



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, April 9, 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 Scott Harmon
4. Special Recognitions
5. Awards, Ceremonies and Proclamations:
  - A. Administration of the Oath of Office to Ifo Pili, West Valley City Manager
6. Approval of Minutes:
  - A. April 2, 2024
7. 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*

- 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.

*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.)*

- A. Public Comments
  - B. City Manager Comments
  - C. City Council Comments
8. Resolutions:
- A. 24-53: Approve a Memorandum of Understanding to Support the Children's Justice Center
  - B. 24-54: Approve the Purchase of Garbage Cans from Wastequip
9. Consent Agenda:
- 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
10. Motion for Closed Session (if necessary)
11. Adjourn

**MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024**

-1-

THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, APRIL 2, 2024 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

John Flores, Interim Assistant City Manager  
Nichole Camac, City Recorder  
Eric Bunderson, City Attorney  
Brandon Christiansen, Acting Police Chief  
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  
Roxeanne Vainuku, Acting Strategic Communications Director (*electronically*)  
Ken Cushing, IT (*electronically*)

**OPENING CEREMONY- COUNCILMEMBER TOM HUYNH**

Councilmember Huynh asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

**APPROVAL OF MINUTES OF REGULAR MEETING HELD MARCH 26, 2024**

The Council considered the Minutes of the Regular Meeting held March 26, 2024. There were no changes, corrections or deletions.

**MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024**

-2-

Councilmember Nordfelt moved to approve the Minutes of the Regular Meeting held March 26, 2024. Councilmember Christensen seconded the motion.

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

**COMMENT PERIOD**

**A. PUBLIC COMMENTS**

N/A

**B. CITY MANAGER COMMENTS**

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

**C. CITY COUNCIL COMMENTS**

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

**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**

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.

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

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.

**MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024**

-3-

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.

Mayor Lang opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

**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)**

The City Council previously held a public hearing regarding 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).

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

Councilmember Christensen moved to approve Ordinance 24-10.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

**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**

**MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024**

-4-

**PROPERTY LOCATED AT APPROXIMATELY 2272 AND 2296 SOUTH 5600 WEST**

Mayor Lang 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.

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.

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

Councilmember Huynh moved to approve Resolution 24-49.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

**B. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-2-2024, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT**

## MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024

-5-

### **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

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 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

**MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024**

-6-

- 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.

Mayor Lang opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

**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**

The City Council previously held a public hearing regarding 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

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

Councilmember Harmon moved to approve Ordinance 24-13.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

**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



**MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024**

**-7-**

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.

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.

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.

Mayor Lang opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

**MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024**

-8-

**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**

The City Council previously held a public hearing regarding 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.

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

Councilmember Whetstone moved to approve Ordinance 24-14.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

**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

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.

**MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024**

**-9-**

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 opened the Public Hearing

Jim Vesock thanked Jim Welch and his team for the presentation of the budget.

Mayor Lang closed the Public Hearing.

**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**

The City Council previously held a public hearing regarding 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.

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

Councilmember Nordfelt moved to approve Ordinance 24-15.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

**MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024**

**-10-**

Mayor Lang 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:

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.

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

Councilmember Huynh moved to approve Resolution 24-51.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

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

Unanimous.

**CONSENT AGENDA**

**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

**MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024**

**-11-**

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.

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

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

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

**UNFINISHED BUSINESS**

**ORDINANCE 24-11: AMEND SECTION 1-2-107 OF THE WEST VALLEY CITY**

**MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024**

**-12-**

**MUNICIPAL CODE TO UPDATE CERTAIN PARKS AND RECREATION FEES**

Mayor Lang presented proposed Ordinance 24-11 that would amend Section 1-2-107 of the West Valley City Municipal Code to Update Certain Parks and Recreation Fees.

