The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, May 28, 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. May 21, 2024

4. Review Agenda for Regular Meeting of May 28, 2024

5. Public Hearings Scheduled For June 4, 2024

   A. Accept Public Input Regarding Application GPZ-1-2024, Filed By Paul and Kareen Swenson, Requesting a General Plan Change from Large Lot Residential to Light Manufacturing and a Zone Change from A (Agriculture, Minimum Lot Size ½ acre) to M (Manufacturing) for Property Located at 4053 South 7200 West

   Action: Consider Ordinance 24-20, Amend the General Plan to Show a Change of Land Use from Large Lot Residential to Light Manufacturing for Property Located at 4053 South 7200 West

- 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.

Action: Consider Ordinance 24-21, Amend the Zoning Map to Show a Change of Zone for Property Located at 4053 South 7200 West from A (Agriculture, Minimum Lot Size ½ acre) to M (Manufacturing)

Action: Consider Resolution 24-81, Authorize the City to Enter into a Development Agreement with Paul Swenson for Approximately 2.96 Acres of Property Located at Approximately 4053 South 7200 West

B. Accept Public Input Regarding Application GPZ-2-2024, Filed By West Valley City, Requesting a General Plan Change from Large Lot Residential to Light Manufacturing and a Zone Change from A (Agriculture, Minimum Lot Size ½ acre) to M (Manufacturing) for Property Located at 4063 South 7200 West

Action: Consider Ordinance 24-22, Amend the General Plan to Show a Change of Land Use from Large Lot Residential to Light Manufacturing for Property Located at 4063 South 7200 West

Action: Consider Ordinance 24-23, Amend the Zoning Map to Show a Change of Zone for Property Located at 4063 South 7200 West from A (Agriculture, Minimum Lot Size ½ acre) to M (Manufacturing)

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

Action: Consider Ordinance 24-24, 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

6. Ordinances:

A. 24-25: Amend Section 2-1-107 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Council Meetings

7. Resolutions:

   A. 24-91: Authorize the City to Enter into a Memorandum of Agreement with the Department of Public Safety to Use the Uleisa System

   B. 24-92: Award a Contract to M.C. Green and Sons for the Brighton Canal Project

8. Consent Agenda Scheduled for June 4, 2024

   A. Reso 24-93: Authorize the City to Enter into a Real Estate Purchase Contract and Accept a Warranty Deed and a Temporary Construction Easement With and From Bubo, LLC for Property Located at 3185 West Lancer Way

   B. Reso 24-94: Authorize the City to Enter into a Real Estate Purchase Contract and Accept a Warranty Deed, a Public Utility Easement, and a Temporary Construction Easement With and From Kezo 27, LLC for Property Located at 3167 West Lancer Way

   C. Reso 24-95: Authorize the City to Enter into a Real Estate Purchase Contract and Accept a Warranty Deed and a Temporary Construction Easement With and From Donaji Properties, LLC for Property Located at 3153 West Lancer Way

9. Communications:

   A. Council Calendar

10. New Business:

   A. Potential Future Agenda Items

B. Council Reports

C. Review Agendas for Regular Redevelopment Agency, Housing Authority, and Municipal Building Authority Meetings

11. Motion for Closed Session (if necessary)

12. Adjourn

MINUTES OF COUNCIL STUDY MEETING – MAY 21, 2024
-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MAY 21, 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
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

ABSENT:

Don Christensen, Councilmember At-Large

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Candace Whitaker, Acting Parks and Recreation Director *(electronically)*
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT *(electronically)*
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 14, 2024

The Council considered the Minutes of the Study Meeting held May 14, 2024. There were no changes, corrections or deletions.

DRAFT

Councilmember Whetstone moved to approve the Minutes of the Study Meeting held May 14, 2024. Councilmember Huynh seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF MAY 21, 2024

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 MAY 28, 2024

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-3-2024, FILED BY WEST VALLEY CITY, REQUESTING A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO R-1-10 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) FOR PROPERTY LOCATED AT 3575 SOUTH 5200 WEST**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled May 28, 2024, in order for the City Council to hear and consider public comments regarding Application Z-3-2024, Filed by West Valley City, Requesting a Zone Change from A (Agriculture, Minimum Lot Size ½ Acre) to R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) for Property Located at 3575 South 5200 West

Proposed Ordinance 24-19 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-19, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3575 SOUTH 5200 WEST FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO R-1-10 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET)

Steve Pastorik, CED, discussed proposed Ordinance 24-19 that would amend the Zoning Map to Show a Change of Zone for Property Located at 3575 South 5200 West from A (Agriculture, Minimum Lot Size ½ Acre) to R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet).

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

City staff is requesting a zone change on 0.38 acres of a 0.93-acre parcel at 3575 South 5200 West from A (Agriculture, minimum lot size ½ acre) to R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet). Surrounding zones include A to the north and south, R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to the west and RM (Multiple Unit Dwelling Residential) to the east. The property is surrounded by single unit dwellings to the north and a portion of west, duplexes to the south and the remaining west portion, and the soon to be Kiowa Court Subdivision of single unit dwellings to the east. The subject property is designated as Low Density Residential (3 to 4 units/acre) in the General Plan.

The City recently rezoned roughly the east half of the subject parcel to RM last year to facilitate the Kiowa Court Subdivision. The subject parcel is currently 0.93 acres; however, once the Kiowa Court Subdivision is recorded, the remaining portion of the subject parcel will be 0.38 acres, which is below the required ½ acre required in the A zone. By approving this zone change, the remaining 0.38-acre parcel will comply with the area requirements of the R-1-10 zone.

Mayor Lang asked if there would be any changes to the property. Steve replied no. Councilmember Nordfelt asked if the owners have been made aware and if there is a current agricultural use on the property. Steve replied that the property owners have been sent notice and there does not appear to be agricultural use on the property.

The City Council will consider Ordinance 24-19 at the Regular Council Meeting scheduled May 28, 2024 at 6:30 P.M.

B. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-1-2024, FILED BY PAUL AND KAREEN SWENSON, REQUESTING A GENERAL PLAN CHANGE FROM LARGE LOT RESIDENTIAL TO LIGHT MANUFACTURING AND A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 4053 SOUTH 7200 WEST**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled May 28, 2024, in order for the City Council to hear and consider public comments regarding Application GPZ-1-2024, Filed By Paul and Kareen Swenson, Requesting a General Plan Change from Large Lot Residential to Light Manufacturing and a Zone Change from A (Agriculture, Minimum Lot Size ½ acre) to M (Manufacturing) for Property Located at 4053 South 7200 West.

Proposed Ordinance 24-20, Ordinance 24-21, and Reso 24-81 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-20, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL TO LIGHT MANUFACTURING FOR PROPERTY LOCATED AT 4053 SOUTH 7200 WEST

Steve Pastorik, CED, discussed proposed Ordinance 24-20 that would amend the General Plan to Show a Change of Land Use from Large Lot Residential to Light Manufacturing for Property Located at 4053 South 7200 West

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

> If this application is approved, the applicants intend to develop a self-storage facility on the subject property. Included with this report is a letter from the applicants that describe how they arrived at the proposed use. In summary, the applicants indicated that self-storage was the preferred use because residential isn't viable primarily due to Overpressure Zone A, commercial uses like retail, office, or a restaurant are unlikely in that there are no other similar businesses nearby, and most industrial uses would be problematic given the adjoining residential. In the applicants' letter they also mention that they will not pursue other uses allowed in the M zone.
>
> The M zone requires a 20' building setback from a residential zone, agricultural zone, or residential use. The applicant is requesting that, through a development agreement, this 20' setback be reduced to 0' to eliminate a 20' space that is not visible to the public and could create a security concern for the neighboring residents. There are several self-storage facilities in the City that adjoin residential where the City's Board of Adjustment has approved variances to waive the setback requirement due to security concerns or the self-storage facility was constructed before the residential. A development agreement can be used to accomplish the same outcome.
>
> The City has also submitted a General Plan/zone change application on the City-owned parcel to the south for a General Plan designation of Light Manufacturing and M zoning. If the City's application is approved, the 20' setback would not apply along the south property line.

ACTION: ORDINANCE NO. 24-21, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4053 SOUTH 7200 WEST FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO M (MANUFACTURING)

Steve Pastorik, CED, discussed proposed Ordinance 24-21 that would amend the Zoning Map to Show a Change of Zone for Property Located at 4053 South 7200 West from A (Agriculture, Minimum Lot Size ½ acre) to M (Manufacturing)

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

> If this application is approved, the applicants intend to develop a self-storage facility on the subject property. Included with this report is a letter from the applicants that describe how they arrived at the proposed use. In summary, the applicants indicated that self-storage was the preferred use because residential isn't viable primarily due to Overpressure Zone A, commercial uses like retail, office, or a restaurant are unlikely in that there are no other similar businesses nearby, and most industrial uses would be problematic given the adjoining residential. In the applicants' letter they also mention that they will not pursue other uses allowed in the M zone.
>
> The M zone requires a 20' building setback from a residential zone, agricultural zone, or residential use. The applicant is requesting that, through a development agreement, this 20' setback be reduced to 0' to eliminate a 20' space that is not visible to the public and could create a security concern for the neighboring residents. There are several self-storage facilities in the City that adjoin residential where the City's Board of Adjustment has approved variances to waive the setback requirement due to security concerns or the self-storage facility was constructed before the residential. A development agreement can be used to accomplish the same outcome.
>
> The City has also submitted a General Plan/zone change application on the City-owned parcel to the south for a General Plan designation of Light Manufacturing and M zoning. If the City's application is approved, the 20' setback would not apply along the south property line.

ACTION: RESOLUTION NO. 24-81, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH PAUL SWENSON FOR APPROXIMATELY 2.96 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4053 SOUTH 7200 WEST

Steve Pastorik, CED, discussed proposed Resolution 24-11 that would authorize the

City to Enter into a Development Agreement with Paul Swenson for Approximately 2.96 Acres of Property Located at Approximately 4053 South 7200 West.

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

Paul and Kareen Swenson have submitted a General Plan/zone change application (GPZ-1-2024) on 2.96 acres to change the General Plan from Large Lot Residential to Light Manufacturing and a zone change from A (Agriculture, minimum lot size ½ acre) to M (Manufacturing). The proposed use for the property is a self-storage facility.

The proposed development agreement:

1. limits the use of the property to a self-storage facility,
2. allows buildings to be built at the property line along the north and east sides of the property,
3. requires 7 feet of right-of-way dedication along 7200 West,
4. requires a cash payment to the City in lieu of off-site improvements due to the upcoming road project planned along 7200 West,
5. delays the installation of live-plant material and irrigation to avoid the City replacing these items with the 7200 West project, and
6. requires a temporary construction easement to the City to facilitate the 7200 West project.

Councilmember Whetstone stated that there are homes on the Magna side that are located in the overpressure zone. Steve replied that he is unsure how this occurred but noted that the homes may have been constructed prior to the overpressure zone being put in place. Councilmember Fitisemanu asked if there is a market for self-storage in the City. Steve replied that he can provide a map of all storage unit projects in the City and added that the developer has done a detailed market analysis and has found there is a demand. Mayor Lang stated that a resident had expressed concern to her regarding the zone change but once they were informed of the storage unit project, they were comfortable with the proposal. Councilmember Harmon asked if there is a restriction on business hours. Steve replied that he will ask the applicant. Mayor Lang verified that there will be no live in manager. Steve replied no.

The City Council will consider Ordinance 24-20, Ordinance 24-21, and Resolution 24-81 at the Regular Council Meeting scheduled June 4, 2024 at 6:30 P.M.

C. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-2-2024, FILED BY WEST VALLEY CITY, REQUESTING A GENERAL PLAN CHANGE FROM LARGE LOT RESIDENTIAL TO LIGHT MANUFACTURING AND A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 4063 SOUTH 7200 WEST**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled May 28, 2024, in order for the City Council to hear and consider public comments regarding Application GPZ-2-2024, Filed By West Valley City, Requesting a General Plan Change from Large Lot Residential to Light Manufacturing and a Zone Change from A (Agriculture, Minimum Lot Size ½ acre) to M (Manufacturing) for Property Located at 4063 South 7200 West

Proposed Ordinance 24-22 and Ordinance 24-23 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-22, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL TO LIGHT MANUFACTURING FOR PROPERTY LOCATED AT 4063 SOUTH 7200 WEST

Steve Pastorik, CED, discussed proposed Ordinance 24-22 that would amend the General Plan to Show a Change of Land Use from Large Lot Residential to Light Manufacturing for Property Located at 4063 South 7200 West

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

> The property is owned by West Valley City, used by Public Works to store garbage cans, and used by Animal Control to house larger animals. Approximately the west 50% of the property falls within Overpressure Zone A with the remainder of the property being within Overpressure Zone B. Overpressure Zone A is the innermost circle (closest to Northrop Grumman) and prohibits residential use.
>
> Staff is proposing these changes for several reasons. First, the outside storage of garbage cans is not an allowed use in the A zone. Second, the housing of animals is still allowed in the M zone. Third, the overpressure zone does not allow residential, which is allowed in the A zone, on roughly 50% of this property. Fourth, a General Plan/zone change application was

also submitted on the property directly north for a General Plan designation of Light Manufacturing and M zoning. If the application on the adjoining property is approved, the applicant intends to develop storage units on the property. If the zoning on the subject property remains A, the storage units will be required to meet a 20' setback from the A zone and a 20' height limitation at the minimum setback. These requirements would not apply if the subject property is zoned M.

ACTION: ORDINANCE NO. 24-23, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4063 SOUTH 7200 WEST FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO M (MANUFACTURING)

Steve Pastorik, CED, discussed proposed Ordinance 24-23 that would amend the Zoning Map to Show a Change of Zone for Property Located at 4063 South 7200 West from A (Agriculture, Minimum Lot Size ½ acre) to M (Manufacturing)

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

> The property is owned by West Valley City, used by Public Works to store garbage cans, and used by Animal Control to house larger animals. Approximately the west 50% of the property falls within Overpressure Zone A with the remainder of the property being within Overpressure Zone B. Overpressure Zone A is the innermost circle (closest to Northrop Grumman) and prohibits residential use.
>
> Staff is proposing these changes for several reasons. First, the outside storage of garbage cans is not an allowed use in the A zone. Second, the housing of animals is still allowed in the M zone. Third, the overpressure zone does not allow residential, which is allowed in the A zone, on roughly 50% of this property. Fourth, a General Plan/zone change application was also submitted on the property directly north for a General Plan designation of Light Manufacturing and M zoning. If the application on the adjoining property is approved, the applicant intends to develop storage units on the property. If the zoning on the subject property remains A, the storage units will be required to meet a 20' setback from the A zone and a 20' height limitation at the minimum setback. These requirements would not apply if the subject property is zoned M.

Councilmember Fitisemanu asked if there are any 5-10 year goals for this property. Steve replied not currently. Mayor Lang asked if the garbage cans are being stored

inside a building. Steve replied that the property is vacant and storage is outside. Mayor Lang asked if there is a coral and hay for large animals. Layne replied yes.

The City Council will consider Ordinance 24-22 and Ordinance 24-23 at the Regular Council Meeting scheduled June 4, 2024 at 6:30 P.M.

RESOLUTION 24-82: APPROVE AN AMENDMENT TO THE WIRELESS FRANCHISE PERMIT AGREEMENT BETWEEN WEST VALLEY CITY AND T-MOBILE WEST LLC

Eric Bunderson, City Attorney, presented proposed Resolution 24-82 that would approve an Amendment to the Wireless Franchise Permit Agreement Between West Valley City and T-Mobile West LLC.

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

In 2000, the City entered into a Wireless Franchise Permit Agreement with the predecessor in interest to T-Mobile West LLC. This agreement expires in 2025. T-Mobile requested an extension of five years and two five year options. As provided in the original agreement, the annual lease payment increases 20% per term. The payment would increase to $20,902 per year during the first term. If the two options are exercised by T-Mobile, the payment during those terms would increase to $25,082/year and $30,099/year respectively.

These rates are competitive with similar sites along the Wasatch Front. The existing site is within the right of way but well away from the asphalt and is unlikely to impede any required maintenance on the road.

The City Council will consider Resolution 24-82 at the Regular Council Meeting scheduled May 28, 2024 at 6:30 P.M

RESOLUTION 24-83: AUTHORIZE THE CITY TO ENTER INTO A COOPERATIVE TRAINING AGREEMENT WITH CENTURA HEALTH CORPORATION

John Evans, Fire Chief, presented proposed Resolution 24-83 that would Authorize the City to Enter Into a Cooperative Training Agreement with Centura Health Corporation.

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

West Valley City Fire Department has an established relationship with the now Holy Cross Hospital Jordan Valley West (JVW) for medical training for our

paramedic providers to receive clinical practice and training in advanced airway management. As part of the Critical Care Paramedic program a guideline was set that all providers who are trained to perform Rapid Sequence Intubation must have one clinical training session per year in an operating theater to maintain the certification.

Whereas Centura Health has purchased JVW and its affiliates in the state of Utah a new training affiliation agreement is required in order to continue this clinical training arrangement.

The requirements placed on WVC Fire are that all participating paramedics have proof of professional liability coverage (all personnel are already covered). That all participants possess the necessary clinical experience and training for the activity. And that all participants comply with the rules and policies of the hosting facility, in addition to any applicable laws and regulations.

Councilmember Huynh stated that he received a concern from a resident who complained that the West Valley ambulances don't go to preferred hospitals. Chief Evans replied that if it's a critical care incident, the State requires transport to the nearest hospital. He indicated that there are also certain restrictions with Medicare and Medicaid but aside from that, ambulances will take them to their preferred location. Councilmember Whetstone agreed that this had been his experience as well with a family member.

The City Council will consider Resolution 24-83 at the Regular Council Meeting scheduled May 28, 2024 at 6:30 P.M

RESOLUTION 24-84: APPROVE THE PURCHASE OF TWO FORD F-450 AMBULANCE CABS AND CHASSIS FROM KEN GARFF FORD

John Evans, Fire Chief, presented proposed Resolution 24-84 that would approve the Purchase of Two Ford F-450 Ambulance Cabs and Chassis from Ken Garff Ford.

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

To maintain the City's Ambulance fleet in good condition, the Fleet Division recommends the replacement of two Ford F-450 ambulance cab and chassis from Ken Garff Ford. These trucks will be drop shipped to Houston, Texas to have the ambulance modules installed at Frazer Ambulance Company. In doing so the city was able to save $15,000 on shipping and mark-up charges on the trucks. The two ambulances being replaced are 2017 Ford F-450s and will be 9 years old by the time this transaction is completed. Ken Garff Ford has the state contract to sell

Ford Vehicles. The price indicated below is a competitive price and the product meets the City's needs.

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
2	Ford F-450 ambulance cab and chassis	$70,232.14
	TOTAL	$140,464.28

The City Council will consider Resolution 24-84 at the Regular Council Meeting scheduled May 28, 2024 at 6:30 P.M

CONSENT AGENDA SCHEDULED FOR MAY 28, 2024

A. **RESOLUTION 24-85: RATIFY THE CITY MANAGER'S APPOINTMENT OF NANCY DROZDEK TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM FROM JULY 1, 2024 TO JULY 1, 2028**

Mayor Lang discussed proposed Resolution 24-85 that would ratify the City Manager's Appointment of Nancy Drozdek to the West Valley Planning Commission for a Term from July 1, 2024 to July 1, 2028.

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

The Planning Commission is composed of seven members and one alternate member appointed and reappointed by the City Manager with the advice and consent of the City Council.

Brent Fuller, who has served on the Planning Commission since 1992, is retiring from Planning Commission service. Nancy Drozdek has been recommended for appointment as a member of the Planning Commission to take Brent Fuller's place. Her term will run from July 1, 2024 to July 1, 2028.

Nancy Drozdek has been a resident of West Valley City for over 20 years. She received a B.S. in Urban Planning from the University of Utah and interned for the West Valley City Planning and Zoning Division in the early 2000s. She serves in several volunteer capacities including University

Neighborhood Partners (UNP) Steering Committee, Westside Community United, UNP Environmental Justice Committee, and Breathe 4 Trees.

B. **RESOLUTION 24-86: RATIFY THE CITY MANAGER'S APPOINTMENT OF HEIDI ROGGENBUCK AS A MEMBER OF THE CLEAN AND BEAUTIFUL COMMITTEE**

Mayor Lang discussed proposed Resolution 24-86 that would ratify the City Manager's Appointment of Heidi Roggenbuck as a Member of the Clean and Beautiful Committee.

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

> Members of the West Valley City Clean and Beautiful Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

C. **RESOLUTION 24-87: RATIFY THE CITY MANAGER'S APPOINTMENT OF JORDAN DALE TRAVIS AS A MEMBER OF THE CLEAN AND BEAUTIFUL COMMITTEE**

Mayor Lang discussed proposed Resolution 24-87 that would ratify the City Manager's Appointment of Jordan Dale Travis as a Member of the Clean and Beautiful Committee.

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

> Members of the West Valley City Clean and Beautiful Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

D. **RESOLUTION 24-88: RATIFY THE CITY MANAGER'S APPOINTMENT OF JORDAN TAYLOR TRAVIS AS A MEMBER OF THE CLEAN AND BEAUTIFUL COMMITTEE**

Mayor Lang discussed proposed Resolution 24-88 that would ratify the City Manager's Appointment of Jordan Taylor Travis as a Member of the Clean and Beautiful Committee.

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

> Members of the West Valley City Clean and Beautiful

Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

E. **RESOLUTION 24-89: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A PERPETUAL EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM THE ASSOCIATION OF UNIT OWNERS OF EDGEWOOD CONDOMINIUMS FOR PROPERTY LOCATED AT 2968 WEST 3650 SOUTH**

Mayor Lang discussed proposed Resolution 24-89 that would authorize the City to Enter Into a Real Estate Purchase Contract and Accept a Perpetual Easement and a Temporary Construction Easement With and From the Association of Unit Owners of Edgewood Condominiums for Property Located at 2968 West 3650 South

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

The Association of Unit Owners of Edgewood Condominiums property located at 2968 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 Perpetual Easement and a Temporary Construction Easement is $107,700.00 and was based upon the appraisal report prepared by Integra Realty Resources.

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 $7,921.29.

F. **RESOLUTION 24-90: ACCEPT A SPECIAL WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT FROM GARFF PROPERTIES-5600, LLC FOR PROPERTY LOCATED AT 4770 SOUTH 5600 WEST**

Mayor Lang discussed proposed Resolution 24-90 that would accept a Special Warranty Deed and a Temporary Construction Easement from Garff Properties-5600, LLC for Property Located at 4770 South 5600 West.

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

The Garff Properties-5600, LLC property is located at 4770 South 5600 West. As part of the 2025 Asphalt Overlay Project, 4700 South will be overlayed from 5600 West to 6000 West. Included in this project will be the widening and construction of improvements on the south side of 4700 South along the frontage of the Garff parcel. These improvements and widening are intended to align with 4700 South improvements on the east side of 5600 West which are currently under contract.

Garff Properties-5600, LLC has signed the Special Warranty Deed and Temporary Construction Easement to allow for said future widening and construction of improvements.

The City Council will consider Resolutions 24-85 through 24-90 on the Consent Agenda at the Regular Council Meeting scheduled May 28, 2024 at 6:30 P.M

COMMUNICATIONS

A. PUBLIC COMMENT ORDINANCE DISCUSSION

Nichole Camac, City Recorder, indicated that Councilmember Nordfelt had requested potential language updating language regarding Public Comment. She asked if the Council was comfortable with the draft ordinance.

After brief discussion, the Council agreed to proceed.

The Mayor and Council had no further questions or concerns.

B. COUNCIL REQUESTED FOLLOW UP

Mayor Lang noted that two emails were sent regarding the Supreme Court Homeless Discussion and Code Enforcement/Courtesy Notice Follow Up. She asked if the Council had any further questions.

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

N/A

B. COUNCIL REPORTS
N/A

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 MAY 21, 2024 WAS ADJOURNED AT 5:08 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, May 21, 2024.

_____
Nichole Camac, CMC
City Recorder

DRAFT

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Neighborhood: Falcon Crest

Budget Opening Required: ☐

ISSUE:
Application: #GPZ-1-2024
Applicant: Paul and Kareen Swenson
Location: 4053 South 7200 West
Size: 2.96 acres

SYNOPSIS:
A General Plan change from Large Lot Residential to Light Manufacturing and a zone change from A (Agriculture, minimum lot size ½ acre) to M (Manufacturing).

BACKGROUND:
If this application is approved, the applicants intend to develop a self-storage facility on the subject property. Included with this report is a letter from the applicants that describe how they arrived at the proposed use. In summary, the applicants indicated that self-storage was the preferred use because residential isn't viable primarily due to Overpressure Zone A, commercial uses like retail, office, or a restaurant are unlikely in that there are no other similar businesses nearby, and most industrial uses would be problematic given the adjoining residential. In the applicants' letter they also mention that they will not pursue other uses allowed in the M zone.

The M zone requires a 20' building setback from a residential zone, agricultural zone, or residential use. The applicant is requesting that, through a development agreement, this 20' setback be reduced to 0' to eliminate a 20' space that is not visible to the public and could create a security concern for the neighboring residents. There are several self-storage facilities in the City that adjoin residential where the City's Board of Adjustment has approved variances to waive the setback requirement due to security concerns or the self-storage facility was constructed before the residential. A development agreement can be used to accomplish the same outcome.

The City has also submitted a General Plan/zone change application on the City-owned parcel to the south for a General Plan designation of Light Manufacturing and M zoning. If the City's application is approved, the 20' setback would not apply along the south property line.

RECOMMENDATION:
The Planning Commission recommends approval subject to a development agreement.

SUBMITTED BY:
Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

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

AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL TO LIGHT MANUFACTURING FOR PROPERTY LOCATED AT 4053 SOUTH 7200 WEST ON 2.96 ACRES.

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

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

WHEREAS, the City Council of West Valley City finds that such General Plan amendment should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah that the General Plan be amended as follows:

SECTION 1. GENERAL PLAN AMENDMENT.

The property described in Application #GPZ-1-2024, filed by Paul and Kareen Swenson, and located at 4053 South 7200 West within West Valley City, is hereby amended by reclassifying the following described property from Large Lot Residential to Light Manufacturing. Said property is more particularly described as follows:

Parcel #: 14-34-354-008

SECTION 2. GENERAL PLAN MAP AMENDMENT.

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

SECTION 3. EFFECTIVE DATE.

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

DATED this _____ day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

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

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4053 SOUTH 7200 WEST ON 2.96 ACRES FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO M (MANUFACTURING)

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

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

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

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

SECTION 1. ZONING CHANGE.

The property described in Application #GPZ-1-2024, filed by Paul and Kareen Swenson, and located at 4053 South 7200 West within West Valley City, is hereby classified from zone A (Agriculture, minimum lot size ½ acre) to M (Manufacturing), said property more particularly described as follows:

Parcel #: 14-34-354-008

SECTION 2. ZONING MAP AMENDMENT.

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

SECTION 3. EFFECTIVE DATE.

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

DATED this _____ day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Neighborhood: Falcon Crest
Budget Opening Required: ☐

ISSUE:

A resolution authorizing the City to enter into a development agreement with Paul Swenson.

SYNOPSIS:

This resolution authorizes a development agreement between the City and Paul Swenson to establish standards for a self-storage facility at 4053 South 7200 West.

BACKGROUND:

Paul and Kareen Swenson have submitted a General Plan/zone change application (GPZ-1-2024) on 2.96 acres to change the General Plan from Large Lot Residential to Light Manufacturing and a zone change from A (Agriculture, minimum lot size ½ acre) to M (Manufacturing). The proposed use for the property is a self-storage facility.

The proposed development agreement:

1. limits the use of the property to a self-storage facility,
2. allows buildings to be built at the property line along the north and east sides of the property,
3. requires 7 feet of right-of-way dedication along 7200 West,
4. requires a cash payment to the City in lieu of off-site improvements due to the upcoming road project planned along 7200 West,
5. delays the installation of live-plant material and irrigation to avoid the City replacing these items with the 7200 West project, and
6. requires a temporary construction easement to the City to facilitate the 7200 West project.

RECOMMENDATION:

The Planning Commission recommends approval to the City Council.

SUBMITTED BY:

Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH PAUL SWENSON FOR APPROXIMATELY 2.96 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4053 SOUTH 7200 WEST.

WHEREAS, Paul Swenson (herein "Developer") owns or is under contract to acquire real property within the limits of West Valley City, Utah, on which Developer proposes to develop a commercial project (herein the "Project"); and

WHEREAS, Developer has voluntarily represented to the West Valley City Council that it will enter into this binding development agreement (herein "Agreement"); and

WHEREAS, Developer is willing to design and develop the Project in a manner that is in harmony with the City's Master Plan and long-range development objectives, and which addresses the more specific planning issues set forth in this Agreement; and

WHEREAS, West Valley City, acting pursuant to its authority under §10-9a-101 *et seq.*, Utah Code Annotated 1953, as amended, and City ordinances and land-use policies, has made certain determinations with respect to the proposed Project, and in the exercise of its legislative discretion, has elected to approve this Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Agreement between West Valley City and Developer is hereby approved in substantially the form attached, and that the Mayor and City Manager are hereby authorized to execute said Agreement for and on behalf of the City, upon approval of the final form of the Agreement by the City Attorney's Office.

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (herein the "Agreement") is entered into this _____ day of _____, 20____, by and between Paul Swenson, an individual, (herein "Developer") for the land to be included in or affected by the project located at approximately 4053 South 7200 West in West Valley City, Utah, and West Valley City, a municipal corporation and political subdivision of the State of Utah (herein the "City").

RECITALS

WHEREAS, Developer owns or is under contract to acquire approximately 2.96 acres of real property located at approximately 4053 South 7200 West in West Valley City, Utah, as described in Exhibit "A" (the "Property"), on which Developer proposes to establish minimum standards for a new commercial development (the "Project"); and

WHEREAS, Developer has voluntarily represented to the West Valley City Council that it will enter into this binding Agreement; and

WHEREAS, Developer is willing to restrict the property in a manner that is in harmony with the objectives of the City's master plan and long-range development objectives, and which addresses the more specific development issues set forth in this Agreement, and is willing to abide by the terms of this Agreement; and

WHEREAS, the City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, U.C.A. §10-9a-101, *et seq*., and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Affected Property**. The legal description of the Property contained within the Project boundaries is attached as Exhibit "A". No additional property may be added to or removed from this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

2. **Reserved Legislative Powers**. Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation,

environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the West Valley City Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

3. **Compliance with City Design and Construction Standards**. Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable laws and requirements of the City necessary for development of the Project, including the payment of fees, and compliance with the City's design and construction standards.

4. **Specific Design Conditions**. The Project shall be developed and constructed as set forth in the specific design conditions set forth in Exhibit "B". The Project shall also comply with all requirements set forth in the minutes of the City Council hearings on this matter.

5. **Agreement to Run With the Land**. This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property.

6. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning also the responsibilities arising hereunder. This restriction on assignment is not intended to prohibit or impede the sale by Developer.

7. **No Joint Venture, Partnership or Third Party Rights**. This Agreement neither creates any joint venture, partnership, undertaking or business arrangement between the parties hereto nor conveys any rights or benefits to third parties, except as expressly provided herein.

8. **Integration. Modification, and Entire Agreement**. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto. Exhibits "A" and "B" are hereby incorporated into this Agreement.

9. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for whom intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

TO DEVELOPER:	Paul Swenson 1336 South 1000 East Salt Lake City, UT 84105
TO CITY:	West Valley City Ifo Pili, City Manager 3600 Constitution Blvd. West Valley City, Utah 84119
WITH A COPY TO:	West Valley City Attorney's Office Attn: Brandon Hill 3600 Constitution Blvd. West Valley City, Utah 84119

Any party may change its address by giving written notice to the other party in accordance with the provisions of this section.

10. **Choice of Law and Venue**. Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

11. **Court Costs**. In the event of any litigation between the parties arising out of or related to this Agreement, the prevailing party shall be entitled to an award of reasonable court costs, including reasonable attorney's fees.

12. **Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waivers of any term, condition, or other provision of this Agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

APPROVED AS TO FORM
WVC Attorney's Office

By: _____

Date: _____

PAUL SWENSON

_____

State of _____)
:ss
County of _____)

On this _____ day of _____, 20___, personally appeared before me Paul Swenson, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and he acknowledged to me that he executed the same.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Parcel #: 14-34-354-008:
BEG 585 FT N & 33 FT E FR SW COR SEC 34, T 1S, R 2W, S L M; E 500 FT; S 223.92 FT; S 89°56'03" W 333.78 FT; S 0°02'23" E102.12 FT; N 88°24'26" W 166.5 FT; N 321.825 FT TO BEG. 2.96 ACRES M OR L.

EXHIBIT B

DEVELOPMENT STANDARDS

1. The use of the Property shall be limited to a self-storage facility as defined in Section 7-1-103 of the West Valley City Code.

2. The buildings along the north and east sides of the Property may be placed at the property line. The height of buildings placed along the north and east property lines shall be limited to 10 feet measured from the bottom of the existing fence along the north and east property lines.

3. The Developer shall dedicate 7 feet of right-of-way to the City along the Property's entire frontage on 7200 West.

4. In lieu of installing the off-site improvements required in Section 7-2-117 of West Valley City Code, the Developer shall make a cash payment to the City equal to the estimated cost of said improvements as determined by the City Engineer.

5. Rock or bark mulch shall be installed within the 20' setback area along 7200 West prior to the issuance of a business license. The installation of the irrigation and live-plant material landscaping required in Section 7-6-303 of the West Valley City Code may be delayed until the reconstruction of 7200 West is complete, or until September 30, 2030, whichever first occurs.

6. The Developer shall grant a temporary construction easement to the City for the reconstruction of 7200 West. The easement shall apply to the westerly 20 feet of the Property along the entire 7200 West frontage after the dedication described in item 3 above. The temporary construction easement shall commence upon the beginning of actual 7200 West construction on the Property and shall continue only until 7200 West project construction on the Property is complete, or for three (3) years, whichever first occurs.

SWENSON DEVELOPMENT
1336 South 1000 East, Salt Lake City, UT 84105 . 385-249-6406 . PnKSwenson@gmail.com

General Plan/Proposed Zone Change

Swenson Development on behalf of Tempest Property Investments LLC is formally requesting a General Plan and Zoning change for the property located on 4053 S 7200 W, West Valley City Utah 84128 (see Exhibit A Agent Authorization and Property Tax Notice) to be changed from its current zone of Agriculture to the desired zone of Manufacturing. This document outlines the benefits for such a change.

SUBJECT PROPERTY

The subject property 4053 S 7200 W, West Valley City, Utah 84128 (see Exhibit B Legal Description) is located on 2.96 Acres and currently zoned Agriculture. To the north and east of the property are residential homes. It is adjacent to a separate lot to the south that sits right on the corner of 7200 W and 4100 S owned by West Valley City. Across from the property to the west is the Magna Regional Park. (see Exhibit C Property Plat)

Subject Property



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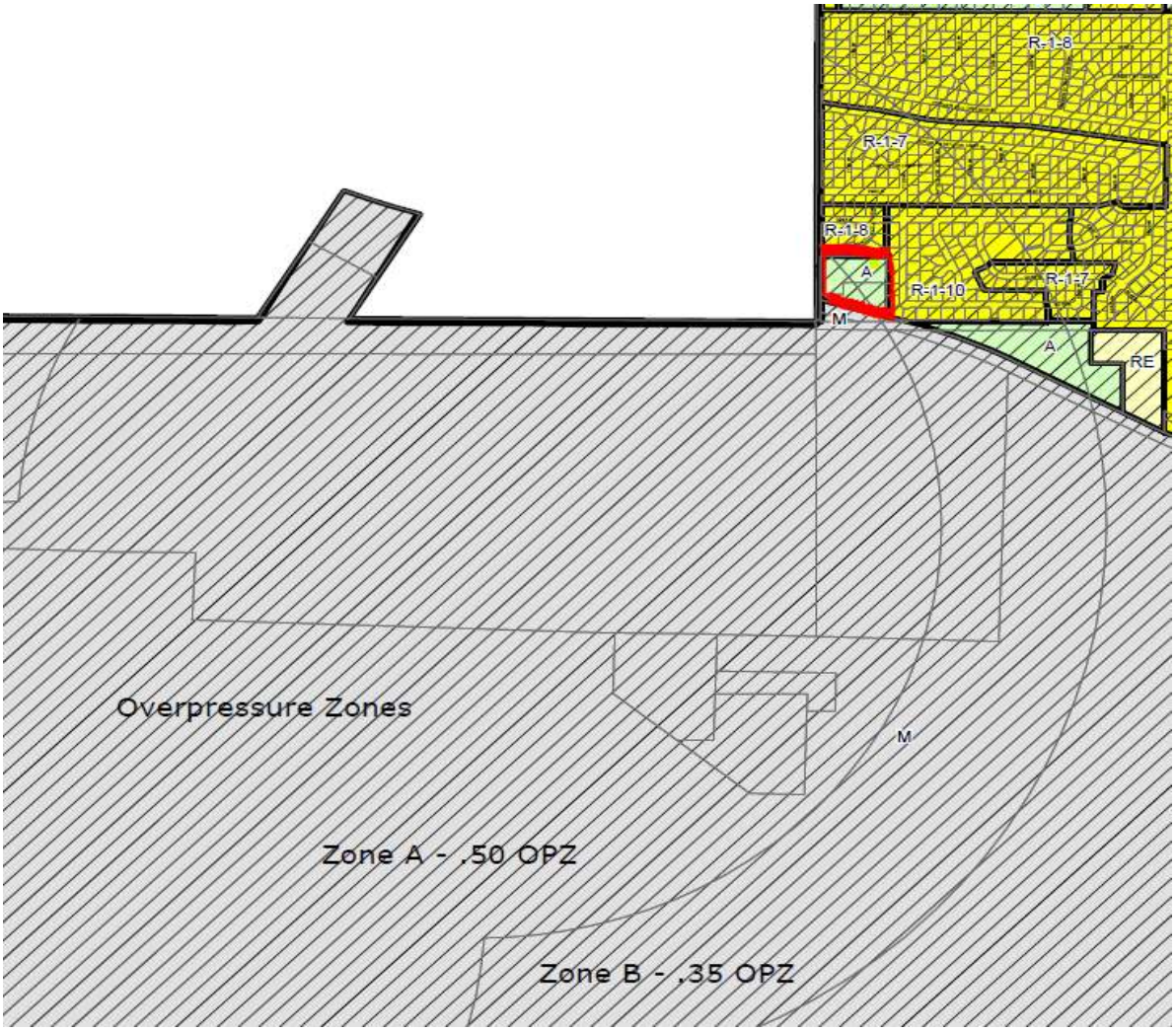
WEST VALLEY CITY ZONING MAP AND OVERPRESSURE ZONE DISCUSSION

The following shows a subsection of the West Valley City Zoning Map with the subject property and its inclusion in Overpressure Zones A and B (see following page). The Overpressure Zones are because of its proximity to Northrop Grumman. Overpressure, also called a blast wave, refers to the sudden onset of a pressure wave after an explosion. This pressure wave is caused by the energy released in the initial explosion – the bigger the initial explosion, the more damaging the pressure wave. Due to any possible mishaps, Overpressure Zones are created to ensure public safety. Any property that is in Overpressure Zone A is prohibited from being residential and therefore the subject property is **EXCLUDED** from being a residential property. Only the portion that is part of Zone B could potentially be used for residential. The only access to the property is from 7200 West and not from the neighboring residences. To create the infrastructure necessary to put homes on that small portion of the property would be exorbitant and not viable. Simply put, residential is not economically feasible due to the Overpressure Zones and the layout of the property. Thus, residential is eliminated as an alternative for the property.

