The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, July 23, 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. July 16, 2024

4. Review Agenda for Regular Meeting of July 23, 2024

   A. Regular Meeting Agenda

5. Public Hearings Scheduled for August 13, 2024

   A. Accept Public Input Regarding the Budget of West Valley City for the Fiscal Year 2024-2025

      Action: Consider Resolution 24-123, Adopt a Final Budget; Make Appropriations for the Support of West Valley City for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025; and Determine the Rate of Tax and Levying Taxes Upon All Real and Personal Property Within West Valley City, Utah, Taxable By Law for the Year 2024

- 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.

6. Public Hearings Scheduled For August 20, 2024

A. Accept Public Input Regarding Application GPZ-3-2024, Filed by Home By C.W. Urban, Requesting a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) and a General Plan Change from Large Lot Residential to Small Lot Residential for Property Located at 5990 West 3500 South on 3.08 Acres

Action: Consider Ordinance 24-32, Amend the General Plan to Show a Change of Land Use from Large Lot Residential to Small Lot Residential for Property Located at 5990 West 3500 South

Action: Consider Ordinance 24-33, Amend the Zoning Map to Show a Change of Zone for Property Located at 5990 West 3500 South from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet)

Action: Consider Resolution 24-124, Authorize the City to Enter Into a Development Agreement with CW Urban, LLC for Approximately 3.08 Acres of Property Located at Approximately 5990 West 3500 South

7. Communications:

A. Council Calendar

8. New Business:

A. Potential Future Agenda Items

B. Council Reports

9. Motion for Closed Session (if necessary)

10. Adjourn

MINUTES OF COUNCIL STUDY MEETING – JULY 16, 2024
-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JULY 16, 2024 AT 4:32 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
Don Christensen, Councilmember At-Large
Scott Harmon, Councilmember District 2
Jake Fitisemanu, Councilmember District 4 *(electronically)*

ABSENT:

Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
William Whetstone, Councilmember District 3

STAFF PRESENT:

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

APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 9, 2024
The Council considered the Minutes of the Study Meeting held July 9, 2024. There were no changes, corrections or deletions.

DRAFT

Councilmember Harmon moved to approve the Minutes of the Study Meeting held July 9, 2024. Councilmember Christensen seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF JULY 16, 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.

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR JULY 23, 2024

A. **A PROCLAMATION DECLARING AUGUST AS "NEIGHBORHOOD NIGHTS" MONTH AND AUGUST 6, 2024 AS "NATIONAL NIGHT OUT 2024" IN WEST VALLEY CITY**

Councilmember Fitisemanu offered to read a Proclamation Declaring August as "Neighborhood Nights" Month and August 6, 2024 as "National Night Out 2024" in West Valley City at the Regular Council Meeting scheduled July 23, 2024 at 6:30 PM.

PUBLIC HEARINGS SCHEDULED FOR JULY 23, 2024

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-6-2024, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO SECTIONS 11-2-109, 11-4-110, AND 11-5-103 TO REMOVE THE REGULATION EXEMPTION FOR NON-COMMERCIAL BANNER SIGNS, TO PROHIBIT SIGNS CONTAINING CONTENT WHICH IS NOT PROTECTED BY THE U.S. CONSTITUTION OR THE UTAH CONSTITUTION, AND TO MODIFY SEVERAL STANDARDS FOR TEMPORARY ON-PREMISES SIGNS**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 23, 2024, in order for the City Council to hear and consider public comments regarding Application ZT-6-2024, Filed by West Valley City, Requesting a Zone Text Change to Sections 11-2-109, 11-4-110, and 11-5-103 to Remove the Regulation Exemption for Non-Commercial Banner Signs, to Prohibit Signs Containing Content Which is Not Protected by the U.S. Constitution or the Utah Constitution, and to Modify Several Standards for Temporary On-Premises Signs.

Proposed Ordinance 24-30 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-30, AMEND SECTIONS 11-2-109, 11-4-110, AND 11-5-103 TO REMOVE THE REGULATION EXEMPTION FOR NON-

COMMERCIAL BANNER SIGNS, TO PROHIBIT SIGNS CONTAINING CONTENT WHICH IS NOT PROTECTED BY THE U.S. CONSTITUTION OR THE UTAH CONSTITUTION, AND TO MODIFY SEVERAL STANDARDS FOR TEMPORARY ON-PREMISES SIGNS

Steve Pastorik, CED, discussed proposed Ordinance 24-30 that would amend Sections 11-2-109, 11-4-110, and 11-5-103 to Remove the Regulation Exemption for Non-Commercial Banner Signs, to Prohibit Signs Containing Content Which is Not Protected by the U.S. Constitution or the Utah Constitution, and to Modify Several Standards for Temporary On-Premises Signs.

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

> City staff, as directed by the City Council, is proposing an ordinance text change to amend Sections 11-2-109 and 11-4-110 of the sign ordinance to remove the regulation exemption for noncommercial banner signs and to prohibit signs containing content which is not protected by the U.S. Constitution or the Utah Constitution. Staff is also proposing to modify several standards for temporary on-premises signs in Section 11-5-103.
>
> The first change relates to noncommercial banner signs. The current code in Section 11-2-109 exempts noncommercial banner signs from meeting any signage regulations. The proposed change will remove this exemption so that noncommercial banner signs must meet the same sign regulations that commercial banner signs are required to meet. As a point of information, Section 11-1-103 already allows for any noncommercial message to be substituted for a commercial message on any sign type permitted by the code.
>
> The second change adds another item to the list of prohibited signs in 11-4-110. Signage containing content which is not protected by the United State Constitution, or the Utah Constitution will be prohibited. Such content would have to be quite sexually explicit in nature or be something that incites violence or makes specific threats against an individual to not be protected under either constitution.
>
> The first two changes are being proposed at the request of the City Council. The other proposed changes to Section 11-5-103, dealing with temporary on-premises signs, are being suggested by City staff. These changes will remove formatting inconsistencies between different temporary sign types in the code and will also modify several standards for temporary signage.

DRAFT

Councilmember Harmon noted that the top floor of the USANA building on Bangerter has more than 50% signage and asked how this would be impacted. Steve replied that he would look into the specifics of this particular sign. Councilmember Harmon questioned if something like this could be grandfathered in. Steve replied that temporary signs don't require permits so likely could not be grandfathered but noted that he would look into this further. Upon inquiry, Steve clarified the difference between walls signs, banners, and window signs.

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

ORDINANCE 24-31: ENACT SECTION 2-1-114 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ENACT CERTAIN REQUIREMENTS CONCERNING THE CONSENT AGENDA

Nichole Camac, City Recorder, presented proposed Ordinance 24-31 that would enact Section 2-1-114 of the West Valley City Municipal Code to Enact Certain Requirements Concerning the Consent Agenda.

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

> Currently, most items on the City Council's agenda are subject to individual discussion and approval, regardless of their nature. This process can be time-consuming, especially for routine and non-controversial items that do not require extensive debate. Implementing a consent agenda for such items would allow the City Council to focus on more significant and contentious matters, thereby enhancing the overall efficiency of the meetings.

Upon inquiry, Nichole detailed how the process would occur and what motions would need/would not need to be made. Councilmember Harmon suggested that the language noting non-controversial/ non-routine be removed.

The City Council will consider Ordinance 24-31 at the Regular Council Meeting scheduled July 23, 2024 at 6:30 P.M

RESOLUTION 24-120: APPROVE THE PURCHASE OF LAPTOP COMPUTERS AND RELATED EQUIPMENT

Ken Cushing, IT Director, presented proposed Resolution 24-120 that would approve the Purchase of Laptop Computers and Related Equipment.

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

> IT replaces the oldest quarter of Police computers annually. This year, the department proposes purchasing ruggedized laptops for the patrol cars instead of standard models. The ruggedized laptops offer increased durability without a significant price increase over previous purchases. Funds are already allocated in the existing IT budget for this replacement cycle.
>
> Typically, an accidental damage warranty is added to laptop purchases. However, trial use of ruggedized laptops has shown they are durable enough to forgo this additional warranty, even in the demanding environment of patrol vehicles. The quoted price for the ruggedized laptops is comparable to previous non-ruggedized laptop purchases. Keeping computers up to date reduces the downtime for officers, enhances cybersecurity, and improves performance for critical police applications.

Councilmember Christensen noted that there is not much of a cost difference in the ruggedized laptops versus needing warranties for new laptops. Mayor Lang asked if this would replace a quarter of the existing equipment. Ken replied yes.

The City Council will consider Resolution 24-120 at the Regular Council Meeting scheduled July 23, 2024 at 6:30 P.M

RESOLUTION 24-121: APPROVE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY AND PARAMETRIX CONSULT, INC. FOR THE PREPARATION OF A MAJOR STREET PLAN AND IMPACT FEE FACILITIES PLAN

Steve Pastorik, CD Director, presented proposed Resolution 24-121 that would approve a Professional Services Agreement Between the City and Parametrix Consult, Inc. for the Preparation of a Major Street Plan and Impact Fee Facilities Plan.

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

> This resolution authorizes a contract with Parametrix to update the City's Major Street Plan and the City's impact fee facilities plan for roads in order to update the City's road impact fees. Parametrix will inventory the City's current facilities, identify current levels of service and project facility needs to continue those levels of service over the next ten years.
>
> Impact fees are fees charged as part of new development to allow the City to provide facilities that will serve such development. Impact fees allow cities to build

new facilities that are necessary to keep a consistent level of service as new development occurs. Impact fees cannot be used for maintenance of facilities.

The last updates to the City's road impact fees started in July of 2019. Since that time, the cost of improvements has increased substantially, effectively reducing the City's ability to maintain our level of service. Other information used to calculate the road impact fees has changed in recent years. Examples of such data changes include traffic volume increases and new facility construction.

Mayor Lang asked if there are impact fees for street lighting. Steve replied no. Mayor Lang asked if there are impact fees for storm water. Steve replied that stormwater fees are collected for ongoing maintenance and not for new infrastructure.

The City Council will consider Resolution 24-121 at the Regular Council Meeting scheduled July 23, 2024 at 6:30 P.M

RESOLUTION 24-122: APPROVE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY AND LRB PUBLIC FINANCE ADVISORS, INC. FOR THE PREPARATION OF AN IMPACT FEE FACILITIES PLAN AND AN IMPACT FEE ANALYSIS

Steve Pastorik, CD Director, presented proposed Resolution 24-122 that would approve a Professional Services Agreement Between the City and LRB Public Finance Advisors, Inc. for the Preparation of an Impact Fee Facilities Plan and an Impact Fee Analysis.

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

This resolution authorizes a contract with LRB Public Finance Advisors to update the City's impact fee facilities plans and impact fee analyses in order to update the City's storm water, fire, parks, police, and road impact fees. LRB Public Finance Advisors will inventory the City's current facilities, identify current levels of service and project facility needs to continue those levels of service over the next ten years.

Impact fees are fees charged as part of new development to allow the City to provide facilities that will serve such development. Impact fees allow cities to build new facilities that are necessary to keep a consistent level of service as new development occurs. Impact fees cannot be used for maintenance of facilities.

The last updates to the City's storm water, fire, park, police, and road impact fees started in July of 2019. Since that time, the cost of improvements has increased substantially, effectively reducing the City's ability to maintain our levels of

service. Other information used to calculate the impact fees has changed in recent years. Examples of such data changes include an increase in population and new facility construction.

The City Council will consider Resolution 24-122 at the Regular Council Meeting scheduled July 23, 2024 at 6:30 P.M

COMMUNICATIONS

A. COUNCIL REQUESTED FOLLOW UP

Tattoo Establishments

Councilmember Fitisemanu stated that he would not be opposed to expanding the use to other zones. Mayor Lang agreed that she doesn't see a concern to allowing tattoo establishments in the C-2 zone. After a brief discussion, the Council agreed to discuss this further when more Councilmembers are in attendance.

Electric Bicycles and Trails

Mayor Lang asked if the Mountain View Corridor Trail would be regulated by the City. Dan replied yes. Mayor Lang asked about the Jordan River Trail. Dan replied that this would likely be Salt Lake County. After discussion, Councilmember Fitisemanu noted that the complaint he received was one of the motorized vehicles that are not allowed and noted that he believes the citizen would be satisfied at knowing who they could call to complain about enforcement.

B. 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 Christensen stated that the Council received a copy of a petition regarding lifestyle policing and would like to discuss further.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- BLOCK PARTY FOR THEATER AND CHILL WITH CHIEF

Councilmember Christensen stated that he attended the block party of the West Valley Performing Arts as well as Chill with the Chief, both of which were great events.

MAYOR LANG- ST. PETER AND PAUL CHURCH EVENT
Mayor Lang stated that she attended an event at St. Peter and Paul Catholic Church.

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY JULY16, 2024 WAS ADJOURNED AT 5:14 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, July 16, 2024.

_____
Nichole Camac, CMC
City Recorder

DRAFT

The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, July 23, 2024, at 6:30 PM, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

A G E N D A

1. Call to Order

2. Roll Call

3. Opening Ceremony: Councilmember Scott Harmon

4. Special Recognitions

5. Approval of Minutes:

   A. July 16, 2024

6. Awards, Ceremonies and Proclamations:

   A. A Proclamation Declaring August as "Neighborhood Nights" Month and August 6, 2024 as "National Night Out 2024" in West Valley City

7. Public Comment Period:

- 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 comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to three minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate with the Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond within the 30-minute period. Speakers shall refrain from personal attacks against fellow citizens, city staff, or members of the City Council.)

8. Public Hearings:

   A. Accept Public Input Regarding Application ZT-6-2024, Filed by West Valley City, Requesting a Zone Text Change to Sections 11-2-109, 11-4-110, and 11-5-103 to Remove the Regulation Exemption for Non-Commercial Banner Signs, to Prohibit Signs Containing Content Which is Not Protected by the U.S. Constitution or the Utah Constitution, and to Modify Several Standards for Temporary On-Premises Signs

      Action: Consider Ordinance 24-30, Amend Sections 11-2-109, 11-4-110, and 11-5-103 to Remove the Regulation Exemption for Non-Commercial Banner Signs, to Prohibit Signs Containing Content Which is Not Protected by the U.S. Constitution or the Utah Constitution, and to Modify Several Standards for Temporary On-Premises Signs

9. Ordinances:

   A. 24-31: Enact Section 2-1-114 of the West Valley City Municipal Code to Enact Certain Requirements Concerning the Consent Agenda

10. Resolutions:

   A. 24-120: Approve the Purchase of Laptop Computers and Related Equipment

   B. 24-121: Approve a Professional Services Agreement Between the City and Parametrix Consult, Inc. for the Preparation of a Major Street Plan and Impact Fee Facilities Plan

C. 24-122: Approve a Professional Services Agreement Between the City and LRB Public Finance Advisors, Inc. for the Preparation of an Impact Fee Facilities Plan and an Impact Fee Analysis

11. Motion for Closed Session (if necessary)

12. Adjourn

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

ISSUE:

A Resolution adopting a final budget for West Valley City for the Fiscal Year commencing July 1, 2024, and ending June 30, 2025.

SYNOPSIS:

This resolution adopts the final budget for West Valley City for the 2024-2025 fiscal year and sets a date for public comment at a hearing to be held on August 13, 2024.

BACKGROUND:

West Valley City will adopt a final budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment before the final adoption of this tentative budget for FY 2024-2025.

RECOMMENDATION:

City staff recommends approval of the resolution.

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION ADOPTING A FINAL BUDGET; MAKING APPROPRIATIONS FOR THE SUPPORT OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025; AND DETERMINING THE RATE OF TAX AND LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN WEST VALLEY CITY, UTAH, TAXABLE BY LAW FOR THE YEAR 2024.

WHEREAS, the City Manager of West Valley City, as required by law, has submitted to the West Valley City Council a proposed budget (herein the "Tentative Budget") for the fiscal year commencing July 1, 2024 and ending June 30, 2025; and

WHEREAS, the City Council carefully reviewed, considered, revised and adopted the Tentative Budget; and

WHEREAS, pursuant to law, a copy of the Tentative Budget was placed on record in the City Recorder's Office at the address indicated below for inspection by the general public during regular office hours; and

WHEREAS, pursuant to law, a public hearing to receive comment and consider adoption of the final budget (herein the "Budget") was held on August 13, 2024, at 6:30 p.m., both electronically and in the City Council Chambers located at 3600 Constitution Boulevard, West Valley City, Utah; and

WHEREAS, the date, time and place of the hearing, the right of citizens to be heard, the summary of the Tentative Budget, and the location of the City Recorder's Office and availability of the Tentative Budget for public inspection, were publicized as required by law; and

WHEREAS, citizens in physical or electronic attendance at the public hearing were permitted to provide written or oral comment for or against the Tentative Budget, which also included Community Development Block Grant funds and other State and federal grants; and

WHEREAS, pursuant to law, the City has published the necessary notice and held the public hearings required prior to adopting the proposed property tax rate and setting the property tax levy; and

WHEREAS, it is the intent and desire of West Valley City to comply with all applicable State and local laws regarding the adoption of the Budget, the adoption of the property tax rate and the levy of property taxes; and

WHEREAS, the City Council of West Valley City, Utah, hereby determines that it is in the best interests of the citizens of West Valley City to adopt the Budget for West Valley City, and determine the rate of tax and levy taxes upon all real and personal property within West Valley City.

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

Section 1. Budget Adoption.

1. The amounts shown in Exhibit "A," which is attached hereto and incorporated herein by reference, are hereby appropriated for the corporate purposes and objects of West Valley City for the fiscal year commencing July 1, 2024 and ending June 30, 2025, and are hereby adopted as the Budget of West Valley City for the fiscal year 2024-2025.

2. Pursuant to law, a copy of the Budget for each fund within the Budget shall be certified by the Budget Officer and shall be filed with the State Auditor within 30 days after adoption of the Budget.

3. Pursuant to law, a certified copy of the Budget shall be filed in the office of the City Recorder and shall be available for public inspection during regular business hours.

Section 2. Tax Rate and Levy.

1. For the purpose of defraying the necessary and proper expenses of West Valley City, and for maintaining the government thereof, it is hereby determined that the rate of the general West Valley City property tax to be levied against all real and personal property within West Valley City taxable by law for the year 2024 is hereby set at .002586.

2. There is hereby levied upon all real and personal property within West Valley City taxable by law in the year 2024, for the fiscal year of West Valley City ending June 30, 2025, the tax rate as set forth above, on the taxable value of said property, to provide revenue for the West Valley City General Fund and for general City purposes.

3. As required by law, the rate set forth above and levied, along with all statements and information required by law, shall be reported to the Salt Lake County Auditor, the Utah State Auditor and to the Utah State Tax Commission.

Section 3. Further Action. In addition to the foregoing, the City Manager is hereby directed to implement any other necessary actions pertinent to the adoption of the Budget, the establishment of a tax rate, and the levy of property taxes. Such actions may include, but are not necessarily limited to, notification, reporting, and publishing as required by and consistent with applicable law.