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

The cost of providing services has increased significantly over the past four years. While the Parks and Recreation Department provides community services, it must also align with current market and budgetary goals. Department staff work to efficiently monitor fees and determine when changes need to be made. The Parks and Recreation Department would like to modify and increase several fees within this section. These include:

- Family Fitness Center:
  - Annual Membership Passes
  - Drop-In Passes
  - Kidz Kamp Program Fees
  - Afterschool Kamp Fees
  - Remove Kindergarten Kamp Fees (no longer offered)
  
- Golf Courses:
  - Green Fees
  - Cart Fees
  - Club Rental Fees
  - Driving Range Ball Bucket Fees
  - Tournament Fees
  - Player Pass Fees
  - Remove Power Cart Twilight Rate

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

Councilmember Harmon moved to approve Ordinance 24-11 with staff recommended changes.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes

**MINUTES OF COUNCIL REGULAR MEETING APRIL 2, 2024**

**-13-**

Councilman Harmon	Yes
Councilman Huynh	Yes
Councilman Christensen	Yes
Councilman Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

**MOTION TO ADJOURN**

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, APRIL 2, 2024 WAS ADJOURNED AT 6:45 P.M. BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, April 2, 2024.

---

Nichole Camac, CMC  
City Recorder

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	<b>Salt Lake County Government</b>
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	<b>Salt Lake County District Attorney Office</b>
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	<b>Survivor and Victim Services</b>
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	<b>Salt Lake County Children's Justice Centers</b>
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	<b>Cottonwood Heights Police Department</b>
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	<b>Draper City Police Department</b>
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	<b>Granite School District Police Department</b>
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	<b>Herriman City Police Department</b>
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	<b>Murray City Police Department</b>
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	<b>Riverton City Police Department</b>
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	<b>Salt Lake City Police Department</b>
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	<b>Sandy City Police Department</b>
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	<b>Bluffdale City</b> - 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	<b>South Jordan Police Department</b>
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	<b>South Salt Lake Police Department</b>
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	<b>State Bureau of Investigation</b>
Address	4501 South 2700 West, 2 <sup>nd</sup> 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	<b>Taylorsville Police Department</b>
Address	2600 Taylorsville Boulevard
City State Zip	Taylorsville, Utah 84129

*Kristie S. Overson*

\_\_\_\_\_  
Mayor Kristie Overson or Designee  
Taylorsville City

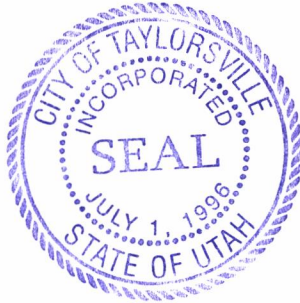
*3/6/2024*

\_\_\_\_\_  
Date

**ATTEST:**

*Jamie Brooks*

**Jamie Brooks**  
City Recorder



Memorandum of Understanding  
Salt Lake County Children's Justice Center

Agency Name	<b>Unified Police Department</b>
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	<b>University of Utah Department of Public Safety</b>
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	<b>West Jordan City Police Department</b>
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	<b>West Valley City Police Department</b>
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	<b>Division of Child and Family Services</b>
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	<b>Utah Attorney General's Office</b>
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	<b>Utah Guardian Ad Litem</b>
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	<b>Primary Children's Hospital</b>
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	<b>Multicultural Counseling Center</b>
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 84119-1644 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	<a href="mailto:sortmayer@wastequip.com">sortmayer@wastequip.com</a>	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.

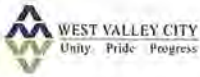
**PASSED, APPROVED and MADE EFFECTIVE** this \_\_\_\_ day of \_\_\_\_\_, 2024.

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,<sup>1</sup> 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.

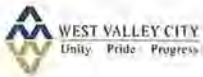
**3.3 Possession.** Upon signing of this Contract by Owner and the Local Government Authority, Owner grants the City, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation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

### 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)



STATE OF \_\_\_\_\_ )  
 ) ss.  
 )  
COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_  
Rachelle L. Sierra