Each Overpressure Zone has specified building requirements. Swenson Development will comply with the required building requirements.

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Subsection of the West Valley City Zoning Map (see Exhibit D West Valley City Zoning Map for full map)



POSSIBLE USES OF SUBJECT PROPERTY

Land is a very valuable resource and as one astute investor once said, “the good Lord is not creating any more land.” West Valley City currently is approximately already 90% developed and thus the remaining 10% of developable land should be treated very responsibly and with care. Swenson Development takes its duties very serious in evaluating how best to utilize and develop the subject property.

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Having eliminated residential as a possible use of the property, Swenson Development studied other possible uses of the subject property and its viable usage, always keeping in mind that the subject property is in the Overpressure Zone and next to residential properties.

This area of WVC is not in a commercial or business center and the likelihood of success for a shopping center, business plaza or restaurant was deemed to be highly unlikely. Although there could be potential for heavy industry, this could bring in much heavier traffic, larger industrial vehicles, round-the-clock working hours and much more commotion and chaos in the neighborhood. Heavy industry would pose many security and safety concerns for the entire neighborhood. Because of these concerns, anything that would be considered heavy industry or posed these concerns were put to the bottom of the list and eventually eliminated from consideration. We eliminated businesses which would disrupt the neighborhood and cause safety concerns. An important aspect of evaluation was when business activities would be occurring. We tried to focus on businesses that would not require a lot of night activity that would be disruptive to the neighborhood. Swenson Development is very mindful of the neighborhood and wants to be a good partner with West Valley City and the neighborhood.

Therefore, after much consideration and evaluation it has been determined that the best usage of the subject property is to create **self-storage** which can be used for the betterment of the community. **Security and safety** was a very important part of the decision**.** As such, a discussion of **security and safety** warrants its own discussion and will be presented later in this document.

During evaluation, all possible alternatives were discussed. Many were dismissed quickly and others not as quickly. Certainly, permitted and non-permitted uses needed to be identified. Table 1 indicates those uses that are prohibited under M zone. Table 2 shows uses that are permitted under M zone but **WILL NOT** be pursued by Swenson Development. Swenson Development will work with WVC to obtain permitting for the development and usage of Self-Storage facilities.

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Table 1 Non-Permitted uses

Assisted Living Facility	Nursing Home/Convalescent Center	Swap Meet, Indoor
Blood Plasma Center	Office Medical and Dental	Swap meet, Outdoor
Home Occupation	Outdoor Waste Management Facility	Tavern
Hospital	Residential	
Incinerator	Sanitary Landfill	

Table 2 Permitted uses that **WILL NOT** be pursued by Swenson Development

Agricultural Business or Industry	Agriculture	Alternative Financial Service
Artist Studio	Automobile Parts Store	Automobile Sales, New
Automobile Sales, Used	Automobile Service	Bail Bonds Dealer
Brew Restaurant & Liquor Retailer, Small Brewer	Bus Terminal	Cannabis Production Establishment
Caretaker's Dwelling	Commercial Raising, Rental, Stabling, Training and Grazing of Animals	Commissary
Convenience Store	Day Care/Preschool Center	Detention Facility/Jail
Equestrian School	Equity, Fraternal, or Social Club	Event Center
Fast Food Establishment	Financial Institution	Fitness Center
Food Vending unit and Mobile Food Vending Vehicle	Fuel Sales	Furniture Store
Garden Center	Grocery Store	Gun Range
Hardware Store	Heavy Equipment Sales and Service	Heavy Truck and Trailer Sales
Heavy Truck and Trailer Service	Home Improvement Center	Industrial Light
Industrial Heavy	Instructional Facility	Kennel
Laundromat	Lingerie Store	Lodging Facility
Manufacturer of Alcoholic Products	Massage Establishment	Medical Cannabis Pharmacy
Mortuary	Movie Theater	Neighborhood Grocery
Neighborhood Service Establishment	Noncommercial Raising, Training and Grazing of Animals	Off-Premises Beer Retailer
Office, Professional	Outside Display of Merchandise	Parking Lot, Commercial
Parking Structure	Permanent Cosmetic Establishment	Public Utility Installation
Radio and Television Transmission Antennas, Transmitting Stations	Recreation Indoor or Outdoor	Recreational Facility Beer Retailer

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Recreational Vehicle, Motorized Outdoor Recreation Equipment and Mobile Home Sales	Restaurant, Restaurant On-Premises Beer Retailer, Restaurant Liquor Retailer	Retail Department or Specialty Store
Retail Tobacco Specialty Business	Secondhand Precious Metal Dealer/Processor and/or Precious Gem Dealer	Secondhand Store
Sexually Oriented Business	Shopping Center	State Store/Package Agency
Tobacco Oriented Business	Tattoo Establishment	Taxicab Business
Temporary Land Use	Towing and Impound Yard	Truck Transfer Company
Turf Farm Equipment Manufacturing	Vehicle Recycling Facility	Veterinary Hospital

CONCEPT PLAN – SELF STORAGE

Exhibit E Concept Plan – Self Storage shows a possible layout of self-storage for the subject property. The estimated development schedule is 6-8 months after receiving permits.

CONCEPT PLAN – SECURITY AND SAFETY

As stated earlier, Swenson Development not only evaluated security and safety for self-storage customers but we were/are also cognizant of the neighborhood needs. To be a partner in the neighborhood it is our duty to build and maintain appropriate security to protect our customers as well as the surrounding neighborhood. Ongoing and continual evaluations will be done to monitor and improve the needs surrounding this important topic.

Security will be implemented to safeguard the facilities. The gated entrance to the facility will come from 7200 South Street and there will also be ample lighting as well as security systems with cameras throughout to inhibit any unwarranted activities.

To eliminate areas where nefarious activities could occur, we are requesting a zero setback for the facility with a wall that will protect the residents for their security and privacy. The normal setback from

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residential is 20 feet which leaves a 'dead zone' where individuals could hide and commit illegal acts, create unseemly chaos or generally cause harm. This 'dead zone' would be immediately behind neighboring residences. For their protection and protection of the facility, the zero setback is requested that will allow a wall to be placed at the property line acting as the back wall of storage units which will eliminate the 'dead zone' where the nefarious acts could take place. As stated, within the facility, cameras and security systems will be able to monitor for any unwanted activities and immediate action.

For the property line between the West Valley City property, we ask the city to evaluate rezoning to the M zone which would allow for zero setback thus eliminating the possibility of a 'dead zone.'

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CONCLUSION

We kindly request your assistance in reviewing our proposal for the zoning change from Agriculture to Manufacturing. Our decision for the development of Self Storage Units was made based on our due diligence on the best utilization for the subject property. This is taking into account the subject property's inclusion in zones A and B of the Overpressure Zone with Residential Homes to the North and East, and the Magna Regional Park to the West. We also ask for the evaluation of rezoning the city property next door to M zone to help ensure security and safety of the neighborhood.

We are eager to work collaboratively with West Valley City and other relevant stakeholders to move this project forward.

Thank you for considering our request.

Very Truly,

Paul and Kareen Swenson

Swenson Development

Attachments:

Exhibit A Agent Authorization and Property Tax Notice

Exhibit B Legal Description

Exhibit C Property Plat

Exhibit D West Valley City Zoning Map

Exhibit E Concept Plan – Self Storage

Impact of Self Storage on Property Values

By Hugh Grant
Real Estate Agent with RealMax Realty

November 20, 2023 11:31 AM



The intersection of self storage and real estate property values presents a fascinating aspect of the housing market. While often overlooked, the availability and quality of self storage solutions can significantly influence property valuation. This connection stems from the growing need for space in residential areas, where homes may not always suffice for all storage needs. The presence of nearby, accessible self storage options adds a layer of convenience and functionality to properties, making them more attractive to potential buyers and renters. This introduction explores how self storage facilities impact the real estate market, from offering additional space solutions to affecting the perception and desirability of a neighborhood. Understanding this relationship is crucial for homeowners, real estate agents, and investors alike, as it sheds light on a less-discussed but vital factor that can sway property values.

The following sections delve deeper into the dynamics of how self storage availability intersects with real estate, influencing market trends and property decisions.

Analyzing Local Storage Market Trends

Understanding the local self storage market trends is crucial for real estate professionals and investors. These trends provide insights into the demand for storage space, which in turn can influence real estate values in the area. Factors such as the number of storage facilities, the range of sizes and types of SecurCare self storage units, and their occupancy rates paint a picture of the local market's dynamics. High demand for storage units can indicate a need for additional space among residents, potentially boosting the appeal of properties that offer ample storage solutions or are located near quality storage facilities.

Conversely, an oversupply of storage units in an area might signal a stagnating or declining local real estate market, where housing sizes are sufficient or the population is decreasing. Monitoring these trends helps in making informed decisions about property investments and sales strategies. For instance, in areas with high storage unit demand, highlighting the proximity to reliable storage options like SecurCare can be a significant selling point. This analysis is a vital tool in understanding how storage availability can sway property values and buyer preferences in different real estate markets.

Storage Accessibility and Property Appeal

The accessibility of self storage facilities plays a pivotal role in enhancing the appeal of nearby properties. When storage units are conveniently located, they add significant value to residential areas by addressing the growing need for additional space. This factor is especially important in urban settings where home storage space is often limited.

Key elements that bolster property appeal include:

- **Proximity to Storage Facilities**: Closer facilities mean greater convenience.
- **Variety of Storage Options**: Diverse unit sizes and types cater to different needs.
- **Security Features**: Advanced security increases the attractiveness of the storage.
- **Affordable Pricing**: Competitive storage rates are appealing to property owners.
- **Ease of Access**: Facilities with flexible hours and easy access are more desirable.

The American Planning Association provides resources on urban planning and development, which include the integration of self storage facilities into residential areas. Their inclusion in community planning demonstrates the importance of storage accessibility in overall neighborhood design and development. Properties near well-maintained, secure, and easily accessible storage facilities often see an increase in demand, as they offer an extended benefit to potential buyers or renters.

This proximity to storage solutions can lead to higher property values, as it addresses a crucial need for extra space. Real estate agents and homeowners can leverage this aspect by highlighting the convenience of nearby storage facilities, thus increasing their property's marketability and appeal.

Comparing Property Values with and without Storage

The impact of self storage availability on property values becomes evident when comparing areas with and without such amenities. Properties in localities where secure and accessible storage options are readily available often command higher prices. This trend can be attributed to the added convenience these storage facilities provide to residents, particularly in densely populated or urban areas where in-home storage space is limited. On the other hand, properties in areas lacking these facilities might see a relative decrease in value or slower market growth.

The presence of nearby storage units can be a significant deciding factor for potential buyers or renters who prioritize having additional

space for their belongings. It's not just about the square footage within the home; it's about the total storage solutions available to them.

This factor is increasingly important in modern living situations, where downsizing or living in compact spaces is common. Real estate professionals often observe that homes in proximity to quality storage facilities can attract a broader range of buyers and command higher sale prices or rental rates. This comparison underscores the growing importance of self storage in the real estate market, not only as a standalone industry but as a complementary feature that enhances property value.

Storage as a Selling Point for Buyers

In the real estate market, the availability of self storage can be a significant selling point for buyers.

Properties that have easy access to storage facilities often stand out in the market for several reasons:

1. **Increased Space Efficiency**: Buyers appreciate the option to store seldom-used items offsite.
2. **Decluttering Potential**: Having a storage unit nearby allows homeowners to keep their living spaces neat and organized.
3. **Flexibility for Lifestyle Changes**: Storage units provide a buffer during life transitions like moving or downsizing.

The National Association of Realtors provides resources that emphasize the importance of additional amenities, like nearby storage facilities, in enhancing property value. In marketing a property, highlighting the proximity and convenience of nearby storage options can be a persuasive factor for buyers who value space management. For those living in smaller residences or seeking to downsize, the assurance of easily accessible storage is a relief.

It represents the ability to manage possessions without sacrificing living space. This aspect of real estate marketing taps into the growing trend of efficient space utilization, making properties near storage facilities more desirable. It's a point that resonates with

buyers looking for practical solutions to manage their belongings in today's space-conscious living environments.

Impact of Storage Facilities on Neighborhoods

The presence of self storage facilities can have a notable impact on the overall appeal and development of neighborhoods. Well-maintained and strategically located storage units can enhance a community's attractiveness, contributing positively to the area's perception. They provide a practical solution for residents, especially in neighborhoods where homes may not offer sufficient storage space. This amenity can be particularly appealing for those seeking to declutter their living spaces while pursuing Your Dream Home.

On the flip side, storage facilities that are poorly maintained or excessively large can detract from a neighborhood's charm, potentially affecting property values negatively. It's crucial for these facilities to be integrated thoughtfully into the community, with attention to aesthetics and accessibility.

The impact of self storage on a neighborhood is twofold: it can either be a valuable asset that supports residents' storage needs and enhances the area's desirability, or it can be a detriment if not managed properly. For real estate professionals and community planners, understanding and leveraging the positive aspects of self storage facilities is key to enhancing neighborhood appeal and supporting the local housing market.

Conclusion on Storage and Real Estate Value

Summing up, the interplay between self storage facilities and property values is a nuanced aspect of the real estate market. Recognizing the impact of storage options on the appeal and worth of properties is essential for both homeowners and real estate professionals. Well-integrated and conveniently located storage solutions can significantly enhance property desirability and value,

making them a noteworthy consideration in real estate transactions and neighborhood planning.

From: Jason Nicholes
To: Steve Pastorik
Cc: PnKSwenson@gmail.com
Subject: GPZ-1-2024 support
Date: Friday, April 26, 2024 7:21:37 PM

Mr. Steve Pastorik,

The purpose of this email is to inform you that we are in support of the petition by PAUL AND KAREEN SWENSON requesting a General Plan change from Large Lot Residential to Light Manufacturing and a zone change from A to M for the purpose of building Storage Units at 4053 South 7200 West.

Storage Units is a good answer for this land. We worry about something else coming in that could increase traffic, create an awful odor or be noisy and disruptive.

We live at 4023 South Brandon Court and our backyard is on the north side of the property. We met with Mr. Swenson and he showed us the proposed plan which shows the storage units next to the property line and a 10 foot wall acting as the barrier. We are supportive of the 10 foot wall as a barrier between us rather than a 6 foot fence. In fact, we request that it be 10 foot tall and not shortened and as close to the pre-existing grade before the fill dirt was brought in. We feel this would give us more protection and safety and not allow people to jump into our backyard or throw things over the fence.

We request that the rain runoff be retained within the storage unit system facility and into the WVC storm drain and prohibit as much runoff from coming into our backyard as possible.

Regards,

Jason and Terra Nichols

From: mistyburke32@gmail.com
To: Steve Pastorik
Subject: Support for general plan change
Date: Saturday, April 27, 2024 5:54:04 PM

RE: Support for General Plan change GPZ-1-2024

Steve,

We live at 4020 South Brandon CT and are neighbors to the property located at 4053 S 7200 W. We support the request to change the zoning from agriculture to manufacturing. We met with Paul Swenson who shared with us the plans to build Self Storage Units. We have worried about what could come in behind us and are relieved and comforted with the idea that it will be storage units and not something bothersome.

Paul showed us the plans and said that there are 2 options for what would be at the property line, either a 6 foot solid fence or the back wall of the storage units that is planned to be 10 foot tall. We prefer to have the storage units with a 10 foot wall as a barrier between us and their road. This will keep people away from our backyard and provide more safety and security.

Thank you,

Ray and Misty

Sent from my iPhone

From: Matt Ervin
To: Steve Pastorik
Subject: commend on proposed zoning change, GPZ-1-2024
Date: Tuesday, April 23, 2024 8:39:11 AM

Steve,
I wanted to reach out to you about the proposed planning change GPZ-1-2024. In review of the address, proximity to the new regional park, and being directly abutted to our residential neighborhood, I am opposed to the proposed change. That is not a good location for any type of manufacturing and would simply increase large vehicle traffic on an already dangerous rood to cross (7200 W) which is using by kids and families to get to the new park. In addition, it would not fit the already built neighborhood it directly connects with. I believe this should be kept as Large Lot Residential.

Thank you.

WEST VALLEY CITY
PLANNING COMMISSION PUBLIC HEARING MINUTES
4/24/2024 at 4:00 PM

GENERAL PLAN/ZONE CHANGE APPLICATIONS

Application #: **GPZ-1-2024**
Applicant: **Paul and Kareen Swenson**
Address: **4053 South 7200 West**
Request: **General plan change from Large Lot Residential to Light Manufacturing and zone change from A to M**
Property Size: **2.96 acres**

Paul and Kareen Swenson have submitted a General Plan/zone change application for a 2.96-acre parcel located at 4053 South 7200 West. The property is currently zoned A (Agriculture, minimum lot size ½ acre) and the current General Plan designation is Large Lot Residential (2 to 3 units/acre). The proposed zone is M (Manufacturing) and the proposed General Plan designation is Light Manufacturing.

Surrounding zones include A to the south, R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet) to the east, R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to the north, and R-1-7 to the west in Magna. Surrounding land uses include a City owned storage lot to the south, single unit dwellings to the north and east, and a Salt Lake County park to the west. The property includes two homes – one built in 1978 and the other built in 1982.

Approximately the west 40% of the property falls within Overpressure Zone A with the remainder of the property being within Overpressure Zone B. Overpressure Zone A is the innermost circle (closest to Northrop Grumman) and prohibits residential use.

Development Proposal

If this application is approved, the applicants intend to develop a self-storage facility on the subject property. Included with this report is a letter from the applicants that describe how they arrived at the proposed use. In summary, the applicants indicated that self-storage was the preferred use because residential isn't viable primarily due to Overpressure Zone A, commercial uses like retail, office, or a restaurant are unlikely in that there are no other similar businesses nearby, and most industrial uses would be problematic given the adjoining residential. In the applicants' letter they also mention that they will not pursue other uses allowed in the M zone.

The M zone requires a 20' building setback from a residential zone, agricultural zone, or residential use. The applicant is requesting that, through a development agreement, this 20' setback be reduced to 0' to eliminate a 20' space that is not visible to the public and could create a security concern for the neighboring residents. There are several self-storage facilities in the City that adjoin residential where the City's Board of Adjustment has approved variances to waive the 20' setback requirement due to security concerns. A development agreement can be used to accomplish the same outcome.

A recent variance example is the self-storage development at 5443 South 6055 West. The buildings along the east side of the property adjacent to residential were built on the property line and are 10' tall.

The City has also submitted a General Plan/zone change application on the City-owned parcel to the south for a General Plan designation of Light Manufacturing and M zoning. If the City's application is approved, the 20' setback would not apply along the south property line.

Staff received a phone call and visit from a resident in opposition to this application. This resident lives on the street east of the subject property and is concerned about the potential impact of the proposed project on property values and views.

Staff Alternatives:

1. Approval. This application should be approved subject to a development agreement that addresses the applicants' proposed use limitations, the requested setback reduction, and a 10' height limitation for buildings placed along residential property lines.

2. Continuance. This application should be continued for reasons determined during the public hearing.

3. Denial.

Discussion: Steve presented the application. He stated he had received an email from a resident nearby expressing concerns about the zone change and the potential of industrial use. After exchanging a few emails, the residents' concerns seemed minimized with self-storage versus industrial use. Steve also stated in the past week he spoke with Elizabeth Borden, who is in attendance and is in opposition to the proposal and discussed two concerns she had. The first being the impact on property value and the second being her views being blocked.

Chair Fuller asked the Commissioners for any questions.

Commissioner McEwen asked if the City has a guarantee that the road improvements for that area will occur in three years? Steve stated the City has plans for the road improvements but has not secured funding and it is not a guarantee.

Commissioner McEwen then asked if we do not require the applicant to do landscaping, what will the condition be. Steve explained the agreement is written that if the City does not do the road improvements by 2030, the landscaping would be required to be put in. Steve stated it could be written in the agreement to have the applicant put gravel in for the short term. Steve stated if the Commission feels that would be too long to wait, that can be a requirement of the application and when the City does the road construction the City will need to pay to replace any landscaping that is damaged. Commissioner McEwen added he feels the

landscaping timeframe is too long and the applicant should be held to the same standard as residents.

With no further questions from Commissioners, Chair Fuller asked if the applicant would like to make any comments.

The applicant, Paul Swenson, 1336 South 10th East, Salt Lake City, addressed the Commissioners. He stated they will accept and do whatever the City requires for the landscaping without any issues and asked everyone to focus on the facts of the project. Mr. Swensen stated they first looked at doing large lot residential housing. When examining the property and the overpressure zone, they could only build four to six homes on this property. As they evaluated the situation, they wondered if they should leave the project or if there was anything that would benefit the area and community. Researching and looking into projects they found that Utah has the highest demand of storage units and stated with all the growth in the valley, there is a need.

After researching traffic concerns and usage of storage units, the applicant found that 25% of the average clientel access their storage unit once a month with the other 75% once or twice a year, explaining the traffic impact in the area will be less than residential, commercial, or industrial.

Another concern, Mr. Swenson stated, is property value. He did research and found a list of what will bring down and hurt the value of properties. He mentioned they did not find anything listing self-storage units as bringing down property value. He quoted from an article from November 2023 and quoted "the availability and quality of self-storage solutions can significantly influence property evaluation. The presence of nearby accessible self-storge options add a layer of convenience and functionality making it more attractive to potential buyers and renters". He went on to say he has personally experienced with a property he owns, an increase in property value with a storage unit building next to the property.

Mr. Swenson stated that safety and security are important to him. He discussed vacant open areas create security and safety issues. He read a statement on how they would work with the City and the neighborhood to help make it a success for everyone. Mr. Swenson asked for time afterwards to address any concerns brought up in this discussion.

Chair Fuller asked if there was anyone here that would like to address this application.

Elizabeth Borden, who lives at 4018 South 7105 West, is located just north of the application. She stated when she moved into the neighborhood, the City was very strict with requirements for what could and could not be used or installed for a higher-grade community built, and asked why the City would put in industrial

zoning against their properties. Steve clarified that this application is not a City application but a developer's application. Elizabeth stated the developer is asking the City to rezone to industrial and the City ordinance is very strict. She stated that putting a 10' foot concrete wall in their community is ugly and 2-story buildings will block their western view. Elizabeth stated there is no green space other than along 7200 West and that does not apply to them for they are on the east side of the property. She asked to put in some green space. She recommended the 20' foot clearance of the property line. She stated they have not had any issues with security in the past seven years. Steve explained the process of the Planning Commission, considering all concerns expressed and taking them into consideration. He stated the decision for a rezone has not been made. Elizabeth stated the concern of xeriscape and no vegetation. Chair Fuller explained the 20' foot area is a security issue and with the building acting as a wall, this takes away that issue. Steve explained in most situations there is a solid fence blocking the view of the 20' foot space and creates an enclosed space. He stated in other situations the City has allowed the building to be built on the property line so there is not a space that cannot be viewed by the public. Commissioner Woodruff asked for the clarification of the building wall size. Steve responded and clarified it will be 10' feet.

Ruth Helvy, 4028 South 7105 West, living on the northeast side of the application, mentioned her addresses in West Valley where she has lived since 1992. She discussed the road noise heard at each location just off 3500 south. Moving to Park Vista she felt they would not have any road noise off 7200 West and 4100 South, explaining there is a lot of road noise. She stated she had hoped for trees in this location. She expressed her concern about the metal concrete building proposed and the elevation of the property, stating there is no other business in the area within miles of this. She expressed concerns of the wall size with no light coming into their backyards and would not want manufacturing next to her home.

Commissioner McEwen asked what kind of fence would be required if the building was not approved to be built on the property line. Steve stated the code requires a 6' foot masonry wall with the 20' foot setback. Commissioner McEwen asked why we would allow a 10' foot building be built there. Steve stated the request is from the applicant. As shown in the presentation, there are examples and photos where the City has allowed storage buildings to be built on the property line next to residential. Steve explained the City does not have to approve the setback exception. If the zoning is approved, we can require the 20' foot setback with the 6' masonry wall in place of the building on the property line.

Eddy Davis, 4019 South Brandon Court, adjoining property on the north side of the application, discussed the history, dirt, and usage of the applicant's property. He asked for clarification regarding the usage of the buildings and whether they will be used for auto repair and maintenance. He stated that fire and explosions are one of his fears and would not want that in his neighborhood. Steve addressed Mr. Davis's questions and confirmed the proposed application usage is for storage units and stated buildings with auto repair shops require different ventilation standards

and would not be allowed. Mr. Davis stated he would not want to see a metal building and a concrete wall when looking out his windows but sometimes a wall makes good neighbors. He feels this is not a neighbor he wants.

Jason Green lives in Layton at 1644 East Spring Road. He spoke of his family being early settlers, being farmers their whole lives. He stated he works with Swenson Development and he researched the community. He explained the building will not be concrete, but a nice building with climate control and fencing around the property, usually 10' feet for security reasons. He discussed the difference between walls and bad neighbors, which one might be better and went on to explain about a development in Kaysville where houses went up around some storage buildings and the home values have gone up.

With no other comments, Mr. Swensen addressed the concerns discussed. He discussed property values and gave an example of a personal property he owned where property values increased by storage buildings. He stated his company did intense research on property values. He spoke of the research and articles that provided information about where property values increased and enhanced the neighborhoods by storage buildings and agreed with Mr. Davis regarding auto repair shops in the neighborhood. Mr. Swensen stated their research found items that bring down the values of neighborhoods. Storage units were never listed. He mentioned that maintenance does impact value and can be addressed with high standards of maintenance and landscaping. Mr. Swenson also discussed traffic, lighting, and noise. Their business does not bring in the type of traffic and noises that cause neighborhood concerns. He stated their units will be gated and locked, and customers will only have access at certain hours of the day. He asked to look at the facts of the proposal, and stated he will work with the neighbors and City.

Chair Fuller closed the meeting and asked the Commissioners if they had any questions.

Commissioner Winters commented on the general use of this property and the overpressure zone that makes a complex situation. There is only a small usage of this property but it does need something. Stating some pros and cons of the usage, he expressed some ideas of the 6' foot wall and 20' foot setback for usable space.

Commissioner Wood expressed her concerns for the neighbors and the building right behind their property line. She stated they have had storage unit projects next to residential neighborhoods come through for years and has been pleasantly surprised when property that had unsightly items, weeds, and smells, are gone and a nice facility is built. Agreeing with Commissioner Winters on what to do with the space behind the wall if required the 20' foot setback is provided, she discussed the landscaping along 7200 west and the timeframe of being installed.

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Chair Fuller asked what the percentage of landscaping for this proposed plan is. Steve mentioned there is not a percentage of landscaping shown on the concept plan and stated the code requirement is 5 % of the total site. If the required

landscaped area along 7200 West does not yield 5%, they would need to add additional landscaping. Code does require landscaping with trees, etc. in the 20' feet setback of the wall if the building is not built on the property line.

Commissioner Wood inquired about two story buildings. Steve stated he did not believe there are two-story storage unit buildings in the City but there are multiple outside the city.

Commissioner Winters asked the distance between the proposed two-story building and the property line. Displaying the map, Steve stated he believes it to be approximately 70' feet. The proposed building D is about 20' feet. Steve mentioned a disclaimer on the concept plans, we do not have engineering for storm drainage which could change the concept design plan.

Commissioner McEwen discussed his concerns regarding landscaping in front. He feels it needs to be completed with the project and the 20' foot setback be included with landscaping behind the masonry wall on the property line. He also is concerned about the buildings being metal with the heat and reflections. He stated that looking at the property surroundings, he does not feel this is the place for this type of project and suggested waiting to see what can be built in the future.

Commissioner Winters asked under City code, what other options are there. Steve went over the current agricultural zoning that requires ½ acre lots for homes. He discussed the two older homes situated on the property existing since the late 70's/early 80's would be able to stay. Discussing the different zones, the challenge of the overpressure zone limiting housing, retail not being an option for the small lot size and low traffic, he felt this was a good use of the property.

Commissioner McEwen asked if there has ever been an exception to the overlay zone. Steve commented that being a safety concern, he could not think of any exceptions being made in an overpressure zone.

Steve addressed the question if there was a minimum height for commercial buildings and stated that code does not require a minimum height but from a functional standpoint, not being an expert on storage units feels 10' feet would be close to a minimum.

Commissioner Wood expressed her concerns with the landscaping and unresolved issues and questioned whether to approve the application with the subject items list being resolved or to continue this item.

Commissioner Winters raised the same concerns and suggested continuing this item to ask the developer to address the concerns raised by the neighbors.

Chair Fuller asked the Commissioners for a motion.

Motion: Commissioner Woodruff motioned that **GPZ-1-2024** be continued to the next meeting to allow commissioners to review the project, how it relates to the neighbors, the 10' foot wall versus the 20' foot setback, and landscaping issues. Requesting the meeting in two weeks be a decision only meeting.

Commissioner Winters seconded the motion.

Chair Fuller ask the commissioners to vote.

Vote:		
	Commissioner Porter	Yes
	Commissioner Winters	Yes
	Commissioner Woodruff	Yes
	Commissioner McEwen	Yes
	Commissioner Wood	Yes
	Commissioner Layton	Yes
	Chair Fuller	Yes

Unanimously – ZT-1-2024 – Continued

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age, sexual orientation 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. We will try to provide whatever assistance may be required. The person to contact for assistance is Kirsten Hunt, 801-963-3282.

WEST VALLEY CITY
PLANNING COMMISSION PUBLIC HEARING MINUTES
5/8/2024 at 4:00 PM

Application #:	**GPZ-1-2024**
Applicant:	**Paul and Kareen Swenson**
Address:	**4053 South 7200 West Request: General plan change from Large Lot Residential to Light Manufacturing and zone change from A to M**
Property Size:	**2.96 acres**

This application was continued during the Planning Commission meeting on April 24th.

Paul and Kareen Swenson have submitted a General Plan/zone change application for a 2.96-acre parcel located at 4053 South 7200 West. The property is currently zoned A (Agriculture, minimum lot size ½ acre) and the current General Plan designation is Large Lot Residential (2 to 3 units/acre). The proposed zone is M (Manufacturing) and the proposed General Plan designation is Light Manufacturing.

Surrounding zones include A to the south, R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet) to the east, R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to the north, and R-1-7 to the west in Magna. Surrounding land uses include a City-owned storage lot to the south, single unit dwellings to the north and east, and a Salt Lake County park to the west. The property includes two homes – one built in 1978 and the other built in 1982.

Approximately the west 40% of the property falls within Overpressure Zone A with the remainder of the property being within Overpressure Zone B. Overpressure Zone A is the innermost circle (closest to Northrop Grumman) and prohibits residential use.

Development Proposal

If this application is approved, the applicants intend to develop a self-storage facility on the subject property. Included with this report is a letter from the applicants that describe how they arrived at the proposed use. In summary, the applicants indicated that self-storage was the preferred use because residential isn't viable primarily due to Overpressure Zone A, commercial uses like retail, office, or a restaurant are unlikely in that there are no other similar businesses nearby, and most industrial uses would be problematic given the adjoining residential. In the applicants' letter they also mention that they will not pursue other uses allowed in the M zone.

The M zone requires a 20' building setback from a residential zone, agricultural zone, or residential use. The applicant is requesting that, through a development agreement, this 20' setback be reduced to 0' to eliminate a 20' space that is not visible to the public and could create a security concern for the neighboring residents. There are several self-storage facilities in the City that adjoin residential where the City's Board of Adjustment has approved variances to waive the 20' setback requirement due to security concerns or the self-storage facility was

constructed before the residential. A development agreement can be used to accomplish the same outcome.

A recent variance example is the self-storage development at 5443 South 6055 West. The buildings along the east side of the property adjacent to residential were built on the property line and are 10' tall.

The City has also submitted a General Plan/zone change application on the City-owned parcel to the south for a General Plan designation of Light Manufacturing and M zoning. If the City's application is approved, the 20' setback would not apply along the south property line.

Staff received a phone call and visit from a resident in opposition to this application. This resident lives on the street east of the subject property and is concerned about the potential impact of the proposed project on property values and views. Staff also received an email from another nearby resident in opposition to industrial uses on the site. When staff explained that only self-storage was proposed, the resident indicated that if the City can guarantee the self-storage use, he would not oppose the project as much.

Staff presented the following additional information to the Commission during their study meeting on May 1st:

- two emails of support for the project from two of the households directly north (emails are included with this report),
- aerial images of all self-storage facilities in the City that are adjacent to residential,
- photos provided by the applicant that show the space between storage buildings and a masonry wall where a setback exception was not granted,
- information from the self-storage manager for Prime Storage at 4895 W 3500 S describing problems experienced with the setback between the storage buildings and the masonry wall, and
- information from the neighbor of Storage Depot at 1656 W Whitlock Ave Describing problems experienced with the setback between the storage building and the masonry wall.

Staff Alternatives:

1. Approval. This application should be approved subject to a development agreement that includes the following standards:
    a. The use of the property shall be limited to a self-storage facility.
    b. The buildings along the north and east sides of the property may be placed at the property line. The height of buildings placed along the north and east property lines shall be limited to 10 feet.
    c. The Developer shall dedicate 7 feet of right-of-way to the City along the Property's entire frontage on 7200 West.
    d. In lieu of installing the off-site improvements required in Section 7-2-117 of West Valley City Code, the Developer shall make a cash payment to the City equal to
    the estimated cost of said improvements as determined by the City Engineer.

e. Rock or bark mulch shall be installed within the 20' setback area along 7200 West prior to the issuance of a business license. The installation of the irrigation and live-plant material landscaping required in Section 7-6-303 of the West Valley City Code may be delayed until the reconstruction of 7200 West is complete, or until September 30, 2030, whichever first occurs.

f. The Developer shall grant a temporary construction easement to the City for the reconstruction of 7200 West. The easement shall apply to the westerly 20 feet of the Property along the entire 7200 West frontage after the dedication described in item 3 above. The temporary construction easement shall commence upon the beginning of actual 7200 West construction on the Property and shall continue only until 7200 West project construction on the Property is complete, or for three (3) years, whichever first occurs.

2. Approval. This application should be approved subject to a development agreement that includes standards a, b, c, d, and f from approval option 1 above.

3. Continuance. This application should be continued for reasons determined during the public hearing.

4. Denial.

Discussion: Steve presented the continued application and asked the commissioners if they had any questions.

Chair Fuller noted the total number of commissioners is seven and there were four in attendance at the meeting. He stated there will need to be a majority vote with decisions made.

Chair Fuller asked for any questions or comments. Commissioner Woodruff stated he had concluded at the previous meeting that the proposed use was inappropriate and expressed a desire to visit the site. He considered the various potential uses for the overpressure zone that could benefit the neighbors. After reviewing the pros and cons and evaluating the options provided the previous week, he determined that avoiding the creation of a dead space and placing a building along the north and east property lines would be the best approach for both the project and the neighbors. Commissioner Woodruff remarked that, given the limited choices, this would be the right decision.

