUTION 24-51: APPROVE THE PURCHASE OF STREETLIGHTS FROM MOUNTAIN STATES LIGHTING

Dan Johnson, Public Works, presented proposed Resolution 24-51 that would approve the Purchase of Streetlights from Mountain States Lighting

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

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The Street Light Utility needs to order street light assemblies for miscellaneous upcoming projects as well as stocked materials for routine maintenance of the street light system.

Mountain States Lighting has supplied street lights to the City since 2006. The City normally purchases lights directly from the Mountain States and supplies them to City contractors for installation because of a significant discount given to the City.

The budget opening is requested to order these materials now as there is a long lead time to procure these items.

The City Council will consider Resolution 24-51 at the Regular Council Meeting scheduled April 2, 2024 at 6:30 P.M

CONSENT AGENDA SCHEDULED FOR APRIL 2, 2024

A. RESOLUTION 24-52: ACCEPT TWO CONVEYANCE AND QUIT CLAIM OF EASEMENT DOCUMENTS FROM BRIGHTON CANAL COMPANY, LLC

Mayor Lang discussed proposed Resolution 24-52 that would accept two Conveyance and Quit Claim of Easement Documents from Brighton Canal Company, LLC

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

The Brighton Canal Company, LLC owns a parcel of land located at 2383 S. Decker Lake Boulevard (15-22-151-021), along with an easement crossing multiple parcels in the Decker Lake Business Park between Redwood Road and Interstate 215 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.

The Brighton Canal Storm Drain Project crosses portions of the Brighton Canal Company Property and also crosses portions of the Brighton Canal Easement. 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.

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The City Council will consider Resolution 24- 52 on the Consent Agenda at the Regular Council Meeting scheduled April 2, 2024 at 6:30 P.M

COMMUNICATIONS

A. BANGERTER HIGHWAY UPDATE

Dan Johnson, Public Works Director, provided an update on the Bangerter Highway project. He stated that the interchange at 4700 South is now under construction and there will be a full closure from June 2024- June 2025. Councilmember Harmon noted that this will increase traffic on 4000 West and asked when 4000 West construction would occur. Dan replied that the design for that project will begin this summer and likely won't be ready until UDOT is done with 4700 South and Bangerter.

Dan stated that the environmental study for Bangerter Highway at 4100 South is now complete. He briefly described the plan for this area. He noted that UDOT is aware of the Council's concern regarding pedestrian tunnels but haven't provided a solution. He noted that they wanted to complete the environmental document so they have just labeled them as "pedestrian crossings" and will make a final determination later in the process. Dan stated that UDOT has heard the concerns of the residents and the Council and he is hopeful that a good resolution will occur. Councilmember Harmon stated that the City's primary concern is the pedestrian tunnels and noted that he is disappointed to see that UDOT was unable to come to a resolution at this time. The Council discussed possible solutions including removing the pedestrian crossings entirely. Councilmember Harmon stated that this may be a small part of the project for UDOT but it's a big part of the project for the residents being impacted in the area. Mayor Lang agreed. Dan assured that the City would be part of the conversation when the time comes and noted that staff would continue to vocalize the opposition to pedestrian tunnels.

The Mayor and Council had no further questions or concerns.

B. GENERAL PLAN UPDATE-SOUTHWEST

Steve Pastorik, CED Director, presented a PowerPoint Presentation summarized as follows:

- Southwest- 814 acres
 - o Zoning: M, A-2
 - o Option A: 12.3 million SF of industrial
 - o Option B: 28.6K SF of commercial, 6.3 million SF of industrial, 552 single family homes
 - o Current uses: sand and gravel extraction, vacant, utilities

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- Arguments for Industrial
 - Zoning is already M north of 6200 S
 - Hexcel prefers the largest industrial buffer possible
 - Both MVC and SR-111 provide buffers for the residential to the east and west
 - Generally speaking, after accounting for service costs, industrial uses would generate more revenue to the City than residential
- Arguments for Residential
 - Residential exists south of 6200 S to the west of SR-111 and to the east of MVC.
 - Regionally, there is a need for more housing.
 - The overpressure zones don't impact the area shown by the consultant for housing.

Councilmember Nordfelt stated that this is a significant portion of land in the City with a huge amount of potential. He noted that whatever is done here, it's important to be very careful to ensure an opportunity is not squandered. The Mayor and Council discussed potential options for this area including industrial and residential and agreed that this is an important location in the City and is the "west bench" of West Valley. After discussion, the Council requested that staff look into unique possibilities for a portion of land this size that may have been done in other areas across the nation. They also discussed a potential moratorium on development in the area and a field trip to look at this property more closely.

The Mayor and Council had no further questions or concerns.

C. COUNCIL CALENDAR

Mayor Lang referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events.

Members of the City Council had no further questions regarding the Council Update.

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Huynh asked when the new City Manager would begin. John replied April 8th.

Councilmember Fitisemanu stated that he received an email from a resident who would like the Council to consider modifying the ordinance to allow business

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operation in a garage space. He also requested a discussion on Ranked Choice Voting.

B. COUNCIL REPORTS

COUNCILMEMBER WHETSTONE- CDBG MEETING

Councilmember Whetstone stated that he and Councilmember Fitisemanu attended the CDBG committee meeting. He noted that it is a good experience to see some of the non-profits in the City and the services they provide. Councilmember Fitisemanu agreed and noted that the process is impressive.

COUNCILMEMBER HUYNH- DECKER LAKE

Councilmember Huynh noted that he and his children participated in the Deckler Lake clearing program.

MAYOR LANG- INTERFAITH MY HOMETOWN

Mayor Lang stated that the Tongan Community Faith leaders attended the My Hometown event. She stated that she visited the Work Activity Center for their first annual gala and was impressed by what they are doing there.

C. REVIEW AGENDA FOR REGULAR HOUSING AUTHORITY MEETING SCHEDULED APRIL 2, 2024

HA RESOLUTION 24-01: ADOPT A PUBLIC HOUSING AGENCY ADMINISTRATIVE PLAN

Layne Morris, CPD, presented proposed Resolution 24-01 that would adopt a Public Housing Agency Administrative Plan

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

The Public Housing Agency (PHA) Administrative Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families.

The Housing Authority will consider Resolution 24-01 at the Regular Meeting scheduled April 2, 2024 at 6:30 P.M

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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 STUDY MEETING ON TUESDAY MARCH 26, 2024 WAS ADJOURNED AT 6:04 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Study Meeting of the West Valley City Council held Tuesday, March 26, 2024.

Nichole Camac, CMC
City Recorder



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, April 2, 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 Tom Huynh
4. Special Recognitions
5. Approval of Minutes:
 - A. March 26, 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 period. Speakers shall refrain from personal attacks against fellow citizens, city staff, or members of the City Council.)

- 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.

- A. Public Comments
- B. City Manager Comments
- C. City Council Comments

7. Public Hearings:

- A. Accept Public Input Regarding Application Z-1-2024, Filed by Guy Williams, Requesting a Zone Change from LI (Light Industrial) to M (Manufacturing) for Property Located at 2272 and 2296 South 5600 West

Action: Consider Ordinance 24-10, Amend the Zoning Map to Show a Change of Zone for Property Located at 2272 and 2296 South 5600 West from LI (Light Industrial) to M (Manufacturing)

Action: Consider Resolution 24-49, Authorize the City to Enter Into a Development Agreement with Six Bugs Holdings, LLC and DCG Goat Corral, LLC for Approximately 3.65 Acres of Property Located at Approximately 2272 and 2296 South 5600 West

- B. Accept Public Input Regarding Application ZT-2-2024, Filed by West Valley City, Requesting a Zone Text Change to Amend Sections 7-9-104 and 7-9-105 of the West Valley City Municipal Code to Add or Amend Parking Requirements for Several Land Uses

Action: Consider Ordinance 24-13, Amend Sections 7-9-104 and 7-9-105 of the West Valley City Municipal Code to Add or Change Parking Requirements for Several Land Uses

- C. Accept Public Input Regarding Application ZT-1-2024, Filed by West Valley City, Requesting a Zone Text Change to Amend Sections 7-1-109, 7-2-117, 7-10-103, 7-13-517, 7-14-102, and 18-4-104 of the West Valley City Municipal Code to Increase the Construction Threshold that Triggers Certain Improvements and to Allow the Option

of Payment in Lieu of Installation of Off-Site Improvements

Action: Consider Ordinance 24-14, Amend Sections 7-1-109, 7-2-117, 7-10-103, 7-13-517, 7-14-102, and 18-4-104 of the West Valley City Municipal Code to Increase the Construction Threshold that Triggers Certain Improvements and to Allow the Option of Payment in Lieu of Installation of Off-Site Improvements

D. Accept Public Input Regarding Re-Opening the FY 2023-2024 Budget

Action: Consider Ordinance 24-15, Amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2023 and Ending June 30, 2024 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

8. Resolutions:

A. 24-51: Approve the Purchase of Streetlights from Mountain States Lighting

9. Consent Agenda:

A. Reso. 24-52: Accept Two Conveyance and Quit Claim of Easement Documents from Brighton Canal Company, LLC

10. Unfinished Business:

A. Ord. 24-11: Amend Section 1-2-107 of the West Valley City Municipal Code to Update Certain Parks and Recreation Fees

11. Motion for Closed Session (if necessary)

12. Adjourn



The Regular Electronic Meeting of the West Valley City Housing Authority will be held on Tuesday, April 2, 2024, at 6:30 PM, or as soon thereafter as the Redevelopment Agency Meeting is completed, in the 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>.