PASSED AND APPROVED this _____day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY GENERAL FUND - FUND 10
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
PROPERTY TAX:						
Current Year	29,450,334	30,112,956	34,675,837	34,452,170	34,661,628	0.61%
Prior Year	576,450	365,470	667,307	466,493	466,493	0.00%
Street Lights	441,375	0	0	0	0	0.00%
Total Property Tax	**30,468,159**	**30,478,426**	**35,343,144**	**34,918,663**	**35,128,121**	**0.6%**
SALES TAX:						
General Sales Tax	32,945,443	38,259,603	39,744,699	39,077,322	41,278,944	5.6%
Transportation Sales Tax	3,450,416	3,472,267	3,615,392	3,315,085	3,300,000	-0.5%
Total Sales Tax	**36,395,859**	**41,731,870**	**43,360,091**	**42,392,407**	**44,578,944**	**5.2%**
UTILITY TAX:						
Cable TV/Bch Adv	710,540	710,121	658,624	691,280	592,584	-14.3%
Telecommunications	695,315	607,757	611,918	505,529	552,979	9.4%
Electricity	5,328,766	5,571,702	6,001,180	6,141,581	6,776,541	10.3%
Gas	2,314,969	3,129,905	4,655,889	4,138,118	4,321,446	4.4%
Total Utility Tax	**9,049,590**	**10,019,485**	**11,927,611**	**11,476,508**	**12,243,550**	**6.7%**
LICENSES AND PERMITS:						
Business & Econ. Services	1,252,681	1,256,792	1,231,136	1,200,000	1,200,000	0.0%
Animal Licenses	74,698	59,611	65,266	80,000	60,000	-25.0%
Building Permits	3,193,418	3,136,977	3,531,645	2,700,000	2,700,000	0.0%
Subdivision Fees	240,030	329,897	212,183	140,000	180,000	28.6%
Disproportionate Service	570,487	555,186	603,823	575,000	600,000	4.3%
Total Licenses & Permits	**5,331,314**	**5,338,463**	**5,644,053**	**4,695,000**	**4,740,000**	**1.0%**
MISCELLANEOUS:						
Taylorsville DS Reimb.	137,000	137,000	137,000	137,000	0	-100.0%
Taylorsville Contract Services	274,599	320,295	330,851	320,000	320,000	0.0%
Animal Shelter Vaccinations	6,011	6,484	4,801	20,000	10,000	100.0%
Animal Shelter Misc. Fees	41,270	30,431	41,389	40,000	50,000	25.0%
Animal Shelter Donations	14,732	17,602	16,198	20,000	20,000	0.0%
Animal Sterilization	26,222	19,544	33,415	30,000	30,000	0.0%
Amphitheater	0	208,733	445,630	450,000	500,000	11.1%
Court Maintenance	16,296	9,778	0	0	0	0.0%
District Court Fines	21,414	36,252	37,614	35,000	35,000	0.0%
Engineer Consultant Fees CED	20,857	21,141	14,382	60,000	60,000	0.0%
Excavation Perm-Prop Bond	307,926	572,016	475,316	300,000	300,000	0.0%
Fire Prevention/Haz Mat	11,355	237,762	203,985	175,000	300,000	71.4%
Harman Home Maint., etc.	40,000	60,000	60,000	60,000	60,000	0.0%
Harman Home SL CO.	18,436	18,786	14,090	18,786	18,786	0.0%
Indigent Defense	15,502	17,468	22,304	15,000	10,000	-33.3%
Miscellaneous	102,271	661,218	310,992	370,000	370,000	0.0%
Operation My Hometown	11,870	65,273	24,612	0	0	0.0%
Park Reservations/Activities	3,580	10,429	13,051	8,000	5,000	-37.5%
Parking Ticket Fines	231,064	264,892	333,293	230,000	230,000	0.0%
Police Reimbursement	796,355	580,410	478,347	570,000	570,000	0.0%
Police Reports	124,026	101,069	136,306	100,000	100,000	0.0%
Professional Shop Services	150,086	308,872	379,735	300,000	350,000	16.7%
Rent-Housing Authority	42,000	42,000	42,000	42,000	52,000	23.8%
Rent-Redevelop Agency	25,000	25,000	25,000	25,000	50,000	100.0%
Roads Funds HB244 2021	0	1,100,000	1,136,000	1,100,000	1,100,000	0.0%
Tower Lease	81,079	81,079	147,651	93,107	93,000	-0.1%
UIA	320,601	404,799	1,142,020	1,228,243	1,252,808	2.0%
Vehicle Fees	1,721,877	1,701,412	1,791,100	1,800,000	1,810,000	0.6%
Total Miscellaneous	**4,561,429**	**7,059,745**	**7,797,083**	**7,547,136**	**7,696,594**	**2.0%**

WEST VALLEY CITY GENERAL FUND - FUND 10
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
JUSTICE COURT:						
Small Claims Fees	149,275	138,573	157,865	140,000	150,000	7.1%
Traffic Fines	1,945,881	2,324,895	2,866,625	3,089,661	3,300,249	6.8%
Total Justice Court	**2,095,156**	**2,463,468**	**3,024,490**	**3,229,661**	**3,450,249**	**6.8%**
ADMINITRATIVE COURT:						
ACE Program	89,387	169,142	176,700	139,000	55,000	-60.4%
Bail Fines & Forfeitures	152	25	0	0	0	0.0%
Civil Penalties	133,923	114,254	68,452	207,000	150,000	-27.5%
Total Adminstrative Court	**223,462**	**283,421**	**245,152**	**346,000**	**205,000**	**-40.8%**
INTEREST:						
Investment Interest	204,455	156,443	2,571,997	1,500,000	3,000,000	100.0%
Ambulance Interest	0	0	0	17,473	7,600	-56.5%
RDA Interest	0	0	0	57,023	29,280	-48.7%
Total Interest	**204,455**	**156,443**	**2,571,997**	**1,574,496**	**3,036,880**	**92.9%**
OTHER:						
Appropriation from Fund Balance	0	0	0	1,500,000	429,000	0.0%
Reserved Funds	0	0	0	300,000	300,000	0.0%
Reserved Debt Service Funds	0	0	0	1,879,898	1,531,771	-18.5%
Sale of Land/Assets	25,549	39,435	39,042	0	0	0.0%
Total Other	**25,549**	**39,435**	**39,042**	**3,679,898**	**2,260,771**	**-38.6%**
Subtotal	**88,354,973**	**97,570,756**	**109,952,663**	**109,859,769**	**113,340,109**	**3.2%**
RESTRICTED FUNDS:						
Forfeited Assets	3,115	1,978	14,074	0	0	0.0%
Bond Proceeds	114,537	14,461,056	0	0	0	0.0%
Bond Interest	15,616	9,898	85,267	0	0	0.0%
Total Restricted Funds	**133,268**	**14,472,932**	**99,341**	**0**	**0**	**0.0%**
Grand Total	**88,488,241**	**112,043,688**	**110,052,004**	**109,859,769**	**113,340,109**	**3.2%**

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
LEGISLATIVE:						
City Council	587,280	744,848	771,325	850,891	893,544	5.0%
Elections	130,207	166,977	131,129	231,800	231,800	0.0%
Total Legislative	**717,487**	**911,825**	**902,454**	**1,082,691**	**1,125,344**	**3.9%**
ADMINISTRATIVE:						
City Manager	985,295	1,272,472	1,294,708	1,383,305	1,362,321	-1.5%
Justice Court	1,762,652	1,932,841	2,171,492	2,341,733	2,411,835	3.0%
Human Resources	1,086,547	1,187,337	1,266,609	1,397,291	1,570,469	12.4%
Community & Media Relations	698,225	739,312	735,801	886,050	904,160	2.0%
Recorder	543,718	549,843	568,399	820,720	820,720	0.0%
Public Facilities	1,486,155	1,642,017	1,891,051	1,994,890	2,122,989	6.4%
Total Administrative	**6,562,592**	**7,323,822**	**7,928,061**	**8,823,989**	**9,192,494**	**4.2%**
NON-DEPARTMENTAL						
UTOPIA	4,216,895	4,301,233	4,387,257	4,508,877	4,605,528	2.1%
Capital Projects/Fleet Xfer to CIP	3,824,894	27,416,255	2,878,066	1,900,000	829,000	-56.4%
Council Contingency Misc.	(252,069)	(2,418,397)	(249,760)	0	0	0.0%
Wage Under Runs	0	0	0	(2,000,000)	(2,000,000)	0.0%
Storm Water (Prof.Service)	(410,744)	(485,744)	(495,308)	(485,744)	(485,744)	0.0%
Sanitation (Prof.Service)	(532,531)	(532,531)	(532,531)	(532,531)	(532,531)	0.0%
Ambulance (Prof.Service)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	0.0%
CARES/ARP Act (Sold Service)	(4,029,486)	(26,512,139)	0	0	0	0.0%
Transfers In	(123,083)	(310,930)	(197,269)	(7,680)	(7,680)	0.0%
Benefits Accrual	890,691	1,083,044	1,069,694	1,050,000	1,050,000	0.0%
Fitness Center	1,317,963	1,361,086	1,486,086	1,461,086	1,673,472	14.5%
Theater	69,188	69,188	50,000	50,000	50,000	0.0%
Arena	1,007,653	1,649,974	1,126,171	1,131,520	600,000	-47.0%
Cultural Center	1,319,014	1,287,667	1,312,587	1,287,667	1,431,086	11.1%
WV Arts Foundation	0	0	205,960	40,000	40,010	0.0%
Transportation Sales Tax to CIP	2,500,000	2,790,363	2,500,000	3,315,085	3,300,000	-0.5%
The Ridge	0	0	360,036	0	39,794	100.0%
Stonebridge Golf Course	667,833	0	309,761	0	30,577	100.0%
Transfer Out	176,874	1,272,413	421,260	0	0	0.0%
Professional/Technical	0	0	0	175,000	175,000	0.0%
Special Projects	1,568,765	120,563	1,581,264	0	0	0.0%
Utilities	806,833	838,725	995,184	862,858	861,634	-0.1%
Total Non-Departmental	**12,618,691**	**11,530,770**	**16,808,457**	**12,356,138**	**11,260,146**	**-8.9%**

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
DEBT SERVICE:						
Animal Shelter/CPD Facility	738,875	743,550	742,550	740,950	0	-100.0%
Public Safety/Stonebridge	664,160	1,095,990	0	0	0	0.0%
UCCC & Arena Equipment	0	0	0	1,210,506	1,558,591	28.8%
Road Revenue Bonds	0	0	1,099,371	1,099,012	1,099,845	0.1%
Bond Fees	10,750	103,325	11,567	25,000	25,000	0.0%
Fire Truck Lease, SunTrust #2	69,218	69,217	0	0	0	0.0%
USB #1 - Public Safety Radios	0	19,560	0	0	0	0.0%
USB #2 - Public Safety Radios	0	64,997	0	0	0	0.0%
USB #4 - Police Radios	0	49,360	37,020	0	0	0.0%
USB #6 - EMC Data Domain System	0	10,250	0	0	0	0.0%
USB #7 - Public Safety Radios	0	30,253	39,949	9,987	0	-100.0%
USB #9 - Public Safety Radios	0	79,742	68,737	52,044	0	-100.0%
USB #10 - Public Safety Radios	0	88,747	88,747	88,747	0	-100.0%
USB #11 - Police Computers	0	15,894	0	0	0	0.0%
USB #13 - Data Backup System	0	49,337	24,478	0	0	0.0%
USB #15 - Sophos Software	0	12,374	0	0	0	0.0%
USB #16 - Police Computers	0	38,925	19,462	0	0	0.0%
USB #18 - Police Computers	0	39,366	39,366	9,842	0	-100.0%
USB #21 - I.T. Equipment	0	50,304	50,304	25,152	25,152	0.0%
USB #22 - Police Computers	0	29,710	29,710	29,711	29,711	0.0%
Transfer Out	0	12,188,675	0	0	0	0.0%
Fire Truck & Trailer to CIP	70,342	70,342	70,342	70,342	70,341	0.0%
Energy Savings Projects to CIP	0	431,445	275,221	283,630	293,702	3.6%
Fire Sta 71, 72 & 76 to BA	520,300	517,800	517,600	524,500	520,500	-0.8%
MBA S 2017-PD & Courts to BA	323,524	1,434,400	2,235,650	2,238,650	2,235,250	-0.2%
MBA S 2017-Parking to BA	0	693,850	1,087,600	1,086,800	1,085,400	-0.1%
MBA S 2019-Parks Bldg to BA	68,000	243,841	211,454	220,791	220,791	0.0%
MBA S 2022-Courts Reno to BA	0	0	0	382,500	385,750	100.0%
Subtotal	**2,465,169**	**18,171,254**	**6,649,129**	**8,098,164**	**7,550,033**	**-6.8%**
DEBT SERVICE (CONTINUED):						
Transfers In:						
Fire Station Impact Fees	(100,000)	(300,000)	(300,000)	(150,000)	(150,000)	0.0%
Police Impact Fees	(100,000)	(450,000)	(450,000)	(250,000)	(250,000)	0.0%
Debt Service Reserve (CIP)	0	0	(1,480,981)	(1,310,405)	(418,907)	-68.0%
RDA (UCCC)	0	0	0	(1,210,506)	(1,558,591)	100.0%
Fitness Center	0	(112,333)	(71,658)	(73,848)	(76,470)	3.6%
UCCC	0	(29,956)	(19,109)	(19,683)	(20,392)	3.6%
Street Lights	0	0	(151,013)	(155,627)	(161,154)	3.6%
Subtotal	**(200,000)**	**(892,289)**	**(2,472,761)**	**(3,170,069)**	**(2,635,514)**	**-16.9%**
Total Debt Service	**2,265,169**	**17,278,965**	**4,176,368**	**4,928,095**	**4,914,519**	**-0.3%**

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
COMMUNITY & ECONOMIC DEVELOPMENT:						
Administration	454,138	460,176	512,091	442,578	454,144	2.6%
Planning Commission	11,803	14,012	9,397	16,121	15,802	-2.0%
Board of Adjustment	1,373	2,969	1,796	4,191	4,126	-1.6%
Building Inspection	961,532	1,073,876	1,102,518	1,194,229	1,257,712	5.3%
Neighborhood Services	0	93,648	123,789	345,878	360,368	4.2%
Planning & Zoning	824,111	661,396	692,710	759,182	805,335	6.1%
Total Comm. & Econ. Dev.	**2,252,957**	**2,306,077**	**2,442,301**	**2,762,179**	**2,897,487**	**4.9%**
FINANCE:						
Administration	411,176	467,413	501,297	621,343	640,403	3.1%
Purchasing	122,170	136,721	139,377	153,220	157,179	2.6%
Business Licenses	245,248	271,053	280,706	301,184	313,505	4.1%
Treasury	275,401	303,920	310,500	352,579	359,282	1.9%
Accounting	452,636	446,584	468,640	541,472	566,672	4.7%
Budget & Disbursements	345,186	376,081	374,681	410,656	425,976	3.7%
Total Finance	**1,851,817**	**2,001,772**	**2,075,200**	**2,380,454**	**2,463,017**	**3.5%**
FIRE:						
Administration	12,141,242	13,995,008	14,063,162	14,923,495	16,046,558	7.5%
Emergency Operations	80,427	92,358	161,527	71,395	71,395	0.0%
Fire Prevention	28,106	27,923	15,274	25,383	25,383	0.0%
Logistics	511,178	632,235	540,075	538,895	593,895	10.2%
Special Operations	(12,574)	17,829	474	21,335	21,335	0.0%
Development Services	33,370	26,022	21,052	31,823	31,823	0.0%
Medical Services	150,233	194,014	154,137	147,271	147,271	0.0%
Emergency Management	0	0	0	0	0	0.0%
Total Fire	**12,931,982**	**14,985,389**	**14,955,702**	**15,759,597**	**16,937,660**	**7.5%**
LEGAL:						
Civil/Prosecutor/Risk	2,349,977	2,655,977	2,511,857	3,018,969	3,111,897	3.1%
Risk Financing	1,387,653	1,446,035	1,509,455	1,463,308	1,463,308	0.0%
Victim Assistance	216,711	213,391	243,668	487,917	498,831	2.2%
Information Technology	2,030,749	2,365,621	2,816,708	2,944,673	3,164,572	7.5%
Central Services	2,845,837	2,822,729	2,949,091	3,169,995	3,180,995	0.3%
Communications	121,333	132,064	137,829	154,355	159,161	3.1%
Total Law	**8,952,260**	**9,635,817**	**10,168,607**	**11,239,217**	**11,578,764**	**3.0%**
PARKS & RECREATION:						
Parks & Rec. Administration	484,994	1,381,885	576,074	918,595	926,969	0.9%
Park Maintenance	1,747,004	2,119,505	2,188,085	2,310,179	2,505,427	8.5%
Recreation	73,206	34,733	269,138	37,837	37,614	-0.6%
Harman Home Operations	234,826	277,629	265,673	301,855	335,173	11.0%
Total Parks & Recreation	**2,540,030**	**3,813,752**	**3,298,970**	**3,568,466**	**3,805,183**	**6.6%**

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
POLICE:						
Administration	27,401,065	31,848,870	34,901,996	37,543,367	39,229,726	4.5%
Records	45,907	33,745	35,604	45,200	45,200	0.0%
Training	193,785	149,446	170,300	173,611	173,611	0.0%
Crossing Guards	482,361	496,311	681,681	691,153	769,732	11.4%
Evidence	21,212	15,197	21,366	29,350	29,350	0.0%
Forensics	52,592	48,259	36,517	47,600	47,600	0.0%
Community Policing	26,570	20,942	24,497	22,710	22,710	0.0%
Investigation	174,693	192,637	169,334	185,455	106,255	-42.7%
Uniform Patrol	79,492	64,371	83,162	97,210	91,510	-5.9%
K-9	19,896	16,094	5,796	0	19,200	0.0%
S.W.A.T. Unit	87,443	83,108	80,842	92,560	92,560	0.0%
Traffic Enforcement	32,495	9,600	24,191	0	27,000	0.0%
Special Operations	33,539	71,497	63,625	63,600	102,300	60.8%
Intelligence/Internal Affairs	107,994	39,355	48,066	51,000	51,000	0.0%
Bomb Squad Unit	5,529	0	2,296	7,500	7,500	0.0%
Drone Operations	0	399	268	0	0	0.0%
Police Grants	(209,465)	(155,204)	(292,795)	0	0	0.0%
Total Police	**28,555,108**	**32,934,627**	**36,056,746**	**39,050,316**	**40,815,254**	**4.5%**
PUBLIC WORKS:						
Administration	338,753	519,658	539,541	578,855	605,410	4.6%
Highways	889,262	1,044,988	1,295,917	1,628,736	1,664,745	2.2%
Transportation	297,177	336,527	356,883	395,834	405,769	2.5%
Engineering	673,063	845,102	788,580	1,237,433	1,265,385	2.3%
Street Lights	495,144	0	0	0	0	0.0%
Fleet Maintenance	1,082,325	1,104,407	1,245,603	1,323,755	1,374,238	3.8%
Total Public Works	**3,775,724**	**3,850,682**	**4,226,525**	**5,164,613**	**5,315,547**	**2.9%**
COMMUNITY PRESERVATION						
Administration	274,543	300,877	320,596	356,225	366,298	2.8%
Animal Control	1,139,145	1,329,367	1,389,313	1,612,249	1,797,812	11.5%
Ordinance Enforcement	664,151	827,505	782,511	775,540	870,584	12.3%
Total Community Preservation	**2,077,839**	**2,457,749**	**2,492,419**	**2,744,014**	**3,034,694**	**10.6%**
OTHER:						
Appropriation to Fund Balance	0	0	0	0	0	0.0%
Total Other	**0**	**0**	**0**	**0**	**0**	**0.0%**
Total Operating Expenses	**85,101,656**	**109,031,247**	**105,531,811**	**109,859,769**	**113,340,109**	**3.2%**
RESTRICTED FUNDS:						
Forfeited Assets	0	0	0	0	0	0.0%
Total Restricted Funds	**0**	**0**	**0**	**0**	**0**	**0.0%**
Grand Total	**85,101,656**	**109,031,247**	**105,531,811**	**109,859,769**	**113,340,109**	**3.2%**

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

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
"C" Roads						
"C" Road Fund	4,928,846	5,458,246	5,697,026	5,300,000	5,500,000	
Misc. Revenue	13,299	43,638	1,379,634	0	0	
Interest Revenue	12,937	14,164	80,616	0	0	
Gain on Sale of Assets	0	376,075	0	0	0	
Appropriation from Fund Balance	0	0	0	0	0	
Subtotal	**4,955,082**	**5,892,123**	**7,157,276**	**5,300,000**	**5,500,000**	**3.8%**

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

	Actual 2020-2021	Actual 2021-2022	Actual 2021-2022	Adopted 2023-2024	Final 2024-2025	Percent Change
OPERATIONS:						
Equipment	37,556	28,928	55,099	35,000	35,000	
Utilities	2,378	0	1,527	0	0	
Gasoline & Diesel	149	1,650	71	2,000	2,000	
Professional Svcs. (Intern)	825,253	800,358	845,000	845,000	845,000	
Professional Svcs. (Ext.)	62,325	54,338	115,271	54,320	63,820	
Special Supplies	119,571	101,676	175,090	150,000	55,000	
Crack Seal	513,498	455,722	569,797	540,000	750,000	
Concrete & Salt	211,669	226,373	214,393	280,000	280,000	
Trafiic Controls	1,716	1,906	113	0	0	
Capital Equipment	575,440	448,855	506,123	824,000	655,000	
Special Projects	4,476	64,301	63,151	300,000	530,000	
Transfer Out	1,219,512	905,363	7,680	7,680	7,680	
Transfer In	(154,856)	0	0	0	0	
Subtotal Streets	**3,418,687**	**3,089,470**	**2,553,315**	**3,038,000**	**3,223,500**	**6.1%**
ENGINEERING:						
Software	0	383	7,500	7,500	7,500	
Professional Svcs. (Intern)	450,000	494,641	570,000	570,000	670,000	
Professional Svcs. (Ext.)	0	0	2,500	0	0	
Special Supplies	0	0	0	8,000	8,000	
Special Projects	1,005	0	0	844,633	747,133	
Subtotal Engineering	**451,005**	**495,024**	**580,000**	**1,430,133**	**1,432,633**	**0.2%**
TRANSPORTATION:						
Equipment	96	0	(3,651)	1,000	1,000	
Utilities	12,017	11,154	13,087	13,000	13,000	
Professional Svcs. (Int.)	0	0	0	0	0	
Professional Svcs. (Ext.)	367,733	306,249	284,649	430,000	452,000	
Signs	27,279	43,240	38,059	35,000	40,000	
Traffic Controls	18,737	10,582	12,309	35,000	20,000	
Capital Equipment	0	0	10,270	0	0	
Special Projects	8,693	39,986	50,175	50,000	50,000	
Transfer Out	327,512	241,342	256,411	267,867	267,867	
Subtotal Transportation	**762,067**	**652,553**	**661,309**	**831,867**	**843,867**	**1.4%**
Total Expenditures	**4,631,759**	**4,237,047**	**3,794,624**	**5,300,000**	**5,500,000**	**3.8%**

WEST VALLEY CITY FITNESS CENTER - FUND 21
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
FITNESS CENTER:						
Facility Drop-In Fees	250,901	388,643	465,956	490,000	560,000	
Annual Passes	733,184	808,311	914,457	1,500,000	1,500,000	
Activity Area	188,039	237,468	305,888	375,000	375,000	
Children's Area	186,670	204,203	172,076	425,000	425,000	
Aquatics	117,323	115,782	143,566	189,000	200,000	
Community Rooms	7,313	22,952	29,135	40,000	40,000	
Pro Shop	12,527	13,638	16,970	30,000	30,000	
Snack Bar/Catering	112,073	125,360	143,648	190,000	190,000	
Sports Programs	167,555	167,496	159,160	205,000	205,000	
Miscellaneous Rev.	15,202	86,368	55,954	64,859	65,000	
WestFest	0	0	175,641	85,000	100,000	
Appropriation from Fund Balance	0	0	0	0	0	
Total Fitness Center	**1,790,787**	**2,170,221**	**2,582,449**	**3,593,859**	**3,690,000**	**2.7%**

