



The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, June 4, 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 28, 2024
4. Review Agendas for Regular City Council, Redevelopment Agency, Housing Authority and Municipal Building Authority Meetings of June 4, 2024
 - A. RDA Meeting
 - B. HA Meeting
 - C. BA Meeting
5. Resolutions:
 - A. 24-96: Support the West Valley Performing Arts Center

• West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
• If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
• Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

- B. 24-97: Approve Amendment No. 1 to an Agreement With the Department of Workforce Services
 - C. 24-98: Approve the Purchase of a Mobile Emergency Operations Center Trailer
 - D. 24-99: Award a Contract to Stapp Construction for Construction of the West View Park Expansion
 - E. 24-100: Authorize the Mayor to Sign a Local Government Understanding and Agreement for Consulting Services for Three Station Area Plans
6. Communications:
- A. Ranked Choice Voting Update (10 min)
 - B. Council Calendar
7. New Business:
- A. Potential Future Agenda Items
 - B. Council Reports
8. Motion for Closed Session (if necessary)
9. Adjourn

MINUTES OF COUNCIL STUDY MEETING – MAY 28, 2024

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MAY 28, 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 (*arrived as noted*)
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Jake Fitismanu, Councilmember District 4 (*electronically*)

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, CD Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, ED Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT (*electronically*)
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 21, 2024

The Council considered the Minutes of the Study Meeting held May 21, 2024. There were no changes, corrections or deletions.

Councilmember Harmon moved to approve the Minutes of the Study Meeting held May 21, 2024. Councilmember Huynh seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF MAY 28, 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 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**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled June 4, 2024, in order for the City Council to hear and consider public comments regarding Application GPZ-1-2024, Filed By Paul and Karen 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,

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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.

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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

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- 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.

Steve Pastorik, CD Director, provided a map displaying the current locations of storage units in the City.

Councilmember Nordfelt arrived at 4:32 PM.

Steve also provided the number of units per capita square feet in comparison to other cities. Councilmember Fitisemanu thanked staff for the information provided. Steve also noted that the hours would be as follows:

Office Hours

Mon – Fri: 8:00 - 6:00

Saturday: 9:00 - 1:00

Sunday: Closed

Customer Access by Security Pass

Mon – Fri: 6:00 - 9:00

Saturday: 6:00 - 9:00

Sunday: 6:00 - 9:00

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.

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

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled June 4, 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:

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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:

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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.

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.

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

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled June 4, 2024, in order for the City Council to hear and consider public comments regarding Re-Opening the FY 2023-2024 Budget

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

ACTION: ORDINANCE NO. 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

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

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Authorize the Disbursement of Funds.

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

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

A Public Notice was posted 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

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

ORDINANCE 24-25: AMEND SECTION 2-1-107 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING COUNCIL MEETINGS

Nichole Camac, City Recorder, presented proposed Ordinance 24-25 that would amend Section 2-1-107 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Council Meetings

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

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.

The City Council will consider Resolution 24-25 at the Regular Council Meeting scheduled June 4, 2024 at 6:30 P.M

RESOLUTION 24-91: AUTHORIZE THE CITY TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE DEPARTMENT OF PUBLIC SAFETY TO USE THE ULEISA SYSTEM

Chief Colleen Jacobs presented proposed Resolution 24-91 that would authorize the City to Enter into a Memorandum of Agreement with the Department of Public Safety to Use the Uleisa System.

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

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.

Councilmember Whetstone asked if there is a similar program at a State or National level. Chief Jacobs stated that this is replacing a current program. She noted that while this agreement is particular to Salt Lake County, the County also ties into the State. She indicated that this system is used to help determine a history on individuals.

The City Council will consider Resolution 24-91 at the Regular Council Meeting scheduled June 4, 2024 at 6:30 P.M

RESOLUTION 24-92: AWARD A CONTRACT TO M.C. GREEN AND SONS FOR THE BRIGHTON CANAL PROJECT

Dan Johnson, PW Director, presented proposed Resolution 24-92 that would award a Contract to M.C. Green and Sons for the Brighton Canal Project.

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

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.

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The City Council will consider Resolution 24-92 at the Regular Council Meeting scheduled June 4, 2024 at 6:30 P.M

CONSENT AGENDA SCHEDULED FOR JUNE 4, 2024

- A. **RESOLUTION 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**
Mayor Lang discussed proposed Resolution 24-93 that would authorize the City to Enter into a Real Estate Purchase Contract and Accept a Warranty Deed and a Temporary Construction Easement With and From Bubo, LLC for Property Located at 3185 West Lancer Way.

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

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.

- B. **RESOLUTION 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**
Mayor Lang discussed proposed Resolution 24-94 that would 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.

Written documentation previously provided to the City Council included

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information as follows:

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.

C. RESOLUTION 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

Mayor Lang discussed proposed Resolution 24-95 that would authorize the City to Enter into a Real Estate Purchase Contract and Accept a Warranty Deed and a Temporary Construction Easement With and From Donaji Properties, LLC for Property Located at 3153 West Lancer Way.

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

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.

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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.

The City Council will consider Resolutions 24-93, 24-94, and 24-95 on the Consent Agenda at the Regular Council Meeting scheduled June 4, 2024 at 6:30 P.M

COMMUNICATIONS

A. COUNCIL CALENDAR

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Fitisemanu requested a communication related to renewable energy and the City's goal to be Net-Zero by 2030. He stated that HB411 is still being discussed and there are still options for communities to participate.

B. COUNCIL REPORTS

COUNCILMEMBER HARMON- THE MILL AT SLCC

Councilmember Harmon stated that he attended an opening of The Mill at SLCC. He stated that it was a great event and would like to see something similar in West Valley City.

C. REVIEW AGENDAS FOR REGULAR REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND MUNICIPAL BUILDING AUTHORITY MEETINGS SCHEDULED JUNE 4, 2024

Jim Welch, Finance Director, indicated that all three meetings would have approval and adoption of the final budgets. He noted that there were no changes from the adoption of the tentative budget that occurred on May 7, 2024. Mr. Welch also indicated that there was one budget opening on the Housing Authority agenda to accept additional funding from HUD.

Councilmember Whetstone asked if funds in Housing Authority are used 100% toward vouchers. Layne Morris, CPD Director, stated that the Housing Authority is funded through the Federal Government and receives 538 vouchers that must be awarded under specific criteria in conjunction with administrative costs.

MOTION FOR CLOSED SESSION

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Councilmember Whetstone moved to adjourn and reconvene in a Closed Session for discussion of disposition of real estate. Councilmember Harmon seconded the motion.

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

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

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY MAY 28, 2024 WAS ADJOURNED AT 5:02 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 28, 2024.

Nichole Camac, CMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, MAY 28, 2024 AT 5:06 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large

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Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
Will Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4 (*electronically*)

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Jonathan Springmeyer, ED Director
Steve Pastorik, CD Director
Jim Welch, Finance Director
Jamie Young, Parks and Recreation
John Evans, Fire Chief

The City Council met in Closed Session and discussed the disposition of real property.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF MAY 28, 2024 WAS ADJOURNED AT 5:59 P.M. BY MAYOR LANG.

Nichole Camac – City Recorder



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. Public Hearings:
 - A. Accept Public Input Regarding the FY 2024-2025 Budget

Action: Consider Resolution 24-08, Adopt the Annual Budget of the West Valley City Redevelopment Agency 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.



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 24-04, 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.



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.
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24-96: Support the West Valley Performing Arts Center

Item #:	_____
Fiscal Impact:	_____
Funding Source:	_____
Account #:	_____
Budget Opening Required:	<u>No</u>

ISSUE:

A resolution supporting the West Valley Performing Arts Center and exploring the possibility of transitioning West Valley Arts to a community-based organization.

SYNOPSIS:

This resolution expresses appreciation for the contribution of the WVPAC and indicates City support for a transition of West Valley Arts.

BACKGROUND:

For several years, the City has owned and operated the West Valley Performing Arts Center. The WVPAC has made a substantial contribution to the arts community in the City. However, the WVPAC requires significant repairs and is incurring large operational losses that make its continued operation infeasible for the City. This resolution expresses support for the valuable contributions made by the WVPAC and provides that the City will explore the possibility of transitioning West Valley Arts to a community-based organization. The resolution also provides for an initial subsidy for WVPAC in a yet to be determined amount.

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION SUPPORTING THE WEST VALLEY
PERFORMING ARTS CENTER.**

WHEREAS, West Valley City has owned and operated the West Valley Performing Arts Center for several years; and

WHEREAS, the Center has made a valuable contribution to the arts community of the City and the Salt Lake Valley; and

WHEREAS, the City will support West Valley Arts in a transition to a community-based organization to continue to operate the Center.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the City supports the Center and values its contribution to the arts community; and

BE IT FURTHER RESOLVED, the City shall commit to supporting the transition of West Valley Arts to a community-based organization, including providing a financial subsidy to the center up to December 31, 2025.

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

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

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

Budget Opening Required: ☒

ISSUE:

A resolution authorizing the City to amend an interagency agreement with the Utah Department of Workforce Services

SYNOPSIS:

This resolution authorizes the amendment of an interagency agreement between the City and the Utah Department of Workforce Services to provide the City with additional mitigation funding to help offset the increased public safety workload resulting from the temporary overflow homeless shelter at 3381 South Redwood Road. The amendment would also extend the contract period to September 30, 2024.

BACKGROUND:

A temporary overflow homeless shelter managed by Switchpoint opened in November of 2023 and was anticipated to close on April 30, 2024. However, the State has decided to keep the shelter open until at least the end of September of this year with the possibility of the shelter being open until April 30, 2025.

Since the shelter opened, the City has seen a significant increase in the demand for public safety services. As a result, both the Police and Fire Departments are staffing overtime shifts to meet the increased demand for services.

The Utah Department of Workforce Services offers cities with homeless shelters within their borders mitigation funding to help offset the increased costs resulting from the additional public safety service demands from the shelter and surrounding areas. The original contract amount for the mitigation funding was \$408,776.26. This amendment would add \$345,622.59 of additional mitigation funds to the contract to be used by September 30, 2024.

RECOMMENDATION:

City staff recommends approval to the City Council.

SUBMITTED BY:

Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING AMENDMENT NO. 1 TO AN
AGREEMENT WITH THE DEPARTMENT OF WORKFORCE
SERVICES.**

WHEREAS, West Valley City (hereinafter, the “City”) and the Department of Workforce Services (hereinafter, “DWS”), entered into an agreement to provide mitigation funding to offset costs incurred by the City related to a temporary homeless shelter (hereinafter, the “Agreement”); and

WHEREAS, DWS wishes to extend the term of the Agreement and provide additional funding; and

WHEREAS, an amendment to the Agreement has been prepared for execution by and between the City and DWS, a copy of which is attached hereto and entitled “Interagency Amendment” (hereinafter, the “Amendment”), that sets forth the rights, duties, and obligations of each of the parties with respect thereto; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to approve the Amendment to the Agreement between West Valley City and DWS.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Amendment to the Agreement with DWS is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Amendment for and in behalf of West Valley City, subject to approval of the final form of the Amendment by the City Manager and the City Attorney’s Office.

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

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Item #:	1
Fiscal Impact:	860,049.00
Funding Source:	FEMA Grant
Account #:	
Budget Opening Required:	

ISSUE:

Award Siddons-Martin Emergency Group the contract for the new mobile emergency operations center. The trailer will be paid for by a Federal Emergency Management Agency. This is for the trailer portion of the grant.

SYNOPSIS:

West Valley City Emergency Management applied for and received a grant for a new mobile emergency operations center. The grant award was for 1,066,000.00. The city share of the grant is 200,000.00.

BACKGROUND:

In 2020 West Valley City was affected by an earthquake. At that time the fixed emergency operations center in city hall was rendered unusable. We at this time had a few smaller units which we patched together to run the city operations. In 2022 we applied for a grant through the Federal Emergency Management Agency, which we were granted 1,066,000.00 for a new mobile emergency operations center.

We went out to gather information on a unit which would be suitable for a city our size and found that EVI trailers would be able to manufacture the unit. Attached are drawings and outlines for the unit we are going to purchase.

The agreement attached is from Siddons-Martin Emergency Group, who is the dealer for the unit and will be the local representative we will be working through.

The delivery time for this unit will be about 19-20 months.

RECOMMENDATION:

Staff recommend approving the agreement and purchase of the new mobile emergency operations center.

SUBMITTED BY:

John Evans, Fire and Emergency Management Chief

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PURCHASE OF A
MOBILE EMERGENCY OPERATIONS CENTER
TRAILER.**

WHEREAS, West Valley City wishes to purchase a mobile emergency operations center trailer; and

WHEREAS, Siddons-Martin Emergency Group, LLC (“Siddons”) provides trailers compatible with City equipment and requirements; and

WHEREAS, the price quoted by Siddons is within price parameters and meets the City’s needs; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to purchase said trailer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the City is hereby authorized to purchase said trailer from Siddons for an amount not to exceed \$860,049.00 and that the Mayor and City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase.

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

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Siddons Martin Emergency Group, LLC
7285 S. 700 West
Midvale, UT 84047
Business Number 221B



May 14, 2024

John Evans, Chief
WEST VALLEY CITY FIRE DEPARTMENT
3600 CONSTITUTION BLVD
WEST VALLEY CITY, UT 84119

Proposal For: 2024, West Valley EVI Trailer

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to WEST VALLEY CITY FIRE DEPARTMENT. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB WEST VALLEY CITY FIRE DEPARTMENT and training on operation and use of the apparatus.

