



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, April 22, 2025, 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 Don Christensen
4. Approval of Minutes:
  - A. April 8, 2025
5. Awards, Ceremonies and Proclamations:
  - A. Proclamation Declaring the 25th Day of April 2025 as Arbor Day in West Valley City
6. Public Comment Period:

*(The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to three minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once. Comments*

- 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.

*shall be limited to City business and matters within the purview of the City Council. Speakers should not expect any debate with the Mayor, City Council or City Staff. The Mayor, City Council or City Staff may respond after the comment period has concluded. Speakers shall refrain from personal attacks against fellow citizens, city staff, or members of the City Council.)*

7. Resolutions:

- A. 25-58: Add the Commemorative Street Name “Whittier Way” to 6000 West in West Valley City
- B. 25-59: Approve the Dedication and Renaming of the Jill Robinson Memorial Building

8. Consent Agenda:

- A. Reso 25-60: Accept a Warranty Deed, Storm Drain and Irrigation Easement, and a Temporary Construction Easement from Don E. Nichols for Property Located at 5348 and 5368 West 3500 South
- B. Reso 25-61: Authorize the City to Enter Into an Easement Purchase Agreement and Accept a Temporary Construction Easement With and From Sok Sophoan Lor for Property Located at 3540 South 6800 West

9. Motion for Closed Session (if necessary)

10. Adjourn

**MINUTES OF COUNCIL REGULAR MEETING APRIL 8, 2025**

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, APRIL 8, 2025 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor  
Don Christensen, Councilmember At-Large  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Scott Harmon, Councilmember District 2  
William Whetstone, Councilmember District 3  
Cindy Wood, Councilmember District 4

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  
Dan Johnson, Public Works Director  
Jamie Young, Parks and Recreation Director  
Jonathan Springmeyer, RDA Director  
Sam Johnson, Strategic Communications Director  
Paula Melgar, Human Resources Director  
Travis Crosby, IT

**OPENING CEREMONY- MAYOR KAREN LANG**

Mayor Lang asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

**APPROVAL OF MINUTES OF REGULAR MEETING HELD MARCH 25, 2025**

The Council considered the Minutes of the Regular Meeting held March 25, 2025. There were no changes, corrections or deletions.

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Councilmember Harmon moved to approve the Minutes of the Regular Meeting held March 25, 2025. Councilmember Huynh seconded the motion.

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

### **PUBLIC COMMENT PERIOD**

Josh Sevy, speaking on behalf of Bike LLC, addressed the Mayor Council. They were part of a property ownership group in the Metro Information Technology business complex. Josh attended the study group to learn more about the Station Area Plans. He expressed surprise that they had not been informed about the ongoing developments until the recent open house, which was the first time they received any notification. He stated that they were pleased with the feedback heard during the meeting and agreed with the proposed plans. Their preference was to keep the Metro business Park as it was. Josh also requested that, as stakeholders, they be included in future discussions and decision-making. He thanked the council for their time.

Randy Lucero, a longtime resident of West Valley City, addressed the council about ongoing noise issues from Western Gardens on 4100 South and 4400 West. He had previously spoken about this problem and noted that, with good weather, graduation parties and other gatherings were beginning again. While he believed everyone should be able to host events, the noise had been a persistent issue for years, and the City had not taken action due to City ordinances. The noise, particularly from loud music, often lasted until 10 p.m., disturbing neighbors by causing windows to vibrate. Randy explained that the sound was so overwhelming that it made it difficult for families to enjoy their backyards, watch TV, or go to bed at a reasonable hour due to the noise, especially for people with jobs and children who needed to go to school. Randy also mentioned a wall that had been put up behind Western Gardens, which had not alleviated the issue. He requested that the wall be raised to help reduce the noise, comparing the effect to the loud music from a car with large speakers. The sound was particularly noticeable from the backyards, though it wasn't as loud when driving in front of the area. Additionally, Randy expressed frustration with garbage pickup by Ace Disposal at 3 a.m., noting that the noise from commercial trash collection disrupted his sleep and was an inconvenience. He asked for a solution to these issues and thanked the council for listening.

Mike Markham began by apologizing to Councilmember Huynh for accusing him of not paying attention during a previous meeting. He then asked for clarification regarding a proposed plan to hire contractors for park maintenance, which included mowing, trimming, and other tasks. Mike wanted to know the cost comparisons, including what the city had previously spent on equipment maintenance, fertilizer, and spraying. Mike noted that the estimated cost for the project was around \$750,000, which he felt was a significant amount of taxpayer money. He requested more details on where the money would go and the

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reasoning behind the expenditure, as he wanted more information on such a large financial commitment.

Jim Vesock agreed with Mike Markham's concerns and emphasized the need for clarity on the past costs of maintaining parks with city employees versus hiring contractors. He noted that multiple contractors would likely be needed, given the number of parks in various areas. Jim also wanted to know what tasks the contractors would be responsible for and the initial costs associated with hiring them. He acknowledged that the city might save money upfront by not needing to purchase equipment like mowers, which had been discussed as costing around \$400,000. However, Jim questioned how the large budget would be justified and how it would benefit the citizens of West Valley City. He requested more detailed information before the council voted on the proposal or included it in the budget. Jim hoped that additional specifics would be provided before any decisions were made.

**PUBLIC HEARINGS**

**A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2024-2025 BUDGET**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled April 8, 2025, in order for the City Council to hear and consider public comments regarding Re-Opening the FY 2024-2025 Budget

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

A Public Notice was posted in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held April 8, 2025, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

Mayor Lang opened the Public Hearing.

Jim Vesock thanked Jim Welch for the detailed information provided.

Mayor Lang closed the Public Hearing.

**ACTION: ORDINANCE NO. 25-03, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS**

The City Council previously held a public hearing regarding proposed Ordinance

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25-03 that would amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds.

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

Councilmember Whetstone moved to approve Ordinance 25-03.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

**B. ACCEPT PUBLIC INPUT REGARDING THE RESTRICTION OF PARKING WITHIN THE TREASURE ISLE SUBDIVISION**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled April 8, 2025 in order for the City Council to hear and consider public comments regarding the restriction of parking within the Treasure Isle Subdivision.

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

Several months ago, staff presented to the City Council a methodology by which the City can consider parking restrictions on certain streets where a complaint is received and the amount of on-street parking exceeds 60% of the curb distance available for parking. After receiving a complaint and verifying that the on-street parking exceeds the 60% threshold, a majority of the Council asked staff to pursue parking restrictions within the Treasure Isle Subdivision. If the resolution is approved, the Public Works Department will install signs that prohibit on-street parking on the west

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side of Treasure Isle Road, the south side of 3840 South, and the north side of 3935 South within the Treasure Isle Subdivision.

Mayor Lang opened the Public Hearing.

Khanh Nguyen expressed concerns about parking issues in their area. She noted that there were currently a lot of cars parked on the street but wondered what would happen if parking on the street were prohibited. Specifically, Khanh was concerned about where residents and their visitors, such as family and friends, would be able to park if street parking was not allowed. She stated that she felt this would not be acceptable or fair.

Long Chan, a resident of one of the homes affected by the proposed restricted parking, expressed concerns about the lack of explanation in the letter about the reasoning behind the parking restrictions. He asked for more clarification on why the resolution was being proposed and hoped that additional details would be provided in the future. Long also pointed out that the other side of the street had fire hydrants, and restricting parking on one side might lead to cars blocking the hydrants. This, he noted, could be a serious issue if a fire occurred in the neighborhood. Long suggested that the proposal be reviewed more thoroughly, as he felt that, while parking issues in the area, particularly with trailers due to nearby construction, were evident, the proposed solution could cause more problems than it solved.

David Martinsen addressed the Mayor and City Council, expressing appreciation for their time. He mentioned that his family also owned a house on Treasure Isle and shared his agreement with the concerns raised about the impact of the proposed parking restrictions. Specifically, he questioned where the parking would shift to if both sides of the street were no longer available for parking. David noted that the road was originally built to accommodate parking on both sides, and based on the discussion that evening, it seemed that certain rules had been triggered. He expressed that, as a community, they cared about these rules and suggested that a clearer understanding of them could help residents stay within the guidelines to avoid these issues. David voiced his support for allowing parking on both sides of the street, stating that it was necessary for residents, particularly when they had visitors, and acknowledged that his own family used the parking as well.