DON CHRISTENSEN, CHAIR
WILL WHETSTONE, VICE CHAIR

A G E N D A

1. Call to Order- Don Christensen
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. January 2, 2024 (Annual Meeting)
5. Resolutions:
 - A. 24-01: Adopt a Public Housing Agency Administrative Plan
6. Adjourn

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is 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.

ITEM: SLCO Children's Justice Center
FISCAL IMPACT: NA
FUNDING SOURCE: NA

ISSUE:

A resolution ratifying the Memorandum of Understanding between West Valley City and Salt Lake County for maintaining best practices in using the multidisciplinary teamwork approach to physical and sexual child abuse investigations.

SYNOPSIS:

The Salt Lake County Children's Justice Center (CJC) is required to maintain a Memorandum of Understanding (MOU) with Allied Agencies to comply with Utah law and to meet the Accreditation Standards of the National Children's Alliance. Failure to maintain this agreement would negatively impact the funding awarded to the CJC from state and federal sources.

The first agreement was signed with 6 Allied Agencies in 2013. It was renewed again in 2016 due to changes in leadership. In 2019, updates were made to the MOU due to changes in agency leadership in the previous year. The current request to update the MOU is based on a 5-year commitment and merely makes minor adjustments to a few definitions within the MOU.

As an allied agency, West Valley City Police commit to continual use of the Children's Justice Center to coordinate child abuse investigations, conduct the child victim interviews at the CJC, and participate in team staffing to review the investigative and child protection process.

RECOMMENDATION:

It is recommended that the Council approve the agreement to continue in partnership with the Salt Lake County Children's Justice Center (CJC).

SUBMITTED:

Colleen Jacobs, Chief of Police

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING (“MOU”) TO SUPPORT THE CHILDREN’S JUSTICE CENTER.

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, the City previously entered into a Memorandum of Understanding with Salt Lake County concerning their operation of the nonprofit Children’s Justice Center (“CJC”); and

WHEREAS, the CJC has as a purpose to provide a comprehensive, multidisciplinary, nonprofit, intergovernmental response to sexual abuse of children, physical abuse of children, and other crimes involving children where the child is a primary victim or a critical witness in Salt Lake County; and

WHEREAS, a renewed Memorandum of Understanding (the “MOU”) has been prepared by and between the City and various entities within Salt Lake County to support the mission of the Children’s Justice Center; 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 approve the MOU.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the MOU is hereby approved, and that the Mayor is hereby authorized to execute said MOU and any other documents necessary to accomplish the purposes set forth therein for and on behalf of West Valley City, subject to approval of the final form of the MOU 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

Memorandum of Understanding Salt Lake County Children's Justice Center

In accordance with Utah Code Annotated, Title 67, Chapter 5b, the State of Utah has established a statewide program that provides a comprehensive, multidisciplinary, and intergovernmental response to child abuse victims in a facility known as a Children's Justice Center.

This Memorandum of Understanding for the Salt Lake County Children's Justice Center (hereinafter referred to as "Center") is executed by and among the following agencies:

Salt Lake County Government
Salt Lake County District Attorney Office
Salt Lake County Survivor and Victim Services
Salt Lake County Children's Justice Center

Cottonwood Heights Police Department
Draper City Police Department
Granite School District Police Department
Herriman City Police Department
Murray City Police Department
Riverton City Police Department
Salt Lake City Police Department
Sandy City Police Department
Bluffdale City (Contracting with Saratoga Springs Police Department for law enforcement services)
South Jordan Police Department
South Salt Lake Police Department
Taylorsville Police Department
Unified Police Department
West Jordan City Police Department
West Valley City Police Department

Division of Child and Family Services
Utah Attorney General's Office
Utah Guardian ad Litem
Primary Children's Hospital (IHC Health Services, Inc.)
Multicultural Counseling Center

WHEREAS, in conjunction with the attorney general, the Center shall:

- a. Coordinate the activities of the public agencies involved in the investigation and prosecution of child abuse cases and the delivery of services to child abuse victims and child abuse victims' families;
- b. Provide a neutral, child-friendly program, where interviews are conducted and services are provided to facilitate the effective and appropriate disposition of child abuse cases in juvenile, civil, and criminal court proceedings;

- c. Facilitate a process for interviews of child abuse victims to be conducted in a professional and neutral manner;
- d. Obtain reliable and admissible information that can be used effectively in child abuse cases in the state;
- e. Maintain a multidisciplinary team that includes representatives of public agencies involved in the investigation and prosecution of child abuse cases and in the delivery of services to child abuse victims and child abuse victims' families;
- f. Hold regularly scheduled case reviews with the multidisciplinary team;
- g. Coordinate and track investigation of the alleged offense and preparation of prosecution;
- h. Maintain a working protocol that addresses the Center's procedures for conducting forensic interviews and case reviews, and for ensuring a child abuse victim's access to medical and mental health services;
- i. Maintain a system to track the status of cases and the provision of services to child abuse victims and child abuse victims' families;
- j. Provide training for professionals involved in the investigation and prosecution of child abuse cases and in the provision of related treatment and services;
- k. Enhance community understanding of child abuse cases; and
- l. Provide as many services as possible that are required for the thorough and effective investigation of child abuse cases.

WHEREAS, the parties recognize that:

- 1. Child abuse is a community problem that causes devastating damage to individual children, their families, and the communities in which they live,
- 2. No single agency, individual, or discipline has all the knowledge, skills and resources to provide assistance needed by abused children and their families,
- 3. The combined wisdom, experience, professional knowledge and continued training of prosecutors, child protective services, law enforcement, medical and mental health professionals, and others will significantly enhance the effectiveness of the investigation, prosecution and treatment of victims of child abuse and their families.

THEREFORE, the parties agree to cooperate in:

- 1. Maintaining a comprehensive and collaborative multidisciplinary team response to victims of child abuse;
- 2. Reducing, to the greatest extent possible, the number of interviews required of a victim of child abuse to minimize the negative impact of the investigation of the child; and
- 3. Developing, maintaining, and supporting, through the center, an environment that emphasizes the best interest of children.

This agreement is not intended to create any additional liability to the parties not currently provided by law. This agreement does not create a separate entity.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding and is effective for (5) five years as of: _____

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Salt Lake County Government
Address	2001 South State Street
City State Zip	Salt Lake City, Utah 84190

Mayor Jenny Wilson or Designee
Salt Lake County Government

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Salt Lake County District Attorney Office
Address	35 East 500 South
City State Zip	Salt Lake City, Utah 84111

Sim Gill, District Attorney
Salt Lake County District Attorney Office

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Survivor and Victim Services
Address	35 East 500 South
City State Zip	Salt Lake City, Utah 84111

Asha Parekh, Division Director
Survivor and Victim Services

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Salt Lake County Children's Justice Centers
Address 1	CJC North – 35 East 500 South, Salt Lake City, Utah 84111
Address 2	CJC South – 8282 South 2200 West, West Jordan, Utah 84088

Dustin Schumacher, Manager
Salt Lake County Children's Justice Center

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Cottonwood Heights Police Department
Address	2277 Bengal Boulevard
City State Zip	Cottonwood Heights, Utah 84121

Mayor Mike Weichers or Designee
Cottonwood Heights

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Draper City Police Department
Address	1020 East Pioneer Road
City State Zip	Draper, Utah 84020

Mayor Troy Walker or Designee
Draper City

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Granite School District Police Department
Address	2500 South State Street
City State Zip	South Salt Lake City, Utah 84115

Superintendent Richard Nye or Designee
Granite School District

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Herriman City Police Department
Address	5355 West Herriman Main Street
City State Zip	Herriman, Utah 84096

Mayor Lorin Palmer or Designee
Herriman City Police Department

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Murray City Police Department
Address	5025 South State Street
City State Zip	Murray, Utah 84107

Mayor Brett Hales or Designee
Murray City

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Riverton City Police Department
Address	12810 South Redwood Road
City State Zip	Riverton, Utah 84065

Mayor Trent Staggs or designee
Riverton City

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Salt Lake City Police Department
Address	475 South 300 East
City State Zip	Salt Lake City, Utah 84114

Mayor Erin Mendenhall or designee
Salt Lake City

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Sandy City Police Department
Address	10000 Centennial Parkway, #111
City State Zip	Sandy, Utah 84070

Mayor Monica Zoltanski or Designee
Sandy City

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Bluffdale City - Contracting with Saratoga Springs Police Department to perform law enforcement services
Address	2222 West 14400 South
City State Zip	Bluffdale, Utah 84065-5248

Mayor Natalie Hall or designee
Bluffdale City

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	South Jordan Police Department
Address	10655 South Redwood Road
City State Zip	South Jordan, Utah 84065

Mayor Dawn Ramsey or Designee
South Jordan City

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	South Salt Lake Police Department
Address	2835 S. Main Street
City State Zip	Salt Lake City, Utah 84115

Mayor Cherie Wood or Designee
South Salt Lake City

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	State Bureau of Investigation
Address	4501 South 2700 West, 2 nd Floor
City State Zip	Salt Lake City, Utah 84129

