



WEST VALLEY CITY

The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, November 25, 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 Lars Nordfelt
4. Approval of Minutes:
 - A. November 18, 2025
5. Awards, Ceremonies and Proclamations:
 - A. A Proclamation Recognizing and Approving the West Valley City Utah250 Community Committee
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

West Valley City does not discriminate based on race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you would like to attend this public meeting and, due to a disability, need assistance in understanding or participating, please notify the City Recorder, Nichole Camac, eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required.

addressing the City Council during the comment period shall be allowed to comment more than once. Comments 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. Public Hearings:

A. Accept Public Input Regarding the Execution of a Public Approval Certificate

Actions: Consider Resolution 25-171, Authorize the Execution of a Public Approval Certificate for Ensign Learning Center

B. Accept Public Input Regarding the Adoption of the Utah Wildland Urban Interface Code

Action: Consider Ordinance 25-34, Enact Chapter 16-16 of the West Valley City Municipal Code to Adopt Certain International Building Codes

C. Accept Public Input Regarding Application GP-6-2025, Filed by West Valley City, Requesting an Adoption of a Water Use and Preservation Element as Part of the City's General Plan

Action: Consider Ordinance 25-35, Adopt a Water Use and Preservation Element as Part of the West Valley City General Plan

D. Accept Public Input Regarding Application GPZ-4-2025, Filed by Eloy Santana Perez, Requesting a General Plan Change from Rural Residential (1 to 2

Units/Acre) to Light Manufacturing and a Zone Change from A-1 (Agriculture, Minimum Lot Size 1 Acre) to M (Manufacturing)

Action: Consider Ordinance 25-36, Amend the General Plan to Show a Change of Land Use from Rural Residential (1 to 2 Units/Acre) to Light Manufacturing for Property Located at 2720 South 6750 West

Action: Consider Ordinance 25-37, Amend the Zoning Map to Show a Change of Zone for Property Located at 2720 South 6750 West from A-1 (Agriculture, Minimum Lot Size 1 Acre) to M (Manufacturing)

8. Consent Agenda:

- A. Reso 25-172: Authorize the City to Enter into a Memorandum of Understanding with the State of Utah to Provide Access to Cultural Center Programming
- B. Reso 25-173: Authorize the Execution of a Professional Services Agreement with Horrocks Engineers, Inc.
- C. Reso 25-174: Approve a Federal Aid Agreement Between the City and the Utah Department of Transportation for Improvements to 7200 West
- D. Reso 25-175: Authorize the Execution of an Interlocal Cooperation Agreement with Magna City and the Greater Salt Lake Municipal Services District for Improvements to 7200 West
- E. Reso 25-176: Accept a Public Lighting and Utility Easement from Comcast of Utah II, Inc. for Property Located at 3332 South 4000 West

F. Reso 25-177: Authorize the City to Enter into a Right of Way Purchase Agreement and Accept a Warranty Deed with and from Kathleen C. Feulner for Property Located at 3515 South 6800 West

G. Reso 25-178: Ratify the City Manager's Appointment of Adriana Ramirez to the West Valley Planning Commission for a Term from November 25, 2025 to June 30, 2029

9. New Business:

A. Reso 25-179: Approve an Interagency Agreement with the Department of Workforce Services

10. Motion for Closed Session (if necessary)

11. Adjourn



WEST VALLEY CITY

City Council Regular Meeting Minutes
November 18, 2025

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC REGULAR SESSION ON TUESDAY, NOVEMBER 18, 2025 AT 6:30 P.M. AT WEST VALLEY CITY HALL, COUNCIL CHAMBERS, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH.

THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR PRO TEM CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor (*electronically*)
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large/ Mayor Pro Tem
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
Justin Wycoff, Deputy 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
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Travis Crosby, IT

OPENING CEREMONY- MAYOR PRO TEM CHRISTENSEN

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

APPROVAL OF MINUTES OF REGULAR MEETING HELD OCTOBER 28, 2025

The Council considered the Minutes of the Regular Meeting held October 28, 2025. There were no changes, corrections or deletions.

Councilmember Harmon moved to approve the Minutes of the Regular Meeting held October 28, 2025. Councilmember Huynh seconded the motion.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS

A. A PROCLAMATION RECOGNIZING AND APPROVING THE WEST VALLEY CITY UTAH250 COMMUNITY COMMITTEE

Councilmember Nordfelt read a proclamation Declaring November 22nd as "World Suicide Prevention Day" in West Valley City

PUBLIC COMMENT PERIOD

Jim Vesock highlighted the success of the My Hometown Youth Friendsgiving event. He stressed the importance of considering youth programs when reviewing budgets and called for consistent standards across all city programs, including arts, golf courses, and the fitness center. Jim also commended Mr. Pili for taking responsibility and stepping up in decision-making related to the golf course discussions.

Tom Cordova, a retired business owner, spoke about his 27 years running several Great Harvest Bread Company stores in Salt Lake and Davis counties. Drawing on his experience with difficult budget decisions, he emphasized the importance of features that create identity and attract investment in a community. Tom highlighted West Valley City's community assets—particularly its parks, playgrounds, sports fields, recreation centers, skate parks, and golf courses—as defining elements that foster community, health, pride, and connection. He focused specifically on The Ridge, describing it as a space that hosts weddings, reunions, and celebrations, provides environmental benefits like cleaner air and wildlife habitat, and serves as a place for mentorship, social connection, and healing, including support for veterans dealing with PTSD. Tom concluded by urging the Council to consider the long-term legacy for the city and to resist short-term financial fixes, stressing that The Ridge is an integral part of the city's living fabric.

Brett McLeary addressed the Council regarding the Ridge Golf Course, echoing and expanding on points previously made. He described his initial emotional reaction upon learning the city was

considering selling the course and framed the discussion in business terms: when an organization faces financial difficulty, it often looks to liquidate assets for short-term gain—a move he considers short-sighted. Brett emphasized that the Ridge is a valuable and beautiful city asset that contributes to the community's identity and quality of life. He compared West Valley to other nearby cities, noting that while they may have housing and golf courses, they often lack accessibility and character, leading to congestion and less desirable living conditions. He cautioned against sacrificing unique and beautiful city assets for housing or development, questioning whether the potential \$200 million from selling the Ridge would realistically attract buyers seeking an amenity-rich environment.

Joel Poppleton, manager of the West Valley Library, introduced himself and his colleague, Azra, manager of the Hunter branch, to the Council. He highlighted the library's role beyond books, noting that his team of 16 staff serves the public six days a week. In 2024, the library circulated approximately 107,000 books and other materials. Joel emphasized the library's programs and services, particularly computer access support, which is a significant need on the west side. Staff assist patrons with tasks such as creating resumes and using computers, and West Valley and Hunter branches are among the highest in the county for serving patrons with these needs. He concluded by noting that he will return periodically to provide updates and expressed his appreciation for finally introducing himself in person after following the Council online.

Azra Baric, manager of the Hunter Library, introduced herself and thanked the Council for their support of both the West Valley and Hunter Libraries. She acknowledged Joel Poppleton's overview of library services and added that the libraries provide free gun locks at all county library branches, noting this in connection with Suicide Prevention Day. Azra concluded by expressing her hope that she and Joel would be seen at future Council meetings and thanked the Council for their time.

Mike Markham thanked Mr. Pili for explaining the city's challenges, including reasons behind considering the sale of the golf course. He emphasized that increased transparency benefits everyone and appreciated the detailed information, such as the statistic that only 1% of golfers at the course are from West Valley. Mike also expressed strong support for acquiring youth centers, highlighting the importance of providing safe, structured spaces for young people to spend their free time. He shared a personal anecdote about his father's involvement with the Murray Boys Club and reflected on his own experiences, underscoring that not all youth participate in church or community activities and need accessible places to go.

Ryan Mahoney raised concerns about the planned electric sign for the Multicultural Center, noting the limited lifespan of such signs and the ongoing maintenance costs. He urged the Council to consider these factors in their decision-making. Second, he shared his experience attending the Veterans Day event at the Ridge Golf Course. He highlighted the strong sense of camaraderie among veterans, emphasizing that the course provides a unique social connection that many miss from their military service. He expressed hope that the golf course could be preserved in future discussions.

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION GP-5-2025, FILED BY WEST VALLEY CITY, REQUEST A CHANGE TO THE CITY'S GENERAL PLAN TO UPDATE THE GENERAL PLAN MAP AND LAND USE ELEMENT

Mayor Pro Tem Christensen informed a public hearing had been advertised for the Regular Council Meeting scheduled November 18, 2025 in order for the City Council to hear and consider public comments regarding Application GP-5-2025, Filed by West Valley City, Request a Change to the City's General Plan to Update the General Plan Map and Land Use Element.

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

The changes to the General Plan Map were made for one of the following five reasons:

- to align with the recently adopted update to the Fairbourne Station Vision (the Station Area Plan for the West Valley Central Station) and the adopted new Station Area Plans for the River Trail, Redwood Junction, and Decker Lake Stations;
- to reflect current land uses and/or zoning that is unlikely to change in the future;
- to incorporate feedback from the Planning Commission and City Council regarding land use along 3500 South and Redwood Road;
- to incorporate new uses anticipated by staff; and
- to simplify the map by removing several land use designations.

More details on the General Plan Map changes are included in the meeting minutes from the Planning Commission meeting.

The Land Use Element includes updates to the section on opportunity areas, which are locations deemed most likely to experience change in the time horizon of the General Plan. It also includes a State code required statement of the projections on population given the various land use categories covered by the plan.

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

ACTION: ORDINANCE 25-32, AMEND THE WEST VALLEY CITY GENERAL PLAN TO ADOPT UPDATES TO THE GENERAL PLAN MAP AND THE LAND USE ELEMENT

The City Council previously held a public hearing regarding proposed Resolution 25-150 that would amend the West Valley City General Plan to Adopt Updates to the General Plan Map and the Land Use Element.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Nordfelt moved to approve Ordinance 25-32.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

ORDINANCE 25-33: AMEND SECTION 24-2-111A OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND REGULATIONS GOVERNING INOPERABLE VEHICLES

Mayor Pro Tem Christensen presented proposed resolution 25-33 that would amend Section 24-2-111A of the West Valley City Municipal Code to Amend Regulations Governing Inoperable Vehicles.

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

Staff is proposing the following language:

24-2-111A. ABANDONED, JUNKED, OR INOPERABLE VEHICLES* (SECTION 11.2).

(2) It shall be unlawful for any person to cause or permit any scrap metal, dismantled, junk, wrecked, abandoned, or inoperable vehicle(s) or vehicle parts to remain on any property or premises. It is an affirmative defense if the vehicle(s) are: stored in connection with a lawfully situated and licensed business, completely covered by a vehicle cover manufactured for the specific purpose of covering vehicles (provided the vehicle is kept behind the front

elevation of the residence or primary building in a side or back yard), or in an enclosed accessory structure, such as a garage or barn, provided such building does not impose a threat to life safety or is not a nuisance or health hazard and is constructed in accordance with all municipal ordinances and state building code and zoning regulations at the time of the original building construction. Carports are not considered “enclosed” for the purpose of this ordinance

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Harmon moved to approve Ordinance 25-33.

Councilmember Wood seconded the motion.

A roll call vote was taken:

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

Unanimous.

CONSENT AGENDA

A. RESOLUTION 25-163: APPROVE A CHANGE ORDER WITH RINGCENTRAL, INC. FOR TELECOMMUNICATIONS SERVICES

Mayor Pro Tem Christensen presented proposed resolution 25-163 that would approve a Change Order with RingCentral, Inc. for Telecommunications Services

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

RingCentral has reduced the cost of our licensing. In addition, we have removed unnecessary licenses. This will save the city about \$5,000 per month. This is a three-year contract.

The City moved to RingCentral as our enterprise telephony service five years ago after the earthquake revealed the need for a hosted service.

B. RESOLUTION 25-164: APPROVE MODIFICATION NO. 1 TO A FEDERAL AID AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR 3900 SOUTH

Mayor Pro Tem Christensen presented proposed resolution 25-164 that would approve Modification No. 1 to a Federal Aid Agreement Between the City and the Utah Department of Transportation for 3900 South

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

Earlier this year, West Valley City executed a Federal Aid Agreement with UDOT to receive \$3,357,092 of federal funding for the 3900 South Roadway project between Redwood Road and the Jordan River. This is a joint project with Taylorsville that includes minor roadway widening, drainage improvements, installation of curb & gutter where needed, rotomilling/overlaying the existing pavement where possible, reconstructing the road where necessary, and adding 12' wide shared use paths along the corridor to connect to an adjacent Utah Trail Network project to the east.

This modification to the FAA provides an additional \$2,828,999 of federal Highway Safety Improvement Program (HSIP) funds to be used on the 3900 South project. These funds require a 6.77% (\$191,523) local government match. The match will be paid for utilizing the County Transportation Funds.

At this point, construction is tentatively scheduled for 2027.

C. RESOLUTION 25-165: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH TAYLORSVILLE CITY FOR IMPROVEMENTS TO 3900 SOUTH

Mayor Pro Tem Christensen presented proposed resolution 25-165 that would authorize the Execution of an Interlocal Cooperation Agreement with Taylorsville City for Improvements to 3900 South.

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

West Valley City and Taylorsville have received federal funds under the Surface Transportation Program, Transportation Alternative Program, and Highway Safety Improvement Program to construct improvements on 3900 South, a roadway shared between the two agencies. This Interlocal Cooperation Agreement addresses cost sharing between West Valley City and Taylorsville.

Based on the improvements included within the scope of this project, 60% of the improvements are within West Valley City and 40% are in Taylorsville. Therefore, West Valley City will receive 60% of the federal funds allocated to this project and shall be responsible for 60% of the local matching funds. Taylorsville shall receive the remaining 40% and shall be responsible for 40% of the local matching funds. All costs associated with betterments requested by either party will be the responsibility of the party requesting the betterment.

West Valley City will take the lead on the project and will work with Taylorsville during all phases of design and construction.

D. RESOLUTION 25-166: APPROVE THE PURCHASE OF GARBAGE CANS FROM WASTEQUIP

Mayor Pro Tem Christensen presented proposed resolution 25-166 that would approve the Purchase of Garbage Cans from Wastequip.

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

The Public Works Department owns and maintains the residential garbage cans (approximately 37,000 cans) and regularly purchases new inventory to satisfy demand from new customers and to replace damaged cans.

The pricing for the containers is based upon a bid awarded to other government entities and the containers are procured through OMNIA Partners, a national purchasing organization. The bids obtained through this organization enable the City to benefit from very competitively priced bids from another government agency, satisfying the City's procurement requirements.

The City normally purchases three truckloads of cans per year (624 cans per load). The price is approximately \$63 per can, with approximately \$4,200 in shipping charges per load. The purchases will be made throughout the year as the inventory demands to minimize the number of cans that need to be stored in the Public Works yard. This resolution authorizes the purchase of garbage cans and parts for the entire fiscal year.

E. RESOLUTION 25-167: APPROVE A CHARGING STATION SITE LEASE BETWEEN THE CITY AND PACIFICORP

Mayor Pro Tem Christensen presented proposed resolution 25-167 that would approve a Charging Station Site Lease Between the City and PacificCorp.

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

Rocky Mountain Power is proposing to build EV charging stations in the West Valley City Hall Parking Lot. The City is planning a parking lot reconstruction project to be built in 2026 that will incorporate the vacant property between City Hall and the bus hub into the City Hall parking lot. The new configuration of the parking lot will include six stalls available for EV charging. The charging stations will be owned and maintained by Rocky Mountain Power. The chargers will be available for use by the public.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Whetstone moved to approve all items on the consent agenda.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous.

UNFINISHED BUSINESS

A. RESOLUTION 25-156: APPROVE A LEASE AGREEMENT AND A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY AND THE CHURCH OF JESUS CHRIST

OF LATTER-DAY SAINTS FOR PROPERTY LOCATED AT 3150 WEST WHITEHALL DRIVE

Mayor Pro Tem Christensen presented proposed resolution 25-156 that would approve a Lease Agreement and a Purchase and Sale Agreement Between the City and the Church of Jesus Christ of Latter-Day Saints for Property Located at 3150 West Whitehall Drive

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

West Valley City is seeking a permanent location to house a year-round Community Resource Center (CRC) that is also able to grow programs and opportunities for residents. The agreement include a \$50,000 earnest money payment. The lease agreement will be \$2,000 a month for 24 months. The final purchase price will be \$2,100,000.00.

FY 25/26:	\$66,000
FY 26/27:	\$24,000
FY 27/28:	\$2,010,000
Total:	\$2,100,000

Currently the CRC offerings are limited to two days a week and operate in church meeting houses. This building is being surplussed by the Church. It will be decommissioned by the Church and will no longer have any religious markings, allowing it to operate more fully as a neutral community space. Scheduling in the building will focus on MyHometown, City, community, neighborhood and resident programs. The broad mission of our CRC network is to foster social connection, provide accessible support and resources for individuals and families, promote civic engagement, and offer spaces for learning and recreation. These community spaces act as vital hubs, connecting residents to essential services, building stronger relationships, and contributing to overall community well-being by creating inclusive environments for diverse populations.

Councilmember Harmon stated that he appreciates the My Hometown program, but noted that all three proposed buildings are located in or very near District 2. He explained that this concentration is the reason he voted against purchasing the Whitehall property.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Huynh moved to approve Resolution 25-156.

Councilmember Nordfelt seconded the motion. He stated that the property is a rare

opportunity and essentially a gift at the offered price, and he believes the City should not pass it up.

Councilmember Harmon responded that while it may feel like a good deal, comparable churches listed for sale in the valley range from approximately \$1.7 to \$2.1 million, so he does not believe the City is getting an unusually low price.

A roll call vote was taken:

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

Majority.

NEW BUSINESS

A. RESOLUTION 25-168: APPROVE AN AGREEMENT BETWEEN WEST VALLEY CITY AND SALT LAKE COUNTY TO PROVIDE "ZOO, ARTS, AND PARKS FUNDS" TO THE CITY

Mayor Pro Tem Christensen presented proposed resolution 25-168 that approve an Agreement Between West Valley City and Salt Lake County to Provide "Zoo, Arts, and Parks Funds" to the City.

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

Salt Lake County has approved West Valley City's application for a Zoo, Arts & Parks Grant in the amount of \$98,200. Authorization of the agreement will provide funds to support arts & cultural programs and activities at the Utah Cultural Celebration Center and at other program sites throughout the city for the grant period of July 1, 2025, to June 30, 2026.

Salt Lake County has provided funding for arts & cultural activities within West Valley City consistently over the years through their Zoo, Arts & Parks Grant. The amount awarded for this year is \$98,200. which may be used for arts & cultural program expenses including staff salaries, consultant fees, materials & equipment, marketing and more.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of

the City Council, and he called for a motion.

Councilmember Wood moved to approve Resolution 25-168.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Mayor Lang	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christense	Yes

Unanimous.

B. RESOLUTION 25-169: A RESOLUTION REPRIMANDING COUNCILMEMBER TOM HUYNH

Mayor Pro Tem Christensen presented proposed resolution 25-169 that would Reprimand Councilmember Tom Huynh. Written documentation previously provided to the City Council included information as follows:

The City Council wishes to state its position regarding the recent disclosure of confidential information from a closed session by Councilmember Tom Huynh.

Under Utah Code § 52-4-205, closed sessions are permitted for limited purposes such as discussing personnel matters, pending litigation, purchase or disposition of property, deployment of security, or collective bargaining.

Information from a recent closed session was disclosed to the public without the consent of the entire City Council, causing reputational harm to the West Valley City .

Councilmember Huynh expressed that the process used against him was deeply unfair. He said that if anyone had genuinely wanted clarity, they could have requested a closed-door meeting to hear his side, ask questions, and understand the situation. Instead, he explained, the Mayor called him to say the votes were already secured, the reprimand letter was already being prepared by the City Manager and Attorney, and the matter would be placed on both the Study and Regular meetings the same night. Councilmember Huynh said this made it clear that a decision had been made before he was ever given a chance to speak or defend himself. He

emphasized that the situation being discussed was based entirely on “he-said, she-said” information. He indicated that the Council rushed the matter without reason and denied him his right to be heard. Councilmember Huynh said the experience left him feeling ganged up on, bullied, and discriminated against. He stated he is being treated as an outsider and the Council was only listening to insiders. He said he believed their actions fit the very definition of discrimination—unjust and prejudicial treatment—leaving him feeling isolated and unfairly targeted. He concluded by saying he did nothing like writing anonymous articles or operating under a pen name as had been done in the past, yet he was treated as though he had. He reiterated that he should have been given time to speak, provide information, and defend himself, but instead the Council moved forward without him, which he described as unfair, unjust, un-American, and discriminatory.

Councilmember Huynh moved to deny Resolution 25-169.

There was no second to the motion.

Councilmember Harmon expressed disappointment that Councilmember Huynh had shared information outside of a closed session, a serious breach of protocol. However, he said he was more disappointed in Councilmember Huynh’s conduct during this meeting. Councilmember Harmon stated that he was upset that Councilmember Huynh was playing the victim, shifting blame onto others, and making serious accusations by calling members bigots or racists. He stated that this behavior was completely inappropriate and emphasized that the situation had nothing to do with Councilmember Huynh’s ethnicity. Rather, it was about the consequences of his own actions. He urged Councilmember Huynh to reflect on the situation and reminded him that the reprimand and letter was not a personal attack, but rather a procedural reminder for him and other members of the Council: what is discussed in closed session must remain confidential. Councilmember Harmon made it clear that Councilmember Huynh was not a victim in this scenario and expressed hope that he could recognize the distinction between personal grievances and procedural accountability.

Councilmember Harmon moved to approve Resolution 25-169.

Mayor Lang seconded the motion.

Councilmember Huynh stated that he was not playing the victim and indicated that he had not been given the opportunity to speak or present his side before decisions were made about him.

Mayor Lang stated that she would like to clarify comments made earlier in the study session by Councilmember Huynh. She stated that Councilmember Huynh had claimed that staff had initiated this process, but she corrected the record, asserting that she herself had initiated

it. Mayor Lang explained that she had discussed the matter with the Council, and a majority of Councilmembers had consented to ask staff to prepare the necessary paperwork to move the process forward. She further noted that there had been two instances in the past year when information disclosed during a closed session was made public by Councilmember Huynh, including one disclosure during a public meeting. Mayor Lang confirmed that Councilmember Huynh had been addressed at that time regarding the breach of trust, highlighting the seriousness of maintaining confidentiality in closed sessions.

Councilmember Huynh questioned why his comments from earlier in the year weren't addressed at the time and were only being raised now, suggesting the timing might have been intentional.

Mayor Lang responded that Councilmember Huynh had been spoken to at the time and he had assured it wouldn't happen again. Given the recurrence, she felt a formal reprimand was necessary to remind all council members—and herself—that closed session discussions must remain confidential.

Councilmember Huynh responded by asserting that he wasn't given an opportunity to speak. He stated that a decision was made based solely on what others had told the council, without allowing him to present his side.

Mayor Lang clarified that she had spoken with Councilmember Huynh prior to placing the matter on the agenda or making it public, emphasizing that a conversation had taken place beforehand.

Councilmember Huynh disputed Mayor Lang's account, stating that the prior interaction was simply a lunch at one of her friends' restaurants after he sent a text that upset her, and insisted that her version of events was not accurate.

Mayor Pro Tem Christensen called to question the matter at hand and noted that a motion for approval had been made and seconded.

A roll call vote was taken:

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

Majority.

C. CONVENE AS BOARD OF CANVASSERS FOR THE MUNICIPAL GENERAL ELECTION HELD NOVEMBER 4, 2025

RESOLUTION 25-170: ACCEPT AND APPROVE THE RESULTS OF THE MUNICIPAL GENERAL ELECTION HELD NOVEMBER 4, 2025 AS SHOWN ON THE CANVASS REPORT

Mayor Pro Tem Christensen presented proposed resolution 25-170 that would accept and Approve the Results of the Municipal General Election Held November 4, 2025 as Shown on the Canvass Report.

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

The Mayor and City Council are the legislative body for West Valley City and comprise the Board of Municipal Canvassers pursuant to Utah Code §20A-4-301(2). The Code requires that the Board of Municipal Canvassers shall meet to canvass the returns of the Municipal General Election no sooner than seven days and no later than 14 days after the election.

Accept and approve the results of the 2025 Municipal General Election upon completion of the canvass.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Whetstone moved to approve Resolution 25-170.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Mayor Lang	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	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 ON TUESDAY NOVEMBER 18, 2025 WAS ADJOURNED AT 7:13
PM BY MAYOR PRO TEM CHRISTENSEN.

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, November 18, 2025.

Nichole Camac, MMC
City Recorder

WEST VALLEY CITY, UTAH

**A PROCLAMATION RECOGNIZING AND APPROVING THE
WEST VALLEY CITY UTAH250 COMMUNITY COMMITTEE.**

WHEREAS, Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America250 Utah); and

WHEREAS, the mission of America250 Utah is to commemorate and celebrate, reflect on our nation’s past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state; and

WHEREAS, America250 Utah is seeking partnerships with counties and municipalities to further its mission; and

WHEREAS, this partnership will be formed by creating a local committee called the West Valley City Utah250 Community Committee; and

WHEREAS, the West Valley City Utah250 Community Committee will focus on important events, people, and places within West Valley City to commemorate and celebrate West Valley City’s role in America’s 250th anniversary; and

WHEREAS, local projects will enhance tourism, community building, and economic development opportunities.

NOW, THEREFORE, the Mayor and the City Council of West Valley City do hereby recognize the West Valley City Utah250 Community Committee as its official committee to partner with America250 Utah in supporting signature programs of the America250 Utah Commission and will support the West Valley City Utah250 Community Committee in its local efforts to educate, engage, and unify Utahns and our visitors in West Valley City.

DATED this _____ day of _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Description: Authorize Execution of a Public Approval Certificate for Ensign Learning Center

Fiscal Impact: \$0

Funding Source:

Account #:

Budget Opening Required: No

Issue:

A resolution authorizing the execution of a public approval certificate.

Summary:

This resolution authorizes the Mayor to execute a public approval certificate to meet legal requirements concerning the issuance of bonds by the Public Finance Authority on behalf of Ensign Learning Center.

Background:

Under federal law, certain entities are permitted to issue tax-exempt bonds to provide financing for private educational institutions. To qualify, a public hearing must be held within the jurisdiction where the educational institution is located and a Public Approval Certificate must be provided by the highest elected official in the jurisdiction.

The Public Finance Authority is a Wisconsin-based entity that has issued bonds to provide financing for private schools and other institutions in many states, including Utah. Ensign Learning Center is located in West Valley City and is seeking to obtain financing to support additional improvements to their facility at 2691 Decker Lake Lane. The bonds are not an obligation of the City (or any other public entity in Utah) and following the execution of the Public Approval Certificate, there are no further administrative or financial obligations concerning the bonds or financing. The City's function is simply to offer an opportunity for the public to comment on the proposal and satisfy the requirements of federal law to permit the issuance of tax exempt bonds by the Public Finance Authority.

Recommendation:

Approve the resolution and authorize execution of the Public Approval Certificate.

Department: Finance
Submitted by: Jim Welch, Finance Director
Date: 11/11/25



WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
PUBLIC APPROVAL CERTIFICATE FOR ENSIGN LEARNING
CENTER.**

WHEREAS, federal law permits certain entities to issue bonds on behalf of private educational institutions, conditioned upon a public hearing in the jurisdiction where the institution is located; and

WHEREAS, Ensign Learning Center is located within West Valley City and seeks to obtain financing for improvements of educational facilities; and

WHEREAS, the Public Finance Authority is authorized to issue bonds to provide for said financing; and

WHEREAS, said bonds and financing are not an obligation of the City and the City shall have no administrative or financial responsibilities for said bonds and financing; and

WHEREAS, notice was provided of a public hearing, said hearing was held, and a Public Approval Certificate (attached hereto) meeting the requirements of federal and state law has been prepared for execution by the Mayor; 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 authorize the execution of the Public Approval Certificate.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah that the Mayor is authorized to execute the Public Approval Certificate, conditioned on the final approval of said Public Approval Certificate by the City Manager and the City Attorney's Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the West Valley City Council (the “City”), on Tuesday, November 25, 2025, at 6:30 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers of West Valley City Hall, located at 3600 South Constitution Boulevard, West Valley City, Utah 84119, regarding the proposed issuance by the Public Finance Authority (the “Issuer”), a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended, of its revenue notes, bonds or other obligations in one or more series from time to time pursuant to a plan of financing (the “Bonds”), in an amount not to exceed \$17,000,000. The public hearing is required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”).

The following information has been provided by the Borrower (as defined below) for this Notice:

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended. The proceeds from the sale of the Bonds will be loaned to Ensign Learning Center, Inc. (the “Borrower”), a Utah nonprofit corporation and an organization described in Section 501(c)(3) of the Code, and used to (a) finance and/or refinance the costs of improving, expanding, furnishing and/or equipping existing educational facilities containing approximately 41,456 square situated on an approximately 4.69 acre site and the related land located at 2691 Decker Lake Lane in West Valley City, Utah (the “Facilities”), (b) fund certain reserves as may be required, (c) finance capitalized interest on the Bonds, if any, and (d) finance costs of issuance of the Bonds (collectively, the “Project”). On the date of issuance of the Bonds, the Facilities will be initially owned and operated by the Borrower.

The Bonds will be special limited obligations of the Issuer payable solely from the loan repayments to be made by the Borrower to the Issuer, and certain funds and accounts established by the trust indenture for the Bonds. The Bonds will not be an obligation in any way of the State of Utah (“Utah”) or the City, within the meaning of any Utah Constitutional provision or statutory limitation.

At the time and place set for the public hearing, interested persons will be given a reasonable opportunity to express their views, both orally and in writing, on the merits of the Project, its location, the plan of financing, the issuance of the Bonds or related matters. Written comments may also be submitted to the City at the following address: 3600 South Constitution Boulevard, West Valley City, Utah 84119, Attention: City Council, until the time and date of the hearing (subject to the timing limitations of mail delivery). With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TTY: (385) 316-8658) and assisted listening devices are available at the meeting upon request.