WEST VALLEY CITY FITNESS CENTER - FUND 21
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
FITNESS CENTER:						
Transfers In GF/ Operating Infusion	(1,317,963)	(1,361,086)	(1,546,086)	(1,461,086)	(1,673,472)	
Permanent Employees	980,392	922,844	1,130,166	1,246,059	1,270,757	
O.T. Employees	18,399	34,142	37,656	8,000	17,000	
Temporary Employees	778,709	904,453	1,142,010	1,298,918	1,405,834	
Additional Pay	3,695	901	254	10,000	1,000	
Employee Benefits	502,907	559,839	613,970	719,678	711,979	
Uniform Allowance	0	108	238	500	0	
Books & Dues	1,040	2,155	(1,280)	1,300	1,300	
Advertising	10,224	12,063	9,839	25,000	25,000	
Travel & Training	9,947	28,378	19,083	23,000	23,000	
Office Supplies	33,636	38,993	26,482	43,000	43,000	
Snack Bar	69,907	102,917	120,689	140,000	140,000	
Equipment Maint.	181,536	269,564	246,852	225,000	225,000	
Gasoline & Diesel	1,838	3,504	3,925	4,000	4,000	
Software	39,166	39,244	41,790	45,390	45,390	
Building/Grounds	41,920	37,448	54,246	51,000	51,000	
Utilities	422,876	387,858	563,566	371,652	369,030	
Telephone	12,522	12,522	12,849	12,000	12,000	
Professional Services	218,812	250,938	363,254	320,000	380,000	
General Health	2,728	7,342	3,405	5,000	5,000	
Special Supplies	15,356	36,096	32,366	37,000	37,000	
Healthy Community Grant	5,820	0	2,336	0	0	
Children's Programs	42,585	49,632	73,309	85,000	85,000	
Adult Programs	24,831	35,428	38,731	45,000	45,000	
Aquatics	17,242	25,027	23,472	25,000	25,000	
WestFest	0	0	109,815	85,000	85,000	
Insurance	73,019	65,868	72,967	74,600	74,600	
Capital Equipment	159,848	120,496	162,359	50,000	50,000	
Capital Res.(Transfer to BA)	30,000	30,000	30,000	30,000	30,000	
Debt Service (Transfer to GL)	66,974	112,333	71,658	73,848	76,470	
Appropriation to Fund Balance	0	0	0	0	125,112	
Total Fitness Center	**2,447,966**	**2,729,007**	**3,459,922**	**3,593,859**	**3,690,000**	**2.7%**

WEST VALLEY CITY THEATER - FUND 23
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
THEATER:						
Theater Rent	0	0	0	20,000	20,000	
Theater Revenue	0	6,321	15,314	20,000	20,000	
Concessions	0	0	0	0	0	
Costume Rentals	0	0	100	5,000	5,000	
Ticket Sales	0	0	0	0	0	
Theater Rental	0	0	0	0	0	
Total Theater	**0**	**6,321**	**15,414**	**45,000**	**45,000**	**0.0%**

WEST VALLEY CITY THEATER - FUND 23
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
THEATER:						
Books & Dues	0	31	162	5,500	5,500	
Advertising	0	0	0	5,000	5,000	
Travel & Training	0	132	808	4,000	4,000	
Office Supplies	0	32,232	21,213	15,000	15,000	
Equip. Maintenance	0	7,336	404	10,500	10,500	
Gasoline	0	0	0	1,250	1,250	
Auto Maintenance	0	0	66	900	900	
Auto Parts	0	0	33	1,200	1,200	
Software	0	2,565	354	10,000	10,000	
Building & Grounds	11,313	59,008	37,587	35,000	35,000	
Utilities	0	0	0	0	0	
Telephone	0	388	756	8,000	8,000	
Contingency	0	59,633	33,900	0	0	
Professional Services	116	1,508	6,073	10,000	10,000	
General Health	0	0	0	250	250	
Special Supplies	0	3,440	4,993	10,000	10,000	
Signs	0	729	1,672	5,000	5,000	
Capital Equipment	(90)	0	600	0	0	
Special Projects	0	0	8,693	10,000	10,000	
Transfer Out to Cap Res (BA)	50,000	50,000	51,500	50,000	50,000	
Transfer Out to CIP	186,204	0	0	0	0	
Transfer In from Foundation Fd	0	(288,986)	0	(86,600)	(86,600)	
Transfer In from Gen.Fund	(69,188)	(69,188)	(50,000)	(50,000)	(50,000)	
Appropriation to Fund Balance	0	0	0	0	0	
Total Theater	**178,355**	**(141,172)**	**118,814**	**45,000**	**45,000**	**0.0%**

WEST VALLEY CITY ARENA - FUND 25
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
ARENA REVENUES	**3,172,853**	**5,938,376**	**7,780,912**	**6,463,500**	**7,719,000**	**19.4%**

WEST VALLEY CITY ARENA - FUND 25
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
ARENA:						
Operations	4,293,843	5,871,051	6,596,715	7,167,868	8,219,000	
Transfers Out	2,502,400	2,501,100	2,500,700	2,475,000	2,476,000	
Transfers In	(3,044,673)	(2,856,273)	(3,863,043)	(3,179,368)	(2,976,000)	
Total Arena	**3,751,570**	**5,515,878**	**5,234,372**	**6,463,500**	**7,719,000**	**19.4%**

WEST VALLEY CITY SANITATION - FUND 27
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
SANITATION:						
Garbage Fees	5,965,712	6,026,535	6,368,590	6,400,000	6,800,000	
Interest	126	282	466	0	0	
Appropriation from Fund Balance	0	0	0	435,530	227,764	
Total	**5,965,838**	**6,026,817**	**6,369,056**	**6,835,530**	**7,027,764**	**2.8%**

WEST VALLEY CITY SANITATION - FUND 27
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
SANITATION:						
Permanent Employees	132,734	138,700	139,964	160,945	165,779	
O.T. Employees	2,829	4,146	811	3,000	3,000	
Temporary Employees	0	0	0	6,000	0	
Employee Benefits	57,308	61,190	52,238	68,399	75,799	
Books/Subscriptions	0	0	0	650	650	
Travel & Training	0	804	880	2,500	2,500	
Office Supplies	6,055	5,594	7,008	7,000	7,000	
Gasoline & Diesel	6,184	9,683	7,482	6,000	6,000	
Auto Parts	5,187	3,630	6,732	5,000	7,000	
Prof. Services Internal	1,155,731	1,122,124	1,222,056	1,226,036	1,226,036	
Prof. Services External	2,644,087	3,182,492	3,316,273	3,500,000	3,650,000	
Landfill Fees	1,362,766	1,588,214	1,493,245	1,600,000	1,600,000	
Special Supplies	135,480	132,610	143,313	180,000	180,000	
Insurance	606	80	0	0	0	
Capital Equipment	53,498	27,469	72,232	35,000	69,000	
Transfer Out	40,885	0	0	0	0	
Transfer In	(1,803)	0	0	0	0	
Clean & Beautiful Expenses	13,104	21,726	8,803	8,855	8,855	
Clean & Beautiful Transfer Out	0	6,534	26,145	26,145	26,145	
Appropriation to Fund Balance	0	0	0	0	0	
Total	**5,614,651**	**6,304,996**	**6,497,182**	**6,835,530**	**7,027,764**	**2.8%**

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Road Impact Fees	425,506	305,722	580,374	200,000	200,000	
Interest	2,069	2,247	12,486	0	0	
Appropriation from Fund Balance	0	0	0	0	0	
Total	**427,575**	**307,969**	**592,859**	**200,000**	**200,000**	**0.0%**

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Professional Services	100,000	100,000	100,000	30,000	30,000	
Road Projects	8,475	15,028	4,270	170,000	170,000	
Impact Fee Reimbursements	0	0	0	0	0	
Transfer Out	140,000	170,000	850,000	0	0	
Total Expenditures	**248,475**	**285,028**	**954,270**	**200,000**	**200,000**	**0.0%**

WEST VALLEY CITY PARK IMPACT FEES - FUND 32
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Park Impact Fees	1,481,656	761,171	1,322,599	1,000,000	1,000,000	
Interest	1,428	1,663	54,480	0	0	
Appropriation from Fund Balance	0	0	0	0	0	
Total Revenue	**1,483,084**	**762,834**	**1,377,079**	**1,000,000**	**1,000,000**	**0.0%**

WEST VALLEY CITY PARK IMPACT FEES - FUND 32
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Park Impact Expenses	174,969	410,402	982,822	1,000,000	1,000,000	
Transfers Out	0	0	0	0	0	
Total Expenditures	**174,969**	**410,402**	**982,822**	**1,000,000**	**1,000,000**	**0.0%**

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Fire Impact Fees - Facility	221,545	130,262	186,364	150,000	150,000	
Fire Impact Fees - Apparatus	96,195	30,705	21,231	0	0	
Interest	1,145	1,168	13,078	0	0	
Total Revenue	**318,885**	**162,135**	**220,673**	**150,000**	**150,000**	**0.0%**

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Fire Station 74 Debt Transfer (GF)	100,000	300,000	300,000	150,000	150,000	
Total Expenditures	**100,000**	**300,000**	**300,000**	**150,000**	**150,000**	**0.0%**

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Police Impact Fees	535,842	233,378	321,767	250,000	250,000	
Interest	1,003	1,049	13,255	0	0	
Appropriation from Fund Balance	0	0	0	0	0	
Total Revenue	**536,845**	**234,427**	**335,022**	**250,000**	**250,000**	**0.0%**

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Police Debt Serv Transfer to Gen Fd	100,000	450,000	450,000	250,000	250,000	
Total Expenditures	**100,000**	**450,000**	**450,000**	**250,000**	**250,000**	**0.0%**

WEST VALLEY CITY FLOOD IMPACT FEES - FUND 35
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
FLOOD IMPACT FEES:						
Riter District	744	1,690	10,677	0	0	
Lake Park District	0	45,990	0	0	0	
Total Revenue	**744**	**47,680**	**10,677**	**0**	**0**	**0.0%**

WEST VALLEY CITY FLOOD IMPACT FEES - FUND 35
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Lake Park District	0	0	56,770	0	0	
Total Expenditure	**0**	**0**	**56,770**	**0**	**0**	**0.0%**

WEST VALLEY CITY STORM WATER UTILITY - FUND 36
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
STORM WATER UTILITY:						
Storm Water Utility Fees	3,880,512	5,670,762	5,484,928	5,335,000	5,550,000	
Interest Income	2,161	7,735	22,613	0	0	
Penalties/Late Fees	222,148	117,571	86,415	0	0	
Gain on Sale of Assets	510,141	481,583	41,093	0	0	
Miscellaneous Revenue	(35)	0	0	0	0	
Appropriation from Fund Balance	0	0	0	2,210,797	1,541,807	
Total Revenue	**4,614,927**	**6,277,651**	**5,635,049**	**7,545,797**	**7,091,807**	**-6.0%**

WEST VALLEY CITY STORM WATER UTILITY - FUND 36
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
STORMWATER OPERATIONS:						
Travel & Training	170	3,722	2,074	5,000	5,000	
Equip Maintenance	39,180	14,074	2,016	60,000	60,000	
Fuel	29,565	39,004	38,645	25,000	25,000	
Auto Maintenance	52,000	52,000	52,000	52,000	52,000	
Vehicle Parts	45,736	48,918	46,169	60,000	60,000	
Utilities	24,077	13,725	19,522	32,000	35,000	
Prof./Tech (internal)	558,321	521,604	521,605	521,604	521,604	
Prof./Tech. (external)	81,448	99,321	67,480	90,000	90,000	
Special Supplies	57,873	56,117	62,288	75,000	75,000	
Insurance	1,007	13,332	4,206	10,000	10,000	
Capital Equipment	(83,081)	8,000	8,000	342,000	378,000	
Depreciation	1,506,397	1,538,705	1,560,031	1,210,297	1,541,807	
Subtotal	2,312,693	2,408,522	2,384,036	2,482,901	2,853,411	**14.9%**
STORMWATER ENIGEERING PROJECTS:						
Books/Dues	380	365	800	500	800	
Travel & Training	1,072	7,094	2,571	8,500	10,000	
Office Supplies	2,150	4,153	4,361	3,800	3,800	
Equip. Maintenance	2,367	945	1,520	0	1,500	
Fuel	0	2,149	5,419	5,000	5,000	
Software	9,600	16,332	17,500	17,500	17,500	
Prof/Tech (internal)	468,486	511,364	511,364	749,629	784,693	
Prof./Tech. (external)	21,292	16,442	16,952	22,000	20,000	
Special Supplies	634	805	4,066	11,000	11,000	
Special Projects	34,423	832,465	85,897	3,018,616	2,157,752	
Capital Equipment	0	29,427	0	0	0	
Capitalized Spec Proj	(262)	262	(1,824,276)	0	0	
Subtotal	540,142	1,421,803	(1,173,826)	3,836,545	3,012,045	**-21.5%**
STORMWATER ADMINISTRATON:						
Public Notices	21,517	19,985	19,985	21,326	21,326	
Travel/Training	0	0	62	2,000	2,000	
Office Supplies	2,328	811	844	4,000	4,000	
Prof/Tech (internal)	846,244	922,494	911,683	923,158	923,158	
Prof./Tech. (external)	4,200	4,000	5,825	8,000	8,000	
Transfer Out	1,377,513	1,338,942	2,070,152	267,867	267,867	
Transfer In	(123,617)	0	0	0	0	
Subtotal	2,128,185	2,286,232	3,008,551	1,226,351	1,226,351	**0.0%**
Total Expenditure	**4,981,020**	**6,116,557**	**4,218,761**	**7,545,797**	**7,091,807**	**-6.0%**

THE DIVISION OF ARTS AND CULTURE - FUND 37
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Cultural Center:						
Miscellaneous	0	7,500	10,484	0	0	
Cultural Center Revenue	14,093	179,052	253,772	400,000	400,000	
Amphitheater	0	0	1,191	0	0	
Concessions/Alcohol Revenue	63	2,676	16,057	12,000	12,000	
Membership/Season Tickets	(4,439)	59	8,790	0	0	
Donations/Endow/Grants	120,000	0	0	0	0	
Catering Commission	0	285	0	15,000	15,000	
Art Sales	(1)	0	0	0	10,000	
Gallery Exhibits/Receptions	0	0	0	0	12,000	
ARTragous Program	0	0	0	0		
Day of the Dead	0	0	0	0	9,000	
Pop-Up Art	(754)	0	0	0	0	
Summer Play	0	0	0	0	12,000	
Appropriation from Fund Balance	0	0	0	0	0	
Total Revenue	**128,962**	**189,572**	**290,294**	**427,000**	**470,000**	**10.1%**

THE DIVISION OF ARTS AND CULTURE - FUND 37
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Operations:						
Permanent Employees	872,493	1,114,920	1,269,545	1,274,554	1,465,097	
Overtime	190	28,109	15,062	10,000	10,000	
Temporary Employees	33,548	74,192	87,226	274,488	192,895	
Employee Benefits	333,316	440,795	484,602	550,011	559,560	
Books & Dues	10,572	4,103	6,424	5,000	5,000	
Advertising	0	265	1,310	5,000	5,000	
Travel & Training	5,804	9,551	2,325	6,000	6,000	
Office Supplies	24,876	25,897	23,841	23,000	23,000	
Equip. Maintenance	12,799	3,334	3,143	20,500	20,500	
Gasoline	329	745	472	1,250	1,250	
Auto Maintenance	0	0	99	900	900	
Auto Parts	1,328	146	223	900	900	
Software	15,129	20,891	19,231	10,000	10,000	
Building & Grounds	60,990	42,433	39,054	50,000	50,000	
Utilities	139,898	135,482	141,919	150,263	149,564	
Telephone	15,830	4,122	15,830	12,000	12,000	
Contingency	75,889	10,249	71,162	60,000	60,000	
Professional Services	578	151	12,848	8,028	8,028	
General Health	95	759	417	250	250	
Special Supplies	35,829	72,829	66,104	25,000	25,000	
Signs	0	395	835	2,500	2,500	
Insurance	0	0	0	10,000	10,000	
Sold Services	31,000	(37,949)	(14,462)	(321,544)	(321,544)	
Special Projects	8,339	3,009	19,572	15,000	15,000	
Gallery Exhibits/Receptions	53	0	0	0	15,000	
WorldStage Concerts	0	0	0	0	20,000	
Artrageous	0	0	0	0	43,000	
Summer Concerts	0	0	0	0	30,000	
Day of the Dead Celebration	0	0	0	0	10,000	
Greek Show	0	0	0	0	5,000	
Shakespeare Educational Program	0	0	0	0	5,000	
Wasatch International Food Festival	0	0	0	0	60,000	
Cost of Goods Sold	0	0	0	5,000	5,000	
Transfer Out	279,010	29,956	19,109	19,693	20,392	
Transfer In from GF	(1,500,014)	(1,287,667)	(1,312,587)	(1,312,587)	(1,431,086)	
Transfer In from Foundation	0	(215,936)	(222,000)	(521,856)	(666,856)	
Subtotal Operations	**457,881**	**480,781**	**751,304**	**383,350**	**426,350**	**11.2%**
Maintenance:						
Equipment Maintenance	16,635	15,955	19,010	16,450	16,450	
Gasoline	0	(6)	0	1,200	1,200	
Building & Grounds	26,023	17,908	22,515	26,000	26,000	
Subtotal Maintenance	**42,658**	**33,857**	**41,525**	**43,650**	**43,650**	**0.0%**
Total Expenditures	**500,539**	**514,638**	**792,829**	**427,000**	**470,000**	**10.1%**

WEST VALLEY ARTS FOUNDATION - FUND 38
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Arts Foundation:						
Misc. Revenue	0	2,500	0	0	0	
Concessions	10	163	317	0	0	
Art Sales	0	0	0	10,000	0	
Donations/Contributions	26,274	1,131	13,394	400,000	400,000	
Restricted Purpose Donations	19,500	40,125	0	45,000	45,000	
Restricted Purpose Donations - Sustainat	0	0	0	69,000	69,000	
Restricted Purpose Donations - Grants	567,738	414,165	24,462	289,000	289,000	
Restricted Purpose Donations - ZAP	0	0	413,483	0	0	
Gallery Exhibits/Receptions	429	11,716	11,174	12,000	0	
ARTragous Program	0	(142)	2,998	0	0	
Day of the Dead	0	8,636	14,153	9,000	0	
Theatrical Productions	56,362	308,066	320,127	650,000	650,000	
Winter Concerts Program	0	9,452	0	0	0	
Utah Shakespear Program	0	0	70	0	0	
Summer Play	0	0	0	12,000	0	
Total Revenue	**670,313**	**795,812**	**800,178**	**1,496,000**	**1,453,000**	**-2.9%**

WEST VALLEY ARTS FOUNDATION - FUND 38
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Operations:						
Memberships/Dues/Subscriptions	4,240	27,604	38,210	0	0	
Travel/Training	0	1,032	2,718	0	0	
Office Supplies	512	6,885	3,435	0	0	
Fuel	0	15	0	0	0	
Software	160	11,480	10,474	0	0	
Building/Grounds Maint	0	0	(15)	0	0	
Professional/Technical	4,838	9,290	11,292	4,000	4,000	
Special Supplies	41,369	30,322	15,301	19,960	19,960	
Signs	0	309	0	0	0	
Sold Service	(1)	37,949	0	0	0	
Special Projects	6,856	18,210	55,850	15,000	15,000	
Gallery Exhibits/Receptions	10,702	30,516	19,806	15,000	0	
WorldStage Concerts	0	0	0	20,000	0	
Artrageous	17,207	30,151	39,755	43,000	0	
Summer Concerts	176	21,131	10,918	30,000	0	
Day of the Dead Celebration	6,004	35,099	24,303	10,000	0	
Theatre Productions	379,925	739,099	755,789	660,584	660,584	
Winter Market	1,800	2,711	2,855	0	0	
Greek Show	0	553	1,000	5,000	0	
Shakespeare Educational Program	0	76,706	2,750	5,000	0	
Wasatch International Food Festival	1,300	400	31,074	60,000	0	
Summer Play	3,200	0	0	0	0	
Transfers Out	407,135	504,922	222,000	608,456	753,456	
Transfers In	(251,840)	0	(207,460)	(40,000)	(40,010)	
Appropriation to Fund Balance	0	0	0	40,000	40,010	0.0%
Total Expenditures	**633,583**	**1,584,384**	**1,040,055**	**1,496,000**	**1,453,000**	**-2.9%**

WEST VALLEY CITY STREET LIGHTS - FUND 39
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
STREET LIGHTS:						
Misc. Revenue	0	2,026	8,278	0	0	
Street Light Fees	0	634,102	1,254,449	1,300,000	1,250,000	
Interest	0	0	0	0	0	
Appropriation from Fund Balance	0	0	0	49,555	323,059	
Total	**0**	**636,128**	**1,262,727**	**1,349,555**	**1,573,059**	**16.6%**

WEST VALLEY CITY STREET LIGHTS - FUND 39
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
STREET LIGHTS:						
Permanent Employees	0	119,490	128,805	224,804	226,731	
O.T. Employees	0	1,289	3,315	1,000	1,000	
Temporary Employees	0	0	0	4,000	4,000	
Employee Benefits	0	43,474	49,919	96,023	96,328	
Bks/Subscriptions/Memeberships	0	0	116	500	500	
Travel/Training	0	0	308	4,000	4,000	
Office Supplies	0	0	198	0	0	
Equipment Maintenance	0	92,799	141,298	200,000	200,000	
Gasoline & Diesel	0	6,631	6,260	15,000	15,000	
Utilities	0	87,117	136,761	120,000	120,000	
Prof./Tech (internal)	0	0	78,975	43,550	43,550	
Prof./Tech. (external)	0	10,463	140,376	150,000	150,000	
Special Supplies	0	0	511	0	0	
Capital Equipment	0	34,377	171,516	30,000	220,000	
Special Projects	0	48,799	0	305,051	330,796	
Transfer Out	0	0	151,013	155,627	161,154	
Transfer In	0	(548,737)	0	0	0	
Appropriation to Fund Balance	0	0	0	0	0	
Total	**0**	**(104,298)**	**1,009,371**	**1,349,555**	**1,573,059**	**16.6%**

CAPITAL IMPROVEMENTS FUND - FUND 45
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
REVENUES:						
Miscellaneous	73,878	266,561	589,028	0	0	
Developer Capital Fees/Contrib.	0	1,300,000	819,500	0	0	
Fed/State Capital Projects	500,000	0	500,000	0	0	
SL County Capital Projects	1,685,325	1,190,064	0	0	0	
Fire Apparatus Reimbursement	237,979	673,208	108,164	0	0	
Interest	34	38,776	234,795	0	0	
Gain on Sale of Asset	170,366	330,184	214,986	0	0	
Total Revenues	**2,667,582**	**3,798,793**	**2,466,473**	**0**	**0**	**0.0%**
OTHER SOURCES:						
Bond/Lease Proceeds	179	972,185	40	0	0	
Appropriation from Fund Balance	0	0	0	1,310,405	418,907	
Total Other Sources	**179**	**972,185**	**40**	**1,310,405**	**418,907**	**-68.0%**
Total Revenue and Other Sources	**2,667,761**	**4,770,978**	**2,466,513**	**1,310,405**	**418,907**	**-68.0%**