Commissioner Jess Anderson or designee
State Bureau of Investigation
Utah Department of Public Safety

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Taylorsville Police Department
Address	2600 Taylorsville Boulevard
City State Zip	Taylorsville, Utah 84129

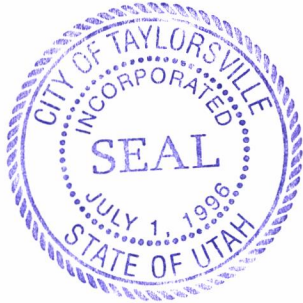
Kristie S. Overson

Mayor Kristie Overson or Designee
Taylorsville City

3/6/2024

Date

ATTEST:
Jamie Brooks
Jamie Brooks
City Recorder



Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Unified Police Department
Address	3365 South 900 West
City State Zip	South Salt Lake, Utah 84119

Sheriff Rosie Rivera or designee
Unified Police Department

Date

ATTENT:

James Brooks

Director

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	University of Utah Department of Public Safety
Address	1658 East 500 South
City State Zip	Salt Lake City, Utah 84112

Keith Squires, Chief Public Safety Officer, Director of Public Safety
Or Designee
University of Utah

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	West Jordan City Police Department
Address	8040 South Redwood Road
City State Zip	West Jordan, Utah 84088

Mayor Dirk Burton or Designee
West Jordan City

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	West Valley City Police Department
Address	377 Market Street
City State Zip	West Valley City, Utah 84119

Mayor Karen Lang or Designee
West Valley City

Date

Approved as to form 3/20/2024

Brandon Hill

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Division of Child and Family Services
Address	195 North 1950 West
City State Zip	Salt Lake City, Utah 84116

Tracy Gruber, Executive Director
Division of Child and Family Services
Department of Health and Human Services

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Utah Attorney General's Office
Address	350 North State Street, Suite #230
City State Zip	Salt Lake City, Utah 84123

Carol Verdoia, Assistant Attorney General, Division Director
Or designee
Utah Attorney General's Office

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Utah Guardian Ad Litem
Address	450 South State Street
City State Zip	Salt Lake City, Utah 84114

Stacy Snyder, Director or Designee
Utah Guardian Ad Litem

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Primary Children's Hospital
Address	100 Mario Capecchi Drive
City State Zip	Salt Lake City, Utah 84113

Katy Welkie, VP Children's Health/CEO PCH
Primary Children's Hospital (IHC Health Services, Inc.)

Date

Memorandum of Understanding
Salt Lake County Children's Justice Center

Agency Name	Multicultural Counseling Center
Address	7625 South 3200 West, Suite 2
City State Zip	West Jordan, Utah 84084

Gina Toledo, Executive Director

Date

24-54: Approve the Purchase of Garbage Cans from...

Item #:	
Fiscal Impact:	Not to exceed: \$41,839.00
Funding Source:	Sanitation Fees
Account #:	27-7560-40480-00000-0000
Budget Opening Required:	No

ISSUE:

Authorization to purchase garbage cans.

SYNOPSIS:

The purchase of garbage containers from Toter (Wastequip), through OMNIA Partners purchasing coop, for use in residential curbside waste collection.

BACKGROUND:

The Sanitation Division regularly purchases new garbage cans to satisfy demand from customers for new cans and to replace damaged cans.

The pricing for the containers is based upon a bid award to other government entities and the containers are procured through OMNIA Partners, a national purchasing organization. The bids obtained through this organization enable the City to benefit from very competitively priced bids from another government agency, satisfying the City's procurement requirements.

This resolution authorizes the purchase of 624 garbage containers.

RECOMMENDATION:

Authorize the Public Works Department to spend \$41,839.00 to purchase garbage containers.

SUBMITTED BY:

Dan Johnson, Public Works Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PURCHASE OF
GARBAGE CANS FROM WASTEQUIP.**

WHEREAS, West Valley City wishes to purchase new garbage cans to replace aging and unusable cans; and

WHEREAS, Wastequip has been awarded a contract through an interlocal purchasing cooperative to supply said products; and

WHEREAS, the price awarded to Wastequip is within price parameters and meets the City's needs; 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 purchase said products.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the City is hereby authorized to purchase garbage cans from Wastequip for an amount not to exceed \$41,839.00 and that the Mayor and City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchases.

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

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER



1661 Frontera Rd, Del Rio, TX, 78840
 PHONE: 800-424-0422 FAX: 833-930-1124
 WQ-10307031

Sell To:

Contact Name	Paul Love	Ship To Name	City of West Valley City
Bill To Name	City of West Valley City	Ship To	2805 S 3600 W
Bill To	2855 S 3600 W		West Valley City, UT 84119
	West Valley City, UT 84119-1644		USA
	USA	Quick Ship	<input type="checkbox"/>
Email	paul.love@wvc-ut.gov		
Phone	(801) 963-3379		

Quote Information

Salesperson	Steve Ortmayer	Created Date	3/25/2024
Salesperson Email	sortmayer@wastequip.com	Expiration Date	4/9/2024
Salesperson Phone	720-387-6696	Quote Number	WQ-10307031
			Please Reference Quote Number on all Purchase Orders

Product	Product Description	Description	Selected Option	Quantity	Sales Price	Total Price
**Plastics - 79296 - OMNIA	Model 79296 - Toter 96 Gallon EVR II Universal/Nestable Cart-OMNIA	Omnia Cart - \$59.85 BHS - \$0.50 Total - \$60.35 Cart stacks to be bagged at the factory	---Body Color - (940) Green ---Lid Color - (940) Green ---Body Hot Stamp on Both Sides (Existing) in White ---Wheels - 10in Snap-on ---Customer Serial Number Hot Stamped on Front of Cart Body in White ---2/3 Assembled with Lid (down), Stop Bar and Axle Factory Installed ---Warranty - 12 Yrs Cart Body, All other components 10 Yrs	624.00	\$60.35	\$37,658.40

Payment Terms	Net 30 Days if credit has been established	Subtotal	\$37,658.40
Shipping Terms	FOB Origin	Shipping	\$4,180.60
		Tax	\$0.00
		Grand Total	\$41,839.00

Special Instructions

Special Instructions Please ensure the cart stacks are bagged at warehouse for transit. Some past orders we have not done this.

Shipping Details

Shipping Instructions Please ensure the cart stacks are bagged at warehouse for transit. Some past orders we have not done this.

Additional Information

Additional Terms Our Quote serves as an offer to provide Products and/or services at the quantities and prices shown and is a good faith estimate, based on our understanding of your needs. By signing below, you indicate your acceptance of our offer which is



expressly subject to the Wastequip Terms & Conditions of Sale ("Wastequip's Terms") located at: <https://www.wastequip.com/terms-conditions-sale>, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. Wastequip's Terms may be updated from time to time and are available by hard copy upon request. Any changes or deviations to the terms of this Quote, including any different terms in an Order submitted by you, must be agreed upon in writing by both parties.

Additional Information

Pricing is based on your acceptance prior to the expiration of this Quote, including product specifications, quantities, and timing. Any differences to your Order may result in different pricing, freight or other costs. Due to volatility in petrochemical, steel and related Product material markets, actual prices and freight, are subject to change. We reserve the right, by providing notice to you at any time before beginning Product manufacturing, to increase the price of the Product(s) to reflect any increase in the cost to us which is due to any factor beyond our control (such as, without limitation, any increase in the costs of labor, materials, or other costs of manufacture or supply). Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume, Products and materials are subject to manufacturing and commercial variation and Wastequip's practices, and may vary from nominal sizes and materials. All prices are in US dollars; this Quote may not include all applicable taxes, brokerage fees or duties. If customer is not tax exempt, final tax calculations are subject to change.

Special Contract Information

Please Note: Pricing and Product offerings is based on the OMNIA Partners, Public Sector (subsidiaries National IPA and U.S. Communities) agreement through Toter's Contract No. 226024-2 as awarded by the City of Tucson on 06-15-2023. Per the terms of this contract, pricing and products are evaluated per this contract based on current market conditions, at any time without prior notice, and after City of Tucson approval. The current pricing is effective 6-15-2023 through 6-14-2024 (then current freight applied at time of each order). Toter, LLC Product Warranties, Disclaimers, Limitation of Liability and Remedies, and Limited Warranty Provisions apply to all purchases thereunder.

Signatures

Accepted By: _____
Company Name: _____
Date: _____
Purchase Order: _____

Please Reference Quote Number on all Purchase Orders

Item #:	
Fiscal Impact:	<u>\$270.80 (6.77% of actual cost)</u>
Funding Source:	<u>Federal STP Funds</u>
Account #:	<u>45-9610-40750-75276-0200</u>
Budget Opening Required:	<u>No</u>

ISSUE:

Authorization and execution of a Real Estate Purchase Contract and acceptance of a Temporary Construction Easement.

SYNOPSIS:

Rachelle L. Sierra has signed a Real Estate Purchase Contract and has agreed to sign a Temporary Construction Easement for property located at 2765 West 3650 South (15-33-179-002).

BACKGROUND:

The Rachelle L. Sierra parcel located at 2765 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 temporary construction easement is \$4000.00 and was based upon an administrative compensation estimate prepared by HDR Engineering, Inc.

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 \$270.80.