Date of Notice: November 16, 2025

PUBLIC APPROVAL CERTIFICATE
with respect to the tax-exempt loan evidenced by

\$17,000,000
EDUCATION REVENUE BONDS
(ENSIGN LEARNING CENTER PROJECT) SERIES 2025

WHEREAS, the purpose of this approval certificate is to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), in order to qualify the interest on the above-captioned bonds (the “Bonds”) for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to the applicable provisions of the Code; and

WHEREAS, the proceeds of the issuance of the Bonds by the Public Finance Authority (the “Authority”) are to be used to fund a loan to Ensign Learning Center, Inc., a nonprofit corporation organized under the laws of the State of Utah and authorized to do business as a private Christian school in the State of Utah (the “Borrower”) in the aggregate principal amount of not to exceed \$17,000,000 for the purpose, in part, of financing and/or refinancing the costs of improving, expanding, furnishing and/or equipping educational facilities located at 2691 Decker Lake Lane in West Valley City, Utah (the “Project”); and

WHEREAS, public notice was given by publication of notice in the Salt Lake Tribune on November 16, 2025 (the “Public Notice”), a public hearing (the “Public Hearing”) was convened at 6:30 p.m. on Tuesday, November 25, 2025, at the offices of the Council Chambers of West Valley City Hall, located at 3600 South Constitution Boulevard, West Valley City, Utah 84119. No one appeared, and no comments were received with respect to the issuance of the Bonds. The hearing was thereupon closed; and

WHEREAS, pursuant to Section 66.0304(11)(a) of the Wisconsin Statutes, prior to their issuance, the Bonds must be approved by the governing body or highest ranking executive or administrator of the political jurisdiction within whose boundaries the Project is located; and

WHEREAS, the Borrower has requested that West Valley City approve the financing of the Project and the issuance of the Bonds in order to satisfy the requirements of Section 4 of the Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated September 28, 2010 (the “Joint Exercise Agreement”), and Section 66.0304(11)(a) of the Wisconsin Statutes.

NOW, THEREFORE, based upon the foregoing, I HEREBY CERTIFY THAT:

(1) As Mayor of West Valley City (the “City”), I am the chief elected officer of the City elected at-large by popular vote of residents of the City; and

(2) The purpose for which the Bonds are issued is as set forth in the Public Notice and based on the minutes of the Public Hearing, no objections were raised at the Public Hearing with respect to the issuance of the Bonds or the financing of such Project; and

(3) I understand that this Public Approval Certificate will be used for the purpose of qualifying the interest on the Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to the applicable provisions of the Code. In no event shall the City be liable for such Bonds, nor shall the Bonds constitute a debt of the City; and

(4) I hereby approve the issuance of the Bonds by the Authority for financing the Project. This Public Approval Certificate constitutes approval of the issuance of the Bonds by West Valley City which is one of the governmental units having jurisdiction over the area in which the Project is located, in accordance with Section 66.0304(11)(a) of the Wisconsin Statutes and Section 4 of the Joint Exercise Agreement.

Signed this ____ day of _____, 2025.

Mayor of West Valley City, Utah



PUBLIC APPROVAL CERTIFICATE FOR ENSIGN LEARNING CENTER

BACKGROUND

- Under federal law, certain entities can issue tax exempt bonds to provide financing to private educational institutions
- Federal law requires that a public hearing be held in the jurisdiction where the institution is located and that a Public Approval Certificate be executed
- Such bonds are not an obligation of the City and the City has no ongoing financial or administrative obligations following execution of the Public Approval Certificate

ENSIGN LEARNING CENTER

- Ensign Learning Center is located at 2691 Decker Lake Lane and is seeking financing to improve their facility
- The Public Finance Authority (a Wisconsin entity) is authorized to issue bonds to provide said financing. PFA has done similar projects around the country
- Gilmore Bell is serving as counsel on the transaction and has worked with the City many times on bond issuances and related transactions



West Valley City Issue Paper

City Council Review

Description: Enact Chapter 16-16 of the West Valley City Municipal Code

Fiscal Impact: \$0

Funding Source:

Account #:

Budget Opening Required: No

Issue:

An ordinance enacting Chapter 16-16 of the West Valley City Municipal Code to adopt the Utah Wildland Urban Interface Code.

Summary:

This ordinance adopts the 2006 Utah Wildland Urban Interface Code, together with any amendments made by the state of Utah.

Background:

In the 2025 legislative session, a law was enacted requiring local governments to adopt the Utah Wildland Urban Interface Code to be eligible to participate in several fire mitigation funding sources. The law was enacted in the context of the Los Angeles wildfires and similarly destructive events in urban areas in recent years. The code will be applicable within areas designated by the City as wildland urban interface, which will be done by Council resolution soon.

There are other provisions in state law concerning wildland fire mitigation fees that property owners may be required to pay if they do not meet certain requirements. Those provisions are not administered or enforced by the City and are not included in this ordinance.

Recommendation:

Approve the ordinance.

Department: Fire
Submitted by: Jed Peters, Fire Marshal
Date: 11/11/25



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Draft Date: 11/11/2025
Date Adopted: _____
Date Effective: _____

WHEREAS, Title 16 of the West Valley City Municipal Code adopts various international building codes; and

WHEREAS, the state of Utah has recently required municipalities to adopt the Utah Wildland Urban Interface Code; 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 enact Chapter 16-16 of the West Valley City Municipal Code.

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

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

Section 2. Enactment. Chapter 16-16 of the West Valley City Municipal Code is hereby enacted as follows:

Sections:

16-16-101 Adoption of the Utah Wildland Urban Interface Code.

31 **16-16-101. ADOPTION OF THE UTAH WILDLAND URBAN INTERFACE CODE.**

32 (1) The entire 2006 edition of the Utah Wildland Urban Interface Code, together with all
33 amendments adopted by the state of Utah, is hereby adopted as set forth in Section 15A-2-
34 103 of the Utah Code. The Utah Wildland Urban Interface Code as adopted herein shall be
35 applicable within areas designated as wildland urban interface in a map adopted by the City
36 Council.

37 (2) Pursuant to Section 10-3-711, Utah Code Annotated 1953, as amended, one copy of the
38 Utah Wildland Urban Interface Code has been filed for use and examination by the public in
39 the City Recorder's Office.

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

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

44
45 **PASSED and APPROVED** this _____ day of _____, 2025.

46
47 WEST VALLEY CITY

48
49
50 _____
51 MAYOR

52 ATTEST:

53
54
55 _____
56 CITY RECORDER



ADOPT UTAH WILDLAND URBAN INTERFACE CODE

STATE LAW CHANGES

- In the 2025 legislative session, a law was passed requiring local governments to adopt the Utah Wildland Urban Interface Code to be eligible for certain funding
- The law also created a system to charge fees to property owners who do not meet certain risk mitigation requirements
- The City's role is to adopt the WUI Code and determine where the WUI Code applies
- The City does not administer, collect, or enforce the fees

WILDLAND URBAN INTERFACE CODE

- The WUI Code provides requirements for defensible space, control of combustible materials, and similar provisions
- The WUI Code will apply within areas designated as wildland urban interface by the City. This will be brought to the Council for approval.
- The determination of what property is wildland urban interface will be driven by a risk analysis based on factors recommended by the state and generally accepted to be predictors of wildfire risk



Description: GP-6-2025 – Water Use and Preservation Element

Fiscal Impact: \$0

Funding Source: N/A

Account #: N/A

Budget Opening Required:

☐

Issue:

GP-6-2025 submitted by West Valley City staff

Summary:

Adopt a Water Use and Preservation Element as part of the City's General Plan.

Background:

In 2022, the Utah legislature passed SB 110 which required a water use and preservation element to be part of cities' general plans on or before December 31, 2025. As outlined in Utah Code Section 10-9a-403, a water use and preservation element must address:

- A. the effect of permitted development or patterns of development on water demand and water infrastructure;
- B. methods of reducing water demand and per capita consumption for future development;
- C. methods of reducing water demand and per capita consumption for existing development; and
- D. opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.

After obtaining a grant from the Utah Department of Natural Resources, the City hired Hansen Planning Group to prepare our Water Use and Preservation element. The resulting document includes the following sections: 1. Introduction, 2. Existing Conditions, 3. Water Planning Challenges and Opportunities, 4. Regional Collaboration, and 5. Goals, Policies, and Implementation.

Recommendation:

The Planning Commission recommends approval.

Department: Community Development

Submitted by: Steve Pastorik

Date: 10/27/2025



1 WEST VALLEY CITY, UTAH

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4 ORDINANCE NO. _____

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7 Draft Date: _____
8 Date Adopted: _____
9 Effective Date: _____

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11
12 AN ORDINANCE ADOPTING A WATER USE AND PRESERVATION
13 ELEMENT AS PART OF THE WEST VALLEY CITY GENERAL PLAN.

14
15 WHEREAS, the West Valley City Planning Commission has reviewed and made a
16 recommendation to the City Council concerning the proposed General Plan amendment pursuant
17 to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City
18 Zoning Ordinance; and

19
20 WHEREAS, a public hearing before the City Council of West Valley City was held after
21 being duly advertised as required by law; and

22
23 WHEREAS, the City Council of West Valley City finds that such General Plan
24 amendment should be made.

25
26 NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City,
27 Utah that the General Plan be amended as follows:

28
29 SECTION 1. GENERAL PLAN AMENDMENT.

30
31 The attached Water Use and Preservation Element shall be adopted as part of the
32 General Plan.

33
34 SECTION 2. GENERAL PLAN MAP AMENDMENT.

35
36 This amendment does not require a general plan map amendment.

37
38 SECTION 3. EFFECTIVE DATE.

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40 This ordinance shall take effect immediately upon posting, as required by law.
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44 **DATED** this ____ day of _____, 2025.

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WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WATER AS PART OF GENERAL PLAN

2022 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Michael K. McKell

House Sponsor: Ryan D. Wilcox

LONG TITLE

General Description:

This bill modifies provisions related to general plans to address water.

Highlighted Provisions:

This bill:

- requires a water use and preservation element to be part of a municipal or county general plan with exceptions;
- outlines how a water use and preservation element is integrated into a general plan and what steps to take in developing a water use and preservation element;
- provides for action related to the general plan by the legislative body of a municipality or county;
- addresses assistance by the Division of Water Resources; and
- makes technical changes.

Money Appropriated in this Bill:

This bill appropriates in fiscal year 2023:

- to the Department of Natural Resources - Division of Water Resources as a one-time appropriation:
 - from the General Fund, One-time, \$300,000.

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

10-9a-401, as last amended by Laws of Utah 2021, First Special Session, Chapter 3

10-9a-403, as last amended by Laws of Utah 2021, First Special Session, Chapter 3

10-9a-404, as last amended by Laws of Utah 2021, First Special Session, Chapter 3

17-27a-401, as last amended by Laws of Utah 2021, Chapter 363

17-27a-403, as last amended by Laws of Utah 2021, First Special Session, Chapter 3

17-27a-404, as last amended by Laws of Utah 2021, Chapters 84, 345, and 355

ENACTS:

73-10-36, Utah Code Annotated 1953

Be it enacted by the Legislature of the state of Utah:

Section 1. Section 10-9a-401 is amended to read:

10-9a-401. General plan required -- Content.

(1) ~~[In order to]~~ To accomplish the purposes of this chapter, ~~[each]~~ a municipality shall prepare and adopt a comprehensive, long-range general plan for:

(a) present and future needs of the municipality; and

(b) growth and development of all or any part of the land within the municipality.

(2) The general plan may provide for:

(a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;

(b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;

(c) the efficient and economical use, conservation, and production of the supply of:

(i) food and water; and

(ii) drainage, sanitary, and other facilities and resources;

(d) the use of energy conservation and solar and renewable energy resources;

(e) the protection of urban development;

(f) if the municipality is a town, the protection or promotion of moderate income housing;

(g) the protection and promotion of air quality;

(h) historic preservation;
(i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by ~~each~~ an affected entity; and
(j) an official map.

(3) (a) The general plan of a municipality, other than a town, shall plan for moderate income housing growth.

(b) On or before December 1, 2019, ~~each~~ any of the following that have a general plan that does not comply with Subsection (3)(a) shall amend the general plan to comply with Subsection (3)(a):

(i) a city of the first, second, third, or fourth class;
(ii) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class; and
(iii) a metro township with a population of 5,000 or more.
(c) The population figures described in Subsections (3)(b)(ii) and (iii) shall be derived from:

(i) the most recent official census or census estimate of the United States Census Bureau; or
(ii) if a population figure is not available under Subsection (3)(c)(i), an estimate of the Utah Population Committee.

(4) Subject to Subsection 10-9a-403(2), the municipality may determine the comprehensiveness, extent, and format of the general plan.

(5) Except for a city of the fifth class or a town, on or before December 31, 2025, a municipality that has a general plan that does not include a water use and preservation element that complies with Section 10-9a-403 shall amend the municipality's general plan to comply with Section 10-9a-403.

Section 2. Section 10-9a-403 is amended to read:

10-9a-403. General plan preparation.

(1) (a) The planning commission shall provide notice, as provided in Section

10-9a-203, of [its] the planning commission's intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing [its] the planning commission's recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.

(c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.

(d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.

(2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a land use element that:

(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; ~~and~~

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

(C) except for a city of the fifth class or a town, is coordinated to integrate the land use element with the water use and preservation element; and

(D) except for a city of the fifth class or a town, accounts for the effect of land use categories and land uses on water demand;

(ii) a transportation and traffic circulation element that:

(A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;

(B) for a municipality that has access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce;

(C) for a municipality that does not have access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and

(D) correlates with the population projections, the employment projections, and the proposed land use element of the general plan; ~~and~~

(iii) for a municipality described in Subsection 10-9a-401(3)(b), a plan that provides a realistic opportunity to meet the need for additional moderate income housing[-]; and

(iv) except for a city of the fifth class or a town, a water use and preservation element that addresses:

(A) the effect of permitted development or patterns of development on water demand and water infrastructure;

(B) methods of reducing water demand and per capita consumption for future development;

(C) methods of reducing water demand and per capita consumption for existing development; and

(D) opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

142 (A) to meet the needs of people of various income levels living, working, or desiring to
143 live or work in the community; and

144 (B) to allow people with various incomes to benefit from and fully participate in all
145 aspects of neighborhood and community life;

146 (ii) for a town, may include, and for other municipalities, shall include, an analysis of
147 how the municipality will provide a realistic opportunity for the development of moderate
148 income housing within the next five years;

149 (iii) for a town, may include, and for other municipalities, shall include, a
150 recommendation to implement three or more of the following strategies:

151 (A) rezone for densities necessary to assure the production of moderate income
152 housing;

153 (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the
154 construction of moderate income housing;

155 (C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate
156 income housing;

157 (D) consider general fund subsidies or other sources of revenue to waive construction
158 related fees that are otherwise generally imposed by the city;

159 (E) create or allow for, and reduce regulations related to, accessory dwelling units in
160 residential zones;

161 (F) allow for higher density or moderate income residential development in
162 commercial and mixed-use zones, commercial centers, or employment centers;

163 (G) encourage higher density or moderate income residential development near major
164 transit investment corridors;

165 (H) eliminate or reduce parking requirements for residential development where a
166 resident is less likely to rely on the resident's own vehicle, such as residential development near
167 major transit investment corridors or senior living facilities;

168 (I) allow for single room occupancy developments;

169 (J) implement zoning incentives for low to moderate income units in new

- 170 developments;
- 171 (K) [~~utilize~~] use strategies that preserve subsidized low to moderate income units on a
- 172 long-term basis;
- 173 (L) preserve existing moderate income housing;
- 174 (M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate
- 175 income housing;
- 176 (N) participate in a community land trust program for low or moderate income
- 177 housing;
- 178 (O) implement a mortgage assistance program for employees of the municipality or of
- 179 an employer that provides contracted services to the municipality;
- 180 (P) apply for or partner with an entity that applies for state or federal funds or tax
- 181 incentives to promote the construction of moderate income housing;
- 182 (Q) apply for or partner with an entity that applies for programs offered by the Utah
- 183 Housing Corporation within that agency's funding capacity;
- 184 (R) apply for or partner with an entity that applies for affordable housing programs
- 185 administered by the Department of Workforce Services;
- 186 (S) apply for or partner with an entity that applies for programs administered by an
- 187 association of governments established by an interlocal agreement under Title 11, Chapter 13,
- 188 Interlocal Cooperation Act;
- 189 (T) apply for or partner with an entity that applies for services provided by a public
- 190 housing authority to preserve and create moderate income housing;
- 191 (U) apply for or partner with an entity that applies for programs administered by a
- 192 metropolitan planning organization or other transportation agency that provides technical
- 193 planning assistance;
- 194 (V) [~~utilize~~] use a moderate income housing set aside from a community reinvestment
- 195 agency, redevelopment agency, or community development and renewal agency; and
- 196 (W) any other program or strategy implemented by the municipality to address the
- 197 housing needs of residents of the municipality who earn less than 80% of the area median

198 income; and

199 (iv) in addition to the recommendations required under Subsection (2)(b)(iii), for a
200 municipality that has a fixed guideway public transit station, shall include a recommendation to
201 implement the strategies described in Subsection (2)(b)(iii)(G) or (H).

202 (c) In drafting the land use element, the planning commission shall:

203 (i) identify and consider each agriculture protection area within the municipality; and

204 (ii) avoid proposing a use of land within an agriculture protection area that is
205 inconsistent with or detrimental to the use of the land for agriculture.

206 (d) In drafting the transportation and traffic circulation element, the planning
207 commission shall:

208 (i) consider the regional transportation plan developed by [its] the municipality's
209 region's metropolitan planning organization, if the municipality is within the boundaries of a
210 metropolitan planning organization; or

211 (ii) consider the long-range transportation plan developed by the Department of
212 Transportation, if the municipality is not within the boundaries of a metropolitan planning
213 organization.

214 (e) In drafting the water use and preservation element, the planning commission:

215 (i) shall consider:

216 (A) applicable regional water conservation goals recommended by the Division of
217 Water Resources; and

218 (B) if Section 73-10-32 requires the municipality to adopt a water conservation plan
219 pursuant to Section 73-10-32, the municipality's water conservation plan;

220 (ii) shall include a recommendation for:

221 (A) water conservation policies to be determined by the municipality; and

222 (B) landscaping options within a public street for current and future development that
223 do not require the use of lawn or turf in a parkstrip;

224 (iii) shall review the municipality's land use ordinances and include a recommendation
225 for changes to an ordinance that promotes the inefficient use of water;

- 226 (iv) shall consider principles of sustainable landscaping, including the:
227 (A) reduction or limitation of the use of lawn or turf;
228 (B) promotion of site-specific landscape design that decreases stormwater runoff or
229 runoff of water used for irrigation;
230 (C) preservation and use of healthy trees that have a reasonable water requirement or
231 are resistant to dry soil conditions;
232 (D) elimination or regulation of ponds, pools, and other features that promote
233 unnecessary water evaporation;
234 (E) reduction of yard waste; and
235 (F) use of an irrigation system, including drip irrigation, best adapted to provide the
236 optimal amount of water to the plants being irrigated;
237 (v) shall consult with the public water system or systems serving the municipality with
238 drinking water regarding how implementation of the land use element and water use and
239 preservation element may affect:
240 (A) water supply planning, including drinking water source and storage capacity
241 consistent with Section [19-4-114](#); and
242 (B) water distribution planning, including master plans, infrastructure asset
243 management programs and plans, infrastructure replacement plans, and impact fee facilities
244 plans;
245 (vi) may include recommendations for additional water demand reduction strategies,
246 including:
247 (A) creating a water budget associated with a particular type of development;
248 (B) adopting new or modified lot size, configuration, and landscaping standards that
249 will reduce water demand for new single family development;
250 (C) providing one or more water reduction incentives for existing development such as
251 modification of existing landscapes and irrigation systems and installation of water fixtures or
252 systems that minimize water demand;
253 (D) discouraging incentives for economic development activities that do not adequately

254 account for water use or do not include strategies for reducing water demand; and
255 (E) adopting water concurrency standards requiring that adequate water supplies and
256 facilities are or will be in place for new development; and
257 (vii) for a town, may include, and for another municipality, shall include, a
258 recommendation for low water use landscaping standards for a new:
259 (A) commercial, industrial, or institutional development;
260 (B) common interest community, as defined in Section [57-25-102](#); or
261 (C) multifamily housing project.
262 (3) The proposed general plan may include:
263 (a) an environmental element that addresses:
264 (i) the protection, conservation, development, and use of natural resources, including
265 the quality of:
266 (A) air[;];
267 (B) forests[;];
268 (C) soils[;];
269 (D) rivers;
270 (E) groundwater and other waters[;];
271 (F) harbors[;];
272 (G) fisheries[;];
273 (H) wildlife[;];
274 (I) minerals[;]; and
275 (J) other natural resources; and
276 (ii) (A) the reclamation of land, flood control, prevention and control of the pollution
277 of streams and other waters[;];
278 (B) the regulation of the use of land on hillsides, stream channels and other
279 environmentally sensitive areas[;];
280 (C) the prevention, control, and correction of the erosion of soils[~~-protection~~];
281 (D) the preservation and enhancement of watersheds and wetlands[;]; and

(E) the mapping of known geologic hazards;

(b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;

(c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:

(i) historic preservation;

(ii) the diminution or elimination of a development impediment as defined in Section 17C-1-102; and

(iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;

(d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;

(e) recommendations for implementing all or any portion of the general plan, including the ~~[use]~~ adoption of land and water use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;

(f) provisions addressing any of the matters listed in Subsection 10-9a-401(2) or (3); and

(g) any other element the municipality considers appropriate.

Section 3. Section 10-9a-404 is amended to read:

10-9a-404. Public hearing by planning commission on proposed general plan or amendment -- Notice -- Revisions to general plan or amendment -- Adoption or rejection by legislative body.

(1) (a) After completing ~~[its]~~ the planning commission's recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.

(b) The planning commission shall provide notice of the public hearing, as required by Section 10-9a-204.

(c) After the public hearing, the planning commission may modify the proposed general plan or amendment.

(2) The planning commission shall forward the proposed general plan or amendment to the legislative body.

(3) (a) The legislative body may adopt, reject, or make any revisions to the proposed general plan or amendment that ~~[it]~~ the legislative body considers appropriate.

(b) If the municipal legislative body rejects the proposed general plan or amendment, ~~[it]~~ the legislative body may provide suggestions to the planning commission for the planning commission's review and recommendation.

(4) The legislative body shall adopt:

(a) a land use element as provided in Subsection 10-9a-403(2)(a)(i);

(b) a transportation and traffic circulation element as provided in Subsection 10-9a-403(2)(a)(ii); ~~[and]~~

(c) for a municipality, other than a town, after considering the factors included in Subsection 10-9a-403(2)(b)(iii), a plan to provide a realistic opportunity to meet the need for additional moderate income housing within the next five years~~[-]; and~~

(d) except for a city of the fifth class or a town, on or before December 31, 2025, a water use and preservation element as provided in Subsection 10-9a-403(2)(a)(iv).

Section 4. Section 17-27a-401 is amended to read:

17-27a-401. General plan required -- Content -- Resource management plan -- Provisions related to radioactive waste facility.

(1) To accomplish the purposes of this chapter, ~~[each]~~ a county shall prepare and adopt a comprehensive, long-range general plan:

(a) for present and future needs of the county;

(b) (i) for growth and development of all or any part of the land within the unincorporated portions of the county; or

(ii) if a county has designated a mountainous planning district, for growth and development of all or any part of the land within the mountainous planning district; and

(c) as a basis for communicating and coordinating with the federal government on land and resource management issues.

(2) To promote health, safety, and welfare, the general plan may provide for:

(a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;

(b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;

(c) the efficient and economical use, conservation, and production of the supply of:

(i) food and water; and

(ii) drainage, sanitary, and other facilities and resources;

(d) the use of energy conservation and solar and renewable energy resources;

(e) the protection of urban development;

(f) the protection and promotion of air quality;

(g) historic preservation;

(h) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by ~~each~~ an affected entity; and

(i) an official map.

(3) (a) The general plan shall:

(i) allow and plan for moderate income housing growth; and

(ii) contain a resource management plan for the public lands, as defined in Section 63L-6-102, within the county.

(b) On or before December 1, 2019, a county with a general plan that does not comply with Subsection (3)(a)(i) shall amend the general plan to comply with Subsection (3)(a)(i).

(c) The resource management plan described in Subsection (3)(a)(ii) shall address:

(i) mining;

(ii) land use;

366 (iii) livestock and grazing;
367 (iv) irrigation;
368 (v) agriculture;
369 (vi) fire management;
370 (vii) noxious weeds;
371 (viii) forest management;
372 (ix) water rights;
373 (x) ditches and canals;
374 (xi) water quality and hydrology;
375 (xii) flood plains and river terraces;
376 (xiii) wetlands;
377 (xiv) riparian areas;
378 (xv) predator control;
379 (xvi) wildlife;
380 (xvii) fisheries;
381 (xviii) recreation and tourism;
382 (xix) energy resources;
383 (xx) mineral resources;
384 (xxi) cultural, historical, geological, and paleontological resources;
385 (xxii) wilderness;
386 (xxiii) wild and scenic rivers;
387 (xxiv) threatened, endangered, and sensitive species;
388 (xxv) land access;
389 (xxvi) law enforcement;
390 (xxvii) economic considerations; and
391 (xxviii) air.
392 (d) For each item listed under Subsection (3)(c), a county's resource management plan
393 shall:

- 394 (i) establish findings pertaining to the item;
395 (ii) establish defined objectives; and
396 (iii) outline general policies and guidelines on how the objectives described in
397 Subsection (3)(d)(ii) are to be accomplished.
- 398 (4) (a) The general plan shall include specific provisions related to ~~[any areas]~~ an area
399 within, or partially within, the exterior boundaries of the county, or contiguous to the
400 boundaries of a county, which are proposed for the siting of a storage facility or transfer facility
401 for the placement of high-level nuclear waste or greater than class C radioactive nuclear waste,
402 as these wastes are defined in Section 19-3-303. The provisions shall address the effects of the
403 proposed site upon the health and general welfare of citizens of the state, and shall provide:
- 404 (i) the information identified in Section 19-3-305;
405 (ii) information supported by credible studies that demonstrates that ~~[the provisions of]~~
406 Subsection 19-3-307(2) ~~[have]~~ has been satisfied; and
- 407 (iii) specific measures to mitigate the effects of high-level nuclear waste and greater
408 than class C radioactive waste and guarantee the health and safety of the citizens of the state.
- 409 (b) A county may, in lieu of complying with Subsection (4)(a), adopt an ordinance
410 indicating that all proposals for the siting of a storage facility or transfer facility for the
411 placement of high-level nuclear waste or greater than class C radioactive waste wholly or
412 partially within the county are rejected.
- 413 (c) A county may adopt the ordinance listed in Subsection (4)(b) at any time.
- 414 (d) The county shall send a certified copy of the ordinance described in Subsection
415 (4)(b) to the executive director of the Department of Environmental Quality by certified mail
416 within 30 days of enactment.
- 417 (e) If a county repeals an ordinance adopted under Subsection (4)(b) the county shall:
418 (i) comply with Subsection (4)(a) as soon as reasonably possible; and
419 (ii) send a certified copy of the repeal to the executive director of the Department of
420 Environmental Quality by certified mail within 30 days after the repeal.
- 421 (5) The general plan may define the county's local customs, local culture, and the

components necessary for the county's economic stability.

(6) Subject to Subsection 17-27a-403(2), the county may determine the comprehensiveness, extent, and format of the general plan.

(7) If a county has designated a mountainous planning district, the general plan for the mountainous planning district is the controlling plan.

(8) Nothing in this part may be construed to limit the authority of the state to manage and protect wildlife under Title 23, Wildlife Resources Code of Utah.

(9) On or before December 31, 2025, a county that has a general plan that does not include a water use and preservation element that complies with Section 17-27a-403 shall amend the county's general plan to comply with Section 17-27a-403.

Section 5. Section 17-27a-403 is amended to read:

17-27a-403. General plan preparation.

(1) (a) The planning commission shall provide notice, as provided in Section 17-27a-203, of [its] the planning commission's intent to make a recommendation to the county legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing [its] the planning commission's recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for:

(i) the unincorporated area within the county; or

(ii) if the planning commission is a planning commission for a mountainous planning district, the mountainous planning district.

(c) (i) The plan may include planning for incorporated areas if, in the planning commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole.

(ii) Elements of the county plan that address incorporated areas are not an official plan or part of a municipal plan for any municipality, unless the county plan is recommended by the municipal planning commission and adopted by the governing body of the municipality.

(2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a land use element that:

(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; ~~and~~

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

(C) is coordinated to integrate the land use element with the water use and preservation element; and

(D) accounts for the effect of land use categories and land uses on water demand;

(ii) a transportation and traffic circulation element that:

(A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;

(B) addresses the county's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce; and

(C) correlates with the population projections, the employment projections, and the proposed land use element of the general plan;

(iii) a plan for the development of additional moderate income housing within the unincorporated area of the county or the mountainous planning district, and a plan to provide a realistic opportunity to meet the need for additional moderate income housing; ~~and~~

(iv) before May 1, 2017, a resource management plan detailing the findings, objectives, and policies required by Subsection [17-27a-401\(3\)](#)~~[-]~~; and

(v) a water use and preservation element that addresses:

478 (A) the effect of permitted development or patterns of development on water demand
479 and water infrastructure;

480 (B) methods of reducing water demand and per capita consumption for future
481 development;

482 (C) methods of reducing water demand and per capita consumption for existing
483 development; and

484 (D) opportunities for the county to modify the county's operations to eliminate
485 practices or conditions that waste water.

486 (b) In drafting the moderate income housing element, the planning commission:

487 (i) shall consider the Legislature's determination that counties should facilitate a
488 reasonable opportunity for a variety of housing, including moderate income housing:

489 (A) to meet the needs of people of various income levels living, working, or desiring to
490 live or work in the community; and

491 (B) to allow people with various incomes to benefit from and fully participate in all
492 aspects of neighborhood and community life; and

493 (ii) shall include an analysis of how the county will provide a realistic opportunity for
494 the development of moderate income housing within the planning horizon, which may include
495 a recommendation to implement three or more of the following strategies:

496 (A) rezone for densities necessary to assure the production of moderate income
497 housing;

498 (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the
499 construction of moderate income housing;

500 (C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate
501 income housing;

502 (D) consider county general fund subsidies or other sources of revenue to waive
503 construction related fees that are otherwise generally imposed by the county;

504 (E) create or allow for, and reduce regulations related to, accessory dwelling units in
505 residential zones;

- 506 (F) allow for higher density or moderate income residential development in
507 commercial and mixed-use zones, commercial centers, or employment centers;
- 508 (G) encourage higher density or moderate income residential development near major
509 transit investment corridors;
- 510 (H) eliminate or reduce parking requirements for residential development where a
511 resident is less likely to rely on the resident's own vehicle, such as residential development near
512 major transit investment corridors or senior living facilities;
- 513 (I) allow for single room occupancy developments;
- 514 (J) implement zoning incentives for low to moderate income units in new
515 developments;
- 516 (K) ~~[utilize]~~ use strategies that preserve subsidized low to moderate income units on a
517 long-term basis;
- 518 (L) preserve existing moderate income housing;
- 519 (M) reduce impact fees, as defined in Section [11-36a-102](#), related to low and moderate
520 income housing;
- 521 (N) participate in a community land trust program for low or moderate income
522 housing;
- 523 (O) implement a mortgage assistance program for employees of the county or of an
524 employer that provides contracted services for the county;
- 525 (P) apply for or partner with an entity that applies for state or federal funds or tax
526 incentives to promote the construction of moderate income housing;
- 527 (Q) apply for or partner with an entity that applies for programs offered by the Utah
528 Housing Corporation within that agency's funding capacity;
- 529 (R) apply for or partner with an entity that applies for affordable housing programs
530 administered by the Department of Workforce Services;
- 531 (S) apply for or partner with an entity that applies for services provided by a public
532 housing authority to preserve and create moderate income housing;
- 533 (T) apply for or partner with an entity that applies for programs administered by a

metropolitan planning organization or other transportation agency that provides technical planning assistance;

(U) ~~utilize~~ use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and

(V) consider any other program or strategy implemented by the county to address the housing needs of residents of the county who earn less than 80% of the area median income.