Chair Fuller asked Commissioner Lovato and Commissioner Wood if they had any questions. With no further questions, Chair Fuller asked for a motion.

Motion: Commissioner Woodruff motioned to approve **GPZ-1-2024** as proposed by staff with option #1, a though f.

Commissioner Wood seconded the motion.

Vote:	Commissioner Lovato	Yes
	Commissioner Wood	Yes
	Commissioner Woodruff	Yes
	Chair Fuller	Yes

Majority – GPZ-1-2024 – Approved



0 250 500 Feet

GPZ-1-2024
Paul and Kareen Swenson
4053 South 7200 West

N

GPZ-1-2024

Petition by PAUL AND KAREEN SWENSON requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing and a zone change from A (Agriculture, minimum lot size ½ acre) to M (Manufacturing). The property is located at 4053 South 7200 West on 2.96 acres. (Staff – **Steve Pastorik** at 801-963-3545 or steve.pastorik@wvc-ut.gov)



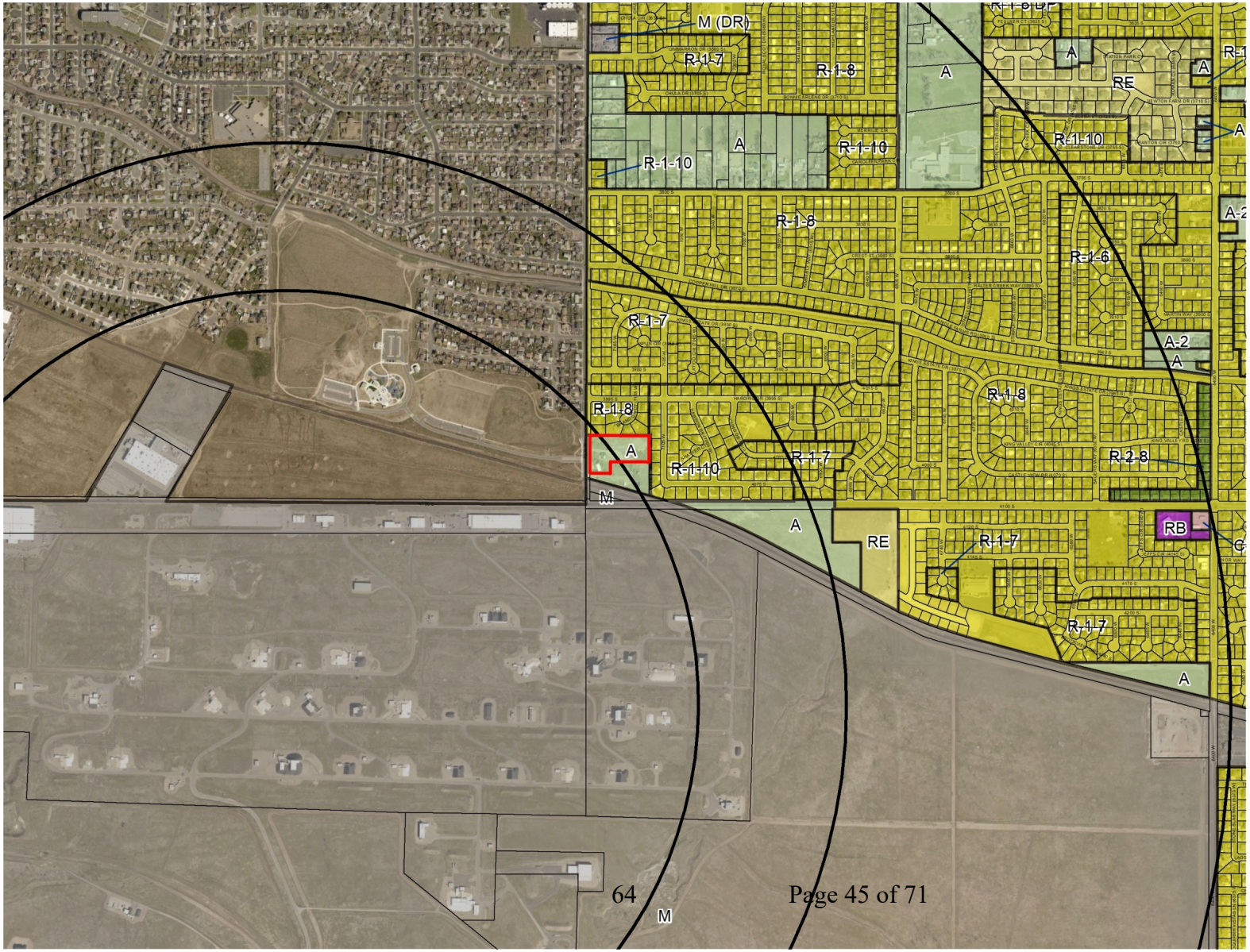
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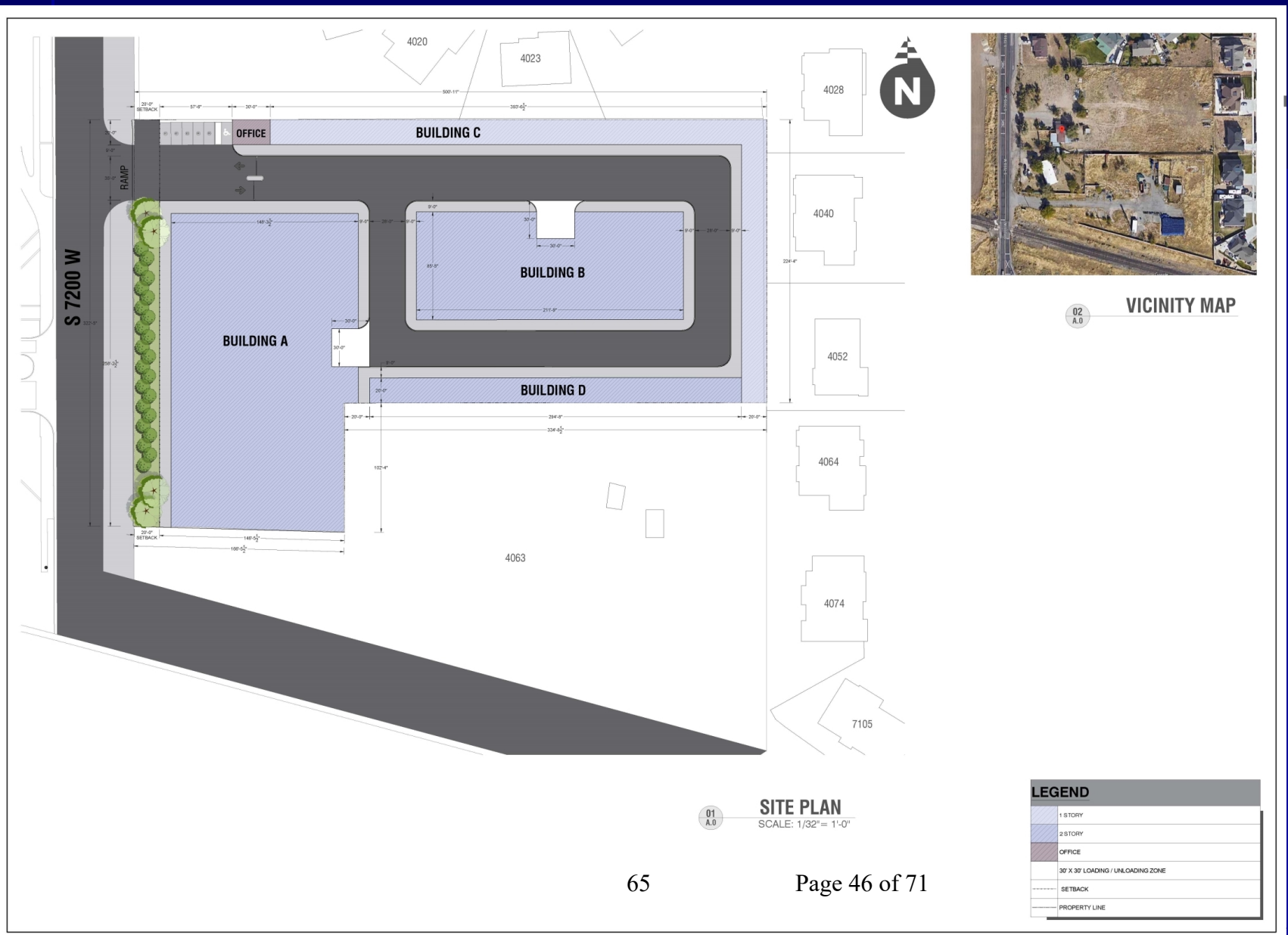
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Petition by PAUL AND KAREEN SWENSON requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing and a zone change from A (Agriculture, minimum lot size ½ acre) to M (Manufacturing). The property is located at 4053 South 7200 West on 2.96 acres. (Staff – **Steve Pastorik** at 801-963-3545 or steve.pastorik@wvc-ut.gov)



GPZ-1-2024

Petition by PAUL AND KAREEN SWENSON requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing and a zone change from A (Agriculture, minimum lot size ½ acre) to M (Manufacturing). The property is located at 4053 South 7200 West on 2.96 acres. (Staff – **Steve Pastorik** at 801-963-3545 or steve.pastorik@wvc-ut.gov)



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GPZ-1-2024

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- The use of the property shall be limited to a self-storage facility.
- The buildings along the north and east sides of the property may be placed at the property line. The height of buildings placed along the north and east property lines shall be limited to 10 feet.
- The Developer shall dedicate 7 feet of right-of-way to the City along the Property's entire frontage on 7200 West.
- In lieu of installing the off-site improvements required in Section 7-2-117 of West Valley City Code, the Developer shall make a cash payment to the City equal to the estimated cost of said improvements as determined by the City Engineer.
- Rock or bark mulch shall be installed within the 20' setback area along 7200 West prior to the issuance of a business license. The installation of the irrigation and live-plant material landscaping required in Section 7-6-303 of the West Valley City Code may be delayed until the reconstruction of 7200 West is complete, or until September 30, 2030, whichever first occurs.
- The Developer shall grant a temporary construction easement to the City for the reconstruction of 7200 West. The easement shall apply to the westerly 20 feet of the Property along the entire 7200 West frontage after the dedication described in item 3 above. The temporary construction easement shall commence upon the beginning of actual 7200 West construction on the Property and shall continue only until 7200 West project construction on the Property is complete, or for three (3) years, whichever first occurs.

GPZ-1-2024

Petition by PAUL AND KAREEN SWENSON requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing and a zone change from A (Agriculture, minimum lot size ½ acre) to M (Manufacturing). The property is located at 4053 South 7200 West on 2.96 acres. (Staff – **Steve Pastorik** at 801-963-3545 or steve.pastorik@wvc-ut.gov)



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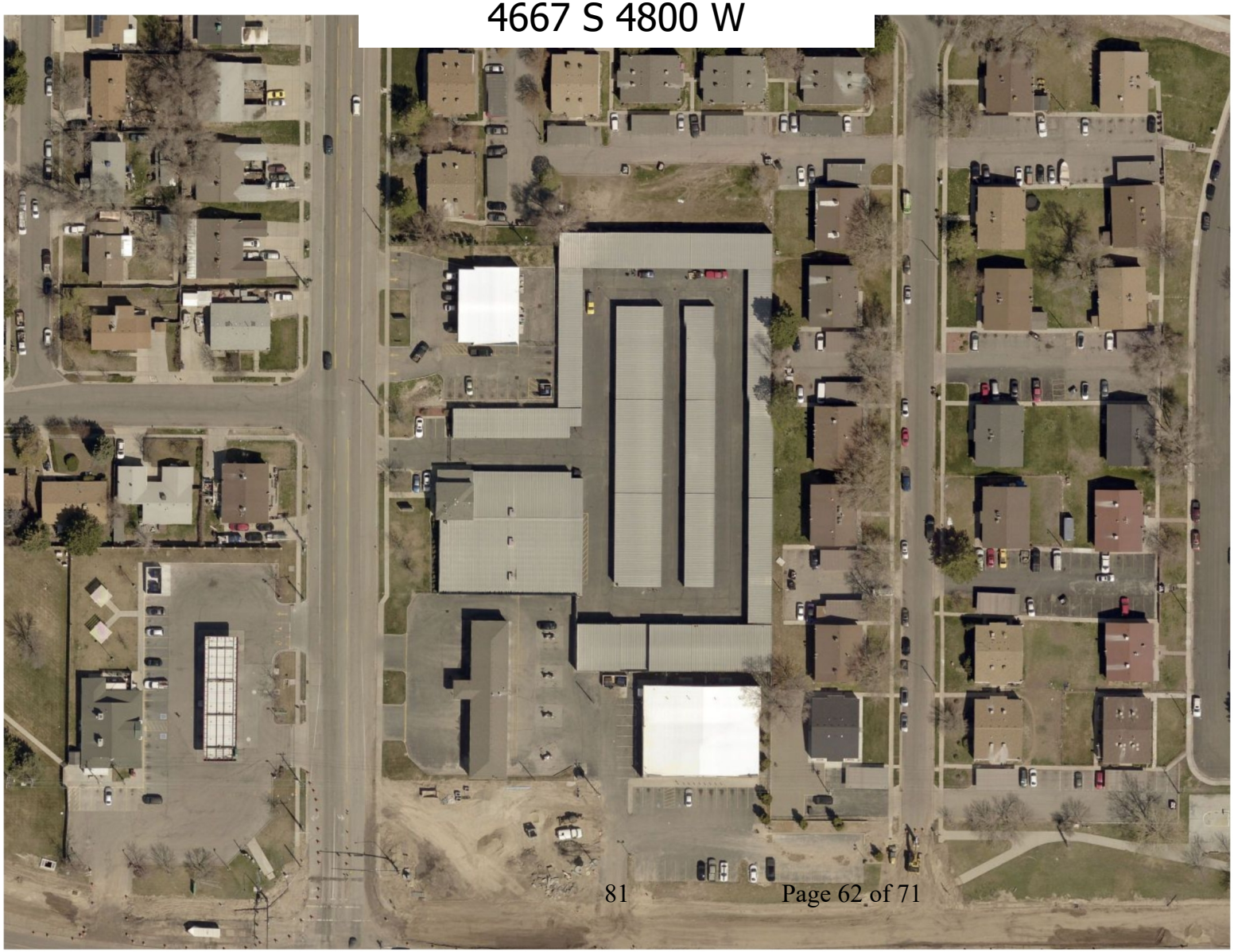
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4895 W 3500 S

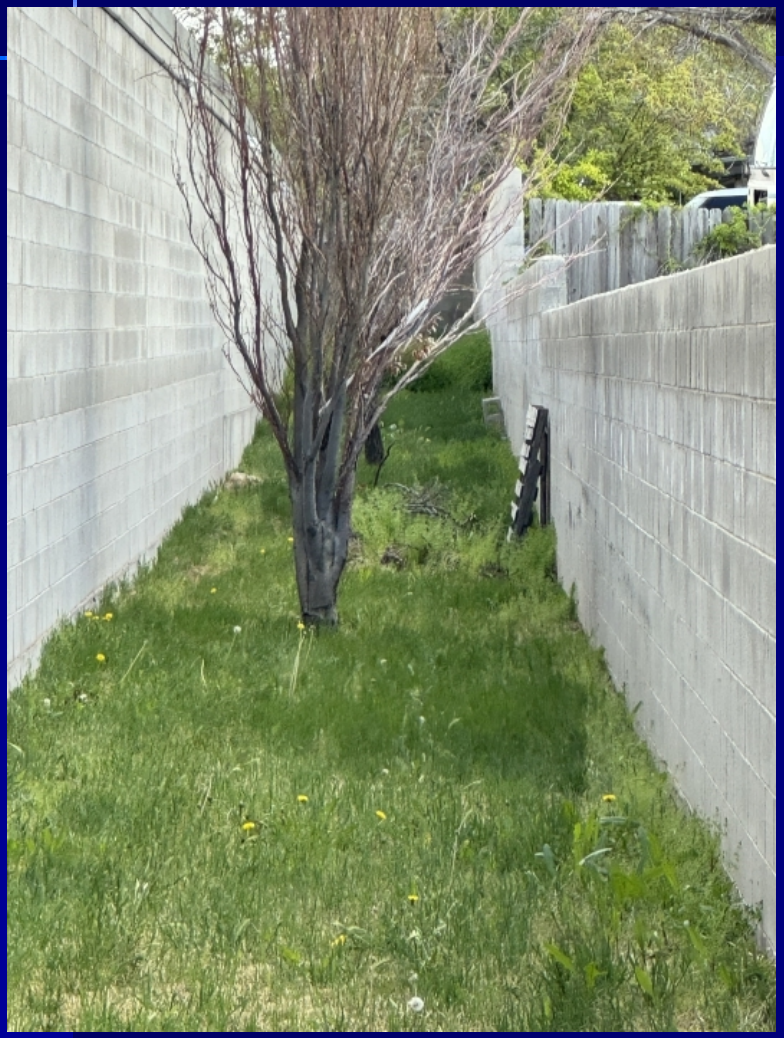




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GPZ-1-2024

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4895 W 3500 S





GPZ-1-2024

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1656 W Whitlock Ave





GPZ-1-2024

Petition by PAUL AND KAREEN SWENSON requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing and a zone change from A (Agriculture, minimum lot size ½ acre) to M (Manufacturing). The property is located at 4053 South 7200 West on 2.96 acres. (Staff – **Steve Pastorik** at 801-963-3545 or steve.pastorik@wvc-ut.gov)

1656 W Whitlock Ave





Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Neighborhood: Falcon Crest

Budget Opening Required: ☐

ISSUE:

Application: #GPZ-2-2024
Applicant: West Valley City
Location: 4063 South 7200 West
Size: 2.0 acres

SYNOPSIS:

A General Plan change from Large Lot Residential to Light Manufacturing and a zone change from A (Agriculture, minimum lot size ½ acre) to M (Manufacturing).

BACKGROUND:

The property is owned by West Valley City, used by Public Works to store garbage cans, and used by Animal Control to house larger animals. Approximately the west 50% of the property falls within Overpressure Zone A with the remainder of the property being within Overpressure Zone B. Overpressure Zone A is the innermost circle (closest to Northrop Grumman) and prohibits residential use.

Staff is proposing these changes for several reasons. First, the outside storage of garbage cans is not an allowed use in the A zone. Second, the housing of animals is still allowed in the M zone. Third, the overpressure zone does not allow residential, which is allowed in the A zone, on roughly 50% of this property. Fourth, a General Plan/zone change application was also submitted on the property directly north for a General Plan designation of Light Manufacturing and M zoning. If the application on the adjoining property is approved, the applicant intends to develop storage units on the property. If the zoning on the subject property remains A, the storage units will be required to meet a 20’ setback from the A zone and a 20’ height limitation at the minimum setback. These requirements would not apply if the subject property is zoned M.

RECOMMENDATION:

The Planning Commission recommends approval.

SUBMITTED BY:

Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

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

AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL TO LIGHT MANUFACTURING FOR PROPERTY LOCATED AT 4063 SOUTH 7200 WEST ON 2.0 ACRES.

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

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

WHEREAS, the City Council of West Valley City finds that such General Plan amendment should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah that the General Plan be amended as follows:

SECTION 1. GENERAL PLAN AMENDMENT.

The property described in Application #GPZ-2-2024, filed by West Valley City, and located at 4063 South 7200 West within West Valley City, is hereby amended by reclassifying the following described property from Large Lot Residential to Light Manufacturing. Said property is more particularly described as follows:

Parcel #: 14-34-354-009

SECTION 2. GENERAL PLAN MAP AMENDMENT.

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

SECTION 3. EFFECTIVE DATE.

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

DATED this _____ day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

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

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4063 SOUTH 7200 WEST ON 2.0 ACRES FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO M (MANUFACTURING)

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

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

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

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

SECTION 1. ZONING CHANGE.

The property described in Application #GPZ-2-2024, filed by West Valley City, and located at 4063 South 7200 West within West Valley City, is hereby classified from zone A (Agriculture, minimum lot size ½ acre) to M (Manufacturing), said property more particularly described as follows:

Parcel #: 14-34-354-009

SECTION 2. ZONING MAP AMENDMENT.

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

SECTION 3. EFFECTIVE DATE.

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

DATED this _____ day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY
PLANNING COMMISSION PUBLIC HEARING MINUTES
4/24/2024 at 4:00 p.m.

Application #:	**GPZ-2-2024**
Applicant:	**West Valley City**
Address:	**4063 South 7200 West**
Request:	**General Plan change from Large Lot Residential to Light Manufacturing and zone change from A to M**
Property Size:	**2.0 acres**

City staff has submitted a General Plan/zone change application for a 2.0-acre parcel located at 4063 South 7200 West. The property is currently zoned A (Agriculture, minimum lot size ½ acre) and the General Plan designation is Large Lot Residential (2 to 3 units/acre). The proposed zone is M (Manufacturing) and the proposed General Plan designation is Light Manufacturing.

Surrounding zones include M to the south, R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet) to the east, A to the north, and R-1-7 to the west in Magna. Surrounding land uses include single family homes to the north and east, a Salt Lake County park to the west and railroad tracks and industrial property to the south. The property is owned by West Valley City, used by Public Works to store garbage cans, and used by Animal Control to house larger animals.

Approximately the west 50% of the property falls within Overpressure Zone A with the remainder of the property being within Overpressure Zone B. Overpressure Zone A is the innermost circle (closest to Northrop Grumman) and prohibits residential use.

Staff is proposing these changes for several reasons. First, the outside storage of garbage cans is not an allowed use in the A zone. Second, the housing of animals is still allowed in the M zone. Third, the overpressure zone does not allow residential, which is allowed in the A zone, on roughly 50% of this property. Fourth, a General Plan/zone change application was also submitted on the property directly north for a General Plan designation of Light Manufacturing and M zoning. If the application on the adjoining property is approved, the applicant intends to develop storage units on the property. If the zoning on the subject property remains A, the storage units will be required to meet a 20’ setback from the A zone and a 20’ height limitation at the minimum setback. These requirements would not apply if the subject property is zoned M.

Staff Alternatives:

1. Approval. This application should be approved.

2. Continuance. This application should be continued for reasons determined during the public hearing.

3. Denial.

Discussion: Steve presented the application for the City.

Commissioner Woodruff inquired about this application relating to the previous application from the Swenson's. Steve explained zoning and alignment of adjoining properties and the need to rezone this application for compliance reasons. He indicated that this application would not affect the housing of animals or outside storage uses.

Chair Fuller asked if anyonewould like to address this application.

Ray Helvy, 4028 South 7105 West, living on the northeast side of the application, inquired about the storage of animals. Steve stated animal control has used this property, and in the past has housed larger animals for a temporary place until other housing could be found. Ray stated his neighbors live behind this property.

Chair Fuller asked the Commissioners for a motion.

Moton: Commissioner Woodruff motioned that **GPZ-2-2024** be continued for the next meeting.

Commissioner Wood seconded the motion.

Vote:	Commissioner Porter	Yes
	Commissioner Winters	Yes
	Commissioner Woodruff	Yes
	Commissioner McEwen	Yes
	Commissioner Wood	Yes
	Commissioner Layton	Yes
	Chair Fuller	Yes

Unanimously – GPZ-2-2024 – Continued

WEST VALLEY CITY
PLANNING COMMISSION PUBLIC HEARING MINUTES
5/8/2024 at 4:00 p.m.

Application #:	**GPZ-2-2024**
Applicant:	**West Valley City**
Address:	**4063 South 7200 West**
Request:	**General Plan change from Large Lot Residential to Light Manufacturing and zone change from A to M**
Property Size:	**2.0 acres**

This application was continued during the Planning Commission meeting on April 24th.

City staff has submitted a General Plan/zone change application for a 2.0-acre parcel located at 4063 South 7200 West. The property is currently zoned A (Agriculture, minimum lot size ½ acre) and the General Plan designation is Large Lot Residential (2 to 3 units/acre). The proposed zone is M (Manufacturing) and the proposed General Plan designation is Light Manufacturing.

Surrounding zones include M to the south, R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet) to the east, A to the north, and R-1-7 to the west in Magna. Surrounding land uses include single family homes to the north and east, a Salt Lake County park to the west and railroad tracks and industrial property to the south. The property is owned by West Valley City, used by Public Works to store garbage cans, and used by Animal Control to house larger animals.

Approximately the west 50% of the property falls within Overpressure Zone A with the remainder of the property being within Overpressure Zone B. Overpressure Zone A is the innermost circle (closest to Northrop Grumman) and prohibits residential use.

Staff is proposing these changes for several reasons. First, the outside storage of garbage cans is not an allowed use in the A zone. Second, the housing of animals is still allowed in the M zone. Third, the overpressure zone does not allow residential, which is allowed in the A zone, on roughly 50% of this property. Fourth, a General Plan/zone change application was also submitted on the property directly north for a General Plan designation of Light Manufacturing and M zoning. If the application on the adjoining property is approved, the applicant intends to develop storage units on the property. If the zoning on the subject property remains A, the storage units will be required to meet a 20’ setback from the A zone and a 20’ height limitation at the minimum setback. These requirements would not apply if the subject property is zoned M.

Staff Alternatives:

1. Approval. This application should be approved.

2. Continuance. This application should be continued for reasons determined during the public hearing.

3. Denial.

Discussion: Steve presented the continued application and asked the commissioners if they had any questions.

Chair Fuller asked the commissioners if they had any questions. With no questions, he asked if there was anyone in the audience or online who would like to address the application. There were no further questions.

Chair Fuller closed the public hearing meeting and asked for a motion.

Motion: Commissioner Wood motioned to approve **GPZ-2-2024** proposed by staff.

Commissioner Woodruff seconded the motion.

Vote:	Commissioner Lovato	Yes
	Commissioner Wood	Yes
	Commissioner Woodruff	Yes
	Chair Fuller	Yes

Majority – GPZ-2-2024 – Approved



0 250 500 Feet

GPZ-2-2024
West Valley City
4063 South 7200 West

N

GPZ-2-2024

Petition by WEST VALLEY CITY requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing and a zone change from A (Agriculture, minimum lot size ½ acre) to M (Manufacturing). The property is located at 4063 South 7200 West on 2.0 acres. (Staff – **Steve Pastorik** at 801-963-3545 or steve.pastorik@wvc-ut.gov)



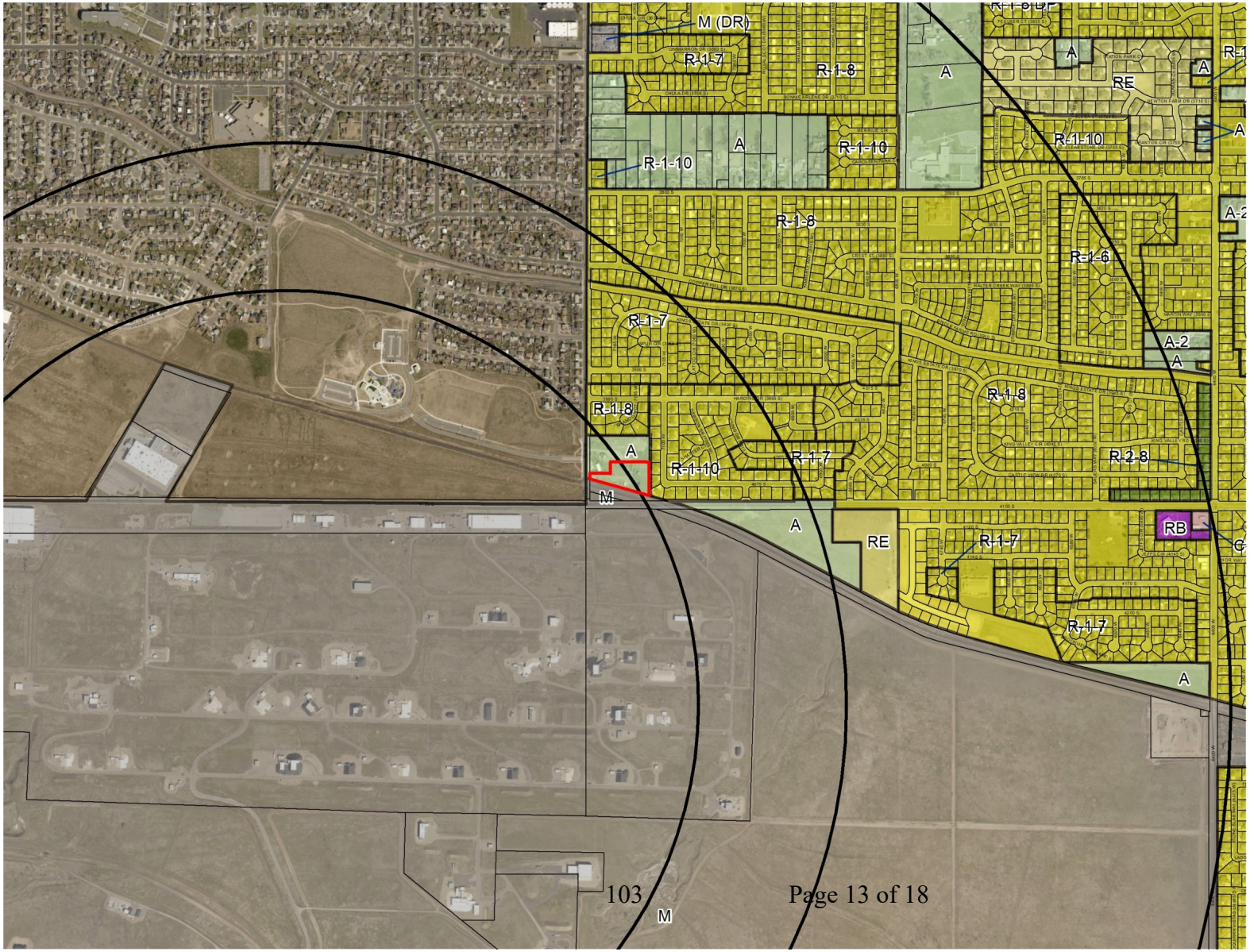
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Item: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____

ISSUE:

Approve an ordinance to re-open the fiscal year 2023-2024 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

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

BACKGROUND:

A Public Notice was posted May 23, 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 June 4, 2024, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the Ordinance amending the budget of West Valley City Corporation 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.

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 5/22/2024

Date Adopted: _____

Effective Date: _____

AN ORDINANCE AMENDING 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 AND AUTHORIZE THE DISBURSEMENT OF FUNDS.

WHEREAS, the West Valley City Council adopted by ordinance the budget of West Valley City Corporation for the fiscal year beginning July 1, 2023 and ending June 30, 2024, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended; and

WHEREAS, the Finance Director, as the Budget Officer of West Valley City, has prepared and filed with the City Manager and City Recorder proposed amendments to said duly-adopted budget for consideration by the City Council and inspection by the public; and

WHEREAS, said proposed amendments reflect changes in the budget from increased revenues and transfers as reflected; and

WHEREAS, notice was duly given of a public hearing to be held on June 4, 2024, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on June 4, 2024 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

WHEREAS, all conditions precedent to the amendment of the budget have been accomplished;

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

Section 1. The budget amendments attached hereto and made a part of this Ordinance are hereby adopted and incorporated into the budget of West Valley City, Utah, for the fiscal year

beginning July 1, 2023 and ending June 30, 2024, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended.

Section 2. The City Recorder is hereby directed to have this Ordinance certified by the Budget Officer and filed with the State Auditor, as required by law.

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

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

PASSED and APPROVED this _____ day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY GENERAL FUND - FUND 10
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
PROPERTY TAX:						
Current Year	34,452,170	34,452,170	34,452,170	34,452,170	34,452,170	
Prior Year	466,493	466,493	466,493	466,493	466,493	
Total Property Tax	**34,918,663**	**34,918,663**	**34,918,663**	**34,918,663**	**34,918,663**	
SALES TAX:						
General Sales Tax	39,727,285	39,727,285	39,727,285	39,727,285	39,727,285	
Transportation Sales Tax	3,315,085	3,315,085	3,315,085	3,315,085	3,315,085	
Total Sales Tax	**43,042,370**	**43,042,370**	**43,042,370**	**43,042,370**	**43,042,370**	
UTILITY TAX:						
Cable TV/Bch Adv	691,280	691,280	691,280	691,280	691,280	
Telecommunications	505,529	505,529	505,529	505,529	505,529	
Electricity	6,141,581	6,141,581	6,141,581	6,141,581	6,141,581	
Gas	4,138,118	4,138,118	4,138,118	4,138,118	4,138,118	
Total Utility Tax	**11,476,508**	**11,476,508**	**11,476,508**	**11,476,508**	**11,476,508**	
LICENSES AND PERMITS:						
Business & Econ. Services	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	
Animal Licenses	80,000	80,000	80,000	80,000	80,000	
Building Permits	2,700,000	2,700,000	2,700,000	2,700,000	2,700,000	
Subdivision Fees	140,000	140,000	140,000	140,000	140,000	
Disproportionate Service	575,000	575,000	575,000	575,000	575,000	
Total Licenses & Permits	**4,695,000**	**4,695,000**	**4,695,000**	**4,695,000**	**4,695,000**	
MISCELLANEOUS:						
Taylorsville DS Reimb.	137,000	137,000	137,000	137,000	137,000	
Taylorsville Contract Services	320,000	320,000	320,000	320,000	320,000	
Animal Shelter Vaccinations	20,000	20,000	20,000	20,000	20,000	
Animal Shelter Misc. Fees	40,000	40,000	40,000	40,000	40,000	
Animal Shelter Donations	20,000	20,000	20,000	20,000	20,000	
Animal Sterilization	30,000	30,000	30,000	30,000	30,000	
Amphitheater	450,000	450,000	450,000	450,000	450,000	
District Court Fines	35,000	35,000	35,000	35,000	35,000	
Engineer Consultant Fees CED	60,000	60,000	60,000	60,000	60,000	
Excavation Perm-Prop Bond	300,000	300,000	300,000	300,000	300,000	
Fire Prevention/Haz Mat	175,000	175,000	175,000	175,000	175,000	
Harman Home Maint., etc.	60,000	60,000	60,000	60,000	60,000	
Harman Home SL CO.	18,786	18,786	18,786	18,786	18,786	
Indigent Defense	15,000	15,000	15,000	15,000	15,000	
Miscellaneous	370,000	370,000	720,325	741,325	811,350	3,6
Park Reservations/Activities	8,000	8,000	8,000	8,000	8,000	
Parking Ticket Fines	230,000	230,000	230,000	230,000	230,000	
Police Reimbursement	570,000	570,000	570,000	570,000	570,000	
Police Reports	100,000	100,000	100,000	100,000	100,000	
Professional Shop Services	300,000	300,000	300,000	300,000	300,000	
Rent-Housing Authority	42,000	42,000	42,000	42,000	42,000	
Rent-Redevelop Agency	25,000	25,000	25,000	25,000	25,000	
Roads Funds HB244 2021	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	
Tower Lease	93,107	93,107	93,107	93,107	93,107	
UIA	578,280	578,280	578,280	578,280	578,280	
Vehicle Fees	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	
Total Miscellaneous	**6,897,173**	**6,897,173**	**7,247,498**	**7,268,498**	**7,338,523**	