Description	Amount	
Qty. 1 - Mike email - EVI Trailer		
(Unit Price - \$860,049.00)		
Delivery within 19-20 months of order date		
QUOTE # - SMEG-0007566-0		
	Vehicle Price	\$860,049.00
	Mike email - UNIT TOTAL	\$860,049.00
	SUB TOTAL	\$860,049.00
	HGAC FS12-23 (FIRE)	\$2,000.00
	TOTAL	\$862,049.00

Price guaranteed until 6/23/2024

Additional: 'Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

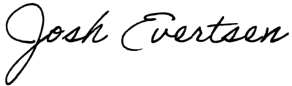
Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Utah. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely, 

Joshua Evertsen

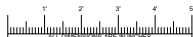
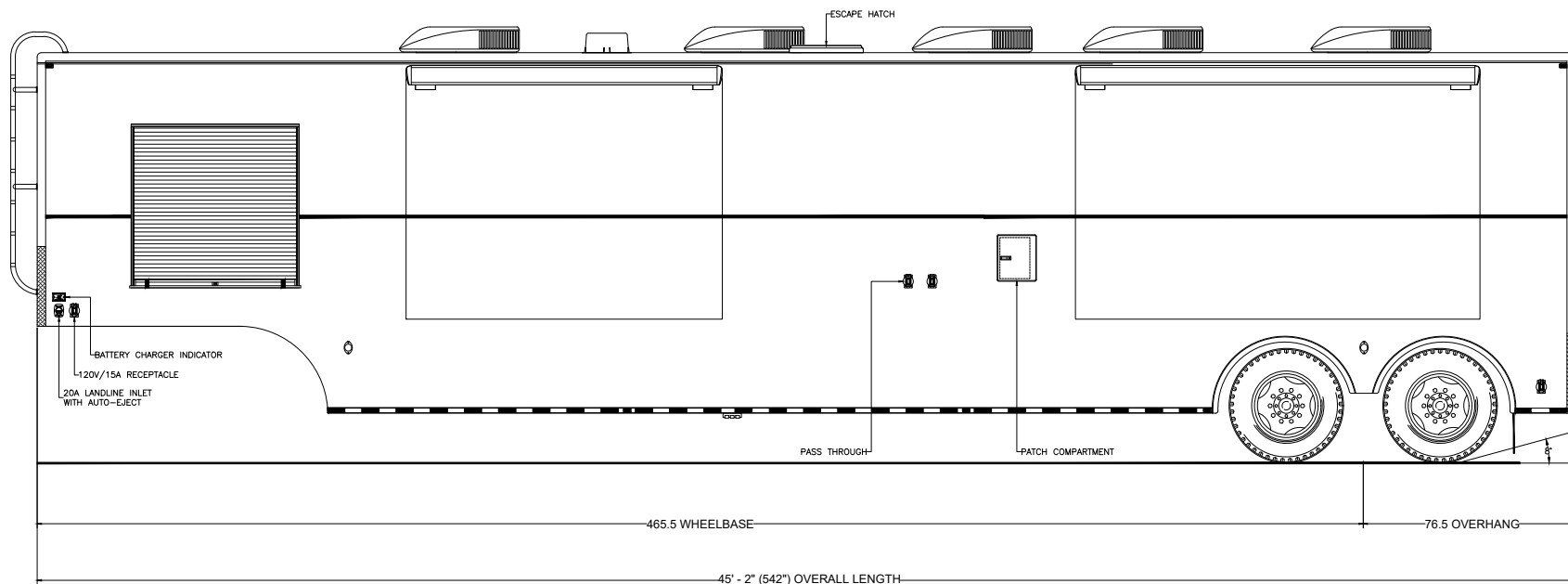
I, _____, the authorized representative of WEST VALLEY CITY FIRE DEPARTMENT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date



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800-848-6652

West Valley City Fire Department West Valley City, Utah



Streetside²⁹ Overall

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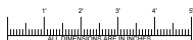
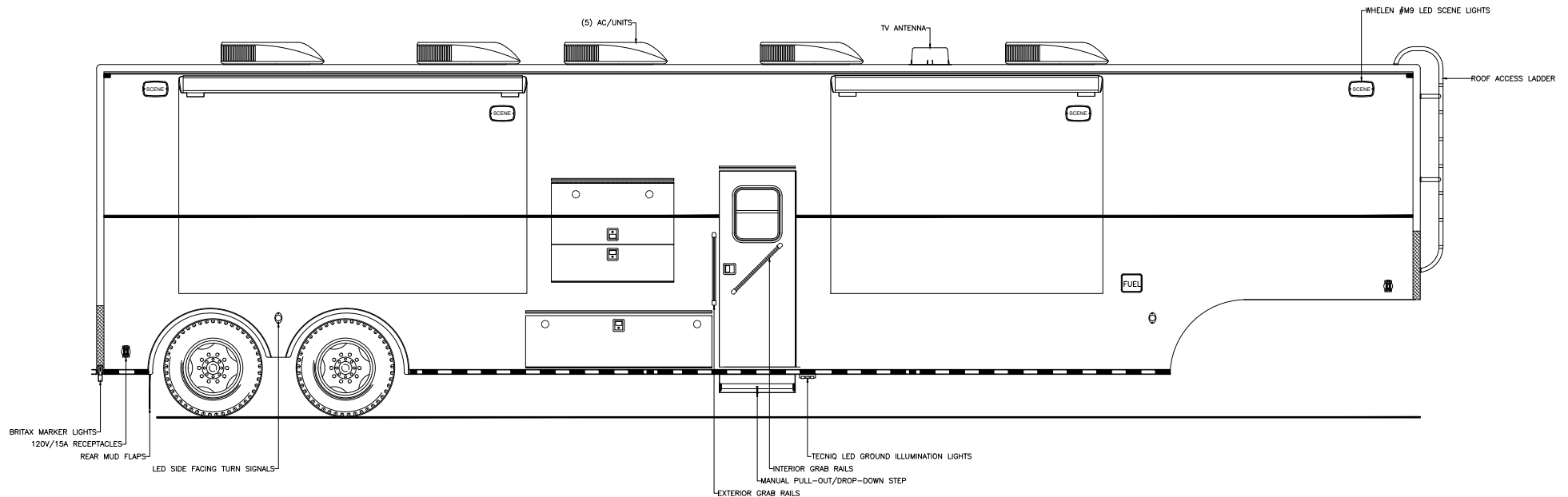
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Curbside³⁰ Overall

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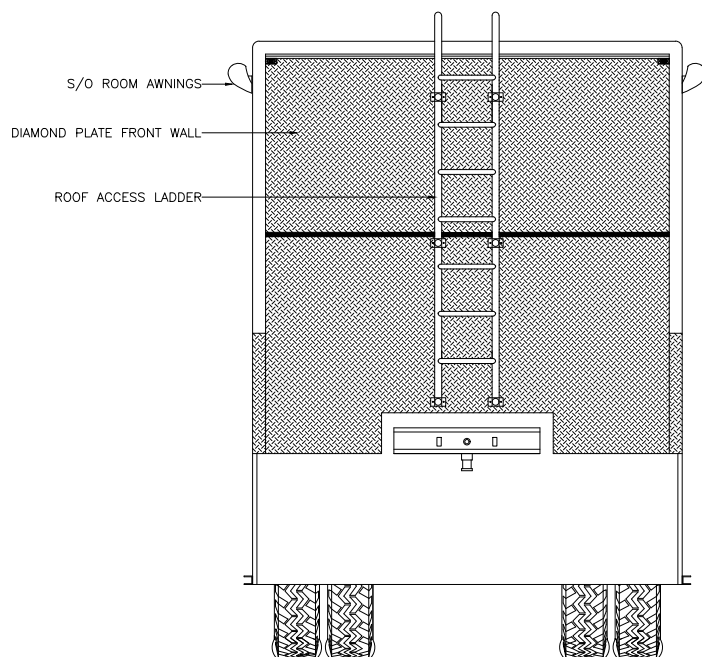
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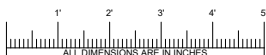
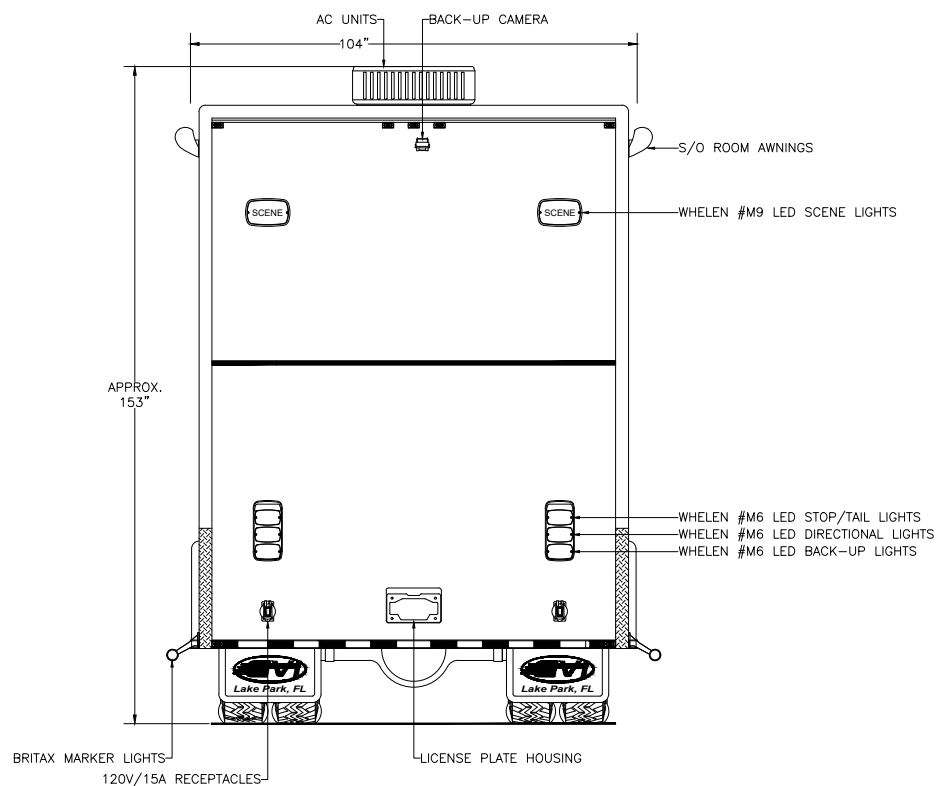
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Front/Rear View

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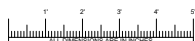
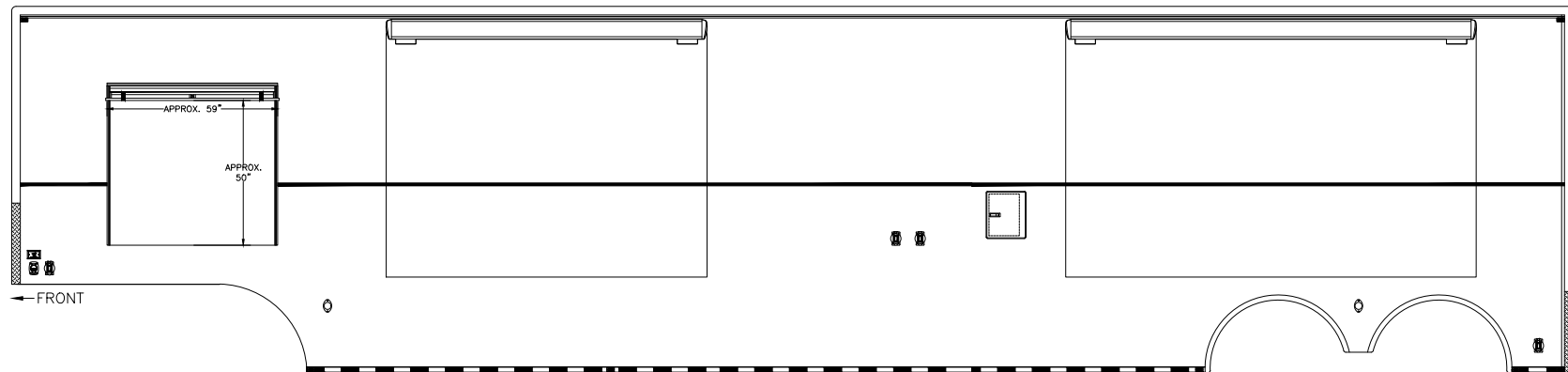
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Streetside³² Body

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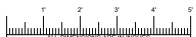
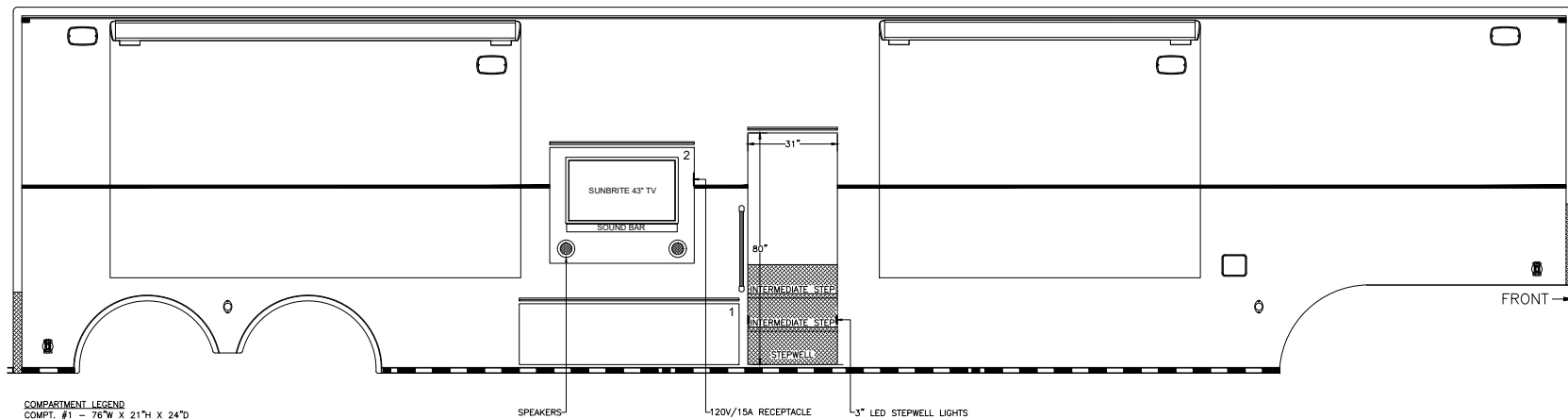
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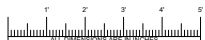
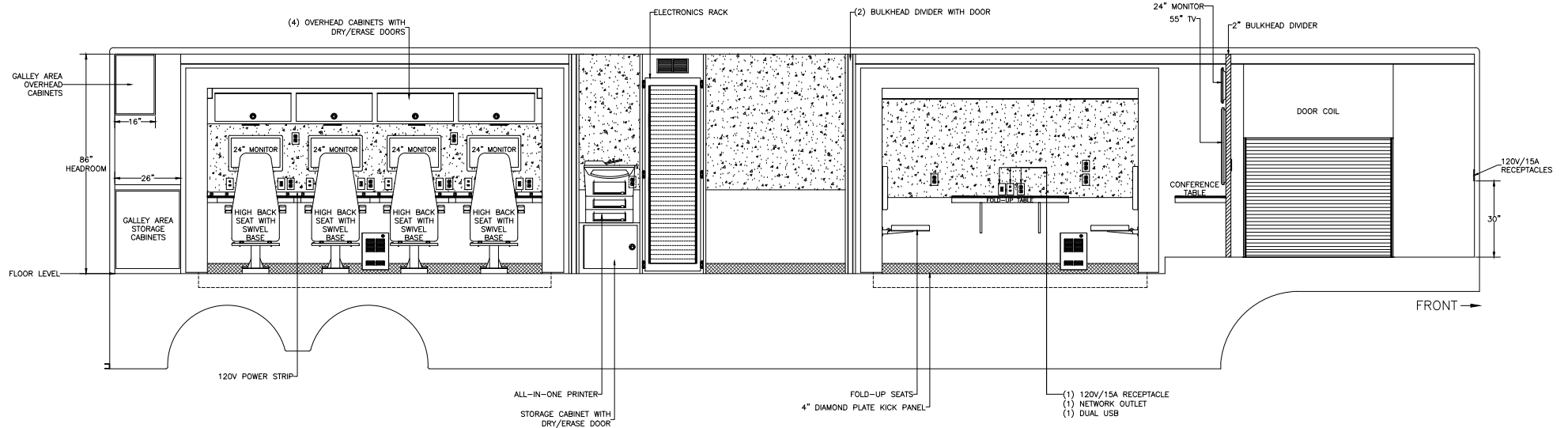
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Streetside Interior