Cameron Roberts shared a different perspective regarding the parking situation on Treasure Isle. He explained that many of his neighbors were renting out basement spaces, which had led to overcrowding on the street. Some houses had multiple rooms rented out, while others had entire basements rented as separate living spaces. Cameron expressed concern that this had caused increased traffic and

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congestion, as well as other problems in the neighborhood. He mentioned that with the rise in renters, there had also been a noticeable increase in petty crime, including his own garage being robbed. There were frequent accidents, including a neighbor driving into someone's garage, and frequent police visits, even SWAT teams being called multiple times. Cameron said the street had become chaotic, with renters drinking alcohol and even selling it on the street. He emphasized that these issues, particularly the danger to his children due to blocked visibility from parked cars, were a major concern. The street had become unsafe for his kids to play on, and emergency vehicles had difficulty getting through due to the parked cars. Cameron also noted that street cleaning and snow plowing had become difficult due to the congestion, and it was impossible to place trash cans in the curb without them being obstructed by cars. Though he acknowledged that restricting parking on one side wasn't a perfect solution and it would impact him as well, Cameron supported the measure if it could deter homeowners from turning their properties into boarding houses or apartment complexes. He explained that every house on the street had enough space for multiple cars in driveways, yet when he walked the street, he counted 95 cars parked on the street and in driveways, with many houses having three or more cars parked outside their garages. Cameron concluded by stating that he was in favor of addressing the parking issue in some way and was open to hearing better solutions but believed action was needed to address the ongoing problems.

Jim Vesock, while not directly affected by the parking issues in the discussed neighborhood, expressed support for the city's efforts to address parking problems, which he noted were occurring throughout the city. He shared that on his own street, parking on both sides of the road made it difficult to drive, especially when vehicles were parked too close to driveways. This made it particularly challenging for SUV drivers, who had trouble backing into their driveways, and for Jim himself, as parking across from his driveway created obstacles, especially when returning home late at night. Jim also mentioned that some vehicles were left on the street for days, which caused further frustration. While parking enforcement was somewhat effective when a notice was sent, he pointed out that it could take a few days for authorities to address the issue, as they needed to verify the violation in person rather than relying on photos or videos. Despite these challenges, Jim expressed his approval of the city's efforts to find a solution, and he hoped that the measures being considered could eventually be applied to other parts of the city facing similar parking problems.

Mayor Lang closed the Public Hearing.

### **ACTION: RESOLUTION 25-45, AUTHORIZE PARKING RESTRICTIONS ON CERTAIN PUBLIC STREETS**

The City Council previously held a public hearing regarding proposed Resolution

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25-45 that would authorize Parking Restrictions on Certain Public Streets.

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

Councilmember Harmon moved to approve Resolution 25-45.

Councilmember Christensen seconded the motion.

Councilmember Nordfelt expressed his opposition to the proposed parking restrictions, urging the rest of the Council to vote against it. He acknowledged that the parking issues were frustrating for residents but felt that the proposed solution was not the right approach. He believed it unfairly took away something that law-abiding homeowners had expected when purchasing their properties. Councilmember Nordfelt also raised concerns that the parking restrictions would simply push the problem into other neighborhoods, rather than solving the underlying issues. He felt that the proposed measure wouldn't directly address the root cause of the parking problems. Concluding, he stated that he found the plan illogical and would vote against it.

Ifo Pili provided an explanation for the criteria used to address parking issues in the city. He explained that parking concerns had been raised throughout the city, and as a response, the city staff had established specific criteria to evaluate whether a street should be restricted. The goal was to ensure fairness, answering questions like why some streets are restricted while others are not. One key part of the criteria is that at least one resident must voice a concern before any action is taken. This ensures that the city is responding to actual complaints, rather than arbitrarily choosing neighborhoods. Ifo also mentioned that a formula had been created to evaluate safety concerns, ensuring that public safety—such as access for emergency vehicles—was taken into account. Once a street meets the established criteria, the next step is to bring the issue to the City Council for discussion and recommendation, with a public hearing allowing for further input from residents. He then handed it over to Steve for additional thoughts.

Steve Pastorik provided further details about the criteria used to evaluate parking restrictions. The staff measures the available curb space for parking on a street by calculating the length of the curb on both sides of the street, excluding any driveways. If parking exceeds 60% of the available curb space, it triggers the process for holding a public hearing and potentially imposing parking restrictions. In the case being discussed, staff observed parking on the street on two different nights, and in both cases, parking exceeded the 60% threshold. After considering fire hydrants and the layout of the street, the staff chose to impose restrictions on

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the west side of the street. This decision was made because the east side has a cul-de-sac, which could limit the amount of curb space and potentially make the restrictions more restrictive. By choosing the west side, the city aimed to impose a less restrictive parking solution. He noted that the Fire Department saw no concern.

Councilmember Harmon noted that the City would review this in a year to see of any issues or successes.

Councilmember Wood asked if this would be 24/7. Steve replied yes.

Mayor Lang stated that she had heard many complaints from Treasure Isle.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	No
Councilmember Nordfelt	No
Mayor Lang	Yes

Majority.

**ORDINANCE 25-05: AMEND SECTIONS 22-2-202 AND 22-2-203 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING PARKING APPEALS AND PENALTIES**

Mayor Lang presented proposed Ordinance 25-05 that would amend Sections 22-2-202 and 22-2-203 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Parking Appeals and Penalties.

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

Title 22 of the West Valley City Municipal Code regulates traffic and parking violations, including the process for appealing parking citations and the penalties for infractions. The existing ordinance allows only 10 days for individuals to appeal a parking citation, which may not be sufficient for many citizens using our electronic ticketing software. Additionally, the penalty structure for violations needs minor modifications to account for software costs.

Upon inquiry by Mayor Lang there were no further questions from members of the City

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Council, and she called for a motion.

Councilmember Harmon moved to approve Ordinance 25-05.

Councilmember Wood seconded the motion.

A roll call vote was taken:

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

Unanimous.

**RESOLUTION 25-46: APPROVE AN INTERLOCAL AGREEMENT BETWEEN WEST VALLEY CITY AND THE SALT LAKE COUNTY CLERK'S OFFICE, ELECTIONS DIVISION, FOR THE PROVISION OF ELECTION SERVICES FOR THE 2025 MUNICIPAL ELECTIONS**

Mayor Lang presented proposed resolution 25-46 that would approve an Interlocal Agreement Between West Valley City and the Salt Lake County Clerk's Office, Elections Division, for the Provision of Election Services for the 2025 Municipal Elections.

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

This agreement authorizes the Salt Lake County Clerk's Office, Elections Division, to provide election services to the City Recorder's Office. These services include:

- Ballot layout and design
- Ballot ordering, printing, and delivery
- Machine programming and testing
- Delivery of supplies and equipment
- Provision of all supplies
- Election vote center/early vote locations
- Vote by mail administration
- Updating state and county websites
- Tabulating, reporting, auditing and preparing canvassing election results
- Conducting recounts as needed

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- All notices and mailings required by law (except those required by Utah Code Ann. Ch . 11-14, Part 2 and § 20A-9-203)
- Direct payment of all costs associated with the elections including but not limited to software, hardware, supplies, printing, postage, vote-centers, drayage, training, and temporary staf hired to facilitate elections
- Storage and maintenance of records as per the Utah State Code 20A-4-202-3b(i)(b).
- Materials provides in English and Spanish as per U.S. C Section 203 of the Voting Rights Act, with exception of translation of additional ballot initiatives.

The provision of these services will assist in conducting the elections in an efficient manner. The fee for these services varies based on the type of election and will be based on the City’s pro-rata share of actual costs of the elections.

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

Councilmember Huynh moved to approve Resolution 25-46.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

**RESOLUTION 25-47: AUTHORIZE THE CITY TO ENTER INTO AN AGREEMENT WITH SELECTHEALTH FOR HEALTH INSURANCE COVERAGE**

Mayor Lang presented proposed resolution 25-47 that would authorize the City to Enter Into an Agreement With SelectHealth for Health Insurance Coverage.

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

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SelectHealth is the current provider of health insurance benefits for City employees. This contract reflects the expected health insurance administrative services fees negotiated. This is a renewal of the current contract.