WEST VALLEY CITY GENERAL FUND - FUND 10
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
JUSTICE COURT:						
Small Claims Fees	140,000	140,000	140,000	140,000	140,000	
Traffic Fines	3,089,661	3,089,661	3,089,661	3,089,661	3,089,661	
Total Justice Court	**3,229,661**	**3,229,661**	**3,229,661**	**3,229,661**	**3,229,661**	
ADMINITRATIVE COURT:						
ACE Program	139,000	139,000	139,000	139,000	139,000	
Bail Fines & Forfeitures	0	0	0	0	0	
Civil Penalties	207,000	207,000	207,000	207,000	207,000	
Total Adminstrative Court	**346,000**	**346,000**	**346,000**	**346,000**	**346,000**	
INTEREST:						
Investment Interest	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	
Ambulance Interest	17,473	17,473	17,473	17,473	17,473	
RDA Interest	57,023	57,023	57,023	57,023	57,023	
Total Interest	**1,574,496**	**1,574,496**	**1,574,496**	**1,574,496**	**1,574,496**	
OTHER:						
Appropriation from Fund Balance	1,500,000	2,682,902	3,459,806	5,520,035	7,504,907	15,18,19
Delayed Expenditures	0	0	0	0	0	
Reserved Funds	300,000	300,000	300,000	300,000	300,000	
Reserved Debt Service Funds	1,879,898	1,879,898	1,879,898	1,879,898	1,879,898	
Sale of Land/Assets	0	0	19,884	19,884	53,762	8
Total Other	**3,679,898**	**4,862,800**	**5,659,588**	**7,719,817**	**9,738,567**	
Subtotal	**109,859,769**	**111,042,671**	**112,189,784**	**114,271,013**	**116,359,788**	
RESTRICTED FUNDS:						
Forfeited Assets	0	0	0	0	0	
Bond Proceeds	0	0	0	0	0	
Bond Interest	0	0	0	0	0	
Total Restricted Funds	**0**	**0**	**0**	**0**	**0**	
Grand Total	**109,859,769**	**111,042,671**	**112,189,784**	**114,271,013**	**116,359,788**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
LEGISLATIVE:						
City Council	850,891	850,891	878,891	878,891	878,891	
Elections	231,800	231,800	231,800	292,029	292,029	
Total Legislative	**1,082,691**	**1,082,691**	**1,110,691**	**1,170,920**	**1,170,920**	
ADMINISTRATIVE:						
City Manager	1,383,305	1,383,305	1,393,305	1,393,305	1,393,305	
Justice Court	2,341,733	2,341,733	2,341,733	2,341,733	2,341,733	
Human Resources	1,397,291	1,397,291	1,397,291	1,397,291	1,397,291	
Community & Media Relations	886,050	886,050	886,050	886,050	886,050	
Recorder	820,720	820,720	820,720	820,720	820,720	
Public Facilities	1,994,890	1,994,890	2,144,890	2,144,890	2,144,890	
Total Administrative	**8,823,989**	**8,823,989**	**8,983,989**	**8,983,989**	**8,983,989**	
NON-DEPARTMENTAL						
UTOPIA	4,508,877	4,508,877	4,508,877	4,508,877	4,508,877	
Capital Projects/Fleet Xfer to CIP	1,900,000	1,900,000	2,638,904	4,638,904	5,804,904	15,18
Wage Under Runs	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	
Storm Water (Prof.Service)	(485,744)	(485,744)	(485,744)	(485,744)	(485,744)	
Sanitation (Prof.Service)	(532,531)	(532,531)	(532,531)	(532,531)	(532,531)	
Ambulance (Prof.Service)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	
Transfers In	(7,680)	(85,680)	(292,680)	(493,782)	(635,782)	1,16
Benefits Accrual	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	
Fitness Center	1,461,086	1,461,086	1,461,086	1,461,086	1,461,086	
Theater	50,000	50,000	50,000	50,000	50,000	
Arena	1,131,520	1,131,520	1,131,520	1,131,520	1,131,520	
Cultural Center	1,287,667	1,287,667	1,287,667	1,287,667	1,709,226	19
WV Arts Foundation	40,000	40,000	40,000	40,000	437,313	19
Transportation Sales Tax to CIP	3,315,085	4,392,217	4,392,217	4,392,217	4,392,217	
Transfer Out	0	0	0	0	0	
Professional/Technical	175,000	175,000	175,000	175,000	175,000	
Special Projects	0	0	0	0	0	
Utilities	862,858	862,858	862,858	862,858	862,858	
Total Non-Departmental	**12,356,138**	**13,355,270**	**13,887,174**	**15,686,072**	**17,528,944**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
DEBT SERVICE:					
Animal Shelter/CPD Facility	740,950	740,950	740,950	740,950	740,950
UCCC & Arena Equipment	1,210,506	1,210,506	1,210,506	1,210,506	1,210,506
Road Revenue Bonds	1,099,012	1,099,012	1,099,012	1,099,012	1,099,012
Bond Fees	25,000	25,000	25,000	25,000	25,000
USB #7 - Public Safety Radios	9,987	9,987	9,987	9,987	9,987
USB #9 - Public Safety Radios	52,044	52,044	52,044	52,044	52,044
USB #10 - Public Safety Radios	88,747	88,747	88,747	88,747	88,747
USB #18 - Police Computers	9,842	9,842	9,842	9,842	9,842
USB #21 - I.T. Equipment	25,152	25,152	25,152	25,152	25,152
USB #22 - Police Computers	29,711	29,711	29,711	29,711	29,711
Fire Truck & Trailer to CIP	70,342	70,342	70,342	70,342	70,342
Energy Savings Projects to CIP	283,630	283,630	283,630	283,630	283,630
Fire Sta 71, 72 & 76 to BA	524,500	524,500	524,500	524,500	524,500
MBA S 2017-PD & Courts to BA	2,238,650	2,238,650	2,238,650	2,238,650	2,238,650
MBA S 2017-Parking to BA	1,086,800	1,086,800	1,086,800	1,086,800	1,086,800
MBA S 2019-Parks Bldg to BA	220,791	220,791	220,791	220,791	220,791
MBA S 2022-Courts Reno to BA	382,500	382,500	382,500	382,500	382,500
Subtotal	**8,098,164**	**8,098,164**	**8,098,164**	**8,098,164**	**8,098,164**
DEBT SERVICE (CONTINUED):					
Transfers In:					
Fire Station Impact Fees	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
Police Impact Fees	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)
Debt Service Reserve (CIP)	(1,310,405)	(1,310,405)	(1,310,405)	(1,310,405)	(1,310,405)
RDA (UCCC)	(1,210,506)	(1,210,506)	(1,210,506)	(1,210,506)	(1,210,506)
Fitness Center	(73,848)	(73,848)	(73,848)	(73,848)	(73,848)
UCCC	(19,683)	(19,683)	(19,683)	(19,683)	(19,683)
Street Lights	(155,627)	(155,627)	(155,627)	(155,627)	(155,627)
Subtotal	**(3,170,069)**	**(3,170,069)**	**(3,170,069)**	**(3,170,069)**	**(3,170,069)**
Total Debt Service	**4,928,095**	**4,928,095**	**4,928,095**	**4,928,095**	**4,928,095**

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
COMMUNITY & ECONOMIC DEVELOPMENT:						
Administration	442,578	455,744	803,609	803,609	870,109	6
Planning Commission	16,121	16,121	16,121	16,121	16,121	
Board of Adjustment	4,191	4,191	4,191	4,191	4,191	
Building Inspection	1,194,229	1,194,229	1,194,229	1,194,229	1,194,229	
Neighborhood Services	345,878	348,771	348,771	369,771	369,771	
Planning & Zoning	759,182	759,182	759,182	759,182	759,182	
Total Comm. & Econ. Dev.	**2,762,179**	**2,778,238**	**3,126,103**	**3,147,103**	**3,213,603**	
FINANCE:						
Administration	621,343	621,343	621,343	621,343	621,343	
Purchasing	153,220	153,220	153,220	153,220	153,220	
Business Licenses	301,184	301,184	301,184	301,184	301,184	
Treasury	352,579	352,579	352,579	352,579	352,579	
Accounting	541,472	541,472	541,472	541,472	541,472	
Budget & Disbursements	410,656	410,656	410,656	410,656	410,656	
Total Finance	**2,380,454**	**2,380,454**	**2,380,454**	**2,380,454**	**2,380,454**	
FIRE:						
Administration	14,923,495	15,001,495	15,060,955	15,105,955	15,183,028	6,12,16
Emergency Operations	71,395	71,395	71,395	79,497	131,497	1,16
Fire Prevention	25,383	25,383	25,383	25,383	25,383	
Logistics	538,895	538,895	538,895	546,895	546,895	
Special Operations	21,335	21,335	21,335	21,335	21,335	
Development Services	31,823	31,823	31,823	31,823	31,823	
Medical Services	147,271	147,271	147,271	147,271	147,271	2
Emergency Management	0	0	0	140,000	140,000	
Total Fire	**15,759,597**	**15,837,597**	**15,897,057**	**16,098,159**	**16,227,232**	
LEGAL:						
Civil/Prosecutor/Risk	3,018,969	3,019,549	3,019,549	3,019,549	3,019,549	
Risk Financing	1,463,308	1,463,308	1,463,308	1,463,308	1,463,308	
Victim Assistance	487,917	487,917	487,917	487,917	487,917	
Information Technology	2,944,673	2,944,673	2,944,673	2,944,673	2,944,673	
Central Services	3,169,995	3,169,995	3,189,879	3,189,879	3,236,685	8,12
Communications	154,355	154,355	154,355	154,355	154,355	
Total Law	**11,239,217**	**11,239,797**	**11,259,681**	**11,259,681**	**11,306,487**	
PARKS & RECREATION:						
Parks & Rec. Administration	918,595	918,595	918,595	918,595	918,595	
Park Maintenance	2,310,179	2,315,688	2,315,688	2,315,688	2,315,688	
Recreation	37,837	37,837	37,837	37,837	37,837	10,19
Harman Home Operations	301,855	385,477	385,477	385,477	385,477	4
Total Parks & Recreation	**3,568,466**	**3,657,597**	**3,657,597**	**3,657,597**	**3,657,597**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
POLICE:						
Administration	37,543,367	37,543,367	37,543,367	37,543,367	37,543,367	6
Records	45,200	45,200	45,200	45,200	45,200	
Training	173,611	173,611	173,611	173,611	173,611	
Crossing Guards	691,153	691,153	691,153	691,153	691,153	
Evidence	29,350	29,350	29,350	29,350	29,350	
Forensics	47,600	47,600	47,600	47,600	47,600	
Community Policing	22,710	22,710	22,710	22,710	22,710	
Investigation	185,455	185,455	185,455	185,455	185,455	
Uniform Patrol	97,210	97,210	97,210	97,210	97,210	
K-9	0	0	0	0	0	
S.W.A.T. Unit	92,560	92,560	92,560	92,560	92,560	
Traffic Enforcement	0	0	0	0	0	
Special Operations	63,600	63,600	63,600	63,600	63,600	
Intelligence/Internal Affairs	51,000	51,000	51,000	51,000	51,000	
Bomb Squad Unit	7,500	7,500	7,500	7,500	7,500	
Drone Operations	0	0	0	0	0	
Police Grants	0	0	0	0	0	
Total Police	**39,050,316**	**39,050,316**	**39,050,316**	**39,050,316**	**39,050,316**	
PUBLIC WORKS:						
Administration	578,855	578,855	578,855	578,855	578,855	
Highways	1,628,736	1,628,736	1,628,736	1,628,736	1,632,261	3
Transportation	395,834	395,834	395,834	395,834	395,834	
Engineering	1,237,433	1,237,433	1,237,433	1,237,433	1,237,433	
Street Lights	0	0	0	0	0	
Fleet Maintenance	1,323,755	1,323,755	1,323,755	1,323,755	1,323,755	
Total Public Works	**5,164,613**	**5,164,613**	**5,164,613**	**5,164,613**	**5,168,138**	
COMMUNITY PRESERVATION						
Administration	356,225	356,225	356,225	356,225	356,225	
Animal Control	1,612,249	1,612,249	1,612,249	1,612,249	1,612,249	
Ordinance Enforcement	775,540	775,540	775,540	775,540	775,540	
Total Community Preservation	**2,744,014**	**2,744,014**	**2,744,014**	**2,744,014**	**2,744,014**	
Total Operating Expenses	**109,859,769**	**111,042,671**	**112,189,784**	**114,271,013**	**116,359,788**	
RESTRICTED FUNDS:						
Forfeited Assets	0	0	0	0	0	
Total Restricted Funds	**0**	**0**	**0**	**0**	**0**	
Grand Total	**109,859,769**	**111,042,671**	**112,189,784**	**114,271,013**	**116,359,788**	

WEST VALLEY CITY "C" ROADS - FUND 11
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
"C" Roads						
"C" Road Fund	5,300,000	5,300,000	5,300,000	5,300,000	5,300,000	
Misc. Revenue	0	0	0	0	30,000	17
Appropriation from Fund Balance	0	750,003	750,003	750,003	750,003	
Subtotal	**5,300,000**	**6,050,003**	**6,050,003**	**6,050,003**	**6,080,003**	

WEST VALLEY CITY "C" ROADS - FUND 11
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
OPERATIONS:						
Equipment	35,000	35,000	35,000	35,000	35,000	
Gasoline & Diesel	2,000	2,000	2,000	2,000	2,000	
Professional Svcs. (Intern)	845,000	845,000	845,000	845,000	845,000	
Professional Svcs. (Ext.)	54,320	127,520	127,520	127,520	127,520	
Special Supplies	150,000	150,000	150,000	150,000	150,000	
Crack Seal	540,000	540,000	540,000	540,000	540,000	
Concrete & Salt	280,000	280,000	280,000	280,000	280,000	
Capital Equipment	824,000	1,140,803	1,140,803	1,140,803	1,170,803	17
Special Projects	300,000	300,000	300,000	300,000	300,000	
Transfer Out	7,680	7,680	7,680	7,680	371,680	9
Subtotal Streets	**3,038,000**	**3,428,003**	**3,428,003**	**3,428,003**	**3,822,003**	
ENGINEERING:						
Software	7,500	7,500	7,500	7,500	7,500	
Professional Svcs. (Intern)	570,000	570,000	570,000	570,000	570,000	
Special Supplies	8,000	8,000	8,000	8,000	8,000	
Special Projects	844,633	1,204,633	1,204,633	1,204,633	840,633	9
Subtotal Engineering	**1,430,133**	**1,790,133**	**1,790,133**	**1,790,133**	**1,426,133**	
TRANSPORTATION:						
Equipment	1,000	1,000	1,000	1,000	1,000	
Utilities	13,000	13,000	13,000	13,000	13,000	
Professional Svcs. (Ext.)	430,000	430,000	430,000	430,000	430,000	
Signs	35,000	35,000	35,000	35,000	35,000	
Traffic Controls	35,000	35,000	35,000	35,000	35,000	
Special Projects	50,000	50,000	50,000	50,000	50,000	
Transfer Out	267,867	267,867	267,867	267,867	267,867	
Subtotal Transportation	**831,867**	**831,867**	**831,867**	**831,867**	**831,867**	
Total Expenditures	**5,300,000**	**6,050,003**	**6,050,003**	**6,050,003**	**6,080,003**	

WEST VALLEY CITY FITNESS CENTER - FUND 21
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
FITNESS CENTER:					
Facility Drop-In Fees	490,000	490,000	490,000	490,000	490,000
Annual Passes	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Activity Area	375,000	375,000	375,000	375,000	375,000
Children's Area	425,000	425,000	425,000	425,000	425,000
Aquatics	189,000	189,000	189,000	189,000	189,000
Community Rooms	40,000	40,000	40,000	40,000	40,000
Pro Shop	30,000	30,000	30,000	30,000	30,000
Snack Bar/Catering	190,000	190,000	190,000	190,000	190,000
Sports Programs	205,000	205,000	205,000	205,000	205,000
Miscellaneous Rev.	64,859	64,859	64,859	64,859	64,859
WestFest	85,000	85,000	85,000	85,000	85,000
Appropriation from Fund Balance	0	173,976	173,976	173,976	173,976
Total Fitness Center	**3,593,859**	**3,767,835**	**3,767,835**	**3,767,835**	**3,767,835**

WEST VALLEY CITY FITNESS CENTER - FUND 21
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
FITNESS CENTER:					
Transfers In GF/ Operating Infusion	(1,461,086)	(1,461,086)	(1,461,086)	(1,461,086)	(1,461,086)
Permanent Employees	1,246,059	1,246,059	1,246,059	1,246,059	1,246,059
O.T. Employees	8,000	8,000	8,000	8,000	8,000
Temporary Employees	1,298,918	1,298,918	1,298,918	1,298,918	1,298,918
Additional Pay	10,000	10,000	10,000	10,000	10,000
Employee Benefits	719,678	719,678	719,678	719,678	719,678
Uniform Allowance	500	500	500	500	500
Books & Dues	1,300	1,300	1,300	1,300	1,300
Advertising	25,000	25,000	25,000	25,000	25,000
Travel & Training	23,000	23,000	23,000	23,000	23,000
Office Supplies	43,000	43,000	43,000	43,000	43,000
Snack Bar	140,000	140,000	140,000	140,000	140,000
Equipment Maint.	225,000	225,000	225,000	225,000	225,000
Gasoline & Diesel	4,000	4,000	4,000	4,000	4,000
Software	45,390	45,390	45,390	45,390	45,390
Building/Grounds	51,000	51,000	51,000	51,000	51,000
Utilities	371,652	371,652	371,652	371,652	371,652
Telephone	12,000	12,000	12,000	12,000	12,000
Professional Services	320,000	320,000	320,000	320,000	320,000
General Health	5,000	5,000	5,000	5,000	5,000
Special Supplies	37,000	37,000	37,000	37,000	37,000
Healthy Community Grant	0	99,863	99,863	99,863	99,863
Children's Programs	85,000	85,000	85,000	85,000	85,000
Adult Programs	45,000	45,000	45,000	45,000	45,000
Aquatics	25,000	56,760	56,760	56,760	56,760
WestFest	85,000	127,352	127,352	127,352	127,352
Insurance	74,600	74,600	74,600	74,600	74,600
Capital Equipment	50,000	50,000	50,000	50,000	50,000
Capital Res.(Transfer to BA)	30,000	30,000	30,000	30,000	30,000
Debt Service (Transfer to GL)	73,848	73,848	73,848	73,848	73,848
Total Fitness Center	**3,593,859**	**3,767,835**	**3,767,835**	**3,767,835**	**3,767,835**

WEST VALLEY CITY THEATER - FUND 23
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
THEATER:					
Theater Rent	20,000	20,000	20,000	20,000	20,000
Theater Revenue	20,000	20,000	20,000	20,000	20,000
Costume Rentals	5,000	5,000	5,000	5,000	5,000
Total Theater	**45,000**	**45,000**	**45,000**	**45,000**	**45,000**

WEST VALLEY CITY THEATER - FUND 23
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
THEATER:					
Books & Dues	5,500	5,500	5,500	5,500	5,500
Advertising	5,000	5,000	5,000	5,000	5,000
Travel & Training	4,000	4,000	4,000	4,000	4,000
Office Supplies	15,000	15,000	15,000	15,000	15,000
Equip. Maintenance	10,500	10,500	10,500	10,500	10,500
Gasoline	1,250	1,250	1,250	1,250	1,250
Auto Maintenance	900	900	900	900	900
Auto Parts	1,200	1,200	1,200	1,200	1,200
Software	10,000	10,000	10,000	10,000	10,000
Building & Grounds	35,000	35,000	35,000	35,000	35,000
Telephone	8,000	8,000	8,000	8,000	8,000
Professional Services	10,000	10,000	10,000	10,000	10,000
General Health	250	250	250	250	250
Special Supplies	10,000	10,000	10,000	10,000	10,000
Signs	5,000	5,000	5,000	5,000	5,000
Capital Equipment	0	0	28,571	28,571	28,571
Special Projects	10,000	10,000	10,000	10,000	10,000
Transfer Out to Cap Res (BA)	50,000	50,000	50,000	50,000	50,000
Transfer In from Foundation Fd	(86,600)	(86,600)	(115,171)	(115,171)	(115,171)
Transfer In from Gen.Fund	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Total Theater	**45,000**	**45,000**	**45,000**	**45,000**	**45,000**

WEST VALLEY CITY ARENA - FUND 25
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
ARENA REVENUES	**6,463,500**	**6,463,500**	**6,463,500**	**6,463,500**	**7,863,500**	14

WEST VALLEY CITY ARENA - FUND 25
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
ARENA:						
Operations	7,167,868	7,167,868	7,167,868	7,167,868	8,567,868	14
Transfers Out	2,475,000	2,475,000	2,475,000	2,475,000	2,475,000	
Transfers In	(3,179,368)	(3,179,368)	(3,179,368)	(3,179,368)	(3,179,368)	
Total Arena	**6,463,500**	**6,463,500**	**6,463,500**	**6,463,500**	**7,863,500**	

WEST VALLEY CITY SANITATION - FUND 27
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
SANITATION:					
Garbage Fees	6,400,000	6,400,000	6,400,000	6,400,000	6,400,000
Donations	0	1,000	1,000	1,000	1,000
Appropriation from Fund Balance	435,530	438,316	438,316	438,316	438,316
Total	**6,835,530**	**6,839,316**	**6,839,316**	**6,839,316**	**6,839,316**

WEST VALLEY CITY SANITATION - FUND 27
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
SANITATION:					
Permanent Employees	160,945	160,945	160,945	160,945	160,945
O.T. Employees	3,000	3,000	3,000	3,000	3,000
Temporary Employees	6,000	6,000	6,000	6,000	6,000
Employee Benefits	68,399	68,399	68,399	68,399	68,399
Books/Subscriptions	650	650	650	650	650
Travel & Training	2,500	2,500	2,500	2,500	2,500
Office Supplies	7,000	7,000	7,000	7,000	7,000
Gasoline & Diesel	6,000	6,000	6,000	6,000	6,000
Auto Parts	5,000	5,000	5,000	5,000	5,000
Prof. Services Internal	1,226,036	1,226,036	1,226,036	1,226,036	1,226,036
Prof. Services External	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Landfill Fees	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
Special Supplies	180,000	180,000	180,000	180,000	180,000
Capital Equipment	35,000	37,786	37,786	37,786	37,786
Clean & Beautiful Expenses	8,855	9,855	9,855	9,855	9,855
Clean & Beautiful Transfer Out	26,145	26,145	26,145	26,145	26,145
Appropriation to Fund Balance	0	0	0	0	0
Total	**6,835,530**	**6,839,316**	**6,839,316**	**6,839,316**	**6,839,316**

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
Road Impact Fees	200,000	200,000	200,000	200,000	200,000
Total	**200,000**	**200,000**	**200,000**	**200,000**	**200,000**

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
Professional Services	30,000	30,000	30,000	30,000	30,000
Road Projects	170,000	170,000	170,000	170,000	170,000
Total Expenditures	**200,000**	**200,000**	**200,000**	**200,000**	**200,000**

WEST VALLEY CITY PARK IMPACT FEES - FUND 32
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
Park Impact Fees	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total Revenue	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**

WEST VALLEY CITY PARK IMPACT FEES - FUND 32
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
Park Impact Expenses	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total Expenditures	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
Fire Impact Fees - Facility	150,000	150,000	150,000	150,000	150,000
Total Revenue	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
Fire Station 74 Debt Transfer (GF)	150,000	150,000	150,000	150,000	150,000
Total Expenditures	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
Police Impact Fees	250,000	250,000	250,000	250,000	250,000
Total Revenue	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
Police Debt Serv Transfer to Gen Fd	250,000	250,000	250,000	250,000	250,000
Total Expenditures	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**

WEST VALLEY CITY STORM WATER UTILITY - FUND 36
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
STORM WATER UTILITY:						
Storm Water Utility Fees	5,335,000	5,335,000	5,335,000	5,335,000	5,335,000	
Appropriation from Fund Balance	2,210,797	2,372,983	2,372,983	2,372,983	3,712,983	9
Total Revenue	**7,545,797**	**7,707,983**	**7,707,983**	**7,707,983**	**9,047,983**	

WEST VALLEY CITY STORM WATER UTILITY - FUND 36
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
STORMWATER OPERATIONS:						
Travel & Training	5,000	5,000	5,000	5,000	5,000	
Equip Maintenance	60,000	60,000	60,000	60,000	60,000	
Fuel	25,000	25,000	25,000	25,000	25,000	
Auto Maintenance	52,000	52,000	52,000	52,000	52,000	
Vehicle Parts	60,000	60,000	60,000	60,000	60,000	
Utilities	32,000	32,000	32,000	32,000	32,000	
Prof./Tech (internal)	521,604	521,604	521,604	521,604	521,604	
Prof./Tech. (external)	90,000	90,000	90,000	90,000	90,000	
Special Supplies	75,000	75,000	75,000	75,000	75,000	
Insurance	10,000	10,000	10,000	10,000	10,000	
Capital Equipment	342,000	504,186	504,186	504,186	504,186	
Depreciation	1,210,297	1,210,297	1,210,297	1,210,297	1,210,297	
Subtotal	2,482,901	2,645,087	2,645,087	2,645,087	2,645,087	
STORMWATER ENIGEERING PROJECTS:						
Books/Dues	500	500	500	500	500	
Travel & Training	8,500	8,500	8,500	8,500	8,500	
Office Supplies	3,800	3,800	3,800	3,800	3,800	
Fuel	5,000	5,000	5,000	5,000	5,000	
Software	17,500	17,500	17,500	17,500	17,500	
Prof/Tech (internal)	749,629	749,629	749,629	749,629	749,629	
Prof./Tech. (external)	22,000	22,000	22,000	22,000	22,000	
Special Supplies	11,000	11,000	11,000	11,000	11,000	
Special Projects	3,018,616	3,018,616	3,018,616	3,018,616	2,658,616	9
Subtotal	3,836,545	3,836,545	3,836,545	3,836,545	3,476,545	
STORMWATER ADMINISTRATON:						
Public Notices	21,326	21,326	21,326	21,326	21,326	
Travel/Training	2,000	2,000	2,000	2,000	2,000	
Office Supplies	4,000	4,000	4,000	4,000	4,000	
Prof/Tech (internal)	923,158	923,158	923,158	923,158	923,158	
Prof./Tech. (external)	8,000	8,000	8,000	8,000	8,000	
Transfer Out	267,867	267,867	267,867	267,867	1,967,867	9
Transfer In	0	0	0	0	0	
Subtotal	1,226,351	1,226,351	1,226,351	1,226,351	2,926,351	
Total Expenditure	**7,545,797**	**7,707,983**	**7,707,983**	**7,707,983**	**9,047,983**	

THE DIVISION OF ARTS AND CULTURE - FUND 37
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
Cultural Center:					
Cultural Center Revenue	400,000	400,000	400,000	400,000	400,000
Concessions/Alcohol Revenue	12,000	12,000	12,000	12,000	12,000
Catering Commission	15,000	15,000	15,000	15,000	15,000
Appropriation from Fund Balance	0	0	0	0	0
Total Revenue	**427,000**	**427,000**	**427,000**	**427,000**	**427,000**

THE DIVISION OF ARTS AND CULTURE - FUND 37
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
Operations:						
Permanent Employees	1,274,554	1,274,554	1,274,554	1,274,554	1,274,554	
Overtime	10,000	10,000	10,000	10,000	10,000	
Temporary Employees	274,488	274,488	274,488	274,488	274,488	
Employee Benefits	550,011	550,011	550,011	550,011	550,011	
Books & Dues	5,000	5,000	5,000	5,000	5,000	
Advertising	5,000	5,000	5,000	5,000	5,000	
Travel & Training	6,000	6,000	6,000	6,000	6,000	
Office Supplies	23,000	23,000	23,000	23,000	23,000	
Equip. Maintenance	20,500	20,500	20,500	20,500	20,500	
Gasoline	1,250	1,250	1,250	1,250	1,250	
Auto Maintenance	900	900	900	900	900	
Auto Parts	900	900	900	900	900	
Software	10,000	10,000	10,000	10,000	10,000	
Building & Grounds	50,000	50,000	50,000	50,000	50,000	
Utilities	150,263	150,263	150,263	150,263	150,263	
Telephone	12,000	12,000	12,000	12,000	12,000	
Contingency	60,000	60,000	60,000	60,000	60,000	
Professional Services	8,028	8,028	8,028	8,028	8,028	
General Health	250	250	250	250	250	
Special Supplies	25,000	25,000	25,000	25,000	446,559	19
Signs	2,500	2,500	2,500	2,500	2,500	
Insurance	10,000	10,000	10,000	10,000	10,000	
Sold Services	(321,544)	(344,403)	(344,403)	(344,403)	(344,403)	
Special Projects	15,000	37,859	37,859	37,859	37,859	
Cost of Goods Sold	5,000	5,000	5,000	5,000	5,000	
Transfer Out	19,693	19,693	19,693	19,693	19,693	
Transfer In from GF	(1,312,587)	(1,312,587)	(1,312,587)	(1,312,587)	(1,734,146)	19
Transfer In from Foundation	(521,856)	(521,856)	(521,856)	(521,856)	(521,856)	
Subtotal Operations	**383,350**	**383,350**	**383,350**	**383,350**	**383,350**	
Maintenance:						
Equipment Maintenance	16,450	16,450	16,450	16,450	16,450	
Gasoline	1,200	1,200	1,200	1,200	1,200	
Building & Grounds	26,000	26,000	26,000	26,000	26,000	
Subtotal Maintenance	**43,650**	**43,650**	**43,650**	**43,650**	**43,650**	
Total Expenditures	**427,000**	**427,000**	**427,000**	**427,000**	**427,000**	

WEST VALLEY ARTS FOUNDATION - FUND 38
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
Arts Foundation:					
Art Sales	10,000	10,000	10,000	10,000	10,000
Donations/Contributions	400,000	400,000	400,000	400,000	400,000
Restricted Purpose Donations	45,000	45,000	45,000	45,000	45,000
Restricted Purpose Donations - Sustaina	69,000	69,000	69,000	69,000	69,000
Restricted Purpose Donations - Grants	289,000	311,859	311,859	311,859	311,859
Gallery Exhibits/Receptions	12,000	12,000	12,000	12,000	12,000
Day of the Dead	9,000	9,000	9,000	9,000	9,000
Theatrical Productions	650,000	650,000	650,000	650,000	650,000
Summer Play	12,000	12,000	12,000	12,000	12,000
Total Revenue	**1,496,000**	**1,518,859**	**1,518,859**	**1,518,859**	**1,518,859**

WEST VALLEY ARTS FOUNDATION - FUND 38
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
Operations:						
Professional/Technical	4,000	4,000	4,000	4,000	4,000	
Special Supplies	19,960	19,960	19,960	19,960	19,960	
Special Projects	15,000	37,859	37,859	37,859	37,859	
Gallery Exhibits/Receptions	15,000	15,000	15,000	15,000	15,000	
WorldStage Concerts	20,000	20,000	20,000	20,000	20,000	
Artrageous	43,000	43,000	43,000	43,000	43,000	
Summer Concerts	30,000	30,000	30,000	30,000	30,000	
Day of the Dead Celebration	10,000	10,000	10,000	10,000	10,000	
Theatre Productions	660,584	660,584	632,013	632,013	1,029,326	19
Greek Show	5,000	5,000	5,000	5,000	5,000	
Shakespeare Educational Program	5,000	5,000	5,000	5,000	5,000	
Wasatch International Food Festival	60,000	60,000	60,000	60,000	60,000	
Transfers Out	608,456	608,456	637,027	637,027	637,027	
Transfers In	(40,000)	(40,000)	(40,000)	(40,000)	(437,313)	19
Appropriation to Fund Balance	40,000	40,000	40,000	40,000	40,000	
Total Expenditures	**1,496,000**	**1,518,859**	**1,518,859**	**1,518,859**	**1,518,859**	

WEST VALLEY CITY STREET LIGHTS - FUND 39
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
STREET LIGHTS:						
Street Light Fees	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	
Appropriation from Fund Balance	49,555	597,668	672,668	672,668	827,668	5
Total	**1,349,555**	**1,897,668**	**1,972,668**	**1,972,668**	**2,127,668**	

WEST VALLEY CITY STREET LIGHTS - FUND 39
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
STREET LIGHTS:						
Permanent Employees	224,804	224,804	224,804	224,804	224,804	
O.T. Employees	1,000	1,000	1,000	1,000	1,000	
Temporary Employees	4,000	4,000	4,000	4,000	4,000	
Employee Benefits	96,023	96,023	96,023	96,023	96,023	
Bks/Subscriptions/Memeberships	500	500	500	500	500	
Travel/Training	4,000	4,000	4,000	4,000	4,000	
Equipment Maintenance	200,000	202,976	280,336	280,336	435,336	5
Gasoline & Diesel	15,000	15,000	15,000	15,000	15,000	
Utilities	120,000	120,000	120,000	120,000	120,000	
Prof./Tech (internal)	43,550	43,550	43,550	43,550	43,550	
Prof./Tech. (external)	150,000	150,000	150,000	150,000	150,000	
Capital Equipment	30,000	199,422	199,422	199,422	199,422	
Special Projects	305,051	680,766	680,766	680,766	680,766	
Transfer Out	155,627	155,627	155,627	155,627	155,627	
Transfer In	0	0	(2,360)	(2,360)	(2,360)	
Appropriation to Fund Balance	0	0	0	0	0	
Total	**1,349,555**	**1,897,668**	**1,972,668**	**1,972,668**	**2,127,668**	

CAPITAL IMPROVEMENTS FUND - FUND 45
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
REVENUES:						
Miscellaneous	0	0	2,054,267	2,054,267	2,137,852	11
Fire Apparatus Reimbursement	0	0	13,139	234,318	234,318	
Gain on Sale of Asset	0	29,000	50,138	74,410	89,010	17
Total Revenues	**0**	**29,000**	**2,117,544**	**2,362,995**	**2,461,180**	
OTHER SOURCES:						
Bond/Lease Proceeds	0	1,559,180	1,559,180	1,559,180	1,559,180	
Appropriation from Fund Balance	1,310,405	26,033,972	27,928,972	28,011,131	28,011,131	
Total Other Sources	**1,310,405**	**27,593,152**	**29,488,152**	**29,570,311**	**29,570,311**	
Total Revenue and Other Sources	**1,310,405**	**27,622,152**	**31,605,695**	**31,933,306**	**32,031,491**	

CAPITAL IMPROVEMENTS FUND - FUND 45
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
EXPENDITURES:						
Rolling Stock Lease Payments	565,455	565,455	565,455	565,455	565,455	
Legal/RDA Office Remodel	410,000	410,000	410,000	410,000	410,000	
Facilities Projects	400,000	1,512,817	1,512,817	1,512,817	1,512,817	
Pickleball & Skate Park Lighting	0	187,730	187,730	187,730	187,730	
Fassio Park Fence Replacement	0	0	0	82,159	82,159	
Wetlands Park Projects	0	0	0	0	1,340,000	9,10
Parkway Blvd Widening	0	3,538,784	3,538,784	3,538,784	4,262,784	9
2700 W Improvement Project	0	66,717	66,717	66,717	66,717	
4100 S Reconstruction	0	78,954	78,954	78,954	78,954	
4700 S Reconstruction	0	1,618,767	3,576,615	3,576,615	3,660,200	11
PW/Parks Building	0	600,550	600,550	600,550	600,550	
Overlay Projects	0	844,992	856,472	856,472	856,472	
City Courts/Legal Bldg	0	602,575	602,575	602,575	602,575	
Energy Efficiency Upgrades	0	440,244	440,244	440,244	440,244	
Crosstowne Trail	0	2,417,176	2,417,176	2,417,176	2,417,176	
6800 West Improvements	0	1,188,741	1,188,741	1,188,741	1,188,741	
3100 S ATP Overlay Project	0	2,123,090	2,208,030	2,208,030	2,303,030	18
Lancer Way Reconstruction	0	1,102,818	1,102,818	1,102,818	1,102,818	
4100 S Hawk Signals Project	0	157,067	157,067	157,067	157,067	
6800 West Pond Overflow	0	590,365	590,365	590,365	590,365	
3900 South Roadway Improvements	0	3,000,000	3,000,000	3,000,000	3,000,000	
SFR Widening Project	0	1,842,843	1,842,843	1,842,843	1,842,843	
3500 South Sidewalk	0	300,000	300,000	300,000	300,000	
UTA Midvalley BRT	0	600,000	600,000	600,000	600,000	
Street Sign Replacement Project	0	0	500,000	500,000	500,000	
4000 West Improvements	0	0	1,000,000	1,000,000	1,000,000	
4700 South Bangerter Betterment	0	0	0	2,000,000	2,000,000	
Road Revenue Bonds	0	151,662	151,662	151,662	151,662	
Transportation Sales Tax Projects	3,315,085	5,303,056	5,303,056	5,303,056	5,303,056	
Finance Special Projects	0	3,024	3,024	3,024	3,024	
Legal/IT Special Projects	0	0	245,000	245,000	245,000	
CPD Special Projects	0	66,637	66,637	66,637	66,637	
Police Special Projects	0	37,136	37,136	37,136	37,136	
Fire Special Projects	0	520,658	476,797	496,874	354,874	1,16
Rolling Stock	1,500,000	2,526,863	3,286,904	3,311,177	4,396,777	15,17
Transfers Out	1,310,405	2,491,104	2,698,104	2,899,206	3,041,206	1,16
Transfers In	(6,190,540)	(7,267,672)	(8,006,576)	(10,006,576)	(13,236,576)	9,15,18
Appropriation to Fund Balance	0	0	0	0	0	
Total Expenditures	**1,310,405**	**27,622,152**	**31,605,695**	**31,933,306**	**32,031,491**	

THE RIDGE GOLF CLUB FUND - FUND 55
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
OPERATING REVENUE:						
Green Fees	1,010,000	1,010,000	1,010,000	1,010,000	1,025,000	19
Driving Range	60,000	60,000	60,000	60,000	60,000	
Carts	445,000	445,000	445,000	445,000	445,000	
Golf Club Rentals	2,000	2,000	2,000	2,000	2,000	
Gratuities - Operations	55,000	55,000	55,000	55,000	55,000	
Pro Shop	210,000	210,000	210,000	210,000	225,000	19
Grill/Catering	415,959	415,959	415,959	415,959	415,959	
Miscellaneous	5,000	5,000	5,000	5,000	5,000	
Gain on Sale of Assets	35,000	35,000	35,000	35,000	35,000	
Appropriation from Fund Balance	176,657	176,657	176,657	176,657	176,657	
Total Revenue	**2,414,616**	**2,414,616**	**2,414,616**	**2,414,616**	**2,444,616**	