(c) In drafting the land use element, the planning commission shall:

(i) identify and consider each agriculture protection area within the unincorporated area of the county or mountainous planning district; and

(ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.

(d) In drafting the transportation and traffic circulation element, the planning commission shall:

(i) consider the regional transportation plan developed by ~~its~~ the county's region's metropolitan planning organization, if the relevant areas of the county are within the boundaries of a metropolitan planning organization; or

(ii) consider the long-range transportation plan developed by the Department of Transportation, if the relevant areas of the county are not within the boundaries of a metropolitan planning organization.

(e) In drafting the water use and preservation element, the planning commission:

(i) shall consider applicable regional water conservation goals recommended by the Division of Water Resources;

(ii) shall include a recommendation for:

(A) water conservation policies to be determined by the county; and

(B) landscaping options within a public street for current and future development that do not require the use of lawn or turf in a parkstrip;

(iii) shall review the county's land use ordinances and include a recommendation for changes to an ordinance that promotes the inefficient use of water;

(iv) shall consider principles of sustainable landscaping, including the:

(A) reduction or limitation of the use of lawn or turf;

(B) promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;

(C) preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;

(D) elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;

(E) reduction of yard waste; and

(F) use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated;

(v) may include recommendations for additional water demand reduction strategies, including:

(A) creating a water budget associated with a particular type of development;

(B) adopting new or modified lot size, configuration, and landscaping standards that will reduce water demand for new single family development;

(C) providing one or more water reduction incentives for existing landscapes and irrigation systems and installation of water fixtures or systems that minimize water demand;

(D) discouraging incentives for economic development activities that do not adequately account for water use or do not include strategies for reducing water demand; and

(E) adopting water concurrency standards requiring that adequate water supplies and facilities are or will be in place for new development; and

(vi) shall include a recommendation for low water use landscaping standards for a new:

(A) commercial, industrial, or institutional development;

(B) common interest community, as defined in Section [57-25-102](#); or

(C) multifamily housing project.

(3) The proposed general plan may include:

(a) an environmental element that addresses:

(i) to the extent not covered by the county's resource management plan, the protection, conservation, development, and use of natural resources, including the quality of:

(A) air[;];

(B) forests[;];

(C) soils[;];

(D) rivers;

(E) groundwater and other waters[;];

(F) harbors[;];

(G) fisheries[;];

(H) wildlife[;];

(I) minerals[;]; and

(J) other natural resources; and

(ii) (A) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters[;];

(B) the regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas[;];

(C) the prevention, control, and correction of the erosion of soils[~~-protection~~];

(D) the preservation and enhancement of watersheds and wetlands[;]; and

(E) the mapping of known geologic hazards;

(b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;

(c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:

(i) historic preservation;

(ii) the diminution or elimination of a development impediment as defined in Section 17C-1-102; and

(iii) redevelopment of land, including housing sites, business and industrial sites, and

618 public building sites;

619 (d) an economic element composed of appropriate studies and forecasts, as well as an
620 economic development plan, which may include review of existing and projected county
621 revenue and expenditures, revenue sources, identification of basic and secondary industry,
622 primary and secondary market areas, employment, and retail sales activity;

623 (e) recommendations for implementing all or any portion of the general plan, including
624 the ~~[use]~~ adoption of land and water use ordinances, capital improvement plans, community
625 development and promotion, and any other appropriate action;

626 (f) provisions addressing any of the matters listed in Subsection 17-27a-401(2) or
627 (3)(a)(i); and

628 (g) any other element the county considers appropriate.

629 Section 6. Section 17-27a-404 is amended to read:

630 **17-27a-404. Public hearing by planning commission on proposed general plan or**
631 **amendment -- Notice -- Revisions to general plan or amendment -- Adoption or rejection**
632 **by legislative body.**

633 (1) (a) After completing ~~[its]~~ the planning commission's recommendation for a
634 proposed general plan, or proposal to amend the general plan, the planning commission shall
635 schedule and hold a public hearing on the proposed plan or amendment.

636 (b) The planning commission shall provide notice of the public hearing, as required by
637 Section 17-27a-204.

638 (c) After the public hearing, the planning commission may modify the proposed
639 general plan or amendment.

640 (2) The planning commission shall forward the proposed general plan or amendment to
641 the legislative body.

642 (3) (a) As provided by local ordinance and by Section 17-27a-204, the legislative body
643 shall provide notice of ~~[its]~~ the legislative body's intent to consider the general plan proposal.

644 (b) (i) In addition to the requirements of Subsections (1), (2), and (3)(a), the legislative
645 body shall hold a public hearing in Salt Lake City on provisions of the proposed county plan

regarding Subsection 17-27a-401(4). The hearing procedure shall comply with this Subsection (3)(b).

(ii) The hearing format shall allow adequate time for public comment at the actual public hearing, and shall also allow for public comment in writing to be submitted to the legislative body for not fewer than 90 days after the date of the public hearing.

(c) (i) The legislative body shall give notice of the hearing in accordance with this Subsection (3) when the proposed plan provisions required by Subsection 17-27a-401(4) are complete.

(ii) Direct notice of the hearing shall be given, in writing, to the governor, members of the state Legislature, executive director of the Department of Environmental Quality, the state planning coordinator, the Resource Development Coordinating Committee, and any other citizens or entities who specifically request notice in writing.

(iii) Public notice shall be given by publication on the Utah Public Notice Website created in Section 63A-16-601.

(iv) The notice shall be published to allow reasonable time for interested parties and the state to evaluate the information regarding ~~[the provisions of]~~ Subsection 17-27a-401(4), including publication described in Subsection (3)(c)(iii) for 180 days before the date of the hearing to be held under this Subsection (3).

(4) (a) After the public hearing required under this section, the legislative body may adopt, reject, or make any revisions to the proposed general plan that ~~[it]~~ the legislative body considers appropriate.

(b) The legislative body shall respond in writing and in a substantive manner to all those providing comments as a result of the hearing required by Subsection (3).

(c) If the county legislative body rejects the proposed general plan or amendment, ~~[it]~~ the legislative body may provide suggestions to the planning commission for the planning commission's review and recommendation.

(5) The legislative body shall adopt:

(a) a land use element as provided in Subsection 17-27a-403(2)(a)(i);

(b) a transportation and traffic circulation element as provided in Subsection 17-27a-403(2)(a)(ii);

(c) after considering the factors included in Subsection 17-27a-403(2)(b), a plan to provide a realistic opportunity to meet the need for additional moderate income housing; ~~and~~

(d) before August 1, 2017, a resource management plan as provided by Subsection 17-27a-403(2)(a)(iv)~~[-]; and~~

(e) on or before December 31, 2025, a water use and preservation element as provided in Subsection 17-27a-403(2)(a)(v).

Section 7. Section 73-10-36 is enacted to read:

73-10-36. Division to provide technical assistance in local government planning.

(1) As used in this section:

(a) "Division" means the Division of Water Resources.

(b) "General plan":

(i) for a municipality, means the same as that term is defined in Section 10-9a-103; and

(ii) for a county, means the same as that term is defined in Section 17-27a-103.

(c) "Local government" means a county or a municipality, as defined in Section 10-1-104.

(2) The division may provide technical assistance to a local government to support the local government's adoption of a water use and preservation element in a general plan.

Section 8. **Appropriation.**

The following sums of money are appropriated for the fiscal year beginning July 1, 2022, and ending June 30, 2023. These are additions to amounts previously appropriated for fiscal year 2023. Under the terms and conditions of Title 63J, Chapter 1, Budgetary Procedures Act, the Legislature appropriates the following sums of money from the funds or accounts indicated for the use and support of the government of the state of Utah.

ITEM 1

To Department of Natural Resources -- Division of Water Resources

From General Fund, One-time

\$300,000

702 Schedule of Programs:

703	<u>Planning</u>	<u>\$300,000</u>
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704 The Legislature intends that the appropriation under this item be used to fund the cost
705 of the Division of Water Resources providing technical assistance under Section [73-10-36](#) to a
706 local government's adoption of a water use or preservation element in a general plan. The
707 Legislature intends that the appropriation in this item be nonlapsing.



WVC General Plan Update

WATER USE + PRESERVATION

Every development has a hydrologic cost, and every community has a hydrologic budget. West Valley City's plan considers new land uses in the context of their impact on existing networks, fiscal sustainability, and critically, the impact on the water supply. As the City grows, balancing development needs with water resource management becomes increasingly crucial.

1. INTRODUCTION

1.1 Purpose and Scope

West Valley City is developing this Water Use and Preservation Element as required by Utah Code 10-9a-403. This element addresses the relationship between land use decisions and water resources within the municipal boundaries. While water services are provided by multiple improvement districts rather than by the municipality directly, the City maintains land use authority that can significantly influence water conservation outcomes.

This plan recognizes both the City's opportunities and limitations in water management given this fragmented service provision structure.

1.2 Relationship to Other Plan Elements

This element is designed to complement and integrate with other elements of the West Valley City General Plan, particularly the Land Use Element, Transportation Element, and Parks and Recreation Element. Water considerations impact and are impacted by decisions in these areas.

1.3 State Requirements

The State of Utah requires municipalities to address water use and preservation in their general plans. This element fulfills the requirements outlined in Utah Code 10-9a-403(2)(a)(iv) and 10-9a-403(2)(f), which mandate addressing:

- Effects of development on water demand and infrastructure.
- Methods to reduce water demand in both existing and future development.
- Operational improvements to reduce wasteful water practices.
- Regional conservation goals.
- Landscape and development standards that promote water efficiency.

2. EXISTING CONDITIONS

2.1 Water Service Providers

Unlike many municipalities, West Valley City does not directly provide water services to its residents. Water services within the municipal boundaries are provided by four separate improvement districts:

- Granger Hunter Improvement District (GHID)
- Kearns Improvement District
- Magna Water District
- Taylorsville-Bennion Improvement District

Each district maintains its own governance structure, infrastructure system, and water conservation policies, creating a complex landscape for water management. This fragmented service provision presents both challenges and opportunities for coordinated planning, requiring strong interagency relationships to ensure consistent application of water conservation principles throughout the City.

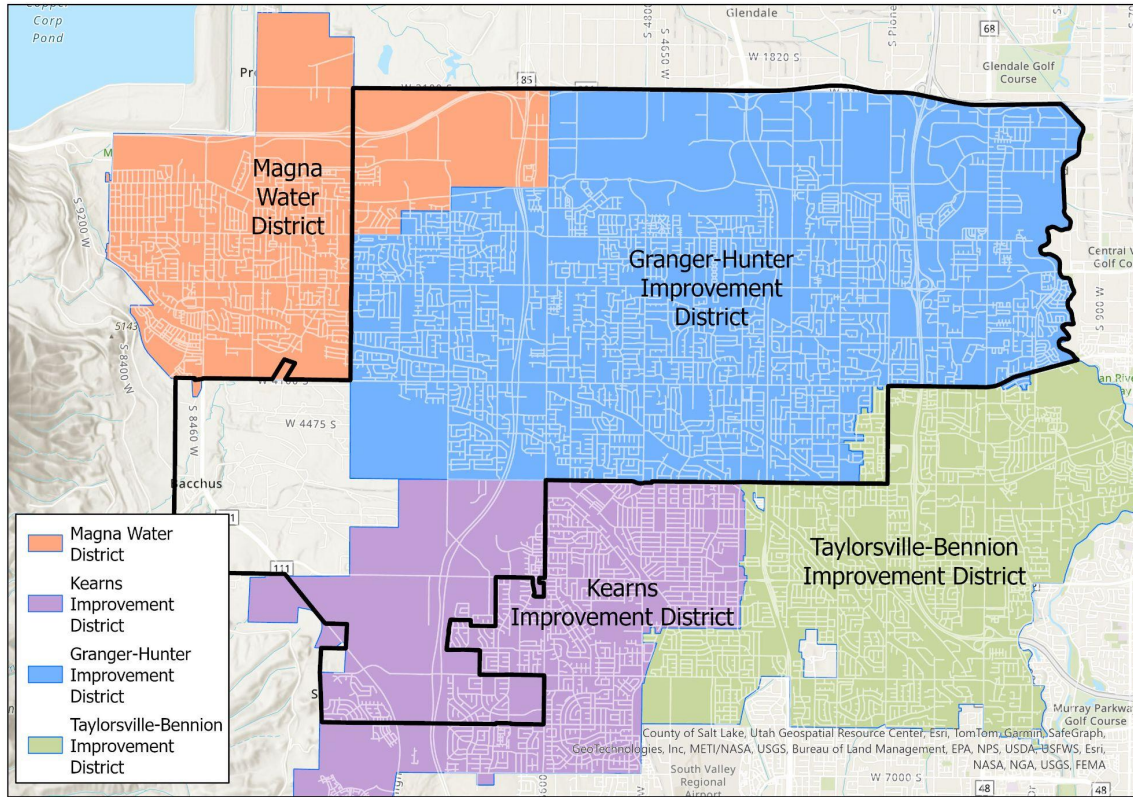
Granger-Hunter Improvement District (GHID) serves approximately 75% of the City with potable water. GHID obtains approximately 75% of its water supply from Jordan Valley Water Conservancy District (JVWCD), with the remaining 25% coming from district-owned groundwater wells. This service structure emphasizes the importance of interagency coordination for drought planning and water conservation.

As required by Utah Code 10-9a-403(2)(f)(iv), West Valley City consults with these public water systems regarding how implementation of the land use element and water use element may affect water supply planning.

Exhibit 2.1.1 Service Area Map - Culinary

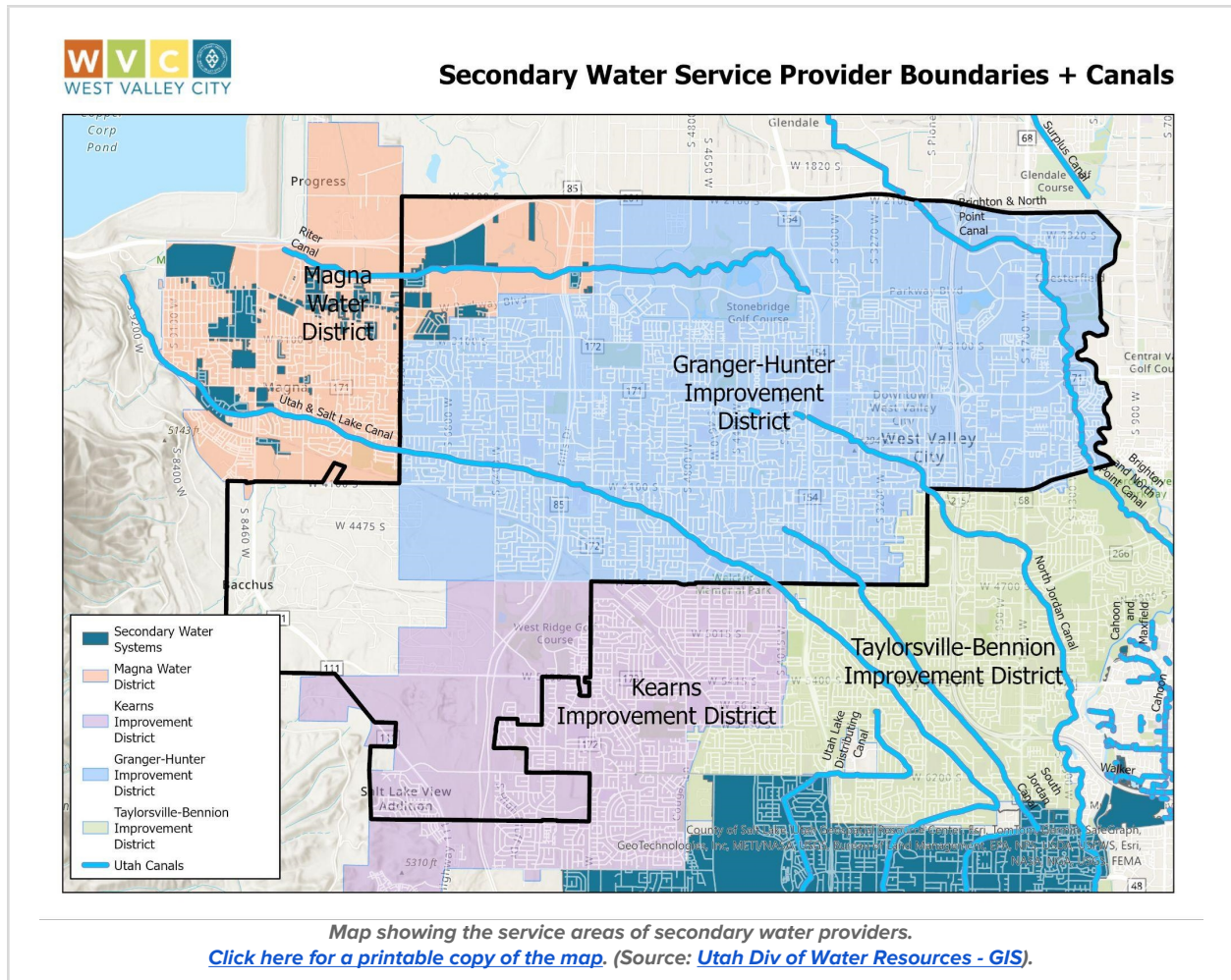


Culinary Water Service Provider Boundaries



Map showing the service areas of culinary water providers.
[Click here for a printable copy of the map.](#) (Source: [Utah Div of Water Resources - GIS](#)).

Exhibit 2.1.2 Service Area Map - Secondary and Canals



2.2 Water Sources and Supply

The water for West Valley City is supplied through a combination of groundwater (wells) and surface water purchased from the Jordan Valley Water Conservancy District (JVWCD). For example, Granger Hunter Improvement District obtains approximately 75% of its water from JVWCD, with the remaining 25% coming from district-owned wells.

The total reliable water supply across all providers serving West Valley City appears adequate for current needs, though continued growth will require careful management of these resources. Water providers have developed water rights and storage capacity to meet current demands, though storage capacity has been identified as a potential constraint in some areas.

GHID's water distribution system consists of approximately 375 miles of distribution pipelines ranging in size from 4 to 30 inches in diameter, over 27,900 water meters, 3,480 fire hydrants, 9,988 valves, 43 pressure reducing valve stations, 6 booster pumping stations, and 10 water storage reservoirs totaling approximately 32 million gallons. The water system is divided into six pressure zones to accommodate topography and ensure adequate water pressure throughout the service area.

2.3 Water Infrastructure

The water distribution system within West Valley City consists of:

- Approximately 375 miles of distribution pipelines (GHID portion).
- Multiple pressure zones to accommodate the topography of the service area.
- Storage reservoirs with a combined capacity of approximately 32 million gallons (GHID portion).
- Wells, booster stations, and connections to the Jordan Valley Water Conservancy District.
- Pressure reducing valve stations and other system components.

GHID pumps groundwater from seven active wells with a combined capacity of approximately 14,050 gallons per minute (gpm). The district has water rights to 21,266 acre-feet per year, while its contract with JVVCD provides 17,000 acre-feet per year. Conservation efforts have shown positive results, with per capita water use following a declining trend. In 2024, GHID's per capita usage was approximately 147 gallons per capita per day (gpcd), with indoor use estimated at about 66 gpcd and outdoor use at 81 gpcd.



2.4 Current Water Use and Trends

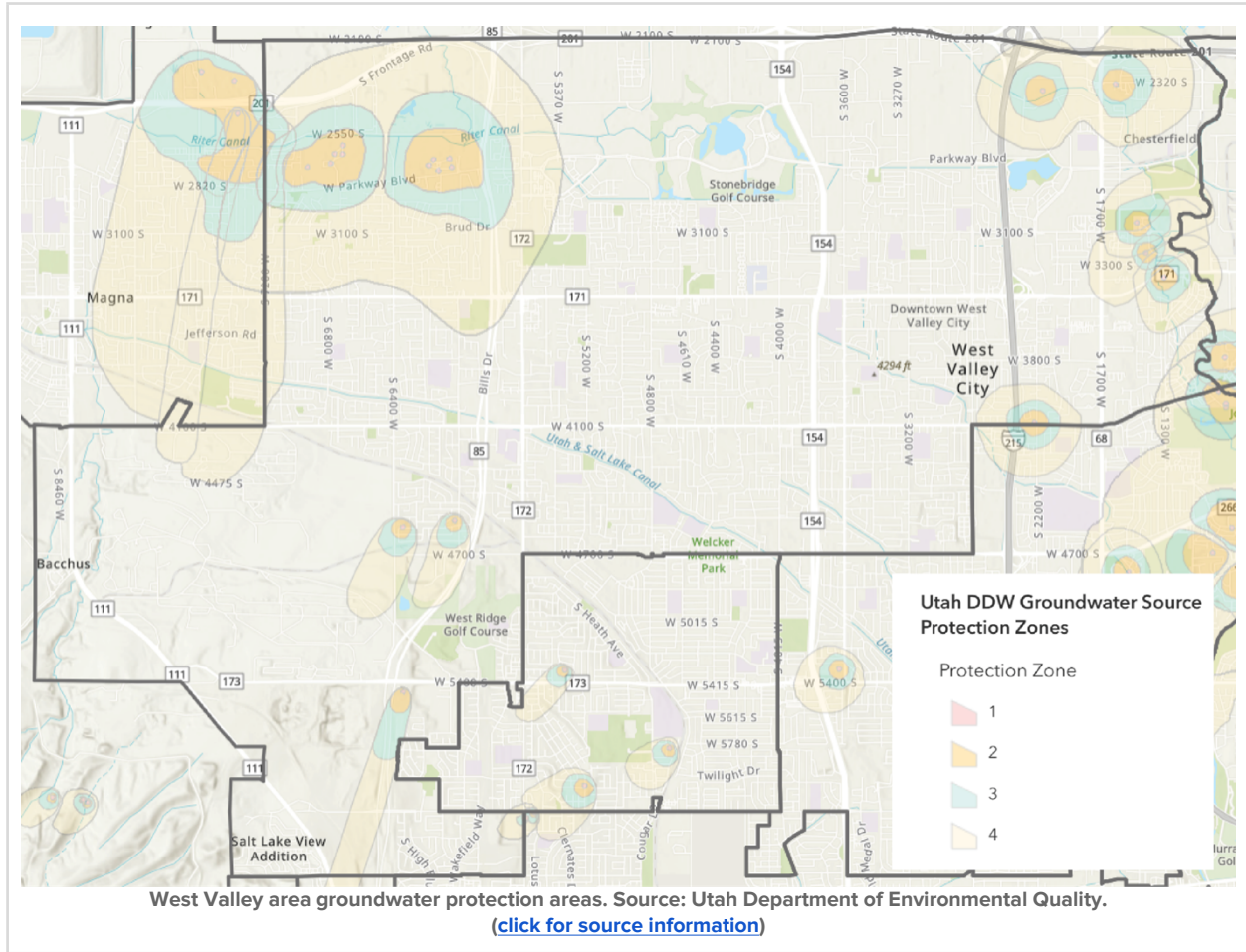
The following metrics are based on available data from the water providers serving West Valley City (drawing from the GHID 2020 Water Conservation Plan):

- Per capita water use has shown a declining trend over the past two decades.
- Current per capita usage is approximately 147 gallons per capita per day (in GHID service area).
- Residential use accounts for approximately 94% of connections.
- Commercial, industrial, and institutional uses make up the remaining connections.
- Indoor water use is estimated at about 66 gallons per capita per day, with outdoor use at 81 gallons per capita per day.

In accordance with state requirements, West Valley City consulted with the Utah Department of Agriculture and Food regarding agricultural protection areas within City limits. The Department

confirmed that no designated agricultural protection areas exist within West Valley City boundaries. This finding aligns with the City's forecast to continue to follow predominantly urban and suburban development patterns.

Exhibit 2.4.1 Groundwater Protection Zones



Groundwater protection zones represent critical areas where land use decisions must carefully consider potential impacts to underground water resources. As shown in the map above, West Valley City contains several designated protection zones, particularly near the boundaries of the City. These zones are established by the Utah Department of Environmental Quality to safeguard drinking water wells and aquifers from contamination.

The presence of these protection zones influences the City's approach to land use planning, stormwater management, and development review processes. Development within these zones is subject to additional scrutiny to ensure that groundwater resources remain protected from potential contamination sources. The City coordinates with water providers to ensure that land use decisions in these areas align with source water protection goals.

serve portions of the City, GHID's data provides a representative picture of the City's overall water situation.

West Valley City's water budget consists of the following components:

1. Expected Population Change:

- a. The City anticipates population growth from 144,705 (2025) to approximately 155,700 by 2040, (approximate total of 10,995 people, or 7.6% over 15 years).
- b. The average household size in WVC is 3.771 (based on the Census ACS), which translates to around 3,547 new residential units that will be built by 2040.
- c. The City's general plan estimated that future growth will primarily consist of infill and redevelopment, with the following concentrations:
 - i. Expand and intensify development along main corridors: Redwood Road, 3500 South, and 5600 West, and the TRAX Green Line, to create mixed-use nodes.
 - ii. Advance the Fairbourne Station downtown project (~40 acres), combining civic, residential, and commercial with transit enhancements.
 - iii. Support new residential development on vacant land that is in keeping with surrounding neighborhood character.

2. Water Production and Demand Analysis:

- a. Annual water production for the Granger-Hunter Improvement District (GHID), which serves approximately 75% of the City, was 22,288 acre-feet in 2024.
- b. Per capita water usage has shown a declining trend over the past two decades, reaching 147 gallons per capita per day (gpcd) in 2024.
- c. Water use by type in 2024 was distributed as follows:
 - i. Residential: 72% (approximately 15,408 acre-feet/year)
 - ii. Commercial/Industrial: 16% (approximately 3,470.2 acre-feet/year)
 - iii. Institutional: 12% (approximately 2,580.88 acre-feet/year)
 - iv. Indoor water use is estimated at about 45% (10,029 ac-ft) at a rate of 66 gallons per capita per day, with outdoor use at 55% (12,246 ac-ft) at a rate of 81 gallons per capita per day.
 - v. System efficiency rate of 96.28.15% (3.72% average water loss in 2024). *Note that efficiency rates are dependent on system leaks and reporting discrepancies.*

3. Water Supply Analysis:

- a. Total reliable supply for GHID is 39,768 acre-feet/year:
 - i. JVVCD Contract: 17,000 acre-feet/year (but can go to 120% of contract, or about 20,400 acre-feet)
 - ii. Groundwater rights: 21,268 acre-feet/year
- b. Current well capacity can produce up to 15,910 gallons per minute, which equals approximately 25,600 acre-feet/year if operated continuously. Note: This figure represents total installed well capacity. The GHID Water Master Plan reports operational

capacity at 14,050 gpm based on recent pumping performance, reflecting wells that are inactive due to water quality issues and current operational constraints.

- c. The district's groundwater rights of 21,268 acre-feet/year provide adequate legal authority for this level of pumping, ensuring that water rights will not constrain future growth within the planned development timeline.
- d. Based on the District's 40-year water right plan, combined with JVVCD's contract, the City has adequate water rights to serve projected growth through 2060.

4. Future Capacity Considerations:

- a. Water demand is projected to remain relatively stable due to conservation efforts offsetting growth.
- b. GHID's current system capacity and available water rights are adequate to meet projected demands through 2060.
- c. The current physical infrastructure can support anticipated growth generally, but some pipelines will require upsizing to maintain adequate pressure throughout the system.
- d. Storage capacity limitations exist in some zones and will require additional reservoirs in the western portions of the service area.

Figure 2.5.1 Average Water Consumption Baseline (2024)

Demand Type (gallons/day/ERU)	2024 Value
Annual Average Consumption	514
Indoor Average Consumption	231
Outdoor Average Consumption	283*
Peak Day Consumption	1,070

**Per capita values converted to ERU values using approximately 3.81 persons per residential connection. Note that the GHID estimate of people per connection is likely to decrease slowly over time (following regional demographic trends).*

Figure 2.5.2 Equivalent Residential Units (ERU) - assuming 3.3% growth

Type of Connection	Total 2024 ERUs (in GHID)	Total 2040 ERUs (in GHID)
Residential	26,738	27,620
Commercial/Industrial	5,335	5,511
Institutional	4,479	4,627
TOTAL ERUs	37,238	38,467
Population	129,855	148,633

**Note: An Equivalent Residential Unit (ERU) is defined as the average monthly culinary water demand by a residential unit or single-family dwelling. For GHID in 2024, each ERU used an average of 0.57 acre-feet per year.*

Figure 2.5.3: Projected Total Water Consumption (GHID)

Year	Total ERUs	Annual Consumption (gallons/day)	Annual Consumption (acre-feet/year)
2024	37,238	19,157,985	21,459.70
2040	38,467	13,493,040	15,118
Increase	1,229	952,584	1,067

Calculation: ERUs × 514 gpd/ERU = total daily consumption

5. Storage Capacity:

- a. The City is served by four separate water districts, the largest of which (GHID) operates a total of 10 storage tanks providing approximately 32 million gallons of storage capacity:
 - i. GHID storage analysis indicates that the City is adequately served for existing demands.
 - ii. The master plan shows that an additional 3 MG of storage will be needed in Zone 1 to address future deficiencies.

6. System Efficiency Metrics:

- a. Current water loss rate of 3.72 % as of 2024.
- b. GHID has implemented a systematic leak detection and repair program.
- c. Aging meters are being replaced with Advanced Metering Infrastructure (AMI) type meters to reduce unaccounted water loss. All water use data is transmitted daily to District servers where customers can access their data.