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

Councilmember Nordfelt moved to approve Resolution 25-47.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous.

**RESOLUTION 25-48: AUTHORIZE THE CITY TO ENTER INTO AN AGREEMENT WITH EMI HEALTH FOR DENTAL INSURANCE COVERAGE FOR 2025-2026**

Mayor Lang presented proposed resolution 25-48 that would authorize the City to Enter Into an Agreement With EMI Health for Dental Insurance Coverage for 2025-2026

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

EMI is the current provider of dental benefits for City employees. This year EMI provided a bid with 25% cost savings in administrative fees (\$9,000). This is a contract renewal for dental benefits between EMI and West Valley City Corporation.

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

Councilmember Whetstone moved to approve Resolution 25-48.

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Councilmember Wood seconded the motion.

A roll call vote was taken:

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

Unanimous.

**RESOLUTION 25-49: AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH DRH PROPERTIES, LLC FOR APPROXIMATELY 0.55 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3570 SOUTH 2700 WEST**

Mayor Lang presented proposed resolution 25-49 that would authorize the City to Enter Into a Development Agreement with DRH Properties, LLC for Approximately 0.55 Acres of Property Located at Approximately 3570 South 2700 West.

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

DRH Properties, LLC is under contract to acquire 0.55 acres at 3570 South 2700 West, which is within the City Center (CC) zone. The proposed use is a Starbucks with a drive-up window. The proposed development agreement would allow several ordinance exceptions in exchange for certain commitments to building and site design. The requested exceptions are described below:

- The CC zone prohibits drive-up windows for fast food establishments (Section 7-6-401). DRH is requesting that drive-up window be allowed.
- The CC zone establishes a minimum building height of 5 stories or 60' (Section 7-6-404). DRH is requesting that the building be 25' in height.
- The CC zone requires that the building be built within 0' to 15' of the front property line for at least 50% of the lot's street frontage (Section 7-6-408). DRH is requesting that this percentage be decreased to 36%.

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The commitments made by DRH in the development agreement are described below:

- DRH is proposing a building that is unique from a typical Starbuck’s in that it is taller, includes substantially more glass and brick, and is built to the street.
- DRH will remove the obsolete recessed curb and install new streetscape improvements.
- DRH will dedicate sufficient right-of-way along 2700 W to accommodate the new streetscape improvements.

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

Councilmember Wood moved to approve Resolution 25-49.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous.

**RESOLUTION 25-50: APPROVE THE PURCHASE OF FOUR TRUCKS FROM KEN GARFF FORD**

Mayor Lang presented proposed resolution 25-50 that would approve the Purchase of Four Trucks from Ken Garff Ford.

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

In the last few years, the city’s previous administration decided to remove five vehicles from code enforcement division due to the lack of use. The vehicles were reassigned to other departments with higher utilization needs. Under the city’s

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new leadership, code enforcement officers will be out in the community daily spending 75% to 80% of their time in their vehicles.

The fleet division is seeking approval to purchase four, all-wheel drive Ford Mavericks from Ken Garff Ford, utilizing the state contract (AV2528). The Ford Mavericks will be upfitted with city decals and warning lights installed by fleet staff. Ford Mavericks cost \$27,670.00 per vehicle and the upfitting costs will \$2,500.00 each. The two funding sources being used to cover the cost come from surplus and salvaged vehicle sales (\$100,000.00) and (\$48,350.00) from the light fleet replacement fund.

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

Councilmember Huynh moved to approve Resolution 25-50.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

**RESOLUTION 25-51: AUTHORIZE THE EXECUTION OF AN AMENDMENT TO A PUBLIC WAY LEASE AGREEMENT BETWEEN THE CITY, THE UTAH TRANSIT AUTHORITY, AND THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY**

Mayor Lang presented proposed resolution 25-51 that would authorize the Execution of an Amendment to a Public Way Lease Agreement Between the City, the Utah Transit Authority, and the Municipal Building Authority of West Valley City

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

West Valley City executed a Public Way Lease Agreement with UTA on June 13, 2023 (Resolution 23-82).

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UTA is building the Midvalley Connector BRT that will connect Murray Central Frontrunner/Trax Station to the SLCC Redwood Campus and West Valley Central Station at the bus hub near City Hall.

The lease agreement provided UTA with the right to operate and construct the BRT in the City and defined the roles with respect to design and construction, and operation and maintenance. Under the agreement the City agreed to lease to UTA property defined in the agreement, including a portion of the former America First Credit Union parking lot, and City Hall parking lot for the expansion of the existing bus hub. The City also leased portions of City streets whereon UTA Facilities will be built at and in between bus stations.

The value of the leased property and roadway areas were determined by appraisals. The City donated the leased property to UTA as an in-kind contribution to the project. The agreement showed a total value of the leased property at \$510,000. This was an error. The value of the leased portion of the former America First Credit Union property and City Hall parking lot was determined by appraisal to be \$510,000, and the value of the leased portion of the public right-of-way was determined by appraisal to be \$95,000. The agreement modification amends the total value of the leased property to be \$605,000.

While this amendment does not cost the City any additional funds, it enables UTA to count the full appraised value of the leased property as a contribution to the project in their project accounting.

A portion of the leased property is owned by West Valley City, and a small portion is owned by the Municipal Building Authority of West Valley City.

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

Councilmember Whetstone moved to approve Resolution 25-51.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes

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Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

**RESOLUTION 25-53: AWARD A CONTRACT TO PRONGHORN CONSTRUCTION INC. FOR THE 6800 WEST ROADWAY IMPROVEMENTS PROJECT**

Mayor Lang presented proposed resolution 25-53 that would award a Contract to Pronghorn Construction Inc. for the 6800 West Roadway Improvements Project.

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

Bids were opened for the 6800 West Roadway Improvements project on March 4, 2025. A total of five (5) bids were received. The lowest responsible bidder was Pronghorn Construction Inc. in the amount of \$827,536.50.

In addition to pavement widening, the 6800 West Roadway Improvements project will construct curb, gutter, sidewalk, patterned concrete, and streetlights on the west side of 6800 West from 3500 South to approximately 3600 South. The project is necessary to match up to improvements being built on the east side of 6800 West by a development.

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

Councilmember Christensen moved to approve Resolution 25-53.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

**MINUTES OF COUNCIL REGULAR MEETING APRIL 8, 2025**

**-17-**

Unanimous.

**RESOLUTION 25-54: AWARD A CONTRACT TO MC CONTRACTORS LLC FOR THE 6800 WEST POND OVERFLOW PROJECT**

Mayor Lang, presented proposed resolution 25-54 that would award a Contract to MC Contractors LLC for the 6800 West Pond Overflow Project

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

Bids were opened for the 6800 West Pond Overflow project on March 18, 2025. A total of eight (8) bids were received. The lowest responsible bidder was MC Contractors LLC in the amount of \$337,576.25.

The purpose of this project is to improve the City's 6800 West Pond Overflow facility. The 6800 West Pond facility serves as a flood storage area for a large portion of the city before it enters the Riter Canal. Improvements will include upsizing the existing overflow pipe under 6750 West, relocating Magna Water's fence/gate and constructing a new access to the area north of the West Valley Parks maintenance building. This project will improve access, facilitate maintenance, and resolve historical flooding issues in the area.

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

Councilmember Harmon moved to approve Resolution 25-54.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

**MINUTES OF COUNCIL REGULAR MEETING APRIL 8, 2025**

**-18-**

**CONSENT AGENDA**

**A. ORDINANCE 25-04: AMEND SECTION 16-5-101 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ADOPT THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE**

Mayor Lang presented proposed Ordinance 25-04 that would amend Section 16-5-101 of the West Valley City Municipal Code to Adopt the 2023 Edition of the National Electrical Code.

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

Every three years revised editions of the electrical code, which is adopted by the State of Utah as the minimal building standards for all buildings within our State, must be adopted by local municipalities to replace the older electrical codes that is considered obsolete. The building codes are living documents which are subject to revision at annual code development hearings in a national forum. The results of those hearings are published every three years in revised editions. The State of Utah has adopted the 2023 NEC in the 2025 Utah State Legislature under HB313 and has an effective date of July 1, 2025

In order to comply with the actions of the State Legislature, and current State law, it is necessary to replace the 2020 editions of the National Electrical Code by adopting the 2023 editions of said code.