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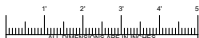
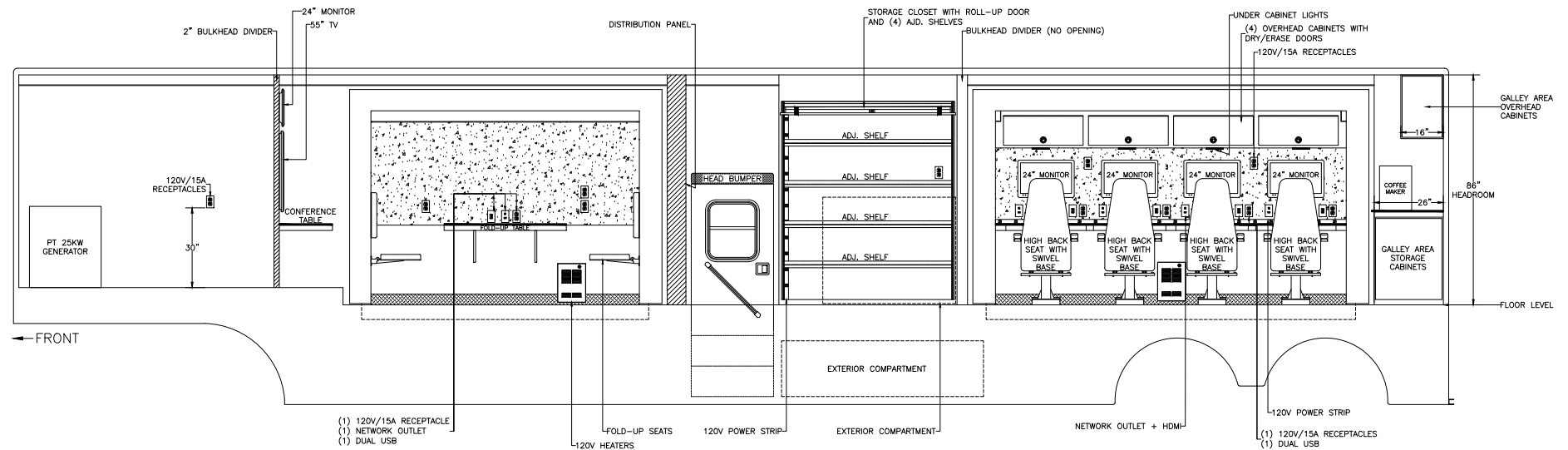
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Curbside Interior

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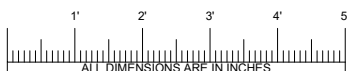
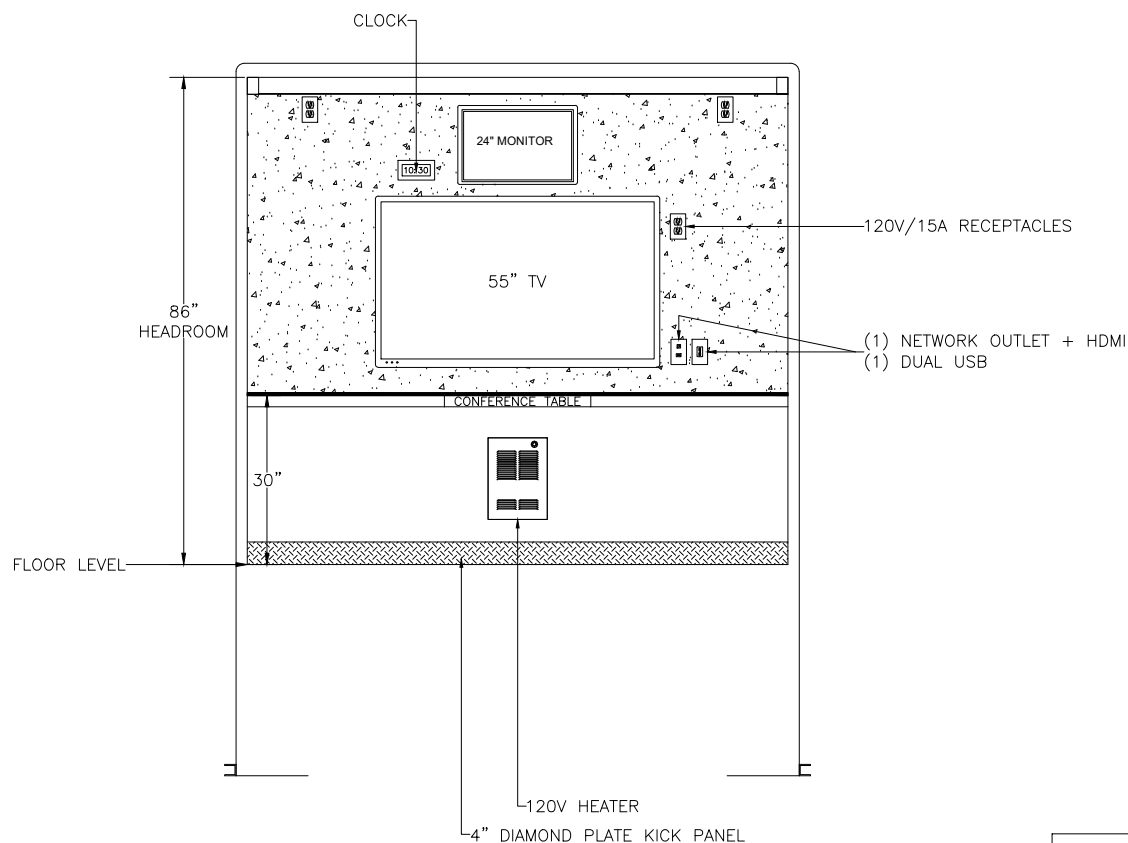
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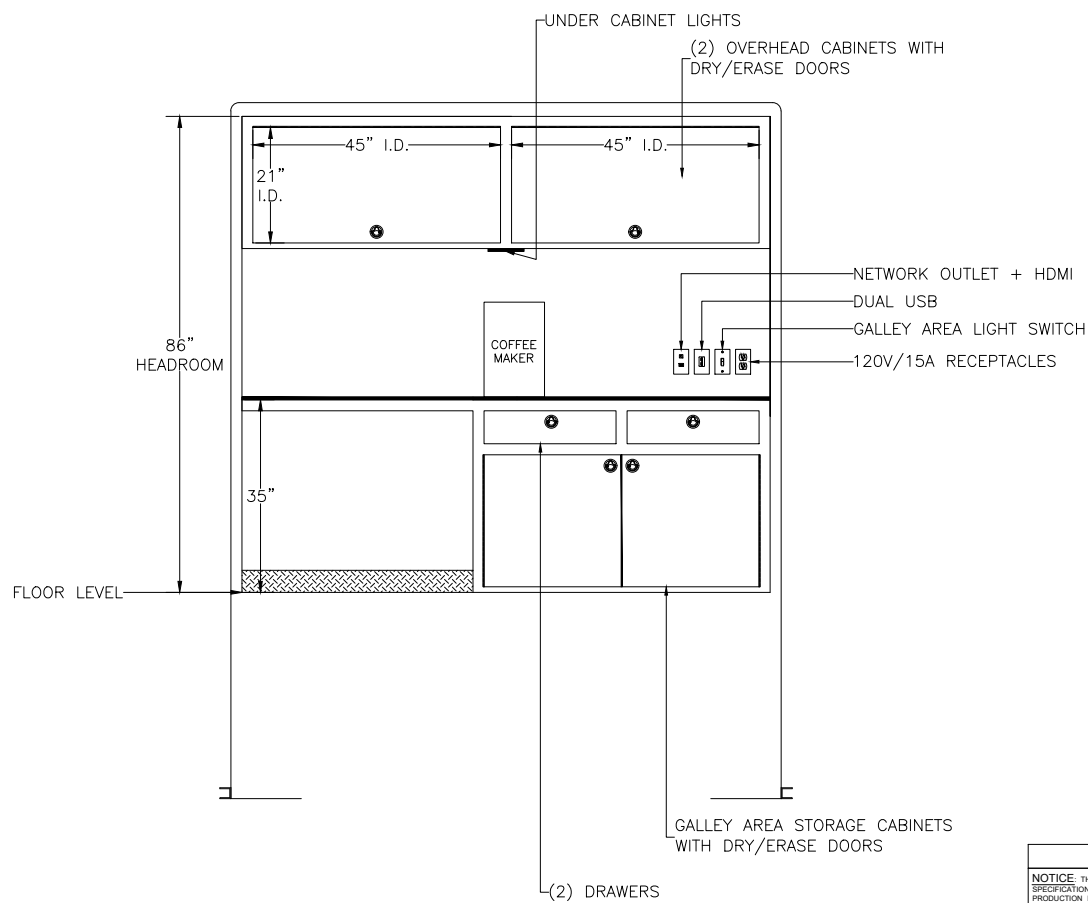


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Galley Area
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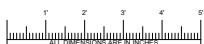
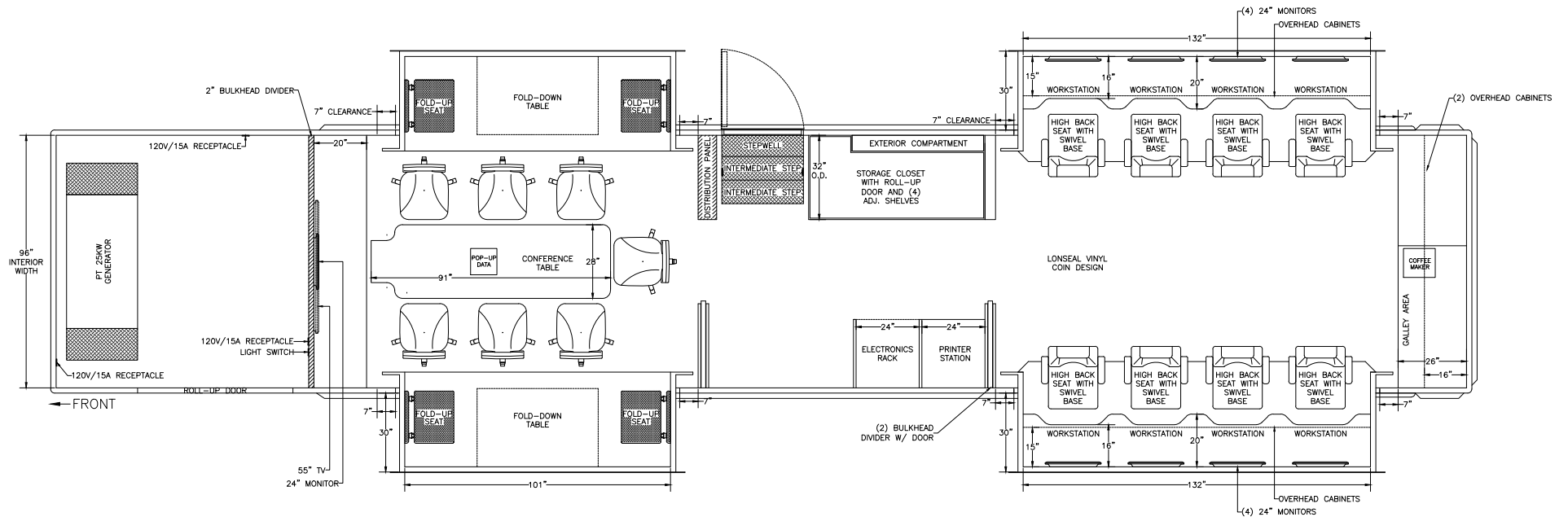
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SALESDWG\West Valley City F.D. - Trailer\NP\08232023