RECOMMENDATION:

Accept Temporary Construction Easement and authorize the mayor to execute the Real Estate Purchase Contract. Temporary Construction Easement will be recorded 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 TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM RACHELLE SIERRA FOR PROPERTY LOCATED AT 2765 WEST 3650 SOUTH.

WHEREAS, Rachelle Sierra (herein “Owner”) has entered into a Real Estate Purchase Contract for property located at 2765 West 3650 South that is affected by the Lancer Way Reconstruction Project (herein “Project”); and

WHEREAS, Owner has also signed a Temporary Construction Easement (the “Easement”), 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 Easement.

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 Easement for and on behalf of West Valley City.

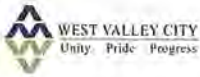
PASSED, APPROVED and MADE EFFECTIVE this ____ day of _____, 2024.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER



West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 130:E

Pin No: 18823 Job/Proj No: 55684 Project Location: 3650 South; 2700 West to 3200 West
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 15-33-179-002
Property Address: 2765 West 3650 South WEST VALLEY CITY UT, 84119
Owner's Address: 2765 West 3650 South, WEST VALLEY CITY, UT, 84119
Primary Phone: 801-347-3344 Owner's Home Phone: (801)347-3344 Owner's Work Phone:
Owner / Grantor (s): Rachelle L. Sierra, a married woman

IN CONSIDERATION of the mutual promises herein and subject to approval of the Local Government Authority, Rachelle L. Sierra, a married woman ("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 130:E, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. The City shall pay and Owner accepts \$4,000 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): **Tree (1) in the amount of \$250.00 which is included in the Total Purchase Price.**

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.

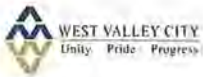
3.3 Possession. Upon signing of this Contract by Owner and the Local Government Authority, Owner grants the City, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation of 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.

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.


Grantor's Initials



West Valley City REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 130:E

Pin No: 18823 Job/Proj No: 55684 Project Location: 3650 South; 2700 West to 3200 West
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 15-33-179-002
Property Address: 2765 West 3650 South WEST VALLEY CITY UT, 84119
Owner's Address: 2765 West 3650 South, WEST VALLEY CITY, UT, 84119
Primary Phone: 801-347-3344 Owner's Home Phone: (801)347-3344 Owner's Work Phone:
Owner / Grantor (s): Rachelle L. Sierra, a married woman

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):

West Valley City's Contractor will widen the driveway approach (curb cut and park strip area only) an additional 8 feet to the east.
The contractor will repair/replace any impacted sod and sprinkler lines within the temporary construction easement as part of the project.



West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 130:E
Pin No: 18823 Job/Proj No: 55684 Project Location: 3650 South; 2700 West to 3200 West
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 15-33-179-002
Property Address: 2765 West 3650 South WEST VALLEY CITY UT, 84119
Owner's Address: 2765 West 3650 South, WEST VALLEY CITY, UT, 84119
Primary Phone: 801-347-3344 Owner's Home Phone: (801)347-3344 Owner's Work Phone:
Owner / Grantor (s): Rachelle L. Sierra, a married woman

SIGNATURE PAGE TO WEST VALLEY CITY REAL ESTATE PURCHASE CONTRACT

CONSULTANT DISCLOSURE. Owner acknowledges that Daniel Fochs, through HDR Engineering, Inc., 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):

100% Rachelle L. Sierra - OWNER(s)

03-19-24

Date

Date

WEST VALLEY CITY

Karen Lang, Mayor

Date

Grantor's Initials



West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 130:E

Pin No: 18823 Job/Proj No: 55684 Project Location: 3650 South; 2700 West to 3200 West
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Primary Phone: 801-347-3344 Owner's Home Phone: (801)347-3344 Owner's Work Phone:
Owner / Grantor (s): Rachelle L. Sierra, a married woman

Exhibit A

(Attach conveyance documents)


Grantor's Initials

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

EXHIBIT A

Temporary Construction Easement

(Individual)

Salt Lake County

Tax ID No.	15-33-179-002
PIN No.	18823
Project No.	F-2215(1)0
Parcel No.	2215:130:E

Rachelle L. Sierra, a married woman, Grantor(s), of West Valley City, 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 known as Lot 533 and the easterly 20 feet of Lot 534 of Wright Subdivision Addition No. 5 recorded as Entry No. 1455443 of the Salt Lake County Recorder's Office, in the SE1/4 NW1/4 of Section 33, T.1S., R.1W., S.L.B.&M., in Salt Lake County, Utah, to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof and blending slopes, incident to the improvements of Lancer Way (3650 South Street) known as Project No. F-2215(1)0. This 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 easement are described as follows:

Beginning at the northeast corner of said Lot 533 in the existing southerly right of way line of said Lancer Way (3650 South Street); and running thence South 6.00 feet along the easterly boundary line of said entire tract; thence S.89°53'30"W. 13.09 feet; thence S.00°06'30"E. 4.00 feet; thence S.89°53'30"W. 26.00 feet; thence N.00°06'30"W. 4.00 feet; thence S.89°53'30"W. 22.00 feet; thence S.00°06'30"E. 6.50 feet; thence S.89°53'30"W. 28.93 feet to the westerly boundary line of said entire tract; thence North 12.50 feet along said westerly boundary line to the northwest corner of said entire tract; thence N.89°53'30"E. 90.00 feet along said southerly right of way line to the point of beginning. The above described easement contains 832 square feet or 0.019 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°02'23" clockwise to obtain highway bearings.)

Continued on Page 2
INDIVIDUAL RW-09 (11-01-03)

Temporary Construction Easement (Individual)

Salt Lake County

Tax ID No.	15-33-179-002
PIN No.	18823
Project No.	F-2215(1)0
Parcel No.	2215:130:E

Rachelle L. Sierra, a married woman, Grantor(s), of West Valley City, 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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(Note: Rotate all bearings in the above description 00°02'23" clockwise to obtain highway bearings.)

STATE OF _____)
) ss. _____
) Rachelle L. Sierra
)
COUNTY OF _____)

On this ____ day of _____, in the year 20____, before me personally appeared, Rachelle L. Sierra, a married woman, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

Notary Public

WEST VALLEY CITY
(INCORPORATED)

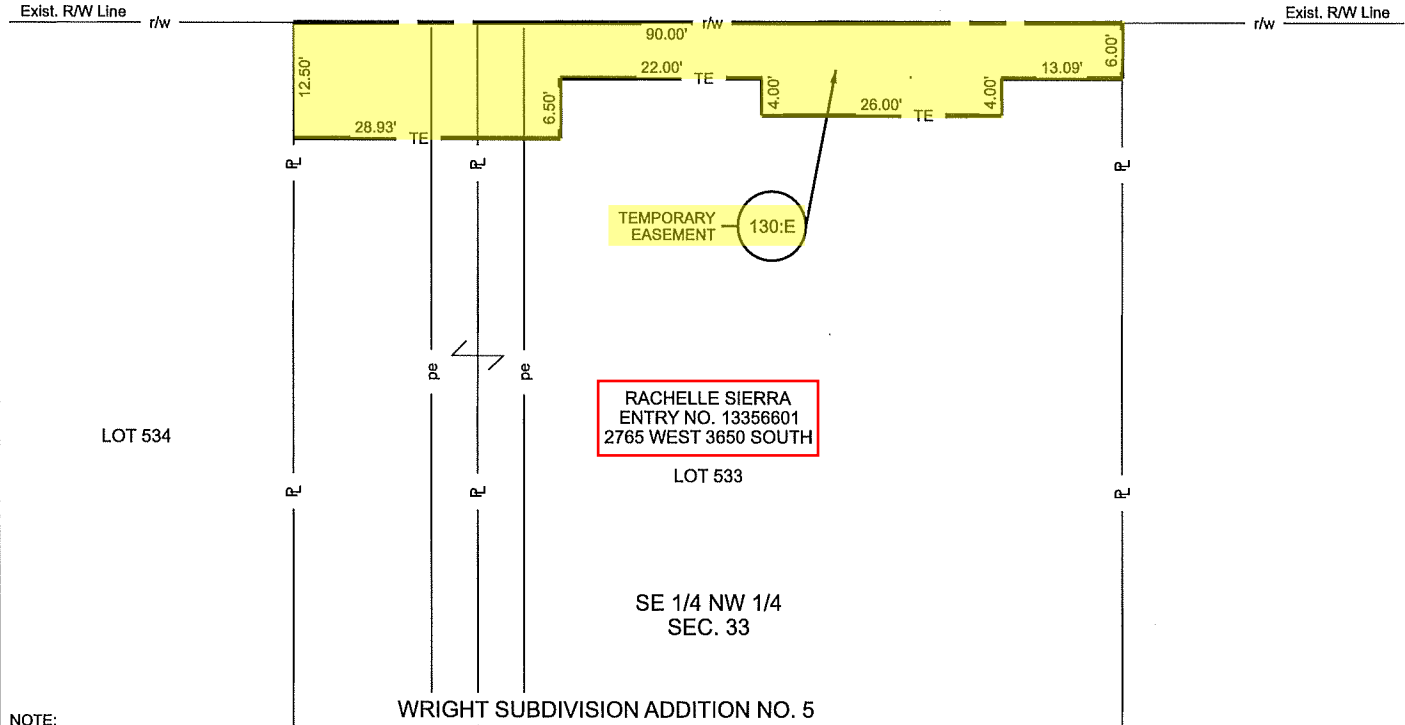
NE 1/4 NW 1/4
SEC. 33

T.1S. R.1W.
S.L.B. & M.