**B. RESOLUTION 25-52: APPROVE A BETTERMENT AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR IMPROVEMENTS ON 3500 SOUTH**

Mayor Lang presented proposed resolution 25-52 that would approve a Betterment Agreement Between the City and the Utah Department of Transportation for Improvements on 3500 South

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

UDOT has determined the need to construct a new pedestrian signal on 3500 South at Garden Gate Drive (6180 West). The existing pedestrian crossing is a reduced speed school zone, with a crossing guard. The new signal will be a Pedestrian Hybrid Beacon (PHB) (previously referred to as a HAWK signal). Crossing guards will still be placed at this intersection and will operate the PHB.

**MINUTES OF COUNCIL REGULAR MEETING APRIL 8, 2025**

**-19-**

A PHB is different from a traditional traffic signal as it is only illuminated when activated by a pedestrian. When a pedestrian pushes the button to cross, the PHB lights up flashing yellow lights then shortly thereafter goes to a red light. All traffic is required to stop for the red light. The pedestrian sees a white pedestrian walk signal just like any other traffic signal and can more safely cross the street. This signal requires vehicles to stop and allow pedestrians to safely cross the road. PHBs are common around the valley and drivers have become very familiar with their operation. PHBs have been shown to significantly reduce pedestrian crashes, and we have had successful implementations in other locations throughout the City.

The City requested an aesthetic betterment in the amount of \$2,000 to apply black powder coat paint to the mast arms and pedestrian buttons.

**C. RESOLUTION 25-55: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM MOUNTAIN VIEW MHP FOR PROPERTY LOCATED AT 2771 SOUTH 2670 WEST**

Mayor Lang discussed proposed Resolution 25-55 that would authorize the City to Enter into an Easement Purchase Agreement and Accept a Temporary Construction Easement With and From Mountain View MHP for Property Located at 2771 South 2670 West.

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

The Mountain View MHP property located at 2771 South 2670 West is one of several properties affected by the required removal and replacement of ADA ramps for the 2025 Asphalt Overlay Project. As part of this project several residential streets will be roto-milled and overlaid. Any existing ADA ramps which do not comply with the current ADA standards and regulations must be removed and replaced.

The Temporary Construction Easement will allow the city and its contractor to tie in existing improvements on grantor's property such as sod and sprinklers to match new improvements constructed by the project. Compensation for the Temporary Construction Easement in the amount of \$200.00 was based upon land values for property in the area.

**D. RESOLUTION 25-56: ACCEPT AN AFFIDAVIT, WARRANTY DEED, A STORM DRAIN AND IRRIGATION EASEMENT, AND A TEMPORARY**

**MINUTES OF COUNCIL REGULAR MEETING APRIL 8, 2025**

**-20-**

**CONSTRUCTION EASEMENT FROM DON NICHOLS FOR PROPERTY LOCATED AT 5378 WEST 3500 SOUTH**

Mayor Lang discussed proposed Resolution 25-56 that would accept an Affidavit, Warranty Deed, a Storm Drain and Irrigation Easement, and a Temporary Construction Easement from Don Nichols for Property Located at 5378 West 3500 South.

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

The Don E. Nichols parcel located at 5378 West 3500 South is one of the properties affected by the 3500 South Safe Sidewalk Project. This project will include the construction of curb, gutter, sidewalk, patterned concrete and widened asphalt on the north side of 3500 South east of Sunshade Drive (5450 West). The property owner has agreed to donate the Warranty Deed, Storm Drain and Irrigation Easement, and Temporary Construction Easement in exchange for the improvements being constructed.

An Affidavit of Don E. Nichols is also included to remove the name of LaDean Nichols (deceased) as an owner of the property. The affidavit is to be recorded sequentially prior to the recording of the Warranty Deed, Storm Drain and Irrigation Easement, and the Temporary Construction Easement.

**E. RESOLUTION 25-57: RATIFY THE CITY MANAGER'S APPOINTMENT OF MCKINLEY HUEFNER AND KIM ALVAREZ TO THE HEALTHY WEST VALLEY COMMITTEE**

Mayor Lang discussed proposed Resolution 25-57 that would ratify the City Manager's Appointment of McKinley Huefner and Kim Alvarez to the Healthy West Valley Committee.

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

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

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

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

Councilmember Huynh seconded the motion.

**MINUTES OF COUNCIL REGULAR MEETING APRIL 8, 2025**

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A roll call vote was taken:

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

Unanimous.

**MOTION TO ADJOURN**

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, APRIL 8, 2025 WAS ADJOURNED AT 7:12 P.M. BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, April 8, 2025.

---

Nichole Camac, MMC  
City Recorder



# Proclamation

***A PROCLAMATION DECLARING THE 25TH DAY OF APRIL, 2025,  
AS ARBOR DAY IN WEST VALLEY CITY.***

***WHEREAS***, West Valley City, Utah, has committed considerable time and resources to the urban forest and has chosen to set aside a special day for the planting of trees; and

***WHEREAS***, this holiday called “Arbor Day” is observed in every state in the union and throughout the world; and

***WHEREAS***, trees can reduce the erosion by wind and water of our precious topsoil, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

***WHEREAS***, trees in our City increase property values, enhance the economic vitality of business areas and beautify the community; and

***WHEREAS***, wherever they are planted, trees are a source of joy and spiritual and mental renewal.

***NOW THEREFORE***, the City Council of West Valley City, Utah, does hereby proclaim April 25, 2025, as Arbor Day in West Valley City, Utah, and urge all citizens to support efforts to protect the trees and woodlands and to support the City’s urban forest, and urge all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.

DATED this 22<sup>nd</sup> day of April, 2025.

WEST VALLEY CITY

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

Item #:	_____
Fiscal Impact:	None
Funding Source:	NA
Account #:	NA
Budget Opening Required:	No

**ISSUE:**

A resolution to add the commemorative street name “Whittier Way” to a portion of 6000 West.

**SYNOPSIS:**

This resolution adds the commemorative street name “Whittier Way” to 6000 West between 3500 South and Brook Hollow Drive.

**BACKGROUND:**

Whittier Elementary School was established in 1882 with eight students. For over one hundred years, the school has served the youth of the City and the community at large. Whittier Elementary School is a center for community activities, youth programming, and service projects. The City desires to recognize Whittier Elementary School’s essential role in the City and offer a tangible reminder of the legacy of its students and staff.

**RECOMMENDATION:**

Approve the resolution.

**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ADDING THE COMMEMORATIVE STREET NAME “WHITTIER WAY” TO 6000 WEST IN WEST VALLEY CITY.**

**WHEREAS**, Whittier Elementary School has served the youth of West Valley City since 1882; and

**WHEREAS**, the students and staff of Whittier Elementary have established a proud tradition of service to the community; and

**WHEREAS**, the West Valley City community has been strengthened by the efforts of Whittier Elementary; and

**WHEREAS**, from its beginnings as an eight student school to its current role as a STEM leader in the Utah education community, Whittier Elementary has shaped the futures of the children of the City; and

**WHEREAS**, the City Council does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to add the commemorative street name “Whittier Way” to 6000 West in West Valley City.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of West Valley City, Utah, that the commemorative name “Whittier Way” is hereby added to the designation of 6000 West between 3500 South and Brook Hollow Way in West Valley City.

**PASSED, APPROVED, and MADE EFFECTIVE** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

WEST VALLEY CITY

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

Item #:	_____
Fiscal Impact:	<u>\$0.00</u>
Funding Source:	_____
Account #:	_____
Budget Opening Required:	<u>No</u>

**ISSUE:**

A resolution approving the dedication and naming of our West Valley City Code Enforcement building.

**SYNOPSIS:**

The Code Enforcement Department proposes naming the Code Enforcement building at 4522 W 3500 S, West Valley City, UT 84120, in honor of the late Officer Jill Robinson.

A dedication ceremony will be held to recognize her contributions, with her family in attendance. The event will include the unveiling of new building signage, renaming it the “Jill Robinson Memorial” building, along with a commemorative plaque featuring her photo and a brief biography.

**BACKGROUND:**

On August 9, 2018, Jill Robinson, a dedicated code enforcement officer with over a decade of service in West Valley City, Utah, was tragically killed in the line of duty. While performing a routine follow-up at a residence, she was fatally shot by the homeowner, Kevin Wayne Billings, who was reportedly upset over code violations cited on his property. Following the shooting, Billings set fire to Robinson's city vehicle and his neighbor's house.