705 13TH STREET, LAKE PARK, FL
800-848-6652

West Valley City Fire Department West Valley City, Utah



Body Planview

Page 14 of 16

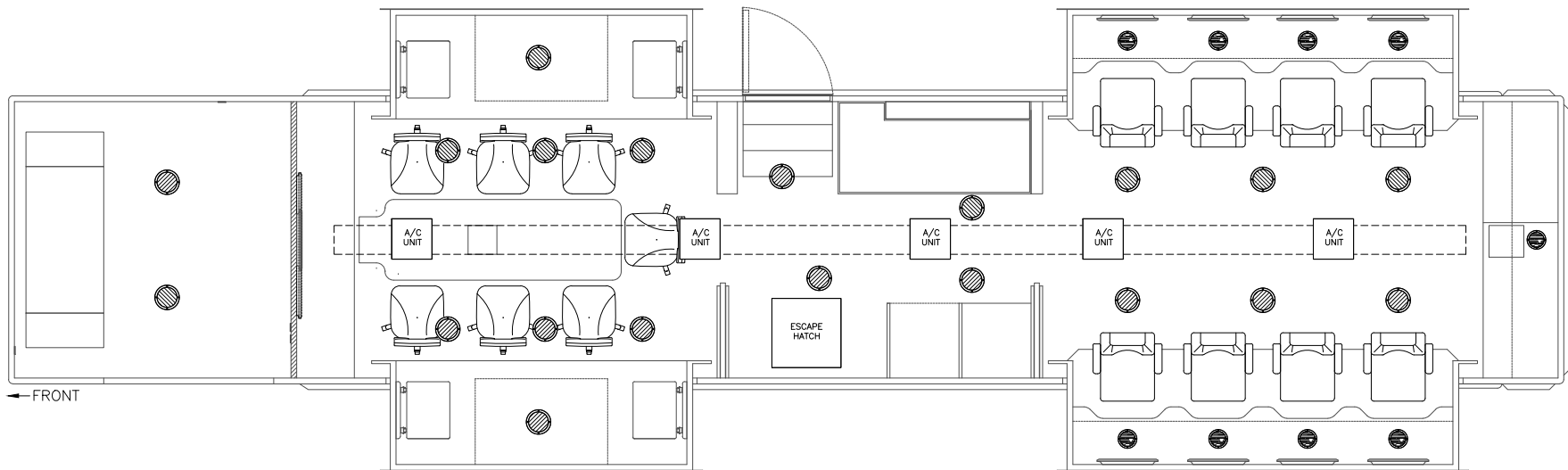
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NOTICE: THIS DRAWING IS A "REPRESENTATION OF THE VEHICLE AND/OR COMPONENTS AS DESCRIBED IN THE SPECIFICATIONS PER THE DATE SHOWN. EVI RESERVES THE RIGHT TO MAKE CHANGES, AS NECESSARY, DURING THE PRODUCTION PROCESS TO ACCOMMODATE BEST MANUFACTURING PROCESSES AND TO ENSURE WE PROVIDE A CONSISTENTLY HIGH QUALITY PRODUCT.		
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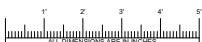


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800-848-6652

West Valley City Fire Department West Valley City, Utah



	WHELEN 8" WHITE LED DOME LIGHTS
	WHELEN 6" RED/WHITE LED UNDER CABINET LIGHTS



Ceiling Planview

Page 15 of 16

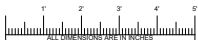
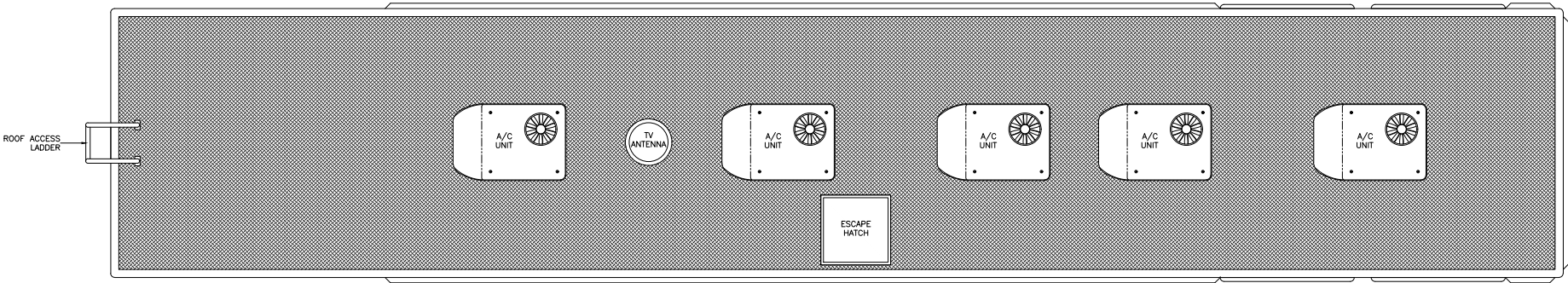
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705 13TH STREET, LAKE PARK, FL
800-848-6652

West Valley City Fire Department
West Valley City, Utah



Roof Plan view

PRELIMINARY

NOTICE: THIS DRAWING IS A REPRESENTATION OF THE VEHICLE AND/OR COMPONENTS AS DESCRIBED IN THE SPECIFICATIONS PER THE DATE SHOWN. EVI RESERVES THE RIGHT TO MAKE CHANGES, AS NECESSARY, DURING THE PRODUCTION PROCESS TO ACCOMMODATE BEST MANUFACTURING PROCESSES AND TO ENSURE WE PROVIDE A CONSISTENTLY HIGH QUALITY PRODUCT.

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REVISION 6	-		

SALES DWG West Valley City F.D. - Trailer NP08232023

Item #:	
Fiscal Impact:	\$670,000.00
Funding Source:	Park Impact Fees
Account #:	32-7680-40750-00000-0000
Budget Opening Required:	No

ISSUE:

Construct Phase 1 of Westview Park Expansion. Cost = \$670,000.00

SYNOPSIS:

The construction of Phase 1 of West View Park Expansion.

BACKGROUND:

West View Park Expansion is 2.54 acres of land located at 4059 S 6000 W. It is currently a mostly vacant lot. This land is situated between West View Park and the Mountain View Corridor Sports Field. This land used to have two homes that were purchased by the city for the combination of these two areas, both homes have been removed. This project will construct phase one of a two phase park. It will include a challenge course, parking lot and landscaping. Utah Outdoor Recreation Grant monies are also being utilized to help with the installation of the Challenge Course which was approved by City Council last year. We will also be reimbursed from Public Works for the street improvements in the amount of \$68,629.00, so the total used from impact fees will be \$601,371.00.

Bids for construction were solicited and four bidders responded:

Stapp Construction	\$670,000.00
Wasatch West Contracting	\$849,738.00
S & L Inc	\$988,020.00

Stapp Construction was selected as the lowest responsible bidder. Construction will begin as soon as possible.

RECOMMENDATION:

Staff recommends approving the construction of Phase 1 of West View Park Expansion to Stapp Construction for a total of \$670,000.00.

SUBMITTED BY:

Jason Erikson, Assistant Parks and Recreation Director
Jamie Young, Parks and Recreation Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AWARDING A CONTRACT TO STAPP
CONSTRUCTION FOR CONSTRUCTION OF THE WEST
VIEW PARK EXPANSION.**

WHEREAS, West Valley City solicited bids in accordance with state law to construct the West View Park Expansion (the “Project”); and

WHEREAS, Stapp Construction (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 \$670,000.00.
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.

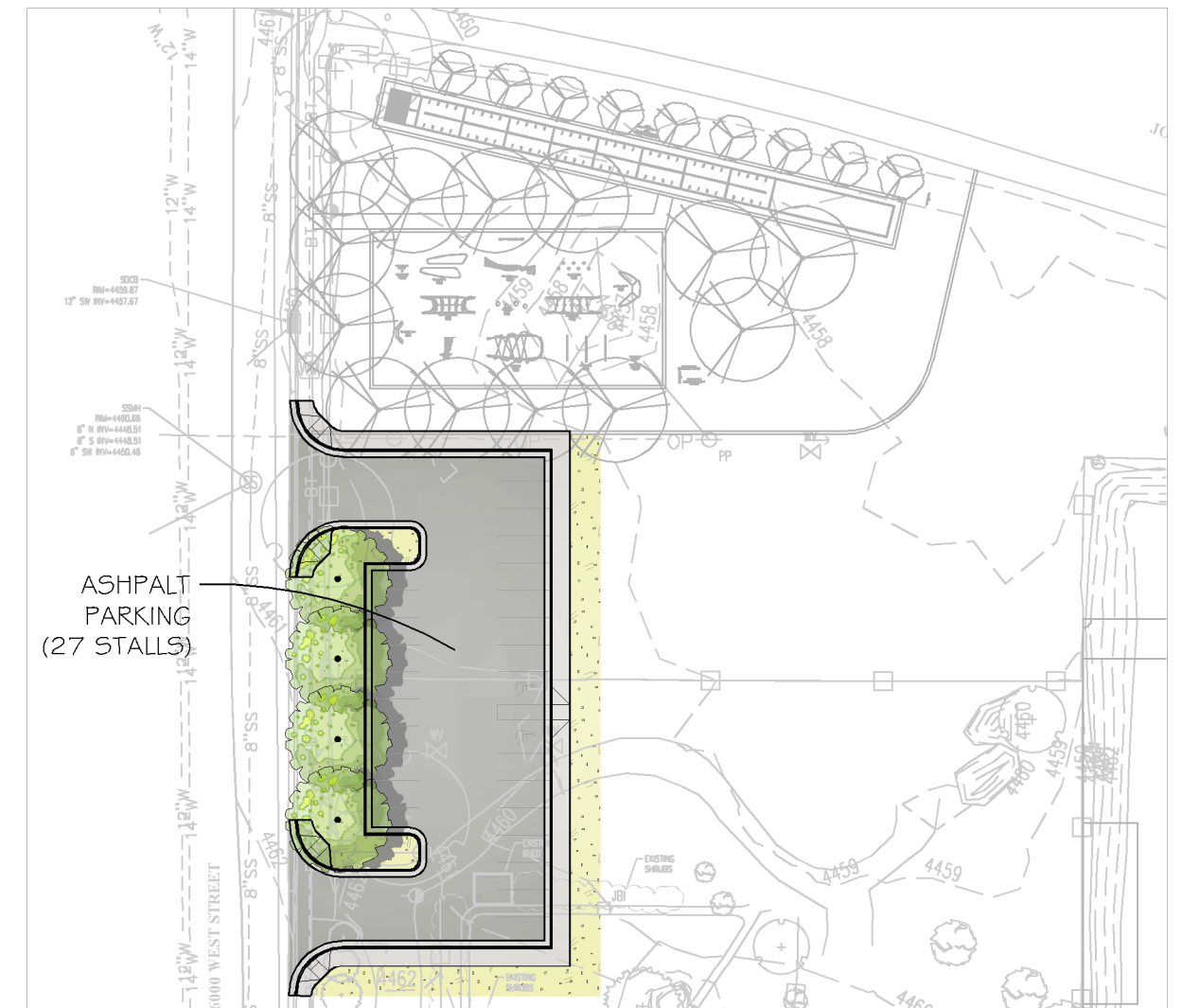
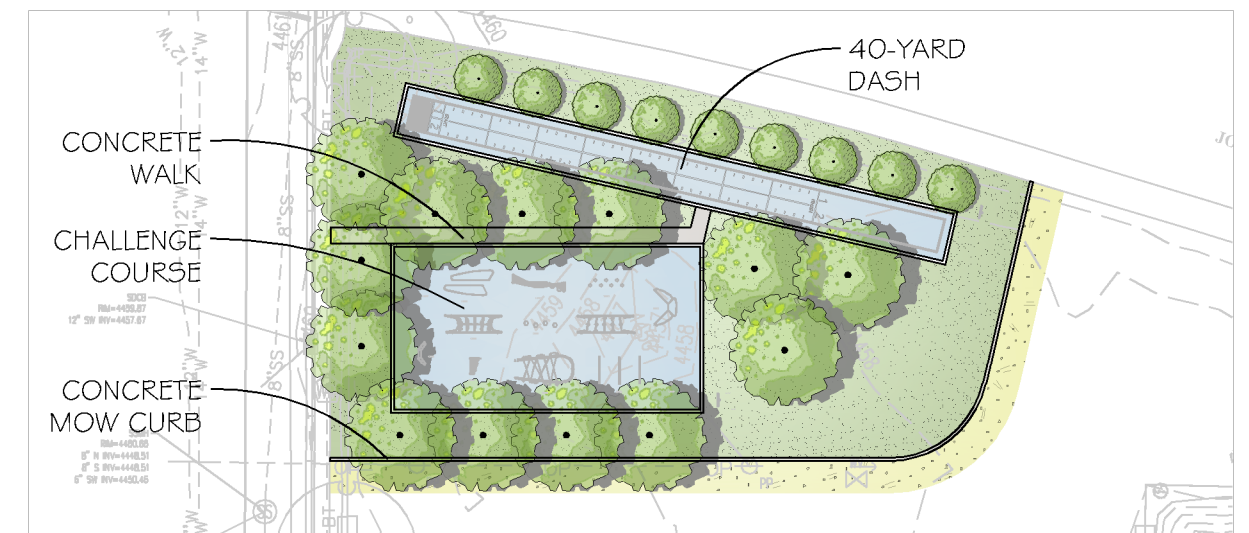
PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2024.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER



WEST VIEW PARK EXPANSION

january 16, 2023

Item#: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: **None**

ISSUE:

A resolution authorizing the Mayor to sign a Local Government Understanding and Agreement for consulting work regarding Station Area Plans required by State Law. These Station Area Plans are for Decker Lake, Redwood Junction and River Trail. The other Station, West Valley Central, already has a Station Area Plan.

BACKGROUND:

The State of Utah requires West Valley City to have a Station Area Plan for the one-half mile radius area surrounding each light rail station. For reference, the State's Station Area Plan requirements are found in Section 10-9a-403.1 of Utah Code. These plans are intended to promote the availability and affordability of housing, promote sustainable environmental conditions, enhance access to opportunities and increase transportation choices and connections.

Funding for these plans has been made available by the Governor's Office of Economic Opportunity. These funds have been allocated to Wasatch Front Regional Council (WFRC) to assist communities who are in need of preparing these plans. To comply with State Law, West Valley City applied for and received funding from WFRC for the three Station Area Plans noted above.

To assist West Valley City and WFRC with these Station Area Plans, WFRC engaged a consultant selected by West Valley City. WSP USA Inc. (WSP) has been selected to provide assistance to complete the work required in the time frame allotted.

West Valley City staff has reviewed the consultant's qualifications, scope of work, schedule, budget and deliverables and is committed to working with both WFRC and WSP to make this effort a success. The Local Government Understanding and Agreement form indicates that West Valley City will in earnest consider the final products for formal adoption.

RECOMMENDATION:

Approve the Resolution

SUBMITTED BY:

Steve Pastorik
Community Development Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR TO
SIGN A LOCAL GOVERNMENT UNDERSTANDING
AND AGREEMENT FOR CONSULTING SERVICES
FOR THREE STATION AREA PLANS.**

WHEREAS, the City is required by state law to have a Station Area Plan for the one-half mile radius area surrounding each light rail station; and

WHEREAS, funding for these plans has been made available from the Governor's Office of Economic Development and Wasatch Front Regional Council; and

WHEREAS, West Valley City has applied for and received funding for these Station Area Plans; and

WHEREAS; West Valley City and Wasatch Front Regional Council have selected WSP USA Inc. to serve as a consultant to provide assistance for these plans; and

WHEREAS; West Valley City has reviewed the qualifications, scope of work, schedule, budget and deliverables and is committed to work with both Wasatch Front Regional Council and WSP USA Inc. to make this effort a success.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah that the Mayor is authorized to sign the Local Government Understanding and Agreement and that West Valley City will in earnest consider the final products for formal adoption.