THE RIDGE GOLF CLUB FUND - FUND 55
EXPENSE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
OPERATING EXPENSES						
OPERATIONS:						
Personnel	433,755	433,755	433,755	433,755	433,755	
Operations	177,564	177,564	177,564	177,564	177,564	
Professional Services	31,405	31,405	31,405	31,405	46,405	19
Utilities	36,000	36,000	36,000	36,000	36,000	
Operations Subtotal	**678,724**	**678,724**	**678,724**	**678,724**	**693,724**	
MAINTENANCE:						
Personnel	424,663	424,663	424,663	424,663	424,663	
Operating Supplies	225,760	743,290	743,290	743,290	743,290	
Utilities	181,250	181,250	181,250	181,250	181,250	
Maintenance Subtotal	**831,673**	**1,349,203**	**1,349,203**	**1,349,203**	**1,349,203**	
GRILL/CATERING						
Personnel	366,462	366,462	366,462	366,462	366,462	
Operating Supplies	66,100	66,100	66,100	66,100	66,100	
Snack Bar Subtotal	**432,562**	**432,562**	**432,562**	**432,562**	**432,562**	
COST OF SALES:						
Cost of Goods Sold	125,000	125,000	125,000	125,000	140,000	19
Grill/Snack Bar	170,000	170,000	170,000	170,000	170,000	
Depreciation	176,657	176,657	176,657	176,657	176,657	
Cost of Sales Subtotal	**471,657**	**471,657**	**471,657**	**471,657**	**486,657**	
Total Operating Expenses	**2,414,616**	**2,932,146**	**2,932,146**	**2,932,146**	**2,962,146**	
NON-OPERATING EXPENSES:						
Transfer In	0	(517,530)	(517,530)	(517,530)	(517,530)	
Total Non-Operating Expenses	**0**	**(517,530)**	**(517,530)**	**(517,530)**	**(517,530)**	
Total Expenses	**2,414,616**	**2,414,616**	**2,414,616**	**2,414,616**	**2,444,616**	

STONEBRIDGE GOLF COURSE FUND - FUND 57
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
OPERATING REVENUE:					
Green Fees	1,272,741	1,272,741	1,272,741	1,272,741	1,272,741
Driving Range	35,000	35,000	35,000	35,000	35,000
Carts	460,000	460,000	460,000	460,000	460,000
Rental Clubs	11,000	11,000	11,000	11,000	11,000
Gratuities - Operations	77,000	77,000	77,000	77,000	77,000
Pro Shop	250,000	250,000	250,000	250,000	250,000
Grill/Catering	560,000	560,000	560,000	560,000	560,000
Misc.	5,000	5,000	5,000	5,000	5,000
Total Op. Revenue	**2,670,741**	**2,670,741**	**2,670,741**	**2,670,741**	**2,670,741**
NON-OPERATING REVENUE:					
Appropriation from Fund Balance	73,139	108,036	108,036	108,036	108,036
Total Non-Operating Rev	**73,139**	**108,036**	**108,036**	**108,036**	**108,036**
Total Revenue	**2,743,880**	**2,778,777**	**2,778,777**	**2,778,777**	**2,778,777**

STONEBRIDGE GOLF COURSE FUND - FUND 57
EXPENSE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings
OPERATING EXPENSES					
OPERATIONS:					
Personnel	539,569	539,569	539,569	539,569	539,569
Operations	233,631	233,631	233,631	233,631	233,631
Professional Services	45,000	45,000	45,000	45,000	45,000
Utilities	45,000	45,000	45,000	45,000	45,000
Operations Subtotal	**863,200**	**863,200**	**863,200**	**863,200**	**863,200**
MAINTENANCE:					
Personnel	457,504	457,504	457,504	457,504	457,504
Operating Supplies	253,051	861,117	861,117	861,117	861,117
Utilities	195,750	195,750	195,750	195,750	195,750
Maintenance Subtotal	**906,305**	**1,514,371**	**1,514,371**	**1,514,371**	**1,514,371**
GRILL/CATERING:					
Personnel	408,836	408,836	408,836	408,836	408,836
Operating Supplies	82,400	82,400	82,400	82,400	82,400
Snack Bar Subtotal	**491,236**	**491,236**	**491,236**	**491,236**	**491,236**
COST OF SALES:					
Cost of Goods Sold	165,000	165,000	165,000	165,000	165,000
Grill/Snack Bar	225,000	225,000	225,000	225,000	225,000
Depreciation	93,139	93,139	93,139	93,139	93,139
Cost of Sales Subtotal	**483,139**	**483,139**	**483,139**	**483,139**	**483,139**
Total Oper Expenses	**2,743,880**	**3,351,946**	**3,351,946**	**3,351,946**	**3,351,946**
NON-OPERATING EXPENSES:					
Transfer In	0	(573,169)	(573,169)	(573,169)	(573,169)
Total Non-Operating Expenses	**0**	**(573,169)**	**(573,169)**	**(573,169)**	**(573,169)**
Total Expenses	**2,743,880**	**2,778,777**	**2,778,777**	**2,778,777**	**2,778,777**

GRANTS - FUND 60
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
CDBG Projects	163,538	163,538	1,187,808	2,603,110	2,603,110	
HOME & Federal Grants	0	1,998,899	2,124,950	2,324,950	2,324,950	
State Grants	0	627,364	837,364	842,536	937,110	2,4,19
Other Governmental Agencies	0	24,800	24,800	24,800	24,800	
Subtotal	**163,538**	**2,814,601**	**4,174,922**	**5,795,396**	**5,889,970**	

GRANTS - FUND 60
EXPENDITURE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
Personnel	163,538	163,538	163,538	163,538	163,538	
General Operations	0	0	0	102,250	102,250	
CDBG Projects	0	0	1,024,270	2,337,322	2,337,322	
HOME & Federal Grants	0	1,998,899	2,124,950	2,324,950	2,324,950	
State Grants	0	627,364	837,364	842,536	937,110	2,4,19
Other Governmental Agencies	0	24,800	24,800	24,800	24,800	
Subtotal	**163,538**	**2,814,601**	**4,174,922**	**5,795,396**	**5,889,970**	

AMBULANCE FUND - FUND 66
REVENUE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
OPERATING REVENUE:						
Ambulance Fees	3,502,315	3,502,315	3,502,315	3,502,315	3,502,315	
Collections Proceeds	125,000	125,000	125,000	125,000	125,000	
Misc.	0	0	0	0	18,620	7
Appropriation from Fund Balance	0	217,000	217,000	217,000	357,464	13
Total Operating Revenue	**3,627,315**	**3,844,315**	**3,844,315**	**3,844,315**	**4,003,399**	

AMBULANCE FUND - FUND 66
EXPENSE STATEMENT

	Adopted 2023-2024	Sept 2023 Openings	Dec 2023 Openings	Mar 2024 Openings	Jun 2024 Openings	
OPERATING EXPENSES						
OPERATIONS						
Permanent Employees	1,169,937	1,169,937	1,169,937	1,169,937	1,169,937	
Overtime	46,970	58,970	58,970	58,970	58,970	
Employee Benefits	532,290	532,290	532,290	532,290	532,290	
Uniform Allowance	14,400	14,400	14,400	14,400	14,400	
Travel/Training	5,825	5,825	5,825	5,825	5,825	
Office Supplies	2,390	2,390	2,390	2,390	2,390	
Equipment Maint.	2,987	2,987	2,987	2,987	2,987	
Gas/Diesel	30,588	30,588	30,588	30,588	30,588	
Auto Maintenance	52,974	52,974	52,974	52,974	52,974	
Auto Parts	43,000	43,000	43,000	43,000	61,620	7
Prof/Tech WVC	400,000	400,000	400,000	400,000	400,000	
Billing Services	165,000	165,000	165,000	165,000	165,000	
Ambulance Service Provider Assess.	115,000	115,000	115,000	115,000	115,000	
Public Safety Supplies	93,450	310,450	310,450	310,450	310,450	
Insurance	7,650	7,650	7,650	7,650	7,650	
Capital Equipment	0	0	0	0	140,464	13
Depreciation	361,000	361,000	361,000	361,000	361,000	
Total Operating Expenses	**3,043,461**	**3,272,461**	**3,272,461**	**3,272,461**	**3,431,545**	
NON-OPERATING EXPENSES:						
Lease Agreement	372,371	372,371	372,371	372,371	372,371	
Transfer Out to CIP	211,483	211,483	211,483	211,483	211,483	
Transfer In	0	(12,000)	(12,000)	(12,000)	(12,000)	
Total Non-Operating Expenses	**583,854**	**571,854**	**571,854**	**571,854**	**571,854**	
Total Expenses	**3,627,315**	**3,844,315**	**3,844,315**	**3,844,315**	**4,003,399**	

As authorized by the Uniform Fiscal Procedures Act for Utah Cities, the operating budget of West Valley City is periodically amended to accommodate regular and necessary changes in expenditures and revenues that occur throughout the fiscal year. These budget modifications are called "budget openings". They are considered by the City Council and accompanied by a public hearing to provide authorization to expend resources for grants received, rollovers of projects from the prior years, emergency expenditures, take advantage of economic opportunities, or other expenditures deemed to be appropriate and timely. Regular budget openings are necessary to maintain regular and orderly city operations and stay in compliance with State laws.

BUDGET OPENING
APR 2024 - JUN 2024
WEST VALLEY CITY CORP.
FISCAL YEAR 2023-2024

No.		Amount	Description	Source
			GRANTS	
2	$	6,093.00	EMS Grant FY 23-24 Additional Funding - Fire Dept *(Emergency Medical Services Grant for Fire Dept.)*	State of Utah
4	$	2,888.00	Harman Home Creative Aging Grant FY 2024 *(The Creative Aging Grant is to be used for Project Activities*	State of Utah
19	$	85,593.00	Urban & Community Forestry Subaward Grant *(Parks and Rec Tree Grant)*	State of Utah
			OTHER	
1	$	42,000.00	Speical Fire Equipment *(New Radios and Wildland Equipment)*	Fire Deployment Reimbursement
3	$	3,524.75	Public Works Travel Reimbursement *(Trainng dates were changed without notice and the City was reimbursed for communitcation error.)*	Bergkamp Inc.
5	$	155,000.00	Purchase of Street Lights and Supplies *(Additional Street Light and Supplies for continued lighting system maintenance)*	Street Light Fund Balance
6	$	66,500.26	Additional Funds for Police and Fire Services for Winter Shelter *(Utah Homelessness Council has Allocated Mitigation Funds to WVC for Winter Overflow Shelter)*	State Of Utah
7	$	18,619.84	Insurance Payment for Damage to a Fire Dept. Ambulance *(Insurance Payment to help Cover the Cost of Repairs)*	State Farm Insurance
8	$	33,878.00	Purchase of Cellphones, Computers and Radio Equipment *(Use of Sales of Surplus Equipment to Purchase New Cellphones, Computers and/or Radios)*	Sale of Surplus Equipment
9	$	724,000.00	Parkway Blvd Wetlands Road Improvements *(Parkway Blvd Improvements adjacent to Wetlands Park Area)*	C Roads & Storm Water Existing Budget
9	$	1,340,000.00	Wetlands Park Projects *(Storm Drain for Wetlands Park Project)*	Storm Water Fund Balance
10	$	1,918,175.00	Move Budget for Wetlands Park Projects *(Move the Budget for Wetlands Park Projects to CIP)*	General Fund Existing Budget
11	$	83,585.00	Cost Sharing for 4700 S Reconstruction Project *(Cost Sharing with Granger Hunter Improvement District)*	Granger Hunter Improvement District

No.		Amount	Description	Source
12	$	12,927.50	Transfer Budget from Fire Dept to I.T. *(Transfer to Cover the Purchase of SpaceX Mobile Antenna and Service for 12 months)*	General Fund Existing Budget
13	$	140,464.28	Purchase of Two Ford F-450 Ambulance Cabs and Chassis *(Cabs and Chassis to be Purchase from Ken Garff)*	Ambulance Fund Balance
14	$	1,400,000.00	Increase in Events at the Arena *(More Events Scheduled than Budgeted for at the Arena)*	Events Revenue
15	$	1,071,000.00	Purchase of 17 Vehicles for the Police Dept. *(Vehicles Purchased from Ken Garff)*	General Fund Balance
16	$	100,000.00	Fire Overtime and Training Expenditures *(Anticipated Year End Fire Expenditures)*	Fire Deployment Reimbursement
17	$	44,600.00	Sale of Rolling Stock and C Roads Capital Equipment *(Vehicle Sale Proceeds to Finalize Rolling Stock and C Roads Capital Equiopment Accounts)*	Sale of Vehicles
18	$	95,000.00	3100 South ATP Overlay Change Order #3 *(Change Order #3 is for the Woodledge Park Parking Lot)*	General Fund Balance
19	$	15,000.00	Supplies for the Pro Shop	Pro Shop Sales
19	$	15,000.00	Credit Card Fees *(Increase of Business at The Ridge)*	Greens Fees
19	$	421,559.00	UCCC Budget Shortage	General Fund Balance
19	$	397,313.00	WVA Foundation Budget Shortage *(Transfer to Cover Budget Shortages)*	General Fund Balance

Previously Approved Budget Openings

BUDGET OPENING
JULY 2023 - SEPT 2023
WEST VALLEY CITY CORP.
FISCAL YEAR 2023-2024

No.		Amount	Description	Source
			ROLLOVERS	
1	$	217,000.00	Rollover Reimbursement to Fire Dept for Costs Associated with the COVID Pandemic *(FEMA Reimbursement for funds spent on COVID supplies and deferred purchases due to COVID)*	FEMA
2	$	610,658.28	Rollover Fire Dept. Reimbursements for Out of State Fire Suppression Deployments in FY 22-23 *(Reimburse Salaries, Overtime and Supplies for Firefighters)*	Restricted CIP Fund Balance
3	$	580.33	Rollover Victims Assistance Funds *(Rollover Donated Funds to Assist Victims of Domestic Violence)*	Restricted General Fund Balance
5	$	2,892.53	Rollover Healthy in All Policies Grant *(Grant for The Healthy West Valley City Coalition)*	Restricted General Fund Balance
7	$	56,470.21	Rollover PO for Harman Senior Center - Replacement of HVAC Units *(Replace Air Conditioning Units which were Vandalized)*	Restricted General Fund Balance

No.		Amount	Description	Source
8	$	1,077,131.77	Rollover Transportation Sales Tax Received in FY 22-23 *(Transportation Sales Tax Revenue received in FY 22-23 was above the Budgeted amount for last year)*	Restricted General Fund Balance
10	$	13,166.17	Rollover Operation My Hometown Donated Funds *(Donations for Operation My Hometown)*	Restricted General Fund Balance
11	$	22,859.25	Rollover Cultural Capital Facility Grant *(Repair/Replace UCCC Railing and Concrete)*	State of Utah
12	$	3,387.37	Rollover Program Funds for Harman Senior Center *(Senior Center Program Donations)*	Restricted General Fund Balance
17			Rollover CIP/Public Works On-Going Projects	
17	$	360,000.00	*2023 Micro Surface Project*	Restricted C Roads Fund Balance
17	$	73,200.00	*Pavement Management*	Restricted C Roads Fund Balance
17	$	316,802.87	*Rollover PO's 23-004912,23-005981,23-006174 - Equipment not yet received*	Restricted C Roads Fund Balance
17	$	2,785.60	*Rollover PO 23-005843 Equipment not yet received*	Restricted Sanitation Fund Balance
17	$	162,185.80	*Rollover PO's 23-005844, 23-006174 Equipment not yet received*	Restricted Storm Water Fund Balance
17	$	375,715.00	*Street Light Infill Project*	Restricted Street Light Fund Balance
17	$	169,422.00	*Street Light Bucket Truck*	Restricted Street Light Fund Balance
17	$	2,976.43	*Rollover PO's 23-000847, 23-002955 Equipment not yet received*	Restricted Street Light Fund Balance
17	$	753,171.55	*PW Facilities Projects*	Restricted CIP Fund Balance
17	$	39,644.97	*Rollover PO 23-004811 Equipment not yet received*	Restricted CIP Fund Balance
17	$	3,538,783.56	*Parkway Blvd Widening MVC 6400 W*	Restricted CIP Fund Balance
17	$	600,550.01	*PW Operations & Parks Bldgs.*	Restricted CIP Fund Balance
17	$	78,954.22	*4100 S Reconstruction*	Restricted CIP Fund Balance
17	$	602,575.00	*City Court/Legal Dept Construction*	Restricted CIP Fund Balance
17	$	1,618,767.39	*4700 S Reconstruction*	Restricted CIP Fund Balance
17	$	66,716.83	*2700 W Improvements 4100S-4700S*	Restricted CIP Fund Balance
17	$	2,417,175.89	*Crosstowne Trail-2700 W to Bangerter*	Restricted CIP Fund Balance
17	$	1,188,741.00	*6800 West Improvements*	Restricted CIP Fund Balance
17	$	2,123,090.39	*3100 S ATP Overlay Project*	Restricted CIP Fund Balance
17	$	1,102,817.55	*Lancer Way Reconstruction*	Restricted CIP Fund Balance
17	$	157,067.00	*4100 S Hawk Signals Project*	Restricted CIP Fund Balance
17	$	590,365.00	*6800 West Pond Overflow*	Restricted CIP Fund Balance
17	$	844,991.51	*2023 Overlay Project*	Restricted CIP Fund Balance
17	$	3,000,000.00	*3900 South Roadway Improvements*	Restricted CIP Fund Balance
17	$	1,842,842.79	*SFR Widening Project*	Restricted CIP Fund Balance
17	$	300,000.00	*3500 South Sidewalk*	Restricted CIP Fund Balance
17	$	910,839.39	*Transportation Sales Tax Funds*	Restricted CIP Fund Balance
17	$	3,024.30	*Finance Dept One-Time Capital Projects*	Restricted CIP Fund Balance
17	$	66,636.51	*CPD One-Time Capital Projects*	Restricted CIP Fund Balance
17	$	37,136.12	*Police One-Time Capital Projects*	Restricted CIP Fund Balance
17	$	22,572.32	*Rolling Stock*	Restricted CIP Fund Balance
17	$	8,016.22	*Rollover PO's 23-005721, 23-005723 Equipment not yet received*	Restricted CIP Fund Balance
17	$	440,243.64	*US Bank Lease #20 Energy Efficiency*	Lease Proceeds
17	$	151,662.00	*Road Revenue Bonds*	Lease Proceeds
17	$	967,274.00	*Rolling Stock Fire Dept*	Lease Proceeds

No.		Amount	Description	Source
19	$	173,975.76	Rollover for Fitness Center *(UCLT Grant, Swim Team Fundraising, and WestFest)*	Restricted Fitness Center Fund Balance
19	$	34,897.38	Rollover PO #23-005662 Toro Groundsmaster 3300 Purchase *(Equipment not yet received)*	Restricted Stonebridge Fund Balance
19	$	5,509.00	Rollover PO #23-005537 Scottsdale Playground *(Equipment not yet received)*	Restricted General Fund Balance
20	$	1,952.17	Rollover 2023 Liquor Tax Grant *(Funds used for equipment, DUI enforcement and alcohol cessation programs)*	State of Utah
20	$	9,334.57	Rollover CCJJ Halfway House Grant FY 2022 *(Police Operations related to reducing crime in the area of Halfway Houses)*	State of Utah
20	$	543.24	Rollover 2020 JAG Grant *(Justice Assistance Grant used for Police Special Supplies)*	US Dept of Justice
20	$	27,710.28	Rollover 2021 JAG Grant *(Justice Assistance Grant used for Police Special Supplies)*	US Dept of Justice
20	$	37,470.60	Rollover 2022 JAG Grant *(Justice Assistance Grant used for Police Special Supplies)*	US Dept of Justice
20	$	3,072.88	Rollover SAFG Grant - Police Dept FY 2023 *(State Asset Forfeiture Grant FY 2023)*	State of Utah
20	$	24,800.00	Rollover DPS Mental Health Grant *(Mental Health Grant Awarded to WV Police Dept)*	State of Utah
24			Rollovers for Parks & Rec Projects and Harman Senior Center Donations	
24	$	184,500.00	*TRCC Grant Pickleball and Skate Park Lighting*	Salt Lake County
24	$	187,730.00	*Pickleball and Skate Park Lighting*	CIP Fund Balance
24	$	191,565.00	*Westview Park Challenge Course Grant*	State of Utah
24	$	1,918,175.00	*ARPA Grant for Wetland Park*	State of Utah
24	$	1,099,000.00	*CDBG Bicycle Pump Track*	HUD
24	$	300,000.00	*CDBG Playground Replace Country Meadows Park*	HUD
24	$	27,151.97	*Rollover Program Funds for Harman Senior Center*	Restricted General Fund Balance
			GRANTS	
4	$	15,000.00	CDBG Funds for Victims Services *(Funding for Victims Services from CDBG Grant)*	HUD
14	$	75,000.00	Utah Victims Services Program Grant *(Funding for Victim Advocates' Salaries)*	State of Utah
15	$	161,939.31	VOCA Grant #23VOCA50 FY 202\32-24 *(Salaries, Benefits, Travel/Training and Direct Aid for Victim Advocates)*	State of Utah
21	$	15,000.00	Police Dept ICAC Grant FY 22-23 *(Internet Crimes Against Children Grant)*	State of Utah
22	$	60,000.00	CDBG Funds for Police *(Funding for the Police Dept from CDBG Grant)*	HUD
			OTHER	
6	$	1,000.00	Donation for the Clean & Beautiful Committee *(Donation for the Clean & Beautiful Annual Awards Program)*	West Valley Office Holdings
9	$	600,000.00	UTA Midvally BRT 8 Foot Wall *(Privacy Wall to be installed along 2700 West)*	CIP Fund Balance

No.	Amount	Description	Source
13	$ 1,090,699.16	Golf Course Equipment Purchase *(Equipment for both The Ridge and Stonebridge Golf Courses)*	CIP Fund Balance
16	$ 90,000.00	Fire Dept Overtime *(Fire Dept Deployment Reimbursements Previously Received)*	Transfer from CIP to General Fund and Ambulance Fund
18	$ 320,000.00	Fire Stations 74 and 75 Repairs/Renovations *(Capital Improvements to Fire Stations 74 and 75)*	CIP Fund Balance
23	$ 29,000.00	Police Vehicle Purchase *(Sale of 2005 Chevrolet Truck for Future Vehicle Purchase for Police)*	T. Bowles

BUDGET OPENING
OCT 2023 - DEC 2023
WEST VALLEY CITY CORP.
FISCAL YEAR 2023-2024

No.	Amount	Description	Source
		ROLLOVERS	
9		Rollovers for CDB Projects	
	$ 243,486.94	*WVC CED Rehab Loans*	HUD
	$ 480,782.74	*WVC Parks & Rec Centennial Bike Track*	HUD
	$ 300,000.00	*WVC Parks & Rec Country Meadows Park*	HUD
		GRANTS	
13	$ 126,051.00	2023 JAG Grant *(Justice Assistance Grant used for Police Special Supplies)*	Dept of Justice
14	$ 210,000.00	Police Dept Liquor Tax Grant FY 23-24 *(Funds used for equipment, DUI enforcement and alcohol cessation programs)*	State of Utah
		OTHER	
1	$ 1,000,000.00	4000 West Improvement Project *(Design and Construction Improvements)*	CIP Fund Balance
2	$ 500,000.00	Street Sign Replacement Project *(Replacement of Street Name Signs)*	CIP Fund Balance
3	$ 245,000.00	Purchase of the Dell PowerStore System *(Replacement of the City's Old Data Storage System)*	CIP Fund Balance
4	$ 150,000.00	Dowdle Puzzle Project *(Puzzle Project Artwork)*	CIP Fund Balance
5	$ 21,137.50	Replacement of Police Dept. Vehicle *(Replacement of Crashed Police Dept. Vehicle/Auction Proceeds)*	JJ Kane Auction
6	$ 2,460.00	Burn Camp Donations *(Donations collected for U of U Burn Camp)*	Donations for Burn Camp
7	$ 10,000.00	ALJ Contract *(Administrative Law Judge Fees)*	General Fund Balance

No.		Amount	Description	Source
8	$	19,884.00	Purchase New Cell Phones and Computers *(Surplused Cell Phones and Computers)*	Surplused Equipment
10	$	1,957,847.38	MSD Reimbursement - 4700 S Reconstruction Project *(Municipal Services District Reimbursement)*	Misc. - MSD, State of Utah
11	$	28,000.00	Recruitment for New City Manager *(Hiring Agency Fees for Recruitment of New City Manager)*	General Fund Balance
12	$	96,420.00	Cost Sharing Agreement with Granger Hunter Improvement District *(3100 South ATP Overlay & 2023 Asphalt Overy Projects)*	Granger Hunter Improvement District
15	$	738,904.00	Pierce Saber Pumper Truck *(Fire Department purchase of a Pierce Saber Pumper Truck)*	General Fund Balance
16	$	13,138.94	Fire Dept Deployment Reimbursement for the Thompson Ridge Fire *(Reimbursement Used for tools for new Ladder Truck, PPE & future projects)*	State of Utah
17	$	57,000.00	Fire Dept Overtime *(Fire Dept Deployment Reimbursements Previously Received)*	Transfer from CIP to General Fund (Deployment Reimbursement)
18	$	2,360.00	RDA to Provide One Street Light *(Street Light for Full Service Storage)*	Transfer from RDA to General Fund
19	$	75,000.00	Additional Maintenance Funds *(Additional budget needed to Street Light Maintenance)*	Street Light Fund Balance
20	$	342,276.00	Police and Fire Services for Winter Shelter *(Utah Homelessness Council has Allocated Mitigation Funds to WVC for Winter Overflow Shelter)*	State Of Utah
21	$	28,571.00	Repair of Hoist System for the Stage at the Theater *(Repair of Hoist System at the Theater for the "A Tale of Two Cities" Production)*	Transfer from WV Arts Foundation to Theater Fund
22	$	5,589.05	My Hometown Projects *(My Hometown Day of Service Projects)*	Donations

BUDGET OPENING
JAN 2024 - MAR 2024
WEST VALLEY CITY CORP.
FISCAL YEAR 2023-2024

No.		Amount	Description	Source
			GRANTS	
4	$	1,615,302.07	CDBG, CDBG-CV and HOME Projects For FY 2023-24 *(Funding for CDBG Projects for FY 23-24)*	HUD
9	$	5,172.00	EMS Grant FY 23-24 - Fire Dept *(Emergency Medical Services Grant for Fire Dept.)*	State of Utah
			OTHER	
1	$	140,000.00	New Emergeny Management Division *(Funding for the Newly Created Emergency Management Division in the Fire Dept.)*	Transfer from CIP to General Fund (Deployment Reimbursement)

No.		Amount	Description	Source
2	$	95,265.32	Fire Dept Deployment Reimbursement for the SRF Lighting Fire & SWCC Support *(Reimbursement Used for tools for new Ladder Truck, PPE & future projects)*	State of Utah
3	$	41,513.92	Fire Dept Deployment Reimbursement for the Sunny Cove and Monument Fires *(Reimbursement Used for tools for new Ladder Truck, PPE & future projects)*	State of Utah
3	$	8,000.00	Transfer to Fire Dept Special Supplies Account	Transfer from CIP to Gen Fd
5	$	2,000,000.00	4700 South Bangeter Bettement *(Better Improvements Requested by the City Council)*	General Fund Balance Transfer to CIP
6	$	24,272.50	*New SUV for the Police Department* *(Purchase of a New SUV for the Patrol Divison of Police)*	Vehicle Sales at JJ Kane Auction
7	$	76,399.35	Fire Dept Deployment Reimbursement for the SRF Lighting Complex *(Reimbursement Used for tools for new Ladder Truck, PPE & future projects)*	State of Utah
7	$	45,000.00	Transfer to Fire Dept Overtime	Transfer from CIP to Gen Fd
7	$	8,102.25	Transfer to Fire Dept Travel/Training	Transfer from CIP to Gen Fd
8	$	60,229.31	Additional Cost for 2023 Elections *(Costs for Elections have Increased)*	General Fund Balance
10	$	82,159.00	Fassio Park Fence Replacement *(Repair/Replacemet of the Fassio Farm Park Fence)*	CIP Fund Balance
11	$	21,000.00	Healthy West Valley Committee *(Donations for Neighborhood Services Healthy West Valley Committee)*	U of U and Get Healthy Utah

Item:
Fiscal Impact: _____
Funding Source:_____
Account #: _____

Budget Opening Required: ☐

ISSUE:

This ordinance amends Section 2-1-107 of the West Valley City Municipal Code to amend requirements concerning public comment period at City Council meetings.

SYNOPSIS:

This ordinance amends Section 2-1-107 to instruct citizens to limit remarks to City business during public comment period.

BACKGROUND:

Section 2-1-107 of the West Valley City Municipal Code establishes requirements for members of the public to address City Council meetings. This ordinance would amend Section 2-1-107 to add an instruction to limit remarks to City business.

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 5/8/2024

Date Adopted: _____

Date Effective: _____

AN ORDINANCE AMENDING SECTION 2-1-107 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING COUNCIL MEETINGS.

WHEREAS, Title 2 of the West Valley City Municipal Code establishes regulations concerning the operation of City Council meetings; and

WHEREAS, the City desires to amend certain regulations concerning the public comment period; 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 amend Section 2-1-107 of the West Valley City Municipal Code.

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

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

Section 2. Amendment. Section 2-1-107 of the West Valley City Municipal Code is hereby amended as follows:

2-1-107. ADDRESSING MEETINGS.

(1) No person shall address or attempt to address any regular, study, or special meeting of the City Council without first having been recognized by the presiding officer.

(2) During the first each regular City Council meeting of each month (specifically excluding work sessions), there will be a period not to exceed thirty minutes for citizen comment. The purpose of the citizen comment time is to allow citizen speakers to have direct input to the Council.

(3) Before the citizen comment period, the Mayor shall instruct the audience and all potential speakers as follows:

a. Any person wishing to comment during the Citizen Comment Period shall request recognition by the Mayor;

b. Upon recognition, the citizen shall approach the microphone and address the Mayor;

c. All citizen comment shall be directed to the Mayor;

d. No person speaking during the Citizen Comment Period shall allow his or her comments to exceed three minutes;

e. No person addressing the City Council during the Citizen Comment Period shall be allowed to comment more than once per meeting;

f. Citizen 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 thirty-minute period;

g. Citizen speakers shall refrain from personal attacks against other citizens, City staff, and the City Council; ~~and~~

h. Citizen speakers shall limit themselves to City business and matters within the purview of the City Council; and

~~h~~i. If a citizen or member of the audience violates the provisions of this section, a City officer or member of staff will be asked to remove that person from the meeting and the remainder of the meeting.

(4) In addition to the above listed requirements, if a public hearing is scheduled for that meeting which has not occurred before the citizen comment time, the Mayor may request but not require the citizens to use the public hearing time rather than the citizen comment time to express their views concerning the subject matter of the public hearing.

(5) Speakers during public hearings shall be limited to five minutes. The Mayor shall have discretion to alter the length of comment or the number of speakers as circumstances warrant.

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

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

PASSED and APPROVED this _____ day of _____, 2024.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

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

ISSUE:

An agreement with the Department of Public Safety for information sharing.

SYNOPSIS:

This agreement is with the Department of Public Safety and several other law enforcement agencies to participate in the Utah Law Enforcement Information Sharing Analytic program (ULEISA).

BACKGROUND:

The Department of Public Safety manages the ULEISA program to coordinate information sharing across law enforcement agencies. This agreement establishes terms and conditions for program participation. Member agencies are required to ensure that access to ULEISA resources complies with all federal and state laws and that their records management systems are able to interface with the DPS system.

RECOMMENDATION:

Approve the agreement.

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE DEPARTMENT OF PUBLIC SAFETY TO USE THE ULEISA SYSTEM.

WHEREAS, the City, the Department of Public Safety, and other partner law enforcement agencies often need to share certain information; and

WHEREAS, the Department of Public Safety manages the ULEISA system to coordinate said information sharing; and

WHEREAS, a Memorandum of Agreement (the "Agreement") has been prepared by and between the City and the Department of Public Safety to allow the City to use the ULEISA system, conditioned upon certain program requirements; 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.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Mayor and City Manager are authorized to execute the Agreement for and on behalf of the City, subject to final approval of the form of the Agreement by the City Attorney's Office.

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

MEMORANDUM OF AGREEMENT BETWEEN THE UTAH DEPARTMENT OF PUBLIC SAFETY (DPS)
AND
THE SALT LAKE VALLEY LAW ENFORCEMENT CONSORTIUM [AGENCIES] REGARDING THE UTAH LAW ENFORCEMENT INFORMATION SHARING ANALYTIC (ULIESA) PROGRAM

I. Definitions

A. Agencies are Local Law Enforcement Agencies in the Salt Lake Valley including [Cottonwood Heights, Draper, Herriman, Murray, Riverton, Salt Lake City, Salt Lake County Sheriff, Salt Lake Valley VECC 911, Sandy, South Jordan, South Salt Lake, Taylorsville, Unified (including Alta, Brighton, Copperton, Emigration Canyon, Holladay, Kearns, Midvale, Magna, Millcreek & White City), West Jordan, and West Valley]

B. Agencies Data – Criminal justice information and other criminal justice data or records identified in the Agencies individually signed ULEISA MOUs. The Agencies Data is generally stored on and shared by and between the Agencies on the Agencies Records Management System ("RMS").

C. ULEISA Data – Criminal justice information and other criminal justice data, personally identifiable information, investigations, or records that have been shared with DPS and made available to other agencies pursuant to the terms and conditions set forth by DPS.

D. ULEISA Users or Users – Employees of local and state agencies who are given access to ULEISA Data.

E. ULEISA MOU(s) - ULEISA Memorandum of Understanding signed between the Utah Department of Public Safety (DPS) and an individual agency named in this Agreement that is separate from this agreement, but referenced in this agreement regarding data sharing with the ULEISA Program.

II. Purpose

The purpose of this Agreement ("Agreement") is to define the roles and responsibilities governing access to and disclosure of data shared with, stored, or accessed

through the Utah Law Enforcement Information Sharing Analytic Program ("ULEISA") and the program's designated software applications.

This Agreement governs how Agencies share the Agencies Data; the types of data that may be shared; how DPS may use the Agencies Data, and the action that must be taken if the Agencies makes changes to the RMS or choose to limit the data they share.

This Agreement also defines the roles and responsibilities governing access to and disclosure of ULEISA Data. The Utah Department of Public Safety ("DPS") is responsible for the operation and maintenance of the ULEISA software and database.

III. Policy.

The parties agree to comply with any ULEISA System Policies, DPS Policies, and the Utah Criminal Justice Information Systems ("UCJIS") Use and Privacy Policy ("Policy") maintained by the Utah Bureau of Criminal Identification ("BCI").

IV. Data Sharing

A. *Legal Authority*. RMS data and other data may be shared to DPS for use in ULEISA according to the Government Records Access and Management Act ("GRAMA") found in Utah Code Ann. § 63G-2-206(2)(a).

B. *Access to Agencies Information and Data*. The Agencies agree to share the Agencies Data through ULEISA with DPS. DPS will make ULEISA Data available to the agencies that have signed the Utah DPS BCI Criminal Justice Agency Agreement and Utah DPS BCI Agency User Agreement in accordance with Utah Code Ann. § 53-10-108. Agencies may gain access to ULEISA Data by signing the aforementioned Utah DPS BCI Agreements and ULEISA MOU that outlines information sharing with their individual agencies.

C. Subject to UCJIS policy and Utah Code, ULEISA Data may be used only for purposes of criminal justice administration and criminal justice employment screening as defined in Utah Code Ann. § 53-10-102(21) and § 53-10-108.

D. Data Security

1. DPS agrees to authorize Agency's access to ULEISA, maintain records regarding access, perform audits, enforce the Authorized Use and Privacy Policies and facilitate day-to-day use, and security of the ULEISA system. Agency will contact DPS to arrange training.

2. DPS shall audit ULEISA use ensuring it is used for the sole purpose of analysis, investigation of criminal activity, and other legitimate criminal justice purposes in compliance with Utah Code and other privacy and security regulations, statutes, and policies of the FBI, BCI, Criminal Justice Information Systems ("CJIS")/UCJIS, and the State of Utah.

3. DPS shall immediately notify the Agencies if any of the Agencies Data shared through ULEISA has been breached, compromised, or misused.

4. The Agencies and all users of ULEISA shall comply with BCI, CJIS/UCJIS Security Policy requirements.

5. The Agencies shall notify DPS within 24 hours when one of the Agencies authorized users is no longer employed at their Agencies.

6. DPS and the Agencies agree to abide by all statutes, policies, and other privacy and security regulations of the FBI and the State of Utah both as a sharing entity and a using entity for records contained in ULEISA.

7. DPS and the Agencies agree to limit access to ULEISA Data for lawful purposes only and ensure that electronic or hardcopy formats of the data are only disseminated according to UCJIS policy and Utah Code. Any information provided or accessed through ULEISA shall not be further disseminated beyond that authorized by the Utah statutes, rules, and policies.

8. ULEISA Users must use their own individual access codes and passwords when accessing the information.

9. The parties acknowledge that under Utah Code § 53-10-108(12)(a) it is a class B misdemeanor for a person to knowingly or intentionally access, use, disclose, or disseminate a record created, maintained, or to which access is granted by the division or any information contained in a record created, maintained, or to which access is granted by the division for a purpose prohibited or not permitted by statute, rule, regulation, or policy of a governmental entity.

10. The parties acknowledge that under Utah Code § 63G-2-801 it is a Class B misdemeanor for a public employee or other person who has lawful access to any private, controlled, or protected record under GRAMA and who intentionally discloses, provides a copy of, or improperly uses a private, controlled, or protected record knowing that the disclosure or use is prohibited under GRAMA, except as provided for by law.

11. The Agencies Data and ULEISA Data shall only be used pursuant to this Agreement. Any deviation from this Agreement may result in the loss of access to ULEISA Data, investigation, administrative action, and/or criminal charges.