In February 2019, Billings pleaded guilty to aggravated murder, aggravated arson, and other charges. He was subsequently sentenced to life in prison without the possibility of parole.

**RECOMMENDATION:**

City staff recommends approval of the resolution.

**SUBMITTED BY:**

Tumi Young, Chief Code Enforcement Officer.

**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE DEDICATION AND RENAMING OF THE JILL ROBINSON MEMORIAL BUILDING.**

**WHEREAS**, Jill Robinson was a code enforcement officer who served the City faithfully for many years; and

**WHEREAS**, on August 9, 2018, Jill was murdered while performing her duties as an officer; and

**WHEREAS**, Jill’s friends, family, and coworkers will never forget her legacy as a mother and a dedicated public servant; and

**WHEREAS**, the City desires to honor her memory by dedicating the building where she served the citizens of the City in her name; and

**WHEREAS**, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety, and welfare of the City to approve this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of West Valley City, Utah, that the City shall dedicate and rename the “Jill Robinson Memorial Building” and that appropriate signage and a memorial plaque be erected to honor Jill’s life and work.

**PASSED, APPROVED and MADE EFFECTIVE** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

WEST VALLEY CITY

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

Item #:	_____
Fiscal Impact:	None
Funding Source:	NA
Account #:	NA
Budget Opening Required:	No

**ISSUE:**

A resolution to accept a Warranty Deed, Storm Drain and Irrigation Easement, and a Temporary Construction Easement.

**SYNOPSIS:**

Don E. Nichols has signed a Warranty Deed, Storm Drain and Irrigation Easement, and a Temporary Construction Easement for properties located at 5348 and 5368 West 3500 South (14-25-383-024 and 025).

**BACKGROUND:**

The Don E. Nichols parcel located at 5348 and 5368 West 3500 South is one of the properties affected by the 3500 South Safe Sidewalk Project. This project will include the construction of curb, gutter, sidewalk, patterned concrete and widened asphalt on the north side of 3500 South east of Sunshade Drive (5450 West). The property owner has agreed to donate the Warranty Deed, Storm Drain and Irrigation Easement, and Temporary Construction Easement in exchange for the improvements being constructed.

Two Affidavits of Don E. Nichols are also included to remove the name of LaDean Nichols (deceased) as an owner of the property. The affidavits are to be recorded sequentially prior to the recording of the Warranty Deed, Storm Drain and Irrigation Easement, and the Temporary Construction Easement

**RECOMMENDATION:**

Accept Warranty Deed, Storm Drain and Irrigation Easement, and Temporary Construction Easement and authorize the City Recorder to record said Affidavits, Warranty Deed, Storm Drain and Irrigation Easement, and Temporary Construction Easement for and on behalf of West Valley City.

**SUBMITTED BY:**

Steven J. Dale, P.L.S., Right-of-way and Survey Manager

**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ACCEPTING A WARRANTY DEED, STORM DRAIN AND IRRIGATION EASEMENT, AND A TEMPORARY CONSTRUCTION EASEMENT FROM DON E. NICHOLS FOR PROPERTY LOCATED AT 5348 AND 5368 WEST 3500 SOUTH.**

**WHEREAS**, the City is constructing the 3500 South Safe Sidewalk Project (the “Project”); and

**WHEREAS**, a Warranty Deed, Storm Drain and Irrigation Easement, a Temporary Construction Easement, and two affidavits (the “Documents”) are required to convey property currently owned by Owner in order to construct the Project; and

**WHEREAS**, Owner has executed said Documents; and

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

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

**PASSED, APPROVED and MADE EFFECTIVE** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

WEST VALLEY CITY

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

WHEN RECORDED RETURN TO:  
West Valley City Recorder  
3600 S. Constitution Blvd.  
West Valley City, Utah 84119

Space above for County Recorder's use  
Portion of PARCEL I.D. #14-25-383-024 & 025

### WARRANTY DEED

**Don E. Nichols**, GRANTOR, hereby conveys and warrants to WEST VALLEY CITY, a municipal corporation of the State of Utah, located at 3600 Constitution Blvd., West Valley City, Utah 84119, GRANTEE, for the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a parcel of land in fee for public street purposes, located at **5348 West 3500 South**, in West Valley City, Salt Lake County, State of Utah. The boundaries of said parcel of land conveyed by this Warranty Deed are described as follows:

A parcel of land in fee, being part of an entire tract of property located in the Southwest Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are more particularly described as follows:

Beginning at a point on the east boundary of the Don E. Nichols and LaDean Nichols, as described in the Quit Claim Deed recorded as Entry No. 8098501 in the office of the Salt Lake County Recorder; said point being 1,492.50 feet North, more or less along the section line and 33.00 feet East from the Southwest Corner of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 7.00 feet along said east boundary; thence East 143.32 feet, more or less to the westerly boundary of West Valley Flats Subdivision, according to the official plat thereof recorded in Book 2020P at page 280 in the office of the Salt Lake County Recorder; thence South 7.00 feet along said westerly boundary; thence West 143.32 feet to the Point of Beginning. The above described parcel contains 1,003 square feet.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants, and taxes and assessments of record or apparent or enforceable in law or equity.

WITNESSED the hand of said GRANTOR this 11<sup>TH</sup> day of MARCH, 2025.

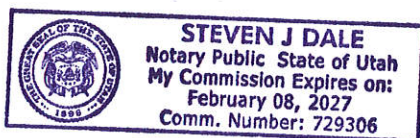
GRANTOR


  
\_\_\_\_\_  
**Don E. Nichols**

Warranty Deed  
Portion of parcel #14-25-383-024 & 025  
Page 2 of 2

State of UTAH )  
County of SALT LAKE ) :SS

On this 11<sup>TH</sup> day of MARCH, 2025, personally appeared before me **Don E. Nichols**, 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 acknowledged that he executed the same.



  
Notary Public

WHEN RECORDED RETURN TO:

West Valley City Recorder  
3600 S. Constitution Blvd.  
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO: #14-25-383-024 and 15-25-383-025

**STORM DRAIN AND IRRIGATION EASEMENT**

For valuable consideration, receipt whereof is hereby acknowledged **Don E. Nichols**, GRANTOR, hereby grants and conveys to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a Storm Drain and Irrigation Easement on, over, across and through GRANTOR'S land located at approximately **5348 West 3500 South**, for construction and replacement of improvements, said easement being described as follows:

A Storm Drain and Irrigation Easement, being part of an entire tract of property located in the Southwest Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are more particularly described as follows:

Beginning at a point on the east boundary of the Don E. Nichols and LaDean Nichols, as described in the Quit Claim Deed recorded as Entry No. 8098501 in the office of the Salt Lake County Recorder; said point being 1,492.50 feet East, more or less along the section line and 40.00 North feet from the Southwest Corner of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 10.00 feet along said east boundary; thence East 143.32 feet, more or less to the westerly boundary of West Valley Flats Subdivision, according to the official plat thereof recorded in Book 2020P at page 280 in the office of the Salt Lake County Recorder; thence South 10.00 feet along said westerly boundary; thence West 143.32 feet to the Point of Beginning. Encompassing 2,836 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for one (1) year, whichever first occurs. The easement shall be non-exclusive such that the Grantors may use the property at any time in a manner which does not interfere with construction activities.

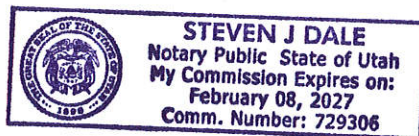
WITNESSED the hand of said GRANTOR this 11<sup>TH</sup> day of MARCH, 2025.


GRANTOR

  
\_\_\_\_\_  
Don E. Nichols

State of UTAH )  
County of SALT LAKE ) :SS

On the 11<sup>TH</sup> day of MARCH, 2025, personally appeared before me **Don E. Nichols**, 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 acknowledged that he executed the same.