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

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

STATION AREA PLAN TECHNICAL ASSISTANCE CONSULTANT AGREEMENT

WASATCH FRONT REGIONAL COUNCIL

EFFECTIVE DATE:

1. **CONTRACTING PARTIES:** This agreement ("Agreement") is between the Wasatch Front Regional Council, referred to as WFRC, and the Consultant shown below, referred to as "CONSULTANT." THE LOCAL GOVERNMENT is in agreement with the CONSULTANT'S (1) executive summary, (2) detailed work plan, (3) project team / staffing plan, (4) approach, and (5) schedule.

Consultant Name:	WSP USA Inc
Address:	6510 South Millrock Drive, Suite 225 Salt Lake City, UT 84121
Phone Number:	385.274.5800
Fed ID No:	11-1531569

2. **REASON FOR CONTRACT:** The WFRC desires to supplement the work of its staff by engaging additional qualified assistance to complete the work required in the suggested time frame, and the CONSULTANT is professionally qualified and willing to assist the WFRC with the work outlined in Attachment B. This contract is to complete work toward fulfilling the Station Area Plan Technical Assistance Award for the Decker Lake, Redwood Junction, & River Trail Station Area Plan project.
3. **PROJECT / CONTRACT PERIOD:** The project / Agreement will terminate on August 31, 2025 unless otherwise extended or canceled in accordance with the terms and conditions of this Agreement.
4. **CONTRACT COSTS:** The CONSULTANT will be compensated a maximum amount for costs authorized by the Agreement as described in Attachment C.
5. **ATTACHMENTS:** Included as part of this contract are the following attachments
Attachment A – Standard Terms and Conditions
Attachment B – Scope of Work and Services
Attachment C – Consultant Budget and Responsibilities
Attachment D – Local Government Understanding and Agreement

The parties below hereto agree to abide by all the provisions of this Agreement. IN WITNESS WHEREOF, the parties sign and cause this Agreement to be executed.

CONSULTANT

WASATCH FRONT REGIONAL COUNCIL

By: _____

By: _____

Date: _____

Date: _____

CERTIFICATION OF CONSULTANT

I hereby certify that I, _____, am a duly authorized representative of the Consultant and that neither I nor the above CONSULTANT I hereby represent has:

- (a) Employed or retained for commission, percentage, brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the above CONSULTANT) to solicit or secure this Agreement,
- (b) Agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out the Agreement, or
- (c) Paid, or agreed to pay to any firm, organization or person (other than a bona fide employee working solely for me or the above CONSULTANT) any fee, contribution, donation, or consideration of any kind for, or in connection with, procuring or carrying out the Agreement; except as hereby expressly stated (if any):

I acknowledge that this certificate is to be furnished to the Wasatch Front Regional Council, and the Federal Highway Administration in connection with this Agreement if it involves participation of Federal-Aid Funds, and is subject to applicable State and Federal laws, both criminal and civil.

Date

CONSULTANT SIGNATURE

CERTIFICATION OF THE WASATCH FRONT REGIONAL COUNCIL

I hereby certify that I am a duly authorized representative of the Wasatch Front Regional Council, and that the above CONSULTANT or its representative has not been required, directly, or indirectly as an express or implied condition in connection with obtaining or carrying out this Agreement, to:

- (a) Employ or retain, or agree to employ or retain, any firm or person, or
- (b) Pay, or agree to pay, to any firm, person, organization, any fee, contribution, donation, or consideration of any kind; except as hereby expressly stated (if any):

Date

Andrew Gruber, Executive Director
Wasatch Front Regional Council

ATTACHMENT A

Standard Terms and Conditions

1. Employment of CONSULTANT.

The WFRC hereby agrees to engage CONSULTANT, and CONSULTANT hereby agrees to perform the services identified in Attachment B based on the budget in Attachment C.

2. Scope of Services by CONSULTANT.

Consultant shall perform these services at the direction of WFRC in accordance with commonly accepted professional standards and to WFRC's satisfaction without increase or decrease in cost or fee payable to Consultant. WFRC reserves the right to refine or amend these work tasks, as necessary. Consultant shall ensure the plan meets the requirements of Utah House Bill 462.

3. Contract Changes.

Changes to this Contract may be made at any time with the written approval of both parties. In the event that a proposed change in scope proposed by either party will result in an increase or decrease in the agreed contract price, Consultant will notify WFRC before performing or amending such work. The parties will negotiate an appropriate price adjustment and will execute a modification to this contract before commencing or amending such work.

4. Project Oversight.

WFRC will be responsible for supervisory project management, including approval of schedules and schedule changes, approval of Consultant work, payment of invoices, and coordination with other Project participants. The WFRC Project Manager assigned to this Project is Byron Head, bhead@wfr.org.

5. Personnel.

Consultant represents that it has, or will obtain at its own expense, all personnel required to perform the services under this Agreement and all personnel engaged in the work shall be fully qualified and shall be authorized under State and local laws to perform such services.

6. Subcontractors.

Consultant shall not employ additional subcontractors in performance of this work unless approved in the agreed-upon scope of work or in writing by the WFRC. Subcontractors are subject to the same compensation for meals and incidentals referenced in section 8. Compensation.

7. Time Performance.

The services of Consultant are to commence immediately after the execution of this Agreement and shall be completed by the date of this Agreement unless this date is extended by contract amendment. In the event Consultant's services are suspended, delayed, or interrupted for the convenience of the

WFRC, no additional cost shall accrue and no additional compensation shall be made as a result of such suspension, delay or interruption.

8. Compensation.

It is hereby understood and agreed that CONSULTANT will complete the scope of work in Attachment B for a lump sum of \$250,000. For purposes of consultant travel, compensation for meals and incidentals will be in accordance with [GSA guidelines](#). All consultant travel must be authorized in writing by the WFRC project manager prior to expenses being incurred, and must be for the purpose of visiting the project site and/or client.

9. Method of Payment.

Consultant shall submit an electronic copy of the monthly invoice to WFRC project manager Byron Head, bhead@wfr.org. For all services and materials pertinent hereto, CONSULTANT shall bill WFRC monthly for the completed percentage of the tasks outlined in the scope of work within 30 days of the last day of the work period. All invoices must be numbered, and must be submitted with a monthly progress report outlining the deliverables and tasks completed to the invoice. Invoices must identify costs by key project milestones and the portion of each milestone completed. Labor hours shall be directly traceable and supported by monthly time sheets, and such documentation shall be made available to the WFRC upon request. Copies of itemized receipts, bills, sub consultant invoices, or other documentation supporting direct charges shall be made available to the WFRC upon request. To avoid imposing undue hardship on CONSULTANT, the WFRC shall pay CONSULTANT for all undisputed accounts, shown on the invoice, within 60 days after receiving the invoice subject to the timeliness of LOCAL GOVERNMENT approval.

10. Records.

CONSULTANT shall maintain complete and accurate records with respect to costs incurred under this Agreement. All such records shall be maintained on a generally accepted accounting basis and shall be clearly identified and readily accessible. CONSULTANT shall provide free access to such pertinent portions of books and records to the representatives of the WFRC at all proper times. The WFRC shall have the right to examine and audit the same, and to make transcripts therefrom as necessary and to allow inspection of all work data, documents, proceedings, sub consultant transactions, and activities related to this Agreement for a period of three (3) years from the date of final payment under this Agreement. All accounting records shall readily provide a breakdown of costs charged to this Agreement. Such records, together with supporting documents, shall be kept separate from other documents and records and shall be maintained for a period of three (3) years after receipt of final payment.

11. Products.

This contract is for such time and materials as may be necessary to complete the tasks identified in Attachment B. All final products and project presentations to stakeholders should acknowledge the funding source, Station Area Plan Technical Assistance.

12. Disputes.

It is WFRC's desire and intent to resolve any issues arising during the Project through informal means rather than through a formal process. If CONSULTANT and the WFRC Project Manager are unable to satisfactorily resolve an issue, it shall be referred to the WFRC Executive Director for resolution prior to commencing any formal disputes resolution.

The federal Contract Disputes Act of 1978, as amended (41 U.S.C. 7101-7109) will govern all formal disputes. Formal disputes or claims will be submitted in writing to the WFRC Executive Director. All disputes will be adjudicated by WFRC. After exhausting these steps, CONSULTANT may proceed with litigation.

13. Termination of Agreement.

The WFRC shall have the right to terminate this Agreement by giving written notice to CONSULTANT of such termination and specifying the effective date thereof. In the event of termination or upon completion of contractual obligation, all finished documents, data, studies, surveys, drawings, maps, photographs, and records prepared by CONSULTANT shall become the WFRC's property, and CONSULTANT shall be entitled to receive just and equitable compensation for any work completed to WFRC's satisfaction on such documents and other materials. Said payment to CONSULTANT or reimbursement to the WFRC (whichever the case may be) shall be based upon the time and expense records required to be kept by CONSULTANT in accordance with paragraph 10 of this Agreement.

14. Law Abiding.

CONSULTANT shall observe and comply with all federal, state and local laws, ordinances or regulations affecting their employees, or those engaged by CONSULTANT on the project for the materials or equipment used or for the conduct of the work, and will procure all necessary licenses, permits and claims arising out of any acts of CONSULTANT occurring during this agency relationship.

15. Trust.

CONSULTANT represents that it has not employed or retained any company or person and that it has not paid, or agreed to pay, any company or person any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from award or making of this Agreement. For breach or violation of this warranty, the WFRC shall have the right to annul this Agreement without liability.

16. Certification Regarding Debarment, Eligibility, Indictments, Convictions or Civil Judgments.

CONSULTANT represents that it or any person associated therewith in the capacity of director, officer, principal investigator, project director, manager, auditor, or any position involving the administration of Federal Funds, except as may be noted, is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency, nor has been in the last three years.

17. Certification Regarding Restrictions on Lobbying.

CONSULTANT represents that no appropriated federal funds will be used for activities precluded by Title 31 U.S.C, Section 1352. CONSULTANT hereby certifies compliance with this provision under this Project.

18. Interest of Members of WFRC and Others.

No officer, member or employee of the WFRC and no member of its governing body, and no other public official of the governing body of the locality or localities in which the Project is situated or being carried out who exercised any functions or responsibilities in the review or approval of the undertaking or carrying out of this Project, shall participate in any decision relating to this Agreement which affects his personal interest or have any personal or pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof.

19. Findings Confidential.

No reports, information, data, or other Project materials given to, prepared, or assembled by CONSULTANT shall be made available to any individual or organization by CONSULTANT without the prior written approval of the WFRC, except as required by law or subpoena.

20. Publication, Reproduction and Use of Material.

No reports, maps or other documents produced under this Agreement shall be subject of an application for copyright by or on behalf of CONSULTANT. The WFRC shall have the authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data, or other materials prepared under this Agreement for this project or for program communications purposes. Original documents and related source files, methodological explanations, drawings, designs, and reports generated by this Agreement shall belong to and be the property of WFRC. All files associated with the completion of the scope must be provided to WFRC upon completion of the scope prior to the payment of the final invoice.

21. Limitation of Rights.

The services to be performed by CONSULTANT are intended solely for the benefit of the WFRC. Nothing contained herein shall confer any rights upon, or create any duties on, the part of CONSULTANT toward any person or persons not a party to this Agreement, including, but not limited to, any contractor, subcontractor, supplier, or the agents, officers, employees, insurers, or sureties of any of them.

22. Hold Harmless.

CONSULTANT shall indemnify and save harmless the WFRC, and its officers and employees, from and against damages to property or injuries to or death of any person or persons, including property and employees of the WFRC, for claims, demands, suits, actions, or proceedings, including workers' compensation claims, to the extent they result from or arise out of the negligent acts, errors, or omissions of CONSULTANT, its officers, employees or others for whom the CONSULTANT is legally liable.

The WFRC shall indemnify and save harmless CONSULTANT, and its officers and employees, from and against damages to property or injuries to or death of any person or persons, including property and employees of CONSULTANT, for claims, demands, suits, actions, or proceedings, including workers'

compensation claims, to the extent they result from or arise out of the negligent acts, errors, or omissions of the WFRC officers or employees.

23. Insurance.

CONSULTANT maintains, at its own expense, workers compensation, commercial general liability (professional liability @ \$500,000 per occurrence), and automobile liability insurance policies with limits at or above that which is reasonably required in the industry for comparable planning studies and will, upon request, furnish certificates of insurance to the WFRC.

24. Independent Contractor.

CONSULTANT shall be an independent contractor in the performance of services herein.

25. Representative of WFRC.

The WFRC's representative in the performance, implementation, and administration of this Contract shall be the member of the WFRC staff designated to act on his behalf of the Executive Director as Project Manager for this Project as identified in paragraph 4 (Project Oversight) above. All direction and official communication regarding scope, budget, and contract with the CONSULTANT from WFRC shall be from such single source.

26. Title VI Provisions

Where Title VI APPENDICES A in the remainder of this section use contractor, substitute CONSULTANT. Where the Title VI APPENDICES A in the remainder of this section uses the recipient, substitute WFRC.

APPENDIX A: During the performance of this contract, for itself, its assignees and successors in interest (hereinafter in referred to as the "contractor") agrees as follows:

1. Compliance with Regulations: The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Nondiscrimination in Federally assisted programs of the U.S. Department of Transportation, Federal Highway Administration (FHWA), Federal Transit Administration (FTA), or Federal Aviation Administration (FAA) as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. Nondiscrimination: The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.
3. Solicitations for Subcontractors, Including Procurements of Materials and Equipment: In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the

contractor's obligations under this contract and the Acts and the Regulations relative to Nondiscrimination on the grounds of race, color, or national origin.

4. Information and Reports: The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA, FTA, or FAA to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the FHWA, FTA, or FAA, as appropriate, and will set forth what efforts it has made to obtain the information.
5. Sanctions for Noncompliance: In the event of a contractor's noncompliance with the Nondiscrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA, FTA, or FAA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. canceling, terminating, or suspending a contract, in whole or in part.
6. Incorporation of Provisions: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the FHWA, FTA, or FAA may direct as a means of enforcing such provisions including sanctions for A non-compliance. Provided that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

27. Disadvantaged Business Enterprise (DBE).

The contractor shall take the following measures to facilitate participation by disadvantaged business enterprises (DBE) in the Project.