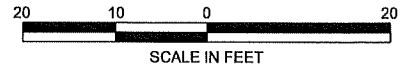
Exist. R/W Line
40 40 ACRE LINE 40 40 40 40 Exist. R/W Line

LANCER WAY (3650 SOUTH STREET)



NOTE:

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.



PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. R/W IN DEED AC.	OWNERSHIP AC.	REMAINING AC. LEFT	REMAINING AC. RIGHT
130:E	RACHELLE SIERRA	0.019	832			TEMPORARY	

SHEET NO. 130-EXHIBIT	PARTIAL SUMMARY NO. 04F	PROPERTY OWNER:	RACHELLE SIERRA
PROJECT	3650 SOUTH; 2700 WEST TO 3200 WEST	PROPERTY ADDRESS:	2765 WEST 3650 SOUTH
PROJECT NUMBER	F-2215(1)0	PIN	18823

UTAH DEPARTMENT OF TRANSPORTATION
MERIDIAN ENGINEERING, INC.

DGN File: U:\Projects\2022\22359-MWV-N-HDR-WVC Lancer Way (3650 South)\18823 ConnectRight of Way\Exhibits\13018823 F-2215(1)0_04F_130 Exhibit.dgn

4-JAN-2024

WEST VALLEY CITY
(INCORPORATED)

NE 1/4 NW 1/4
SEC. 33

T.1S. R.1W.
S.L.B. & M.

Exist. R/W Line 40 40 ACRE LINE 40 40 40 40 Exist. R/W Line

LANCER WAY (3650 SOUTH STREET)

Exist. R/W Line Exist. R/W Line



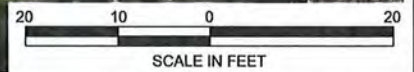
RACHELLE SIERRA
ENTRY NO. 13356601
2765 WEST 3650 SOUTH

SE 1/4 NW 1/4
SEC. 33

WRIGHT SUBDIVISION ADDITION NO. 5

NOTE:

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.



PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. R/W IN DEED AC.	OWNERSHIP AC.	REMAINING AC. LEFT	REMAINING AC. RIGHT
130:E	RACHELLE SIERRA	0.019	832			TEMPORARY	

SHEET NO. 130-EXHIBIT	PARTIAL SUMMARY NO. 04F	PROPERTY OWNER:	RACHELLE SIERRA
PROJECT	3650 SOUTH; 2700 WEST TO 3200 WEST	PROPERTY ADDRESS:	2765 WEST 3650 SOUTH
PROJECT NUMBER	F-2215(1)0	PIN	18823

UTAH DEPARTMENT OF TRANSPORTATION

66 Page 12 of 12 MERIDIAN ENGINEERING, INC.

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

ISSUE:

A resolution for the acceptance of a Warranty Deed.

SYNOPSIS:

The New Life Center United Pentecostal Church has signed a Warranty Deed for property located at 3885 West 4100 South (portion of 21-05-102-017) for additional 4100 South right-of-way.

BACKGROUND:

The New Life Center United Pentecostal Church property is located on the southeast corner of 4100 South and 3920 West. As a condition of approval for a building permit for an additional building on the property, conveyance of additional 4100 South right of way was required to accommodate an existing pedestrian ramp on the northwest corner of the property.

RECOMMENDATION:

Accept Warranty Deed. Authorize City Recorder to record said Warranty Deed 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 WARRANTY DEED FROM THE
NEW LIFE CENTER UNITED PENTECOSTAL CHURCH FOR
PROPERTY LOCATED AT 3885 WEST 4100 SOUTH.**

WHEREAS, the New Life Center United Pentecostal Church (“Owner”) is developing property located at 3885 West 4100 South (the “Project”); and

WHEREAS, a Warranty Deed (the “Deed”) is required to convey right of way currently owned by Owner in order to construct the Project; and

WHEREAS, Owner has executed said Deed; 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 Deed.

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

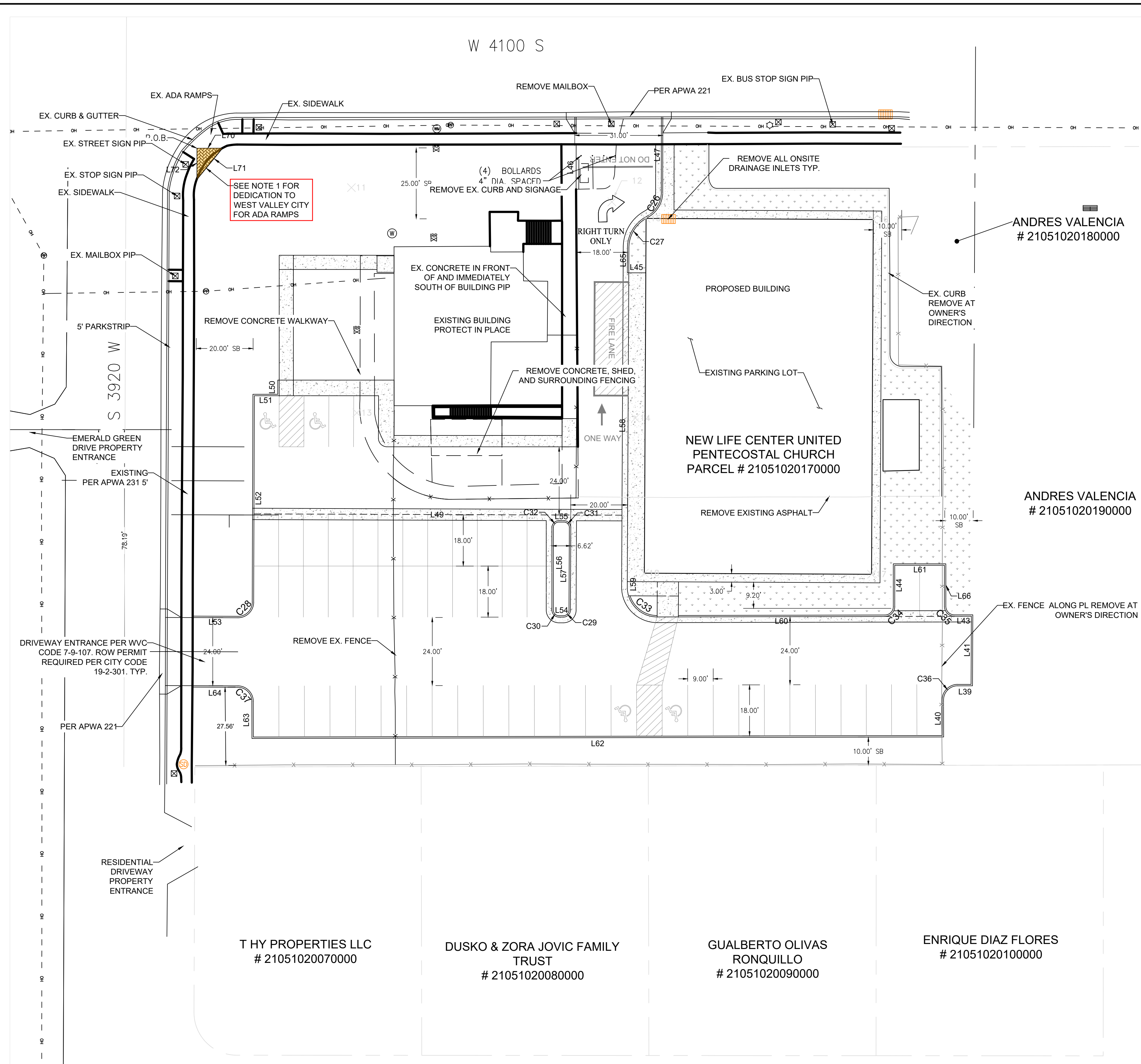
PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2024.

WEST VALLEY CITY

MAYOR

ATTEST:

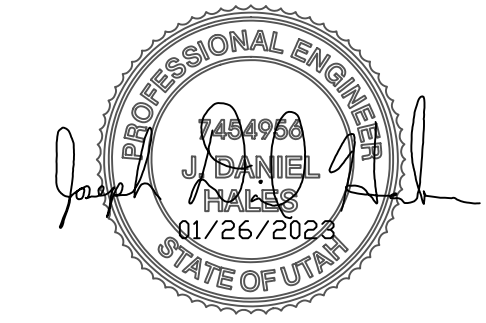
CITY RECORDER



ALL SITE CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK BEING PERFORMED. DO NOT BUILD ANY PART OF THE NEW BUILDING OR STRUCTURAL FILL UNDER NEW BUILDING PER THESE PLANS.

ALL REFERENCES ARE FROM BACK OF CURB UNLESS NOTED.