CAPITAL IMPROVEMENTS FUND - FUND 45
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
EXPENDITURES:						
Rolling Stock Lease Payments	925,957	604,548	559,044	565,455	576,526	
Sold Services	0	0	(76,057)	0	0	
Special Projects	0	(19,439)	10,700	0	0	
Facilities Projects	268,006	533,894	205,858	400,000	400,000	
PW-Engineering Renovation	0	71,659	166,756	0	0	
Legal/RDA Office Remodel	0	0	21,300	410,000	0	
Arena Renovation	0	0	500,000	0	0	
Cultural Center Basement Project	0	0	(4,669)	0	0	
Maverik Arena Parking Lot	0	111,387	0	0	0	
Parkway Blvd Widening	0	70,170	399,721	0	0	
Faribourne Station Parking Plaza	1,212,000	0	0	0	0	
2450 S Roadway Extension	247,476	1,831,196	319,035	0	0	
2700 W Improvement Project	1,395,877	2,115,489	(3,644)	0	0	
4100 S Reconstruction	4,409,561	2,224	0	0	0	
4700 S Reconstruction	150,605	3,295,877	2,150,603	0	0	
Hawkeye Street	0	136,590	0	0	0	
Bridges	132,747	0	0	0	0	
PW/Parks Building	2,368,195	0	0	0	0	
Overlay Projects	1,174,844	12,800	4,791,345	0	0	
MVC Betterments	2,483,570	1,384,430	0	0	0	
West Valley IFFP	10,525	0	0	0	0	
PDHQ Building	2,771	0	0	0	0	
City Courts/Legal Bldg	92,650	2,231,068	8,148,954	0	0	
Energy Efficiency Upgrades	2,389,324	959,615	413,929	0	0	
Bangerter Hwy Interchange	133,391	0	0	0	0	
Crosstowne Trail	13,044	2,763	4,081	0	0	
Veterans Memorial Park	71,636	2,113,862	0	0	0	
Safe Sidewalks	0	121,981	67,302	0	0	
6800 West Improvements	0	4,800	9,635	0	0	
2022 Pedestrian Ramps	0	158,318	312,772	0	0	
Lancer Way Reconstruction	0	0	300,075	0	0	
4100 S HAWK Signals Project	0	0	158,110	0	0	
Transportation Sales Tax Projects	64,924	9,775	0	3,315,085	3,300,000	
Admin Special Projects	663,881	0	0	0	0	
Finance Special Projects	83,355	3,836	1,526	0	0	
Police Special Projects	118,428	0	0	0	0	
Fire Special Projects	0	0	583,615	0	0	
Parks Special Projects	0	0	74,025	0	0	
Rolling Stock	2,202,762	1,486,569	1,830,622	1,500,000	429,000	
Transfers Out	342,010	310,930	1,897,643	1,310,405	418,907	
Transfers In	(9,484,834)	(45,198,780)	(14,126,498)	(6,190,540)	(4,705,526)	
Appropriation to Fund Balance	0	0	0	0	0	
Total Expenditures	**11,472,705**	**(27,644,438)**	**8,715,783**	**1,310,405**	**418,907**	**-68.0%**

THE RIDGE GOLF CLUB FUND - FUND 55
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
OPERATING REVENUE:						
Green Fees	818,333	798,026	800,231	1,010,000	1,010,000	
Driving Range	44,982	40,807	18,312	60,000	60,000	
Carts	385,676	382,195	381,035	445,000	485,000	
Pull Carts	189	154	36	0	0	
Golf Club Rentals	844	1,159	1,972	2,000	2,000	
Gratuities - Operations	37	1,314	5,815	55,000	6,000	
Pro Shop	143,163	174,768	194,210	210,000	210,000	
Grill/Catering	173,043	328,383	337,177	415,959	415,959	
Room Rental	0	0	31,927	0	0	
Gratuities - Grill & Catering	8,178	31,825	31,382	0	61,000	
Miscellaneous	0	3,115	2,019	5,000	5,000	
Gain on Sale of Assets	0	0	10,555	35,000	35,000	
Appropriation from Fund Balance	0	0	0	176,657	200,036	
Total Revenue	**1,574,445**	**1,761,746**	**1,814,672**	**2,414,616**	**2,489,995**	**3.1%**

THE RIDGE GOLF CLUB FUND - FUND 55
EXPENSE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
OPERATING EXPENSES						
OPERATIONS:						
Personnel	305,783	355,056	384,337	433,755	450,615	
Operations	170,190	152,175	161,486	177,564	177,564	
Professional Services	30,056	15,579	82,868	31,405	71,405	
Utilities	21,873	28,582	27,234	36,000	36,000	
Operations Subtotal	**527,902**	**551,392**	**655,925**	**678,724**	**735,584**	**8.4%**
MAINTENANCE:						
Personnel	220,749	270,452	349,148	424,663	449,992	
Operating Supplies	170,432	215,026	230,807	225,760	225,760	
Utilities	149,824	174,480	147,320	181,250	181,250	
Maintenance Subtotal	**541,005**	**659,958**	**727,275**	**831,673**	**857,002**	**3.0%**
GRILL/CATERING						
Personnel	193,531	290,633	306,607	366,462	376,067	
Operating Supplies	28,364	47,921	37,477	66,100	66,100	
Snack Bar Subtotal	**221,895**	**338,554**	**344,084**	**432,562**	**442,167**	**2.2%**
COST OF SALES:						
Cost of Goods Sold	106,812	142,031	151,450	125,000	125,000	
Grill/Snack Bar	91,697	106,068	110,764	170,000	170,000	
Depreciation	191,185	191,634	220,688	176,657	200,036	
Cost of Sales Subtotal	**389,694**	**439,733**	**482,902**	**471,657**	**495,036**	**5.0%**
Total Operating Expenses	**1,680,496**	**1,989,637**	**2,210,187**	**2,414,616**	**2,529,789**	**4.8%**
NON-OPERATING EXPENSES:						
Transfer In	0	(73,676)	(360,036)	0	(39,794)	
Transfer Out	0	0	0	0	0	
Total Non-Operating Expenses	**0**	**(73,676)**	**(360,036)**	**0**	**(39,794)**	**0.0%**
Total Expenses	**1,680,496**	**1,915,961**	**1,850,151**	**2,414,616**	**2,489,995**	**3.1%**

STONEBRIDGE GOLF COURSE FUND - FUND 57
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
OPERATING REVENUE:						
Green Fees	925,666	1,156,220	1,272,289	1,272,741	1,272,741	
Driving Range	29,364	32,425	15,337	35,000	35,000	
Carts	334,236	440,113	435,534	460,000	520,000	
Pull Carts	2,388	591	241	0	0	
Rental Clubs	3,748	10,238	11,108	11,000	11,000	
Gratuities - Operations	0	14,185	12,903	77,000	17,000	
Pro Shop	125,979	262,713	256,017	250,000	250,000	
Grill/Catering	174,921	479,101	602,092	560,000	560,000	
Room Rental	0	0	3,036	0	0	
Gratuities - Grill & Catering	3,026	56,251	61,762	0	60,000	
Misc.	0	0	(2,659)	5,000	5,000	
Total Op. Revenue	**1,599,328**	**2,451,837**	**2,667,660**	**2,670,741**	**2,730,741**	**2.2%**
NON-OPERATING REVENUE:						
Gain on Sale of Assets	0	0	0	0	0	
Interest	8,648	1,040	0	0	0	
Appropriation from Fund Balance	0	0	0	73,139	142,174	
Total Non-Operating Rev	**8,648**	**1,040**	**0**	**73,139**	**142,174**	**94.4%**
Total Revenue	**1,607,976**	**2,452,877**	**2,667,660**	**2,743,880**	**2,872,915**	**4.7%**

STONEBRIDGE GOLF COURSE FUND - FUND 57
EXPENSE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
OPERATING EXPENSES						
OPERATIONS:						
Personnel	333,681	304,675	437,580	539,569	588,588	
Operations	179,705	193,115	205,609	233,631	233,631	
Professional Services	35,879	12,230	123,879	45,000	105,000	
Utilities	36,123	43,946	54,536	45,000	45,000	
Operations Subtotal	**585,388**	**553,966**	**821,605**	**863,200**	**972,219**	**12.6%**
MAINTENANCE:						
Personnel	420,084	384,624	419,599	457,504	489,962	
Operating Supplies	213,573	211,485	270,212	253,051	253,051	
Utilities	152,208	194,190	149,025	195,750	195,750	
Maintenance Subtotal	**785,865**	**790,299**	**838,836**	**906,305**	**938,763**	**3.6%**
GRILL/CATERING:						
Personnel	212,163	329,121	360,365	408,836	377,936	
Operating Supplies	27,413	45,372	59,583	82,400	82,400	
Snack Bar Subtotal	**239,576**	**374,493**	**419,948**	**491,236**	**460,336**	**-6.3%**
COST OF SALES:						
Cost of Goods Sold	93,004	178,427	174,648	165,000	165,000	
Grill/Snack Bar	64,542	168,980	183,358	225,000	225,000	
Depreciation	95,063	96,885	108,786	93,139	142,174	
Cost of Sales Subtotal	**252,609**	**444,292**	**466,793**	**483,139**	**532,174**	**10.1%**
Total Oper Expenses	**1,863,438**	**2,163,050**	**2,547,183**	**2,743,880**	**2,903,492**	**5.8%**
NON-OPERATING EXPENSES:						
Sales Tax Rev Bonds S 2016	(32,631)	3,326	0	0	0	
Transfer In	(667,833)	0	(309,761)	0	(30,577)	
Transfer Out	0	25,974	0	0	0	
Total Non-Operating Expenses	**(700,464)**	**29,300**	**(309,761)**	**0**	**(30,577)**	**0.0%**
Total Expenses	**1,162,974**	**2,192,350**	**2,237,422**	**2,743,880**	**2,872,915**	**4.7%**

GRANTS - FUND 60
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
CDBG Projects	688,476	1,478,562	1,542,103	163,538	169,485	
HOME & Federal Grants	5,114,367	27,228,060	786,151	0	0	
State Grants	249,705	198,843	485,872	0	0	
Other Governmental Agencies	0	2,255	12,572	0	0	
Subtotal	**6,052,548**	**28,907,720**	**2,826,698**	**163,538**	**169,485**	**3.6%**

GRANTS - FUND 60
EXPENDITURE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
Personnel	124,785	81,397	158,117	163,538	169,485	
General Operations	38,847	86,726	92,194	0	0	
CDBG Projects	524,845	1,310,440	1,291,792	0	0	
HOME & Federal Grants	5,114,367	27,230,315	798,868	0	0	
State Grants	249,705	198,842	477,163	0	0	
Other Governmental Agencies	0	0	0	0	0	
Subtotal	**6,052,549**	**28,907,720**	**2,818,134**	**163,538**	**169,485**	**3.6%**

AMBULANCE FUND - FUND 66
REVENUE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Final 2024-2025	Percent Change
OPERATING REVENUE:						
Ambulance Fees	3,078,558	3,583,295	3,558,937	3,502,315	3,614,358	
Collections Proceeds	153,534	114,392	79,547	125,000	115,000	
Gain on Sale of Assets	0	0	7,790	0	0	
Misc.	0	0	0	0	0	
Appropriation from Fund Balance	0	0	0	0	0	
Total Operating Revenue	**3,232,092**	**3,697,687**	**3,646,274**	**3,627,315**	**3,729,358**	**2.8%**

AMBULANCE FUND - FUND 66
EXPENSE STATEMENT

	Actual 2020-2021	Actual 2021-2022	Actual 2022-2023	Adopted 2023-2024	Adopted 2023-2024	Percent Change
OPERATING EXPENSES						
OPERATIONS						
Permanent Employees	965,089	963,378	1,048,814	1,169,937	1,249,703	
Overtime	85,382	96,823	87,660	46,970	46,970	
Additional Pay	15,126	1,696	2,550	0	0	
Employee Benefits	112,479	443,085	476,252	532,290	535,133	
Benefit Expense	0	(454,023)	(284,740)	0	0	
Uniform Allowance	13,200	13,500	13,400	14,400	14,400	
Travel/Training	2,201	3,092	9,126	5,825	5,825	
Office Supplies	0	0	0	2,390	2,390	
Equipment Maint.	660	25,334	2,710	2,987	2,987	
Gas/Diesel	25,241	44,772	48,655	30,588	30,588	
Auto Maintenance	75,685	81,805	64,920	52,974	52,974	
Auto Parts	50,117	97,936	60,837	43,000	43,000	
Prof/Tech WVC	400,000	400,000	400,000	400,000	400,000	
Billing Services	164,642	187,821	182,990	165,000	165,000	
Ambulance Service Provider Assess.	122,975	140,552	152,359	115,000	115,000	
Public Safety Supplies	83,593	95,115	87,931	93,450	93,450	
Insurance	0	4,356	26,150	7,650	7,650	
Capital Equipment	0	0	0	0	0	
Depreciation	429,079	426,077	430,717	361,000	379,434	
Total Operating Expenses	**2,545,469**	**2,571,319**	**2,810,329**	**3,043,461**	**3,144,504**	**3.3%**
NON-OPERATING EXPENSES:						
Lease Agreement	45,312	36,320	27,043	372,371	372,371	
Transfer Out to CIP	102,763	102,763	211,483	211,483	212,483	
Transfer In	0	0	(230,442)	0	0	
Total Non-Operating Expenses	**148,075**	**139,083**	**8,085**	**583,854**	**584,854**	**0.2%**
Total Expenses	**2,693,544**	**2,710,402**	**2,818,414**	**3,627,315**	**3,729,358**	**2.8%**

Resolution Adopting Final Tax Rates and Budgets
Report 800 - Fiscal Year Entities

Form PT-800
pt-800.xls Rev. 5/2018

County: SALT LAKE **Year: 2024**

It is hereby resolved that the governing body of (entity name): **WEST VALLEY CITY**

approves the following property tax rate(s) and revenue(s) for the year: **2022**

1 Fund/Budget Type	2 Revenue	3 Tax Rate
10 General Operations	34,954,232	0.002572
190 Discharge of Judgement	192,200	0.000014
Totals	35,146,432	0.002586

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 59-2-920.

Signature of Governing Chair

Signature: _____ Date: _____

Title: _____

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

ISSUE:

Application: #GPZ-3-2024
Applicant: Home by C.W. Urban
Location: 5990 West 3500 South
Size: 3.08 acres

SYNOPSIS:

Zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) and a General Plan change from Large Lot Residential to Small Lot Residential (3.08 acres).

BACKGROUND:

Home by C.W. Urban has submitted a General Plan/zone change application for all of one parcel and a portion of two parcels totaling 3.08 acres located at 5990 West 3500 South. The western most parcel is zoned R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) and the other two parcels are zoned A (Agriculture, minimum lot size ½ acre). The General Plan designation on all of the subject property is Large Lot Residential (2 to 3 units/acre). The proposed zone for the 1.59-acre property currently zoned A is R-1-8. The proposed General Plan designation is Small Lot Residential (4 to 7 units/acre).

The applicant is proposing to develop a 15-lot planned unit development (PUD) of single unit dwellings. The proposed density is 4.9 units/acre. The concept plan shows lots that are at least 50 feet wide and range in size from 4,743 square feet to 11,129 square feet with the average being 5,985 square feet. The concept also shows two common area parcels totaling 9,111 square feet. All streets are public as required by the City's ordinance. Included with this issue paper is a letter from the applicant that describes and provides support for this application.

RECOMMENDATION:

The Planning Commission recommends approval subject to a development agreement.

SUBMITTED BY:

Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 06/17/2024
Date Adopted: _____
Effective Date: _____

AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL TO SMALL LOT RESIDENTIAL FOR PROPERTY LOCATED AT 5990 WEST 3500 SOUTH ON 3.08 ACRES.

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

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

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

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

SECTION 1. GENERAL PLAN AMENDMENT.

The property described in Application #GPZ-3-2024, filed by Home by CW Urban, and located at 5990 West 3500 South within West Valley City, is hereby amended by reclassifying the following described property from Large Lot Residential to Small Lot Residential. Said property is more particularly described as follows:

Parcel # 14-26-382-034, the north 330’ of parcel 14-26-451-036, and the north 440’ of parcel # 14-26-382-040

SECTION 2. GENERAL PLAN MAP AMENDMENT.

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

SECTION 3. EFFECTIVE DATE.

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

DATED this _____ day of _____, 2024.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 06/18/2024
Date Adopted:_____
Effective Date:_____

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5990 WEST 3500 SOUTH ON 1.59 ACRES FROM ZONE A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)

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

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

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

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

SECTION 1. ZONING CHANGE.

The property described in application #GPZ-3-2024, filed by Home by C.W. Urban and located at 5990 West 3500 South is hereby reclassified from zone A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet), said property being more particularly described as follows:

The north 330’ of parcel # 14-26-451-036 and the south 614.5’ of parcel # 14-26-382-040

SECTION 2. ZONING MAP AMENDMENT.

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

SECTION 3. EFFECTIVE DATE.

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

DATED this _____ day of _____, 2024.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

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

Budget Opening Required: ☐

ISSUE:
A resolution authorizing the City to enter into a development agreement with CW Urban, LLC

SYNOPSIS:
This resolution authorizes a development agreement between the City and CW Urban, LLC to establish minimum standards for a PUD at 5990 West 3500 South.

BACKGROUND:
Chase Freebairn with CW Urban has submitted a General Plan/zone change application (GPZ-4-2024) on 3.08 acres (1.59 acres for the zone change and 3.08 acres for the General Plan change) to change the zoning from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 sq. ft.) and to change the General Plan from Large Lot Residential (2 to 3 units per acre) to Small Lot Residential (4 to 7 units per acre). The Planning Commission recommended approval of the General Plan/zone change subject to a development agreement.

Below is a summary of the standards in the development agreement:

- The number of homes is capped at 15.
- The minimum square footage of finished, above-ground, habitable floor space for homes is 1,968 square feet and all homes shall include an unfinished basement.
- A two-car garage is required.
- Homes must be built like the renderings and elevations submitted or alternatives approved by the Planning Commission.
- A list of energy and water efficiency features is included.
- The developer will install the front yard landscaping that will include street trees.
- The developer will install landscaping and a tot lot in the common area.

RECOMMENDATION:
The Planning Commission recommends approval to the City Council.

SUBMITTED BY:
Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CW URBAN, LLC FOR APPROXIMATELY 3.08 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 5990 WEST 3500 SOUTH.

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

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

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

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

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

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (herein the "Agreement") is entered into this _____ day of _____, 2024, by and between CW Urban, LLC, a Utah limited liability company, (herein "Developer") for the land to be included in or affected by the project located at approximately 5990 West 3500 South in West Valley City, Utah, and West Valley City, a municipal corporation and political subdivision of the State of Utah (herein the "City").

RECITALS

WHEREAS, Developer owns or is under contract to acquire approximately 3.08 acres of real property located at approximately 5990 West 3500 South in West Valley City, Utah, as described in Exhibit "A" (the "Property"), on which Developer proposes to establish minimum standards for a new residential development (the "Project"); and

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

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

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

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

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

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

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

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

4. **Specific Design Conditions**. The Project shall be developed and constructed as set forth in the design conditions set forth in Exhibits "B" and "C", including the right of Developer to develop alternative elevations under paragraphs 5 and 6 of Exhibit "B". The Project shall also comply with all requirements set forth in the minutes of the City Council hearings on this matter.

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

6. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning also the responsibilities arising hereunder. Notwithstanding the foregoing, Developer shall have the right to assign this Development Agreement to (i) a parent, subsidiary or affiliate of Developer, (ii) a successor entity by way of merger or acquisition, or (iii) any entity resulting from (a) a transaction or series of related transactions in which an individual or entity, or group of related individuals or entities (other than an affiliate of Developer), directly or indirectly acquires more than fifty percent (50%) of the outstanding ownership interests in Developer, or (b) a sale, lease or other disposition of (1) all or substantially all of the assets of Developer and/or (2) at least fifty percent (50%) of the direct and indirect subsidiaries of Developer, provided that Developer provides the City with written notice of such assignment, the name and address of the applicable parent, subsidiary or affiliate of Developer, and a copy of the assignment. This restriction on assignment is not intended to prohibit or impede the sale by Developer.

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

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

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

TO DEVELOPER:	CW Urban, LLC Chase Freebairn 610 North 800 West Centerville, UT 84014
TO CITY:	West Valley City Ifo Pili, City Manager 3600 Constitution Blvd. West Valley City, Utah 84119
WITH A COPY TO:	West Valley City Attorney's Office Attn: Brandon Hill 3600 Constitution Blvd. West Valley City, Utah 84119

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

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

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

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

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

APPROVED AS TO FORM
WVC Attorney's Office

By: _____

Date: _____

DEVELOPER
CW Urban, LLC,
a Utah limited liability company

By _____:_____

Its: _____

State of _____)
:ss
County of _____)

On this _____ day of _____, 20___, personally appeared before me_____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and affirmed that he or she is the _____of CW Urban, LLC, a Utah limited liability company, and that said document was signed by him or her in behalf of said limited liability company by authority of its members or articles of organization, and he or she acknowledged to me that said entity executed the same.

_____
No tary Pu b lic

EXHIBIT A

LEGAL DESCRIPTION

Parcel #: 14-26-382-034
BEG 1 RD W & 350 FT N FR S 1/4 COR SEC 26 T 1S R 2W SL MER N 416.33 FT W 148.5 FT S 416.33 FT E 148.5 FT TO BEG 1.42 AC M OR L

Portion of Parcel #: 14-26-382-040
The north 440' of parcel # 14-26-382-040.