7. Drought Planning Considerations:

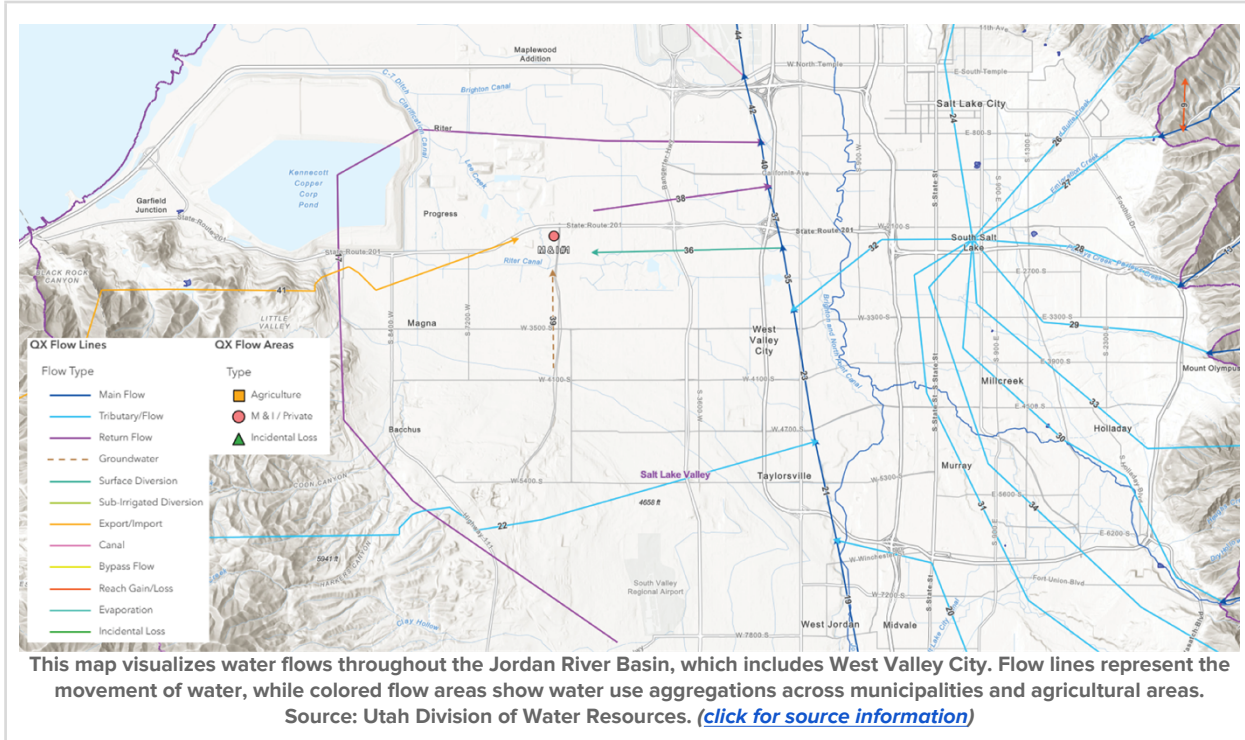
- a. The GHID Drought Contingency Plan identifies four drought levels that could result in supply reductions from 5% to 30% during drought conditions.
- b. During the 2021 drought, GHID customers reduced water use by approximately 10-15% in response to state and district outreach efforts.
- c. The City and water providers will consider additional conservation measures during drought periods to manage reduced supply conditions.

Based on this water budget analysis, GHID's current water supply appears adequate to meet existing demands. Future growth through 2060 can likely be accommodated through a combination of:

1. Continued reliance on existing contracted surface and groundwater water supplies from JVVCD,
2. Strategic use of existing groundwater rights during peak demand periods and drought conditions, and

3. Enhanced water conservation efforts to reduce per-capita consumption.

The primary infrastructure challenges identified are related to storage capacity limitations in certain pressure zones and the need for specific pipeline upgrades to maintain adequate pressure throughout the system. This suggests that while conservation remains important, the City's water rights and supply sources are sufficient to accommodate projected growth with appropriate infrastructure investments.



3. WATER PLANNING CHALLENGES AND OPPORTUNITIES

3.1 Coordination with Multiple Water Providers

West Valley City faces the challenge of coordinating water planning with four separate improvement districts. This creates a need for regular communication and data sharing protocols. The City may explore the following coordination strategies:

- Hosting regular coordination meetings with all water service districts to ensure alignment on water conservation goals and infrastructure planning.
- Developing clear communication protocols for development review processes that trigger thresholds requiring water availability assessments.
- Maintaining the Development Review Committee with representatives from each water provider to collaboratively address regional water challenges.

- Explore the creation of regular data sharing agreements for consistent monitoring of conservation progress across district boundaries.

3.2 Climate Considerations and Water Security

Long-term water security is impacted by:

- Changing precipitation patterns.
- Snowpack variability.
- Drought conditions.
- Rising temperatures that increase demand.
- Great Salt Lake impacts.

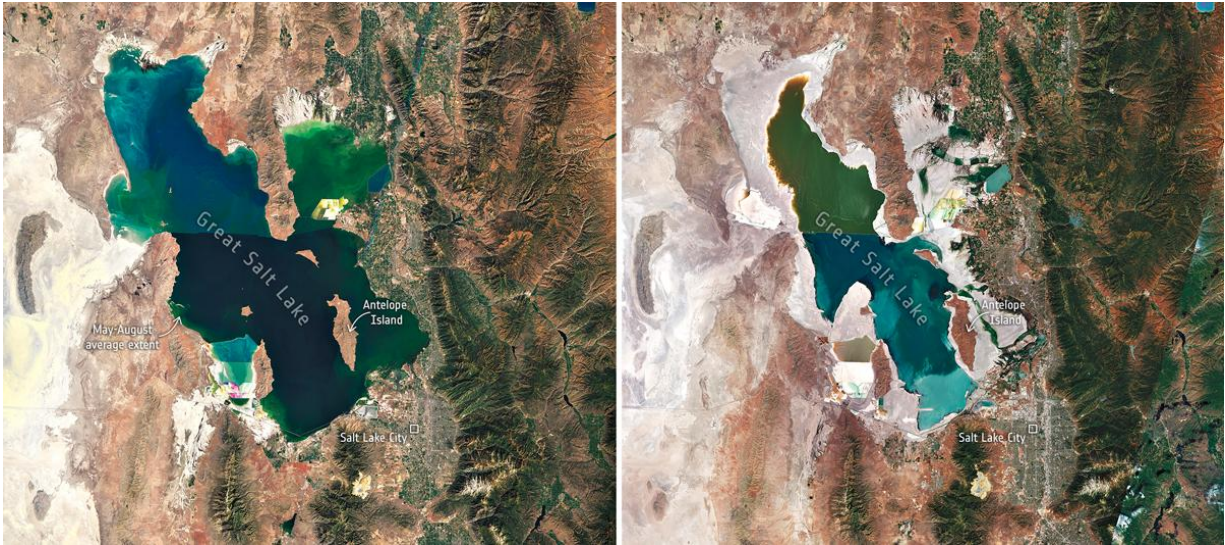
To address the challenges posed by changing climate conditions, West Valley City will consider:

- Working with water providers to develop drought-contingency plans that outline specific triggers and responses for various drought stages.
- Promoting integrated landscape design standards that function effectively under both drought and high-intensity precipitation events.
- Supporting water providers in developing alternative water supply options, including water reuse where feasible.
- Creating educational materials on resilient landscaping and water conservation techniques specifically tailored to projected shifts in our region.

3.3 Great Salt Lake Considerations

West Valley City recognizes its position within the Great Salt Lake watershed and acknowledges the critical importance of the lake to our region's ecology, economy, and public health. As documented in the Great Salt Lake Water Conservation Toolbox, declining lake levels threaten economic activities valued at approximately \$1.5 billion annually, local public health through toxic dust exposure, and critical ecosystems that support millions of migratory birds. The Great Salt Lake also plays a vital role in generating precipitation over the basin, with research indicating that without the lake, surrounding areas could experience an approximate 50% reduction in precipitation.

Scientific research indicates that between 67-73% of the lake's decline is attributable to human water use, with municipal and industrial water consumption representing approximately 11% of water use along the Wasatch Front.



Aerial image of the extent of the Great Salt Lake. The image on the left is from 1985, and the image on the right is 2022.

The municipal water conservation policies outlined in this element directly contribute to addressing the declining water levels of the Great Salt Lake in the following ways:

- **Reduced Outdoor Water Use:** By targeting a reduction in residential landscaping water use through the various conservation measures described in this plan, West Valley City will help decrease water diversion from tributaries that would otherwise flow to the Great Salt Lake. Our approach aligns with regional findings that grass lawn replacement and efficient irrigation technology implementation represent among the most cost-effective and immediate actions available to municipalities.
- **Water Shepherding:** The City recognizes that water conservation efforts alone are insufficient if conserved water doesn't reach the Great Salt Lake. Therefore, West Valley City commits to coordinate with water providers to explore mechanisms for ensuring conserved water can be legally protected as it moves downstream toward the lake.
- **Regional Collaboration:** West Valley City will actively participate in watershed-wide initiatives to protect the Great Salt Lake, including partnerships with neighboring municipalities, water conservancy districts, and state agencies.
- **Monitoring and Reporting:** The City will track water conservation progress and annually estimate conservation achievements, enabling assessment of our community's contribution to the goal of increasing water delivery to the Great Salt Lake.

Water conservation measures outlined in this plan will contribute to restoring and maintaining the Great Salt Lake's level through:

1. **Direct Impact Assessment:** West Valley City will work with water providers to quantify how our community's conservation efforts contribute to increased flows to the Great Salt Lake. This will involve monitoring conservation achievements in terms of acre-feet saved and collaborating with water districts to track this water's journey.
2. **Policy Alignment:** The City will review and update its policies to align with the targets established by the Great Salt Lake Strike Team and other state-led initiatives focused on lake

preservation. The City's hope is to contribute a proportional share of the additional annual inflow needed to reach healthy lake levels.

3. **Cross-Jurisdictional Coordination:** West Valley City recognizes that protection of the Great Salt Lake requires coordination beyond municipal boundaries. Therefore, the City commits to participating in regional forums and collaborative governance structures focused on lake preservation.
4. **Education and Outreach:** The City will integrate Great Salt Lake awareness into its water conservation education programs, emphasizing the connection between residential water use and lake health to foster a community-wide commitment to conservation.
5. **Adaptive Management:** As scientific understanding of the lake's needs evolves, West Valley City will adapt its conservation approaches to reflect the most current data and recommendations from regional experts and state agencies.

3.4 Growth Impacts on Water Demand

As West Valley City continues to grow through development and redevelopment, water demand will increase. Understanding potential impacts requires:

- Current and future water budgets for each service area.
- Analysis of development impacts across district boundaries.
- Coordination of infrastructure planning with land use decisions.

According to the City's 2025 Moderate Income Housing Plan, West Valley City anticipates an annual average of 250 to 300 new dwelling units over the next five years. This would result in approximately 1,250 to 1,500 new units, with roughly 725 of these expected to be affordable to moderate income households. The remaining ~2,000 units are expected to be built between 2030 and 2040.

As the City continues to support diverse housing types, including rental properties, multi-family developments, and small-lot single-family homes, the general plan update outlines opportunities to align water conservation and affordable housing goals through efficient development patterns and water-conscious design.

3.5 Integration with Storm Water Management

As identified in the previous general plan, stormwater management remains an important consideration for West Valley City. The connection between water quality, water quantity, and development patterns presents opportunities for integrated water resource management.

3.6 Drought Planning

GHID has developed a comprehensive Drought Contingency Plan to address potential water supply reductions during drought conditions. The plan includes five drought levels with increasingly stringent water conservation measures:

- **Level 0 (Normal Water Supply):** Ongoing water conservation education and water loss reduction.
- **Level 1 (Voluntary Water Conservation):** Public outreach encouraging voluntary water reductions.

- **Level 2 (Voluntary Water Restrictions):** Additional voluntary restrictions on time of day and watering frequency.
- **Level 3 (Mandatory Water Restrictions):** Mandatory watering restrictions with enforcement and temporary rate increases for high water users.
- **Level 4 (Emergency Water Restrictions):** Bans on certain types of outdoor irrigation and further rate modifications.

In recent drought conditions, GHID customers have demonstrated their willingness to conserve, with 10-15% reductions achieved during the 2021 drought emergency. The City will coordinate closely with GHID regarding drought response to ensure consistent messaging and effective implementation of conservation measures.

3.7 Building Code and Interior Water Usage

West Valley City adopts and enforces the Utah State Building Code, which includes provisions for water-efficient fixtures and appliances in new construction and significant renovations. These provisions establish:

- Maximum flow rates for residential and commercial plumbing fixtures.
- Requirements for WaterSense-labeled fixtures in new construction.
- Standards for water-efficient appliances.

The City's authority to regulate interior water usage is primarily limited to enforcing these building code requirements. While these standards create a baseline for efficiency in new development, they represent only one component of comprehensive water management. The City's land use authority provides greater opportunity to influence outdoor water usage, which accounts for approximately 55% of total residential water consumption in West Valley City based on GHID consumption data, though this percentage can vary significantly based on lot size, landscaping choices, and seasonal conditions..

To complement building code requirements for interior water efficiency, this plan focuses on:

1. Partnering with water providers on educational initiatives regarding interior water conservation beyond code requirements.
2. Using the City's land use authority to promote water-efficient landscaping and irrigation systems.
3. Encouraging water providers to implement rate structures that incentivize conservation.

4. REGIONAL COLLABORATION

4.1 Regional Conservation Goals

West Valley City recognizes the importance of aligning with regional water conservation goals established by the State of Utah and Jordan Valley Water Conservancy District. These regional goals provide a framework for local conservation efforts and ensure that the City contributes to broader sustainability initiatives across the watershed. These goals include:

- Achieving state and regional per capita water use targets by 2030.

- Achieving target goals of gallons per capita per day use specific to West Valley City's region.
- Contributing to solutions addressing the Great Salt Lake water levels.

4.2 Coordination with State Agencies

As part of the general plan's development, West Valley City consulted with the Division of Water Resources and other relevant state agencies regarding regional water conservation goals and technical resources (UCA 10-9a-403(2)(f)(vi)).

State water experts provided technical assistance and review of this element of the general plan to ensure alignment with state conservation objectives and Great Salt Lake watershed considerations. This consultation informed the City's approach to water conservation policies and implementation strategies contained in this plan.

4.3 Great Salt Lake Watershed Considerations

As detailed in Section 3.3, West Valley City acknowledges its role in the Great Salt Lake watershed and has incorporated specific strategies to ensure our water conservation efforts contribute to lake preservation. The City will consult with the Division of Water Resources to ensure our implementation approach aligns with state-level initiatives for Great Salt Lake protection.

5. GOALS, POLICIES, AND IMPLEMENTATION

This section integrates the City's water conservation goals with specific implementation strategies and timelines. Each goal is presented with its supporting policies and specific implementation actions organized by timeframe.

5.1 Goal: Establish effective coordination between West Valley City and water service providers.

Policies:

- Develop formal communication protocols with all four water service districts.
- Include water providers in development review processes for projects exceeding certain thresholds.
- Coordinate capital improvement plans between the City and water providers.
- Maintain updated service area maps for all providers serving the City.
- Clearly define jurisdictional responsibilities between the City and water service providers for identifying and eliminating wasteful water practices, establishing a coordinated approach to water leak detection, infrastructure maintenance, and enforcement of water waste prohibitions.

Implementation Strategies:

- Establish quarterly coordination meetings with all water providers, building on the existing Development Review Committee structure where representatives from Granger Hunter, Magna, Kearns, and Taylorsville-Bennion Improvement Districts already participate.

- Develop a shared data platform for water usage, infrastructure, and planning information, with protocols that respect each district's operational independence.
- Formalize a technical advisory committee with representatives from each water provider to collaboratively address regional water challenges.
- Include water providers in land use planning processes, particularly for developments that may have significant water demand impacts.
- As resources are available, conduct a comprehensive operational audit across all City departments to identify and eliminate practices that waste water, establishing clear accountability metrics for water conservation at the departmental level.

Timeline:

- **Short-Term (1-2 years):** Establish formal coordination protocols with all water service providers.
- **Medium-Term (3-5 years):** Develop monitoring and reporting procedures for water use and conservation across provider boundaries.

5.2 Goal: Reduce water demand in existing development.

Note: West Valley City recognizes and supports the conservation goals established by water providers serving the City. Granger-Hunter Improvement District has set conservation goals that exceed the State of Utah's Regional Water Conservation Goals. While the regional goal is to reduce per capita water use by 11% from 2015 levels by 2030, GHID has committed to reducing water use by an additional 6% by 2030 and 10% by 2040 from its already water-efficient baseline of 187 gpcd. The City's water conservation policies are designed to support and enhance these goals.

Policies:

- Partner with water providers on conservation education and outreach programs.
- Promote rebate and incentive programs available from water providers and the state.
- Support water-wise demonstration projects in visible public spaces.
- Provide resources and information about water conservation through City communication channels.
- Develop a research program to identify and test innovative retrofit technologies specifically designed to reduce water consumption in existing buildings with minimal disruption to residents and businesses.

Implementation Strategies:

- Develop and distribute information about water-wise landscaping options at various price points, acknowledging that full xeriscaping can represent a significant investment. Include information about phased approaches to landscape conversion that can make water-wise landscaping more financially accessible to residents.
- Host water-wise workshops in partnership with water providers.
- Create demonstration projects in visible public spaces.
- Recognize water conservation leaders through award programs.

- Implement targeted water audits for highest-volume commercial water users, with follow-up technical assistance.
- Establish a "Water-Wise Business Recognition Program" that publicly acknowledges businesses achieving significant water savings.

Timeline:

- **Short-Term (1-2 years):** Create educational materials about water conservation and promote existing rebate programs.
- **Medium-Term (3-5 years):** Develop a comprehensive water conservation education program with targeted outreach to highest water users.
- **Long-Term (5+ years):** Evaluate the effectiveness of water conservation education and incentive programs, adjusting approaches based on measured outcomes.

5.3 Goal: Ensure new development is designed for water efficiency.

Policies:

- Review and consider revisions to water-efficient landscaping standards for new development.
- Establish landscaping options for public streets that reduce or eliminate water-intensive turf.
- Develop ordinances that promote water conservation in site development.
- Require conservation measures in new development, particularly for large water users.
- Research and implement comprehensive methods and technologies to minimize water demand in new construction, including advanced building materials, innovative plumbing systems, and water recycling technologies.
- The City will work with GHID to effectively utilize and promote the district's four-tiered water rate structure, which was implemented in 2022. This rate structure is designed to:
 - Keep rates low for essential indoor use (Tier I).
 - Maintain reasonable rates for responsible outdoor water use (Tier II).
 - Apply progressively higher rates for higher water use (Tiers III and IV).
 - Include special drought surcharges that are automatically triggered during drought emergencies.
- Work with affordable housing developers to implement water-efficient designs that minimize long-term operating costs for residents while meeting conservation goals. This includes providing technical assistance for water-efficient fixture selection, landscaping design, and access to rebate programs through coordination with water service providers.

Implementation Strategies:

- Evaluate landscaping ordinances to further require additional regulations for water-wise designs in all new development.
- Update development codes to implement water-saving requirements, including maximum turf area provisions.
- Create water-efficient standards for public streets and rights-of-way, with emphasis on reducing or eliminating turf in parkstrips.

- Implement water concurrency standards that ensure adequate water availability before development approval.

Timeline:

- **Short-Term (1-2 years):** Review water-efficient landscaping standards for new development.
- **Medium-Term (3-5 years):** Consider water conservation measures and establish maximum turf area requirements for various development types.
- **Long-Term (5+ years):** Evaluate effectiveness of water-efficient design requirements and adjust standards based on measured outcomes.

5.4 Goal: Improve municipal operations to eliminate wasteful water practices.

Policies:

- Implement water-wise landscaping in all City parks and facilities.
- Develop and implement a schedule to retrofit existing City landscapes with water-efficient designs as part of a parks masterplan initiative.
- Install smart irrigation controllers and efficient fixtures in all City facilities.
- Train City staff on water conservation practices relevant to their areas of responsibility.
- Develop comprehensive public landscaping guidelines that establish specific water budgets, plant selection criteria, irrigation standards, and maintenance protocols for all City-owned properties and rights-of-way.

Implementation Strategies:

- Conduct a comprehensive water audit of all City facilities and operations.
- Develop a phased retrofit plan for City-owned landscapes, prioritizing high-visibility and high-water-use areas.
- Establish a municipal water budget for each City facility and track consumption against targets.
- Implement a cross-jurisdictional water waste reporting system that allows residents to easily report water waste and tracks the resolution of reported issues across all water provider boundaries.
- Train maintenance staff on efficient irrigation practices and water conservation techniques.

Timeline:

- **Short-Term (1-2 years):** Install smart irrigation controllers in all City parks and facilities.
- **Medium-Term (3-5 years):** Implement a program to retrofit City-owned landscapes with water-efficient designs, beginning with highest-use facilities.
- **Long-Term (5+ years):** Complete water-efficient retrofits for all City properties and maintain ongoing monitoring and improvement program.

5.5 Goal: Preserve and protect water quality and sensitive areas.

Policies:

- Identify and map sensitive areas that provide important water quality benefits.
- Consider ordinances that preserve and protect hydrologically- sensitive areas.
- Continue to acquire available property in sensitive areas for public open space and watershed protection.
- Work with GHID to address water quality challenges in local groundwater sources, including elevated levels of iron, manganese, and ammonia that can cause aesthetic problems. Support GHID's efforts to implement appropriate treatment for these constituents, which will allow fuller utilization of local groundwater resources during drought conditions when JVWCD supplies may be curtailed.

Implementation Strategies:

- Create educational materials about the connection between land use, water quality, and watershed health.
- Explore sensitive area overlay zones that provide special protections for areas with significant water quality benefits.
- Update development review procedures to include consideration of water quality impacts and protection of sensitive areas.
- Integrate stormwater management with water conservation efforts in landscaping requirements.

Timeline:

- **Short-Term (1-2 years):** Consider ordinances that preserve and protect sensitive areas and update stormwater management standards.
- **Medium-Term (3-5 years):** Complete mapping of sensitive areas and support GHID to implement education programs about watershed protection.
- **Long-Term (5+ years):** Evaluate effectiveness of protection measures and adjust strategies based on water quality monitoring data.

5.6 Goal: Develop a coordinated drought response approach across all water provider boundaries.

Policies:

- Work with water providers to establish a consistent drought response framework with clearly defined drought stages based on specific hydrological triggers.
- Advocate for consistent water use restrictions that apply uniformly across municipal boundaries.
- Coordinate public messaging during drought conditions to prevent confusion among residents.
- Establish enforcement protocols that emphasize education first, followed by graduated penalties for non-compliance.
- Develop special provisions for critical facilities and vulnerable populations during severe drought conditions.

Implementation Strategies:

- Establish a Drought Response Coordination Committee with representatives from all water providers serving the City.

- Develop a unified drought communication plan that ensures consistent messaging across all provider boundaries.
- Create drought-specific landscape management protocols for City properties that can serve as examples for residents.
- Compile a comprehensive database of critical water users and vulnerable populations that may require special consideration during severe drought conditions.
- Develop coordinated enforcement procedures for water use restrictions during drought emergencies.

Timeline:

- **Short-Term (1-2 years):** Establish the Drought Response Coordination Committee and develop a unified communication plan.
- **Medium-Term (3-5 years):** Develop and adopt a comprehensive drought contingency plan that covers all areas of the City regardless of water provider.
- **Long-Term (5+ years):** Conduct regular drought simulations to test the effectiveness of response protocols and update plans based on lessons learned.

5.7 Goal: Support water technology innovation and efficient water infrastructure.

Policies:

- Support GHID in implementing its AMI (Advanced Metering Infrastructure) technology that provides real-time water meter readings, allowing customers to monitor consumption and detect leaks more quickly.
- Encourage adoption of smart water metering and real-time consumption feedback systems across all water provider service areas.
- Promote adoption of weather-based irrigation controllers for both municipal and private properties.
- Support GHID's efforts to build and operate water treatment facilities for its wells, improving water quality and allowing greater utilization of local groundwater resources during drought conditions.
- Partner with water providers and research institutions on water technology demonstration projects where resources are available.

Implementation Strategies:

- Invite water providers to coordinate infrastructure planning with the City's road and utility capital improvement program to improve construction timing and minimize service disruptions.
- Support infrastructure replacement programs that reduce water loss.
- Coordinate stormwater and water conservation efforts through integrated project design.
- Identify opportunities for water reuse and alternative water sources.
- Work with water providers to explore opportunities for expanding secondary water service areas.

Timeline:

- **Short-Term (1-2 years):** Maintain communication with water providers to integrate water infrastructure considerations into the City's capital improvement program.
- **Medium-Term (3-5 years):** Implement pilot projects demonstrating innovative water conservation technologies in City facilities.
- **Long-Term (5+ years):** Explore alternative water sources and technologies, including expanded secondary water systems and water reuse opportunities.

5.8 Goal: Ensure effective monitoring, evaluation, and adaptation of water conservation efforts.

Policies:

- Track water usage trends in coordination with water providers.
- Evaluate the effectiveness of conservation programs.
- Monitor development impacts on water demand.
- Regularly update water-related goals and policies based on new data.
- Adjust conservation strategies in response to changing conditions and new information.

Implementation Strategies:

- Develop a comprehensive water conservation monitoring framework in partnership with water providers.
- Establish key performance indicators for water conservation efforts and track progress against targets.
- Implement regular reporting procedures to communicate water conservation achievements to the public and policymakers.
- Create adaptive management protocols that allow for adjustment of conservation strategies based on monitoring results.
- Conduct regular reviews of water-related ordinances and policies to identify opportunities for improvement.

Timeline:

- **Short-Term (1-2 years):** Implement comprehensive monitoring system and regular reporting procedures..
- **Medium-Term (3-5 years):** Conduct comprehensive evaluation of water conservation achievements and adjust long-term goals and strategies based on results.
- **Long-Term (5+ years):** Maintain ongoing adaptive management and continuous improvement of water conservation strategies based on monitoring results.

APPENDIX A: INFORMATION SOURCES

A.1 REPORTS AND PLANS

1. "GHID Water Conservation Plan Update 2020," Hansen, Allen & Luce (HAL Project No.: 019.54.100), October 2020
2. "GHID Drought Contingency Plan," J-U-B Engineers, Inc., June 2022
3. "Granger-Hunter Improvement District Water Master Plan," Bowen Collins & Associates, June 2022
4. "Tank Farm Evaluation Study," Hansen, Allen & Luce, Inc. (HAL Project No.: 019.50.100), May 2019
5. "Salt Lake Valley Groundwater Management Plan," 2002
6. "Rapid Intensification of the emerging southwestern North American megadrought in 2020-2021," Nature Climate Change, March 2022, Williams, Park A. et al.
7. "Preparing for Climate Change—A Management Plan," JVWCD, May 2017 (revised March 2018)
8. "Conceptual Understanding and Groundwater Quality of Selected Basin-Fill Aquifer in Salt Lake Valley, Utah," USGS, Paper 1781
9. "Water Master Plan 2020 Magna Water District," Bowen Collins & Associates, August 2020.
10. "Great Salt Lake Water Conservation Toolbox," SWCA, June 2024.

A.2 SUBJECT MATTER EXPERTS AND CONTACTS

- **West Valley City Public Works**
 - Daniel Johnson, P.E. Public Works Director. Email: daniel.johnson@wvc-ut.gov
- **Kearns Improvement District**
 - James "Woody" Woodruff, Public Works Director. Email: jwoodruff@kidwater4ut.gov
- **Magna Water District**
 - Trevor Andra, P.E., District Engineer. Phone: 801-231-4249 Email: Trevor@magnawaterut.gov
- **Granger-Hunter Improvement District**
 - Todd Marti, Assistant General Manager/District Engineer. Phone: 801.955.2234 Email: t.marti@ghid.gov
 - Ian Bailey, GIS. Phone: 801.955.2205 Email: I.bailey@ghid.gov
 - Michelle Ketchum, Director of Administrative Services Phone: 801-968-3551
 - Jason Helm, General Manager.
- **Taylorsville-Bennion Improvement District**
 - Kevin Fenn, Assistant General Manager. Email: kevin@tbid.org

- **Utah Division of Water Resources**
 - Website: <https://water.utah.gov/>
 - Data Portals: <https://dwre-utahdnr.opendata.arcgis.com/>
 - Water Conservation Resources: <https://conservewater.utah.gov/>
- **Jordan Valley Water Conservancy District**
 - Website: <https://jvwcd.org/>
 - Conservation Programs: <https://jvwcd.org/public/water-conservation>
 - Conservation Garden Park: <https://conservationgardenpark.org/>
- **USU Center for Water-Efficient Landscaping**
 - Website: <https://cwel.usu.edu/>
 - Plant Database: <https://extension.usu.edu/yardandgarden/utah-water-wise-plants>
- **Great Salt Lake Collaborative**
 - Website: <https://www.greatsaltlakenews.org/>
 - Great Salt Lake Strike Team Reports: <https://www.greatsaltlakenews.org/solutions>
- **Localscapes**
 - Website: <https://localscapes.com/>
 - Design Templates: <https://localscapes.com/designs>

A.3 IMAGERY, MAPPING SOURCES, AND GIS DATA

1. **NOTE: A library of water-related images is located at the following link:**
https://drive.google.com/drive/folders/1PltQ-UIHi-5aZuxPeDjrte_HoJOv86ka?usp=sharing
2. Google Maps/Google Earth imagery and street view photography used with permission under Google's non-commercial fair use policy. Map data ©2025 Google.
3. Utah Division of Water Resources Water-Related Land Uses Map, 2023
<https://utahdnr.maps.arcgis.com/apps/webappviewer/index.html?id=a77c7bcf67fc4c60bb745bff5d1818bd>
4. Utah Department of Environmental Quality Groundwater Protection Zones Map
<https://www.arcgis.com/apps/mapviewer/index.html?layers=88293a87e2954112979e420222ffe3d9>
5. Utah Division of Water Resources Water Budget Dashboard <https://dwre-utahdnr.opendata.arcgis.com/pages/water-budget-dashboard>
6. Utah Division of Water Resources Flow Diagrams <https://dwre-utahdnr.opendata.arcgis.com/pages/water-budget-flow-map>
7. Utah Division of Water Resources Culinary Water Suppliers Data (2019) <https://dwre-utahdnr.opendata.arcgis.com/datasets/utahDNR::mnireport2019-culinarywatersuppliers/explore?location=40.677463%2C-111.979336%2C12.74>

8. Jordan River Area Water Budget Data <https://dwre-utahdnr.opendata.arcgis.com/pages/water-budget-dashboard>
9. ESRI GIS Services (background mapping)
10. West Valley City Land Use Map and Planning Data
11. Wasatch Front Regional Council (WFRC) Traffic Analysis Zone (TAZ) population and employment projections

APPENDIX B: WATER CONSIDERATIONS BY ANTICIPATED LAND USE DISTRICT

While West Valley City does not directly provide water services to its residents, the City maintains exclusive authority over land use decisions that significantly impact water demand and infrastructure. As the land use authority, the City has both the responsibility and opportunity to shape development patterns that promote water efficiency and sustainability. Through thoughtful land use planning, the City can help ensure water resources remain available for future generations, even as the direct provision of water services remains with the improvement districts. This cooperative approach allows the City to fulfill its statutory obligations regarding water planning while respecting the operational expertise of the water providers.

This appendix analyzes the water consumption impacts and strategic conservation priorities for each land use district identified in the West Valley City General Plan. By understanding how different development patterns affect water demand, the City can make informed land use decisions that support regional conservation goals while accommodating growth. While the City does not directly provide water services, it exercises its land use authority to promote development patterns that use water resources efficiently. The strategic priorities identified for each district should inform both land use decisions and coordination with water providers serving West Valley City.

The following points should be considered as the land use profiles are being developed in the general plan.