  
\_\_\_\_\_  
Notary Public

WHEN RECORDED RETURN TO:

West Valley City Recorder  
3600 S. Constitution Blvd.  
West Valley City, Utah 84119

Space above for County Recorder's use  
PARCEL ID NO: #14-25-383-024 & 025

**TEMPORARY CONSTRUCTION EASEMENT**

For valuable consideration, receipt whereof is hereby acknowledged **Don E. Nichols and Ladean Nichols**, GRANTOR, hereby grant and convey to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a temporary construction easements on, over, across and through GRANTOR'S land located at **5348 West 3500 South**, for construction and replacement of improvements, said easement being described as follows:

A Temporary Construction Easement, being part of an entire tract of property located in the Southwest Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are more particularly described as follows:

Beginning at a point on the east boundary of the Don E. Nichols and LaDean Nichols, as described in the Quit Claim Deed recorded as Entry No. 8098501 in the office of the Salt Lake County Recorder; said point being 1,492.50 feet East more or less along the section line and 40.00 feet North from the Southwest Corner of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 15.00 feet along said east boundary; thence East 49.50 feet; thence North 5.00 feet; thence East 50.50 feet; thence North 5.00 feet; thence East 43.32 feet, more or less to the westerly boundary of West Valley Flats Subdivision, according to the official plat thereof recorded in Book 2020P at page 280 in the office of the Salt Lake County Recorder; thence South 25.00 feet along said westerly boundary; thence West 143.32 feet to the Point of Beginning. Encompassing 1,433 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for one (1) year, whichever first occurs. The easement shall be non-exclusive such that the Grantors may use the property at any time in a manner which does not interfere with construction activities.

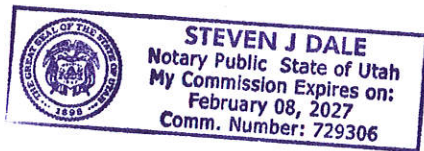
WITNESSED the hand of said GRANTOR this 11<sup>TH</sup> day of MARCH, 2025.

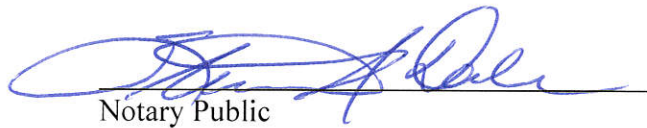
GRANTOR

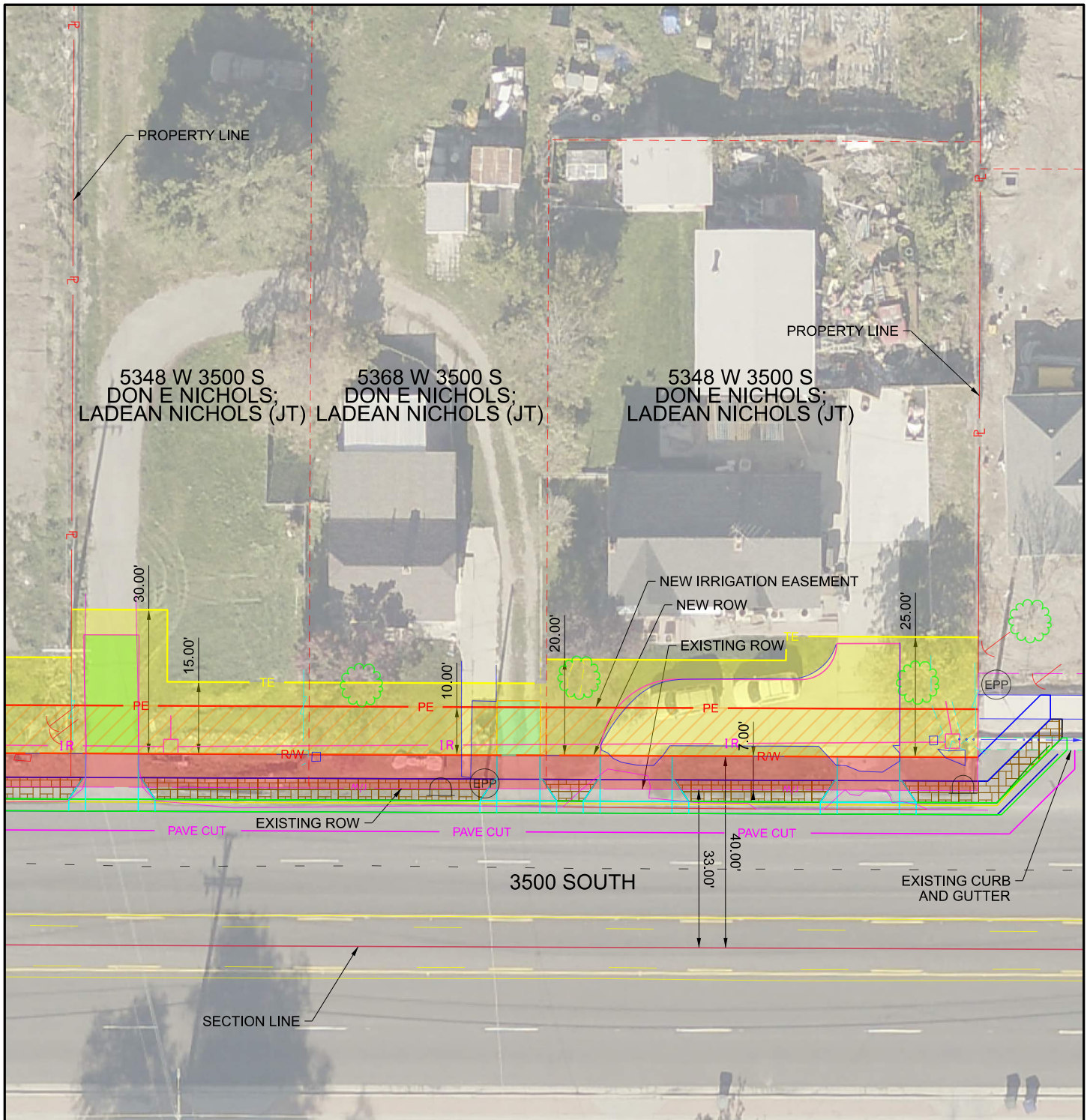
  
\_\_\_\_\_  
**Don E. Nichols**

State of UTAH )  
County of SALT LAKE ) :SS


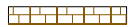







On this 11<sup>TH</sup> day of MARCH, 2025, personally appeared before me **Don E. Nichols**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose names is subscribed to this instrument and acknowledged that he executed the same.

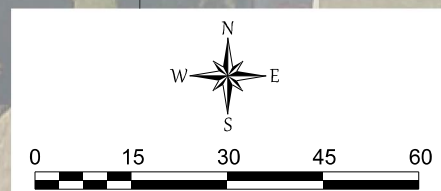



  
\_\_\_\_\_  
Notary Public



**LEGEND**

-  PROPOSED CURB & GUTTER
-  PROPOSED PARK STRIP
-  PROPOSED SIDEWALK
-  EXISTING PROPERTY LINE
-  EXISTING EASEMENT
-  EXISTING RIGHT OF WAY
-  TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED RIGHT OF WAY
-  ACQUISITION | EASEMENT AREA



SHEET NO. RW-030	3500 SOUTH SAFE SIDEWALK	 <b>WEST VALLEY CITY PUBLIC WORKS DEPARTMENT</b> <b>ENGINEERING DIVISION</b> 3600 CONSTITUTION BOULEVARD WEST VALLEY CITY, UTAH 84119-3720	DESIGN ___	
	5400 WEST - UDOT PIN 22056		CHECK ___	
	5348 W 3500 S		DRAWN ___	
	PROJECT NUMBER WVC ENG CCR - 493		CHECK ___	
DESIGN		37	Page 9 of 9	
			REVISIONS	DATE NO. BY

Item #:	
Fiscal Impact:	\$1,100.00
Funding Source:	Transportation Funds
Account #:	45-9610-40750-75273-0200
Budget Opening Required:	No

**ISSUE:**

Authorization and execution of an Easement Purchase Agreement and acceptance of a Temporary Construction Easement.

**SYNOPSIS:**

Sok Sophoan Lor has signed an Easement Purchase Agreement and a Temporary Construction Easement for property located at 3540 South 6800 West (14-34-131-036).

**BACKGROUND:**

The Sok Sophoan Lor parcel located at 3540 South 6800 West is one of eight parcels affected by the 6800 West Street Improvements Project; 3750 South to 3500 South. This project will include the construction of curb, gutter, sidewalk, patterned concrete, streetlights and widened asphalt on the west side of 6800 West Street. The project is necessary to match up to improvements being built on the east side of 6800 West by a development. Compensation for the purchase of the Temporary Construction Easement and improvements of \$1,100.00 was based upon the appraisal report prepared by the Fortis Group, LLC.