Portion of Parcel #: 14-26-451-036
The north 330' of parcel # 14-26-451-036.

EXHIBIT B

DEVELOPMENT STANDARDS

Number of Units

1. The maximum number of dwellings units shall be 15.

Unit Sizes

2. The minimum square footage of finished, above-ground, habitable floor space for homes shall be at least 1,968 square feet.
3. All homes shall include an unfinished basement.
4. A two-car garage shall be required for all new homes.

Architecture

5. All homes shall be constructed substantially like the renderings and elevations in Exhibit "C" or the alternative elevations described below with the following exception. The exception is that the width of the front of the house excluding the garage shall be at least 15 feet.
6. The Developer may submit alternative elevations for the home plans. The alternative elevations shall be reviewed and approved by the Planning Commission before a building permit is issued for a home with an alternative elevation.
7. Side elevations of homes adjacent to a street shall meet the standards in Table 2 of Subsection of 3b of Section 7-11-211 of the City's Zoning Ordinance.
8. At least 20% of the front façade of each home shall be brick or stone.
9. For all homes with a side or rear façade that faces a street, a masonry wainscot shall be provided on the street facing façade.
10. All homes shall include the following features: low flow plumbing fixtures, LED light bulbs and fixtures, 2 x 6 exterior framing, and 96% efficient furnaces.

Project Amenities/Features

11. The project shall be built in a single phase.
12. The minimum lot width shall be 50 feet.
13. The Developer shall install landscaping in the front yard of all lots. In addition, the Developer shall install landscaping on corner lots in all areas between the sidewalk and the side of the house between the front property line and the rear property line which are visible from the public right-of-way. The standards in Section 7-11-205 and Subsection 2h of Section 7-6-210.5 of the City's Zoning Ordinance shall apply to all Developer installed yard landscaping. Developer installed landscaping shall be installed on each lot within 6 months of closing of that lot.

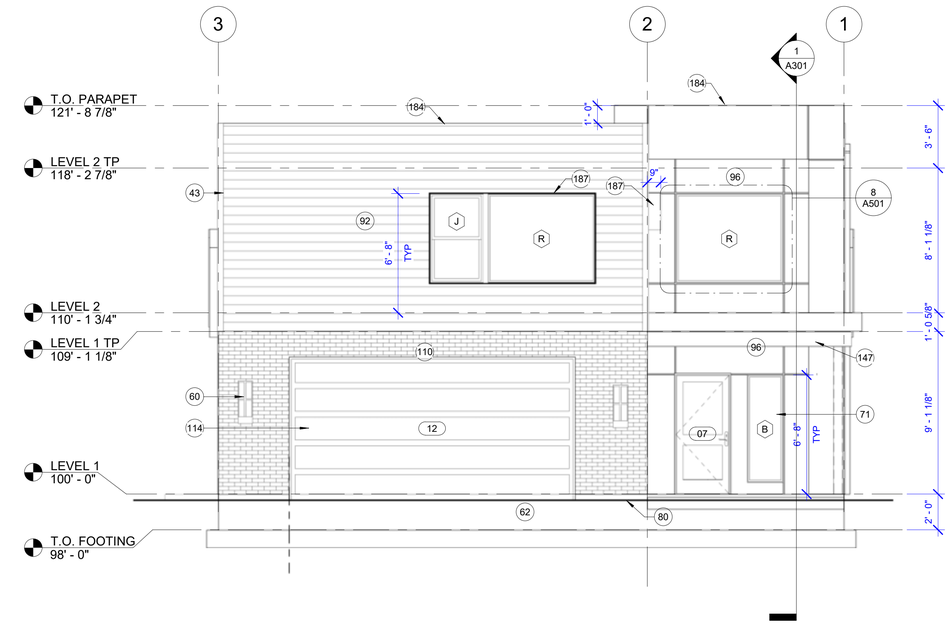
14. The Developer shall provide a detailed street tree plan as part of the subdivision application. Street trees approved as part of the subdivision application shall be included in the Developer installed landscaping.
15. An entry feature shall be included. The details of the entry feature shall be determined during the subdivision review process.
16. The Developer shall provide at least 11 paved parking spaces by installing a 10 foot x 18 foot concrete pad in the 10 foot side yard adjacent to the garage of at least 11 lots. The concrete pad in the 10 foot side yard shall be connected to and accessible from the driveway through concrete.
17. The front yard setbacks shall be 25 feet and the rear yard setbacks shall be 20 feet.
18. Side yard setbacks shall be 10 feet on the garage side and 5 feet on the opposite side. For corner lots, the side yard setback adjacent to the street shall be 20 feet.
19. The Developer shall provide at least 9,100 square feet of common area. The common area shall be landscaped by the Developer, include a tot lot installed by the Developer, and be maintained by the homeowners association.
20. All roads constructed within the project shall be public rights-of-way that meet City standards for a 54-foot-wide right-of-way.
21. The City shall hold the building permit for the last home until the landscaping and amenities in the common area are installed.
22. The Developer shall install a 6-foot-tall vinyl privacy fence along the south and east Property boundaries.

EXHIBIT C

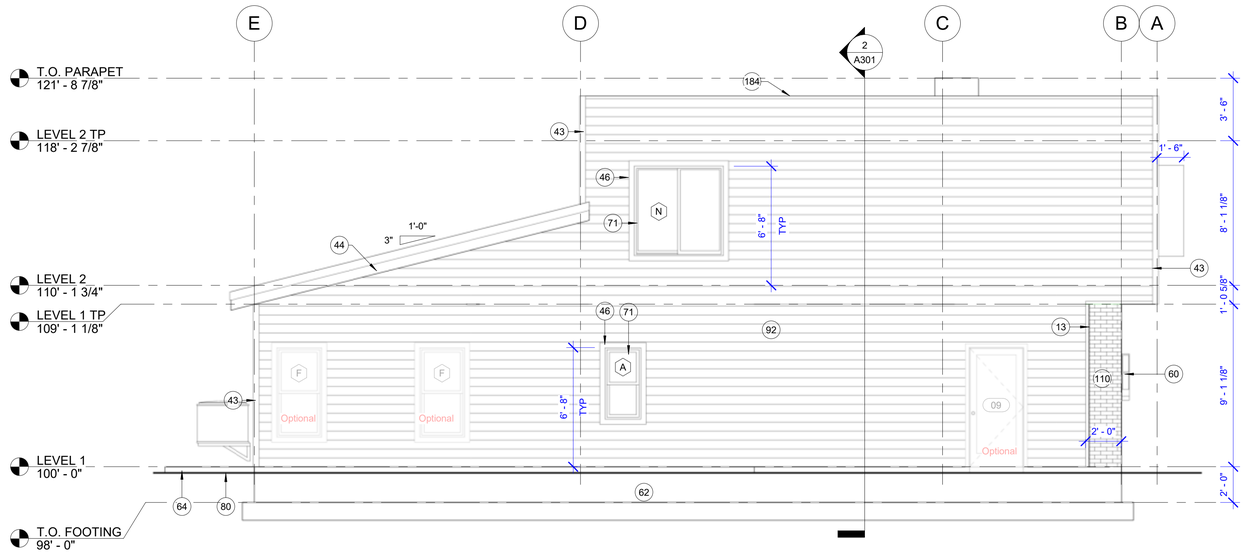








1 Front Elevation
1/4" = 1'-0"



2 Left Elevation
1/4" = 1'-0"

KEYNOTES

13	1.5" TRIM
43	4" CORNER TRIM
44	4" FRIEZE BOARD
46	4" WINDOW / DOOR TRIM
60	COACH LIGHT PER SPEC SHEET
62	CONCRETE FOUNDATION BELOW GRADE
64	CONCRETE PATIO
71	DOUBLE-INSULATED LOW-E WINDOWS
80	FINISH GRADE
92	HARDIE LAP SIDING (7" EXPOSURE)
96	HARDIE SMOOTH FIBER CEMENT SIDING W/REVEALS SHOWN.
110	MASONRY
114	O.H. GARAGE DOOR PER SPEC SHEET
147	STEEL BEAM
184	2" METAL CAP FLASHING
187	LIGHTWEIGHT ALUMINUM WINDOW SHROUD. SEE DETAIL FOR ADDITIONAL INFORMATION.

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C.W. URBAN

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PROJECT
Century I
Farmington, Utah 84025

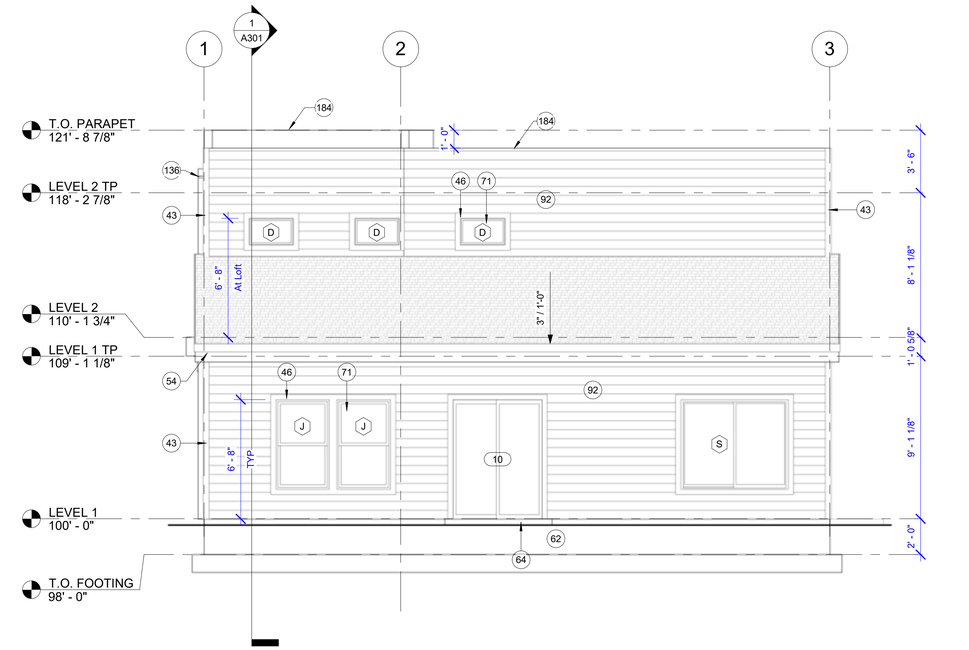
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TITLE:
Exterior Elevations

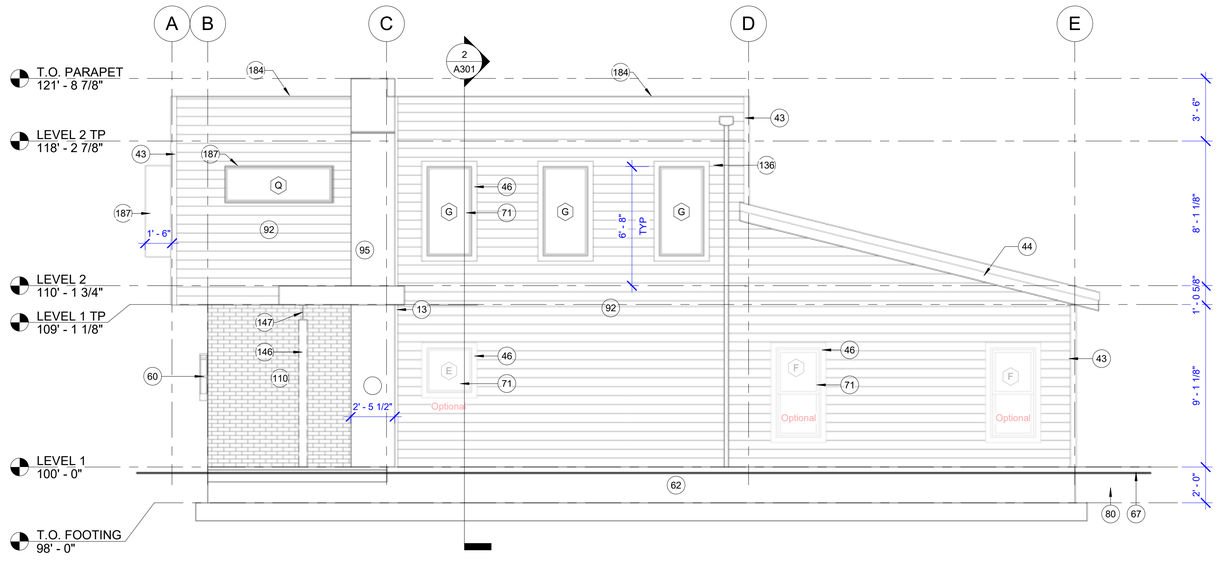
SHEET:
A201

ISSUE DATE : 06/10/2021

Bid



1 Rear Elevation
1/4" = 1'-0"



2 Right Elevation
1/4" = 1'-0"

KEYNOTES

13	1.5" TRIM
43	4" CORNER TRIM
44	4" FRIEZE BOARD
46	4" WINDOW / DOOR TRIM
54	ALUMINUM SOFFIT & 6" FASCIA W/ VENTS AS REQUIRED (1/300th ATTIC AREA)
60	COACH LIGHT PER SPEC SHEET
62	CONCRETE FOUNDATION BELOW GRADE
64	CONCRETE PATIO
67	DECK
71	DOUBLE-INSULATED LOW-E WINDOWS
80	FINISH GRADE
92	HARDIE LAP SIDING (7" EXPOSURE)
95	HARDIE SIDING MATERIAL WHERE OCCURS, PER MFG. SPECS. SEE ELEVATIONS.
110	MASONRY
136	SCUPPER & DOWNSPOUT
146	STEEL COLUMN; SEE STRUCTURAL DRAWINGS
147	STEEL BEAM
184	2" METAL CAP FLASHING
187	LIGHTWEIGHT ALUMINUM WINDOW SHROUD. SEE DETAIL FOR ADDITIONAL INFORMATION.

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C.W. URBAN

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PROJECT
Century I
Farmington, Utah 84025

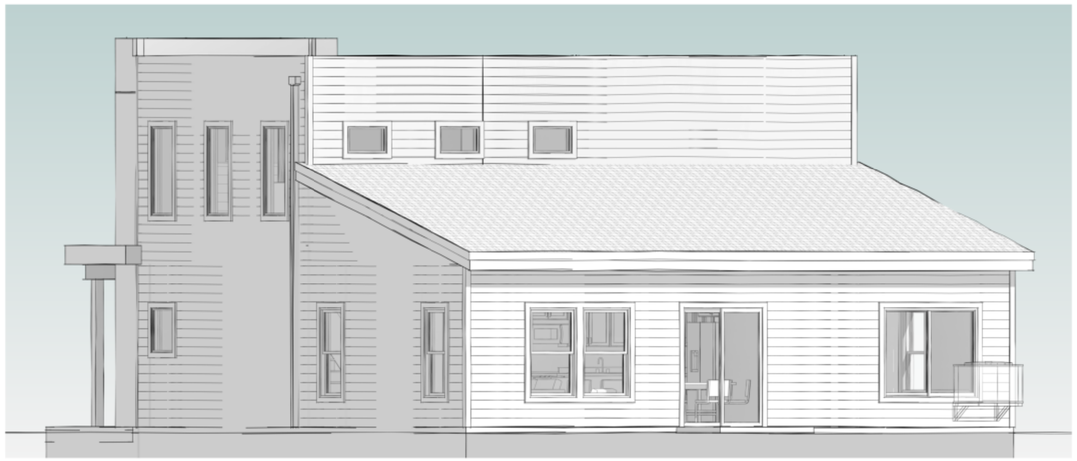
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TITLE:
Exterior Elevations

SHEET:
A202

ISSUE DATE : 06/10/2021

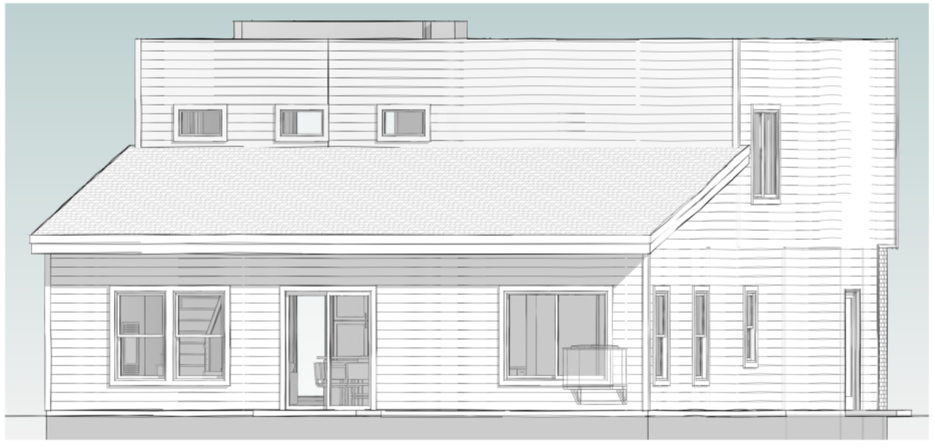
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1 Rear / Right



2 Front / Right



3 Rear / Left



4 Front / Left

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C.W. URBAN

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PROJECT
'Century I
Farmington, Utah 84025

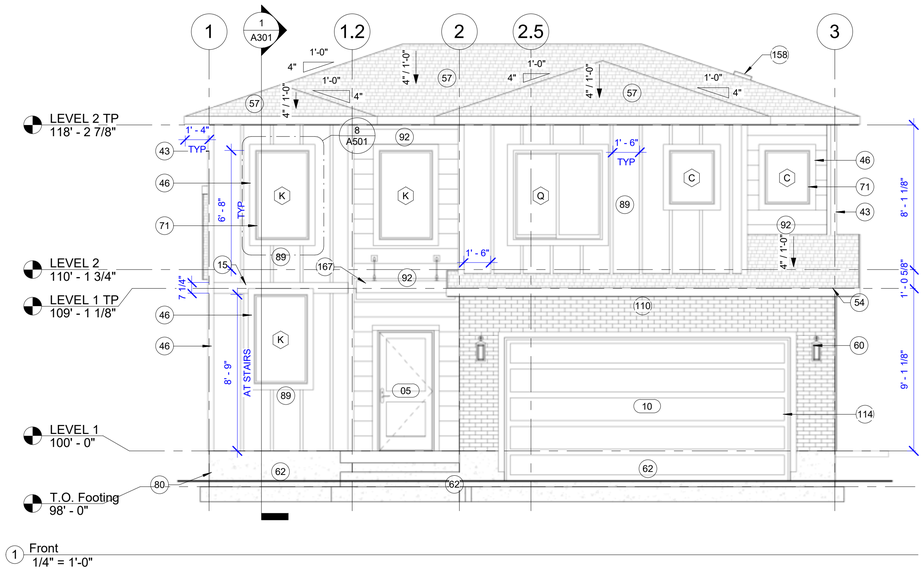
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Perspectives

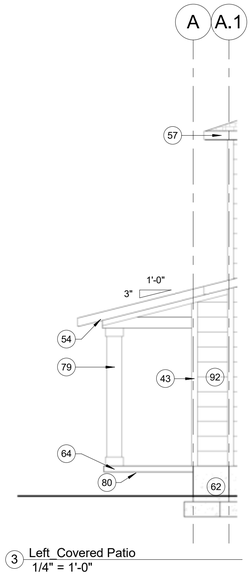
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ISSUE DATE : 06/10/2021

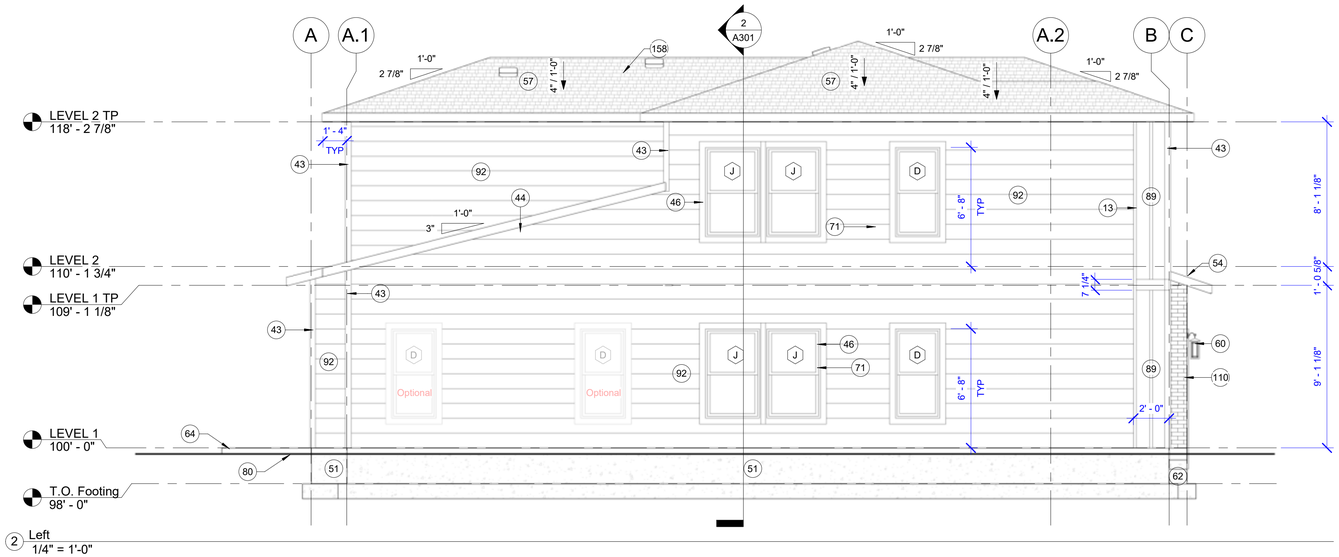
Bid



1 Front
1/4" = 1'-0"



3 Left_Covered Patio
1/4" = 1'-0"



2 Left
1/4" = 1'-0"

KEYNOTES

13	1.5" TRIM
15	8" TRIM BAND
43	4" CORNER TRIM
44	4" FRIEZE BOARD
46	4" WINDOW / DOOR TRIM
51	8" CONCRETE FOUNDATION WALL (SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS)
54	ALUMINUM SOFFIT & 6" FASCIA W/ VENTS AS REQUIRED (1/300th ATTIC AREA)
57	ASPHALT SHINGLE ROOFING
60	COACH LIGHT PER SPEC SHEET
62	CONCRETE FOUNDATION BELOW GRADE
64	CONCRETE PATIO
71	DOUBLE-INSULATED LOW-E WINDOWS
79	FIBER CEMENT WRAPPED COLUMN - TYPICAL. SEE DETAIL 8/A501
80	FINISH GRADE
89	HARDIE BOARD & BATTEN SIDING
92	HARDIE LAP SIDING (7" EXPOSURE)
110	MASONRY
114	O.H. GARAGE DOOR PER SPEC SHEET
158	TURTLE VENTS AS REQUIRED (1/300th ATTIC AREA)
167	PRE-MANUFACTURED METAL CANOPY