12. DPS and the Agencies agree and acknowledge that records shared under this agreement remain in the possession of the Agencies and may be used and shared by the parties as appropriate, but that for purposes of Title 63G, Chapter 2 of the Utah Code, the Government Records Access and Management Act ("GRAMA"), all such records are deemed the records of the party with principal jurisdiction over the subject of the record. The party with principal jurisdiction over the subject of the record shall have the obligation to comply with GRAMA requests for such records. To the extent that any party may have access to such records through the operation of the Agencies, this access is deemed access pursuant to the government sharing provisions of Utah Code Ann. § 63G-2-206.

13. Access to Data through ULEISA is controlled by Utah Code Ann. § 53-10-108. Parties agree that pursuant to § 63G-2-201(3)(b) and § 63G-2-107(1)(a) data which the Agencies may have access to through ULEISA is not public, and disclosure is governed by § 53-10-108.

14. The Agencies shall train their users on relevant statutes governing the release of data and penalties for unauthorized access to, or unauthorized disclosure of ULEISA Data. The Agencies shall at least annually audit employees to ensure proper use of this information. The Agencies shall pursue sanctions and individual corrective action under applicable statutory authority against individuals who violate the terms of this Agreement.

15. The parties shall immediately notify the DPS if at any time its data has been breached, compromised, or misused. DPS will be responsible for notification to individual agencies and for referring potential

criminal violations to the State Bureau of Investigation. Nothing in this section prohibits an Agencies from conducting their own internal investigation of the misuse by their employee.

16. The Agencies agrees that ULEISA use, and access may be audited by DPS to ensure compliance with these terms.

17. DPS maintains the right to suspend ULEISA Data access when the security or dissemination requirements contained in this Agreement are violated.

18. The Agencies must immediately notify DPS if the Agencies intend to make changes to their RMS or choose to limit sharing of certain data. Failure to do so is likely to cause a disruption to the Agencies Data being integrated into ULEISA and incur costs to the ULEISA project. The Agencies agrees to work with DPS to determine how to best address these potential changes.

19. It is the responsibility of the Agencies to regularly verify that the proper data from their RMS is being submitted to ULEISA. The Agencies will use the addendums from their individual ULEISA MOUs to specify what of the Agencies Data will and will not be shared in ULEISA. Future limitations to the shared Agencies Data must be specified in writing and given to DPS.

V. Terms and Acknowledgement

The Parties to this Agreement are governmental entities as defined in the Utah Governmental Immunity Act found in Utah Code Ann. § 63G-7-101 et seq. Nothing in this Agreement shall be construed as a waiver by either party of any rights, limits, protections, or defenses provided by the Act. Nor shall this Agreement be construed, with respect to third parties, as a waiver of any governmental immunity to which a party to this Agreement is otherwise entitled. Subject to the Act, each party will be responsible for its own actions and will defend any lawsuit brought against it and pay any damages awarded against it.

VI. Effective Date & Termination

This Agreement will become effective on _____. It will remain in effect for five years and may be renewed upon written agreement of all parties.

Either DPS or the Agencies may agree to terminate this agreement upon 90 days' notice to the other Parties. If the Agencies wishes to terminate participation in this Agreement, then the Agencies will modify their individual addendum to stop sharing that Agencies data and send a copy of the amended addendum to DPS.

Termination or suspension of access may be immediate upon discovery of a breach of data security including but not limited to hacking, virus, unauthorized access, DOS attacks etc.

Amendments to this Agreement may be requested and may be made upon approval in writing by both the Department of Public Safety contact and the Agencies.

VII. Contact

The Agencies agree that the [POSITION] shall act as their point of contact for purposes of this Agreement:

Colleen Jacobs
Chief of Police
801-966-3600
Colleen.Jacobs@wvc-ut.gov

The point of contact for DPS shall be as follows:

DPS Contact Representative:

Captain Tanner Jensen

Utah Department of Public Safety
Utah Statewide Information and Analysis Center
4501 South 2700 West, Taylorsville, UT, 84119
(801) 965-4518
801-965-3865
jtjensen@utah.gov

VIII. Miscellaneous

A. Amendment. This Agreement may be modified or amended only by written agreement of the Parties.

B. Entire Agreement. This Agreement shall constitute the entire Agreement between the parties and any prior agreement, understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

C. Filing of Agreement. An executed counterpart of this agreement shall be filed with the keeper of the records of each of the parties.

D. Governing Law. This Agreement is made and entered into subject to the provisions of the laws of the State of Utah, which laws shall control the enforcement of this Agreement. The Parties also recognize that certain Federal laws may be applicable. In the event of any conflict between this Agreement and the applicable State or Federal law, the State or Federal law shall control.

E. No Separate Entity. This Agreement shall not create any separate legal or administrative entity for the purpose of implementing or administering the terms and conditions of this Agreement.

F. No Third-Party Beneficiaries. This Agreement is not intended to benefit any party or person not named as a Party specifically herein, or which does not later become a signatory hereto as provided herein.

G. RMS Data Integration & Maintenance Costs. DPS and the Agencies hereby agree to share the cost of data integration as set forth in this agreement. The initial integration cost requirement of $30,000 shall be paid by DPS. DPS shall pay $15,000 annually towards the ongoing maintenance cost. Agencies are responsible for remaining costs of data integration. The Agencies shall share criminal justice information with ULEISA for DPS to continue funding the ongoing integration cost. Criminal justice information includes criminal justice data or records that have been shared with DPS and made available to other agencies pursuant to the terms and conditions set forth by DPS in UCJIS, CJIS, and other DPS Policies that reference the Criminal Justice information and data. Internal affairs, personnel files, and sensitive investigations as classified by the Agencies are not required nor requested by DPS for sharing.

IX. Signatures

IN WITNESS WHEREOF, the parties have executed this Agreement.

Utah Department of Public Safety

_____
Commissioner

_____
[Agencies Representative Signature]

Approved as to form 5/22/2024
Brandon Hill

Item:
Fiscal Impact: $2,200,000
Funding Source: Storm Water Utility
Account No: 36-7532-40750-75282-0000

Budget Opening Required: No

ISSUE:

A resolution authorizing the City to award a construction contract for the Brighton Canal Storm Drain Improvements Project

SYNOPSIS:

The lowest responsible bid was received by M.C. Green & Sons, Inc. in the amount of $2,064,887.00.

BACKGROUND:

Bids were opened for the project on May 14, 2024. A total of four (4) bids were received. The lowest responsible bidder was M.C. Green & Sons, Inc. in the amount of $2,064,887.00.

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 from Redwood Road to 2600 West. The project will also remove an old bridge over the former Brighton Canal at Decker Lake Blvd.

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

RECOMMENDATION:

Award the contract to M.C. Green & Sons, Inc. in the amount of $2,064,887.00 and authorize the Public Works Department to spend up to $2,200,000 on potential change orders.

SUBMITTED BY:

Coby Wilson, City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AWARDING A CONTRACT TO M.C. GREEN AND SONS FOR THE BRIGHTON CANAL PROJECT.

WHEREAS, West Valley City solicited bids in accordance with state law to construct the Brighton Canal Storm Drains Project (the "Project"); and

WHEREAS, M.C. Green and Sons (hereinafter, "Contractor") submitted the lowest responsive and responsible bid; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to award a contract to Contractor to construct the Project.

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

1. The contract to construct the Project is hereby awarded to Contractor in the amount of $2,064,887.00, with a total authorization not to exceed $2,200,000.00 for the Project, inclusive of change orders.

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

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

West Valley City, Utah - Bid Tabulation Summary

Project Name: Brighton Canal SD Improvements

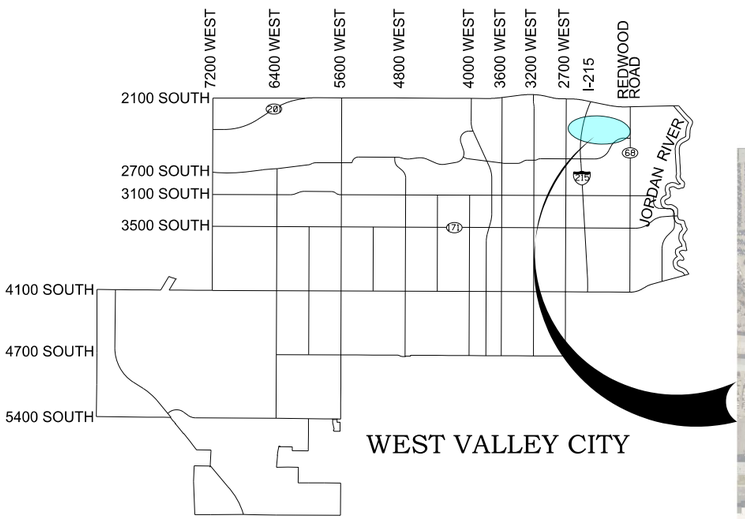
Opening Date: 5/14/2024

	Bid Totals	**City Provider Preference** (1%)	**Other Prefs.** (Veteran, Safety, Drug Testing, Job Training, Health Insurance, Non-Discrimination) (1%)	**Total Bid Evaluation Preference Reduction**	**Bid Evaluation Total with Preference Reduction** (Used Only for Determination of Low Bidder)
Engineer's Estimate	$ 2,660,910.00				
Response 1	$ 2,064,887.00	$0.00	$0.00	$0.00	***$2,064,887.00***
M.C. Green & Sons, Inc		0%	0%		
Response 2	$ 2,577,762.00	$0.00	($25,777.62)	($25,777.62)	**$2,551,984.38**
Lyndon Jones Construction, Inc.		0%	-1%		
Response 3	$ 3,084,300.00	$0.00	$0.00	$0.00	**$3,084,300.00**
Geneva Rock Products		0%	0%		
Response 4	$ 4,071,517.00	$0.00	($40,715.17)	($40,715.17)	**$4,030,801.83**
Cliff Johnson Excavating		0%	-1%		

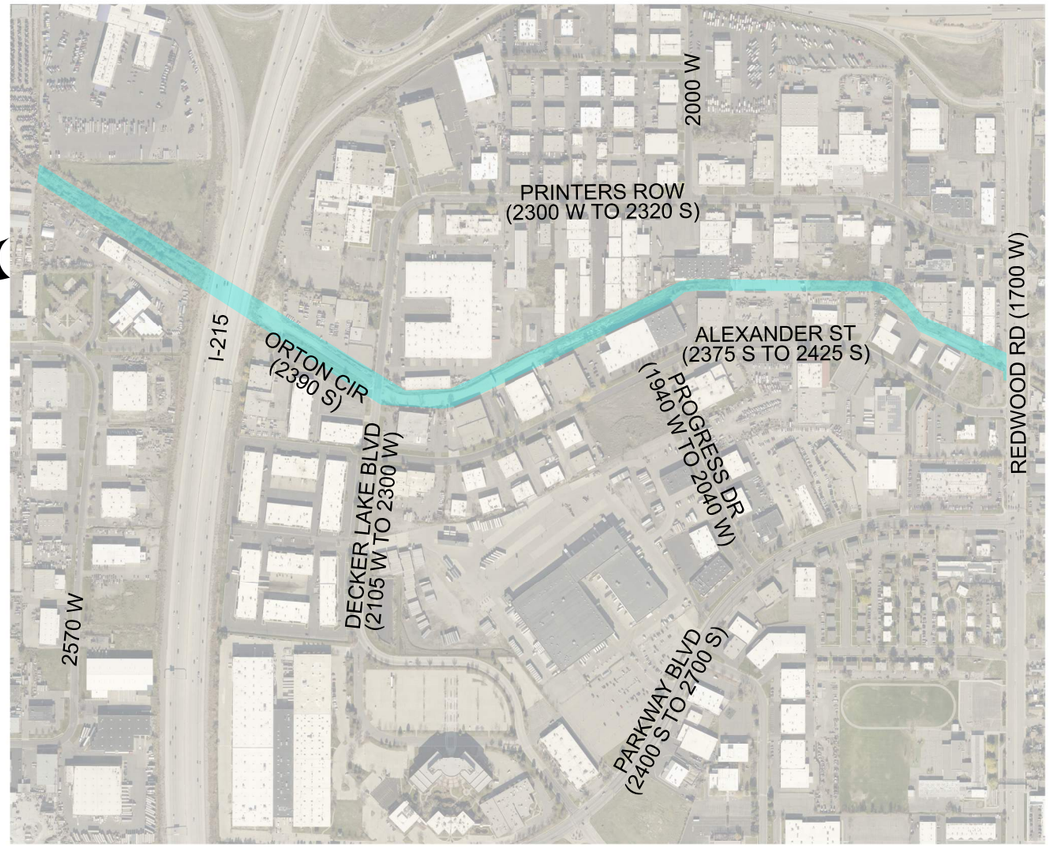
WEST VALLEY CITY

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

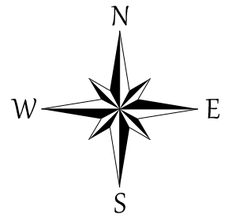
BRIGHTON CANAL STORM DRAIN IMPROVEMENTS
2600 WEST TO REDWOOD ROAD
WVC ENG SWU-469

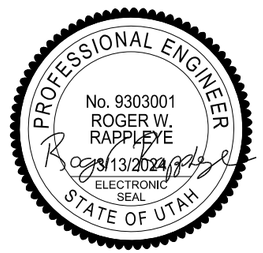


DRAWING INDEX	
SHEET No.	DESCRIPTION
	COVER SHEET
AB-01	ABBREVIATION, LEGEND AND NOTES
SC-01	SURVEY CONTROL, SHEET INDEX, & ALIGNMENT
DT-01 TO DT-03	DETAILS
PP-01 TO PP-13	PLAN AND PROFILE
GR-01 TO GR-13	GRADING
WVC 255	ASPHALT T-PATCH



PROJECT LOCATION





Roger Rappleye

PROJECT ENGINEER



APPROVED

WEST VALLEY CITY ENGINEER

Item #:	
Fiscal Impact:	$1,760.20 (6.77% of actual cost)
Funding Source:	Federal STP Funds
Account #:	45-9610-40750-75276-0200
Budget Opening Required:	No

ISSUE:

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

SYNOPSIS:

Bubo, LLC, a Utah limited liability company has signed a Real Estate Purchase Contract, a Warranty Deed and a Temporary Construction Easement for property located at 3185 W. Lancer Way (15-33-151-001).

BACKGROUND:

The Bubo, LLC parcel located at 3185 W. Lancer Way is one of several parcels affected by the Lancer Way Reconstruction Project; 2700 West to 3200 West. This project will widen 3650 South and provide for curb, gutter and sidewalk on Lancer Way from 2700 West to 3200 West where it does not currently exist. The project will also install textured, colored concrete park strip, street trees, streetlights and new ramps at street intersections on Lancer Way. Compensation for the purchase of the Warranty Deed, Temporary Construction Easement and improvements is $26,000.00 and based upon the appraisal report prepared by Integra Realty Resources.

The project is being funded through the Surface Transportation Program (STP). The city is responsible for 6.77% of all project costs, including right of way, making the West Valley City share of the acquisition $1,760.20.

RECOMMENDATION:

Accept Warranty Deed and Temporary Construction Easement and authorize the mayor to execute the Real Estate Purchase Contract. Warranty Deed and 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 WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM BUBO, LLC FOR PROPERTY LOCATED AT 3185 WEST LANCER WAY.

WHEREAS, Bubo, LLC (herein "Owner") has entered into a Real Estate Purchase Contract for property located at 3185 West Lancer Way that is affected by the Lancer Way Reconstruction Project (herein "Project"); and

WHEREAS, Owner has also signed a Warranty Deed and a Temporary Construction Easement (the "Documents"), as required for the Project; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to enter into the Agreement with Owner, and to accept the Documents.

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

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

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

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 101:C, 101: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: 15-33-151-001
Property Address: 3185 West 3650 South, WEST VALLEY CITY, UT 84119
Owner's Address: PO Box 9474, Millcreek, UT 84109
Primary Phone: 801-604-2321 Owner's Home Phone: Owner's Work Phone: (801)604-2321
Owner / Grantor: Bubo, LLC, a Utah limited liability company

IN CONSIDERATION of the mutual promises herein and subject to approval of the Local Government Authority, Bubo, LLC, a Utah limited liability company ("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 101:C, 101:E, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. The City shall pay and Owner accepts $26,000 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): **Deciduous Tree (1) .Shrubs (4), Bushes (10) Planter Labor (1) Sign Labor (1) Temporary Sprinklers (1) in the amount of $4,600.00 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.

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

Grantor's Initials

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 101:C, 101: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: 15-33-151-001
Property Address: 3185 West 3650 South, WEST VALLEY CITY, UT 84119
Owner's Address: PO Box 9474, Millcreek, UT 84109
Primary Phone: 801-604-2321 Owner's Home Phone: Owner's Work Phone: (801)604-2321
Owner / Grantor: Bubo, LLC, a Utah limited liability company

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):

11(a): The contractor will repair/replace any impacted sod and sprinkler lines within the temporary construction easement as part of the project.
11(b): Owner acknowledges receiving payment for the following improvements acquired: Asphalt Driveway (15 SF), Concrete Curb (10 SF), Lawn (550 SF), Sprinklers (750 SF) in the amount of $1,864.00 which is included in the Total Purchase Price.

Grantor's Initials

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 101:C, 101: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: 15-33-151-001
Property Address: 3185 West 3650 South, WEST VALLEY CITY, UT 84119
Owner's Address: PO Box 9474, Millcreek, UT 84109
Primary Phone: 801-604-2321 Owner's Home Phone: Owner's Work Phone: (801)604-2321
Owner / Grantor: Bubo, LLC, a Utah limited liability company

SIGNATURE PAGE TO WEST VALLEY CITY REAL ESTATE PURCHASE CONTRACT

CONSULTANT DISCLOSURE. Owner acknowledges that Brendy Carrington, 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):

_____ 5-16-24
100% Rogelio Franco Bubo, LLC Date

WEST VALLEY CITY

_____ _____
Karen Lang, Mayor Date

RF
Grantor's Initials

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 101:C, 101: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: 15-33-151-001
Property Address: 3185 West 3650 South, WEST VALLEY CITY, UT 84119
Owner's Address: PO Box 9474, Millcreek, UT 84109
Primary Phone: 801-604-2321 Owner's Home Phone: Owner's Work Phone: (801)604-2321
Owner / Grantor: Bubo, LLC, a Utah limited liability company

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

West Valley City
City Recorder
3600 South Constitution BLVD
West Valley City, Utah 84119

EXHIBIT A

Warranty Deed

(Limited Liability Company)

Salt Lake County	Tax ID No.	15-33-151-001
	PIN No.	18823
	Project No.	F-2215(1)0
	Parcel No.	2215:101:C

Bubo, LLC, a Utah Limited Liability Company, Grantor(s), hereby CONVEYS AND WARRANTS to West Valley City, Grantee, at 3600 South Constitution Boulevard, West Valley City, Utah 84119, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing Lancer Way (3650 West Street) known as Project No. F-2215(1)0, being part of an entire tract of property situate in the SW1/4 NW1/4 of Section 33, T.1S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing southerly right of way line of Lancer Way and the existing easterly right of way line of 3200 West Street which is 1,377.70 feet South along the section line and 33.00 feet East from the Northwest Corner of said Section 33; and running thence East 82.00 feet along said southerly right of way line to the northeast corner of said entire tract; thence South 6.39 feet along the easterly boundary line of said entire tract to a point in a line parallel with and 33.00 feet perpendicularly distant southerly from the project control line; thence S.89°55'29"W. 56.91 feet along said parallel line to a point opposite engineer station 11+28.50; thence S.51°15'53"W. 22.41 feet to a point 47.00 feet perpendicularly distant southerly from said control line opposite engineer station 11+11.00 to a point in a line parallel with and 47.00 feet perpendicularly distant southerly from said control line; thence S.89°55'29"W. 7.61 feet along said parallel line to a point in said easterly right of way line; thence North 20.50 feet along said easterly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 757 square feet or 0.017 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" clockwise to obtain highway bearings.)

As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:101:C

STATE OF _____)
) ss.
)
COUNTY OF _____)

Bubo, LLC
Limited Liability Company

_____
Signature

_____
Print Name and Title

On this _____ day of _____, in the year 20_____, before me personally appeared _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Bubo, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Bubo, LLC by Authority of its _____.

_____
Notary Public

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

Temporary Construction Easement

(Limited Liability Company)

Salt Lake County

Tax ID No.	15-33-151-001
PIN No.	18823
Project No.	F-2215(1)0
Parcel No.	2215:101:E

Bubo, LLC, a Utah Limited Liability Company, Grantor(s), 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, in the SW1/4 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 a point in the existing easterly right of way line of 3200 West Street which is 1,377.70 feet South along the section line and 33.00 feet East and 20.50 feet South from the Northwest Corner of said Section 33; and running thence N.89°55’29”E. 7.61 feet; thence N.51°15’53”E. 22.41 feet; thence N.89°55’29”E. 56.91 feet to the easterly boundary line of said entire tract; thence South 15.00 feet along said easterly boundary line; thence S.89°55’29”W. 7.89 feet; thence N.00°04’31”W. 7.00 feet; thence S.89°55’29”W. 47.50 feet; thence S.52°21’22”W. 24.60 feet; thence S.00°04’31”E. 2.50 feet; thence S.89°55’29”W. 7.12 feet to said easterly right of way line; thence North 11.50 feet along said easterly right of way line to the point of beginning. The above described easement contains 753 square feet or 0.017 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" clockwise to obtain highway bearings.)

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:101:E

STATE OF _____)
) ss.
)
COUNTY OF _____)

Bubo, LLC
Limited Liability Company

_____
Signature

_____
Print Name and Title

On this _____ day of _____, in the year 20_____, before me personally appeared _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Bubo, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Bubo, LLC by Authority of its _____.

_____
Notary Public

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

West Valley City
City Recorder
3600 South Constitution BLVD
West Valley City, Utah 84119

Warranty Deed

(Limited Liability Company)

Salt Lake County	Tax ID No.	15-33-151-001
	PIN No.	18823
	Project No.	F-2215(1)0
	Parcel No.	2215:101:C

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Beginning at the intersection of the existing southerly right of way line of Lancer Way and the existing easterly right of way line of 3200 West Street which is 1,377.70 feet South along the section line and 33.00 feet East from the Northwest Corner of said Section 33; and running thence East 82.00 feet along said southerly right of way line to the northeast corner of said entire tract; thence South 6.39 feet along the easterly boundary line of said entire tract to a point in a line parallel with and 33.00 feet perpendicularly distant southerly from the project control line; thence S.89°55'29"W. 56.91 feet along said parallel line to a point opposite engineer station 11+28.50; thence S.51°15'53"W. 22.41 feet to a point 47.00 feet perpendicularly distant southerly from said control line opposite engineer station 11+11.00 to a point in a line parallel with and 47.00 feet perpendicularly distant southerly from said control line; thence S.89°55'29"W. 7.61 feet along said parallel line to a point in said easterly right of way line; thence North 20.50 feet along said easterly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 757 square feet or 0.017 acre in area, more or less.

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As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:101:C

STATE OF UTAH)
) ss.
COUNTY OF SALT)

Bubo LLC
Limited Liability Company

Signature

Rogelio Franco, Manager
Print Name and Title

On this 6TH day of MAY, in the year 2024, before me personally appeared ROGELIO FRANCO, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the MANAGER of Bubo, LLC, a Utah Limited Liability Company and that said document was signed by him/~~her~~ on behalf of said Bubo, LLC by Authority of its ARTICLES OF ORGANIZATION.

Notary Public

STEVEN J DALE
Notary Public State of Utah
My Commission Expires on:
February 08, 2027
Comm. Number: 729306

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

Temporary Construction Easement

(Limited Liability Company)

Salt Lake County

Tax ID No.	15-33-151-001
PIN No.	18823
Project No.	F-2215(1)0
Parcel No.	2215:101:E

Bubo, LLC, a Utah Limited Liability Company, Grantor(s), 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, in the SW1/4 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 a point in the existing easterly right of way line of 3200 West Street which is 1,377.70 feet South along the section line and 33.00 feet East and 20.50 feet South from the Northwest Corner of said Section 33; and running thence N.89°55'29"E. 7.61 feet; thence N.51°15'53"E. 22.41 feet; thence N.89°55'29"E. 56.91 feet to the easterly boundary line of said entire tract; thence South 15.00 feet along said easterly boundary line; thence S.89°55'29"W. 7.89 feet; thence N.00°04'31"W. 7.00 feet; thence S.89°55'29"W. 47.50 feet; thence S.52°21'22"W. 24.60 feet; thence S.00°04'31"E. 2.50 feet; thence S.89°55'29"W. 7.12 feet to said easterly right of way line; thence North 11.50 feet along said easterly right of way line to the point of beginning. The above described easement contains 753 square feet or 0.017 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" clockwise to obtain highway bearings.)

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:101:E

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

Bubo, LLC
Limited Liability Company

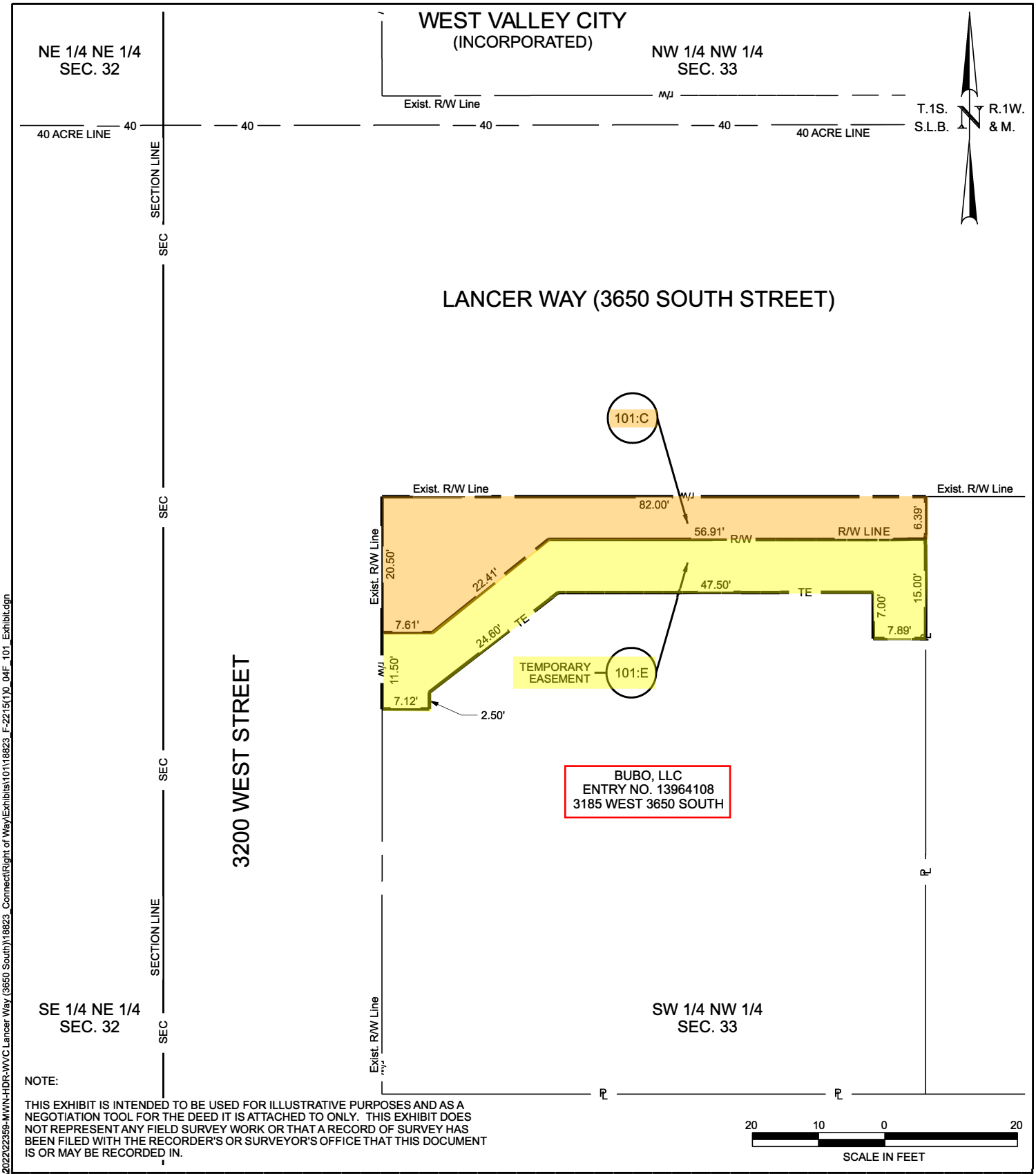
Signature

Rogelio Franco, Manager
Print Name and Title

On this 6TH day of MAY, in the year 2024, before me personally appeared ROGELIO FRANCO, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the MANAGER of Bubo, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Bubo, LLC by Authority of its ARTICLES OF ORGANIZATION.

Notary Public

STEVEN J DALE
Notary Public State of Utah
My Commission Expires on:
February 08, 2027
Comm. Number: 729306



NOTE:

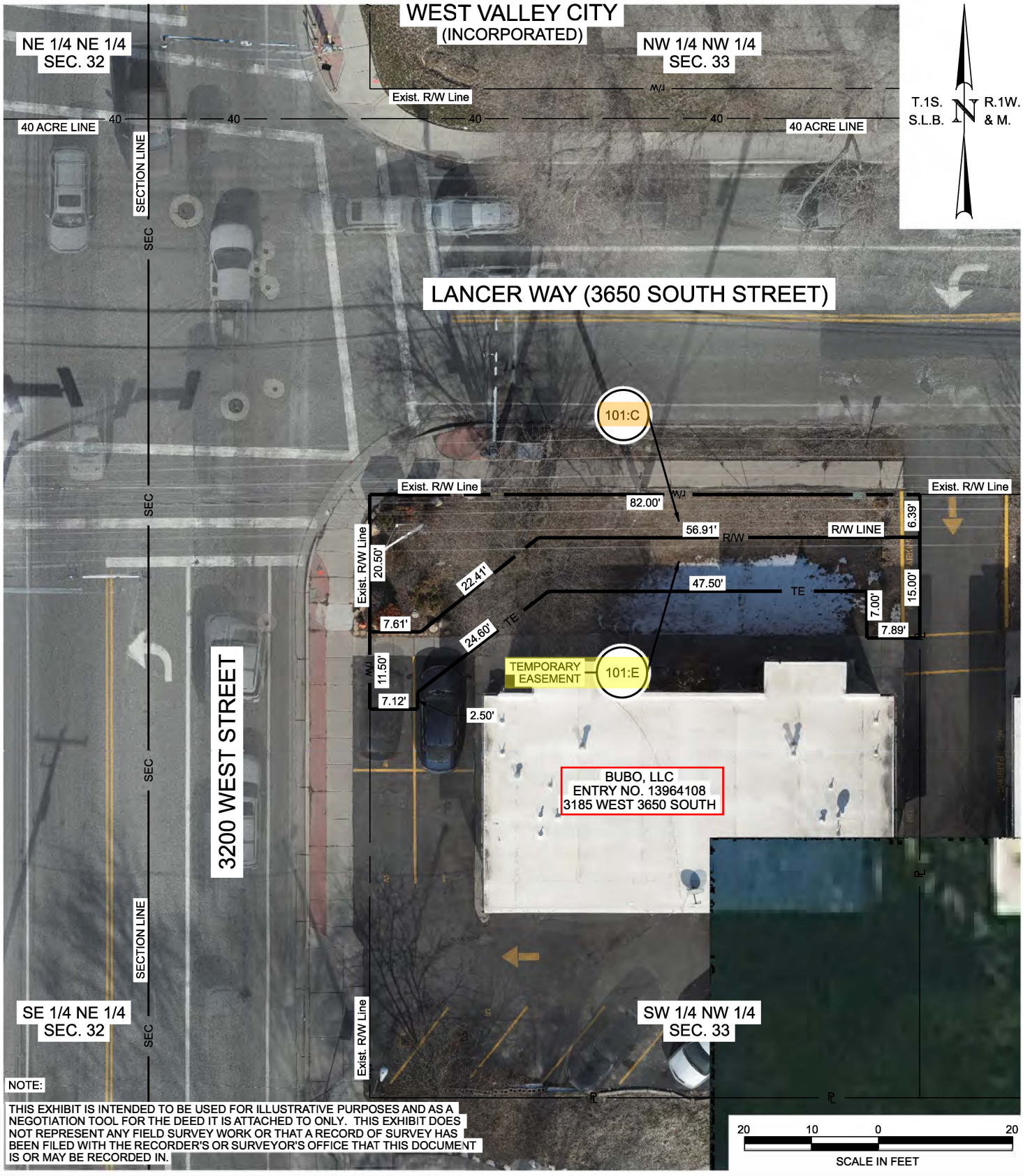
THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED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

PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. R/W IN DEED AC.	OWNERSHIP AC.	REMAINING AC. LEFT	REMAINING AC. RIGHT
101:C	BUBO, LLC	0.017	757	NONE	0.169	NONE	0.152
101:E	BUBO, LLC	0.017	753			TEMPORARY	

SHEET NO. 101-EXHIBIT	PARTIAL SUMMARY NO. 04F	PROPERTY OWNER:	BUBO, LLC
PROJECT: 3650 SOUTH; 2700 WEST TO 3200 WEST		PROPERTY ADDRESS:	3185 WEST 3650 SOUTH
PROJECT NUMBER: F-2215(1)0	PIN: 18823	UTAH DEPARTMENT OF TRANSPORTATION MERIDIAN ENGINEERING, INC.	

DGN File: U:\Projects\2022\22359-MWN-HDR-WVC Lancer Way (3650 South)\18823_Connect\Right of Way\Exhibits\101\18823_F-2215(1)0_04F_101_Exhibit.dgn

14-SEP-2023



PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. R/W IN DEED AC.	OWNERSHIP AC.	REMAINING AC. LEFT	REMAINING AC. RIGHT
101:C	BUBO, LLC	0.017	757	NONE	0.169	NONE	0.152
101:E	BUBO, LLC	0.017	753			TEMPORARY	

SHEET NO. 101-EXHIBIT	PARTIAL SUMMARY NO. 04F	PROPERTY OWNER:	BUBO, LLC
PROJECT	3650 SOUTH; 2700 WEST TO 3200 WEST	PROPERTY ADDRESS:	3185 WEST 3650 SOUTH
PROJECT NUMBER	F-2215(1)0 PIN 18823	UTAH DEPARTMENT OF TRANSPORTATION MERIDIAN ENGINEERING, INC.	

DGN File: U:\Projects\2022\22359-MWN-HDR-WVC Lancer Way (3650 South)\18823_Connect\Right of Way\Exhibits\101\18823_F-2215(1)0_04F_101_Exhibit-Aerial.dgn

14-SEP-2023

Item #:	
Fiscal Impact:	$1,482.63 (6.77% of actual cost)
Funding Source:	Federal STP Funds
Account #:	45-9610-40750-75276-0200
Budget Opening Required:	No

ISSUE:

Authorization and execution of a Real Estate Purchase Contract and acceptance of a Warranty Deed, Public Utility Easement and a Temporary Construction Easement.

SYNOPSIS:

Kezo 27, LLC, a Utah limited liability company has signed a Real Estate Purchase Contract, a Warranty Deed, Public Utility Easement and a Temporary Construction Easement for property located at 3167 W. Lancer Way (15-33-151-002).

BACKGROUND:

The Kezo 27, LLC parcel located at 3167 W. Lancer Way is one of several parcels affected by the Lancer Way Reconstruction Project; 2700 West to 3200 West. This project will widen 3650 South and provide for curb, gutter and sidewalk on Lancer Way from 2700 West to 3200 West where it does not currently exist. The project will also install textured, colored concrete park strip, street trees, streetlights and new ramps at street intersections on Lancer Way. Compensation for the purchase of the Warranty Deed, Public Utility Easement, Temporary Construction Easement and improvements is $21,900.00 and based upon the appraisal report prepared by Integra Realty Resources.

The project is being funded through the Surface Transportation Program (STP). The city is responsible for 6.77% of all project costs, including right of way, making the West Valley City share of the acquisition $1,482.63.

RECOMMENDATION:

Accept Warranty Deed, Public Utility Easement and Temporary Construction Easement and authorize the mayor to execute the Real Estate Purchase Contract. Warranty Deed, Public Utility Easement and 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 WARRANTY DEED, A PUBLIC UTILITY EASEMENT, AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM KEZO 27, LLC FOR PROPERTY LOCATED AT 3167 WEST LANCER WAY.

WHEREAS, Kezo 27, LLC (herein "Owner") has entered into a Real Estate Purchase Contract for property located at 3167 West Lancer Way that is affected by the Lancer Way Reconstruction Project (herein "Project"); and

WHEREAS, Owner has also signed a Warranty Deed, a Public Utility Easement, and a Temporary Construction Easement (the "Documents"), as required for the Project; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to enter into the Agreement with Owner, and to accept the Documents.