- A. The contractor agrees to comply with section 1101(b) of SAFETEA-LU, 23 USC § 101 note, and USDOT regulations, "Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs," 49 CFR Part 26; and
- B. The contractor agrees that it shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any third-party contract, or sub agreement supported with Federal assistance derived from the USDOT or in the administration of its DBE program or the requirements of 49 CFR Part 26. The contractor agrees to take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of all third-party contracts and sub-agreements supported with Federal assistance derived from the USDOT.
- C. If the contractor issues a purchase order or subcontracts any portion of this contract, the contractor agrees to follow the procurement procedures in the UDOT Public Transit Team

Procurement Guide, located on the UDOT Public Transit website; and, FTA Circular 4220.1F, which sets forth the requirements a contractor must adhere to in the solicitation, award and administration of third-party contracts using FTA grant funding.

- D. This CONTRACT is subject to the requirements of Title 49, Code of Federal Regulations, Part 26, Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs. A separate contract goal for DBE participation has not been established for this procurement.
- E. The contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of this DOT-assisted Agreement. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as Department deems appropriate. Each subcontract the contractor signs with a subcontractor must include the assurance in this paragraph (see 49 CFR 26.13(b)).

ATTACHMENT B

Scope of Work and Services

Project Scope

Task 0: Project Management

SUBTASK 0.1: PROJECT KICKOFF, PROJECT MANAGEMENT PLAN & PROJECT MEETINGS

The project team will conduct a virtual meeting with West Valley City and WFRC to discuss project expectations and communication protocols. The feedback from the kickoff meeting will inform the development of a Project Management Plan (PMP) to address expectations for project management, coordination, communications, and the handling of project reviews, including required project reports and updates to the project schedule. We will also discuss the draft work plan scope and schedule and begin the data and information request for our initial technical analysis.

WSP will maintain a detailed schedule which will be updated as the project progresses. WSP will monitor and manage potential risks to the schedule. WSP will regularly monitor the project schedule against actual progress and review the project status during project reviews.

WSP will continue the following activities throughout the project:

- Manage scope, schedule, and budget.
- Establish a communication protocol as well as develop and maintain a Communications Plan.
- Conduct progress meetings with the Project Management Team .
- Conduct internal progress meetings.
- Distribute meeting materials, including agendas, handouts, and summaries.
- Contract management, including monthly billing and progress reports.
- Conduct recurring check-in calls.

SUBTASK 0.2: QUALITY ASSURANCE AND QUALITY MANAGEMENT

The project manager will develop a Quality Management Plan (QMP) to document the quality control protocols for the project. The project manager will execute the QMP by implementing the defined practices for quality assurance and quality control throughout the development of technical planning products both for WSP staff and subcontractor staff. This includes establishing a Writing Style Guide to specify key phrases, grammatical choices (e.g. to Oxford comma or not to Oxford comma), naming conventions, and local/regional nuance in language and narrative.

SUBTASK 0.3: PUBLIC INVOLVEMENT PLAN

WSP will develop and implement a public involvement plan (PIP) for the Station Area Plans. The PIP will identify a stakeholder list, key audiences, schedules, methods, advertising protocols, and Steering Committee members. We will include stakeholders at all levels of the decision-making process by conducting a LEAP (legislative, executive, administrative, and public) analysis. WSP will work with WVC staff to structure and facilitate all engagement efforts unless otherwise indicated.

TASK 0 DELIVERABLES

- Project Kick-Off (virtual) with agenda and summary
- Project Management Plan (PMP) within 30 days of notice to proceed (NTP) date.
- Quality Management Plan (QMP) and Writing Style Guide
- Monthly invoices
- Monthly progress reports
- Project schedule (updated as needed)
- Public Involvement Plan (PIP)
- Virtual monthly meetings with bi-weekly meetings when necessary (up to 14 meetings)

Task 1: Project Discovery (Existing Conditions)

Our project discovery phase will include technical analyses interwoven with initial engagement findings.

SUBTASK 1.1: HOUSING, ECONOMIC DEVELOPMENT, AND DEMOGRAPHICS

Leland Consulting will build on its corridor analysis for WVC's General Plan, and utilize the city's moderate income housing plan, to prepare a housing and real estate market assessment to identify key opportunities for housing, including affordable housing, and commercial (re)development, within the three station areas. The real estate market assessment will include an inventory of existing housing and employment within each station area, as well as profile the key demographic and economic drivers that impact local market conditions. Leland will summarize market outlooks for retail, office, and housing for each station area, with special consideration for hospitality and entertainment in the Decker Lake station area, as well as industrial uses in the Redwood Junction and River Trail station areas. Leland will conclude their findings with the identification of potential development sites based on land ownership, land value, existing use, and parcel size to identify near- and long-term (re)development potential and specific parcels that are likely to (re)develop in 5 years, 6-10 years, or unlikely to (re)develop. This includes an analysis of existing development, entitlements, land use feasibility, environmental limitations, market readiness, development impediments, and other similar conditions.

SUBTASK 1.2: LAND USE AND TRANSPORTATION

WSP will conduct a transportation and land use analysis by mapping existing land uses, building footprints, and entitled development projects and identifying connectivity, access, and safety challenges. Existing ordinances and plans applicable to each station area will also be identified. WSP will conduct a site tour of all three station areas to understand connectivity and access barriers and opportunities. The team will analyze existing and planned transit routes and frequencies as well as ridership to understand transit access to places outside the station area. If desired, WSP can provide a parking assessment to determine if station parking areas provide the highest and best use for the City or if redevelopment opportunities for other land uses exist.

SUBTASK 1.3: STATION AREA FORM & COMMUNITY NEEDS

MHTN will provide an analysis depicting urban form at each of the three station areas by analyzing the physical and locational constraints and opportunities in the built environment and streetscapes. Additionally, legal and regulatory frameworks will be analyzed to identify potential unmet community needs, looking for opportunities to better leverage existing assets to overcome weaknesses and fill gaps in community services in the public realm including recreation, play, and gathering spaces.

As part of this task, MHTN will review calls for both local and UTA transit police service data within each station area for the last two calendar years and identify trends and issues.

SUBTASK 1.4: PRIOR PLAN REVIEW

We will review up to 6 existing plans to ensure we are building our work upon the foundation established by other guiding documents and to find themes between recent efforts. The previous plan review will be presented as a matrix.

SUBTASK 1.5: CHALLENGES AND OPPORTUNITIES SNAPSHOT

The final, public-facing deliverable will be packaged as a "Challenges and Opportunities Snapshot," a highly visual report that integrates engagement findings with technical data (see Subtasks 2.1 and 2.2). We anticipate the report being approximately 25 pages/slides and containing diagrams, maps, infographics, and narrative. As with all work products in this scope of work, the report will capture findings of all three station areas separately within one document. The snapshot can also serve as presentation material to be shared with the project Steering Committee or other groups as appropriate.

TASK 1 DELIVERABLES

- Previous plan matrix (draft provided in word and final as pdf)
- Challenges and Opportunities Snapshot draft with one round of revisions (formatted in InDesign, provided as pdf)
- Challenges and Opportunities Snapshot final (formatted in InDesign, provided as pdf)

TASK 2: Community Engagement

DISCOVERY PHASE

2.1: STAKEHOLDER INTERVIEWS

Our team will hold a series of virtual interviews with West Valley City Department staff leads as part of the Discovery Phase of the plan. We will provide a draft set of questions for Project Team to review before the interviews and summarize findings as key themes. Meeting records of each interview will also be provided.

- WSP will meet with WVC and SSL Department leaders including Economic Development, Parks and Recreation, Neighborhood Services, and Planning and Zoning to comprehensively evaluate opportunities for the future. We will identify station connectivity and access improvements by collaborating with UTA, UDOT, WFRC, and WVC Public Works.
- Leland Consulting Group and MHTN will conduct up to eight (8) one-on-one virtual interviews or small group meetings with developers, property owners, business owners, and/or members of the “development community” that have had a recent interest and work in WVC to understand current market appetite, opportunities and constraints.

Coordination will occur early in the process and will be used to generate the Opportunities & Challenges Snapshot and help determine members to include on the Steering Committee.

SUBTASK 2.2: TARGETED TRANSIT USER AND RESIDENT OUTREACH

To target users of the three stations and deepen our understanding of area needs and opportunities, we will conduct one full day of transect surveying where WSP will seek input from riders during their public transit travel.

To supplement this outreach, Social Pinpoint, an online interactive mapping and survey platform will be created. Users will be able to identify challenges, barriers, opportunities, etc. using maps of the project area. Use of the tool will be advertised through a mix of media and in-person tactics by partnering with local non-profits and businesses and advertising throughout the station area and in apartment buildings, community spaces, grocery stores, etc. The Social Pinpoint Project Page will be used throughout the duration of the project to share updates and project materials with the community. WVC staff will support advertising the project website through the City newsletter, social media, and email notifications to gain initial traction of people visiting the site for updates and survey.

Feedback will be used to generate the Challenges & Opportunities Snapshot.

SUBTASK 2.3: STEERING COMMITTEE

WSP will support the client in forming a list of 6-10 members to serve on a Project Steering Committee. It is anticipated that some members will be identified through the Stakeholder Interview Process. Once formed, the team will facilitate three roundtable meetings with key project stakeholders.

These meetings will occur at project milestones:

1. Review of Challenges & Opportunities Snapshot (virtual work session led by WSP) and development of Station Area Vision statements,
2. Formulation of Station Visions (anticipated as an engaging, interactive in-person design charette led by MHTN), and
3. Vetting the Station Area Plans (work session led by WSP).

SOLUTIONS PHASE

SUBTASK 2.4: COMMUNITY WORKSHOPS

Once the station area plans have been drafted, we will hold two community workshops for stakeholders, residents, and businesses of the station area(s) boundaries to provide final feedback on the plans. One workshop will be held for the River Trail Station and one workshop will be held for the Decker Lake and Redwood Junction Stations. The workshops will be held on two separate days in the afternoon and/or evening. The workshops will be held in a venue with close proximity to the station areas. They will be held open house style so attendees can attend when convenient for their schedule. The team will provide workshop materials, including agendas, exhibits, summaries, and advertisement materials. WVC staff will lead in noticing and advertising the meetings. It is assumed that WVC will print all materials.

SUBTASK 2.5 PLANNING COMMISSION & CITY COUNCIL ENGAGEMENT:

The project team will meet with the Planning Commission and City Council a total of three times throughout the project (virtual and in-person, as determined by schedule and logistics). By communicating about the project throughout the planning process, the team will ensure that leadership goals are effectively established and integrated to facilitate a more seamless approval process in which elected officials feel engaged to build consensus.

The team will provide presentation materials and speaking notes for each presentation.

TASK 2 DELIVERABLES

- Stakeholder interview facilitation, key theme summary, and meeting records (word document).
- Local business interview facilitation, key theme summary, and meeting notes (word document).
- Steering Committee agendas, presentation materials, interactive workshop materials, and summaries for up to three meetings (word document).
- Community Workshop agendas, exhibits, summaries, and advertisement materials. WVC to print hard copies of materials and lead and coordinate meeting advertisements.
- Attendance at up to three Planning Commission or City Council meetings, including materials, and speaking notes.

Task 3: Creating the Station Area Framework

Building upon the Challenges & Opportunities Snapshot and Steering Committee Meeting 1, the Station Area framework will be established.

SUBTASK 3.1: STATION AREA VISION STATEMENTS

The Station Area Vision statements (1 per station area) will underpin and guide the station area plan development process. They will be created during Steering Committee Meeting 1 (led by WSP) after reviewing the Challenges and Opportunities Snapshot.

SUBTASK 3.2: STATION AREA OBJECTIVES

WSP will draft Station Area Objectives for land use, transportation, open space, and development of land for each of the stations, also following the Challenges and Opportunities Snapshot. The objectives will be provided in matrix format so that staff can link and track other planning initiatives, goals, projects, etc. to them over time. It is expected that the objectives will inform the alternative development process and will continue to iterate throughout the station area planning process.

SUB TASK 3.3 STATION AREA BASE MAPS

WSP and MHTN will create Station Area Base Maps. These will be provided for Steering Committee 2 and will guide the alternative development process. The maps will identify opportunity parcels that are most appropriate for intensification and redevelopment as well as those which represent areas of stability that should be excluded from the planning effort. The team will provide written justification for excluding any parcels for consideration.

TASK 3 DELIVERABLES:

- Draft and final Vision Statement with up to two rounds of revisions (word and pdf)
- Working draft of Station Area Objectives Matrix (word or excel)
- Station Area Base Maps with two rounds of revisions (pdf)

Task 4: Station Area Alternatives

The Station Area Alternatives will be developed charrette style in collaboration with the Steering Committee (Meeting 2).

SUBTASK 4.1: STATION AREA ALTERNATIVES

MHTN will lead Steering Committee Meeting 2 where we will create two bubble diagram concepts and high-level infrastructure strategies per station. Each station area concept will include a future land use map, multimodal connectivity network improvements, transit station area access improvements, and public open space and placemaking enhancements. The team will develop a narrative, identify

transportation infrastructure changes, and estimate jobs and housing metrics of each alternative to illustrate how they address the proposed visions and objectives for each station.

SUBTASK 4.2: STATION AREA PREFERRED ALTERNATIVE

Following Planning Commission and City Council feedback, MHTN will refine the Alternatives as block stacking models to depict in three dimensions the initial list of strategic policies, investments, and research to support development.

SUBTASK 4.3: ADDRESSING RISK

To ground the Alternatives, WSP will lead the task of collectively developing a Risk Registry to identify potential items that might delay, hamper, or derail implementation. This will be used in subsequent steps to develop the matrix of action items and public and private finance strategies.

TASK 4 DELIVERABLES:

- Station Area Alternatives (up to 2 per station) as bubble diagram concepts (pdf)
- Station Area narrative and potential outcomes including jobs and housing metrics (word and pdf)
- Working draft of Risk Registry (word)

Task 5: Preferred Concept and Implementation Plan: Creating the Play Book

The final plan will act as a “Play Book” for WVC. It will be highly visual, graphically compelling, and communicative.

SUBTASK 5.1: PREFERRED CONCEPT

Following feedback from City Council and Planning Commissions, the team, led by MHTN, will develop renderings of the Station Area Preferred Concepts. These will be supported with land use maps which will also identify actions, such as modifying land use regulations or conducting environmental remediation, that are needed within the next five years to make the station visions a reality.

SUBTASK 5.2: IMPLEMENTATION MATRIX

The team, led by WSP, will create an Implementation Matrix that fits into a “Readiness Framework,” identifying short-, medium-, and long-term actions, order of magnitude costs, project champions and supporting partners, and ways to mitigate risk. The matrix will also contain strategies for public financing, public-private partnerships, and state and national funding tools.