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C.W. URBAN

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PROJECT
Century II
Farmington, Utah 84025

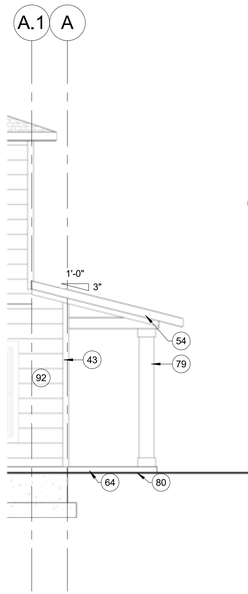
REVISIONS:

TITLE:
Exterior Elevations

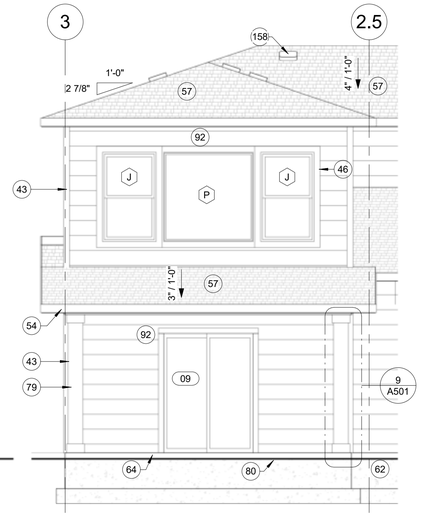
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A201

ISSUE DATE : 5/27/2021

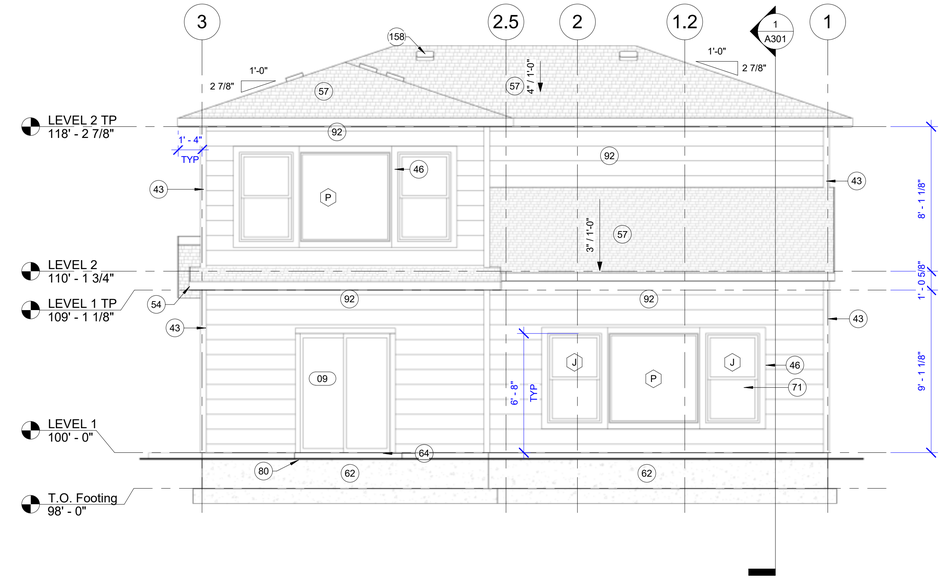
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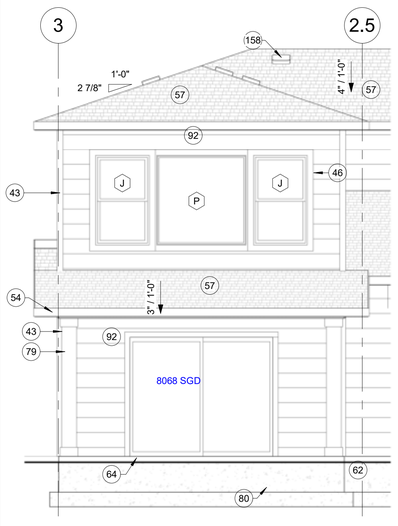
4 Right_Covered Deck
1/4" = 1'-0"



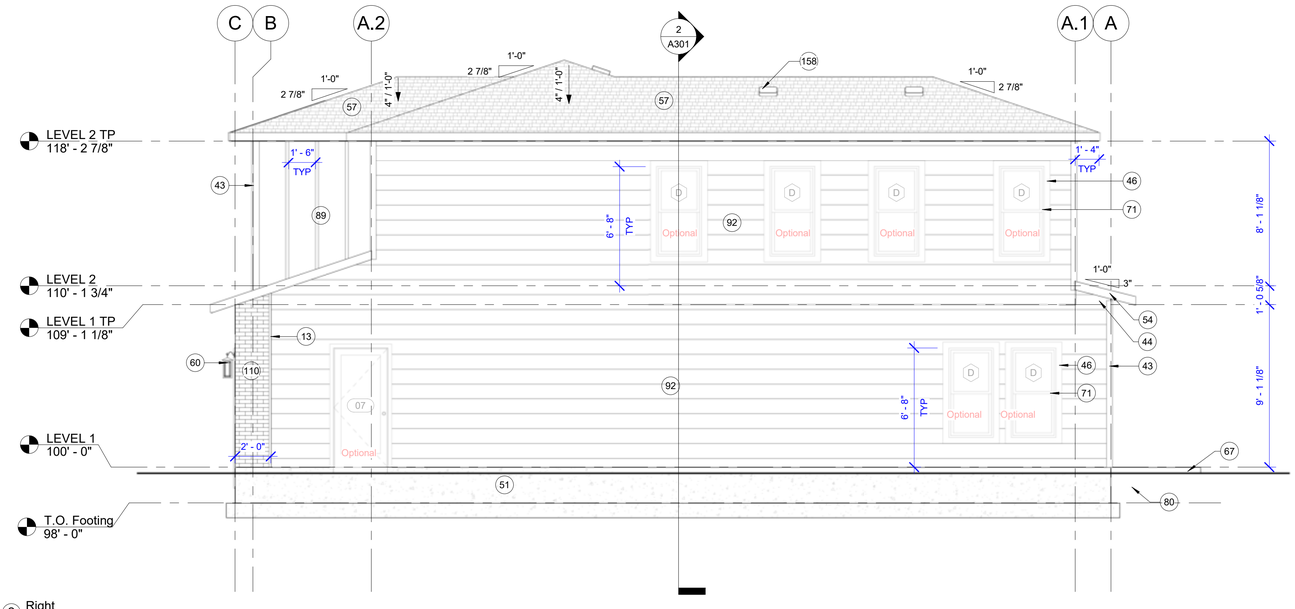
3 Rear_Covered Deck
1/4" = 1'-0"



1 Rear
1/4" = 1'-0"



5 Rear_Covered Deck with 8' SGD
1/4" = 1'-0"



2 Right
1/4" = 1'-0"

KEYNOTES

13	1.5" TRIM
43	4" CORNER TRIM
44	4" FRIEZE BOARD
46	4" WINDOW / DOOR TRIM
51	8" CONCRETE FOUNDATION WALL (SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS)
54	ALUMINUM SOFFIT & 6" FASCIA W/ VENTS AS REQUIRED (1/300th ATTIC AREA)
57	ASPHALT SHINGLE ROOFING
60	COACH LIGHT PER SPEC SHEET
62	CONCRETE FOUNDATION BELOW GRADE
64	CONCRETE PATIO
67	DECK
71	DOUBLE-INSULATED LOW-E WINDOWS
79	FIBER CEMENT WRAPPED COLUMN - TYPICAL. SEE DETAIL 8/A501
80	FINISH GRADE
89	HARDIE BOARD & BATTEN SIDING
92	HARDIE LAP SIDING (7" EXPOSURE)
110	MASONRY
158	TURTLE VENTS AS REQUIRED (1/300th ATTIC AREA)

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PROJECT
Century II
Farmington, Utah 84025

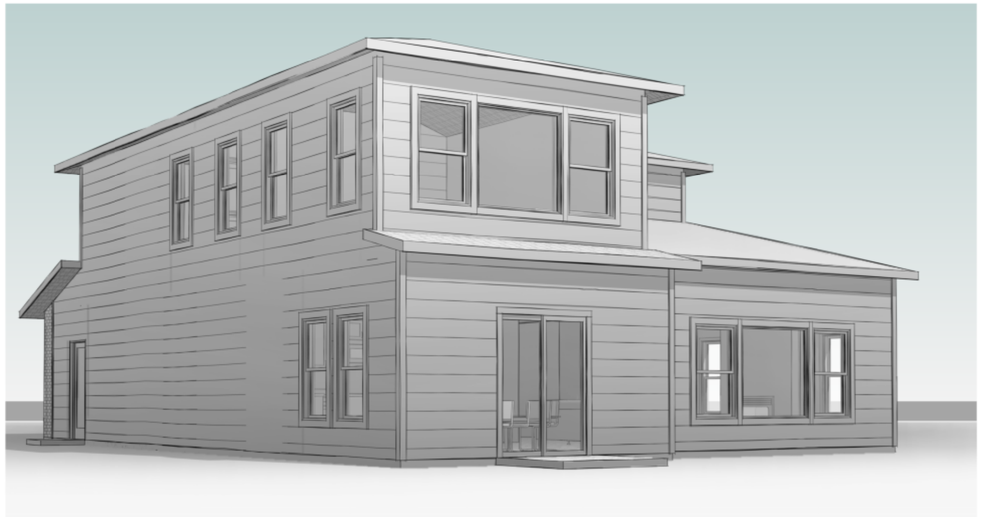
REVISIONS:

TITLE:
Exterior Elevations

SHEET:
A202

ISSUE DATE : 5/27/2021

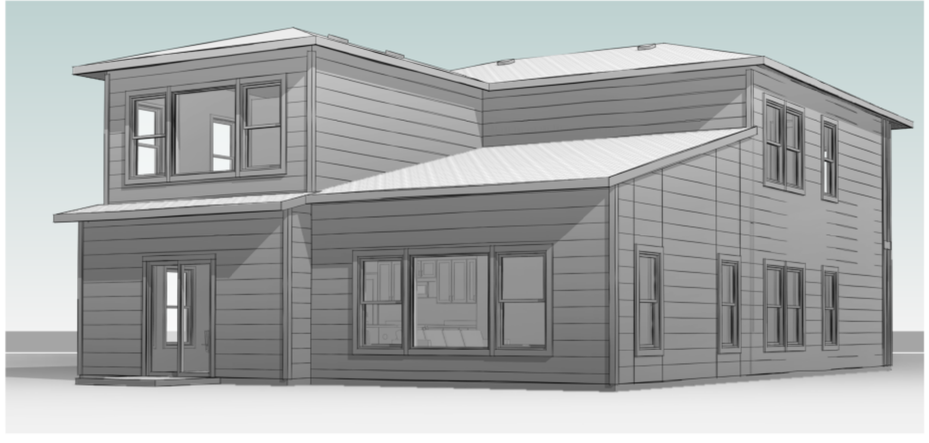
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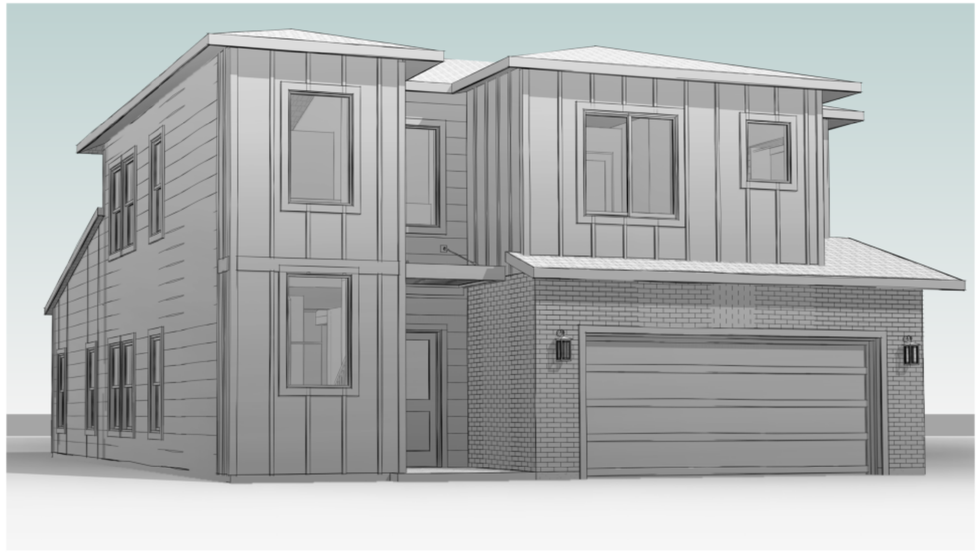
1 Rear/Right



2 Front/Right



3 Rear/Left



4 Front/Left

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Farmington, Utah 84025

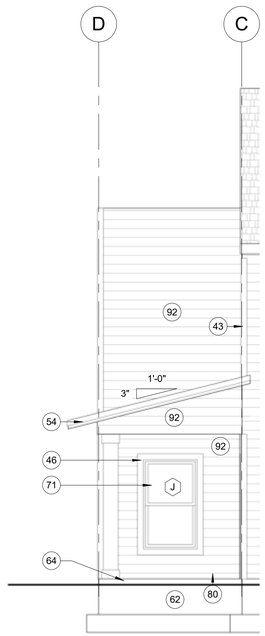
REVISIONS:

TITLE:
Perspectives

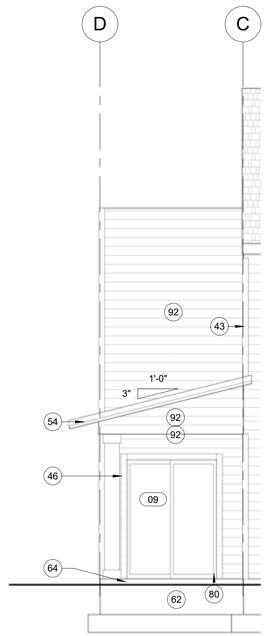
SHEET:
A203

ISSUE DATE : 5/27/2021

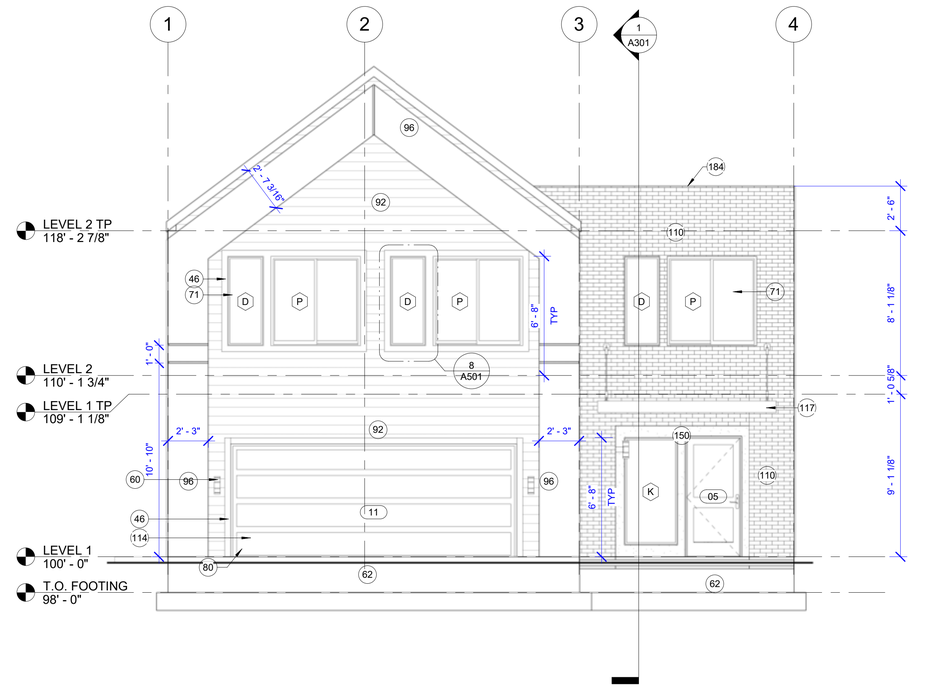
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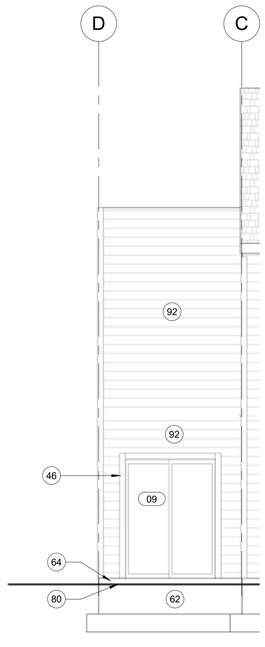
4 Left - Covered Patio with 8' SGD
1/4" = 1'-0"



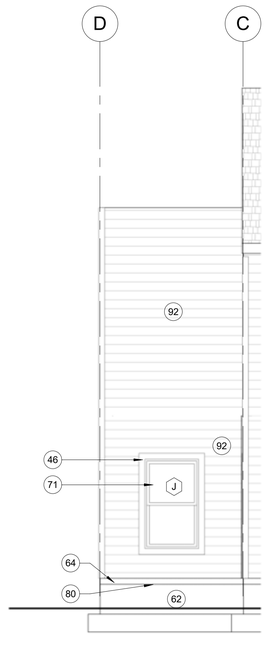
3 Left - Covered Patio
1/4" = 1'-0"



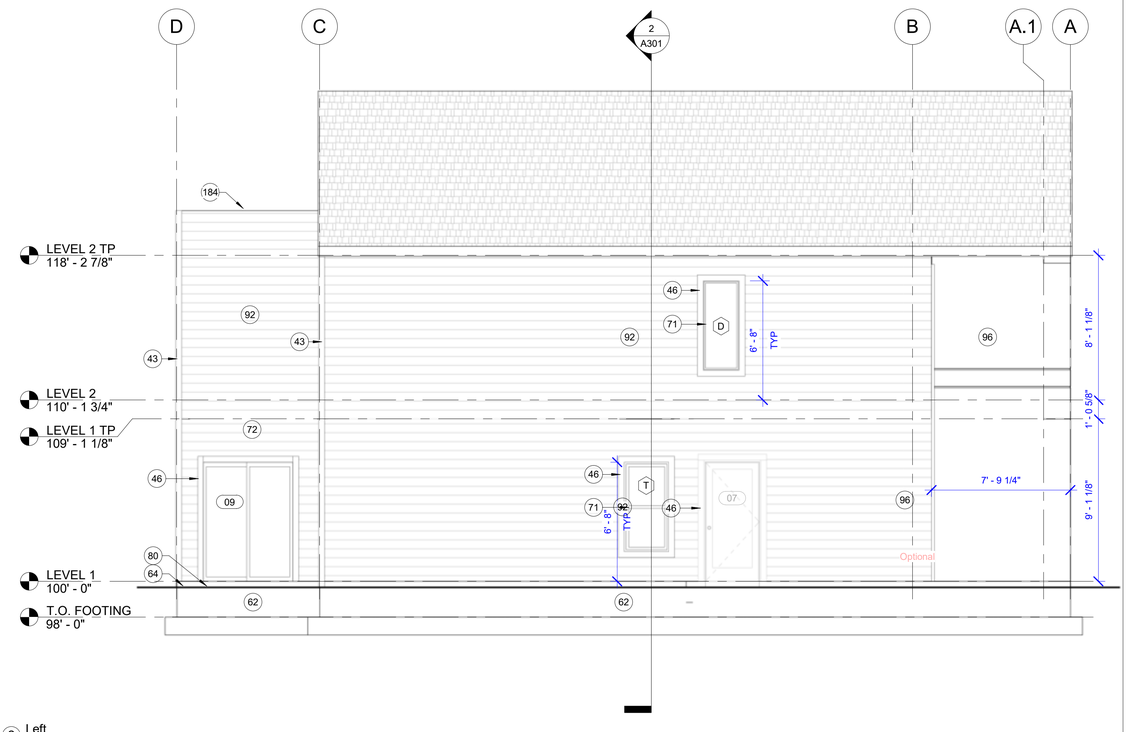
1 Front
1/4" = 1'-0"



5 Left - Large Patio
1/4" = 1'-0"



6 Left - Large Patio with 8' SGD
1/4" = 1'-0"



2 Left
1/4" = 1'-0"

KEYNOTES

43	4" CORNER TRIM
46	4" WINDOW / DOOR TRIM
54	ALUMINUM SOFFIT & 6" FASCIA W/ VENTS AS REQUIRED (1/300th ATTIC AREA)
60	COACH LIGHT PER SPEC SHEET
62	CONCRETE FOUNDATION BELOW GRADE
64	CONCRETE PATIO
71	DOUBLE-INSULATED LOW-E WINDOWS
72	DOUBLE ROD & SHELF
80	FINISH GRADE
92	HARDIE LAP SIDING (7" EXPOSURE)
96	HARDIE SMOOTH FIBER CEMENT SIDING W/REVEALS SHOWN.
110	MASONRY
114	O.H. GARAGE DOOR PER SPEC SHEET
117	PRE-MANUFACTURED TRUSSES OR RAFTERS AT 24" O.C. (SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS)
150	STUCCO FINISH SYSTEM
184	2" METAL CAP FLASHING