RESIDENTIAL DISTRICTS

VERY HIGH DENSITY RESIDENTIAL

Examples of Very High Density Residential include multi-story condominiums and apartments. These areas represent the highest residential densities in the city and are appropriate near transit stations, employment centers, and major commercial areas. Very high density residential development supports efficient use of land and infrastructure while providing housing diversity.

Development Characteristics

- Multifamily residential with densities exceeding 20 units per acre.
- Building heights typically 3-6 stories with structured or surface parking.
- Structured parking or surface parking with covered spaces.
- Enhanced amenity packages including recreation facilities.
- Architectural design with articulation and varied materials.
- Professional property management and maintenance.
- Typical unit sizes of 600-1,200 square feet.
- Common open space and recreation facilities.

Typical Development

This section is intended to include a number of images of typical development that should be expected in this district. [Relevant images can be found in the folders at this link.](#)

Water Consumption Impacts

- Significantly lower per capita outdoor water use due to minimal private yards.
- Shared landscapes can be managed more efficiently than individual residential yards.
- Indoor water consumption becomes the dominant water use category.
- Modern plumbing fixtures and appliances reduce per capita consumption.
- Professional management allows for immediate response to leaks or irrigation issues.
- Economies of scale make water-saving technology more cost-effective.

Strategic Priorities

- Require high-efficiency fixtures and appliances in all new multi-story developments.
- Implement water submetering for individual units to encourage conservation.
- Design common areas with water-efficient landscaping and smart irrigation.
- Explore opportunities for water reuse systems in larger developments.
- Implement structured parking solutions that reduce impervious surface area.
- Encourage location near transit to reduce parking demand and impervious surfaces.
- Establish minimum open space standards that include water-efficient landscaping.

HIGH DENSITY RESIDENTIAL

Examples of High Density Residential include stacked flat condominiums and apartments. These developments provide much-needed housing options for diverse household types and income levels while making efficient use of land. High density residential areas are typically located near commercial services and transportation corridors.

Development Characteristics

- Multifamily residential with densities of 12-20 units per acre.
- Building heights typically 2-4 stories with a mix of surface and structured parking.
- Surface parking with some covered spaces.
- Amenity packages including recreation facilities.
- Private balconies or patios for most units.
- Typical unit sizes of 700-1,200 square feet.
- A mix of rental apartments, condos and higher-density townhomes.
- Professional property management.

Typical Development

This section is intended to include a number of images of typical development that should be expected in this district. [Relevant images can be found in the folders at this link.](#)

Water Consumption Impacts

- Lower per capita outdoor water use compared to lower density housing.
- Common areas may still have significant landscape water requirements.

- Shared infrastructure creates opportunities for efficiency.
- Professionally managed irrigation systems can reduce waste.
- Moderate water savings compared to single-family development.

Strategic Priorities

- Establish maximum turf area requirements for common spaces.
- Encourage innovative water-saving technologies in new construction.
- Promote water conservation education for multi-family property managers.
- Consider secondary water connections for irrigation of common areas.
- Establish minimum open space standards with water-wise landscaping.
- Design parking areas to incorporate stormwater management features.
-

MEDIUM DENSITY RESIDENTIAL

Examples of Medium Density Residential include townhomes, row homes or single level condominiums. These housing types provide an important transition between lower-density single-family areas and higher-density multifamily or commercial areas. Medium density residential development provides opportunities for ownership and rental options at moderate price points.

Development Characteristics

- Attached housing with densities of 7-12 units per acre.
- Building heights typically 1-3 stories.
- Individual entries for most units.
- Small private outdoor spaces (patios or balconies).
- Shared common areas and amenities.
- Private garages with surface parking.
- Typical unit sizes of 900-1,800 square feet.
- Often developed as townhomes or row houses.

Typical Development

This section is intended to include a number of images of typical development that should be expected in this district. [Relevant images can be found in the folders at this link.](#)

Water Consumption Impacts

- Moderate outdoor water use for limited private yard spaces.
- Common areas may require significant irrigation if not designed for efficiency.
- Smaller lot sizes reduce irrigation needs compared to single-family homes.
- Opportunity for HOA management of efficient irrigation systems.
- Shared walls reduce indoor water demand for heating and cooling.

Strategic Priorities

	<ul style="list-style-type: none"> • Implement water-wise landscaping standards for both private and common areas. • Encourage HOAs to adopt progressive water conservation policies. • Promote efficient irrigation systems for townhome developments. • Consider water consumption in density bonus calculations. • Ensure appropriate transitions to surrounding lower-density areas. • Create design standards that allow for individual expression while maintaining cohesion. • Require enhanced pedestrian connections to surrounding neighborhoods. • Implement parking designs that reduce impervious surface areas. • Establish clear standards for private versus common open space. • Encourage location near neighborhood services and amenities.
	<p>SMALL LOT RESIDENTIAL</p> <p>Small Lot Residential means single-family detached homes on small lots. This housing type maintains the privacy and character of single-family neighborhoods while increasing overall density. Small lot residential development allows for more efficient use of land and infrastructure while preserving the detached housing type preferred by many households.</p> <p>Development Characteristics</p> <ul style="list-style-type: none"> • Single-family detached homes on small lots (5,000-7,000 square feet). • Building heights typically 1-2 stories. • Reduced setbacks compared to traditional single-family development. • Private yards with limited common areas. • Attached or detached garages, often with alley access. • Typical unit sizes of 1,200-2,200 square feet. • Traditional single-family ownership model. • Limited common areas or amenities. <p>Typical Development</p> <p><i>This section is intended to include a number of images of typical development that should be expected in this district. Relevant images can be found in the folders at this link.</i></p> <p>Water Consumption Impacts</p> <ul style="list-style-type: none"> • Reduced outdoor water use compared to larger lot single-family homes. • Presents a good opportunity for water-efficient new development. • Backyard landscaping choices still significantly impact overall water use. • Smaller lot size allows for more efficient irrigation systems. • Individual metering encourages water conservation. <p>Strategic Priorities</p> <ul style="list-style-type: none"> • Establish maximum turf area requirements for new small lot developments.

	<ul style="list-style-type: none"> • Provide water-wise landscaping resources targeted to small lot homeowners. • Consider lot configuration that minimizes irrigated area while maintaining livability. • Promote efficient irrigation technologies appropriate for smaller yards. • Implement varied setbacks and building placements to avoid monotony. • Require street trees and water-efficient public spaces. • Develop model water-wise landscape plans specifically for small lots. • Provide resources about water conservation to new homeowners in small lot developments.
	<p>LOW DENSITY RESIDENTIAL</p> <p>Homes in these districts are typically single-family detached units. These neighborhoods form the traditional core of residential areas in West Valley City, providing housing for families and households seeking private yards and detached homes. Low density residential areas emphasize privacy, larger private yards, and traditional neighborhood character.</p> <p>Development Characteristics</p> <ul style="list-style-type: none"> • Single-family detached homes on moderate-sized lots (8,000-10,000 square feet). • Building heights typically 1-2 stories. • Standard setbacks creating suburban character. • Private yards with no common areas. • Attached or detached garages with direct street access. • Typical unit sizes of 1,800-3,000 square feet. • Traditional single-family ownership model. • Primarily residential with supporting community uses. <p>Typical Development</p> <p><i>This section is intended to include a number of images of typical development that should be expected in this district. Relevant images can be found in the folders at this link.</i></p> <p>Water Consumption Impacts</p> <ul style="list-style-type: none"> • Higher per capita outdoor water use due to larger yard areas. • Landscaping choices have a significant impact on overall water consumption. • Established neighborhoods may have water-intensive landscape traditions. • Individual metering provides direct price signals for conservation. • Largest residential water use category in most communities. <p>Strategic Priorities</p> <ul style="list-style-type: none"> • Target conservation education and incentives to existing low-density neighborhoods. • Establish water budget programs for large lot properties. • Promote conversion of water-intensive landscaping to water-wise alternatives.

	<ul style="list-style-type: none"> • Implement progressive water rate structures that discourage excessive use. • Create model landscape plans for water-efficient front yards. • Develop educational programs about efficient irrigation techniques. • Allow flexibility for accessory dwelling units to increase affordability. • Establish clear standards for water-efficient landscaping in new developments. • Provide resources about water conservation to homeowners associations. • Create demonstration projects showcasing water-wise landscaping in traditional neighborhoods.
	<p>LARGE LOT RESIDENTIAL</p> <p>Homes in these districts are typically single-family detached units. Large lot residential areas provide a transition between suburban residential densities and more rural areas. These neighborhoods offer spacious lots with substantial private yards and a more open character than standard single-family areas.</p> <p>Development Characteristics</p> <ul style="list-style-type: none"> • Single-family detached homes on larger lots (12,000-20,000 square feet - 2 to 3 units per acre). • Building heights typically 1-2 stories with some larger homes. • Generous setbacks creating estate-like character. • Substantial private yards with no common areas. • Attached or detached garages, often oversized. • Typical unit sizes of 2,500-4,000+ square feet. • Traditional single-family ownership model. • Often located in areas with significant natural features. <p>Typical Development</p> <p><i>This section is intended to include a number of images of typical development that should be expected in this district. Relevant images can be found in the folders at this link.</i></p> <p>Water Consumption Impacts</p> <ul style="list-style-type: none"> • Potentially very high outdoor water consumption due to extensive yards. • Individual landscape choices have a major impact on citywide water use. • May have private wells or secondary water connections in some areas. • Largest per capita water users in the residential sector. • Greatest opportunity for significant water conservation gains. <p>Strategic Priorities</p> <ul style="list-style-type: none"> • Implement strong incentives for water-wise landscaping conversion. • Consider limits on irrigated area for new large lot developments.

	<ul style="list-style-type: none"> • Promote alternative landscape approaches like xeriscaping and naturalized areas. • Encourage transition to secondary water for outdoor irrigation where service is available. • Establish water budgets for larger properties. • Create demonstration projects showcasing estate-sized water-wise landscapes. • Develop educational resources specifically for large lot owners. • Allow flexibility for accessory dwelling units to increase housing options. • Implement tiered water rates that discourage excessive use. • Consider conservation requirements when large lot areas are annexed or rezoned.
	<p>RURAL RESIDENTIAL</p> <p>Homes in these districts are typically single-family detached units. Rural residential areas preserve a semi-rural lifestyle within the city boundaries, often including opportunities for small-scale agricultural activities. These areas maintain lower densities and an open character while still providing urban services.</p> <p>Development Characteristics</p> <ul style="list-style-type: none"> • Single-family detached homes on very large lots (0.5+ acres or 2 or fewer units per acre). • Building heights typically 1-2 stories. • Generous setbacks creating rural character. • Extensive private yards, often with agricultural elements. • Varied outbuildings for storage or agricultural uses. • Typical unit sizes vary widely from modest to very large. • Traditional single-family ownership model. • Often in transition areas between urban and agricultural uses. <p>Typical Development</p> <p><i>This section is intended to include a number of images of typical development that should be expected in this district. Relevant images can be found in the folders at this link.</i></p> <p>Water Consumption Impacts</p> <ul style="list-style-type: none"> • Highest potential per capita water use among residential categories. • May include small-scale agricultural uses with significant water needs. • Often located in areas with limited water infrastructure. • May have private wells or secondary water rights. • Agricultural water use is typically separate from the culinary water system. <p>Strategic Priorities</p> <ul style="list-style-type: none"> • Develop water conservation approaches specific to rural lifestyle needs. • Promote efficient agricultural irrigation techniques for small-scale farming. • Encourage protection of natural waterways and groundwater recharge areas.

- Consider requiring water catchment systems for new rural residential construction.
- Create educational resources about efficient irrigation for small-scale agriculture.
- Promote drought-resistant crop varieties for hobby farms.
- Allow flexibility for accessory dwelling units to increase housing options.
- Establish standards for maintaining rural character while conserving water.
- Implement guidelines for efficient watering of livestock.
- Encourage preservation of natural drainages and water features.

COMMERCIAL AND MIXED USE DISTRICTS

BUSINESS PARK

Business Park areas on the General Plan Map illustrate the districts where very large office uses are grouped together and surrounded by open space, which provides a better transition to nearby residential neighborhoods. These areas emphasize high-quality development standards and significant landscaping to create attractive employment centers.

Development Characteristics

- Campus-style development with multiple buildings in a park-like setting.
- Significant open space and landscaped areas.
- Building heights typically 1-3 stories with some taller signature buildings.
- Primary uses include offices, research facilities, and light manufacturing.
- Typical development density of 0.3-0.5 floor area ratio.
- Limited retail uses serving primarily on-site employees.
- Buildings set back from public streets with landscaped frontages.

Typical Development

This section is intended to include a number of images of typical development that should be expected in this district. [Relevant images can be found in the folders at this link.](#)

Water Consumption Impacts

- Landscaped campuses traditionally have high outdoor water consumption.
- Large roof areas provide opportunities for rainwater harvesting.
- Parking areas create significant impervious surfaces affecting stormwater management.
- Current trends favor less water-intensive landscaping in business park settings.
- Typically lower water use per acre than residential development.

Strategic Priorities

- Implement district-scale water management strategies across business park areas.

- Require water budgets and conservation plans for large campus developments.
- Create landscape standards that limit turf areas to no more than 15% of open space.
- Encourage rainwater harvesting systems for landscape irrigation.
- Utilize parking lot designs that incorporate bioswales and permeable surfaces.
- Require smart irrigation systems with weather-based controllers.
- Develop shared parking strategies to reduce impervious surface area.
- Implement water-efficient technologies in all new construction.

ENTERTAINMENT DISTRICT

This section of the City already contains several entertainment-focused venues including the Maverik Center and the West Valley Performing Arts Center. This district encourages additional entertainment and complementary uses such as hotels and restaurants to build upon existing vitality, creating a destination area with regional draw.

Development Characteristics

- Entertainment venues serving local and regional audiences with distinctive architecture.
- Building heights typically 1-4 stories with signature architectural elements.
- High-quality materials and distinctive design elements.
- Active street frontages with significant pedestrian amenities.
- Public gathering spaces and plazas.
- Reduced parking requirements due to varied peak usage times.
- Nighttime lighting and activity.

Typical Development

This section is intended to include a number of images of typical development that should be expected in this district. [Relevant images can be found in the folders at this link.](#)

Water Consumption Impacts

- High concentration of restaurants results in significant indoor water consumption.
- Public spaces and decorative water features can increase outdoor water use.
- Landscape features are often designed for maximum visual impact rather than water efficiency.
- Large impervious areas from parking and plazas affect stormwater management.
- Opportunity for visible demonstration of water-efficient technologies.

Strategic Priorities

- Develop district-specific water conservation guidelines for entertainment venues.
- Implement water-efficient fixtures in all public facilities and restrooms.
- Create distinctive public spaces that demonstrate water-efficient landscaping.
- Design decorative water features to minimize consumption through recirculation.

- Encourage shared parking structures to reduce impervious surface area.
- Require food service businesses to implement water-efficient equipment and practices.
- Develop pedestrian-friendly streetscapes with water-wise landscaping.
- Create design standards for outdoor dining areas that incorporate water efficiency.
- Implement district stormwater management systems that capture runoff for reuse.

GENERAL COMMERCIAL

General Commercial is established to provide locations for a full range of office, retail commercial and service uses which are oriented to serve both local and regional market demand. A variety of commercial activities are encouraged, especially those which promote both day and night consumer activity.

Development Characteristics

- Wide range of retail, service, and office uses in various building types.
- Building heights typically 1-2 stories with some taller structures.
- Typical floor area ratios of 0.2-0.4.
- Moderate to large parking requirements (4-5 spaces per 1,000 square feet).
- Landscaping requirements around perimeter and within parking areas.
- Direct access to arterial or collector streets.
- Building orientation typically toward parking areas.

Typical Development

This section is intended to include a number of images of typical development that should be expected in this district. [Relevant images can be found in the folders at this link.](#)

Water Consumption Impacts

- Diverse water usage patterns depending on business types.
- Typically higher per-acre water consumption than residential areas.
- Often includes significant irrigated landscaping for aesthetic purposes.
- Large impervious surfaces from parking lots affect stormwater management.
- Opportunity for water efficiency improvements in older commercial areas.

Strategic Priorities

- Implement commercial landscaping standards that reduce water consumption.
- Require water efficiency audits for larger commercial water users.
- Encourage renovation of older commercial properties with water-efficient fixtures.
- Create design standards that reduce impervious surface area in parking lots.
- Establish water budgets for irrigated areas in commercial developments.
- Create incentives for green roof installations on larger commercial buildings.

NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial areas allow for convenient shopping facilities which appropriately fit within and serve a neighborhood-oriented market. These facilities supply day to day necessities for local residents while maintaining compatibility with surrounding residential areas.

Development Characteristics

- Small-scale retail and service uses serving surrounding neighborhoods.
- Building heights typically 1 story with some 2-story elements.
- Typical development size of 1-3 acres.
- Building design compatible with neighborhood character.
- Moderate parking requirements (3-4 spaces per 1,000 square feet).
- Direct access to collector streets.
- Building orientation typically toward the street with parking to the side or rear.
- Operating hours compatible with residential areas.

Typical Development

This section is intended to include a number of images of typical development that should be expected in this district. [Relevant images can be found in the folders at this link.](#)

Water Consumption Impacts

- Moderate water consumption aligned with surrounding neighborhood patterns.
- Smaller footprint results in lower overall water demand than larger commercial centers.
- Landscape areas are often integral to neighborhood compatibility.
- Opportunity to demonstrate neighborhood-scale water conservation techniques.
- Food service uses may have higher water demand than retail.

Strategic Priorities

- Implement water-efficient landscaping requirements with emphasis on transition areas.
- Establish water audits and conservation plans for food service businesses.
- Implement neighborhood-scale stormwater management techniques.

NON-RETAIL COMMERCIAL

These areas are meant to invite small-scale commercial offices and professional services that fit into lower density primarily residential (single family, detached) neighborhoods. Non-retail commercial areas provide employment and services while maintaining compatibility with residential character.

Development Characteristics

- Small-scale office and service uses are compatible with residential neighborhoods.
- Building heights limited to 1-2 stories.

	<ul style="list-style-type: none"> • Architecture compatible with residential character. • Modest parking requirements (3-4 spaces per 1,000 square feet). • Enhanced landscaping to buffer adjacent residential uses. • Limited hours of operation to minimize neighborhood impacts. • Building size typically under 10,000 square feet. <p>Typical Development</p> <p><i>This section is intended to include a number of images of typical development that should be expected in this district. Relevant images can be found in the folders at this link.</i></p> <p>Water Consumption Impacts</p> <ul style="list-style-type: none"> • Generally lower water consumption than retail commercial. • Water use primarily for employee needs and limited landscaping. • Smaller building footprints result in less impervious surface area. • Landscape buffers may require irrigation but serve an important compatibility function. • Overall water demand is similar to residential on a per-acre basis. <p>Strategic Priorities</p> <ul style="list-style-type: none"> • Implement water-efficient landscaping appropriate for residential-adjacent locations. • Implement stormwater management techniques appropriate to neighborhood scale.
	<p>MIXED USE</p> <p>Mixed Use is intended to facilitate the integration of diverse but compatible uses into a single development. The level of intensity and variety of uses will depend upon the site location in the City as described in this chapter. Mixed-use areas create vibrant, walkable environments with complementary uses that activate spaces throughout the day.</p> <p>Development Characteristics</p> <ul style="list-style-type: none"> • Combination of retail, office, and residential uses within single projects. • Building heights typically 2-4 stories with some taller elements. • Reduced parking requirements due to internal trip capture. • Buildings oriented to create a pedestrian-friendly environment. • Residential densities of 15-30 units per acre. • Emphasis on shared amenities and public spaces. • Typically developed as unified projects under single ownership or master developer. <p>Typical Development</p> <p><i>This section is intended to include a number of images of typical development that should be expected in this district. Relevant images can be found in the folders at this link.</i></p> <p>Water Consumption Impacts</p>

- Diverse water usage patterns from combined residential and commercial uses.
- Higher density generally results in lower per capita outdoor water use.
- Mixed timing of peak water demands can optimize infrastructure utilization.
- Opportunity for shared irrigation systems across development.
- Indoor water use may be higher in commercial components than residential.

Strategic Priorities

- Develop integrated water management approaches that address both residential and commercial needs.
- Implement water-efficient landscaping throughout mixed-use developments.
- Encourage shared amenities that reduce overall water consumption.
- Require water budgets and conservation plans for large mixed-use projects.
- Implement parking strategies that reduce impervious surface area.

MANUFACTURING AND INDUSTRIAL DISTRICTS

LIGHT MANUFACTURING

Light Manufacturing areas provide for the manufacture, predominantly from previously prepared materials, of finished products or parts. This may include processing, fabrication, assembly, treatment, packaging, incidental storage, sales or distribution of such products. Light Manufacturing contributes to the city's economic base while generating minimal impacts on surrounding uses.

Development Characteristics

- Manufacturing, assembly, and distribution uses with limited impacts.
- Building heights typically 1-2 stories with high ceiling clearances.
- Large building footprints often exceeding 20,000 square feet.
- Generous parking and loading areas.
- Moderate landscaping requirements (10% of site area).
- Landscape buffers adjacent to non-industrial uses.
- Typical floor area ratios of 0.3-0.5.
- Limited office component supporting primary industrial use.

Typical Development

This section is intended to include a number of images of typical development that should be expected in this district. [Relevant images can be found in the folders at this link.](#)

Water Consumption Impacts

	<ul style="list-style-type: none"> • Highly variable water use depending on specific industrial processes. • Large site areas often include both extensive landscaping and parking/circulation. • Process water needs vary significantly by industry type. • Large roof areas create opportunities for rainwater harvesting. • Industrial processes may allow for significant water recycling. <p>Strategic Priorities</p> <ul style="list-style-type: none"> • Encourage water recycling and reuse systems for industrial processes. • Implement water-efficient landscaping standards for industrial parks. • Provide technical assistance for water audits and efficiency improvements. • Explore opportunities for water-sharing between compatible industries. • Develop water conservation plans for significant industrial water users. • Implement stormwater management techniques appropriate to industrial sites. • Encourage sharing of private fire protection water systems where appropriate. • Promote industrial clustering to allow for shared water infrastructure.
	<p>HEAVY MANUFACTURING</p> <p>Heavy Manufacturing is established to provide suitable locations for uses engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials. These areas accommodate intensive industrial operations that may have environmental impacts requiring separation from sensitive uses.</p> <p>Development Characteristics</p> <ul style="list-style-type: none"> • Intensive industrial operations with potential environmental impacts. • Building heights typically 1-3 stories with specialized industrial structures. • Very large building footprints often exceeding 50,000 square feet. • Extensive parking and loading areas for employees and shipping. • Minimal landscaping requirements (5% of site area). • Significant buffers required adjacent to non-industrial uses. • Typical floor area ratios of 0.2-0.4. • May include outdoor storage and processing areas. • Often requires specialized utility service including high-capacity water and sewer. <p>Typical Development</p> <p><i>This section is intended to include a number of images of typical development that should be expected in this district. Relevant images can be found in the folders at this link.</i></p> <p>Water Consumption Impacts</p> <ul style="list-style-type: none"> • Potentially very high water consumption for industrial processes. • Water quality concerns related to industrial activities.

- May require significant water infrastructure capacity.
- Process water is often the dominant water use rather than landscape irrigation.
- Significant opportunities for water recycling and reuse.
- Stormwater management is critical due to potential contamination issues.

Strategic Priorities

- Require comprehensive water use and conservation plans for heavy industrial users.
- Implement performance standards for water recycling in water-intensive industries.
- Conduct regular water audits for major industrial water users.
- Work with water providers to incentivize opportunities for using non-potable water sources for industrial processes.
- Consider water availability and infrastructure capacity in new industrial zoning decisions.
- Establish robust stormwater management standards for industrial sites.
- Provide technical assistance for implementation of water-efficient technologies.

PARKS AND TRAILS DISTRICTS

PARKS & OPEN SPACE

These areas on the West Valley City General Plan Map indicate the locations of public parks, trail corridors, golf courses, and open space. These existing facilities represent significant community investments and provide essential recreation opportunities and environmental benefits. Maintenance and potential enhancement of these spaces is an ongoing priority.

Development Characteristics

- Existing developed recreation areas and natural open spaces of varying size and type.
- Range from highly developed parks to passive natural areas.
- Include both public and private recreation facilities.
- May have specialized facilities like golf courses, recreation centers, or sports complexes.
- Serve as organizing elements for surrounding neighborhoods.

Typical Development

This section is intended to include a number of images of typical development that should be expected in this district. [Relevant images can be found in the folders at this link.](#)

Water Consumption Impacts

- Many existing parks were designed with water-intensive landscaping.
- Often feature large turf areas with traditional irrigation systems.
- Opportunity for retrofitting with more efficient systems and landscaping.

	<ul style="list-style-type: none"> • Golf courses typically have high water demand but increasing efficiency through technology. <p>Strategic Priorities</p> <ul style="list-style-type: none"> • Audit existing parks for water use and develop conservation plans. • Retrofit irrigation systems with smart controllers and efficient heads. • Convert portions of existing turf areas to water-wise landscaping. • Implement demonstration gardens to showcase water-efficient alternatives. • Develop education programs about water conservation within parks. • Strategically reduce irrigation in areas of parks that are less utilized. • Utilize rainwater harvesting techniques where applicable. • Establish water budgets for each park to track and manage consumption. • Implement new maintenance practices that reduce water waste. • Create water-efficient renovation plans for older parks and facilities.
	<p>PROPOSED NEIGHBORHOOD PARK AREA</p> <p>These areas have been identified as locations where a small, 0.5 to 5 acre park is needed. Neighborhood parks provide accessible recreation opportunities within walking distance of residential areas. These smaller parks typically focus on meeting the everyday recreation needs of surrounding residents with an emphasis on play areas and gathering spaces.</p> <p>Development Characteristics</p> <ul style="list-style-type: none"> • Smaller parks (0.5-5 acres) serving surrounding neighborhoods. • Playground equipment and multi-use open space. • Limited parking, typically street parking or small lot (3-5 spaces). • Seating areas, picnic facilities, and shade structures. • Accessible by walking from surrounding residential areas. • May include small-scale amenities like basketball courts or community gardens. <p>Typical Development</p> <p><i>This section is intended to include a number of images of typical development that should be expected in this district. Relevant images can be found in the folders at this link.</i></p> <p>Water Consumption Impacts</p> <ul style="list-style-type: none"> • Smaller overall footprint results in lower total water use than community parks. • Opportunity to showcase water-efficient neighborhood-scale landscaping. • Greater flexibility to utilize low-water design compared to athletic field-focused parks. • Potential for community gardens with efficient irrigation systems.. <p>Strategic Priorities</p>

	<ul style="list-style-type: none"> • Design neighborhood parks with minimal turf areas. • Incorporate play areas with water-permeable or natural surfacing. • Utilize shade structures and trees to reduce water needs and improve comfort. • Install demonstration gardens with educational signage. • Develop parks that reflect the character of surrounding neighborhoods. • Implement efficient irrigation systems with smart controllers. • Create flexible spaces that can adapt to changing neighborhood needs. • Incorporate community gardens with efficient drip irrigation. • Design parks to be maintained by neighborhood volunteers where appropriate. • Utilize stormwater management techniques that reduce irrigation needs.
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OTHER DISTRICTS

COMMUNITY USE

The Community Use designation is applied to a variety of government, community, or private land uses such as City and County government buildings, churches, schools, and even cemeteries. These areas provide essential public services and facilities that support neighborhood and citywide needs.

Development Characteristics

- Public and quasi-public facilities serving community needs.
- Building types vary widely based on specific community function.
- Often include significant public spaces and gathering areas.
- Typically incorporate higher design standards than commercial buildings.
- Usually include significant landscaped areas.
- Parking requirements based on specific use and capacity.
- Often serve as neighborhood anchors and community landmarks.
- Typically higher quality materials and architectural elements.


Typical Development

This section is intended to include a number of images of typical development that should be expected in this district. [Relevant images can be found in the folders at this link.](#)

Water Consumption Impacts

- Public buildings and schools can be significant water users.
- Community facilities often include extensive landscaped areas.
- High visibility makes these properties ideal for demonstrating conservation.

	<ul style="list-style-type: none"> • Institutional users may have resources for advanced water systems. • Operations typically under direct public control allowing for water management. <p>Strategic Priorities</p> <ul style="list-style-type: none"> • Implement exemplary water conservation practices in all city facilities. • Partner with schools on water conservation education and demonstration projects. • Use public buildings to showcase innovative water technologies. • Consider secondary water connections for irrigation of public properties where service is available. • Develop water management plans for all public and community facilities. • Consider water capture and reuse systems for all new public facilities. • Partner with institutional users on shared water conservation goals.
	<p>UTILITY</p> <p>Utility is used to indicate where a private or public utility has a permanent installation, public access is generally not allowed, and the land is not likely to be used for any other purpose in the future. These areas accommodate essential infrastructure serving the community's basic needs for water, power, telecommunications, and other utilities.</p> <p>Development Characteristics</p> <ul style="list-style-type: none"> • Utility infrastructure and operational facilities with specialized functions. • Building types vary widely based on specific utility function. • Often includes both buildings and specialized structures. • Security fencing and controlled access points. • Minimal public interface or amenities. • Landscaping typically limited to perimeter areas. • Sites designed for operational efficiency rather than aesthetics. • May include service yards and equipment storage areas. <p>Typical Development</p> <p><i>This section is intended to include a number of images of typical development that should be expected in this district. Relevant images can be found in the folders at this link.</i></p> <p>Water Consumption Impacts</p> <ul style="list-style-type: none"> • Variable water needs depending on specific utility type. • Some utilities are inherently water-related (water treatment, pumping). • Primarily operational water use rather than irrigation. • May include large impervious areas affecting stormwater management. • Critical infrastructure often requires redundant water systems. <p>Strategic Priorities</p>

- 
- Coordinate with utility providers on water conservation initiatives.
 - Encourage water-efficient practices in utility operations.
 - Use utility corridors for demonstration of water-efficient landscaping.
 - Consider water resource impacts in utility expansion planning.

GP-6-2025 Petition by West Valley City requesting an amendment to the General Plan to add a Water Element. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

City staff is proposing an amendment to the City's General Plan by adopting a water element.

In 2022, the Utah legislature passed SB 110 which required a water use and preservation element to be part of cities general plans on or before December 31, 2025. As outlined in Utah Code Section 10-9a-403, a water use and preservation element must address:

1. the effect of permitted development or patterns of development on water demand and water infrastructure;
2. methods of reducing water demand and per capita consumption for future development;
3. methods of reducing water demand and per capita consumption for existing development; and
4. opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that wastewater.

After obtaining a grant from the Utah Department of Natural Resources, the City hired Hansen Planning Group to prepare our water use and preservation element. The resulting document includes the following sections: 1. Introduction, 2. Existing Conditions, 3. Water Planning Challenges and Opportunities, 4. Regional Collaboration, and 5. Goals, Policies, and Implementation. Section 5 includes the following goals:

- Establish effective coordination between West Valley City and water service providers.
- Reduce water demand in existing development.
- Ensure new development is designed for water efficiency.
- Improve municipal operations to eliminate wasteful water practices.
- Preserve and protect water quality and sensitive areas.
- Develop a coordinated drought response approach across all water provider boundaries.
- Support water technology innovation and efficient water infrastructure.
- Ensure effective monitoring, evaluation, and adaptation of water conservation efforts.