PARKING
50 PARKING STALLS
4 ACCESSIBLE STALLS
54 TOTAL STALLS



HCF

alt
architecture

1445 w. 8660 s.
west Jordan, Utah 84088
www.altarchitecture-ut.com

ANDY TONGISH 801-865-0633

LINE TABLE	
LENGTH	BEARING
11.00	S0° 06' 35"W
14.24	N39° 18' 40"E
8.86	S89° 53' 26"W
130.12	N89° 47' 58"W
1.66	N90° 00' 00"E
1.52	N90° 00' 00"E
16.33	N0° 07' 58"E
8.75	N90° 00' 00"W
5.00	N0° 00' 00"E
29.10	N0° 16' 32"E
6.50	N90° 00' 00"E
1.90	S0° 16' 32"W
8.80	N0° 16' 32"E
26.65	N0° 07' 58"E
29.17	S0° 00' 00"E
14.99	N0° 00' 00"E
72.71	S89° 52' 25"W
15.05	S0° 00' 00"E
18.50	N90° 00' 00"W
6.50	S89° 52' 25"W

LINE TABLE		
LINE #	LENGTH	BEARING
L41	25.00	N0° 16' 33"E
L52	73.24	S0° 12' 02"W
L62	243.60	S89° 52' 25"W
L63	13.05	N0° 07' 35"W
L64	15.95	N89° 47' 58"W
L53	15.95	N89° 47' 58"W
L39	5.22	S89° 52' 25"W
L40	13.00	N0° 07' 35"W
L58	108.80	N0° 16' 32"E

POINTS TABLE			
Point #	Northing	Easting	Description
14	7417419.65	1506176.81	CP
12	7417495.82	1506168.53	CP
11	7417500.84	1506076.80	CP
13	7417421.48	1506078.71	CP
18	7417365.00	1506179.98	BLD
17	7417364.61	1506259.98	BLD
16	7417489.61	1506260.58	BLD
15	7417490.00	1506180.58	BLD

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C34	4.71	3.00	89.87	S44° 56' 12"W	4.24
C35	4.72	3.00	90.13	N45° 03' 47"W	4.25
C28	7.85	5.00	90.00	N45° 12' 02"E	7.07
C37	7.83	5.00	89.67	N44° 57' 47"W	7.05
C36	7.85	5.00	90.00	S44° 52' 25"W	7.07
C32	3.14	2.00	90.00	S45° 00' 00"W	2.83
C30	3.14	2.00	90.00	S45° 00' 00"E	2.83
C33	12.63	10.00	72.34	S53° 57' 20"E	11.80
C26	10.34	10.00	59.22	N29° 44' 40"E	9.88
C27	12.37	12.00	59.08	N29° 48' 57"E	11.83
C29	3.13	2.00	89.72	N45° 08' 16"E	2.82
C31	3.15	2.00	90.28	N44° 51' 44"W	2.84

NOTE 1:
A TRACT OF LAND BEING PART OF AN ENTIRE TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING NORTH 89°53'25" EAST 566.93 FEET AND SOUTH 00°06'35" EAST 53.00 FEET FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°53'25" EAST 9.00 FEET ALONG THE NORTHERLY BOUNDARY OF GRANTOR'S PROPERTY; THENCE SOUTH 39°18'40" WEST 14.24 FEET TO THE WESTERLY BOUNDARY OF GRANTOR'S PROPERTY; THENCE NORTH 00°06'35" EAST 11.00 FEET ALONG SAID WESTERLY BOUNDARY TO THE POINT OF BEGINNING, CONTAINING 50 SQUARE FEET.

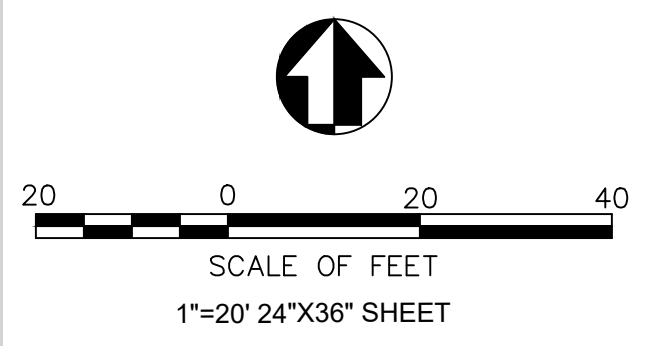
NOTE 2:
TOTAL PROJECT DISTURBANCE AREA IS 0.95 ACRES.

TITLE	PROJECT	CLIENT	ADDRESS
CIVIL SITE DRAWINGS	NEW LIFE CENTER UPC	NEW LIFE CENTER	3885 WEST 4100 SOUTH WEST VALLEY CITY, UTAH 84120

REVISIONS		
NO.	DATE	DESCRIPTION

ISSUED: 01-26-2024
PROJECT #: 08723
DRAWN BY: EP
CHECKED BY: JDH

SHEET
SITE/DEMO
PLAN
C-1





Memo

To: John Evans, Interim City Manager and John Flores, Interim Assistant City Manger

From: Jamie Young, Parks & Recreation Director

Date: March 8, 2024

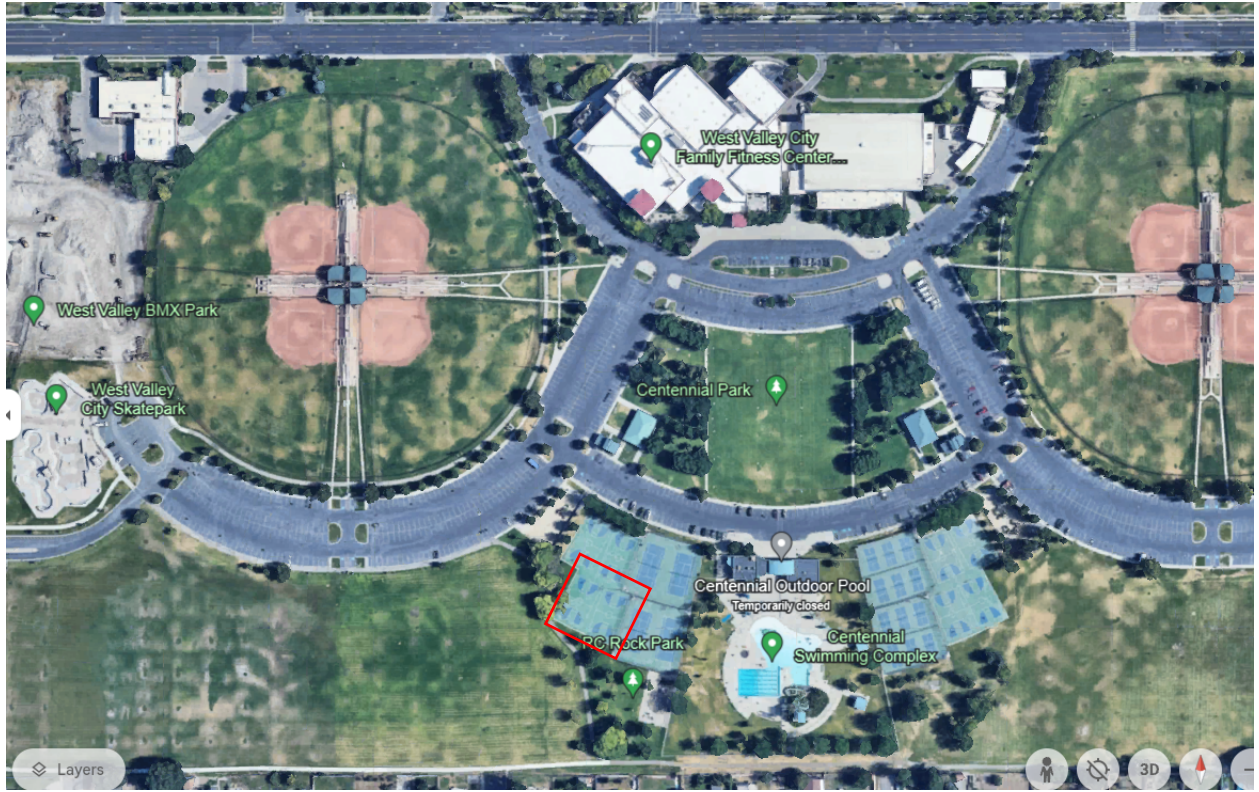
Re: Parks & Recreation Futsal Court Proposal

Parks and Recreation has an opportunity to partner with non-profit Rise Athletic Foundation to replace two outdoor basketball courts at Centennial Park with two futsal courts (small, hard-surface soccer field). The mission of the foundation is to make soccer more accessible, especially in low-income communities. 100% of the conversion cost is covered by the foundation and there is no obligation of the City to allow future use to the foundation. Parks and Recreation has received many requests for futsal courts in the City, most recently by a few areas of the My Hometown projects.