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PROJECT
Century III
Farmington, Utah 84025

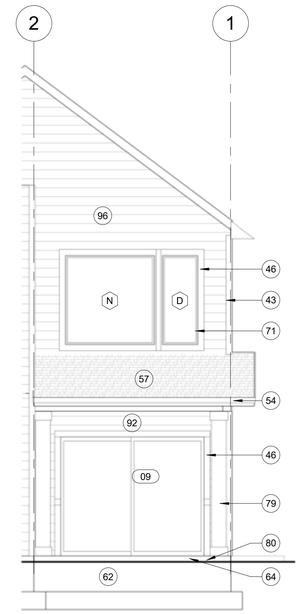
REVISIONS:

TITLE:
Exterior Elevations

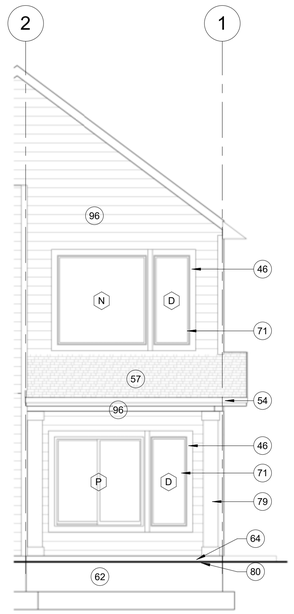
SHEET:
A201

ISSUE DATE : 06/01/2021

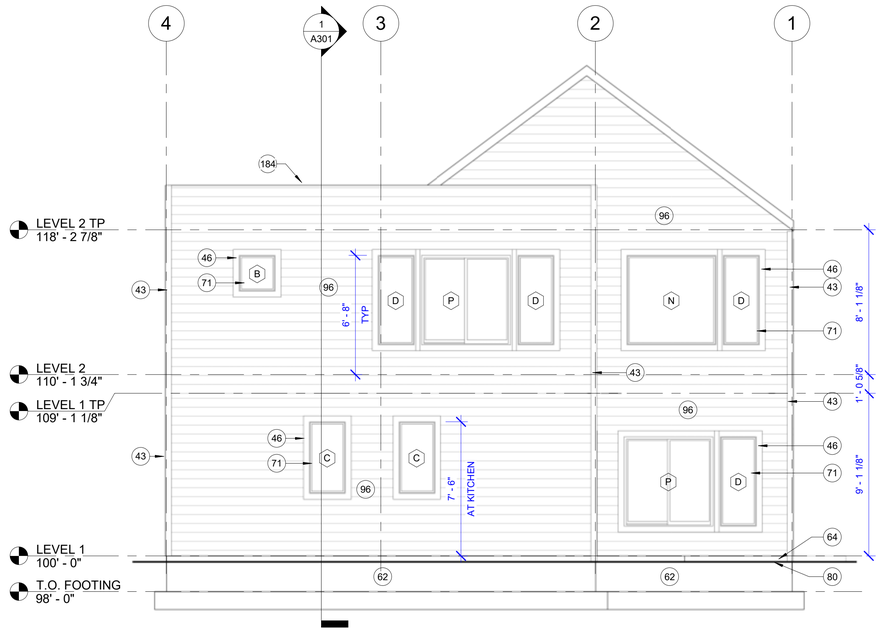
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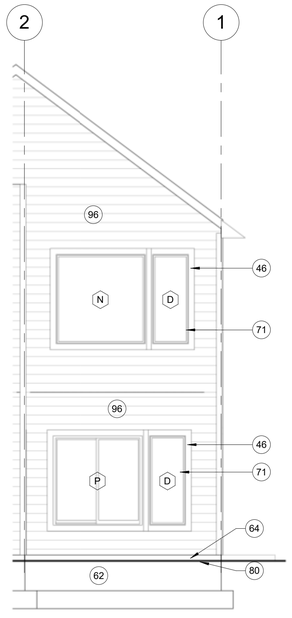
4 Rear - Covered Patio with 8' SGD
1/4" = 1'-0"



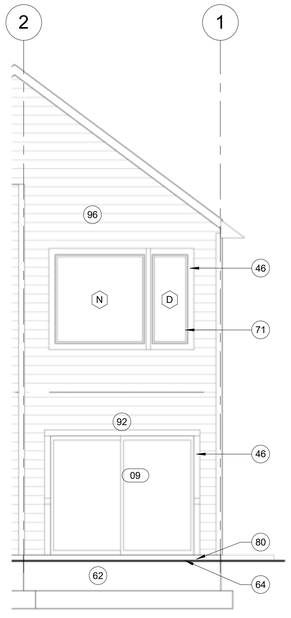
3 Rear - Covered Patio
1/4" = 1'-0"



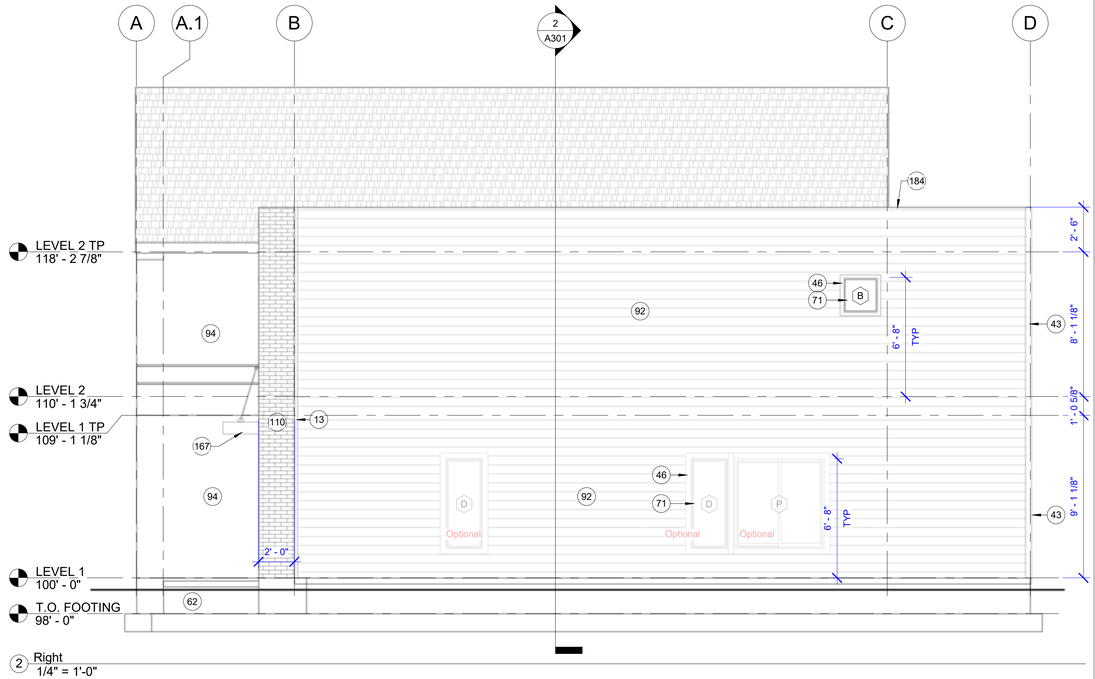
1 Rear
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5 Rear - Large Patio
1/4" = 1'-0"



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80	FINISH GRADE
92	HARDIE LAP SIDING (7" EXPOSURE)
94	HARDIE LAP FIBER CEMENT SIDING. 4" EXPOSURE
96	HARDIE SMOOTH FIBER CEMENT SIDING W/REVEALS SHOWN.
110	MASONRY
167	PRE-MANUFACTURED METAL CANOPY
184	2" METAL CAP FLASHING

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PROJECT
Century III
Farmington, Utah 84025

REVISIONS:

TITLE:
Exterior Elevations

SHEET:
A202

ISSUE DATE : 06/01/2021

Bid



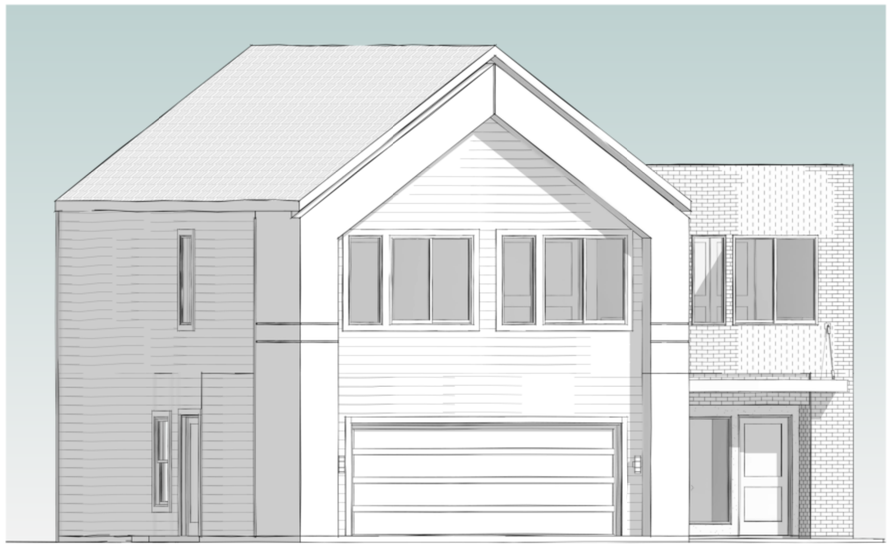
1 Rear / Right



2 Front / Right



3 Rear / Left



4 Front / Left

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PROJECT
Century III
Farmington, Utah 84025

REVISIONS:

TITLE:
Perspectives

SHEET:
A203

ISSUE DATE : 06/01/2021

Bid

HOME
BY C.W. URBAN

610 N 800 W
Centerville, UT 84014

May 22, 2024

VIA EMAIL ONLY

ATTN: Steve Pastorik
Community & Economic Development Director
3600 S Constitution Boulevard
West Valley City, UT 84119

Dear Mr. Pastorik,

HOME by C.W. Urban is pleased to present the attached General Plan and Zoning Amendment Application for the Anne T. Brown property located at 5990 West 3500 South West Valley City, UT.

The total proposed project area is approximately 3.08 acres +/-. Approximately 1.42 acres +/- of the Brown property is already zoned R-1-8. HOME by C.W. Urban is proposing to rezone an additional 1.59 acres +/- of the adjacent Brown and city owned parcels. Mrs. Brown will retain ownership of the existing home on the remaining property consisting of approximately 0.78 acres +/- and will maintain existing frontage to 3500 S. The exact acreage amounts will be determined by survey at a later date. Please see the attached 'Exhibit A' for a list of parcels affected by the proposed development.

As a local, Utah based premier homebuilder, our mission is to create micro-communities that enhance, strengthen, and contribute to the greater fabric of existing neighborhoods. We see opportunity in every type of space. Through thoughtful land planning, we create neighborhoods that encourage exploration and discovery. We believe in intentional design and development that brings a positive impact, growth, and progress to enhance existing communities.

We believe the Brown property is a natural fit for creation of a new for-sale single-family home community that can offer attainable purchase prices for current and future city residents. With proximity to 3500 South, Hunter Park, Mountain View Corridor, Lake Park and the West Valley

City Family Fitness Center, the R-1-8 zoning with a PUD is the highest and best possible use for this site.

The current General Plan calls out Large Residential for most of this property, but one parcel is currently already zoned R-1-8 and the other is currently zoned Agricultural. HOME by C.W. Urban requests that the General Plan be amended for this property to Small Lot Residential (4 to 7 units/acres). We also plan to rezone the property as outlined in the attached 'Exhibit B' to R-1-8 which matches the existing zoning in the subdivisions to the north and west. We plan to build 16 single-family detached for-sale lots as part of an R-1-8 PUD plat. We also plan to be the exclusive builder for this project. We plan to work with West Valley City in good faith to negotiate a development agreement detailing specific site plan and housing standards to ensure an attractive neighborhood. Please see the attached 'Exhibit C' for an example of proposed home elevations, exterior housing materials and square footage.

The excerpts and references below from both the General Plan and Moderate-Income Housing plan support the rezone of this property and fit the city's vision for this area.

General Plan (Adopted in 2015):

3500 S

- Proximity to the Hunter Town Center
- 3500 S "High Impact Corridor" (pg. 151)
- *3500 South from 7200 West to the Mountain View Corridor – will be widened from 2 lanes to 4 lanes with a center turn lane by 2034. No bike route is planned. (pg. 156)*
- 3.17.2 Action: Focus low density residential uses on properties west of the Mountain View Corridor, except for areas directly next to the Mountain View Corridor that will be significantly impacted by the new road improvements. (pg. 56)
- 3.17.3 Action: Consider a new form-based zoning district for 3500 South with specific site design and architectural standards to address redevelopment potential. (pg. 56)

5600 W

- *5600 W: (pg. 56)*
    - *Land Use The overall land use pattern includes a diverse mix of residential (single family homes, townhomes, and apartments), vacant land, commercial, and public uses. The current land uses align relatively closely with the zoning map:*

- *SR-201 to 3500 South: Mostly commercial, with pockets of multifamily residential, vacant land, and public/non-profit.*

Moderate-Income Housing Plan (Adopted in 2022)

- Strategy A: Rezone for densities necessary to facilitate the production of moderate-income housing. (pg. 13)

- Strategy F: Zone or rezone for higher density or moderate income residential development in commercial zones near major transit investment corridors, commercial centers, or employment centers. (pg. 16)

We strongly believe that our rezone application is consistent with the city's General and Moderate-Income Housing Plans. This proposed project will help add much needed moderate-income housing stock to the community at more attainable prices. While at the same time, this proposed project will also feature aesthetically pleasing architecture to compliment the surrounding neighborhood.

We look forward to working with nearby residents, city staff, planning commission and city council members.

Sincerely,

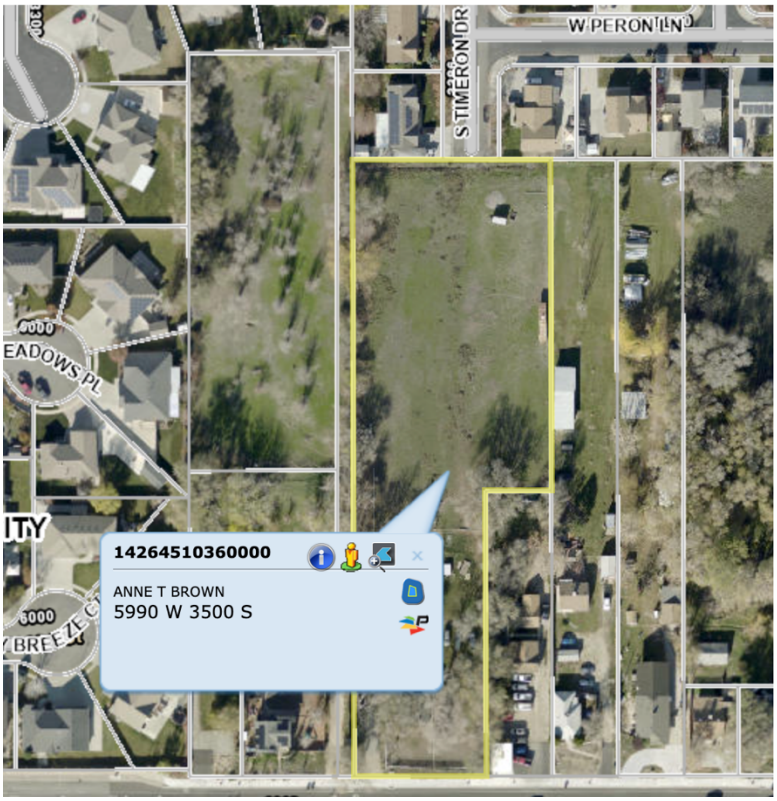
Chase Freebairn

HOME
BY C.W. URBAN

Chase Freebairn
Director of Land
C. 801.386.6708
www.builtbycw.com

‘Exhibit A’

Salt Lake County Parcel Identification Numbers for Affected Properties



Parcel

Parcel Record	**14264510360000**
Owner	BROWN, ANNE T
Address	5990 W 3500 S
Total Acreage	2.36
Tax Class Id	
Property Type	111
Tax District	29
% Exempt	
Exempt Type	
Municipal Zone	A
MLS Number	

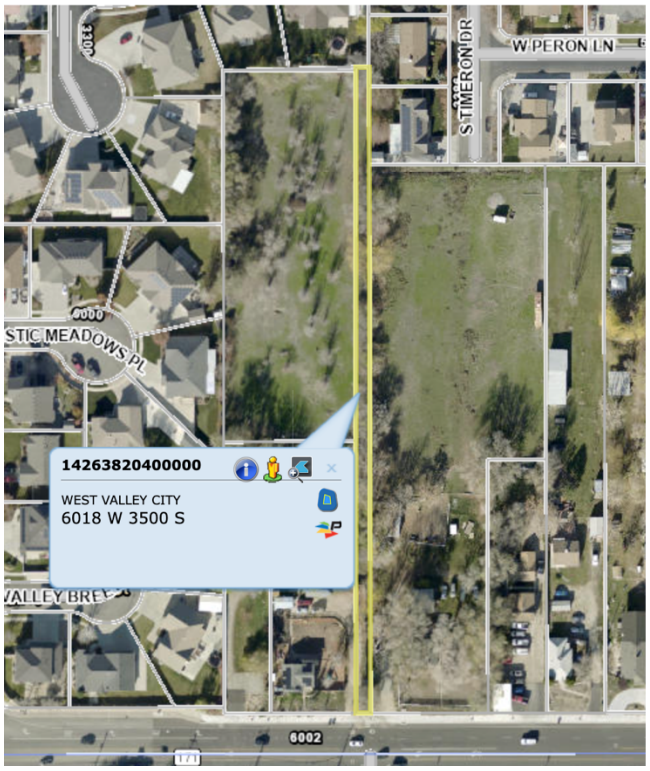
Valuation / Tax Year 2023

Land Value	$ 493,690
Building Value	$ 100,400
Final Value:	$ 594,090

Legal Description:
BEG N 0^04'45" W 45.50 FT FR S 1/4 COR SEC 26, T1S, R2W, SLM; E 132.06 FT; N 284.50 FT; E 66 FT; N 330 FT; W 198 FT; S 614.50 FT TO BEG. 8403-2013

‘Exhibit A’ (Contd.)

Salt Lake County Parcel Identification Numbers for Affected Properties



Parcel

Parcel Record	**14263820400000**
Owner	WEST VALLEY CITY
Address	6018 W 3500 S
Total Acreage	0.28
Tax Class Id	512
Property Type	951
Tax District	29
% Exempt	100
Exempt Type	T
Municipal Zone	A
MLS Number	

Valuation / Tax Year **2023**

Land Value	$ 52,400
Building Value	$ 0
Final Value:	$ 52,400

Legal Description:
BEG SE COR OF SW 1/4 SEC 26, T1S, R2W, SLM; W 16.5 FT; N 769.85 FT; N 88^38'33" E 15.32 FT; S 770.21 FT TO BEG. LESS & EXCEPT BEG SD SE COR SW 1/4 SEC 26; W 16.50 FT; N 0^03'56"W 45.50 FT; S 89^59'11" E 16.50 FT; S 0^03'56" E 45.50 FT TOBEG.