Staff Alternatives:

1. Approval. The water use and preservation element should be adopted as part of the City's General Plan.
2. Continuance. This application should be continued for reasons determined during the public hearing.

Discussion: Steve Pastorik presented. Commissioner Woodruff asked if this plan would address smaller lots. Steve replied that it does address that in the appendix, stating several different land use types, and how those land uses impact water. The denser the lots, the less water is used because there's less landscaping. Todd Marty, Asst. Engineer at Granger Hunter Improvement Dist. commented that conservation efforts among residents are exceeding the goals. Commissioner Woodruff asked Todd how many wells are used throughout the City. Todd replied that they currently have 7 wells and are working on an eighth one.

Motion: Commissioner Matagi motioned to approve GP-6-2025. Commissioner Porter seconded. A voice vote was taken, and all were in favor of the motion.

UNANIMOUS—GP-6-2025—APPROVED

GP-6-2025

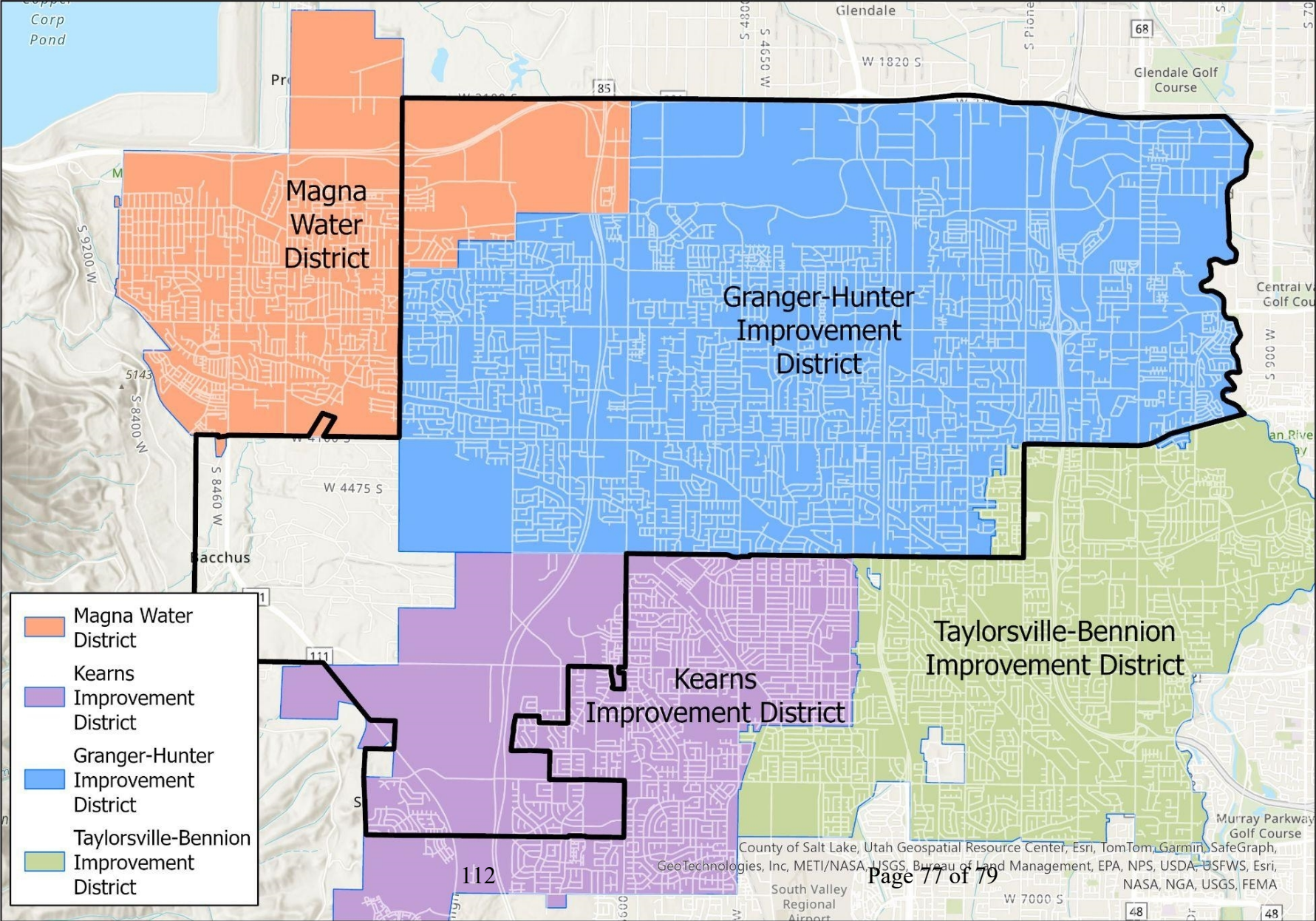
- Applicant: West Valley City
- Request: An amendment to the General Plan to add a Water Use and Preservation Element.
- Staff: Steve Pastorik

GP-6-2025

Water Element



Culinary Water Service Provider Boundaries



GP-6-2025

Water Element



1985



2022

GP-6-2025: Water Element Goals

- Establish effective coordination between West Valley City and water service providers.
- Reduce water demand in existing development.
- Ensure new development is designed for water efficiency.
- Improve municipal operations to eliminate wasteful water practices.
- Preserve and protect water quality and sensitive areas.
- Develop a coordinated drought response approach across all water provider boundaries.
- Support water technology innovation and efficient water infrastructure.
- Ensure effective monitoring , evaluation, and adaptation of water conservation efforts.



Description: GPZ-4-2025

Fiscal Impact: \$0

Funding Source: N/A

Account #: N/A

Budget Opening Required:

☐

Issue:

Application: GPZ-4-2025
Applicant: Eloy Santana Perez
Location: 2750 South 6750 West
Size: 1.09 acres

Summary:

A General Plan change from Rural Residential (1 to 2 units/acre) to Light Manufacturing and a zone change from A-1 (Agriculture, minimum lot size 1 acre) to M (Manufacturing)

Background:

The applicant has recently been cited twice by Code Enforcement for operating a trucking business in the A-1 zone, which is not allowed. The applicant has applied for this change so he can legally have parking and storage for his trucking business. If the subject property is rezoned, the zoning ordinance would require several improvements to the property. These improvements are listed below:

- Truck parking areas must be paved with concrete or asphalt.
- Outside storage areas must be screened.
- A six-foot-tall masonry wall is required where the property borders an agricultural zone, residential zone, or residential use.
- Given the adjoining A-1 zoning and 6750 West, twenty-feet of landscaping is required along all sides of the property.

Recommendation:

The Planning Commission recommends denial.

Department: Community Development
Submitted by: Steve Pastorik
Date: 10/30/2025



WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: 10/25/2025

Date Adopted: _____

Effective Date: _____

AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM RURAL RESIDENTIAL (1 TO 2 UNITS/ACRE) TO LIGHT MANUFACTURING FOR PROPERTY LOCATED AT 2720 SOUTH 6750 WEST ON 1.09 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-4-2025, filed by Eloy Santana Perez and located at 2720 South 6750 West within West Valley City, is hereby amended by reclassifying the following described property from Rural Residential (1 to 2 units/acre) to Light Manufacturing. Said property is more particularly described as follows:

Parcel #: 14-27-200-038

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 _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WEST VALLEY CITY, UTAH
ORDINANCE NO. _____

Draft Date: 10/25/2025
Date Adopted: _____
Effective Date: _____

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2720 SOUTH 6750 WEST ON 1.09 ACRES FROM A-1 (AGRICULTURE, MINIMUM LOT SIZE 1 ACRE) TO M (MANUFACTURING).

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. ZONING CHANGE.

The property described in Application #GPZ-4-2025, filed by Eloy Santana Perez and located at 2720 South 6750 West within West Valley City, is hereby classified from zone A-1(Agriculture, minimum lot size 1 acre) to M (Manufacturing). Said property is more particularly described as follows:

Parcel #: 14-27-200-038

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 _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

GENERAL PLAN AND ZONING AMENDMENT APPLICATION

For property located at:

2720 South 6750 West, West Valley City, Utah 84128

Eloy Santana Perez

(Owner)

Parcel#14-27-200-038-0000

Community Development Department

Planning & Zoning Division

West Valley City

To: Whom it may Concern:

The main reason we are requesting to change the Zoning classification of my property is that we are going to use it exclusively for parking and storage of all our equipment of my Trucking Company. As well as keep on living as a single family as we have been for the last 10 years .

I , **Eloy Santana Perez**, as the main owner of this property, am willing to make a voluntary agreement with the City ; Once the authorities in charge approve the present application of rezoning my property at: **2720 South 6750 West, West Valley City, Utah 84128**, referring to me and the successor(s) and/or the future owner(s) will not use this property for noise activities or commercial activities that disturb the peace of our neighbors. We will keep honoring the past Development agreement made with the City and the past owner(s) of the property mentioned above .

Also we want to be attentive to any recommendations or compliance with the legal codes inheritance to the related Rezoning of my property.

I really appreciate your help and attention to this letter and looking forward to having a positive end to this application. I am in the best disposition to hear any suggestions or comments to get my rezoning request approved.

Sincerelly,

Eloy Santana Perez

Owner

GENERAL PLAN AND ZONING AMENDMENT APPLICATION

For property located at:

2720 South 6750 West, West Valley City, Utah 84128

Eloy Santana Perez

(Owner)

Parcel#14-27-200-038-0000

1.- What is the current West Valley City General Plan classification?

R.- Rural Residential

2.- What is the current West Valley City Zoning classification?

R.- A1

3.- What is the requested General Plan classification?

R.- Light Manufacturing

4.- What is the requested Zoning classification?

R.- "M"

5.- FOR WHAT REASON (S) DO YOU SUGGEST THE CHANGE?

The most important reason is that the current economy is bad for the Trucking business. We temporarily stop our commercial activities after 19 years of business as "Santana Trucking Inc", and also cancel the contract of parking spaces of our equipment at Sage Hill Industrial Park LLC, 1953 East, Ryan Park, Sandy, Utah 84092, best known as "GodFrey Trucking", 801-755-2978, until the economic situation improves and/or be convenient for the business.

The second reason is the great contrast to the 2 neighbors living alongside my property. The usage of the **West Valley City Parks & Recreation Maintenance Building** and **Magna City Water** is neither residential or agricultural use and you can clearly see their use is like the following characteristics : the fluent use of pick-up trucks, trailers with heavy-duty equipment for city maintenance, and also utilize their own property to park commercial 48-foot dry vans and other different types of maintenance vehicles. In addition, many workers, mainly from Magna City Water, do not honor the residential LIMIT SPEED when driving past our property.

NEIGHBOR ON THE EAST SIDE (10 feet ACROSS MY PROPERTY):

West Valley City Parks & Recreation Maintenance Building,
2729 South 6750 West, West Valley City, Utah 84128

NEIGHBOR ON THE NORTH SIDE (BACK TO BACK OF MY PROPERTY):

Magna City Water,
2690 S 6750 West, West Valley City, Utah 84128

6.- What is the estimated development schedule?

R. N/A

GPZ-4-2025 Petition by Eloy Santana Perez requesting a General Plan change from Rural Residential to Light Manufacturing and a zone change from A-1 (Agriculture, minimum lot size 1 acre) to M (Manufacturing). The property is located at 2720 S 6750 W on 1.09 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

Eloy Santana Perez has submitted a General Plan/zone change application for a 1.09-acre parcel located at 2720 South 6750 West. The property is currently zoned A-1 (Agriculture, minimum lot size 1 acre) and the current General Plan designation is Rural Residential (1 to 2 units/acre). The proposed zone is M (Manufacturing) and the proposed General Plan designation is Light Manufacturing.

Surrounding zones include A-1 to the north, east, and west and A (Agriculture, minimum lot size ½ acre) and A-1 to the south. Surrounding land uses include single unit dwellings to the south and west, the City's park maintenance facility to the east, and City-owned storm water detention property and a Magna Water District water treatment plant to the north. The property includes a home that was built in 1949.

Staff spoke with the director of the Parks and Recreation Department and learned that there are about two deliveries a month from large dump trucks for landscaping materials like mulch to the park maintenance facility across the street from the subject property. These materials are then distributed to parks throughout the City. There are work trucks (not semi-trucks) and trailers stored within the yard that is north of the building.

Staff also reach out to Magna Water District to learn more about the water treatment plant to the north of the subject property. At the time this report was prepared, staff had not heard back from Magna Water District.

Development Proposal

As described in the applicant's concept plan and letter, if this application is approved, he intends to continue living in the home and use the property for parking and storage for his trucking business. In the applicant's letter, he provides the following reasons for the change:

"The most important reason is that the current economy is bad for the Trucking business. We temporarily stopped our commercial activities after 19 years of business as 'Santana Trucking Inc' and canceled the contract of parking spaces of our equipment at

Sage Hill Industrial Park LLC, 1953 East, Ryan Park, Sandy, Utah 84092, best known as 'Godfrey Trucking', 801-755-2978, until the economic situation improves and/or becomes convenient for the business".

"The second reason is the great contrast to the 2 neighbors living alongside my property. The usage of the West Valley City Parks & Recreation Maintenance Building and Magna City Water is neither residential nor agricultural use and you can clearly see their use is the following characteristics: the fluent use of pick-up trucks, trailers with heavy-duty equipment for city maintenance, and they utilize their own property to park commercial 48-foot dry vans and other different types of maintenance vehicles. In addition, many workers, mainly from Magna City Water, do not honor the residential speed limit when driving past our property".

Enforcement History and Current Issues on the Property

The applicant acquired the property in 2014. In 2017, an enforcement case (CE 201701377) was initiated on the property for inoperable or unlicensed vehicles, surfacing, grass/weeds exceeding 6 inches, setback violations for a temporary carport, lack of waterproofing on outbuildings, and outside storage. These violations were eventually resolved in 2019.

Another enforcement case (CE 202502905) was initiated on July 11, 2025 for grass/weeds exceeding 6 inches, operating a trucking business in an agricultural zone, and storing commercial vehicles in an agricultural zone. Since the issues were not resolved, an administrative citation was issued on August 7, 2025.

On September 16, 2025, another enforcement case (CE 202503978) was started, and a level 2 administrative citation was issued with the same violations as the previous administrative citation issued in August.

In addition to the outstanding violations identified in the code enforcement cases started this year, there are agricultural structures along the west and south sides of the property that appear to encroach into the required 10' setback. In addition, these structures were constructed without permits.

Staff is concerned that the introduction of commercial vehicles within A-1 zoning along the north side of Parkway Blvd is becoming a trend. There are several properties, including the subject property, along the north side of Parkway Blvd with commercial vehicles without the proper zoning, approvals, and improvements.

Back in 2006, a prior owner of the subject property converted the detached garage south of the home into living space without a permit and in violation of the zoning, which was A-1. In an effort to legitimize this conversion, the prior owner submitted an administrative determination (AD-22-2006) for the garage to be used as a caretaker's residence to support the then agricultural use on the property. This request was denied. The prior owner then appealed (B-16-2006) this decision to the Board of Adjustment. The appeal was also denied. Staff could find no permits or other evidence showing that this structure had been converted from living space back to a garage. In addition, the County Assessor indicates that there are 3 kitchens in the home which should be a single unit dwelling.

Staff asked the current owner if the structure south of the home is being used as a residence. He indicated that it is not but used for storage and his wife's crafting hobby.

Zoning Considerations with M Zoning

If the subject property is rezoned, the zoning ordinance would require several improvements to the property. These improvements are listed below:

1. Truck parking areas must be paved with concrete or asphalt (Section 7-9-114).
2. Outside storage areas must be screened (Section 7-7-119).
3. A six-foot-tall masonry wall is required where the property borders an agricultural zone, residential zone, or residential use (Section 7-6-303).
4. Given the adjoining A-1 zoning and 6750 West, twenty-feet of landscaping is required along the south, east, and west sides of the property (Sections 7-6-302 and 7-6-303). While the property to the north is also zoned A-1, it is owned by the City and is a wetland so staff would support no setback.

In addition to triggering improvements, a zone change to the M zone would make the home on the property a nonconforming use. As such, if the residential use of the home were to cease for a period of one year or more, the home could no longer be used for residential purposes.

FEMA Floodplain

Public Works staff has indicated that the northwest corner of the subject property falls within a FEMA floodplain Zone A. Zone As are approximate zones without a flood elevation established. Any permanent structures or even trailers that don't move frequently are subject to FEMA regulations.

Staff Alternatives:

1. Denial. The property is surrounded by A-1 zoning and is adjacent to two residential properties.
2. Continuance. This application should be continued for reasons determined during the public hearing.
3. Approval. This application should be approved subject to a development agreement that addresses the following:
 - a. All agricultural outbuildings on the property shall be removed.
 - b. Only one single unit dwelling shall be allowed on the property as a nonconforming use. The owner shall allow the City to inspect the interior of all structures on site to confirm compliance with this provision. Any violations found to this provision shall be corrected. Building permits shall be obtained for any corrections needed.
 - c. The owner shall apply for a conditional use permit for the trucking business and associated outside storage no later than February 28, 2026. Should the owner fail to meet this deadline, all trucks, trailers, and equipment associated with the trucking business shall be removed from the property.
 - d. Assuming a conditional use permit is obtained, all improvements required as part of the conditional use permit shall be installed no later than October 31, 2026. Should the owner fail to meet this deadline, all trucks, trailers, and equipment associated with the trucking business shall be removed from the property.
 - e. No setback shall be required along the north side of the property.

Discussion: Steve Pastorik presented. Commissioner Porter asked if the other parcels with trucks parked on them have Code Enforcement citations. Jody responded that there is one parcel to the east that has a citation for truck parking. Commissioner Matagi asked if this zone change will set a precedent. Steve Pastorik replied that each zoning application is evaluated on a case-by-case basis, but historically, industrial uses have been maintained on the north side of the Riter Canal. He added that the applicant pointed out in their application that the City's maintenance facility and the Magna Water

Treatment Plant aren't agricultural uses or residential uses, so that makes this situation a little different from some of the other properties.

Commissioner Woodruff asked what the General Plan is for this area. Steve replied it has the rural residential designation, which means one to two units an acre.

The applicant, Eloy Santana Perez, was present and added that he wants to rezone the property for the benefit of the company. He has already started bringing in gravel to be compliant.

Commissioner Woodruff asked Mr. Santana if he would be able to complete the requirements. Mr. Santana said he would be able to but would like more time.

Commissioner Porter asked why he couldn't come into compliance in the past. Mr. Santana said in 2017, the City wouldn't give him information about how to be compliant. In all his interactions with the City he was turned away without answers.

Commissioner Drozdek asked how he knew he was not in compliance in 2017. Mr. Santana replied that their property was inspected by the City and was told he had high weeds. Steve added that there were more violations at the time and most of them were resolved in 2019. Mrs. Santana came to the podium and listed many ways they had felt wronged by the City in their interactions over the years.

The Commissioners discussed the rezone among themselves. Commissioner Matagi asked Brandon Hall if the application could be continued and a professional interpreter could be provided. Brandon replied that legally the City is not required to provide interpreters.

Motion: Commissioner Matagi motioned to continue GPZ-4-2025. Commissioner Porter seconded. A voice vote was taken, and all were in favor of the motion.

UNANIMOUS—GPZ-4-2025—CONTINUED

GPZ-4-2025 Petition by Eloy Santana Perez requesting a General Plan change from Rural Residential to Light Manufacturing and a zone change from A-1 (Agriculture, minimum lot size 1 acre) to M (Manufacturing). The property is located at 2720 S 6750 W on 1.09 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

The following application was continued from the October 8, 2025 Planning Commission hearing to allow time for additional information and property history to be reviewed.

Eloy Santana Perez has submitted a General Plan/zone change application for a 1.09-acre parcel located at 2720 South 6750 West. The property is currently zoned A-1 (Agriculture, minimum lot size 1 acre) and the current General Plan designation is Rural Residential (1 to 2 units/acre). The proposed zone is M (Manufacturing) and the proposed General Plan designation is Light Manufacturing.

Surrounding zones include A-1 to the north, east, and west and A (Agriculture, minimum lot size ½ acre) and A-1 to the south. Surrounding land uses include single unit dwellings to the south and west, the City's park maintenance facility to the east, and City-owned storm water detention property and a Magna Water District water treatment plant to the north. The property includes a home that was built in 1949.

Staff spoke with the director of the Parks and Recreation Department and learned that there are about two deliveries a month from large dump trucks for landscaping materials like mulch to the park maintenance facility across the street from the subject property. These materials are then distributed to parks throughout the City. There are work trucks (not semi-trucks) and trailers stored within the yard that is north of the building.

Staff also reach out to Magna Water District to learn more about the water treatment plant to the north of the subject property. At the time this report was prepared, staff had not heard back from Magna Water District.

Development Proposal

As described in the applicant's concept plan and letter, if this application is approved he intends to continue living in the home and use the property for parking and storage for his trucking business. In the applicant's letter, he provides the following reasons for the change:

"The most important reason is that the current economy is bad for the Trucking business. We temporarily stopped our commercial activities after 19 years of

business as 'Santana Trucking Inc' and canceled the contract of parking spaces of our equipment at Sage Hill Industrial Park LLC, 1953 East, Ryan Park, Sandy, Utah 84092, best known as 'Godfrey Trucking', 801-755-2978, until the economic situation improves and/or becomes convenient for the business".

"The second reason is the great contrast to the 2 neighbors living alongside my property. The usage of the West Valley City Parks & Recreation Maintenance Building and Magna City Water is neither residential nor agricultural use and you can clearly see their use is the following characteristics: the fluent use of pick-up trucks, trailers with heavy-duty equipment for city maintenance, and they utilize their own property to park commercial 48-foot dry vans and other different types of maintenance vehicles. In addition, many workers, mainly from Magna City Water, do not honor the residential speed limit when driving past our property".

Enforcement History and Current Issues on the Property

The applicant acquired the property in 2014. In 2017, an enforcement case (CE 201701377) was initiated on the property for inoperable or unlicensed vehicles, surfacing, grass/weeds exceeding 6 inches, setback violations for a temporary carport, lack of waterproofing on outbuildings, and outside storage. These violations were eventually resolved in 2019.

Another enforcement case (CE 202502905) was initiated on July 11, 2025 for grass/weeds exceeding 6 inches, operating a trucking business in an agricultural zone, and storing commercial vehicles in an agricultural zone. Since the issues were not resolved, an administrative citation was issued on August 7, 2025. On September 16, 2025, another enforcement case (CE 202503978) was started, and a level 2 administrative citation was issued with the same violations as the previous administrative citation issued in August.

In addition to the outstanding violations identified in the code enforcement cases started this year, there are agricultural structures along the west and south sides of the property that appear to encroach into the required 10' setback. In addition, these structures were constructed without permits.

Staff is concerned that the introduction of commercial vehicles within A-1 zoning along the north side of Parkway Blvd is becoming a trend. There are several properties, including the subject property, along the north side of Parkway Blvd with commercial vehicles without the proper zoning, approvals, and improvements.

Back in 2006, a prior owner of the subject property converted the detached garage south of the home into living space without a permit and in violation of the zoning,

which was A-1. In an effort to legitimize this conversion, the prior owner submitted an administrative determination (AD-22-2006) for the garage to be used as a caretaker's residence to support the then agricultural use on the property. This request was denied. The prior owner then appealed (B-16-2006) this decision to the Board of Adjustment. The appeal was also denied. Staff could find no permits or other evidence showing that this structure had been converted from living space back to a garage. In addition, the County Assessor indicates that there are 3 kitchens in the home which should be a single unit dwelling.

Staff asked the current owner if the structure south of the home is being used as a residence. He indicated that it is not but is used for storage and his wife's crafting hobby.

Zoning Considerations with M Zoning

If the subject property is rezoned, the zoning ordinance would require several improvements to the property. These improvements are listed below:

- Truck parking areas must be paved with concrete or asphalt (Section [7-9-114](#)).
- Outside storage areas must be screened (Section [7-7-119](#)).
- A six-foot-tall masonry wall is required where the property borders an agricultural zone, residential zone, or residential use (Section [7-6-303](#)).
- Given the adjoining A-1 zoning and 6750 West, twenty-feet of landscaping is required along the south, east, and west sides of the property (Sections [7-6-302](#) and [7-6-303](#)). While the property to the north is also zoned A-1, it is owned by the City and is a wetland so staff would support no setback.

In addition to triggering improvements, a zone change to the M zone would make the home on the property a nonconforming use. As such, if the residential use of the home were to cease for a period of one year or more, the home could no longer be used for residential purposes.

FEMA Floodplain

Public Works staff has indicated that the northwest corner of the subject property falls within a FEMA floodplain Zone A. Zone As are approximate zones without a flood elevation established. Any permanent structures or even trailers that don't move frequently are subject to FEMA regulations.

Staff Alternatives:

1. Denial. The property is surrounded by A-1 zoning and is adjacent to two residential properties.
2. Continuance. This application should be continued for reasons determined

during the public hearing.

3. Approval. This application should be approved subject to a development agreement that addresses the following:
 - a. All agricultural outbuildings on the property shall be removed.
 - b. Only one single unit dwelling shall be allowed on the property as a nonconforming use. The owner shall allow the City to inspect the interior of all structures on site to confirm compliance with this provision. Any violations found to this provision shall be corrected. Building permits shall be obtained for any corrections needed.
 - c. The owner shall apply for a conditional use permit for the trucking business and associated outside storage no later than February 28, 2026. Should the owner fail to meet this deadline, all trucks, trailers, and equipment associated with the trucking business shall be removed from the property.
 - d. Assuming a conditional use permit is obtained, all improvements required as part of the conditional use permit shall be installed no later than October 31, 2026. Should the owner fail to meet this deadline, all trucks, trailers, and equipment associated with the trucking business shall be removed from the property.
 - e. No setback shall be required along the north side of the property.

Discussion: Steve Pastorik presented the application that was continued from the October 8th Public Hearing. Commissioner Durfee motioned to reopen the public comment. Commissioner Woodruff seconded. A voice vote was taken, and all were in favor of the motion.

The applicant, Eloy Santana Perez, came to the podium. Commissioner Durfee asked Mr. Perez if both structures are being used as homes. Mr. Perez answered that the secondary structure is not being used for living space. Commissioner Durfee asked how many of his semitrucks are registered. Mr. Perez answered that two of his five trucks are registered. Commissioner Matagi asked if they are open to living somewhere else to make the approval more of a possibility. Mr. Perez and his wife said they are open to moving.

The Commission shared concerns about allowing a residential property to operate a trucking business and setting a precedent for other properties in the area.

Motion: Commissioner Porter motioned to deny GPZ-4-2025. Commissioner Woodruff seconded. A voice vote was taken, and all were in favor of the motion.