SUBTASK 5.3: STATION AREA COMPLIANCE

To ensure the plan meets all requirements of the MPO, WSP will facilitate a courtesy review of the plan by WFRC prior to the plan moving through the approval process with City Council and Planning Commission. The plan will include an explanation of how each station area plan promotes the four objectives (housing, sustainable environmental conditions, access to opportunities, and transportation choices and connections) as required by HB 462.

SUBTASK 5 DELIVERABLES

- Draft and final station area renderings, up to two per station area, with two rounds of revisions (pdf)
- Draft station area maps with two rounds of revisions (pdf)
- Draft implementation matrix with one round of revisions (word and pdf)
- Draft compliance statements with one round of revisions (word and pdf)
- Facilitation of “Courtesy Review” by WFRC
- Final “West Valley City Station Area Plans Playbook” (above deliverables packaged as report, formatted in InDesign, provided as pdf)

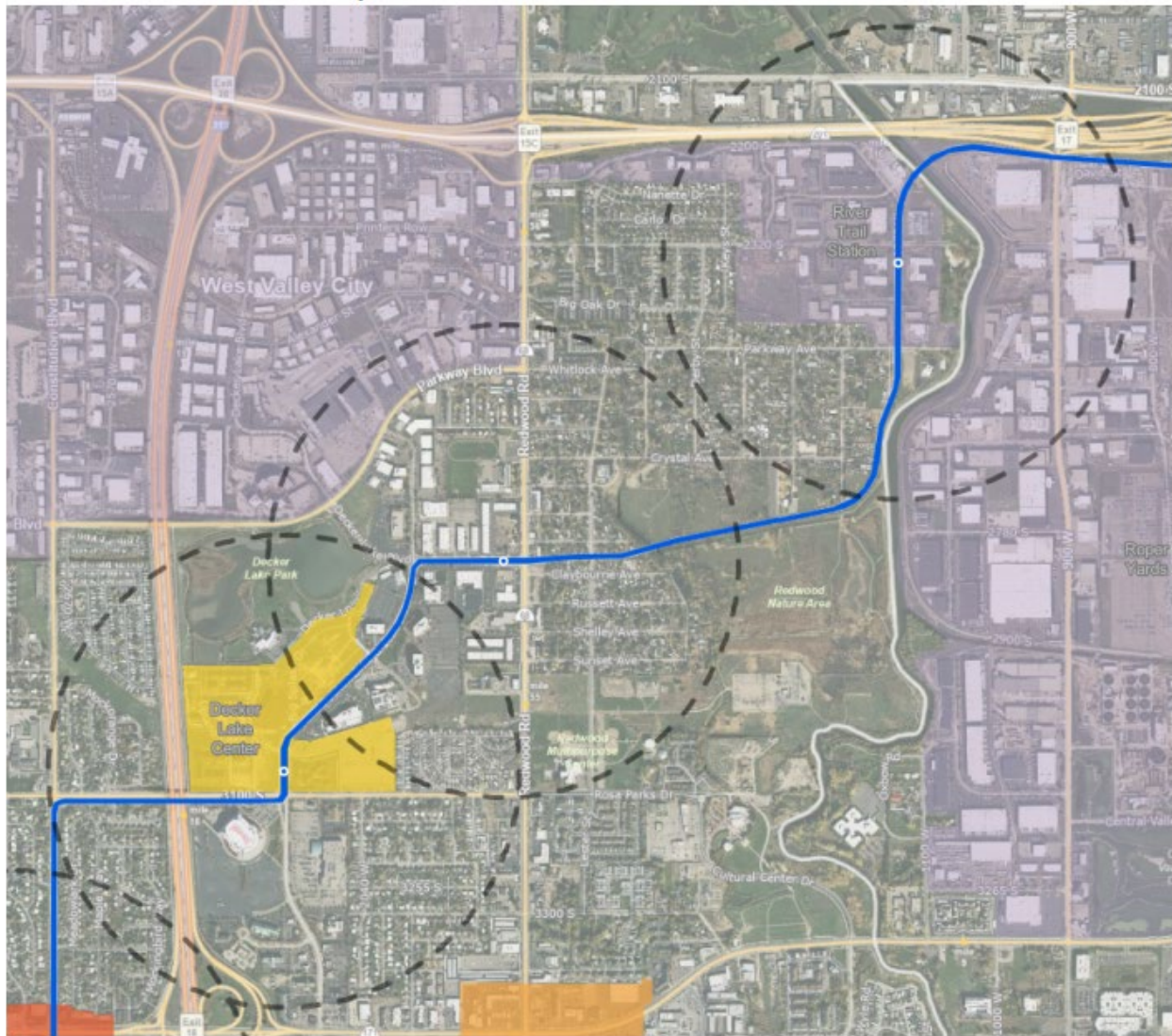
Fee Schedule

Task #	Task Name	WSP	MHTN Architects, Inc.	Leland Consulting Group	Total
0	Project Management & Coordination	\$9360	\$3,000	\$3,000	\$15,360
	Project Management Plan				
	QA/QC Plan				
	Project Team Meetings				
1	Existing Conditions Analysis	\$25,320	\$7,000	\$15,500	\$47,820
	Data Collection & Analysis				
	Opportunities & Trends Report				
	Steering Committee Meeting 1				
	Council/Commission Meeting 1				
2	Community Engagement	\$35,500	\$15,000	\$8,000	\$58,500
	Community Engagement Plan				
	Communications Plan				
	Social Pinpoint & Intercept Surveys				
	Stakeholder & Business Interviews				
	Community Workshop				
	Engagement Summary				
3	Creating the Station Area Framework	\$19,720	\$5,000	\$2,000	\$26,720
	Station Area Visions				
	Station Area Objectives				
	Station Area Base Maps				
4	Station Area Alternatives	\$14,640	\$20,000	\$5,000	\$39,640
	Steering Committee Meeting 2				
	Station Area Alternatives				
	Addressing Risk				
	Council/Commission Meeting 2				
5	Preferred Concept and Implementation Plan: Creating the Play Book	\$19,760	\$25,000	\$12,000	\$56,760
	Station Area Preferred Alternative				
	Implementation Matrix				
	Statement of Compliance				
	Steering Committee Meeting 3				
	Council/Commission Meeting 3				
	Direct Expenses – flight, hotel	\$700		\$4,500	\$5,200
Total		\$125,000	\$75,000	\$50,000	\$250,000

Project Schedule

	2024								2025
Task Name	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan
Task 0: Project Management									
Task 1: Existing Conditions									
Task 2: Community Engagement	Department Interviews		Steering Committee Meeting 1	City Council & Planning Commission	Steering Committee Meeting 2		Community Workshops	Steering Committee Meeting 3	City Council & Planning Commission
	Business & Developer Outreach								
	Intercept Surveys								
	Social Pinpoint / Website								
	City Council & Planning Commission								
Task 3: Creating the Station Area Framework									
Task 4: Station Area Alternatives									
Task 5: Preferred Concept and Implementation Plan: Creating the Play Book									

Project Map



Source: West Valley City RFP

ATTACHMENT C

Budget and Responsibilities

Budget

Fees for the above services are a lump sum of **\$250,000**.

The contributions for the project to the CONSULTANT are as follows, but funds will be distributed through WFRC:

Station Area Plan Technical Assistance: **\$250,000**.

- (1) Completion: All work shall begin within seven (7) days of the notice to proceed and shall be completed by May 31, 2025.
- (2) Project / Contract Period: The project / contract will terminate on August 31, 2025 unless otherwise extended or canceled in accordance with the terms and conditions of this contract. If additional time is required beyond the project completion date, the WASATCH FRONT REGIONAL COUNCIL will prepare a "Contract Modification" at their reasonable discretion that will include remaining schedule and deliverables to completion for approval by the CONSULTANT.
- (3) Should additional services be required beyond this scope, CONSULTANT will provide them on a time and materials basis as approved and funded by the requesting local government. This will all be requested and agreed to outside the scope of this contract.

Responsibilities

- (1) Certification of Insurance: The CONSULTANT must file a current Certification of Insurance to WFRC prior to beginning work.

ATTACHMENT D

Local Government Understanding and Agreement

Local Government Information

Local Government:	<u>Steve Lehman, West Valley City</u>
Contact Address:	<u>3600 South Constitution Boulevard</u>
Contact Email:	<u>West Valley City, UT 84119</u>
	<u>steve.lehman@wvc-ut.gov</u>

The LOCAL GOVERNMENT has reviewed the consultant's qualifications, scope of work, schedule, budget, and deliverables and agrees with such.

Further, the LOCAL GOVERNMENT is committed to working with both the CONSULTANT and the WFRC to make this effort a success.

Further, the LOCAL GOVERNMENT will provide all needed support and assistance as outlined in the scope of work.

Further, the LOCAL GOVERNMENT will provide post-project updates to WFRC regarding project related developments at major milestones or as requested by WFRC.

A LOCAL GOVERNMENT representative, listed above or otherwise modified in writing, will manage the project with support and assistance from WFRC and will provide periodic updates of the project's progress to the LOCAL GOVERNMENT governing body, appointed boards or commissions, and interested LOCAL GOVERNMENT stakeholders.

WFRC will compensate the consultant pursuant to the terms of the Agreement, with review and consultation from the LOCAL GOVERNMENT.

CHOOSE: Finally, it is understood that the governing body of West Valley City will in earnest consider the final products for formal adoption.

Date

Mayor

Approved as to form 5/29/2024

Brandon Hill

RANKED CHOICE VOTING

Municipal Alternate Voting Methods Pilot Project (Ranked Choice Voting)

- **Instant Runoff Voting in Utah Municipalities**

In 2018, the Utah state legislature passed HB 35 that established a pilot program in which cities can use instant runoff voting. It passed 22-0 in the senate, 67-3 in House; 11-1 in interim committee; and 7-0 in Senate Gov't Operations. Gov. Herbert signed it into law in March 2018.

Pilot Project ends in 2026

To participate in the **2025** Ranked Choice Voting Election, the City must pass a resolution and provide written notice to the Lieutenant Governors Office prior to **May 1, 2025.**

Ranked Choice Voting

- Voters can rank as many or as few candidates as they want in order of choice.
- All 1st choice votes are counted, and if no candidate has received a majority in the first round, the candidate with the fewest votes is eliminated and their vote goes to their next choice.
- The process continues until there is a candidate with a majority of the vote cast ($50\% + 1$), who is declared the winner.

<https://vimeo.com/583564066/5110f4f35d>

[\[vimeo.com\]](#)

MUNICIPALITIES THAT PARTICIPATED IN RCV IN 2021

TOTAL: 23

Bluffdale

Cottonwood
Heights

Draper

Elk Ridge

Genola

Goshen

Heber City

Lehi

Magna Metro
Township

Midvale

Millcreek

Moab

Newton

Nibley

Payson (cancelled
their election)

River Heights

Riverton

Salt Lake City

Sandy

South Salt Lake

Springville

Vineyard (2nd election)

Woodland Hills

MUNICIPALITIES THAT PARTICIPATED IN RCV IN 2023

TOTAL: 12

Genola

Heber City

Lehi

Kearns

Magna

Midvale

Millcreek

Payson

Salt Lake City

South Salt Lake

Vineyard

Woodland Hills

FEEDBACK FROM MUNICIPALITIES WHO PARTICIPATED IN 2021 AND IN 2023

Salt Lake City: Positive overall experience

Midvale: Increase in voter registration/turnout, positive overall experience

Heber: Council strongly supportive of the process despite generally negative feedback from the community

Genola: Positive overall experience

Lehi: Voter sentiment favorable overall before and after election in 2021.

Stronger push against in 2023. Chose to have a primary (only municipality to do so) while still participating in RCV

FEEDBACK FROM MUNICIPALITIES WHO PARTICIPATED IN 2021 AND DID NOT PARTICIPATE IN 2023

Bluffdale: Council felt process was confusing, voter confusion, residents complained of gerrymandering

Cottonwood Heights: Unanimously agreed not to participate, majority of Council didn't like process

Nibley: Cache County resistant to facilitate, voter confusion (despite education), RCV results confusing/unclear, many residents did not rank candidates and still only voted for top candidate

Draper and Sandy: Difficulty with recount process, residents overall opposed to process

Springville: Voter confusion, candidates and residents preferred traditional voting process

ELECTION RESULTS SALT LAKE COUNTY RACES

Midvale:

- 3 races
 - District 1- Candidate won at 61% in the first round (no other votes were tabulated)
 - District 2- Unopposed
 - District 3- Candidate won at 54% after two rounds.