Parcel

Parcel Record	**14263820340000**
Owner	BROWN, ANNE T
Address	5990 W 3500 S
Total Acreage	1.42
Tax Class Id	
Property Type	957
Tax District	29
% Exempt	
Exempt Type	
Municipal Zone	R-1-8
MLS Number	594637

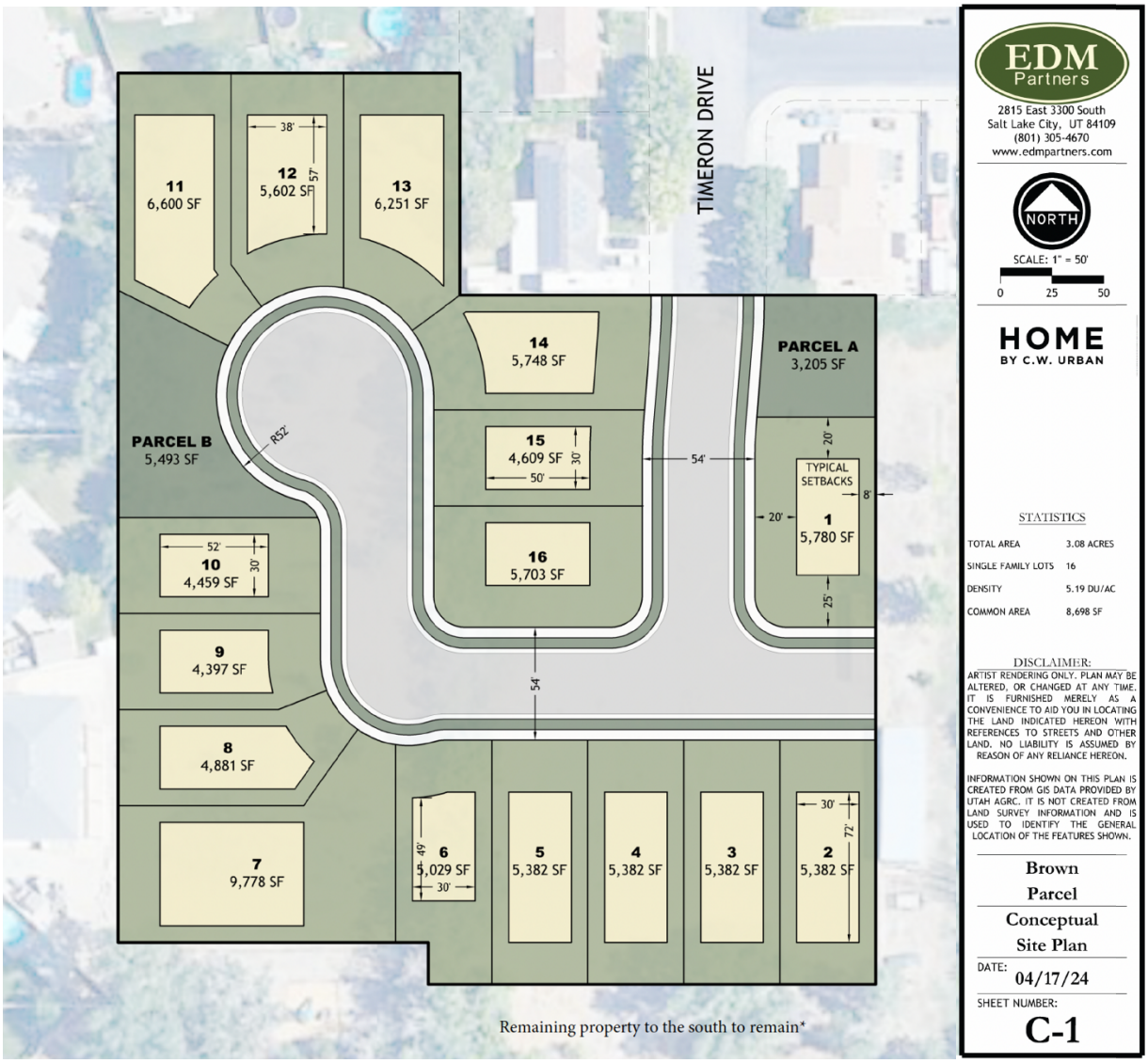
Valuation / Tax Year **2023**

Land Value	$ 133,500
Building Value	$ 0
Final Value:	$ 133,500

Legal Description:
BEG 1 RD W & 350 FT N FR S 1/4 COR SEC 26 T 1S R 2W SL MER N416.33 FT W 148.5 FT S 416.33 FT E 148.5 FT TO BEG 1.42 AC MOR L 9261-3225 9372-4516 9506-1369 9854-2669

‘Exhibit B’

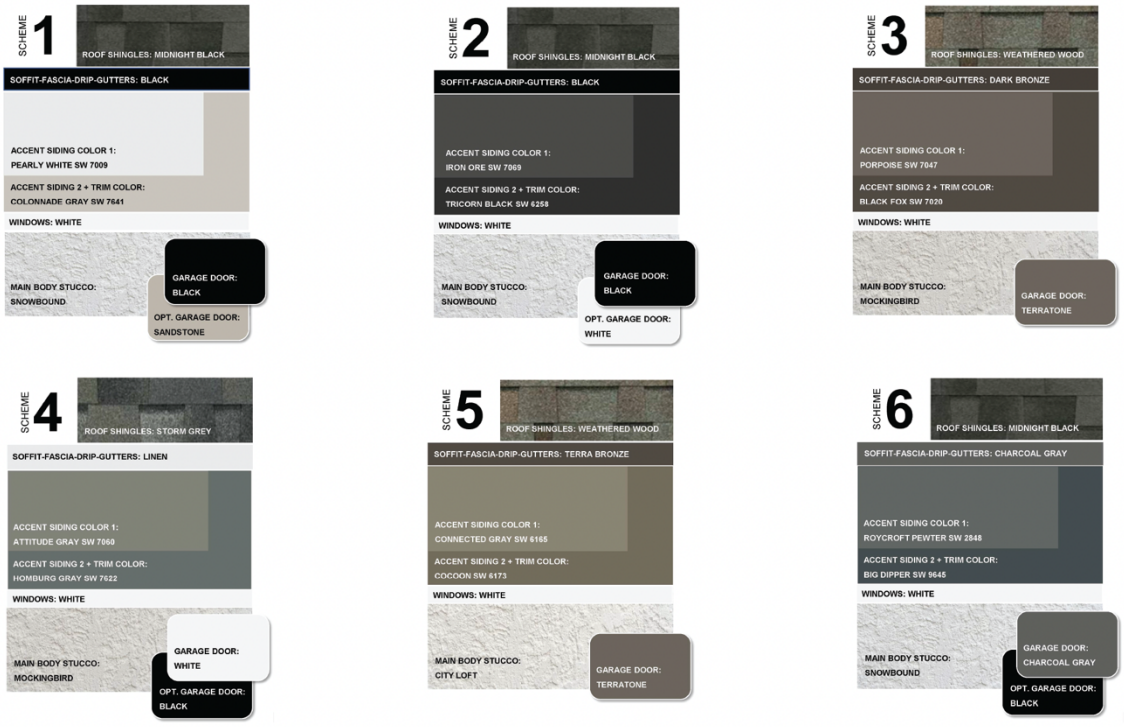
Preliminary Conceptual Site Plan



‘Exhibit C’

Preliminary Conceptual Architectural Renderings & Plan Information





EXTERIOR FINISHES EXHIBIT

C.W. URBAN – 610 N 800 W, CENTERVILLE, UT 84014













Product Summary

Floor Plan Name	Square Footage	Bed / Bath	Construction Type
ELM	1,784 SF	3-4 Bed / 2.5 Bath	Slab on Grade
OAK	2,079 SF	3-4 Bed / 2.5 Bath	Slab on Grade
PINE	2,347 SF	3-4 Bed / 2.5 Bath	Slab on Grade

GPZ-3-2024 MINUTES
JUNE 12, 2024 PLANNING COMMISSION PUBLIC HEARING

GPZ-3-2024
Home by CW Urban
5990 West 3500 South
General Plan change from Large Lot Residential to Small Lot Residential and a zone change from A to R-1-8

Home by C.W. Urban has submitted a General Plan/zone change application for all of one parcel and a portion of two parcels totaling 3.08 acres located at 5990 West 3500 South. The western most parcel is zoned R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) and the other two parcels are zoned A (Agriculture, minimum lot size ½ acre). The General Plan designation on all of the subject property is Large Lot Residential (2 to 3 units/acre). The proposed zone for the 1.59-acre property currently zoned A is R-1-8. The proposed General Plan designation is Small Lot Residential (4 to 7 units/acre).

Surrounding zones include R-1-8 and R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet) to the north, R-1-8 to the west, R-1-8 and A to the south, and R-1-10 and A to the east. Except for a dog grooming business to the south, the property is surrounded by single unit dwellings.

Staff received an email from a nearby resident with concerns about construction traffic and parking. This email, along with the staff's response, is included with this report.

The narrow parcel in the middle of the subject property is owned by the City. The parcel serves a storm water function which can be relocated within the project. If this application is approved, the City would need to surplus this property and sell it to the developer for the project to move forward.

Development Proposal
As shown in the attached concept plan, the applicant is proposing to develop a 15-lot (the original concept included 16 lots) planned unit development (PUD) of single unit dwellings. The proposed density is 4.9 units/acre. The concept plan shows lots that are at least 50 feet wide and range in size from 4,743 square feet to 11,129 square feet with the average being 5,985 square feet. The concept also shows two common area parcels totaling 9,111 square feet. All streets are public as required by the City's ordinance. Included with this report is a letter from the applicant that describes and provides support for this application.

All the homes would be two-story plans that are 35-feet wide with finished floor area above grade ranging between 1,968 to 2,542 square feet. All homes would include unfinished basements. Side setbacks would be 10 feet on the garage side, allowing for additional parking to the side of the house, and 5 feet on the opposite side.
Other project features proposed include developer installed, water-wise landscaping, an entry feature, and a tot lot for the common area.

Development Agreement
Section 7-11-213 states: "All new Subdivisions involving a rezone of property, or a PUD, shall participate in a Development Agreement that addresses housing size, quality, exterior finish materials, Streetscapes, Landscaping, etc." The applicant submitted a development agreement proposal that was based on the original concept submittal. However, after working with staff on revisions to the proposal, staff recommends the following development agreement revisions and additions if the Commission is supportive of this application.

- The maximum number of lots shall be 15.
- Side yard setbacks shall be 10 feet on the garage side and 5 feet on the opposite side.
- The developer shall provide at least 11 paved parking spaces by installing a 10' x 18' concrete pad in the 10' side yard adjacent to the garage of at least 11 lots. The concrete pad in the 10' side yard shall be connected to and accessible from the driveway through concrete.
- All homes shall be constructed substantially like the renderings and elevations for the Century I, II, and III plans or the alternative elevations described below with the following exception. The exception is that the width of the front of the house excluding the garage shall be at least 15 feet.
- Side elevations of homes adjacent to a street shall meet the standards in Table 2 of Subsection 3b of Section 7-11-211 of the City's Zoning Ordinance.
- The developer may submit alternative elevations for the three home plans. The alternative elevations shall be reviewed and approved by the Planning Commission before a building permit is issued for a home with an alternative elevation.
- The minimum square footage of finished, above-ground, habitable floor space for all homes shall be 1,968 square feet.
- All homes shall include an unfinished basement.
- At least 20% of the front façade of each home shall be brick or stone.
- All homes shall include the following features: low flow plumbing fixtures, LED light bulbs and fixtures, 2 x 6 exterior framing, and 96% efficient furnaces.
- The minimum width of all lots shall be 50 feet.
- The developer shall install landscaping in the front yard of all lots. In addition, the developer shall install landscaping on corner lots in all areas between the sidewalk and the side of the house between the front property line and the rear property line which are visible from the public right-of-way. The standards in Section 7-11-205 and Subsection 2h of Section 7-6-210.5 of the City's Zoning Ordinance shall apply to all developer installed yard landscaping.
- An entry feature shall be included. The details of the entry feature shall be determined during the subdivision review process.
- The City shall hold the building permit for the last home until the landscaping and amenities in the common area parcels are installed.
- A tot lot shall be included on one of the common area parcels.

STAFF ALTERNATIVES:
1. Approval. This application should be approved subject to a development agreement that includes the standards proposed by the applicant along with the additions and revisions

recommended by staff in this report.
2. Continuance.
3. Denial. Given the Large Lot Residential designation in the General Plan, the RE zone is more appropriate for the property at this location.

DISCUSSION: Steve P. presented.
Chase Freebairn, representing Home by CW. Urban, 3451 N. Redhill Way, Layton, Utah. He plans on providing nice front yard landscaping to make up for the smaller lots.

Commissioner Woodruff asks Chase whom he sees as their target audience for this development.

Chase says they sell homes to anybody but thinks it will be young families and older people looking to downsize and stay in their community.

Commissioner Winters asks if Chase (Edge Homes) is good with the additional information Steve read through. Chase says they are and wants to build nice traditional homes.

Cael Crosby, 3221 Beavers St., Salt Lake City, appreciates that they're using the waterwise landscape program that was launched last year to save us all water and help protect our natural environment as well as keep Utah sustainable.

Jeffrey Taylor, 5968 W 3500 S. His property is directly east of the development property. His concern is what is going to be done with the irrigation ditch that runs through the middle and also the tiny little narrow strip of land. There's an attaching system in the back of the property on the north end that handles overflow from the irrigation water that comes down from the canal up near 4100 South. He had an overflow event about a week ago and wants to know whether the irrigation will be buried or stay above ground. His second concern is his old barn at the back of his lot is close to the property line.

James Longstaff, 2285 East 10095 South, Sandy, points out that the median home price is $500,000 and requires an income of $130,000 a year, which is way above the median income in Utah. Why don't we have more denser housing?

Jorge Jimenez, 3616 W. Larry Circle, West Valley City, asks if there are plans for affordable housing with this development, or other developments moving forward in West Valley City? Steve responds that West Valley City, as well as every city in Utah, is required by the State to have a moderate-income housing plan. There are several strategies the City is required to use to implement those developments. Jorge asks how many homes the State requires and if West Valley City goes above that standard. Steve says he doesn’t know the exact number but knows the City exceeds the number required. Jorge asks how the City decides which developments are part of the modern or low-income developments. Steve responds that the City doesn’t build

housing but responds to applications from developers that want to build housing. Jorge feels his question wasn't answered and asks for clarification on how many State-required, low-income homes are approved by the City. Steve says the question is not relevant to this application, and Vice Chairperson Lovato agrees.

Public comments are closed.

Chase comes to the podium to answer questions. They have every intention of trying to resolve the irrigation ditch. They may have to reroute it to a storm drain line, or to the City storm drain easement and/or any irrigation line. The Engineers will account and solve for that. To address James' concerns about housing costs and needs, Chase feels that they are building to the needs of the market and don't have control over higher costs of building.

MOTION: Commissioner Woodruff motioned to approve GPZ-3-2024 subject to the conditions in the staff report. Commissioner McEwen seconded.

Commissioner McEwen	**Yes**
Commissioner Wood	**Yes**
Commissioner Woodruff	**Yes**
Commissioner Winters	**Yes**
Vice Chairperson Lovato	**Yes**

VOTE: **GPZ-3-2024 Unanimously Approved**



0 250 500 Feet

GPZ-3-2024
C.W. Urban
5990 W 3500 S

N

GPZ-3-2024

Petition by HOME BY C.W. URBAN requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Small Lot Residential (4 to 7 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is located at 5990 West 3500 South on 1.59 acres for the zone change and 3.08 acres for the General Plan change. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



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EDM Partners
2815 East 3300 South
Salt Lake City, UT 84109
(801) 305-4670
www.edmpartners.com

NORTH

SCALE: 1" = 50'
0 25 50

HOME
BY C.W. URBAN

STATISTICS

TOTAL AREA	3.08 ACRES
SINGLE FAMILY LOTS	15
DENSITY	4.87 DU/AC
COMMON AREA	8,698 SF

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED, OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

INFORMATION SHOWN ON THIS PLAN IS CREATED FROM GIS DATA PROVIDED BY UTAH AGRC. IT IS NOT CREATED FROM LAND SURVEY INFORMATION AND IS USED TO IDENTIFY THE GENERAL LOCATION OF THE FEATURES SHOWN.

the MEADOW

Conceptual Site Plan

DATE: 06/06/24

SHEET NUMBER: C-1

C:\Users\nick\EDM Partners Dropbox\Projects\CW Urban Misc\West Valley City - Brown\Conceptual Site Plan 3.dwg

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July 17, 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.

July 2024

July 24, 2024 *Wednesday*	Pioneer Day Holiday/City Offices Closed
July 25, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
July 25, 2024 *Thursday*	Movie in the Park, "The Little Mermaid," 9 PM; Centennial Park, 5415 W 3100 S
July 29, 2024 *Monday*	Chill with the Chief, 6 PM; Hillsdale Park, 3205 S 3200 W
July 29, 2024 *Monday*	Neil Young, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 30, 2024 *Tuesday*	Thirty Seconds To Mars – Seasons World Tour, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 31, 2024 *Wednesday*	Food Trucks on Lehman, 5-8 PM; Fairbourne Station, 2900 Lehman Ave

July 31, 2024 *Wednesday*	Bush, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 2024

August 1, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 1, 2024 *Thursday*	Alanis Morissette – The Triple Moon Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 2, 2024 *Friday*	Los Temerarios, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 3, 2024 *Saturday*	MyHometown West Granger Day of Service, 8-12; Locations Vary
August 3, 2024 *Saturday*	National Night Out Block Parties, Times Vary; Locations Vary
August 3, 2024 *Saturday*	MyHometown West Granger CRC Fall Event, TBD; 3305 South Scottsdale Drive
August 3, 2024 *Saturday*	Fierce Fighting Championship XXXIII, 5 PM; Maverik Center, 3200 Decker Lake Dr
August 3, 2024 *Saturday*	Sam Hunt, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 4, 2024 *Sunday*	Los Temerarios, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 6, 2024 *Tuesday*	National Night Out Block Parties, Times Vary; Locations Vary
August 8, 2024 *Thursday*	Cops and Cleats: Basketball Camp, 8:30 – 11:30 AM; WVCFFC, 5415 W 3100 S
August 8, 2024	West Valley City Farmers Market, 5-9 PM; Centennial

Thursday	Park, 5415 W 3100 S
August 10, 2024 *Saturday*	MyHometown Central Granger Day of Service, 8-12; Locations Vary
August 10, 2024 *Saturday*	Hot Wheels Monster Truck Live Glow Party, 12:30 PM & 7:30 PM; Maverik Center, 3200 Decker Lake Dr
August 11, 2024 *Sunday*	Hot Wheels Monster Truck Live Glow Party, 2:30 PM; Maverik Center, 3200 Decker Lake Dr
August 12, 2024 *Monday*	Chill with the Chief, 6 PM; Grand Vistas Park, 4534 S 6000 West
August 14, 2024 *Wednesday*	Peak JCB Grand Opening/Ribbon Cutting, 10 AM; 4527 W 2100 S
August 15, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 15, 2024 *Thursday*	Dirty Heads & Slightly Stoopid w/ Common Kings, The Elovaters, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 16, 2024 *Friday*	National Night Out Block Parties, Times Vary; Locations Vary
August 16, 2024 *Friday*	Jhene Aiko, 7 PM; Maverik Center, 3200 Decker Lake Dr
August 16, 2024 *Friday*	The Australian Pink Floyd Show, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
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	Loserville 2024, 6:30 PM; Utah First Credit Union

Sunday	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 21, 2024 *Wednesday*	Santana, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 22, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 22, 2024 *Thursday*	Rob Zombie, 6PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
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 25, 2024 *Sunday*	Falling In Reverse, 5:45 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 28, 2024	Chamberwest Awards Gala, 5-8:30PM, Viridian Event

Wednesday	Center, 8030 S 1825 W
August 29, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
August 29, 2024 *Thursday*	Train and REO Speedwagon, 6:25 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 30, 2024 *Friday*	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 *Saturday*	Hozier – Unreal Unearth Tour 2024, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

September 2024

September 2, 2024 *Monday*	Labor Day/City Offices Closed
September 4-5, 2024 *Wednesday/Thursday*	ULCT Annual Convention; TBD
September 5, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 5, 2024 *Thursday*	Human Musical Group Sensations GLASS ANIMALS: TOUR OF EARTH, 7:45 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 6, 2024 *Friday*	Creed – Summer of ’99 Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 7, 2024 *Saturday*	MyHometown West Granger Day of Service, 8-12; Locations Vary
September 7, 2024 *Saturday*	MyHometown Central Granger CRC Fall Event, TBD; 2850 West 3835 South
September 7, 2024	Jason Aldean: Highway Desperado Tour 2024, 7:30 PM;

Saturday	Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 8, 2024 *Sunday*	Post Malone, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 9, 2024 *Monday*	Post Malone, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 10, 2024 *Tuesday*	Def Leppard, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 12, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 13, 2024 *Friday*	Lainey Wilson: Country's Cool Again Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 13, 2024 *Friday*	Grupo Frontera, 8 PM; Maverik Center, 3200 Decker Lake Dr
September 14, 2024 *Saturday*	MyHometown Central Granger Day of Service, 8-12; Locations Vary
September 17, 2024 *Tuesday*	Sturgill Simpson, 8 PM; Maverik Center, 3200 S Decker Lake Dr
September 18, 2024 *Wednesday*	West Valley Wednesday: Weed Out Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page
September 19, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 20, 2024 *Friday*	Dan + Shay, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 21, 2024 *Saturday*	MyHometown North East Granger Day of Service, 8-12; Locations Vary
September 21, 2024	Los Tigres del Norte, 8:30 PM; Maverik Center, 3200

Saturday	Decker Lake Dr
September 23, 2024 *Monday*	Gold Over America Tour Starring Simone Biles, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
September 25, 2024 *Wednesday*	Pitbull, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 26, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 26, 2024 *Thursday*	ZZ Top & Lynyrd Skynyrd, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

October 2024

October 3, 2024 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
October 5, 2024 *Saturday*	NHL Preseason, 5 PM; Maverik Center, 3200 Decker Lake Dr
October 5, 2024 *Saturday*	Breaking Benjamin & Staind with Special Guest Daughtry, 5:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 11, 2024 *Friday*	Imagine Dragons, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 12, 2024 *Saturday*	MyHometown Central Granger Day of Service, 8-12; Locations Vary
October 12, 2024 *Saturday*	Imagine Dragons, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 15, 2024 *Tuesday*	Imagine Dragons, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 16, 2024	West Valley Wednesday: Watch Wednesday, 6PM;

Wednesday	Zoom Webinar, WVCNS Facebook Page
October 17, 2024 *Thursday*	Zach Williams Feat. Cain, Matt Maher, and Ben Fuller, 7 PM; Maverik Center, 3200 Decker Lake Dr
October 18, 2024 *Friday*	Gabriel Iglesias, 8 PM; Maverik Center, 3200 Decker Lake Dr
October 18, 2024 *Friday*	Porter Robinson, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
October 19, 2024 *Saturday*	MyHometown West Granger Day of Service, 8-12; Locations Vary
October 19, 2024 *Saturday*	MyHometown North East Granger Day of Service, 8-12; Locations Vary
October 19, 2024 *Saturday*	FallFest, 12-2 PM; Roots Charter High School Garden, 1301 Cesar Chavez Drive (2320 S)

November 2024

November 5, 2024 *Tuesday*	Regular General Election, 7 AM to 8 PM; West Valley City Hall Lobby, 3600 S Constitution Blvd
November 8, 2024 *Friday*	USA vs Canada, 2024-2025 Women's Hockey Rivalry Series, Maverik Center, 3200 Decker Lake Dr
November 11, 2024 *Monday*	Veteran's Day/City Offices Closed
November 15, 2024 *Friday*	Winter Market, 2 – 8 PM; WVCFFC, 5415 W 3100 S
November 16, 2024 *Saturday*	Winter Market 10 AM – 6 PM; WVCFFC, 5415 W 3100 S
November 20, 2024 *Wednesday*	West Valley Wednesday: Wellness Wednesday, 6PM; Zoom Webinar, WVCNS Facebook Page

November 23, 2024 *Saturday*	City Hall Lobby Decorating, 8-Noon; West Valley City Hall, 3600 South Constitution Blvd
November 23, 2024 *Saturday*	Survivor's of Suicide Loss, 2-4 PM; West Valley City Hall, 3600 South Constitution Blvd
November 23, 2024 *Saturday*	MyHometown Youth Council Friendsgiving, TBD; Utah Cultural Celebration Center, 1355 W 3100 S
November 28, 2024 *Thursday*	Thanksgiving/City Offices Closed

December 2024

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