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

## 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.)

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

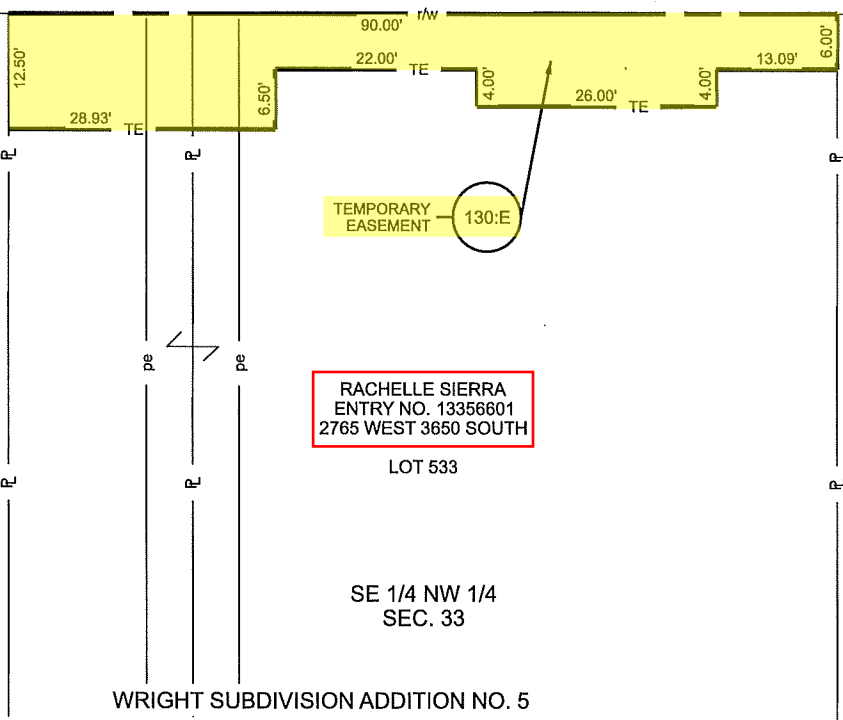
T.1S. R.1W.  
S.L.B. & M.



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

LANCER WAY (3650 SOUTH STREET)

Exist. R/W Line r/w Exist. R/W Line



TEMPORARY EASEMENT 130:E

RACHELLE SIERRA  
ENTRY NO. 13356601  
2765 WEST 3650 SOUTH

LOT 533

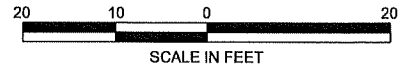
LOT 534

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  
MERIDIAN ENGINEERING, INC.

DGN File: U:\Projects\2022\2359-MWV-N-HDR-WVC Lancer Way (3650 South)\18823 ConnectRight of Way\Exhibits\130\18823 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



TEMPORARY  
EASEMENT

130:E

RACHELLE SIERRA  
ENTRY NO. 13356601  
2765 WEST 3650 SOUTH

LOT 534

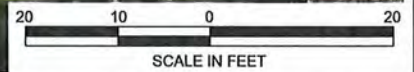
LOT 533

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

61 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.