Salt Lake City

- 5 races
 - Mayor- Candidate won at 58% first round, no other votes tabulated
 - District 2- no opposition
 - District 4- 3 candidates, 2 rounds
 - District 6- 3 candidates, 2 rounds
 - District 7- 2 candidates so no RCV

Millcreek

- 1 race
 - 3 candidates, first place candidate won in first round

South Salt Lake

- 3 races
 - District 1- 2 candidates so no RCV
 - District 4- 2 candidates so no RCV
 - District 5- 1 candidate

Kearns

- 3 races
 - District 1- 2 candidates so no RCV
 - District 3- 2 candidates so no RCV
 - District 5- 1 candidate

Magna

- Election Canceled/ 3 races unopposed

Salt Lake County: <https://electionresults.utah.gov/results/public/saltlakecountyutah/elections/2023-Nov-General>

ELECTION RESULTS OUTSIDE OF COUNTY

Genola (Utah County):

- 2 At Large Races/ 5 Candidates
 - First Place Candidate won after Round 4
 - Second Place Candidate won after Round 3

Lehi (Utah County)

- 3 At Large Races/ 6 candidates
 - First Place Candidate won after Round 5
 - Second Place Candidate won after Round 4
 - Third Place Candidate won after Round 3
- Note: Lehi held a Primary. They had 16 candidates for 3 at large positions in the primary which was reduced to 6 total candidates for 3 at large seats in the General

Payson (Utah County)

- 3 At Large Races/ 9 Candidates
 - First Place Candidate won after Round 8
 - Second Place Candidate won after Round 7
 - Third Place Candidate won after Round 6

Vineyard (Utah County)

- 2 At Large Races / 7 Candidates
 - First Place Candidate won at 65% after Round 6
 - Second Place Candidate won at 50.9% in first round

Woodland Hills (Utah County)

- 3 At Large Races/ 4 candidates
 - First Place Candidate won at 51.3% in the first round
 - Second Place Candidate won at 50.98% in the first round
 - Third Place Candidate won at 60.26% in the first round

Heber City (Wasach County)

- 3 At Large Races/ 11 candidates
 - First Place Candidate won at 58% after 10 rounds
 - Second Place Candidate won at 58% after 10 rounds
 - Third Place Candidate won at 56% after 8 rounds

Utah County- <https://www.utahcounty.gov/dept/clerk/elections/2023RankedResults.html>

Heber City- <https://www.heberut.gov/183/Election-Information>

May 29, 2024

MEMORANDUM

TO: CITY COUNCIL

FROM: IFO PILI, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

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

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

June 2024

June 5, 2024 <i>Wednesday</i>	2024 Health Fair, 10 AM – 12 PM; West Valley City Hall, 3600 Constitution Blvd
June 5, 2024 <i>Wednesday</i>	Red Hot Chili Peppers: Unlimited Love Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 6, 2024 <i>Thursday</i>	VIP Preview Performance of The Lightning Thief, 6:30 PM, WVPAC, 3333 Decker Lake Dr
June 6, 2024 <i>Thursday</i>	Sarah McLachlan - Fumbling Towards Ecstasy 30 th Anniversary Tour, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 7, 2024 <i>Friday</i>	“The Lightning Thief” Opens, 7:30 PM; West Valley Performing Arts Center, 3333 S Decker Lake Dr
June 7, 2024 <i>Friday</i>	Brit Floyd, 8 PM; Maverik Center, 3200 S Decker Lake Dr

June 8, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
June 12, 2024 <i>Wednesday</i>	West Side Wednesday (WVC Residents Receive 50 % off “The Lighting Thief” Tickets), 7:30 PM; West Valley Performing Arts Center, 3333 S Decker Lake Dr
June 13-16, 2024 <i>Thursday - Sunday</i>	WestFest
June 13, 2024 <i>Thursday</i>	Crossing Guard Appreciation & Awards Banquet, 5:30 PM Social Hour/6 PM Dinner; UCCC, 1355 W 3100 S
June 13, 2024 <i>Thursday</i>	Caifanes & Café Tacvba Live, 8 PM; Maverik Center, 3200 Decker Lake Dr
June 14, 2024 <i>Friday</i>	Janet Jackson, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 15, 2024 <i>Saturday</i>	WestFest City to Centennial Fun Run, 9:30 AM; The Race will start at City Park and follow the parade route and end at the Centennial Park East entrance.
June 15, 2024 <i>Saturday</i>	WestFest Parade, 10 AM; Parade will begin at City Park, 4552 West 3500 South and travel northbound on 4400 West. It will turn westbound on 3100 South and continue to Centennial Park, 5405 West 3100 South
June 17, 2024 <i>Monday</i>	Chill with the Chief, 6 PM; Country Meadows Park, 4175 W 3980 S
June 19, 2024 <i>Wednesday</i>	Juneteenth/City Offices Closed
June 19, 2024 <i>Wednesday</i>	Juneteenth Celebration, 6-8 PM: UCCC, 1355 W 3100 S
June 19, 2024 <i>Wednesday</i>	West Valley Wednesday: Weed Out Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
June 20, 2024 <i>Thursday</i>	Cops and Cleats: Soccer Camp, 8:30 – 11:30 AM; Centennial Park, 5405 W 3100 S

June 20, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
June 20, 2024 <i>Thursday</i>	Cage The Elephant, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 22, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
June 24, 2024 <i>Monday</i>	Chill with the Chief, 6 PM; Grasmere Park, 3876 Grasmere Lane
June 25, 2024 <i>Tuesday</i>	Regular Primary Election, 7 AM to 8 PM; West Valley City Hall Lobby, 3600 S Constitution Blvd.
June 25, 2024 <i>Tuesday</i>	Third Eye Blind and Yellowcard, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 26, 2024 <i>Wednesday</i>	Styx & Foreigner with John Waite, 6:45 PM; Utah First Credit Union Amphitheatre,
June 27, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
June 29, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
June 29, 2024 <i>Saturday</i>	New Kids On The Block with Paula Abdul & DJ Jazzy Jeff, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 30, 2024 <i>Sunday</i>	Theo Von, 7 PM; Maverik Center, 3200 Decker Lake Dr

July 2024

July 4, 2024 <i>Thursday</i>	Independence Day/City Offices Closed
July 4, 2024	West Valley City Farmers Market, 5-9 PM; Centennial

<i>Thursday</i>	Park, 5415 W 3100 S
July 9, 2024 <i>Tuesday</i>	UNP Partners in the Park, 6-8 PM; Parkway Park, 3405 W Parkway Boulevard
July 9, 2024 <i>Tuesday</i>	Noah Kahan: We'll All Be Here Forever Tour, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 11, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
July 11, 2024 <i>Thursday</i>	Hootie & the Blowfish – Summer Camp with Trucks Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 13, 2024 <i>Saturday</i>	Cops and Cleats: Football Camp, 8:30 - 11:30 AM; Hunter High School, 4200 S 5600 W
July 15, 2024 <i>Monday</i>	Chill with the Chief, 6 PM; Falcon Crest, 4055 S 7060 W
July 15, 2024 <i>Monday</i>	Lindsey Stirling, 7 PM; Maverik Center, 3200 Decker Lake Dr
July 17, 2024 <i>Wednesday</i>	West Valley Wednesday: Watch Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
July 18, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
July 18, 2024 <i>Thursday</i>	Barbie The Movie: In Concert, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 20, 2024 <i>Saturday</i>	Niall Horan: "The Show" Live on Tour 2024, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 21, 2024 <i>Sunday</i>	A Day To Remember - The Least Anticipated Album Tour, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

July 24, 2024 <i>Wednesday</i>	Pioneer Day Holiday/City Offices Closed
July 25, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
July 29, 2024 <i>Monday</i>	Chill with the Chief, 6 PM; Hillsdale Park, 3205 S 3200 W
July 29, 2024 <i>Monday</i>	Neil Young, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 30, 2024 <i>Tuesday</i>	Thirty Seconds To Mars – Seasons World Tour, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 31, 2024 <i>Wednesday</i>	Bush, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 2024

August 1, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 1, 2024 <i>Thursday</i>	Alanis Morissette – The Triple Moon Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 1, 2024 <i>Thursday</i>	Los Temerarios, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 2, 2024 <i>Friday</i>	Los Temerarios, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 3, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
August 3, 2024 <i>Saturday</i>	National Night Out Block Parties, Times Vary; Locations Vary
August 3, 2024	MyHometown West Granger CRC Fall Event, TBD;

<i>Saturday</i>	3305 South Scottsdale Drive
August 3, 2024 <i>Saturday</i>	Sam Hunt, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 4, 2024 <i>Sunday</i>	Los Temerarios, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 6, 2024 <i>Tuesday</i>	National Night Out Block Parties, Times Vary; Locations Vary
August 8, 2024 <i>Thursday</i>	Cops and Cleats: Basketball Camp, 8:30 – 11:30 AM; WVCFFC, 5415 W 3100 S
August 8, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 10, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
August 10, 2024 <i>Saturday</i>	Hot Wheels Monster Truck Live Glow Party, 12:30 PM & 7:30 PM; Maverik Center, 3200 Decker Lake Dr
August 11, 2024 <i>Sunday</i>	Hot Wheels Monster Truck Live Glow Party, 2:30 PM; Maverik Center, 3200 Decker Lake Dr
August 12, 2024 <i>Monday</i>	Chill with the Chief, 6 PM; Grand Vistas Park, 4534 S 6000 West
August 15, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 15, 2024 <i>Thursday</i>	Dirty Heads & Slightly Stoopid w/ Common Kings, The Elovaters, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 16, 2024 <i>Friday</i>	National Night Out Block Parties, Times Vary; Locations Vary
August 16, 2024	Jhene Aiko, 7 PM; Maverik Center, 3200 Decker Lake Dr

Friday

August 17, 2024
Saturday

MyHometown North East Granger Day of Service, 8-12;
Locations Vary

August 17, 2024
Saturday

Megadeth, 6:30 PM; Maverik Center, 3200 Decker Lake
Dr

August 18, 2024
Sunday

Loserville 2024, 6:30 PM; Utah First Credit Union
Amphitheatre, 5150 Upper Ridge Rd

August 19, 2024
Monday

National Night Out Senior Safety Fair, 9-11 AM;
Family Fitness Center, 5415 West 3100 South

August 19, 2024
Monday

National Night Out Family Safety Fair, 4:30-6:30 PM;
Family Fitness Center, 5415 West 3100 South

August 20, 2024
Tuesday

Tyler Childers – Mule Pull '24 Tour, 7:30 PM; Utah First
Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 21, 2024
Wednesday

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

August 22, 2024
Thursday

West Valley City Farmers Market, 5-9 PM; Centennial
Park, 5415 W 3100 S

August 24, 2024
Saturday

MyHometown North East Granger CRC Fall Event, TBD;
2835 South 2855 West

August 24, 2024
Saturday

Blue October / Switchfoot / Matt Nathanson, 6:30 PM,
Utah First Credit Union Amphitheatre, 5150 Upper Ridge
Rd

August 26, 2024
Monday

National Night Out Block Parties, Times Vary;
Locations Vary

August 28, 2024
Wednesday

SummerFest (NNO), 5-8 PM; Fairbourne Station
Promenade, 2905 West Lehman Avenue

August 29, 2024
Thursday

West Valley City Farmers Market, 5-9 PM; Centennial
Park, 5415 W 3100 S

August 30, 2024 <i>Friday</i>	The Doobie Brothers 2024 – Presented by 103.5 The Arrow, 7 PM; Utah First Credit Union Amphitheatre - 5150 Upper Ridge Road, 5150 Upper Ridge Rd
August 31, 2024 <i>Saturday</i>	Gloria Trevi, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 31, 2024 <i>Saturday</i>	Hozier – Unreal Unearth Tour 2024, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

September 2024

September 2, 2024 <i>Monday</i>	Labor Day/City Offices Closed
September 5, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 5, 2024 <i>Thursday</i>	Human Musical Group Sensations GLASS ANIMALS: TOUR OF EARTH, 7:45 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 6, 2024 <i>Friday</i>	Creed – Summer of '99 Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 7, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
September 7, 2024 <i>Saturday</i>	MyHometown Central Granger CRC Fall Event, TBD; 2850 West 3835 South
September 7, 2024 <i>Saturday</i>	Jason Aldean: Highway Desperado Tour 2024, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 12, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 13, 2024 <i>Friday</i>	Lainey Wilson: Country's Cool Again Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

September 13, 2024 <i>Friday</i>	Grupo Frontera, 8 PM; Maverik Center, 3200 Decker Lake Dr
September 14, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
September 18, 2024 <i>Wednesday</i>	West Valley Wednesday: Weed Out Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
September 19, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 20, 2024 <i>Friday</i>	Dan + Shay, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 20, 2024 <i>Friday</i>	Heart, 8 PM; Maverik Center, 3200 Decker Lake Dr
September 21, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
September 21, 2024 <i>Saturday</i>	Los Tigres del Norte, 8:30 PM; Maverik Center, 3200 Decker Lake Dr
September 23, 2024 <i>Monday</i>	Gold Over America Tour Starring Simone Biles, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
September 25, 2024 <i>Wednesday</i>	Pitbull, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 26, 2024 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 26, 2024 <i>Thursday</i>	ZZ Top & Lynyrd Skynyrd, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

October 2024

October 3, 2024	West Valley City Farmers Market, 5-9 PM; Centennial
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<i>Thursday</i>	Park, 5415 W 3100 S
October 5, 2024 <i>Saturday</i>	Breaking Benjamin & Staind with Special Guest Daughtry, 5:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 11, 2024 <i>Friday</i>	Imagine Dragons, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 12, 2024 <i>Saturday</i>	MyHometown Central Granger Day of Service, 8-12; Locations Vary
October 12, 2024 <i>Saturday</i>	Imagine Dragons, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 16, 2024 <i>Wednesday</i>	West Valley Wednesday: Watch Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
October 17, 2024 <i>Thursday</i>	Zach Williams Feat. Cain, Matt Maher, and Ben Fuller, 7 PM; Maverik Center, 3200 Decker Lake Dr
October 18, 2024 <i>Friday</i>	Gabriel Iglesias, 8 PM; Maverik Center, 3200 Decker Lake Dr
October 19, 2024 <i>Saturday</i>	MyHometown West Granger Day of Service, 8-12; Locations Vary
October 19, 2024 <i>Saturday</i>	MyHometown North East Granger Day of Service, 8-12; Locations Vary
October 19, 2024 <i>Saturday</i>	FallFest, 12-2 PM; Roots Charter High School Garden, 1301 Cesar Chavez Drive (2320 S)

November 2024

November 5, 2024 <i>Tuesday</i>	Regular General Election, 7 AM to 8 PM; West Valley City Hall Lobby, 3600 S Constitution Blvd
November 11, 2024 <i>Monday</i>	Veteran's Day/City Offices Closed

November 15, 2024 <i>Friday</i>	Winter Market, 2 – 8 PM; WVCFFC, 5415 W 3100 S
November 16, 2024 <i>Saturday</i>	Winter Market 10 AM – 6 PM; WVCFFC, 5415 W 3100 S
November 20, 2024 <i>Wednesday</i>	West Valley Wednesday: Wellness Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
November 23, 2024 <i>Saturday</i>	City Hall Lobby Decorating, 8-Noon; West Valley City Hall, 3600 South Constitution Blvd
November 23, 2024 <i>Saturday</i>	Survivor's of Suicide Loss, 2-4 PM; West Valley City Hall, 3600 South Constitution Blvd
November 23, 2024 <i>Saturday</i>	MyHometown Youth Council Friendsgiving, TBD; Utah Cultural Celebration Center, 1355 W 3100 S
November 28, 2024 <i>Thursday</i>	Thanksgiving/City Offices Closed

December 2024

December 18, 2024 <i>Wednesday</i>	Giving Tree, Wrapping, 8-11 AM; Utah Cultural Celebration Center, 1355 West 3100 South
December 18, 2024 <i>Wednesday</i>	West Valley Wednesday: Weed Out Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
December 19, 2024 <i>Thursday</i>	Giving Tree, Family Event, TBD; Utah Cultural Celebration Center, 1355 West 3100 South
December 25, 2023 <i>Wednesday</i>	Christmas Day/City Offices Closed