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

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

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

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 102::P, 102:C, 102:E, 102:PUE

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: 15-33-151-002
Property Address: 3167 West 3650 South, WEST VALLEY CITY, UT 84119
Owner's Address: PO Box 9474, Millcreek, UT 84109
Primary Phone: 801-944-3456 Owner's Home Phone: Owner's Work Phone: (801)944-3456
Owner / Grantor: Kezo 27, LLC, a Utah limited liability company

IN CONSIDERATION of the mutual promises herein and subject to approval of the Local Government Authority, Kezo 27, LLC, a Utah limited liability company ("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 102::P, 102:C, 102:E, 102:PUE, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. The City shall pay and Owner accepts $21,900 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): **Labor (1) and Temporary Sprinklers (1) in the amount $1,500.00 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.

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

Grantor's Initials

Project No: F-2215(1)0 Parcel No.(s): 102::P, 102:C, 102:E, 102:PUE

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: 15-33-151-002
Property Address: 3167 West 3650 South, WEST VALLEY CITY, UT 84119
Owner's Address: PO Box 9474, Millcreek, UT 84109
Primary Phone: 801-944-3456 Owner's Home Phone: Owner's Work Phone: (801)944-3456
Owner / Grantor: Kezo 27, LLC, a Utah limited liability company

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):

11(a): The contractor will repair/replace any impacted sod and sprinkler lines within the temporary construction easement as part of the project.
11(b): Owner acknowledges receiving payment for the following improvements acquired: Asphalt Driveway (90 SF), Asphalt Driveway (60 SF), Concrete Curb (10 SF), Concrete Gutter (20 LF) , Bollard (1), Lawn (410 SF), Concrete Walkway (20 SF) Concrete Walkway (20 SF) in the amount of $1,834.00 which is included in the Total Purchase Price.

Grantor's Initials

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 102::P, 102:C, 102:E, 102:PUE

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: 15-33-151-002
Property Address: 3167 West 3650 South WEST VALLEY CITY, UT 84119
Owner's Address: PO Box 9474, Millcreek, UT 84109
Primary Phone: 801-944-3456 Owner's Home Phone: Owner's Work Phone: (801)944-3456
Owner / Grantor: Kezo 27, LLC, a Utah limited liability company

SIGNATURE PAGE TO WEST VALLEY CITY REAL ESTATE PURCHASE CONTRACT

CONSULTANT DISCLOSURE. Owner acknowledges that Brendy Carrington, 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):

_____ 5-16-24
100% Rogelio Franco Kezo 27, LLC Date

WEST VALLEY CITY

_____ _____
Karen Lang, Mayor Date

RF
Grantor's Initials

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 102::P, 102:C, 102:E, 102:PUE

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: 15-33-151-002
Property Address: 3167 West 3650 South, WEST VALLEY CITY, UT 84119
Owner's Address: PO Box 9474, Millcreek, UT 84109
Primary Phone: 801-944-3456 Owner's Home Phone: Owner's Work Phone: (801)944-3456
Owner / Grantor: Kezo 27, LLC, a Utah limited liability company

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

West Valley City
City Recorder
3600 South Constitution BLVD
West Valley City, Utah 84119

EXHIBIT A

Warranty Deed
(Limited Liability Company)

Salt Lake County	Tax ID No.	15-33-151-002
	PIN No.	18823
	Project No.	F-2215(1)0
	Parcel No.	2215:102:C

Kezo 27, LLC, a Utah Limited Liability Company, Grantor(s), hereby CONVEYS AND WARRANTS to West Valley City, Grantee, at 3600 South Constitution Boulevard, West Valley City, Utah 84119, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing Lancer Way (3650 West Street) known as Project No. F-2215(1)0, being part of an entire tract of property situate in the SW1/4 NW1/4 of Section 33, T.1S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said entire tract in the existing southerly right of way line of said Lancer Way which corner is 1,377.70 feet South along the section line and 115.00 feet East from the Northwest Corner of said Section 33; and running thence East 90.00 feet along said southerly right of way line to the northeast corner of said entire tract; thence South 6.27 feet along the easterly boundary line of said entire tract to a line parallel with and 33.00 feet perpendicularly distant southerly from the project control line; thence S.89°55'29"W. 90.00 feet along said parallel line to a point in the westerly boundary line of said entire tract; thence North 6.39 feet along said westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 570 square feet or 0.013 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" clockwise to obtain highway bearings.)

As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:102:C

STATE OF _____)
) ss.
)
COUNTY OF _____)

Kezo 27, LLC
Limited Liability Company

_____
Signature

_____
Print Name and Title

On this _____ day of _____, in the year 20____, before me personally appeared _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Kezo 27, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Kezo 27, LLC by Authority of its _____.

_____
Notary Public

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

Temporary Construction Easement

(Limited Liability Company)

Salt Lake County

Tax ID No.	15-33-151-002
PIN No.	18823
Project No.	F-2215(1)0
Parcel No.	2215:102:E

Kezo 27, LLC, a Utah Limited Liability Company, Grantor(s), 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, in the SW1/4 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 a point in the westerly boundary line of said entire tract which is 1,377.70 feet South along the section line and 115.00 feet East and 6.39 feet South from the Northwest Corner of said Section 33; and running thence N.89°55’29”E. 90.00 feet to the easterly boundary line of said entire tract; thence South 13.00 feet along said easterly boundary line; thence S.89°55’29”W. 23.90 feet; thence N.00°04’31”W. 3.00 feet; thence S.89°55’29”W. 48.00 feet; thence S.00°04’31”E. 5.00 feet; thence S.89°55’29”W. 18.11 feet to the westerly boundary line of said entire tract; thence North 15.00 feet along said westerly boundary line to the point of beginning. The above described easement contains 1,062 square feet or 0.024 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" clockwise to obtain highway bearings.)

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:102:E

STATE OF _____)
) ss.
)
COUNTY OF _____)

Kezo 27, LLC
Limited Liability Company

_____
Signature

_____
Print Name and Title

On this _____ day of _____, in the year 20_____, before me personally appeared _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Kezo 27, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Kezo 27, LLC by Authority of its _____.

_____
Notary Public

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

Public Utility Easement

(Limited Liability Company)

Salt Lake County

Tax ID No.	15-33-151-002
PIN No.	18823
Project No.	F-2215(1)0
Parcel No.	2215:102:PUE

Kezo 27, LLC, a Utah Limited Liability Company, Grantor(s), hereby DEDICATES a Public Utility Easement (the "Easement") described below for the use and installation of public utility facilities as provided in Utah Code Section 54-3-27 (the "PUE Statute"). The Easement is non-exclusive and may be used by all public utilities according to the terms of the PUE Statute.

A public utility easement (P.U.E.), upon part of an entire tract of property, in the SW1/4 NW1/4 of Section 33, T.1S., R.1W., S.L.B.&M., in Salt Lake County, Utah, incident to a roadway improvement project, known as Project F-2215(1)0. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns. The boundaries of said easement are described as follows:

Beginning at a point which is 1,377.70 feet South along the section line and 115.00 feet East and 6.39 feet South and 44.59 feet N.89°55'29"E. from the Northwest Corner of said Section 33; and running thence N.89°55'29"E. 10.00 feet to a point 33.00 feet southerly from the project control line opposite engineer station 12+40.00; thence S.00°04'31"E. 9.50 feet; thence S.89°55'29"W. 10.00 feet; thence N.00°04'31"W. 9.50 feet to the point of beginning. The above described easement contains 95 square feet or 0.002 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" clockwise to obtain highway bearings.)

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:102:PUE

STATE OF _____)
) ss.
)
COUNTY OF _____)

Kezo 27, LLC
Limited Liability Company

_____
Signature

_____
Print Name and Title

On this _____ day of _____, in the year 20_____, before me personally appeared _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Kezo 27, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Kezo 27, LLC by Authority of its _____.

_____
Notary Public

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

West Valley City
City Recorder
3600 South Constitution BLVD
West Valley City, Utah 84119

Warranty Deed

(Limited Liability Company)

Salt Lake County	Tax ID No.	15-33-151-002
	PIN No.	18823
	Project No.	F-2215(1)0
	Parcel No.	2215:102:C

Kezo 27, LLC, a Utah Limited Liability Company, Grantor(s), hereby CONVEYS AND WARRANTS to West Valley City, Grantee, at 3600 South Constitution Boulevard, West Valley City, Utah 84119, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing Lancer Way (3650 West Street) known as Project No. F-2215(1)0, being part of an entire tract of property situate in the SW1/4 NW1/4 of Section 33, T.1S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said entire tract in the existing southerly right of way line of said Lancer Way which corner is 1,377.70 feet South along the section line and 115.00 feet East from the Northwest Corner of said Section 33; and running thence East 90.00 feet along said southerly right of way line to the northeast corner of said entire tract; thence South 6.27 feet along the easterly boundary line of said entire tract to a line parallel with and 33.00 feet perpendicularly distant southerly from the project control line; thence S.89°55'29"W. 90.00 feet along said parallel line to a point in the westerly boundary line of said entire tract; thence North 6.39 feet along said westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 570 square feet or 0.013 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" clockwise to obtain highway bearings.)

As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:102:C

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

Kezo 27, LLC
Limited Liability Company

Signature

Rogelio Franco
Print Name and Title MANAGER

On this 6TH day of MAY, in the year 2024, before me personally appeared ROGELIO FRANCO, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/~~she~~ is the MANAGER of Kezo 27, LLC, a Utah Limited Liability Company and that said document was signed by him/~~her~~ on behalf of said Kezo 27, LLC by Authority of its ARTICLES OF ORGANIZATION.

Notary Public

STEVEN J DALE
Notary Public State of Utah
My Commission Expires on:
February 08, 2027
Comm. Number: 729306

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

Public Utility Easement

(Limited Liability Company)

Salt Lake County

Tax ID No.	15-33-151-002
PIN No.	18823
Project No.	F-2215(1)0
Parcel No.	2215:102:PUE

Kezo 27, LLC, a Utah Limited Liability Company, Grantor(s), hereby DEDICATES a Public Utility Easement (the "Easement") described below for the use and installation of public utility facilities as provided in Utah Code Section 54-3-27 (the "PUE Statute"). The Easement is non-exclusive and may be used by all public utilities according to the terms of the PUE Statute.

A public utility easement (P.U.E.), upon part of an entire tract of property, in the SW1/4 NW1/4 of Section 33, T.1S., R.1W., S.L.B.&M., in Salt Lake County, Utah, incident to a roadway improvement project, known as Project F-2215(1)0. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns. The boundaries of said easement are described as follows:

Beginning at a point which is 1,377.70 feet South along the section line and 115.00 feet East and 6.39 feet South and 44.59 feet N.89°55'29"E. from the Northwest Corner of said Section 33; and running thence N.89°55'29"E. 10.00 feet to a point 33.00 feet southerly from the project control line opposite engineer station 12+40.00; thence S.00°04'31"E. 9.50 feet; thence S.89°55'29"W. 10.00 feet; thence N.00°04'31"W. 9.50 feet to the point of beginning. The above described easement contains 95 square feet or 0.002 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" clockwise to obtain highway bearings.)

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:102:PUE

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

Kezo 27, LLC
Limited Liability Company

Signature

Rogelio Franco, manager
Print Name and Title

On this 6TH day of MAY, in the year 2024, before me personally appeared ROGELIO FRANCO, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the MANAGER of Kezo 27, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Kezo 27, LLC by Authority of its ARTICLES OF ORGANIZATION.

Notary Public

STEVEN J DALE
Notary Public State of Utah
My Commission Expires on:
February 08, 2027
Comm. Number: 729306

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

Temporary Construction Easement

(Limited Liability Company)

Salt Lake County

Tax ID No.	15-33-151-002
PIN No.	18823
Project No.	F-2215(1)0
Parcel No.	2215:102:E

Kezo 27, LLC, a Utah Limited Liability Company, Grantor(s), 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, in the SW1/4 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 a point in the westerly boundary line of said entire tract which is 1,377.70 feet South along the section line and 115.00 feet East and 6.39 feet South from the Northwest Corner of said Section 33; and running thence N.89°55'29"E. 90.00 feet to the easterly boundary line of said entire tract; thence South 13.00 feet along said easterly boundary line; thence S.89°55'29"W. 23.90 feet; thence N.00°04'31"W. 3.00 feet; thence S.89°55'29"W. 48.00 feet; thence S.00°04'31"E. 5.00 feet; thence S.89°55'29"W. 18.11 feet to the westerly boundary line of said entire tract; thence North 15.00 feet along said westerly boundary line to the point of beginning. The above described easement contains 1,062 square feet or 0.024 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" clockwise to obtain highway bearings.)

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:102:E

STATE OF UTAH)
) ss.
)
COUNTY OF SALT LAKE)

Kezo 27, LLC
Limited Liability Company

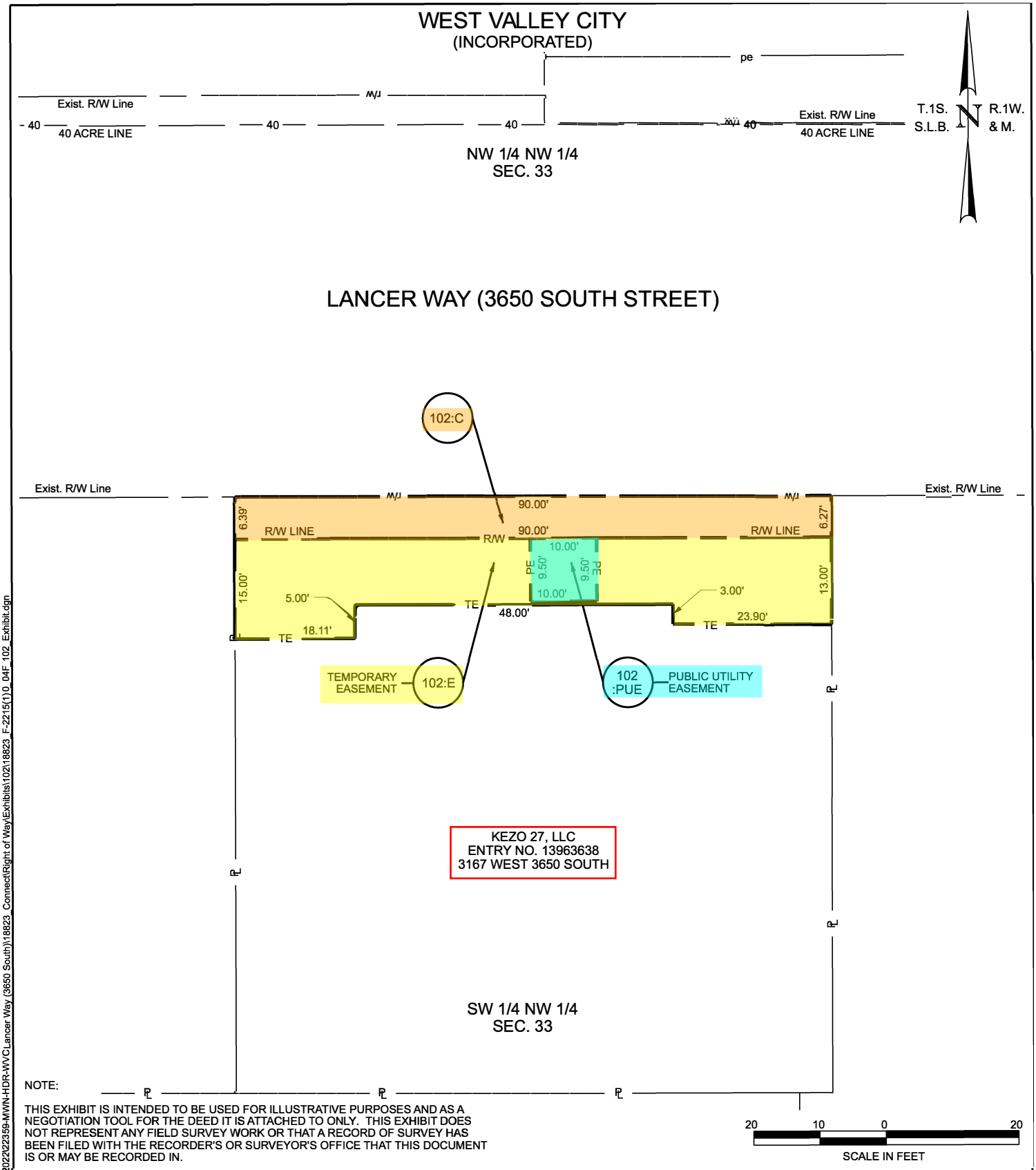
Signature

Rogelio Fabico, manager
Print Name and Title

On this 6TH day of MAY, in the year 2024, before me personally appeared ROGELIO FABICO, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/~~she~~ is the MANAGER of Kezo 27, LLC, a Utah Limited Liability Company and that said document was signed by him/~~her~~ on behalf of said Kezo 27, LLC by Authority of its ARTICLES OF ORGANIZATION.

Notary Public

STEVEN J DALE
Notary Public State of Utah
My Commission Expires on:
February 08, 2027
Comm. Number: 729306



PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. R/W IN DEED AC.	OWNERSHIP AC.	REMAINING AC. LEFT	REMAINING AC. RIGHT
102:C	KEZO 27, LLC	0.013	570	NONE	0.186	NONE	0173
102:PUE	KEZO 27, LLC	0.002	95			PUE	
102:E	KEZO 27, LLC	0.024	1062			TEMPORARY	

SHEET NO. 102-EXHIBIT	PARTIAL SUMMARY NO. 04F	PROPERTY OWNER:	KEZO 27, LLC
PROJECT: 3650 SOUTH; 2700 WEST TO 3200 WEST		PROPERTY ADDRESS:	3167 WEST 3650 SOUTH
PROJECT NUMBER: F-2215(1)0	PIN: 18823	UTAH DEPARTMENT OF TRANSPORTATION	
		MERIDIAN ENGINEERING, INC.	

DGN File: U:\Projects\2022\2359-MWN-HDR-WVC Lancer Way (3650 South)\18823_Connect\Right of Way\Exhibits\102\18823_F-2215(1)0_04F_102_Exhibit.dgn

14-SEP-2023



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
102:C	KEZO 27, LLC	0.013	570	NONE	0.186	NONE	0173
102:PUE	KEZO 27, LLC	0.002	95			PUE	
102:E	KEZO 27, LLC	0.024	1062			TEMPORARY	

SHEET NO. 102-EXHIBIT	PARTIAL SUMMARY NO. 04F	PROPERTY OWNER:	KEZO 27, LLC
PROJECT: 3650 SOUTH; 2700 WEST TO 3200 WEST		PROPERTY ADDRESS:	3167 WEST 3650 SOUTH
PROJECT NUMBER: F-2215(1)0	PIN: 18823	UTAH DEPARTMENT OF TRANSPORTATION MERIDIAN ENGINEERING, INC.	

DGN File: U:\Projects\2022\22359-MWN-HDR-WVC Lancer Way (3650 South)\18823_Connect\Right of Way\Exhibits\102\18823_F-2215(1)0_04F_102_Exhibit-Aerial.dgn

14-SEP-2023

Item #:	
Fiscal Impact:	$839.48 (6.77% of actual cost)
Funding Source:	Federal STP Funds
Account #:	45-9610-40750-75276-0200
Budget Opening Required:	No

ISSUE:

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

SYNOPSIS:

Donaji Properties, LLC, a Utah limited liability company has signed a Real Estate Purchase Contract, a Warranty Deed and a Temporary Construction Easement for property located at 3153 W. Lancer Way (15-33-151-003).

BACKGROUND:

The Donaji Properties, LLC parcel located at 3153 W. Lancer Way is one of several parcels affected by the Lancer Way Reconstruction Project; 2700 West to 3200 West. This project will widen 3650 South and provide for curb, gutter and sidewalk on Lancer Way from 2700 West to 3200 West where it does not currently exist. The project will also install textured, colored concrete park strip, street trees, streetlights and new ramps at street intersections on Lancer Way. Compensation for the purchase of the Warranty Deed, Temporary Construction Easement and improvements is $12,400.00 and negotiated based upon the appraisal report prepared by Integra Realty Resources.

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 $839.48.

RECOMMENDATION:

Accept Warranty Deed and Temporary Construction Easement and authorize the mayor to execute the Real Estate Purchase Contract. Warranty Deed and 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 WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM DONAJI PROPERTIES, LLC FOR PROPERTY LOCATED AT 3153 WEST LANCER WAY.

WHEREAS, Donaji Properties, LLC (herein "Owner") has entered into a Real Estate Purchase Contract for property located at 3153 West Lancer Way that is affected by the Lancer Way Reconstruction Project (herein "Project"); and

WHEREAS, Owner has also signed a Warranty Deed and a Temporary Construction Easement (the "Documents"), as required for the Project; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to enter into the Agreement with Owner, and to accept the Documents.

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

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

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

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 105:C, 105:E, 105:P

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: 15-33-151-003
Property Address: 3153 West 3650 South, WEST VALLEY CITY, UT 84119
Owner's Address: PO Box 9474, Salt Lake City, UT 84109
Primary Phone: 385-355-9251 Owner's Home Phone: Owner's Work Phone: (385)355-9251
Owner / Grantor: Donaji Properties, LLC, a Utah limited liability company

IN CONSIDERATION of the mutual promises herein and subject to approval of the Local Government Authority, Donaji Properties, LLC, a Utah limited liability company ("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 105:C, 105:E, 105:P, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. The City shall pay and Owner accepts $12,400 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): **Cost to Cure Temporary Sprinklers in the amount of $1,000.00, 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.

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

QF

Grantor's Initials

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 105:C, 105:E, 105:P

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: 15-33-151-003
Property Address: 3153 West 3650 South, WEST VALLEY CITY, UT 84119
Owner's Address: PO Box 9474, Salt Lake City, UT 84109
Primary Phone: 385-355-9251 Owner's Home Phone: Owner's Work Phone: (385)355-9251
Owner / Grantor: Donaji Properties, LLC, a Utah limited liability company

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):
11a) The contractor will repair/replace any impacted sod and sprinkler lines within the temporary construction easement as part of the project.
11b) Owner acknowledges receiving an Administrative Settlement in the amount of $1,000.00, which represents a final global settlement of all outstanding just compensation issues related to this transaction with the Owner, including any claim for severance damages. The Administrative Settlement is included in the Purchase Price.
11c) Owner acknowledges receiving payment for the following improvements acquired: Concrete Driveway, Gutter (30 SF), Asphalt (50 SF) , Lawn (275 SF), Sprinklers (275 SF), Chain Link Fence (6 LF) in the amount of $680.00 which is included in the Total Purchase Price.

RF
Grantor's Initials

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 105:C, 105:E, 105:P

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: 15-33-151-003
Property Address: 3153 West 3650 South, WEST VALLEY CITY, UT 84119
Owner's Address: PO Box 9474, Salt Lake City, UT 84109
Primary Phone: 385-355-9251 Owner's Home Phone: Owner's Work Phone: (385)355-9251
Owner / Grantor: Donaji Properties, LLC, a Utah limited liability company

SIGNATURE PAGE TO
WEST VALLEY CITY
REAL ESTATE PURCHASE CONTRACT

CONSULTANT DISCLOSURE. Owner acknowledges that Brendy Carrington, 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):

_____ 5-16-24
100% Rogelio Franco Donaji Properties, LLC Date

WEST VALLEY CITY

_____ _____
Karen Lang, Mayor Date

RF
Grantor's Initials

West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2215(1)0 Parcel No.(s): 105:C, 105:E, 105:P

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: 15-33-151-003
Property Address: 3153 West 3650 South, WEST VALLEY CITY, UT 84119
Owner's Address: PO Box 9474, Salt Lake City, UT 84109
Primary Phone: 385-355-9251 Owner's Home Phone: Owner's Work Phone: (385)355-9251
Owner / Grantor: Donaji Properties, LLC, a Utah limited liability company

Exhibit A
(Attach conveyance documents)

RF
Grantor's Initials

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

West Valley City
City Recorder
3600 South Constitution BLVD
West Valley City, Utah 84119

EXHIBIT A

Warranty Deed

(Limited Liability Company)

Salt Lake County	Tax ID No.	15-33-151-003
	PIN No.	18823
	Project No.	F-2215(1)0
	Parcel No.	2215:105:C

Donaji Properties, LLC, a Utah Limited Liability Company, Grantor(s), hereby CONVEYS AND WARRANTS to West Valley City, Grantee, at 3600 South Constitution Boulevard, West Valley City, Utah 84119, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing Lancer Way (3650 South Street) known as Project No. F-2215(1)0, being part of an entire tract of property situate in the SW1/4 NW1/4 of Section 33, T.1S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said entire tract in the existing southerly right of way line of said Lancer Way which corner is 1,377.70 feet South along the section line and 205.00 feet East from the Northwest Corner of said Section 33; and running thence East 60.00 feet along said southerly right of way line to the easterly boundary line of said entire tract; thence South 6.19 feet along said easterly boundary line to a point in a line parallel with and 33.00 feet perpendicularly distant southerly from the project control line; thence S.89°55’29”W. 60.00 feet along said parallel line to a point in the westerly boundary line of said entire tract; thence North 6.27 feet along said westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 374 square feet or 0.009 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" counter-clockwise to obtain highway bearings.)

As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:105:C

STATE OF _____)
) ss.
)
COUNTY OF _____)

Donaji Properties, LLC
Limited Liability Company

_____
Signature

_____
Print Name and Title

On this _____ day of _____, in the year 20_____, before me personally appeared _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Donaji Properties, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Donaji Properties, LLC by Authority of its _____.

_____
Notary Public

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

West Valley City
City Recorder
3600 South Constitution BLVD
West Valley City, Utah 84119

Temporary Construction Easement

(Limited Liability Company)

Salt Lake County

Tax ID No.	15-33-151-003
PIN No.	18823
Project No.	F-2215(1)0
Parcel No.	2215:105:E

Donaji Properties, LLC, a Utah Limited Liability Company, Grantor(s), 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, in the SW1/4 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 a point in the westerly boundary line of said entire tract which is 1,377.70 feet south along the section line and 205.00 feet East and 6.27 feet South from the Northwest Corner of said Section 33; and running thence N.89°55’29”E. 60.00 feet to a point in the easterly boundary line of said entire tract; thence South 8.00 feet along said easterly boundary line; thence S.89°55’29”W. 37.40 feet; thence S.00°04’31”E. 5.00 feet; thence S.89°55’29”W. 22.60 feet to a point in said westerly boundary line; thence North 13.00 feet along said westerly boundary line to the point of beginning. The above described easement contains 593 square feet or 0.014 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" counter-clockwise to obtain highway bearings.)

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:105:E

STATE OF _____)
) ss.
)
COUNTY OF _____)

Donaji Properties, LLC
Limited Liability Company

_____
Signature

_____
Print Name and Title

On this _____ day of _____, in the year 20_____, before me personally appeared _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Donaji Properties, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Donaji Properties, LLC by Authority of its _____.

_____
Notary Public

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

West Valley City
West Valley City Recorder
3600 South Constitution BLVD
West Valley City, Utah 84119

Warranty Deed

(Limited Liability Company)

Salt Lake County	Tax ID No.	15-33-151-003
	PIN No.	18823
	Project No.	F-2215(1)0
	Parcel No.	2215:105:C

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Beginning at the northwest corner of said entire tract in the existing southerly right of way line of said Lancer Way which corner is 1,377.70 feet South along the section line and 205.00 feet East from the Northwest Corner of said Section 33; and running thence East 60.00 feet along said southerly right of way line to the easterly boundary line of said entire tract; thence South 6.19 feet along said easterly boundary line to a point in a line parallel with and 33.00 feet perpendicularly distant southerly from the project control line; thence S.89°55'29"W. 60.00 feet along said parallel line to a point in the westerly boundary line of said entire tract; thence North 6.27 feet along said westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 374 square feet or 0.009 acre in area, more or less.

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As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:105:C

STATE OF UTAH)
) ss.
)
COUNTY OF SALT LAKE)

Donaji Properties, LLC
Limited Liability Company

Signature

Rogelio Franco, manager
Print Name and Title

On this 6TH day of MAY, in the year 2024, before me personally appeared ROGELIO FRANCO, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/~~she~~ is the MANAGER of Donaji Properties, LLC, a Utah Limited Liability Company and that said document was signed by him/~~her~~ on behalf of said Donaji Properties, LLC by Authority of its ARTICLES OF ORGANIZATION

Notary Public

STEVEN J DALE
Notary Public State of Utah
My Commission Expires on:
February 08, 2027
Comm. Number: 729306

Prepared by: (TEJ) Meridian Engineering, Inc. 01P - 6/14/2023 LIMITED LIABILITY RW-01LL (11-01-03)

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

West Valley City
West Valley City Recorder
3600 South Constitution BLVD
West Valley City, Utah 84119

Temporary Construction Easement

(Limited Liability Company)

Salt Lake County

Tax ID No.	15-33-151-003
PIN No.	18823
Project No.	F-2215(1)0
Parcel No.	2215:105:E

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A temporary easement, upon part of an entire tract of property, in the SW1/4 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 a point in the westerly boundary line of said entire tract which is 1,377.70 feet south along the section line and 205.00 feet East and 6.27 feet South from the Northwest Corner of said Section 33; and running thence N.89°55'29"E. 60.00 feet to a point in the easterly boundary line of said entire tract; thence South 8.00 feet along said easterly boundary line; thence S.89°55'29"W. 37.40 feet; thence S.00°04'31"E. 5.00 feet; thence S.89°55'29"W. 22.60 feet to a point in said westerly boundary line; thence North 13.00 feet along said westerly boundary line to the point of beginning. The above described easement contains 593 square feet or 0.014 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" counter-clockwise to obtain highway bearings.)

Continued on Page 2

PIN No. 18823
Project No. F-2215(1)0
Parcel No. 2215:105:E

STATE OF UTAH)
) ss.
)
COUNTY OF SALT LAKE

Donaji Properties, LLC
Limited Liability Company

Signature

Rogelio Franco

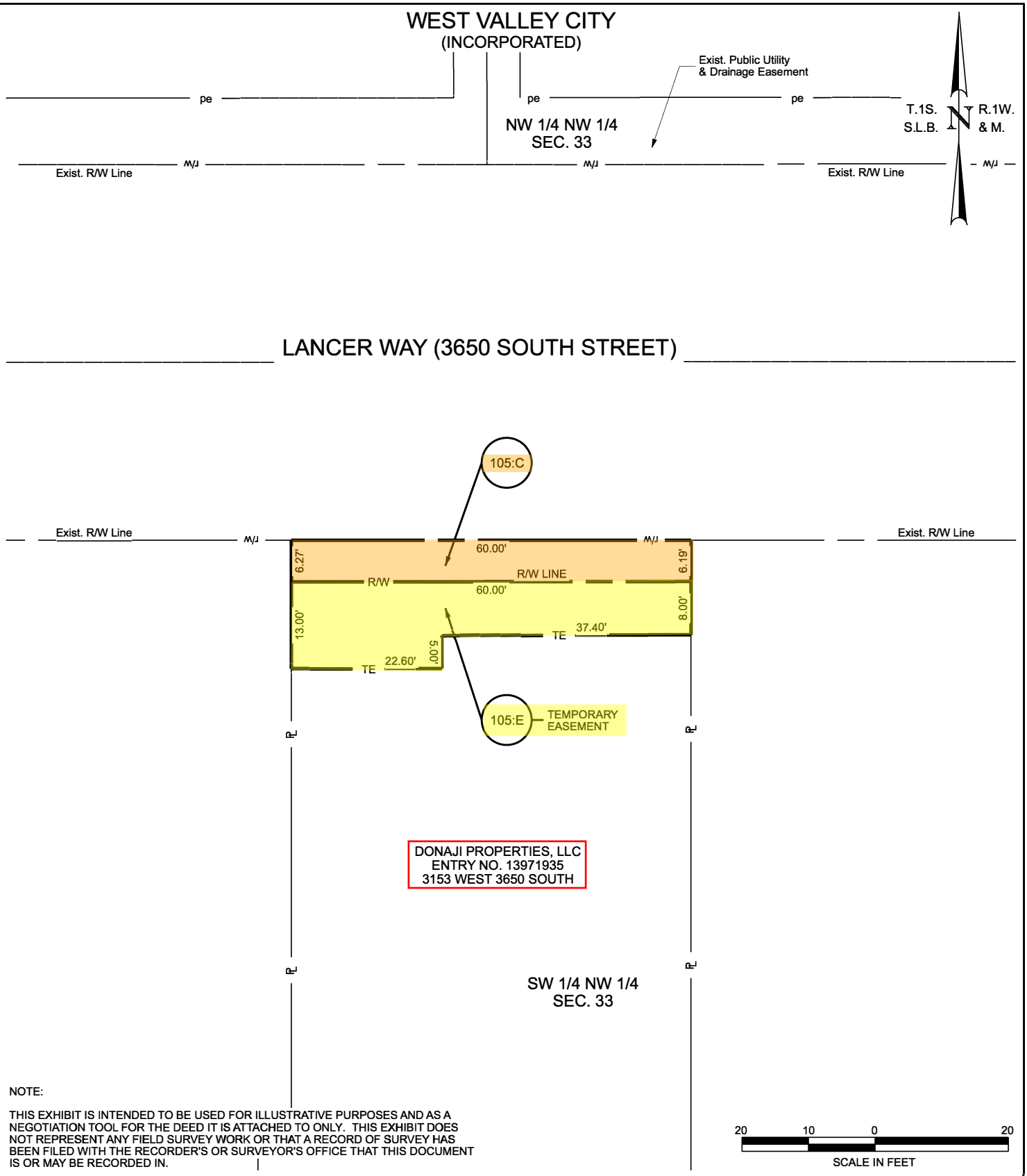
Print Name and Title

On this 6TH day of MAY, in the year 2024, before me personally appeared ROGELIO FRANCO, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/~~she~~ is the MANAGER of Donaji Properties, LLC, a Utah Limited Liability Company and that said document was signed by him/~~her~~ on behalf of said Donaji Properties, LLC by Authority of its ARTICLES OF ORGANIZATION.

Notary Public

STEVEN J DALE
Notary Public State of Utah
My Commission Expires on:
February 08, 2027
Comm. Number: 729306

Prepared by: (TEJ) Meridian Engineering, Inc. 01P - 6/14/2023 LIMITED LIABILITY RW-09LL (11-01-03)



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
105:C	DONAJI PROPERTIES, LLC	0.009	374	NONE	0.272	NONE	0.263
105:E	DONAJI PROPERTIES, LLC	0.014	593			TEMPORARY	

SHEET NO. 105-EXHIBIT	PARTIAL SUMMARY NO. 01P	PROPERTY OWNER:	DONAJI PROPERTIES, LLC
PROJECT	3650 SOUTH; 2700 WEST TO 3200 WEST	PROPERTY ADDRESS:	3153 WEST 3650 SOUTH
PROJECT NUMBER	F-2215(1)0 PIN 18823	UTAH DEPARTMENT OF TRANSPORTATION MERIDIAN ENGINEERING, INC.	

DGN File: U:\Projects\2022\2359-MWN-HDR-WVC Lancer Way (3650 South)\18823_Connect\Right of Way\Exhibits\105\18823_F-2215(1)0_01P_105_Exhibit.dgn

6-JUL-2023



PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. R/W IN DEED AC.	OWNERSHIP AC.	REMAINING AC. LEFT	REMAINING AC. RIGHT
105:C	DONAJI PROPERTIES, LLC	0.009	374	NONE	0.272	NONE	0.263
105:E	DONAJI PROPERTIES, LLC	0.014	593			TEMPORARY	

SHEET NO. 105-EXHIBIT	PARTIAL SUMMARY NO. 01P	PROPERTY OWNER:	DONAJI PROPERTIES, LLC
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PROJECT NUMBER	F-2215(1)0 PIN 18823	UTAH DEPARTMENT OF TRANSPORTATION MERIDIAN ENGINEERING, INC.	

DGN File: U:\Projects\2022\2359-MWN-HDR-WVC Lancer Way (3650 South)\18823_Connect\Right of Way\Exhibits\105\18823_F-2215(1)0_01P_105_Exhibit-Aerial.dgn

6-JUL-2023

The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, June 4, 2024, at 6:30 PM, or as soon thereafter as the City Council 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.

LARS NORDFELT, CHAIR
JAKE FITISEMANU, VICE CHAIR

A G E N D A

1. Call to Order- Chairman Lars Nordfelt
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
   A. May 14, 2024
5. Report of Chief Executive Officer
6. Public Hearings:
   A. Accept Public Input Regarding the FY 2024-2025 Budget

      Action: Consider Resolution 24-07, Adopt the Annual Budget of the West Valley City Redevelopment Agency for the Fiscal Year Commencing July 1, 2024 and Ending June 30, 2025
7. 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.

MINUTES OF THE REDEVELOPMENT AGENCY REGULAR MEETING – MAY 14, 2024
-1-

THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, MAY 14, 2024, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN NORDFELT.

THE FOLLOWING MEMBERS WERE PRESENT:

Lars Nordfelt, Chair
Tom Huynh
William Whetstone
Scott Harmon
Don Christensen
Karen Lang

ABSENT:

Jake Fitisemanu

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, 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 (*electronically)*

OPENING CEREMONY- COUNCILMEMBER DON CHRISTENSEN
Councilmember Christensen asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 7, 2024
The Board considered Minutes of the Regular Meeting held May 7, 2024. There were no changes, corrections or deletions.

DRAFT

Mr. Harmon moved to approve the Minutes of the Annual Meeting held May 7, 2024. Mr. Huynh seconded the motion.

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

RESOLUTION 24-02: AWARD A CONTRACT TO AND AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH EV POWER EXCHANGE (USA) CORP.