**RECOMMENDATION:**

Accept Temporary Construction Easement and authorize the mayor to execute the Easement Purchase Agreement. Authorize City Recorder to record said Temporary Construction Easement for and on behalf of West Valley City.

**SUBMITTED BY:**

Steven J. Dale, P.L.S., Right-of-way and Survey Manager

**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. 25-XX**

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM SOK SOPHOAN LOR FOR PROPERTY LOCATED AT 3540 SOUTH 6800 WEST.**

**WHEREAS**, Sok Sophoan Lor (herein and collectively “Owner”) has entered into an Easement Purchase Agreement for property located at 3540 South 6800 West that is affected by the 6800 West Street Improvements Project (herein “Project”); and

**WHEREAS**, Owner has also signed a Temporary Construction Easement (the “Easement”), as required for the Project; and

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

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

1. That the above-referenced document entitled “Easement Purchase Agreement” is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Agreement, and any other documents necessary to complete the transaction, for and on behalf of West Valley City, subject to final approval of the documents by the City Manager and the City Attorney’s Office.
2. The Mayor is hereby authorized to accept, and the City Recorder is authorized to record, the Easement for and on behalf of West Valley City.

**PASSED, APPROVED and MADE EFFECTIVE** this 22<sup>nd</sup> day of April, 2025.

WEST VALLEY CITY

---

MAYOR

ATTEST:

---

CITY RECORDER

**WEST VALLEY CITY  
EASEMENT PURCHASE AGREEMENT**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, Sok Sophoan Lor (herein GRANTOR), hereby agrees to sell to GRANTEE, West Valley City (the “City”), 3600 Constitution Blvd., West Valley City, Utah 84119, a certain easement for right-of-way purposes.

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties hereto as follows:

1. GRANTOR shall deliver a temporary construction easement in the form and for the property described in Exhibit A.
2. The City shall pay \$1,100.00 for the easement described in Section 1. This amount constitutes fair market value and is the entire payment for the easement and any and all known or potential damages, costs, or value that may be related to the easement. Closing shall occur within sixty days of the execution of this Agreement.
3. This Agreement embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter of this Agreement. The performance of this Agreement constitutes the entire consideration for this acquisition and shall relieve the City of all further obligations or claims on that account or on account of the location, grade, and construction of the proposed improvements.
4. The compensation set forth in Section 2 above includes the cost to the Grantor to restore the temporary construction easement property. Such restoration is the responsibility of the Grantor.

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

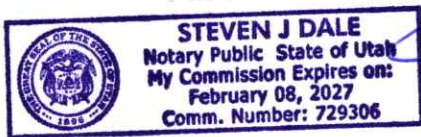
*(signatures follow)*

**GRANTOR  
SOK SOPHOAN LOR**

*Sok Sophoan Lor*

State of UTAH )  
County of SALT LAKE ) :SS

On this 6<sup>TH</sup> day of JANUARY, 2025, personally appeared before me Sok Sophoan Lor, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he or she executed the foregoing instrument.



*Steven J Dale*  
Notary Public

**GRANTEE  
MAYOR**

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
CITY RECORDER

Exhibit A - Temporary Construction Easement

WHEN RECORDED RETURN TO:

West Valley City Recorder  
3600 S. Constitution Blvd.  
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO: #14-34-131-036

**TEMPORARY CONSTRUCTION EASEMENT**

For valuable consideration, receipt whereof is hereby acknowledged **Sok Sophoan Lor, an unmarried woman**, GRANTOR, hereby grants and conveys to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **3540 South 6800 West**, for construction and replacement of improvements, said easement being described as follows:

A Temporary Construction Easement, being part of an entire tract of property located in the Northwest Quarter of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are more particularly described as follows:

Beginning at point a point on the west line of 6800 West Street, said point being 2 Rods West and 299.00 feet South from the North Quarter Corner of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 87.00 feet to the southerly boundary of Grantor's property; thence West 5.00 feet along said southerly boundary; thence North 19.07 feet; thence West 8.00 feet; thence North 22.00 feet; thence East 8.00 feet; thence North 13.50 feet; thence West 8.50 feet; thence North 20.00 feet; thence East 8.50 feet; thence North 12.43 feet to the northerly boundary of Grantor's property; thence East 5.00 feet to the POINT OF BEGINNING. Encompassing 781 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for one (1) year, whichever first occurs. The easement shall be non-exclusive such that the Grantors may use the property at any time in a manner which does not interfere with construction activities.



WHEN RECORDED RETURN TO:

West Valley City Recorder  
3600 S. Constitution Blvd.  
West Valley City, Utah 84119

Space above for County Recorder's use

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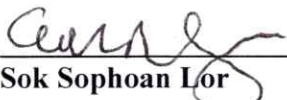
Beginning at point a point on the west line of 6800 West Street, said point being 2 Rods West and 299.00 feet South from the North Quarter Corner of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 87.00 feet to the southerly boundary of Grantor's property; thence West 5.00 feet along said southerly boundary; thence North 19.07 feet; thence West 8.00 feet; thence North 22.00 feet; thence East 8.00 feet; thence North 13.50 feet; thence West 8.50 feet; thence North 20.00 feet; thence East 8.50 feet; thence North 12.43 feet to the northerly boundary of Grantor's property; thence East 5.00 feet to the POINT OF BEGINNING. Encompassing 781 square feet.

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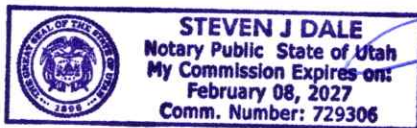
<sup>5</sup> WITNESSED the hand of said GRANTOR this 6<sup>TH</sup> day of JANUARY, 202~~4~~<sup>5</sup>.