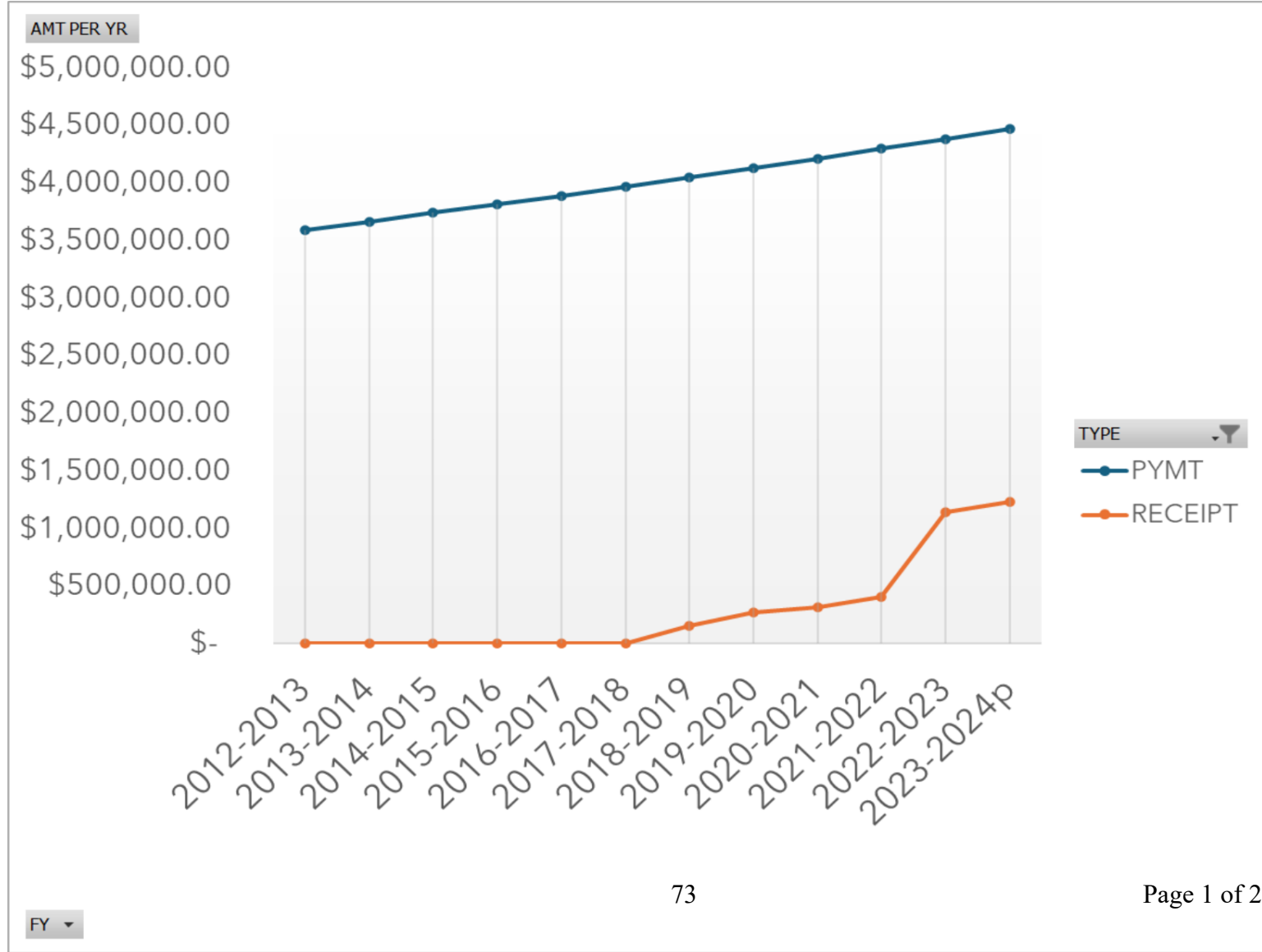
Centennial Park currently has eight outdoor basketball courts. Repurposing two courts to fustal would minimally impact those wanting to play basketball and will better serve the soccer community. Currently, unauthorized futsal is being played on the tennis and pickleball courts, which damages the nets and takes away time for their intended use. Having designated courts for futsal serves a great need in West Valley City.

Parks and Recreation staff would like to move forward with the conversion of basketball courts to futsal courts.





UTOPIA Payments and UIA Dividend



West Valley City Pledge

Year	Payment	Year	Payment
2009	3,319,460	2025	4,556,908
2010	3,385,850	2026	4,648,046
2011	3,453,567	2027	4,741,007
2012	3,522,638	2028	4,835,827
2013	3,593,091	2029	4,932,543
2014	3,664,952	2030	5,031,194
2015	3,738,252	2031	5,131,818
2016	3,813,017	2032	5,234,455
2017	3,889,277	2033	5,339,144
2018	3,967,062	2034	5,445,927
2019	4,046,404	2035	5,554,845
2020	4,127,332	2036	5,665,942
2021	4,209,878	2037	5,779,261
2022	4,294,076	2038	5,894,846
2023	4,379,957	2039	6,012,743
2024	4,467,557	2040	6,132,998

74

2024-25 Budget Update

West Valley City

One-Time Expenses for Approval

- Tow vehicle for new mobile EOC
- Cameras for police vehicles
- Bridge replacements – golf courses
- Backflow preventers – golf courses
- Power conditioner for FFC
- Elevator and Harmon home
- Handguns for police
- My Hometown equipment
- Equipment and Supplies – Public Works
- Generator for City Hall
- Uninterrupted Power Source – Courts
- Roof replacement – UCCC
- Gate replacement – Police Vehicle Storage
- Fleet Replacement
- Courts Computer Replacement
- Graffiti Bay
- Hardware Replacement – IT

\$3,500,000

Ongoing Expenses for Approval

- Federal Lobbyist Contract Increase
- Veteran's Day Dinner
- My Hometown – Community Development
- Personnel increases for year
- Youth City Council
- Skunk racoon removal
- Fire inspector position
- Three Firefighters
- Fire equipment
- One Emergency Management employee
- I.T. Software
- One Park Worker employee

\$5,600,000

- Approving these program mods and the personnel increases we started \$3M short
- Narrowed the gap to \$300k
- Still some work to do, but the budget is in a good position

- Additional Consideration
 - Homeless shelter open an additional 12 months
 - State funding will continue, funding will likely be short of what is needed
 - Waiting on update from State on the level of funding
 - Likely need a budget opening next year to cover difference

March 29, 2024

MEMORANDUM

TO: CITY COUNCIL

FROM: JOHN EVANS, INTERIM CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

City Council Study Meetings are held at 4:30 P.M. every Tuesday unless otherwise noted.

City Council Regular Meeting are held at 6:30 P.M. every Tuesday unless otherwise noted.

April 2024

April 3, 2024
Wednesday Grizzlies vs KC Mavericks, 7:10 PM; Maverik Center,
3200 Decker Lake Dr

April 5, 2024
Friday Semi Living Water Print Workshop, 6 PM; UCCC,
1355 W 3100 S

April 5, 2024
Friday Grizzlies vs KC Mavericks, 7:10 PM; Maverik Center,
3200 Decker Lake Dr

April 5, 2024
Friday Shakespeare in Love Opens, 7:30 PM; West Valley
Performing Arts Center, 3333 Decker Lake Dr

April 6, 2024
Saturday Grizzlies vs KC Mavericks, 7:10 PM; Maverik Center,
3200 Decker Lake Dr

April 10, 2024
Wednesday West Side Wednesday (WVC Residents Receive 50% Off
"Shakespeare in Love" Tickets) 7:30 PM; West Valley
Performing Arts Center, 3333 Decker Lake Dr

April 12, 2024
Friday Rocky Mountain Rodeo Challenge, 7:30 PM; Maverik
Center, 3200 Decker Lake Dr

April 13, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
April 13, 2024 <i>Saturday</i>	Rocky Mountain Rodeo Challenge, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
April 15, 2024 <i>Monday</i>	Roadshow: Northern Salt Lake County/Tooele Region, 8:30 – 10:30 AM; UCCC, 1355 W 3100 S
April 17, 2024 <i>Wednesday</i>	West Valley Wednesday: Watch Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
April 17-19, 2024 <i>Wednesday-Friday</i>	ULCT Mid-Year Spring Conference, St. George, UT Dixie Convention Center
April 20, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
April 23, 2024 <i>Tuesday</i>	SESSANTA: Primus, Puscifer, A Perfect Circle, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
April 25, 2024 <i>Thursday</i>	Utah Travels Exhibition Opens, 6 PM; UCCC, 1355 W 3100 S
April 26, 2024 <i>Friday</i>	SpringFest, 5-8 PM; Utah Cultural Celebration Center, 1355 W 3100 S
April 26, 2024 <i>Friday</i>	Benson Boone, 8 PM; Maverik Center, 3200 Decker Lake Dr
April 27, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
April 27, 2024 <i>Saturday</i>	West Valley Symphony of Utah Concert, 7-10 PM; UCCC, 1355 W 3100 S
April 27, 2024 <i>Saturday</i>	Limitless Arena, 8:30 AM; Maverik Center, 3200 Decker Lake Dr

May 2024

May 3, 2024 <i>Friday</i>	Community First Friday “International Mexican Dance Concert,” 6 PM; UCCC, 1355 W 3100 S
May 10, 2024 <i>Friday</i>	WVCPD Employee Appreciation and Awards Banquet (Invitation Only) 6:30 PM; UCCC, 1355 W 3100 S
May 11, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
May 11, 2024 <i>Saturday</i>	Shred Event, 9-11 AM; Overflow Parking Lot for the Maverik Center, 2210 W 3100 S
May 15, 2024 <i>Wednesday</i>	West Valley Wednesday: Wellness Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
May 17, 2024 <i>Friday</i>	Lauren Daigle, 7 PM; Maverik Center, 3200 Decker Lake Dr
May 18, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
May 18, 2024 <i>Saturday</i>	Season Ovation “Arties” Awards (Invitation Only), 6 PM; West Valley Performing Arts Center, 3333 Decker Lake Dr
May 25, 2024 <i>Saturday</i>	Ramon Ayala, 8 PM; Maverik Center, 3200 Decker Lake Lake Dr
May 27, 2024 <i>Monday</i>	Memorial Day/City Offices Closed
May 30, 2024 <i>Thursday</i>	Brooks & Dunn: Reboot 2024 Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