Chairman Nordfelt presented proposed Resolution 24-02 that would award a Contract to and Authorize the Execution of a Professional Services Agreement with EV Power Exchange (USA) Corp.

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

> This agreement would allow EV Power Exchange to install and manage twenty-six (26) 50KW DC fast chargers at West Valley City owned and operated facilities:
>
> | | |
> |---|---|
> | Maverik Center - | 10 |
> | UCCC - | 4 |
> | Fitness Center - | 4 |
> | The Ridge GC - | 4 |
> | Stonebridge GC - | 4 |
>
> These EV chargers will be open for public use and will have a fee for their use. The revenue generated from these chargers will cover the cost of the maintenance and monitoring of the systems.
>
> The Office of Sustainability, having an interest in providing EV charging stations in WVC, put out an RFP in August of 2023. Eleven (11) different companies provided proposals, and based on the established criteria and scoring matrix, EV Power Exchange was selected. The total fiscal impact of the contract is $2,752,199, however, since the agreement was negotiated, one of the sites, ARA Industrial Park, has declined to have charging stations at their location. At the advice of the City Attorney's office, and since the agreement is written as a "not to exceed" price, we moved forward with the agreement as written. The total amount, less the 6th site will be $2,370,223. The RDA has $850,000 in the current year's budget allocated for this project. The balance is included in the RDA budget for the next fiscal year. We have received a grant from Rocky Mountain Power in the amount of $600,000 for this project. This money will be paid to the RDA after completion, reducing

the actual cost to $1,770,223. Additional State and Federal grants and credits are currently being applied for which could further reduce the overall cost of the project.

Upon inquiry by Chairman Nordfelt there were no further questions from members of the Authority, and he called for a motion.

Mr. Christensen moved to approve Resolution 24-02.

Ms. Lang seconded the motion.

Councilmember Whetstone expressed concern regarding using RDA funds for this type of purchase. He indicated that he understands there will be a need for this in the future but noted that he doesn't believe the City is there yet.

Chairman Nordfelt stated that the Council expressed a goal about achieving NetZero efficiency by 2030. He indicated that this money should be used to help the city and businesses attract more people. He noted that the city will be setting a precedent that others will follow and added that private and public partnerships should occur more often.

A roll call vote was taken:

Mr. Fitisemanu	Absent
Mr. Whetstone	No
Mr. Harmon	No
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Chair Nordfelt	Yes

Majority.

RESOLUTION 24-03: AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE GRANGER CROSSING PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS

Chairman Nordfelt presented proposed Resolution 24-03 that would award a Contract to and Authorize the Execution of a Professional Services Agreement with EV Power Exchange (USA) Corp.

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

The RDA and the Office of Sustainability wish to purchase and install Electric Vehicle Charging Stations at City owned and operated facilities. State Code 17C-1-409(1)(a)(iii)(E) states that the Board may use Agency funds for "the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area".

The RDA and the Office of Sustainability wish to use Tax Increment monies collected in four project areas to pay for the purchase and installation of Electric Vehicle Charging Stations. The breakdown of the amount, project area, and City facility are as follows:

$927,042	Granger Crossings	Maverik Center
$347,287	North Central	Stonebridge GC
$338,017	Jordan River	UCCC
$372,701	Hercules A	The Ridge GC

These Resolutions are required under State Code to allow the expenditure of Agency funds outside of a Project Area. All of these expenses are either in the current RDA budget or are in the RDA budget for the next fiscal year.

Upon inquiry by Chairman Nordfelt there were no further questions from members of the Authority, and he called for a motion.

Ms. Lang moved to approve Resolution 24-03.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Absent
Mr. Whetstone	No
Mr. Harmon	No
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Chair Nordfelt	Yes

Majority.

RESOLUTION 24-04: AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE HERCULES PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS

Chairman Nordfelt presented proposed Resolution 24-04 that would authorize the Expenditure of Funds from the Hercules Project Area for the Purchase of Vehicle Charging Stations

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

> The RDA and the Office of Sustainability wish to purchase and install Electric Vehicle Charging Stations at City owned and operated facilities. State Code 17C-1-409(1)(a)(iii)(E) states that the Board may use Agency funds for "the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area".
>
> The RDA and the Office of Sustainability wish to use Tax Increment monies collected in four project areas to pay for the purchase and installation of Electric Vehicle Charging Stations. The breakdown of the amount, project area, and City facility are as follows:

$927,042	Granger Crossings	Maverik Center
$347,287	North Central	Stonebridge GC
$338,017	Jordan River	UCCC
$372,701	Hercules A	The Ridge GC

> These Resolutions are required under State Code to allow the expenditure of Agency funds outside of a Project Area. All of these expenses are either in the current RDA budget or are in the RDA budget for the next fiscal year.

Upon inquiry by Chairman Nordfelt there were no further questions from members of the Authority, and he called for a motion.

> Mr. Christensen moved to approve Resolution 24-04.
>
> Ms. Lang seconded the motion.
>
> A roll call vote was taken:

Mr. Fitisemanu	Absent
Mr. Whetstone	No
Mr. Harmon	No
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Chair Nordfelt	Yes

Majority.

RESOLUTION 24-05: AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE JORDAN RIVER PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS

Chairman Nordfelt presented proposed Resolution 24-05 that would authorize the Expenditure of Funds from the Jordan River Project Area for the Purchase of Vehicle Charging Stations.

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

> The RDA and the Office of Sustainability wish to purchase and install Electric Vehicle Charging Stations at City owned and operated facilities. State Code 17C-1-409(1)(a)(iii)(E) states that the Board may use Agency funds for "the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area".
>
> The RDA and the Office of Sustainability wish to use Tax Increment monies collected in four project areas to pay for the purchase and installation of Electric Vehicle Charging Stations. The breakdown of the amount, project area, and City facility are as follows:
>
> | | | |
> |---|---|---|
> | $927,042 | Granger Crossings | Maverik Center |
> | $347,287 | North Central | Stonebridge GC |
> | $338,017 | Jordan River | UCCC |
> | $372,701 | Hercules A | The Ridge GC |
>
> These Resolutions are required under State Code to allow the expenditure of Agency funds outside of a Project Area. All of these expenses are either in the current RDA budget or are in the RDA budget for the next fiscal year.

Upon inquiry by Chairman Nordfelt there were no further questions from members of the Authority, and he called for a motion.

Ms. Lang moved to approve Resolution 24-05.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Absent
Mr. Whetstone	No
Mr. Harmon	No
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Chair Nordfelt	Yes

Majority.

RESOLUTION 24-06: AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE NORTH CENTRAL PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS

Chairman Nordfelt presented proposed Resolution 24-06 that would authorize the Expenditure of Funds from the North Central Project Area for the Purchase of Vehicle Charging Stations

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

> The RDA and the Office of Sustainability wish to purchase and install Electric Vehicle Charging Stations at City owned and operated facilities. State Code 17C-1-409(1)(a)(iii)(E) states that the Board may use Agency funds for "the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area".
>
> The RDA and the Office of Sustainability wish to use Tax Increment monies collected in four project areas to pay for the purchase and installation of Electric

Vehicle Charging Stations. The breakdown of the amount, project area, and City facility are as follows:

$927,042	Granger Crossings	Maverik Center
$347,287	North Central	Stonebridge GC
$338,017	Jordan River	UCCC
$372,701	Hercules A	The Ridge GC

These Resolutions are required under State Code to allow the expenditure of Agency funds outside of a Project Area. All of these expenses are either in the current RDA budget or are in the RDA budget for the next fiscal year.

Upon inquiry by Chairman Nordfelt there were no further questions from members of the Authority, and he called for a motion.

Ms. Lang moved to approve Resolution 24-06.

Mr. Huynh seconded the motion.

Councilmember Huynh noted that he is happy the City has received grant money to give residents the option of utilizing charging stations.

A roll call vote was taken:

Mr. Fitisemanu	Absent
Mr. Whetstone	No
Mr. Harmon	No
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Chair Nordfelt	Yes

Majority.

NEW BUSINESS

A. **RESOLUTION 24-07: ADOPT AN AMENDMENT TO THE SOUTHWEST ECONOMIC DEVELOPMENT AREA PROJECT AREA PLAN TO REMOVE A PARCEL**

Chairman Nordfelt discussed proposed Resolution 24-07 that would adopt an Amendment to the Southwest Economic Development Area Project Area Plan to Remove a Parcel.

Written documentation previously provided to the Redevelopment Agency included information as follows:

> The Southwest Economic Development Area was created to encourage development and redevelopment in the southwestern part of the City. The project area will expire in the near future. Due to the configuration of the property described above, the property owner will be required to consolidate and subdivide that parcel and adjacent property in order to develop. Salt Lake County will not approve a property that is partially included and partially excluded from an economic development area. This ordinance removes the property described above to permit the owner to move forward with development.
>
> This action will not have a negative impact on the economic development area and is being undertaken with the support and at the request of the property owner.

Upon inquiry by Chairman Nordfelt there were no further questions from members of the Authority, and he called for a motion.

Mr. Harmon moved to approve Resolution 24-07.

Mr. Whetstone seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Absent
Mr. Whetstone	Yes
Mr. Harmon	Yes
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Chair Nordfelt	Yes

Unanimous.

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

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, MAY 14, 2024, WAS ADJOURNED AT 6:41 PM. BY CHAIRMAN NORDFELT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the Redevelopment Agency of West Valley City held Tuesday, May 14, 2024.

_____
Nichole Camac
Secretary

DRAFT

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

ISSUE:

A Resolution adopting a final budget for the Redevelopment Agency (RDA) of West Valley City for the Fiscal Year commencing July 1, 2024, and ending June 30, 2025.

SYNOPSIS:

This resolution adopts the final budget for the Redevelopment Agency of West Valley City for the 2024-2025 fiscal year after receiving public comment at a hearing on June 4, 2024.

BACKGROUND:

The Redevelopment Agency adopted a tentative budget that was made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before adopting this final budget for FY 2024-2025.

RECOMMENDATION:

City staff recommends approval of the Resolution.

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR COMMENCING JULY 1, 2024 AND ENDING JUNE 30, 2025.

WHEREAS, as required by law, the Redevelopment Agency of West Valley City (the "Agency") submitted a proposed annual budget (the "Budget") to the Redevelopment Agency Board of Directors for review and revision before final approval; and

WHEREAS, the Agency held a public hearing on June 4, 2024, to consider final adoption of the Budget for the 2024-2025 fiscal year; and

WHEREAS, the Agency caused a notice of public hearing to be disseminated and made the Budget available for public inspection in accordance with state law; and

WHEREAS, the Agency has considered all written and oral statements made at the public hearing objecting to or supporting the Budget, based upon the testimony received at the public hearing; and

WHEREAS, the Board of Directors of the Agency has determined that it is in the best interests of the citizens of West Valley City to adopt the annual Redevelopment Agency Budget for the 2024-2025 fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of West Valley City that the annual Budget, attached hereto as Exhibit "A," is hereby adopted for the fiscal year commencing July 1, 2024 and ending June 30, 2025.

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

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

_____
CHAIR

ATTEST:

_____
SECRETARY

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
5600 WEST GATEWAY:						
Tax Increment	463,317	340,164	285,023	234,295	216,728	
Total 5600 West Gateway	**463,317**	**340,164**	**285,023**	**234,295**	**216,728**	**-7.5%**
EAST 3500 A:						
Tax Increment	478,535	468,857	548,190	608,443	696,006	
Total East 3500 A	**478,535**	**468,857**	**548,190**	**608,443**	**696,006**	**14.4%**
NORTH CENTRAL:						
Tax Increment	1,036,807	1,026,327	1,579,616	1,688,079	1,946,300	
Total North Central	**1,036,807**	**1,026,327**	**1,579,616**	**1,688,079**	**1,946,300**	**15.3%**
JORDAN RIVER:						
Tax Increment	595,988	549,810	718,905	393,202	407,363	
Total Jordan River	**595,988**	**549,810**	**718,905**	**393,202**	**407,363**	**3.6%**
WILLOW WOOD:						
Tax Increment	366,961	334,237	173,213	266,065	287,032	
Total Willow Wood	**366,961**	**334,237**	**173,213**	**266,065**	**287,032**	**7.9%**
HERCULES HILL A:						
Tax Increment	432,304	453,485	343,226	297,709	348,852	
Total Hercules Hill A	**432,304**	**453,485**	**343,226**	**297,709**	**348,852**	**17.2%**
HERCULES HILL B:						
Tax Increment	1,188,923	1,185,649	830,205	856,577	1,070,628	
Total Hercules Hill B	**1,188,923**	**1,185,649**	**830,205**	**856,577**	**1,070,628**	**25.0%**
DECKER LAKE:						
Tax Increment	0	0	0	0	0	
Total Decker Lake	**0**	**0**	**0**	**0**	**0**	**0.0%**
NORTHWEST:						
Tax Increment	3,449,760	5,917,250	7,638,167	6,332,886	9,043,057	
Total Northwest	**3,449,760**	**5,917,250**	**7,638,167**	**6,332,886**	**9,043,057**	**42.8%**
GRANGER CROSSING:						
Tax Increment	106,666	0	0	0	0	
Total Granger Crossing	**106,666**	**0**	**0**	**0**	**0**	**0.0%**
SOUTHWEST:						
Tax Increment	4,019,571	3,444,720	3,260,929	3,313,855	3,853,424	
Total Southwest	**4,019,571**	**3,444,720**	**3,260,929**	**3,313,855**	**3,853,424**	**16.3%**

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
SOUTH REDWOOD ROAD:						
Tax Increment	425,574	131,586	643,552	690,386	1,044,974	
Total Southwest	**425,574**	**131,586**	**643,552**	**690,386**	**1,044,974**	**51.4%**
FAIRBOURNE/MARKET ST:						
Tax Increment	107,218	297,976	625,638	1,126,632	1,212,329	
Total Fairbourne	**107,218**	**297,976**	**625,638**	**1,126,632**	**1,212,329**	**7.6%**
CITY CENTER:						
Tax Increment	1,536,043	1,703,872	1,956,024	2,149,141	2,432,531	
Total City Center	**1,536,043**	**1,703,872**	**1,956,024**	**2,149,141**	**2,432,531**	**13.2%**
RDA Operations	1,622,877	2,509,054	2,509,054	2,484,262	2,484,262	
Rental Revenue	0	0	31,621	0	0	
Sale of Land	0	0	0	0	0	
Bond Interest	3,322	30,088	328,608	97,000	97,000	
PTIF Interest	13,645	0	0	0	0	
Build America Back	40,917	0	0	0	0	
Misc. Rev.	81,187	0	10	0	0	
Bond Proceeds	1,235,000	0	1,142,500	0	0	
Subtotal	**2,996,948**	**2,539,142**	**4,011,793**	**2,581,262**	**2,581,262**	**0.0%**
Total	**17,204,615**	**18,393,075**	**22,614,481**	**20,538,532**	**25,140,486**	**22.4%**
Appropriation From Fund Balance	**0**	**0**	**0**	**2,061,506**	**4,633,591**	
Grand Total	**17,204,615**	**18,393,075**	**22,614,481**	**22,600,038**	**29,774,077**	**31.7%**

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
EAST 3500 A:						
Project Costs	0	0	0	25,000	100,000	
Tax Increment Pmts.	0	0	0	0	0	
Total East 3500 A	**0**	**0**	**0**	**25,000**	**100,000**	**300.0%**
NORTH CENTRAL:						
Project Costs	350,000	0	0	0	350,000	
Tax Increment Pmts.	0	0	(198,000)	295,000	2,125,000	
Total North Central	**350,000**	**0**	**(198,000)**	**295,000**	**2,475,000**	**739.0%**
JORDAN RIVER:						
Project Costs	0	0	0	0	350,000	
Tax Increment Pmts.	0	0	0	0	0	
Total Jordan River	**0**	**0**	**0**	**0**	**350,000**	**0.0%**
GENERAL:						
Sold Services	(1,394,122)	(1,399,585)	0	0	0	
Payroll Expenses	823,226	992,667	1,101,206	1,387,753	1,490,547	
Admin./Proj. Costs	680,504	1,025,929	1,763,724	752,247	1,843,455	
Transfer Out	0	30,990	45,000	455,000	45,000	
Transfer In	(85,571)	(650,000)	0	0	0	
Total General	**24,037**	**1**	**2,909,930**	**2,595,000**	**3,379,002**	**30.2%**
WILLOW WOOD:						
Project Costs	0	0	0	0	0	
Tax Increment Pmts.	0	0	0	0	0	
Total Willow Wood	**0**	**0**	**0**	**0**	**0**	**0.0%**
HERCULES HILL A:						
Project Costs	0	0	0	0	200,000	
Debt Service	0	0	0	0	0	
Total Hercules Hill A	**0**	**0**	**0**	**0**	**200,000**	**0.0%**
HERCULES HILL B:						
Project Costs	(6,214)	0	0	0	0	
Tax Increment Pmt.	166,580	0	0	0	0	
Total Hercules Hill B	**160,366**	**0**	**0**	**0**	**0**	**0.0%**
FAIRBOURNE/MARKET ST:						
Project Costs	0	0	0	150,000	400,000	
Tax Increment Pmt.	0	388,775	95,739	1,500,000	1,800,000	
Total Fairbourne	**0**	**388,775**	**95,739**	**1,650,000**	**2,200,000**	**33.3%**

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
MULTI-PURPOSE EVENT CENTER:						
Debt Service 2015	386,041	386,063	386,905	386,543	0	
Transfer Out SARR (DS)	2,037,020	1,206,299	1,736,872	3,258,354	3,934,591	
Total MP Event Ctr.	**2,423,061**	**1,592,362**	**2,123,777**	**3,644,897**	**3,934,591**	**7.9%**
NORTHWEST:						
Project Costs	150,000	0	0	50,000	600,000	
Tax Increment Payment	1,994,493	2,943,260	3,537,901	3,500,000	6,000,000	
Total Northwest	**2,144,493**	**2,943,260**	**3,537,901**	**3,550,000**	**6,600,000**	**85.9%**
GRANGER CROSSING:						
Project Costs	0	0	0	851,000	0	
Total Granger Crossing	**0**	**0**	**0**	**851,000**	**0**	**0.0%**
SOUTHWEST						
Project Costs	150,000	0	0	0	50,000	
Tax Increment Payment	2,076,844	1,649,412	1,284,080	2,500,000	2,500,000	
Total Southwest	**2,226,844**	**1,649,412**	**1,284,080**	**2,500,000**	**2,550,000**	**2.0%**
SOUTH REDWOOD ROAD						
Project Costs	306,876	0	0	50,000	50,000	
Tax Increment Payment	0	0	0	0	0	
Total South Redwood Road	**306,876**	**0**	**0**	**50,000**	**50,000**	**0.0%**
CITY CENTER:						
Rental/Maintenance	0	0	40,843	0		
Prof/Tech	693,191	647,799	10,615	349,352	350,000	
Tax Increment Payment	100,000	100,000	100,000	100,000	100,000	
Debt Service 2016 A & B	3,473,697	2,486,843	2,485,066	2,485,197	2,483,167	
Debt Service 2016	777,875	778,750	777,050	769,850	769,775	
Debt Service 2020	76,720	76,720	1,237,360	1,238,480	1,239,280	
Bond Fees	8,500	10,500	13,500	12,000	9,000	
WVC Credit Tenant Lease	2,484,262	2,484,193	2,479,261	2,484,262	2,484,262	
RDA Operations	0	0	0	0	0	
Project Costs	0	1,399,585	3,266,257	0	500,000	
Transfers Out	0	0	0	0	0	
Bond Defeasance	0	0	0	0	0	
Total City Center	**7,614,245**	**7,984,390**	**10,409,952**	**7,439,141**	**7,935,484**	**6.7%**
Appropriation To Fund Balance	**0**	**0**	**0**	**0**	**0**	
Grand Total	**15,249,922**	**14,558,200**	**20,163,379**	**22,600,038**	**29,774,077**	**31.7%**

The Regular Electronic Meeting of the West Valley City Housing Authority will be held on Tuesday, June 4, 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- Chairman Don Christensen

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

   A. May 7, 2024

5. Public Hearings:

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

      Action: Consider Resolution 23-04, Amend the Budget of the Housing Authority 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

   B. Accept Public Input Regarding the FY 2024-2025 Budget

      Action: Consider Resolution 24-05, Adopt the Annual Budget of the Housing Authority of West Valley City for the Fiscal Year Commencing July 1, 2024 and Ending June 30, 2025

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.

MINUTES OF THE HOUSING AUTHORITY REGULAR MEETING – MAY 7, 2024
-1-

THE HOUSING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, MAY 7, 2024, AT 7:59 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN DON CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen, Chair
Jake Fitisemanu *(electronically)*
William Whetstone
Scott Harmon
Tom Huynh
Lars Nordfelt
Karen Lang

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, 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 SPECIAL MEETING HELD APRIL 23, 2024
The Board considered Minutes of the Special Meeting held April 23, 2024. There were no changes, corrections or deletions.

Mr. Harmon moved to approve the Minutes of the Special Meeting held April 23, 2024. Mr. Whetstone seconded the motion.

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

DRAFT

RESOLUTION 23-03: ADOPT A TENTATIVE BUDGET AND SET FORTH PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE HOUSING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2024 AND ENDING JUNE 30, 2025 AND SET JUNE 4, 2024 AS THE DATE FOR THE PUBLIC HEARING

Chairman Christensen presented proposed Resolution 23-03 that would adopt a Tentative Budget and Set Forth Proposed Appropriations for the Support of the Housing Authority for the Fiscal Year Commencing July 1, 2024 and Ending June 30, 2025 and Set June 4, 2024 as the Date for the Public Hearing

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

> The Housing Authority will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2024-2025.

Upon inquiry by Chairman Christensen there were no further questions from members of the Authority, and he called for a motion.

Mr. Fitisemanu moved to approve Resolution 24-03.

Mr. Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Whetstone	Yes
Mr. Harmon	Yes
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Nordfelt	Yes
Chaiman Christensen	Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Mr. Huynh, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE HOUSING AUTHORITY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, MAY 7, 2024, WAS ADJOURNED AT 8:01 PM. BY CHAIRMAN CHRISTENSEN.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the Housing Authority of West Valley City held Tuesday, May 7, 2024.

_____
Nichole Camac
Secretary

DRAFT

Page 3 of 3

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

ISSUE:

A Resolution to re-open the fiscal year 2023-2024 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the Housing Authority to amend its budget during the year. The West Valley City Housing Authority holds public hearings on budget amendments quarterly.

BACKGROUND:

A Public Notice was posted May 23, 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 June 4, 2024, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the Resolution amending the budget of the West Valley City Housing Authority 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.

HOUSING AUTHORITY OF WEST VALLEY CITY, UTAH

RESOLUTION NO._____

A RESOLUTION AMENDING THE BUDGET OF THE HOUSING AUTHORITY 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.

WHEREAS, the Board of Commissioners of the Housing Authority of West Valley City adopted a resolution approving the budget of the Housing Authority for the fiscal year beginning July 1, 2023 and ending June 30, 2024, in accordance with the requirements of state law; and

WHEREAS, the Treasurer of the Housing Authority has prepared the proposed amendments to the adopted budget for consideration by the Board of Commissioners and inspection by the public; and

WHEREAS, notice was duly given of a public hearing to be held on June 4, 2024, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on June 4, 2024 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

WHEREAS, all conditions precedent to the amendment of the budget have been accomplished;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of West Valley City, Utah as follows:

Section 1. The budget amendments attached hereto and made a part of this Resolution are hereby adopted and incorporated into the budget of the Housing Authority of West Valley City for the fiscal year beginning July 1, 2023 and ending June 30, 2024, in accordance with the requirements of state law.

Section 2. The Secretary is directed to have this Resolution certified by the Treasurer and filed with the State Auditor, as required by law.

Section 3. The Resolution takes effect upon passage.

PASSED and APPROVED this _____ day of _____, 2024.

HOUSING AUTHORITY
OF WEST VALLEY CITY

_____
CHAIR

ATTEST:

_____
SECRETARY

HOUSING AUTHORITY - FUND 26
REVENUE STATEMENT

	Jun 2024 Openings	
OPERATING REVENUES		
VOUCHERS:		
Voucher Payment Admin	550,000	
Voucher Payment HAPS	5,300,000	1
Total Vouchers	**5,850,000**	
Total Operating Revenue	**5,850,000**	

HOUSING AUTHORITY - FUND 26
EXPENSE STATEMENT

	Jun 2024 Openings	
OPERATING EXPENSES		
GENERAL		
General Admin/Proj Cost	330,498	
Vouchers	(330,498)	
General Subtotal	**0**	
VOUCHERS		
Administration	550,000	
Vouchers - Regular	5,300,000	1
Vouchers Subtotal	**5,850,000**	
Total Operating Expenses	**5,850,000**	

H A - CAMPBELL COURT FUND 28
REVENUE STATEMENT

	Jun 2024 Openings
Campbell Court	350,000
Total Revenue	**350,000**

H A - CAMPBELL COURT FUND 28
EXPENSE STATEMENT

	Jun 2024 Openings
Campbell Court	350,000
Total Expenses	**350,000**

As authorized by the Uniform Fiscal Procedures Act for Utah Cities, the operating budget of West Valley City is periodically amended to accommodate regular and necessary changes in expenditures and revenues that occur throughout the fiscal year. These budget modifications are called “budget openings”. They are considered by the City Council and accompanied by a public hearing to provide authorization to expend resources for grants received, rollovers of projects from the prior years, emergency expenditures, take advantage of economic opportunities, or other expenditures deemed to be appropriate and timely. Regular budget openings are necessary to maintain regular and orderly city operations and stay in compliance with State laws.

BUDGET OPENING
APR 2024 - JUN 2024
HOUSING AUTHORITY
FISCAL YEAR 2023-2024

No.	Amount	Description	Source
1	$ 300,000.00	Housing Authority Additional Funding FY 2023-24 *(Additional Funding from HUD)*	HUD

ITEM#_____

ISSUE PAPER
WEST VALLEY CITY HOUSING AUTHORITY
ADOPTION OF FY 2024-2025 BUDGET

ISSUE:

A Resolution adopting a final budget for the Housing Authority of West Valley City for the Fiscal Year commencing July 1, 2024, and ending June 30, 2025.

SYNOPSIS:

This resolution adopts the final budget for the Housing Authority of West Valley City for the 2024-2025 fiscal year after receiving public comment at a hearing on June 4, 2024.

BACKGROUND:

The Housing Authority adopted a tentative budget that was made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before adopting this final budget for FY 2024-2025.

RECOMMENDATION:

City staff recommends approval of the Resolution

HOUSING AUTHORITY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE HOUSING AUTHORITY OF WEST VALLEY CITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2024 AND ENDING JUNE 30, 2025.

WHEREAS, as required by law, the Housing Authority of West Valley City (the "Housing Authority") submitted a proposed annual budget (the "Budget") to the Housing Authority Board of Commissioners for review and revision before final approval; and

WHEREAS, the Housing Authority held a public hearing on June 4, 2024, to consider final adoption of the Budget for the 2024-2025 fiscal year; and

WHEREAS, the Housing Authority caused a notice of public hearing to be disseminated and made the Budget available to the public in accordance with state law; and

WHEREAS, the Housing Authority has considered all written and oral statements made at the public hearing objecting to or supporting the Budget, based upon the testimony received at the public hearing; and

WHEREAS, the Board of Commissioners of the Housing Authority has determined that it is in the best interests of the citizens of West Valley City to adopt the annual Housing Authority Budget for the 2024-2025 fiscal year;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of West Valley City that the final budget, attached hereto as Exhibit "A," is hereby adopted for the fiscal year commencing July 1, 2024 and ending June 30, 2025.

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

HOUSING AUTHORITY OF WEST VALLEY CITY

_____
CHAIR

ATTEST:

_____
SECRETARY

HOUSING AUTHORITY - FUND 26
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
OPERATING REVENUES						
VOUCHERS:						
Interest Income	9,686	8,575	64,125	0	0	
Fraud Receivables	48,703	32,022	5,450	0	0	
Misc. Revenue	11,156	11,124	17,005	0	0	
Voucher Payment Admin	348,618	529,349	514,100	550,000	520,000	
Voucher Payment HAPS	3,333,661	4,065,434	4,473,787	5,000,000	4,680,000	
SL Home/CDBG	0	0	19,261	0	0	
Total Vouchers	**3,751,824**	**4,646,504**	**5,093,728**	**5,550,000**	**5,200,000**	**-6.3%**
Total Operating Revenue	**3,751,824**	**4,646,504**	**5,093,728**	**5,550,000**	**5,200,000**	**-6.3%**

HOUSING AUTHORITY - FUND 26
EXPENSE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
OPERATING EXPENSES						
GENERAL						
General Admin/Proj Cost	245,112	(56,826)	(14,324)	330,498	347,584	
Vouchers	0	0	0	(330,498)	(347,584)	
General Subtotal	**245,112**	**(56,826)**	**(14,324)**	**0**	**0**	**0.0%**
VOUCHERS						
Administration	403,570	428,313	459,369	550,000	520,000	
Vouchers - Regular	3,381,135	4,139,831	4,590,820	5,000,000	4,680,000	
Vouchers Subtotal	**3,784,705**	**4,568,144**	**5,050,189**	**5,550,000**	**5,200,000**	**-6.3%**
SLCO HOME/CDBG						
Administration	0	40,342	19,261	0	0	
slco Home/CDBG Subtotal	**0**	**40,342**	**19,261**	**0**	**0**	**0.0%**
Total Operating Expenses	**4,029,817**	**4,551,660**	**5,055,126**	**5,550,000**	**5,200,000**	**-6.3%**
	(277,993)	94,844	38,602	0	0	

H A - CAMPBELL COURT FUND 28
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Campbell Court	254,575	298,005	316,146	350,000	350,000	
Interest Income	6	0	0	0	0	
Sale of Assets	(57,674)	0	0	0	0	
Total Revenue	**196,907**	**298,005**	**316,146**	**350,000**	**350,000**	**100.0%**

H A - CAMPBELL COURT FUND 28
EXPENSE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Campbell Court	177,459	410,264	477,775	350,000	350,000	
Total Expenses	**177,459**	**410,264**	**477,775**	**350,000**	**350,000**	**100.0%**

The Regular Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, June 4, 2024, at 6:30 PM, or as soon thereafter as the City Council 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.

SCOTT HARMON, CHAIR
TOM HUYNH, VICE CHAIR

A G E N D A

1. Call to Order- Chairman Scott Harmon

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

   A. May 7, 2024

5. Public Hearings:

   A. Accept Public Input Regarding the FY 2024-2025 Budget

      Action: Consider Resolution 24-02, Adopt the Annual Budget of the Municipal Building Authority of West Valley City for the Fiscal Year Commencing July 1, 2024 and Ending June 30, 2025

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.

MINUTES OF THE HOUSING AUTHORITY REGULAR MEETING – MAY 7, 2024
-1-

THE HOUSING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, MAY 7, 2024, AT 7:59 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN DON CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen, Chair
Jake Fitisemanu *(electronically)*
William Whetstone
Scott Harmon
Tom Huynh
Lars Nordfelt
Karen Lang

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, 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 SPECIAL MEETING HELD APRIL 23, 2024
The Board considered Minutes of the Special Meeting held April 23, 2024. There were no changes, corrections or deletions.

Mr. Harmon moved to approve the Minutes of the Special Meeting held April 23, 2024. Mr. Whetstone seconded the motion.

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

DRAFT

RESOLUTION 23-03: ADOPT A TENTATIVE BUDGET AND SET FORTH PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE HOUSING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2024 AND ENDING JUNE 30, 2025 AND SET JUNE 4, 2024 AS THE DATE FOR THE PUBLIC HEARING

Chairman Christensen presented proposed Resolution 23-03 that would adopt a Tentative Budget and Set Forth Proposed Appropriations for the Support of the Housing Authority for the Fiscal Year Commencing July 1, 2024 and Ending June 30, 2025 and Set June 4, 2024 as the Date for the Public Hearing

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

> The Housing Authority will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2024-2025.

Upon inquiry by Chairman Christensen there were no further questions from members of the Authority, and he called for a motion.

Mr. Fitisemanu moved to approve Resolution 24-03.

Mr. Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Whetstone	Yes
Mr. Harmon	Yes
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Nordfelt	Yes
Chaiman Christensen	Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Mr. Huynh, all voted in favor to adjourn.

Page 32 of 37

THERE BEING NO FURTHER BUSINESS OF THE HOUSING AUTHORITY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, MAY 7, 2024, WAS ADJOURNED AT 8:01 PM. BY CHAIRMAN CHRISTENSEN.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the Housing Authority of West Valley City held Tuesday, May 7, 2024.

_____
Nichole Camac
Secretary

DRAFT

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

ISSUE:

A Resolution adopting a final budget for the Municipal Building Authority of West Valley City for the Fiscal Year commencing July 1, 2024, and ending June 30, 2025.

SYNOPSIS:

This resolution adopts the final budget for the Municipal Building Authority of West Valley City for the 2024-2025 fiscal year after receiving public comment at a hearing on June 4, 2024.

BACKGROUND:

The Municipal Building Authority adopted a tentative budget that was made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before adopting this final budget for FY 2024-2025.

RECOMMENDATION:

City staff recommends approval of the Resolution.

MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2024 AND ENDING JUNE 30, 2025.

WHEREAS, as required by law, the Executive Director of the Municipal Building Authority of West Valley City (the "Building Authority") submitted a proposed annual budget (the "Budget") to the Building Authority Board of Trustees for review and revision before final approval; and

WHEREAS, the Building Authority held a public hearing on June 4, 2024, to consider final adoption of the Budget for the 2024-2025 fiscal year; and

WHEREAS, the Building Authority caused a notice of public hearing to be disseminated and made the Budget available to the public in accordance with state law; and

WHEREAS, the Building Authority has considered all written and oral statements made at the public hearing objecting to or supporting the Budget, based upon the testimony received at the public hearing; and

WHEREAS, the Board of Trustees of the Municipal Building Authority of West Valley City has determined that it is in the best interests of the citizens of West Valley City to adopt the annual Building Authority Budget for the 2024-2025 fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Municipal Building Authority of West Valley City that the final budget, attached hereto as Exhibit "A," is hereby adopted for the fiscal year commencing July 1, 2024, and ending June 30, 2025.

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

MUNICIPAL BUILDING AUTHORITY
OF WEST VALLEY CITY

_____
PRESIDENT

ATTEST:

_____
SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
BUILDING AUTHORITY:						
Misc. Revenue	0	21,750	0	0	0	
Interest Income	35,884	21,691	194,715	0	0	
Funding Other Sources	0	5,681,213	0	0	0	
Total Revenues	**35,884**	**5,724,654**	**194,715**	**0**	**0**	**0.0%**
Total Revenues	**35,884**	**5,724,654**	**194,715**	**0**	**0**	**0.0%**

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
BUILDING AUTHORITY:						
Inter-Departmental Transfers-In:						
Capital Reserve-Theater	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	
Capital Reserve-Arena	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	
Capital Reserve (FFC)	(30,000)	(30,000)	(30,000)	(30,000)	(30,000)	
MBA S 2016 Fire 71,72,76 (GF)	(520,300)	(517,800)	(517,600)	(524,500)	(520,500)	
MBA S 2017 (GF)	(323,524)	(2,128,250)	(3,323,250)	(3,325,450)	(3,320,650)	
MBA S 2019 Parks/PW (CRoads)	(327,512)	(241,342)	(256,411)	(267,867)	(267,867)	
MBA S 2019 Parks/PW (SW)	(327,513)	(241,342)	(256,411)	(267,867)	(267,867)	
MBA S 2019 Parks/PW (GF)	(68,000)	(243,841)	(211,454)	(220,791)	(220,791)	
MBA S 2022-Courts Reno	0	0	(390,247)	(382,500)	(385,750)	
Maverik Center Refunding (RDA)	(2,402,400)	(2,401,100)	(2,400,700)	(2,375,000)	(2,376,000)	
Subtotal Transfers-In	**(4,149,249)**	**(5,953,675)**	**(7,536,073)**	**(7,543,975)**	**(7,539,425)**	**-0.1%**
EXPENDITURES:						
Theater Capital Reserve	8,306	2,332	42,344	50,000	50,000	
Arena Capital Reserve	35,950	0	0	100,000	100,000	
Arena Capital Projects	31,578	0	0	0	0	
Fitness Center Capital Reserve	0	0	0	30,000	30,000	
MBA S 2016 Fire 71, 72 & 76	516,125	517,800	517,600	522,000	518,000	
MBA S 2017 Parking, PD & Court	2,125,750	2,125,750	3,320,751	3,322,950	3,318,150	
MBA S 2019 Parks/PW	720,525	724,025	721,775	754,025	754,025	
MBA S 2022-Courts Reno	0	0	380,174	380,000	383,250	
MBA S 2016 Arena Refund	2,404,075	2,398,600	2,398,200	2,375,000	2,376,000	
Bond Issuance Costs/Fees	50,964	154,083	57,972	10,000	10,000	
Transfers Out	0	0	5,560,000	0	0	
Subtotal Expenditures	**5,893,273**	**5,922,590**	**12,998,815**	**7,543,975**	**7,539,425**	**-0.1%**
Total Expenditures	**1,744,024**	**(31,085)**	**5,462,743**	**0**	**0**	**0.0%**