UNANIMOUS—GPZ-4-2025—DENIED

GPZ-4-2025

- Applicant: Eloy Santana Perez
- Request: A General Plan change from Rural Residential to Light Manufacturing and a zone change from A-1 (Agriculture, minimum lot size 1 acre) to M (Manufacturing).
- Location: 2720 S 6750 W on 1.09 acres
- Staff: Steve Pastorik

GPZ-4-2025

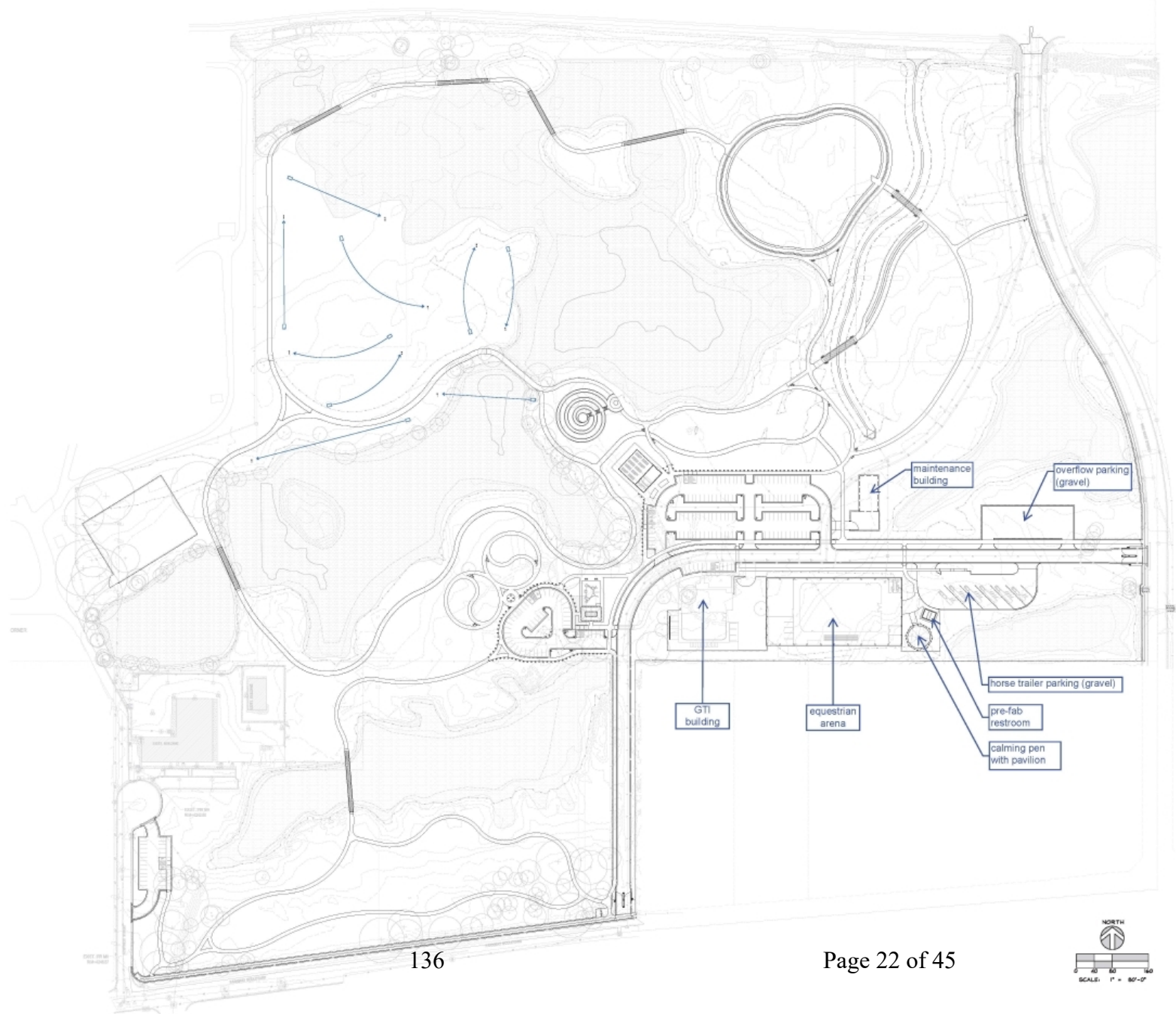
2720 South 6750 West



GPZ-4-2025

2720 South 6750 West







PLAN OF IMPROVEMENTS



- Dark Blue-** Laying Down asphalt for Parking
RED- Gate for East Entrance
GREEN- Installing Fence (6 feet high)
LIGHT BLUE LINES- Removing the Temporary Chicken Coops. Parking spaces & storage for Truck & trailers/ equipment.
Brown- Gravel
BLACK - Car Parking spaces

GPZ-4-2025

Aerial



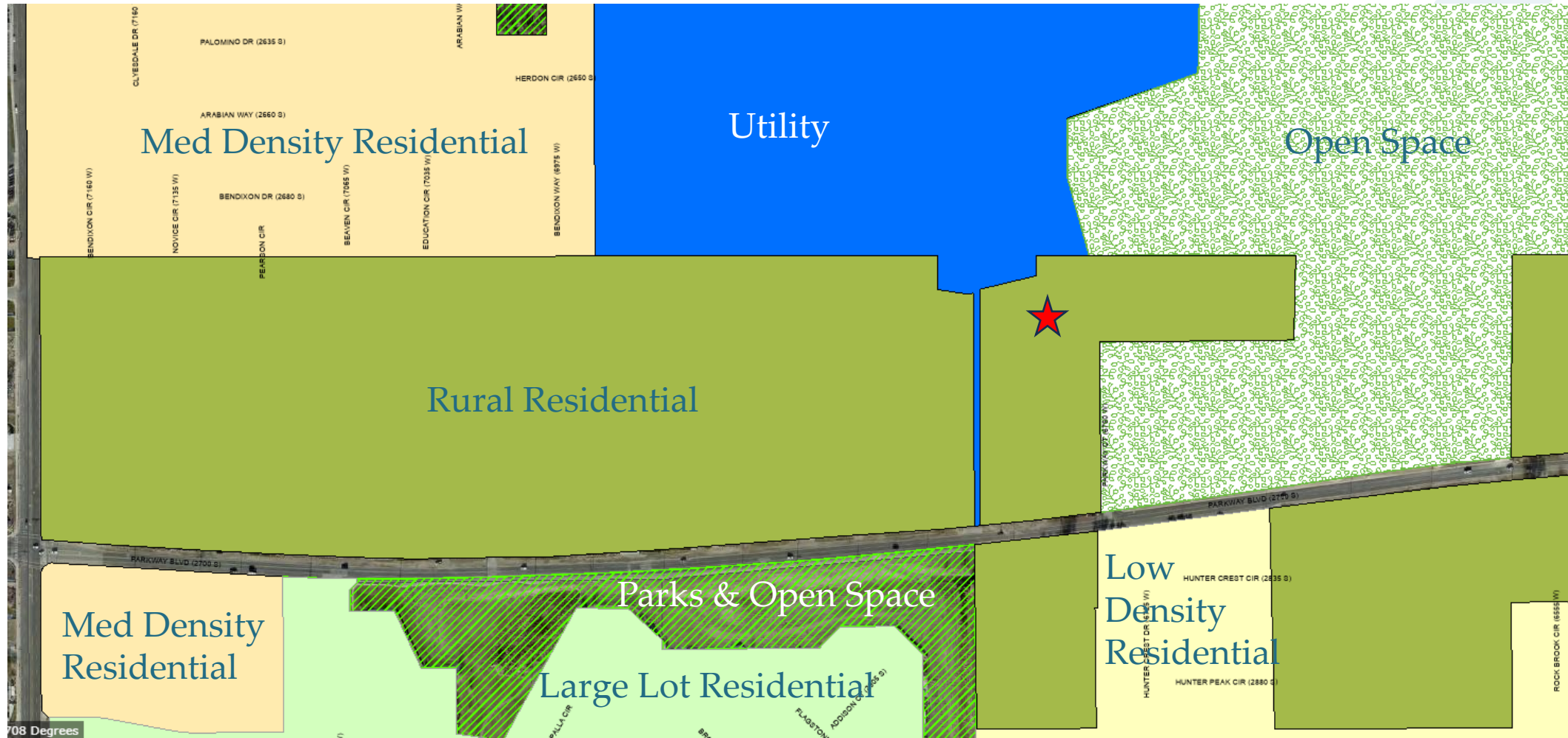
GPZ-4-2025

General Plan



GPZ-4-2025

General Plan



GPZ-4-2025 2016



GPZ-4-2025 2017



GPZ-4-2025
2020



GPZ-4-2025

2025



GPZ-4-2025

North



GPZ-4-2025

North



GPZ-4-2025

Northwest



GPZ-4-2025

West



GPZ-4-2025

West



GPZ-4-2025

Northwest



GPZ-4-2025

South



GPZ-4-2025

Southwest



GPZ-4-2025

Northeast



GPZ-4-2025

North



GPZ-4-2025

East



GPZ-4-2025

East



GPZ-4-2025

South



GPZ-4-2025

Northwest





Description: JJYS MOU

Fiscal Impact: none

Funding Source: NA

Account #: NA

Budget Opening Required **N**

Issue:

MOU agreement between the Department of Health and Human Services Division of Juvenile Justice and Youth Services (JJYS) and the Utah Cultural Celebration Center.

Summary:

The UCCC will provide the JJYA opportunities for youth to complete supervised court-ordered community service hours in exchange for waiver of rental fees for the annual Utah National Organization of Juveniles Offending Sexually (NOJOS) Conference.

Background:

JJYA will provide one a week supervised assistant at the UCCC working on projects predefined by staff to assist with the general upkeep and maintenance of the facility. The UCCC has a long tradition of hosting the annual NOJOS Conference, a conference for professionals working with youth in our community.

Recommendation:

Staff recommends approval.



WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY TO ENTER
INTO A MEMORANDUM OF UNDERSTANDING WITH
THE STATE OF UTAH TO PROVIDE ACCESS TO
CULTURAL CENTER PROGRAMMING.**

WHEREAS, the Department of Health and Human Services Division of Juvenile Justice and Youth Services of the state of Utah (the “State”) wishes to contract with the City to obtain access to Cultural Center programming for certain youth community service activities; and

WHEREAS, a Memorandum of Understanding (the “Agreement”) has been prepared by and between the City and the State to establish the terms of said cooperation; and

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

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

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER



Description: Professional Services Agreement – Horrocks Engineers, Inc.

Fiscal Impact: \$84,805.00

Funding Source: Northwest EDA

Account #: 45-9610-40750-75317-0100

Budget Opening

Required: Yes

Issue:

A resolution authorizing the execution of a Professional Services Agreement with Horrocks Engineers, Inc. for engineering services on the 5900 West Riter Canal box culvert .

Summary:

Authorize the execution and expenditures associated with a Professional Services Agreement with Horrocks Engineers, Inc., for structural engineering services on the 5900 West Riter Canal box culvert.

Background:

West Valley City is moving forward with a capital improvement project to extend 5900 West from Beagley Road south to Parkway Boulevard, connecting at the intersection of the southbound Mountain View Corridor ramps. This roadway extension will improve traffic circulation, provide an important north-south connection, and support anticipated growth in the surrounding area.

As part of the project design, the new roadway alignment will cross the Riter Canal, requiring the construction of a box culvert to safely convey canal flows beneath the roadway. The Engineering Division would like to hire a consultant to perform the structural design for the box culvert and prepare the necessary plans and specifications for the culvert that will be incorporated into the 5900 West roadway project bid package.

After requesting proposals from several consultants, staff recommend awarding a Professional Services Agreement to Horrocks Engineers, Inc. in the amount of \$84,805.00 for the design of the box culvert. Horrocks Engineers has demonstrated the expertise and experience needed to complete the work efficiently and in accordance with city standards. The project will be paid for by funds from the Northwest EDA.

Recommendation:

Execute the Professional Services Agreement with Horrocks Engineers, Inc.

Department: Public Works

Submitted by: Coby Wilson, City Engineer

Date: 10/29/25



WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
PROFESSIONAL SERVICES AGREEMENT WITH HORROCKS
ENGINEERS, INC.**

WHEREAS, the City requires assistance with the design of a box culvert on 5900 West; and

WHEREAS, Horrocks Engineers, Inc. (“Horrocks”) is a qualified firm willing to perform said professional services for the City; and

WHEREAS, a Professional Services Agreement (the “Agreement”) has been prepared by and between the City and Horrocks setting forth the terms on which said services shall be rendered; 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 authorize the execution of said Agreement.

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

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

**PROFESSIONAL SERVICES AGREEMENT
5900 WEST BOX CULVERT DESIGN**

THIS AGREEMENT is made this _____ day of _____, 20____, by and between West Valley City (hereinafter, the “City”), a municipal corporation of the State of Utah located at 3600 South Constitution Blvd., West Valley City, Utah 84119, and Horrocks Engineers, LLC (hereinafter, “Engineer”), a Delaware limited liability company, 2162 West Grove Parkway, Suite 100, Pleasant Grove, Utah 84062. The City and Engineer shall each be referred to individually as a “Party,” and collectively as the “Parties.”

WITNESSETH:

WHEREAS, the City seeks to design a box culvert over the Riter Canal on 5900 West (the “Work”); and

WHEREAS, the City has determined that Engineer is a qualified firm to perform said Work; and

WHEREAS, the City desires to retain Engineer’s expertise and professional services for the purposes described above;

NOW, THEREFORE, for and in consideration of the mutual covenants made herein, the Parties hereby agree as follows:

AGREEMENT:

1. **Project Description.** Engineer shall provide engineering and consulting services as described herein.
2. **Engineer’s Services.** Engineer shall perform the Work as detailed in the Scope of Work attached hereto, and incorporated herein as Exhibit “A.” Engineer shall perform the Work in accordance with professional standards applicable to licensed professionals in the state of Utah.
3. **Engineer’s Responsibilities.** Engineer will provide all professional services necessary for the performance of the Work. Engineer agrees that the compensation set forth herein represents adequate and sufficient consideration for all professional services necessary for the Project, whether or not those services are individually expressed in this Agreement. Engineer further agrees as follows:
 - A. **Responsibility for Documents.** Notwithstanding any approval from the City of the documents prepared by Engineer pursuant to this Agreement, Engineer and Engineer’s consultants shall be solely responsible, as measured by the standard of care as defined herein, for review of documents submitted for (i) the technical accuracy and adequacy of such documents; (ii) the constructability of the

improvements described in such documents; (iii) the compliance of such documents and the improvements described in such documents with all laws, ordinances, codes, regulations, rules, or other requirements of governmental authorities having jurisdiction over the Work.

4. **Additional Services.** The City shall only be obligated to compensate Engineer as set forth in this Agreement. The City shall not be obligated to compensate Engineer for any additional services unless those services are approved, in writing, by the City.
5. **City's Responsibilities.** The City shall be responsible for the following:
 - A. **Compensation.** The City shall pay the Engineer an amount not to exceed \$84,805.00. Payment shall be due within thirty days after the City receives an itemized invoice from Engineer for work performed.
 - B. **Removal of Services.** At the City's discretion and with prior notice to Engineer, services set forth in Exhibit A may be removed from the Work. If services are removed, the compensation set forth in subsection 5(A) above shall be reduced by the amount allocated to said services in Exhibit A.
6. **Termination.** Either Party may terminate this Agreement for cause by providing written notice of default to the other Party and giving ten days to cure the alleged default. In addition, the City may terminate this Agreement without cause at its sole discretion. In the event of a termination without cause, all Work ordered prior to the termination shall be performed and all compensation due for said Work shall be paid.
7. **Term.** This Agreement shall remain in effect for one year from the date of execution by all Parties unless terminated in accordance with Section 6 above.
8. **Notices.** All notices, requests, demands, and other communications required under this Agreement, except for normal, daily business communications, shall be in writing. Notice to any Party may be addressed in such other commercially reasonable way that such Party may, from time to time, designate in writing and deliver to the other Parties as set forth in this section. Such written communication shall be effective upon personal delivery or upon being sent by overnight mail service; by facsimile (with verbal confirmation of receipt); or by certified mail, return receipt requested, postage prepaid, and addressed to the respective Parties as follows:

If to the CITY: West Valley City
 Attn: City Manager
 3600 Constitution Blvd.
 West Valley City, Utah 84119

With a copy to: West Valley City
 Attn: City Attorney

3600 Constitution Boulevard
West Valley City, Utah 84119

If to Engineer: Horrocks Engineers, LLC.
CC: Compliance Dept.
2162 West Grove Parkway, Suite 100
Pleasant Grove, Utah 84062

9. **Relationship of the Parties.** It is understood that this Agreement is a contract that has been negotiated and voluntarily entered into by the Parties. Nothing in this Agreement is intended to, or shall be deemed to, establish any partnership or joint venture between any of the Parties hereto, constitute any Party the agent of another Party, nor authorize any Party to make or enter into any commitments for or on behalf of any other Party. It is understood and agreed that Engineer is an independent contractor, and that the officers and employees of Engineer shall not be employees, officers, or agents of the City; nor shall they represent themselves to be City employees; nor shall they be entitled, as a result of the execution of this Agreement, to any benefits or protections that would otherwise be available to City employees.
10. **Conflict of Interest.** Engineer warrants that no City employee, official, or agent has been retained by Engineer to solicit or secure this Agreement upon an agreement or understanding to be or to become an officer, agent, or employee of Engineer, or to receive a commission, percentage, brokerage, contingent fee, or any other form of compensation. Engineer further warrants that Engineer shall not engage in any activity, or accept any employment, interest, or contribution that would appear to compromise Engineer's professional judgment with respect to the Work.
11. **Indemnification.** To the fullest extent permitted by law, Engineer agrees to indemnify, defend, and hold the City harmless from and against all claims, losses, liabilities, costs, lawsuits, damages, and expenses, including court costs and reasonable attorney's fees, by reason of any claim and/or liability imposed, claimed, and/or threatened against the City for damages because of bodily injury, death, and/or property damages or loss (including, without limitation, tangible or intangible property or rights or economic loss, wherever occurring) arising out of, or in consequence of, the performance of the Engineer's services under this Agreement, to the extent that such bodily injuries, death, and/or property damages or loss (including, without limitation, tangible or intangible property or rights or economic loss, wherever occurring) are attributable to the negligence of Engineer and/or Engineer's consultants, subconsultants of any tier, representatives, servants, agents, employees, and/or assigns. As used in this section, the City shall also refer to the consultants, officers, designated agents, assigns, volunteers, and employees of the City. The indemnification required by this Section shall not apply to any bodily injuries, death, and/or property damages that are attributable to the sole negligence of the City. In addition, Engineer agrees to procure from each consultant retained by Engineer with respect to the Project an indemnity agreement in favor of the City to the same extent and form as this Section.

12. **Insurance.** Engineer shall secure and maintain throughout the period of this Agreement (and, with respect to professional liability insurance, for a period of three (3) years from the date of final payment to Engineer hereunder), such insurance as will protect Engineer and the City with respect to the services under this Agreement, from claims of any kind and nature whatsoever in accordance with the following limits and conditions:
- A. **Commercial General Liability Insurance.** Combined single limit per occurrence (covering bodily injury liability and property damage liability) in an amount not less than \$2,000,000, annual aggregate: \$3,000,000.
 - B. **Comprehensive (Hired or Non-Owned) Automobile Liability Insurance.** Combined single limit per occurrence (including bodily injury liability and property damage liability) in an amount not less than \$1,000,000.
 - C. **Worker's Compensation.** In an amount not less than the statutory limits required by law.
 - D. **Employer's Liability Insurance.** In an amount not less than \$1,000,000.
 - E. **Professional Liability Insurance.** In an amount not less than \$3,000,000 per claim and \$3,000,000 aggregate.
 - F. **Consultants.** Engineer shall require that any and all consultants engaged or employed by Engineer, either directly or by assignment, secure and maintain the same insurance coverages with the same deductible limitations, the same limits of liability, and for the same period in with the same conditions as stated in this Section.
 - G. **Conditions.** Engineer shall not commence services under this Agreement until Engineer has obtained all insurance required herein. Except for the Worker's Compensation, Employer's Liability and Professional Liability Insurance, the insurance required herein shall name the City as Additional Insured and Endorsements shall be issued accordingly. Such Certificates of Insurance and Endorsements shall be provided to the City at the execution of this Agreement. Engineer shall notify the City not less than thirty (30) days prior to any cancellation, modification or nonrenewal of any of the required insurance herein. If the City is damaged in any way by failure of Engineer or Engineer's consultants to purchase and maintain the insurance coverages and/or limits of liability required under this Section, Engineer shall bear all costs, expenses, and damages incurred by the City arising out of such failure to purchase and maintain the insurance coverages and/or liability limits required under this Section. In addition, the City reserves the right to require greater limits of insurance coverages under this Section at any time in accordance with any changes in the Utah Governmental Immunity Act.

13. **Assignment.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto, and to their respective successors-in-interest. This Agreement is not assignable by any Party.
14. **No Third-Party Beneficiaries.** The execution, performance, and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the Parties hereto, to any entity or Party other than Engineer and the City.
15. **Non-Waiver.** Failure on the part of a Party to complain of any action or non-action on the part of the other Parties, no matter how long the same may continue, shall not be deemed to be a waiver by such Party of any of its rights hereunder. The consent or approval by a Party to or of any action of the other Parties requiring such consent or approval shall not be deemed to waive or render unnecessary such consent or approval to or of any subsequent similar act.
16. **Attorney's Fees.** In the event of any litigation arising out of this Agreement, the substantially prevailing Party or Parties shall be entitled to recover reasonable costs and expenses of such litigation from the other Party or Parties, including, without limitation, reasonable attorneys' fees and expenses, whether incurred by in-house counsel or other counsel of record.
17. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any Party or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to Parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
18. **Exhibits/Recitals.** All Exhibits to this Agreement and all Recitals are incorporated in this Agreement and made a part of this Agreement as if set forth in full, and are binding upon the Parties to this Agreement.
19. **Entire Agreement.** This Agreement, including all exhibits attached hereto and all other documents incorporated herein by reference, contains the entire, fully-integrated agreement between the Parties, and no statement, promise, or inducements made by any Party or agents for any Party that are not contained in this written Agreement, shall be binding or valid. This Agreement shall supersede all prior and contemporaneous negotiations, representations and agreements of the Parties with respect to the subject matter thereof.
20. **Counterparts/Electronic Signatures.** This Agreement may be executed in counterparts, each of which when taken together shall constitute one complete agreement. Electronic signatures shall be acceptable as if originals, but the Parties agree to deliver an original signature to the other Parties within two (2) business days by reputable courier service.

21. **Authority.** Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of each Party's obligations hereunder have been duly authorized and that this Agreement is valid and legally binding on the Parties and enforceable in accordance with its terms.
22. **Amendment.** No amendments, modifications, or alterations of the terms of this Agreement shall be binding unless the same be in writing and duly executed by the Parties.
23. **Compliance with Laws/Laws to Apply.** The Parties shall comply with all applicable local, state and federal laws, rules, regulations, and other legal requirements while performing under this Agreement. This Agreement shall be construed under and in accordance with the laws of the State of Utah, without giving effect to principles of conflicts of laws. Any dispute relating to this Agreement shall be heard in the state or federal courts of the State of Utah, and the Parties agree to jurisdiction and venue therein.
24. **Timely Performance.** The Project Schedule shall be diligently followed by Engineer in accordance with this Agreement and of each term and provision hereof. No Party hereto shall be considered in default in the performance of an obligation hereunder to the extent that performance of such obligation is delayed, hindered, or prevented by force majeure. Force majeure shall be any cause beyond the control of the defaulting Party which could not reasonably have been foreseen and guarded against. Force majeure includes, but is not limited to, acts of God, fires, riots, pandemics, incendiarism, interference by civil or military authorities, compliance with regulations or orders of military authorities, and acts of war (declared or undeclared), provided such cause could not have been reasonably foreseen and guarded against by the defaulting Party.
25. **Captions and Headings.** The section headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

IN WITNESS WHEREOF, the Parties to this Agreement have executed this Agreement as of the day and year first above written.

(Signatures follow)

WEST VALLEY CITY

Mayor

City Manager

ATTEST:

City Recorder

ENGINEER

By: Chris Hansen
Its: Vice President

State of Utah)
County of Utah) :ss

On this 28th day of October, 2025, personally
appeared before me Chris Hansen [name of person(s)],
whose identity is personally known to me or proved to me on the basis of satisfactory evidence,
and who affirmed that he/she is the Vice-President [title], of
Horrocks Engineers, Inc., and that this *Professional Services Agreement* was signed by him/her in
behalf of said entity by authority of its bylaws or of a Resolution of its Board of Directors, and
he/she acknowledged to me that said entity executed the same.



Cathy Laycock
Notary Public

EXHIBIT A
SCOPE OF WORK

PROJECT PROPOSAL

TO: Jeff Ray, PE
FROM: Jared Olsen, PE
DATE: October 10, 2025
SUBJECT: 5900 West Over Riter Canal Box Culvert, West Valley City, UT

PROJECT UNDERSTANDING

West Valley City is planning to extend the 5900 West roadway from Beagley Road to Parkway Blvd. See Figure 1 below for the concept plans showing the proposed roadway extension. The proposed roadway will cross the Riter Canal requiring a box culvert to carry 5900 West over the canal. See Figure 2 below showing the proposed layout of the culvert. The proposed box culvert will be similar to the existing nearby Anna Caroline Drive culvert located east of the proposed location. The proposed culvert will be a single cell cast-in-place 4-sided box culvert that will implement the same hydraulic opening and aesthetics of the headwall and fencing as the existing nearby Anna Caroline culvert. The City has requested a proposal from Horrocks to design this box culvert.

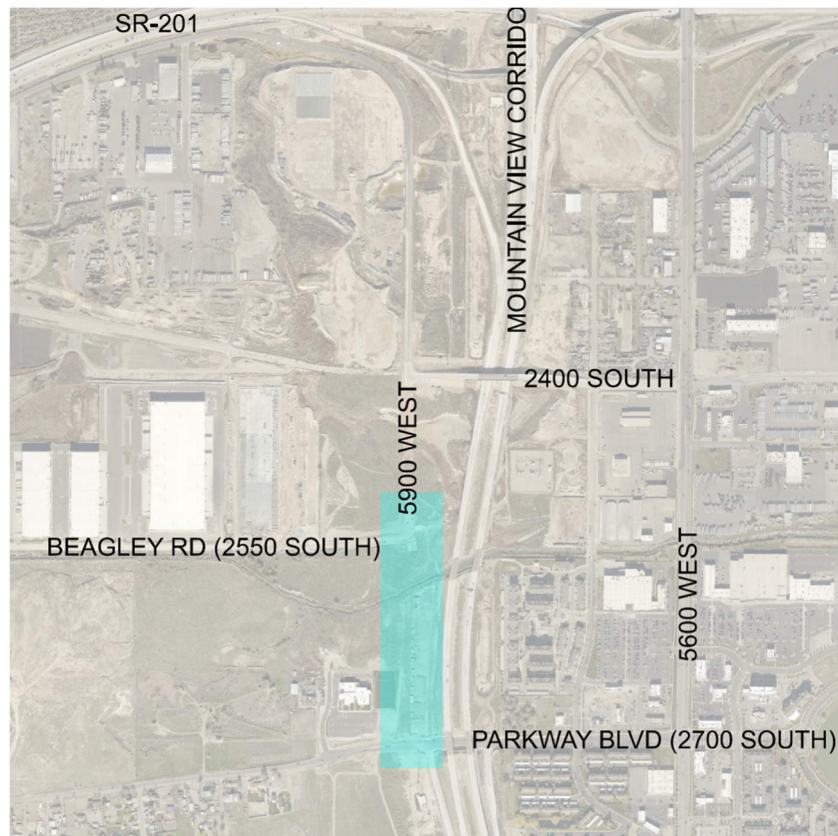


Figure 1- Proposed 5900 West Roadway Extension

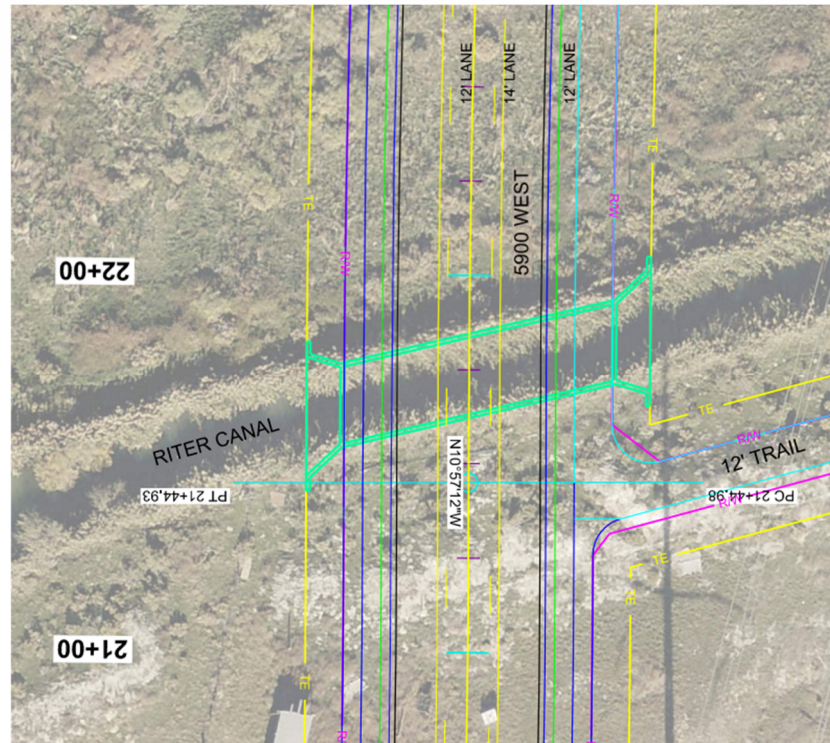


Figure 2- Proposed Box Culvert Layout

West Valley City is looking to retain the services of Horrocks to design the 5900 West over Riter Canal box culvert. This culvert is located within City limits and is intended to be entirely funded by the City. It is anticipated that the culvert will be owned and maintained completely by the City. However, since the culvert will have a clear span length greater than 20 feet, coordination with UDOT, specifically UDOT structures, is required. In order to meet federal requirements, Horrocks will request a UDOT structure number so that the culvert will be added to the national bridge database. Federal requirements also dictate that this culvert be load rated using AASHTOWare BrR software and that the load rating be submitted to UDOT. The City has requested Horrocks to include these efforts in the scope of work. In addition, Horrocks will default to implement a structures design that will follow the UDOT structures and geotechnical design standards as much as is practical. Horrocks will only be providing structural design services. The City will be performing the roadway, drainage, utilities, survey, right-of-way, and geotechnical services along with any other services required to design the culvert.

SCOPE OF WORK

1. Provide project coordination and meetings with the City, and other stakeholders as may be required to complete the structural design of the culvert. Horrocks will be involved in all the structural review meetings required by the City.
2. Review topography, roadway layouts, utility, and other data from the City pertinent to the structures design.
3. Coordinate with the Roadway Engineer as required for design of the structure.
4. Coordinate with the Hydraulics Engineer as required for design of the structure.
5. A cast-in-place single cell 4-sided box culvert with a 6-foot by 20-foot opening will be provided.
6. Design and detailing of the box culvert will follow UDOT standards as much as is practical



7. Design and detailing of the box culvert will be similar to the nearby Anna Caroline culvert with the exception that a 4-sided box will be used in lieu of a 3-sided stiffleg culvert which was used at the Anna Caroline culvert.
8. Standard cast-in-place headwalls, wingwalls and apron will be used at the culvert end sections. Horrocks, in coordination with the City, will layout the culvert end sections.
9. Aesthetics of the headwall and fencing will follow the nearby Anna Caroline culvert. The fencing will be a pre-manufactured product. Horrocks will design the fence anchorage only, not the fence itself. Product information for the fencing and headwall aesthetics will be provided by the City. Horrocks will not be responsible for researching the required aesthetics information.
10. A UDOT structure number will be requested by Horrocks
11. A BrR load rating will be provided by Horrocks and submitted to UDOT
12. Complete preliminary and final engineering design for the structure; accomplish detail design; prepare for incorporation into the contract documents, construction drawings, and specifications to show the character and scope of work to be performed by contractors on the project.
 - a. Construction drawings are anticipated to include: situation and layout sheets (S&Ls), barrel details, end section details including wingwalls, apron and cut-off walls, headwall details, fence details, aesthetic details, and reinforcing schedules.
 - b. Structural calculations required to meet AASHTO LRFD requirements.
13. Prepare and provide bidding documents that will include a bid schedule and quantity takeoffs for the structures.
14. Prepare and provide contract documents as required by the City for the structures work.
15. Prepare and provide an Opinion of Probable Cost for the structures.
16. Assist in preparation of a final bid package for the structures design for the City.

Assumptions:

- No site visit is required
- No Type Selection and Layout report is required
- No roadway barrier will be required above the culvert and the proposed headwalls will be located outside of the roadway clearzone.
- Prior to beginning work on the culvert design, the required roadway cross section will be finalized and won't change after the culvert design effort has begun.
- Construction phasing will not be required as the canal will be temporarily diverted to allow for the culvert construction.
- Project survey, drainage, geotech, utilities, right-of-way and roadway design will be provided by the City before beginning work on the culvert design.
- Culvert layout will be a single cell cast-in-place 4-sided box structure
- There is sufficient ROW for the entire construction of the culvert. If construction easements are required, the City is responsible for that coordination. Other than culvert wingwalls and headwalls, no other retaining walls will be required
- No scour at the culvert
- No geotechnical concerns encountered at the culvert and any required geotechnical recommendations will be obtained and provided by the City including subgrade preparation requirements.
- Horrocks, in coordination with the City, will lay out the culvert end sections.
- No utilities are in conflict with the culvert other than a storm drain line that will penetrate one of the wingwalls.



- Assuming that roadway profile will be set to provide the entire roadway pavement section above the culvert, meaning the top of the culvert will not be the driving surface and approach slabs are not required.
- Geotechnical design parameters for the wingwalls and headwalls will be obtained from the UDOT standard designs.
- No required special provisions. Either UDOT or City standard specifications will be implemented on the project.
- Standard UDOT drawings and designs will be incorporated into the planset as much as is practical
- No lighting on the structure
- Horrocks will not be designing the fence. A pre-manufactured fence system will be specified.
- Horrocks will have at least one month to finalize the 30% design once the canal and roadway constraints are finalized including: hydraulic opening, culvert alignment, roadway cross-section, culvert length and grading at the end sections. After the 30% design, these canal and roadway constraints may not be altered without providing additional schedule and a contract mod to Horrocks to incorporate the changes into the structural design.
- Culvert aesthetics are minor and only include typical concrete stains and formliners at the headwalls.
- Will provide a basic cost estimate at 30% and a detailed cost estimate at 90% and final.