June 2024

June 1, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
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June 5, 2024 <i>Wednesday</i>	Red Hot Chili Peppers: Unlimited Love Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 6, 2024 <i>Thursday</i>	Sarah McLachlan - Fumbling Towards Ecstasy 30 th Anniversary Tour, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 7, 2024 <i>Friday</i>	“The Lightning Thief” Opens, 7:30 PM; West Valley Performing Arts Center, 3333 S Decker Lake Dr
June 7, 2024 <i>Friday</i>	Brit Floyd, 8 PM; Maverik Center, 3200 S Decker Lake Dr
June 8, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
June 12, 2024 <i>Wednesday</i>	West Side Wednesday (WVC Residents Receive 50 % off “The Lighting Thief” Tickets), 7:30 PM; West Valley Performing Arts Center, 3333 S Decker Lake Dr
June 13-16, 2024 <i>Thursday - Sunday</i>	WestFest
June 13, 2024 <i>Thursday</i>	Caifanes & Café Tacvba Live, 8 PM; Maverik Center, 3200 Decker Lake Dr
June 14, 2024 <i>Friday</i>	Janet Jackson, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 19, 2024 <i>Wednesday</i>	Juneteenth/City Offices Closed
June 19, 2024 <i>Wednesday</i>	Juneteenth Celebration, 6-8 PM: UCCC, 1355 W 3100 S
June 19, 2024 <i>Wednesday</i>	West Valley Wednesday: Weed Out Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
June 20, 2024	Cage The Elephant, 6:30 PM; Utah First Credit Union

<i>Thursday</i>	Amphitheatre, 5150 Upper Ridge Rd
June 22, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
June 25, 2024 <i>Tuesday</i>	Regular Primary Election, 7 AM to 8 PM; West Valley City Hall Lobby, 3600 S Constitution Blvd.
June 25, 2024 <i>Tuesday</i>	Third Eye Blind and Yellowcard, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 26, 2024 <i>Wednesday</i>	Styx & Foreigner with John Waite, 6:45 PM; Utah First Credit Union Amphitheatre,
June 29, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
June 29, 2024 <i>Saturday</i>	New Kids On The Block with Paula Abdul & DJ Jazzy Jeff, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

July 2024

July 4, 2024 <i>Thursday</i>	Independence Day/City Offices Closed
July 9, 2024 <i>Tuesday</i>	UNP Partners in the Park, 6-8 PM; Parkway Park, 3405 W Parkway Boulevard
July 9, 2024 <i>Tuesday</i>	Noah Kahan: We'll All Be Here Forever Tour, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 11, 2024 <i>Thursday</i>	Hootie & the Blowfish – Summer Camp with Trucks Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 15, 2024 <i>Monday</i>	Lindsey Stirling, 7 PM; Maverik Center, 3200 Decker Lake Dr
July 17, 2024	West Valley Wednesday: Watch Wednesday, 6PM;

<i>Wednesday</i>	Zoom Webinar, WVCNS Facebook Page
July 18, 2024 <i>Thursday</i>	Barbie The Movie: In Concert, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 20, 2024 <i>Saturday</i>	Niall Horan: "The Show" Live on Tour 2024, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 21, 2024 <i>Sunday</i>	A Day To Remember - The Least Anticipated Album Tour, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 24, 2024 <i>Wednesday</i>	Pioneer Day Holiday/City Offices Closed
July 30, 2024 <i>Tuesday</i>	Thirty Seconds To Mars – Seasons World Tour, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 31, 2024 <i>Wednesday</i>	Bush, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 2024

August 1, 2024 <i>Thursday</i>	Alanis Morissette – The Triple Moon Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 3, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
August 3, 2024 <i>Saturday</i>	National Night Out Block Parties, Times Vary; Locations Vary
August 3, 2024 <i>Saturday</i>	MyHometown West Granger CRC Fall Event, TBD; 3305 South Scottsdale Drive
August 4, 2024 <i>Sunday</i>	Los Temerarios, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 6, 2024	National Night Out Block Parties, Times Vary;

<i>Tuesday</i>	Locations Vary
August 10, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
August 10, 2024 <i>Saturday</i>	Hot Wheels Monster Truck Live Glow Party, 12:30 PM & 7:30 PM; Maverik Center, 3200 Decker Lake Dr
August 11, 2024 <i>Sunday</i>	Hot Wheels Monster Truck Live Glow Party, 2:30 PM; Maverik Center, 3200 Decker Lake Dr
August 15, 2024 <i>Thursday</i>	Dirty Heads & Slightly Stoopid w/ Common Kings, The Elovaters, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 16, 2024 <i>Friday</i>	National Night Out Block Parties, Times Vary; Locations Vary
August 16, 2024 <i>Friday</i>	Jhene Aiko, 7 PM; Maverik Center, 3200 Decker Lake Dr
August 17, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
August 18, 2024 <i>Sunday</i>	Loserville 2024, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 19, 2024 <i>Monday</i>	National Night Out Senior Safety Fair, 9-11 AM; Family Fitness Center, 5415 West 3100 South
August 19, 2024 <i>Monday</i>	National Night Out Family Safety Fair, 4:30-6:30 PM; Family Fitness Center, 5415 West 3100 South
August 20, 2024 <i>Tuesday</i>	Tyler Childers – Mule Pull '24 Tour, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 21, 2024 <i>Wednesday</i>	West Valley Wednesday: Wellness Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
August 24, 2024 <i>Saturday</i>	MyHometown North East Granger CRC Fall Event, TBD; 2835 South 2855 West

August 26, 2024 <i>Monday</i>	National Night Out Block Parties, Times Vary; Locations Vary
August 28, 2024 <i>Wednesday</i>	SummerFest (NNO), 5-8 PM; Fairbourne Station Promenade, 2905 West Lehman Avenue
August 30, 2024 <i>Friday</i>	The Doobie Brothers 2024 – Presented by 103.5 The Arrow, 7 PM; Utah First Credit Union Amphitheatre - 5150 Upper Ridge Road, 5150 Upper Ridge Rd
August 31, 2024 <i>Saturday</i>	Gloria Trevi, 12 PM; Maverik Center, 3200 Decker Lake Dr
August 31, 2024 <i>Saturday</i>	Hozier – Unreal Unearth Tour 2024, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

September 2024

September 2, 2024 <i>Monday</i>	Labor Day/City Offices Closed
September 6, 2024 <i>Friday</i>	Creed – Summer of '99 Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 7, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
September 7, 2024 <i>Saturday</i>	MyHometown Central Granger CRC Fall Event, TBD; 2850 West 3835 South
September 7, 2024 <i>Saturday</i>	Jason Aldean: Highway Desperado Tour 2024, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 13, 2024 <i>Friday</i>	Lainey Wilson: Country's Cool Again Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 14, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary

September 18, 2024 <i>Wednesday</i>	West Valley Wednesday: Weed Out Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
September 20, 2024 <i>Friday</i>	Dan + Shay, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 20, 2024 <i>Friday</i>	Heart, 8 PM; Maverik Center, 3200 Decker Lake Dr
September 21, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
September 21, 2024 <i>Saturday</i>	Los Tigres del Norte, 8:30 PM; Maverik Center, 3200 Decker Lake Dr
September 23, 2024 <i>Monday</i>	Gold Over America Tour Starring Simone Biles, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
September 26, 2024 <i>Thursday</i>	ZZ Top & Lynyrd Skynyrd, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

October 2024

October 5, 2024 <i>Saturday</i>	Breaking Benjamin & Staind with Special Guest Daughtry, 5:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 12, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
October 16, 2024 <i>Wednesday</i>	West Valley Wednesday: Watch Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
October 19, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
October 19, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
October 19, 2024	FallFest, 12-2 PM; Roots Charter High School Garden,

Saturday

1301 Cesar Chavez Drive (2320 S)

November 2024

November 5, 2024

Tuesday

Regular General Election, 7 AM to 8 PM; West Valley City Hall Lobby, 3600 S Constitution Blvd

November 11, 2024

Monday

Veteran's Day/City Offices Closed

November 15, 2024

Friday

Winter Market, 2 – 8 PM; WVCFFC, 5415 W 3100 S

November 16, 2024

Saturday

Winter Market 10 AM – 6 PM; WVCFFC, 5415 W 3100 S

November 20, 2024

Wednesday

West Valley Wednesday: Wellness Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page

November 23, 2024

Saturday

City Hall Lobby Decorating, 8-Noon; West Valley City Hall, 3600 South Constitution Blvd

November 23, 2024

Saturday

Survivor's of Suicide Loss, 2-4 PM; West Valley City Hall, 3600 South Constitution Blvd

November 23, 2024

Saturday

MyHometown Youth Council Friendsgiving, TBD; Utah Cultural Celebration Center, 1355 W 3100 S

November 28, 2024

Thursday

Thanksgiving/City Offices Closed

December 2024

December 18, 2024

Wednesday

Giving Tree, Wrapping, 8-11 AM; Utah Cultural Celebration Center, 1355 West 3100 South

December 18, 2024

Wednesday

West Valley Wednesday: Weed Out Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page

December 19, 2024

Giving Tree, Family Event, TBD; Utah Cultural

Thursday

Celebration Center, 1355 West 3100 South

December 25, 2023

Christmas Day/City Offices Closed

Wednesday