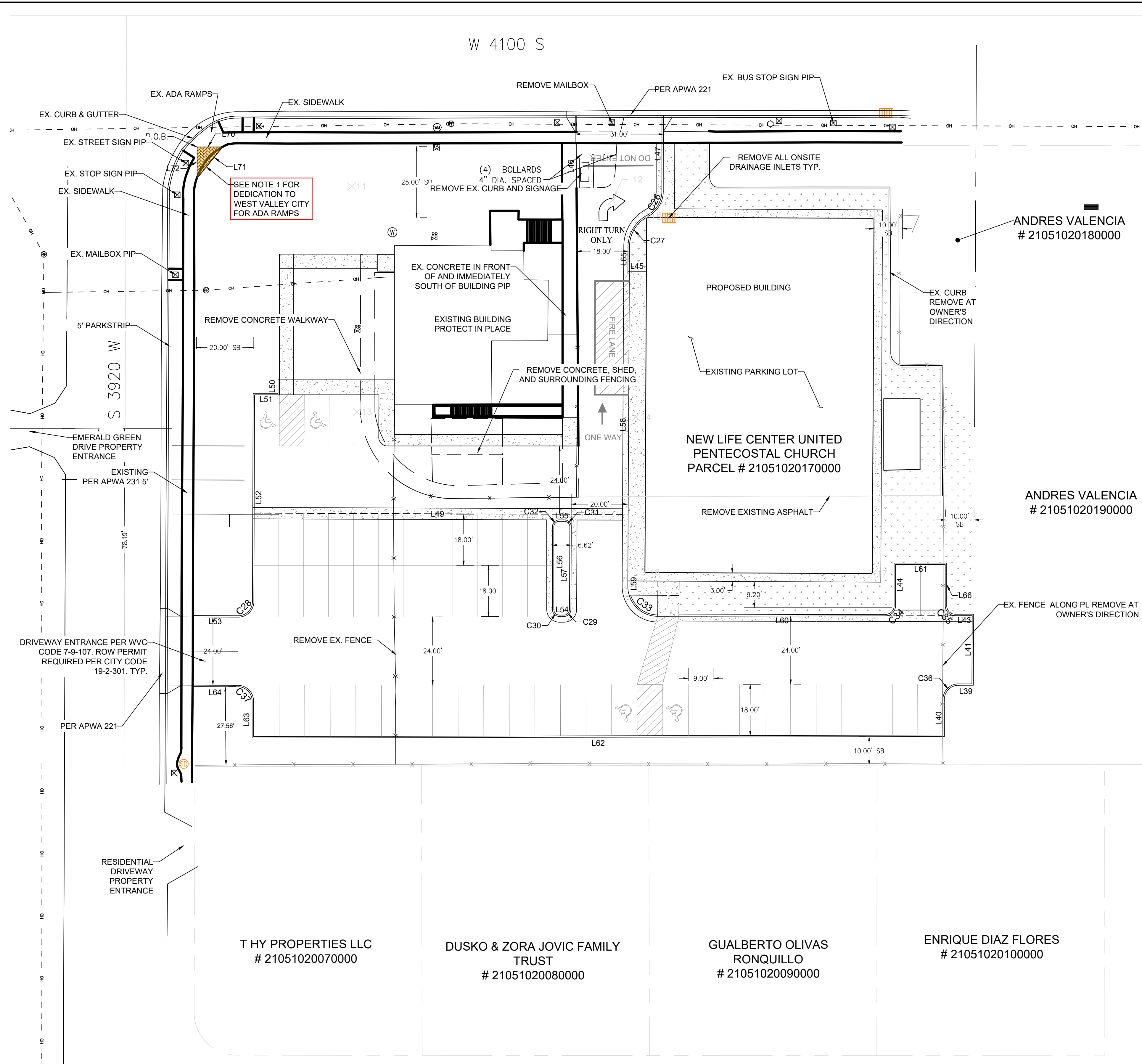
**PASSED, APPROVED and MADE EFFECTIVE** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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



LINE TABLE		LINE TABLE			POINTS TABLE			
LENGTH	BEARING	LINE #	LENGTH	BEARING	Point #	Northing	Easting	Description
11.00	S0° 06' 35"W	L41	25.00	N0° 16' 33"E	14	7417419.65	1506176.81	CP
14.24	N39° 18' 40"E	L52	73.24	S0° 12' 02"W	12	7417495.82	1506168.53	CP
8.86	S89° 53' 26"W	L62	243.60	S89° 52' 25"W	11	7417500.84	1506076.80	CP
130.12	N89° 47' 58"W	L63	13.05	N0° 07' 35"W	13	7417421.48	1506078.71	CP
1.66	N90° 00' 00"E	L64	15.95	N89° 47' 58"W	18	7417365.00	1506179.98	BLD
1.52	N90° 00' 00"E	L53	15.95	N89° 47' 58"W	17	7417364.61	1506259.98	BLD
16.33	N0° 07' 58"E	L39	5.22	S89° 52' 25"W	16	7417489.61	1506260.58	BLD
8.75	N90° 00' 00"W	L40	13.00	N0° 07' 35"W	15	7417490.00	1506180.58	BLD
5.00	N0° 00' 00"E	L58	108.80	N0° 16' 32"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							

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.

ANDY TONGISH 801-865-0633

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

TITLE	PROJECT	CLIENT	ADDRESS

REVISIONS		
NO.	DATE	DESCRIPTION

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

SHEET  
SITE/DEMO  
PLAN  
C-1