GRANTOR

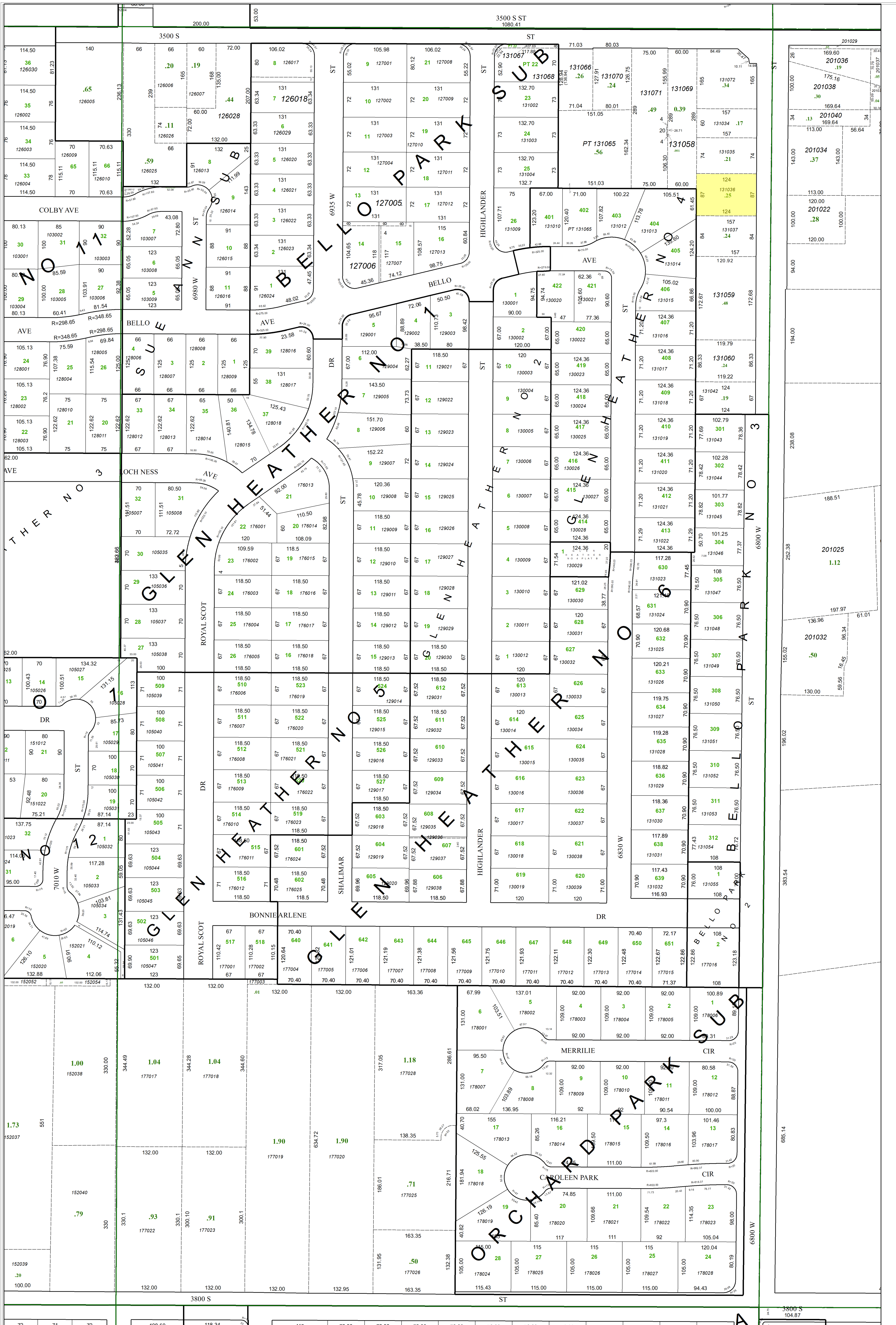
  
\_\_\_\_\_  
Sok Sophoan Lor

State of UTAH )  
County of SALT LAKE ) :SS

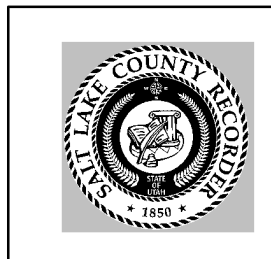
On this 6<sup>TH</sup> day of JANUARY, 202~~4~~<sup>5</sup>, personally appeared before me **Sok Sophoan Lor**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that she executed the same.



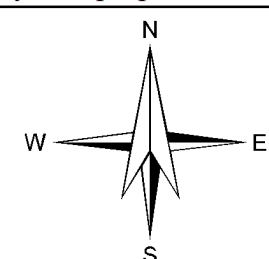
  
\_\_\_\_\_  
Notary Public



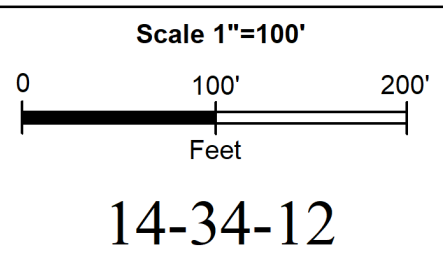
As of 04/26/2021, the SLCO Recorder's office will begin a full transition to electronically-generated Tax Plats. For parcel information regarding historic parcels, prior Tax Plats may need cross-referenced. This Tax Plat is not intended to represent actual physical properties. In order to establish exact physical boundaries, a survey of the property may be necessary. Parcel numbers are for taxation reference purposes only and are subject to change.



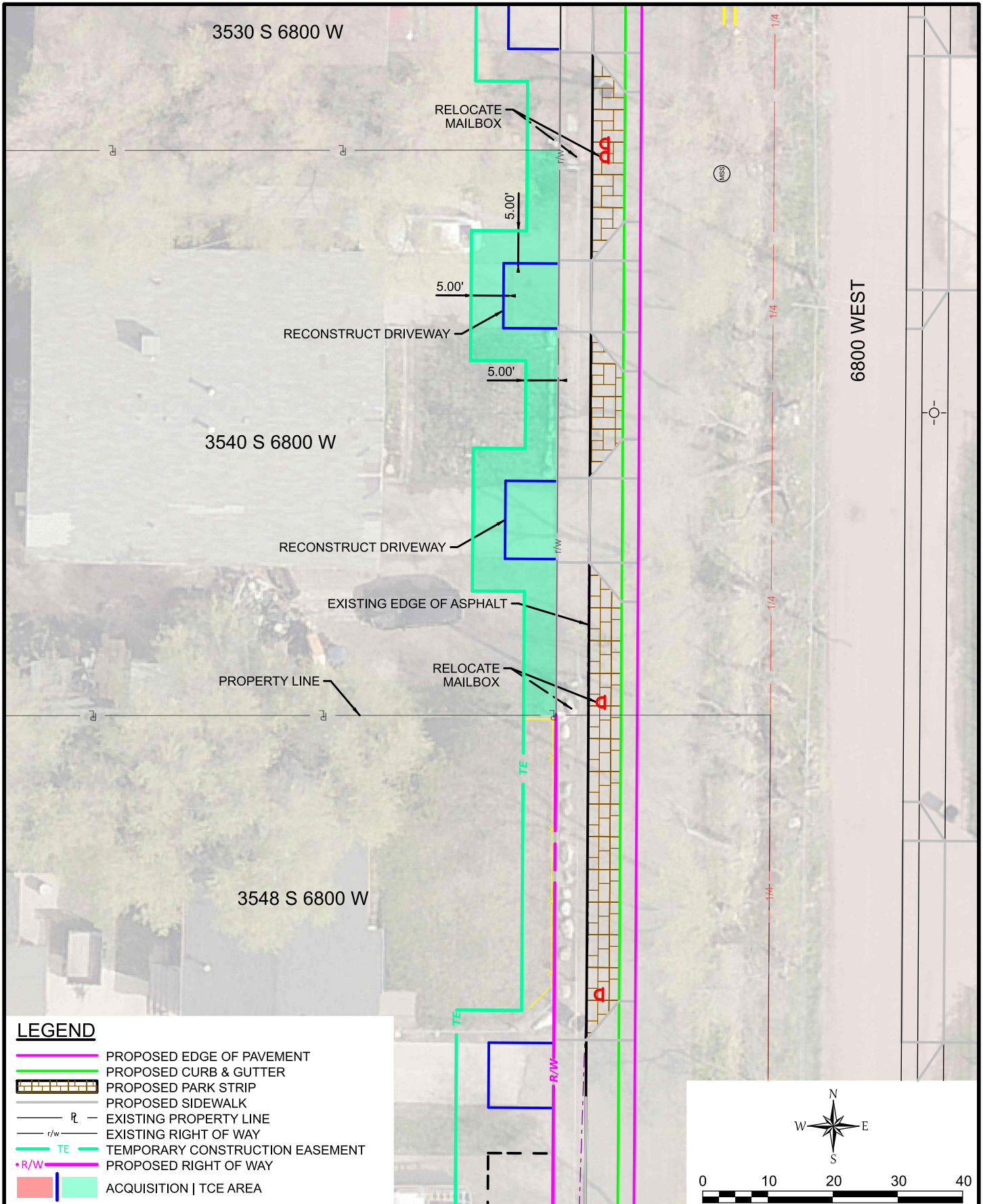
Prepared and published by  
Salt Lake County Recorder  
Rashelle Hobbs  
2001 S. State Street #N1-600  
Salt Lake City, Utah 84190  
385-468-8145  
recorder.slco.org



E 1/2 NW 1/4 Sec 34 T1S R2W  
SALT LAKE COUNTY, UTAH



11	12	21	22
6	7	8	9
10	11	12	13
14	15	16	17
18	19	20	21
22	23	24	25
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30	31	32	33
34	35	36	37



**LEGEND**

- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED PARK STRIP
- PROPOSED SIDEWALK
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- TEMPORARY CONSTRUCTION EASEMENT
- PROPOSED RIGHT OF WAY
- ACQUISITION | TCE AREA

SHEET NO. **RW-036**

6800 W 3750 S TO 3500 S  
ROADWAY IMPROVEMENTS

3540 S 6800 W

PROJECT NUMBER **WVC ENG - PROJECT PW-472**

**WEST VALLEY CITY PUBLIC WORKS DEPARTMENT**  
**ENGINEERING DIVISION**

3600 CONSTITUTION BOULEVARD  
WEST VALLEY CITY, UTAH 84119-3720

DESIGN           

PROFESSIONAL ENGINEER **47** Page 10 of 10

DESIGN	<u>          </u>				
CHECK	<u>          </u>				
DRAWN	<u>          </u>				
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REMARKS					
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