Exclusions:

- Post-Design support, including shop drawing review and answering RFI's from the contractor
- Other design submittals other than 30%, 90% and Final
- Lighting provided on the structure

FEE ESTIMATE

Horrocks will perform the above-described scope of work for the following time and materials fees:

- Design of the 5900 West over Riter Canal box culvert: \$85,000
- See attached fee breakdown

SCHEDULE

The above-described scope of work can be completed in three to four months from Notice to Proceed assuming timely reviews (one week) by the City and all needed design-related information is available upon request.

Horrocks 5900 W over Riter Canal Box Culvert, West Valley City, UT							Direct Expenses		Task Subtotal
	Project Manager	Senior Engineer	Project Engineer	Quality Manager	CAD Technician	TOTAL	Cost	Description	
Fully Burdened Rate	\$355.00	\$210.00	\$164.00	\$210.00	\$147.00				
Project Management									
Manage Project (2 hours per month 4 months)	8					\$2,840			
Meetings and coordination (2 hours per month 4 months)	16					\$5,680			
Subtotal	24	0	0	0	0	\$8,520	\$0		\$8,520
QUALITY MANAGEMENT									
Quality Assurance (2 hours per submittal 3 submittals)				6		\$1,260			
Plan and Calculation Review for 3 submittals				40		\$8,400			
Subtotal	0	0	0	46	0	\$9,660	\$0		\$9,660
STRUCTURES									
30% Submittal									
Bridge Plans	4	30			25	\$11,395			
Prepare cost estimates		4				\$840			
Review and process submittal comments	2	4			4	\$2,138			
Subtotal	6	38	0	0	29	\$14,373	\$0		\$14,373
90% Submittal									
Bridge Plans & Calcs	8	20	120		60	\$35,540			
Perform Load Rating			35	5		\$6,790			
Prepare cost estimates		4	4			\$1,496			
Review and process submittal comments	2	4			4	\$2,138			
Subtotal	10	28	159	5	64	\$45,964	\$0		\$45,964
Final Submittal									
Bridge Plans & Calcs		8			8	\$2,856			
Prepare cost estimates		2	2			\$748			
Review and process submittal comments		2			2	\$714			
Subtotal	0	12	2	0	10	\$4,318	\$0		\$4,318
Bid Documents									
Bridge Plans & Calcs		4				\$840			
Assist in Preparing Final Bid Package	2	2				\$1,130			
Subtotal	2	6	0	0	0	\$1,970	\$0		\$1,970
Subtotal Hours	42	84	161	51	103				
Cost/Employee	\$14,910	\$17,640	\$26,404	\$10,710	\$15,141				
Subtotal Labor Costs						\$84,805			
Subtotal Direct Expenses									
TOTAL FIRM FEE ESTIMATE								\$84,805.00	



WEST VALLEY CITY

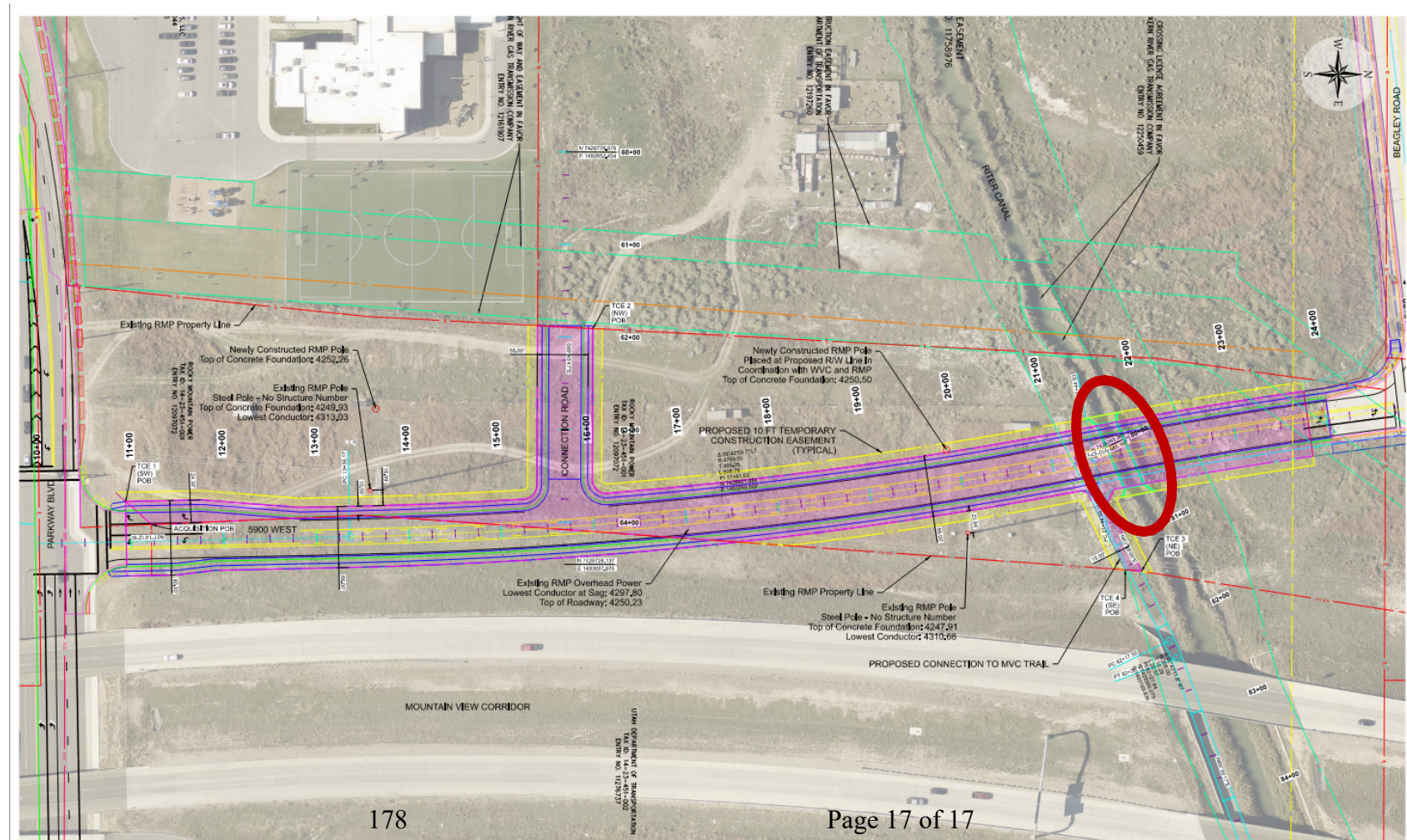
www.wvc-ut.gov

PROFESSIONAL SERVICES AGREEMENT

Horrocks Engineers, Inc. – 5900 West Box Culvert

Professional Services Agreement Horrocks Engineers, Inc. – 5900 West Box Culvert

- PSA to design the 5900 West Riter Canal box culvert
- Contract amount: \$84,805.00
- Funding source: Northwest EDA





Description: Federal Aid Agreement - 7200 West Reconstruction Project

Fiscal Impact: \$661,955

Funding Source: Transportation Funds

Account #: 45-9610-40750-75299-0600

Budget Opening Required: No

Issue:

A resolution authorizing the execution of a Federal Aid Agreement for Local Agency Project – 7200 West; 3500 South to 4100 South – PIN 20312 – UDOT Project No. F-2238(2)0

Summary:

An agreement to receive federal funds to construct the 7200 West; 3500 South to 4100 South Roadway Reconstruction project.

Background:

West Valley City and Magna have a roadway improvement project planned on 7200 West between 3500 South and 4100 South. The scope of the project includes full depth reconstruction of the existing pavement, drainage improvements, installation of curb & gutter and sidewalk where needed, and the reconstruction of the railroad crossing. The environmental document was recently completed for this project, and the project is ready to be advanced into design.

West Valley City has submitted multiple Surface Transportation Program (STP) applications to WFRC over the past few years to secure funding for this reconstruction project. Several of those applications have been successful and the execution of this agreement enables West Valley City to access those funds and begin design. At this point, construction is tentatively scheduled for 2028; however, there is a significant schedule risk anytime a railroad crossing is involved.

Recommendation:

Execute the Federal Aid Agreement and authorize the city to execute design and construction management agreements associated with the project.

Department: Public Works

Submitted by: Coby Wilson, City Engineer

Date: 11/4/25



WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING A FEDERAL AID AGREEMENT
BETWEEN THE CITY AND THE UTAH DEPARTMENT OF
TRANSPORTATION FOR IMPROVEMENTS TO 7200 WEST.**

WHEREAS, the City desires to construct certain improvements to 7200 West (the “Project”); and

WHEREAS, federal aid funding is available for the Project, conditioned upon the execution of a Federal Aid Agreement (the “Agreement”) between the City and the Utah Department of Transportation; 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 execute the Agreement and move forward with the Project.

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

1. That the Agreement is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Agreement for and on behalf of West Valley City, subject to approval of the final form of the Agreement by the City Manager and the City Attorney’s Office.
2. The City shall be authorized to expend the available funds, including the local match, under the Agreement for the Project and shall be authorized to engage design and engineering professionals for that purpose.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

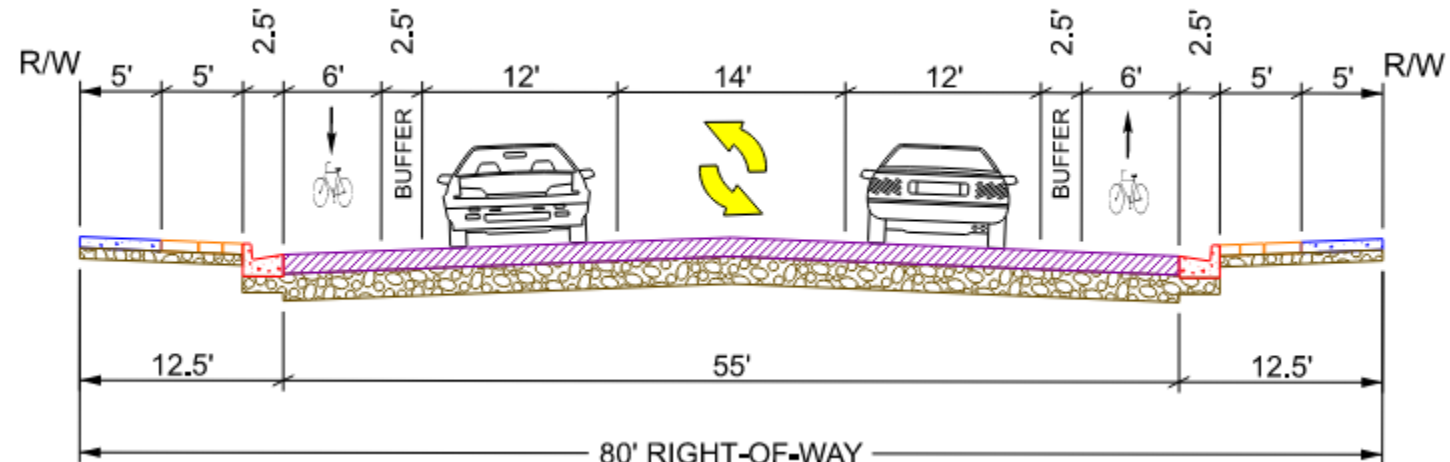
CITY RECORDER

UDOT FEDERAL AID AGREEMENT 7200 WEST; 3500 SOUTH TO 4100 SOUTH

- A Federal Aid Agreement to receive federal funds to reconstruct 7200 West between 3500 South and 4100 South.

Funding Source	Amount Awarded	Required Match
2023-2028 STP	\$ 5,031,156	\$ 340,609
2024-2029 STP	\$ 2,601,383	\$ 176,114
2025-2030 STP	\$ 2,145,232	\$ 145,232
2026-2031 STP (Future FAA)	\$ 2,500,000	\$ 169,250
Total	\$ 12,277,771	\$ 831,205
Project Est	\$ 15,500,000	
Shortfall	\$ 3,222,229	

Current Federal Aid Agreement Funds





Description: MSD, Magna, & WVC Interlocal Agreement for 7200 W Reconstruction Project

Fiscal Impact: N/A

Funding Source: N/A

Account #: N/A

Budget Opening Required: No

Issue:

A resolution authorizing the execution of an Interlocal Cooperation Agreement between the Greater Salt Lake Municipal Services District, Magna City, and West Valley City – 7200 West Reconstruction Project; 3500 South to 4100 South

Summary:

An Interlocal Cooperation Agreement between the Greater Salt Lake Municipal Services District, Magna City, and West Valley City addressing cost sharing on a federally funded roadway reconstruction project on 7200 West from 3500 South to 4100 South.

Background:

West Valley City and Magna City have received federal funds under the Surface Transportation Program to construct improvements on 7200 West; a roadway shared between the two agencies. This Interlocal Cooperation Agreement addresses cost sharing between West Valley City and Magna City.

Based on the improvements included within the scope of this project, 60% of the improvements are within West Valley City and 40% are in Magna City. Therefore, West Valley City will receive 60% of the federal funds allocated to this project and shall be responsible for 60% of the local matching funds. Magna City shall receive the remaining 40% and shall be responsible for 40% of the local matching funds. All costs associated with betterments requested by either party will be the responsibility of the party requesting the betterment.

West Valley City will take the lead on the project and will work with Magna City during all phases of design and construction.

Recommendation:

Execute the Interlocal Agreement with the Magna City.

Department: Public Works
Submitted by: Coby Wilson, City Engineer
Date: 11/4/25



WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN
INTERLOCAL COOPERATION AGREEMENT WITH
MAGNA CITY AND THE GREATER SALT LAKE
MUNICIPAL SERVICES DISTRICT FOR IMPROVEMENTS
TO 7200 WEST.**

WHEREAS, Title 11, Chapter 13, Utah Code Annotated 1953, as amended, entitled “Interlocal Cooperation Act” provides that any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency is authorized by law to perform; and

WHEREAS, West Valley City has entered into a Federal Aid Agreement for certain improvements to 7200 West; and

WHEREAS, Magna City and the Greater Salt Lake Municipal Services District (hereinafter and collectively, “Magna”) are willing to participate in the cost of said improvements; and

WHEREAS, an agreement has been prepared for execution by and between the City and Magna, a copy of which is attached hereto and entitled “Interlocal Cooperation Agreement” (hereinafter, the “Agreement”), that set forth the rights, duties, and obligations of each of the parties with respect thereto; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to authorize the execution of the above-referenced Agreement.

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

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

INTERLOCAL COOPERATION AGREEMENT

Between

THE GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT,

MAGNA CITY

and

WEST VALLEY CITY

This Interlocal Cooperation Agreement (this “Agreement”) is made and entered into this _____ day of _____, 2025, with an effective date as provided in Section 14 of this Agreement, by and between the Greater Salt Lake Municipal Services District a political subdivision and special district of the State of Utah (“MSD”) and Magna City, a municipal corporation of the State of Utah (“City”) (collectively, the MSD and City may be described herein as “Magna”); and West Valley City, a municipal corporation of the State of Utah (“WVC”). WVC, the MSD, and City are sometimes referred to collectively as the “Parties” and each may be referred to individually as a “Party,” all as governed by the context in which such words are used.

W I T N E S S E T H :

WHEREAS, Magna and WVC are public agencies as defined by Title 11, Chapter 13, UTAH CODE ANN. (the “Interlocal Act”). Section 11-13-202 of the Interlocal Act provides that any two or more public agencies may enter into an agreement with one another for joint or cooperative action; and

WHEREAS, pursuant to the Federal Aid Agreement (“FAA”), attached hereto as Exhibit “A” and incorporated herein, for Project No. F-2238(2)0 (the “Project”), 7200 West; 3500 South to 4100 South, WVC is identified as a Local Government awarded financing from federal-aid highway funds; and

WHEREAS, in addition to the federal-aid highway funds, both WVC and Magna shall provide funds for the Project; and

WHEREAS, Magna and WVC desire to enter into an agreement, which sets forth the rights, obligations and responsibilities of each Party for the Project.

A G R E E M E N T :

NOW, THEREFORE, in reliance on the stated recitals, which are incorporated herein by reference, and for and in consideration of the mutual covenants and agreements hereafter set forth, the mutual benefits to the Parties to be derived herefrom, and for other valuable consideration, the receipt and sufficiency of which the Parties acknowledge, it is hereby agreed as follows:

NOW, THEREFORE, in consideration of the promises and the mutual covenants and undertakings, the Parties hereby agree as follows:

1. WVC Obligations. Except as provided in Section 2 of this Agreement, WVC shall perform all of Section III of the FAA, Local Agency Roles and Responsibilities on a Federally Funded Local Government Project. These obligations include, but are not limited to: design, bidding, and construction of the Project through the Utah Department of Transportation (“UDOT”). WVC will consult with Magna in making project decisions and will give Magna deference in making decisions within the jurisdictional area of Magna provided that such deference does not increase the cost of the project at WVC’s expense. WVC shall diligently cooperate with Magna to ensure that the decisions are sound and made in a timely manner. WVC shall receive 60% of the funding allocated pursuant to the FAA (including any addenda or modifications) and shall be responsible for 60% of the local matching funds for the Project and for 60% of any Project costs that exceed or overrun the federal funds allocated pursuant to the FAA (including any addenda or modifications). For betterments requested by WVC, WVC shall be responsible for 100% of the cost.

2. Magna Obligations.

a. Magna shall perform the following:

- i) Magna shall receive 40% of the funding allocation pursuant to the FAA (including any addenda or modifications) and shall be responsible to pay 40% of the local matching funds for the Project. The local match is 6.77% of each federal dollar spent. For betterments requested by Magna, Magna shall be responsible for 100% of the cost.
- ii) In the event that the Project costs exceed or overrun the federal funds allocated pursuant to the FAA (including any addenda or modifications), Magna agrees to pay 40% of the cost exceeding the federal funds, (the “Magna Additional Amount”). However, Magna shall not be obligated to pay any additional amount exceeding the federal funds that results from Change Orders that are not approved by Magna.
- iii) The Parties agree that upon receiving a project related invoice, WVC will invoice Magna for Magna’s share of that invoice as defined above. Magna will pay WVC within 30 days after receipt of any such invoice from WVC.

3. Approval and Coordination. WVC shall obtain Magna approval of all Project design plans, drawings, and specifications prior to bid for the portion of the Project within Magna City and/or jurisdictional limits. In addition, WVC shall obtain Magna approval for the Project schedule, Project construction coordination, including change orders, and any Project modification within Magna City limits. Magna shall cooperate and respond to all requests for approval promptly after receipt of any such request and shall not unreasonably withhold, condition, or delay any approval required under this paragraph or elsewhere in this Agreement.

4. Services Performed in a Professional and Reasonable Manner. WVC shall perform project management in a professional, reasonable and responsive manner in compliance with all applicable laws. Subject to the foregoing, the exact nature of how the services are to be performed, and any other matters incidental to providing services shall remain with WVC. All construction will comply with applicable law.

5. Retaining Consultants and Contractors. WVC will consult with Magna and consider input from Magna in selecting consultants.

6. Termination. If the design and construction of the Project are not completed by the end of the term as set forth herein, and WVC desires to extend this Agreement, WVC shall request an extension from Magna as soon as reasonably possible. The request shall be in writing and shall indicate the reason for the request and the length of the extension desired. Magna shall not unreasonably withhold, condition, or delay its acceptance of a request by WVC for an extension. Within 30 days of receipt of such written request, Magna shall notify WVC in writing of its intent to accept or reject the request, and the Parties shall amend this Agreement with a new termination date if accepted. This Agreement may be terminated, for cause, upon 90 days written notice to the non-terminating Party or Parties if the other Party or Parties fail to cure the default identified in the written notice within the 90 day notice period.

7. Liability and Indemnification. Magna and WVC are governmental entities under the Utah Governmental Immunity Act (the "Act"), UTAH CODE ANN. § 63G-7-101. Consistent with the terms of the Act, and as provided herein, it is mutually agreed that each Party is responsible and liable for its own wrongful or negligent acts which are committed by it or by its agents, officers or employees. Neither Party waives any defenses otherwise available under the Act nor does any Party waive any limits of liability currently provided by the Act.

8. Interlocal Cooperation Act Requirements. In satisfaction of the requirements of the Interlocal Act, and in connection with this Agreement, the Parties agree as follows:

- (a) This Agreement shall be approved by each Party pursuant to Section 11-13-202.5 of the Interlocal Act;
- (b) This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party, pursuant to Section 11-13-202.5 of the Interlocal Act;
- (c) A duly executed original counterpart of this Agreement shall be filed with keeper of records of each Party, pursuant to Section 11-13-209 of the Interlocal Act;
- (d) Except as otherwise specifically provided herein, each Party shall be responsible for its own costs of any action taken pursuant to this Agreement, and for any budgeting and financing of such costs; and
- (e) No separate legal entity is created by the terms of this Agreement. To the extent that this Agreement requires administration other than as set forth herein, it shall be administered by a joint board consisting of the City Manager of WVC, a representative of the Greater Salt Lake Municipal Services District, and the City

Manager of Magna City. No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent that a Party acquires, holds or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

9. Notices. Any notice required or permitted to be given hereunder shall be deemed sufficient if given by a communication in writing, and shall be deemed to have been received (a) upon personal delivery or actual receipt thereof, (b) within three days after such notice is deposited in the United States mail, postage pre-paid, and certified and addressed as follows, or (c) upon receipt of an e-mail notice addressed to the respective Parties as follows:

If to Magna City:	David Brickey Magna City Manager Webster Community Center 8952 W Magna Main Street Magna, UT 84044 Email: dbrickey@magna.utah.gov
With a copy to:	Paul Ashton Ashtree Legal Services PC 1237 E Lorraine Drive Salt Lake City, UT 84106 Email: phashton@xmission.com
If to the MSD:	Lizel K. Allen, PE Director of Engineering Greater Salt Lake Municipal Services District 860 Levoy Drive, Suite 300 Taylorsville, UT 84123 Email: lallen@msd.utah.gov
With a copy to:	Mark H. Anderson Fabian VanCott 95 S. State Street, Suite 2300 Salt Lake City, UT 84111 Email: mhanderson@fabianvancott.com
If to WVC:	Ifo Pili City Manager West Valley City 3600 Constitution Boulevard West Valley City, Utah 84119 E-mail: _____
With a copy to:	J. Eric Bunderson City Attorney

West Valley City
3600 Constitution Boulevard
West Valley City, Utah 84119
E-mail: eric.bunderson@wvc-ut.gov

10. Governing Law. This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.

11. Resolution of Claims and Disputes. In any action brought to enforce the terms of this Agreement, the Parties agree that the appropriate venue shall be the Third Judicial District Court in and for Salt Lake County, Utah.

12. Entire Agreement. This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof, and no statements, promises, or inducements made by either Party or agents for either Party that are not contained in this written Agreement shall be binding or valid; and this Agreement may not be enlarged, modified, or altered except in writing, and signed by the Parties.

13. Amendments. This Agreement may be amended, changed, modified or altered only by an instrument in writing which shall be (a) approved by the governing bodies of WVC, the Greater Salt Lake Municipal Services District, and Magna City, including the adoption of any necessary resolutions or ordinances by the Parties authorizing the execution of any amendment, change, modification or alteration of this Agreement by the appropriate person or persons for WVC and Magna, respectively, (b) executed by a duly authorized official of each of the Parties, (c) submitted to an attorney for each Party that is authorized to represent said Party for review as to proper form and compliance with applicable law, pursuant to Section 11-13-202.5 of the Interlocal Act, and the execution by each respective attorney, and (d) filed with the keeper of the records of each Party.

14. Term of Agreement. This Agreement shall take effect immediately upon the completion of the following: (a) the approval of the Agreement by the adoption of a resolution by the governing body of each of the Parties, (b) the execution of this Agreement by a duly authorized official of each of the Parties, (c) the submission of this Agreement to an attorney for each Party that is authorized to represent said Party for review as to proper form and compliance with applicable law, pursuant to Section 11-13-202.5 of the Interlocal Act, and the approval of each respective attorney, and (d) the filing of a copy of this Agreement with the keeper of records of each Party. This Agreement shall terminate on the earlier of (i) the completion of the Project or (ii) within seven (7) years after the execution of this Agreement as set forth herein. Except as otherwise provided in Section 6 there is no permissible method or methods to be employed to accomplish the partial or complete termination of this Agreement.

15. Severability. If any provision hereof shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule or public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained

invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses, or paragraphs herein contained, shall not affect the remaining portions hereof, or any part thereof.

16. Additional Provisions. The following provisions also are integral to this Agreement:

(a) Titles and Captions. All section or subsection titles or captions herein are for convenience only. Such titles and captions shall not be deemed part of this Agreement and shall in no way define, limit, augment, extend or describe the scope, content or intent of any part or parts hereof.

(b) Pronouns and Plurals. Whenever the context may require, any pronoun used herein shall include the corresponding masculine, feminine or neuter forms, and the singular form of nouns, pronouns and verbs shall include the plurals and vice versa.

(c) Applicable Law. The provisions of this Agreement shall be governed by and construed in accordance with the laws of the state of Utah.

(d) Integration. This Agreement constitutes the entire agreement between the parties pertaining to the subject matter hereof, and supersedes all prior agreements and understandings pertaining thereto.

(e) Time. Time is the essence hereof.

(f) Survival. All agreements, covenants, representations and warranties contained herein shall survive the execution of this Agreement and shall continue in full force and effect throughout the term of this Agreement.

(g) Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy consequent upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party may, by notice delivered in the manner provided in this Agreement, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation or covenant of any other party. No waiver shall affect or alter the remainder of this Agreement but each and every other covenant, agreement, term and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring breach.

(h) Rights and Remedies. The rights and remedies of the parties hereto shall not be mutually exclusive, and the exercise of one or more of the provisions of this Agreement shall not preclude the exercise of any other provision hereof.

(i) Attorney Fees. If any action, suit or proceeding is brought by a party hereto with respect to a matter or matters covered by this Agreement, all costs and expenses of the prevailing party incident to such proceeding, including reasonable attorneys' fees, shall be paid by the nonprevailing party.

(j) Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

(k) Severability. The provisions of this Agreement are severable and, should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable or invalid provision shall not affect the other provisions of this Agreement.

(l) Cumulative Remedies. The rights and remedies of the Parties hereto shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of, any other right, remedy or priority allowed by law.

(m) Exhibits and Recitals. The Recitals set forth above and all exhibits to this Agreement are incorporated herein to the same extent as if such items were set forth in their entirety within the body of this Agreement.

(n) No Agency. Agents, employees or representatives of a Party shall not be deemed to be agents, employees or representatives of the other Party.

IN WITNESS WHEREOF, WVC, by a resolution duly adopted by its City Council, caused this Agreement to be signed and attested by the Mayor, or her designee; and Magna City, by a resolution duly adopted by its City Council, caused this Agreement to be signed by the Mayor, or his designee; and the Greater Salt Lake Municipal Services District, by a resolution duly adopted by its governing board, caused this Agreement to be signed by the Chair.

MAGNA CITY

By: _____
Mayor

ATTEST:

City Recorder

Approved as to Form and Legality:

MAGNA CITY ATTORNEY

By: _____

Date: _____

WEST VALLEY CITY

By: _____
Mayor

ATTEST:

City Recorder

Approved as to Form and Legality:

WEST VALLEY CITY ATTORNEY

By: Brandon Hill

Date: 11/7/2025

**GREATER SALT LAKE MUNICIPAL
SERVICES DISTRICT**

By: _____
Chair

ATTEST:

Clerk

Approved as to Form and Legality:

COUNSEL FOR THE GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT

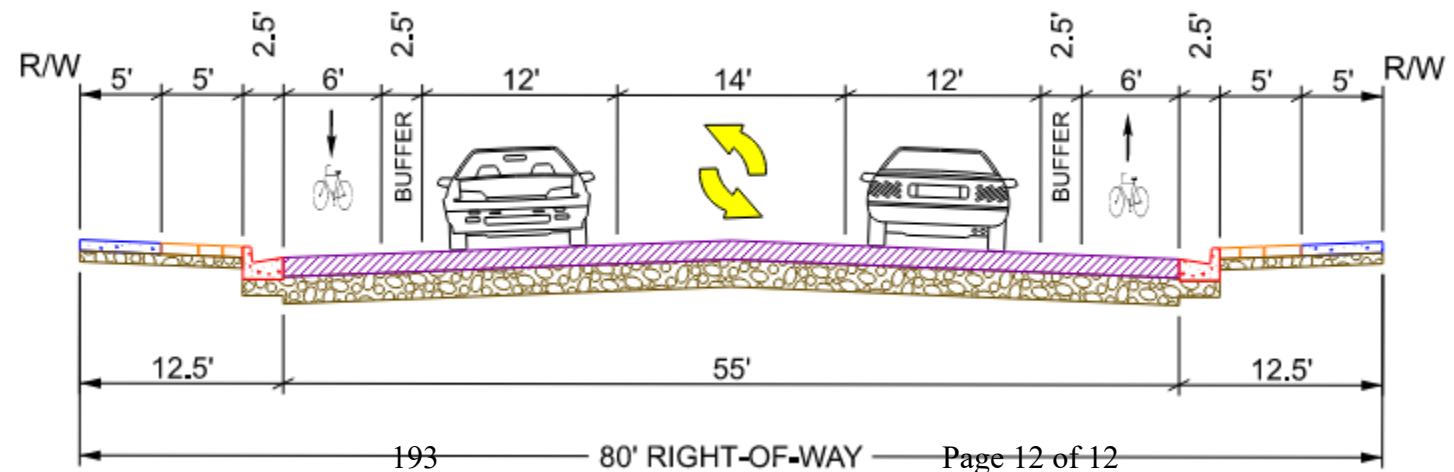
By: _____

Date: _____

4920-2905-1764, v. 3

INTERLOCAL COOPERATION AGREEMENT – 7200 WEST

- ILA between the Greater Salt Lake Municipal; Services District, Magna City and West Valley City to address cost sharing for the 7200 West Reconstruction project between 3500 South and 4100 South.
- West Valley City will receive 60% of federal funds and will be responsible for 60% of the local matching funds
- Magna City will receive 40% of the federal funds and will be responsible for 40% of the local matching funds
- WVC will lead and manage the project





Description: Acceptance of a Public Lighting and Utility Easement

Fiscal Impact: N/A

Funding Source: N/A

Account #: N/A

Budget Opening

Required: No

Issue:

A resolution to accept a Public Lighting and Utility Easement.

Summary:

Comcast of Utah II, Inc. has signed a Public Lighting and Utility Easement in favor of West Valley City.

Background:

Comcast of Utah II, Inc. is developing a parcel of land located at 3362 South 4000 West (15-30-478-032). As part of the required site improvements, the installation of a streetlight was required. Streetlights would typically be installed in the park strip in the public right-of-way. At this location the streetlight could not be installed in the park strip due to conflicts with other utilities, including storm drain lines. In this location the streetlight is being installed behind the sidewalk on the grantor's property, which necessitates a Public Lighting and Utility Easement.

Recommendation:

Accept Public Lighting and Utility Easement. Authorize City Recorder to record said easement for and on behalf of West Valley City.





West Valley City Issue Paper

City Council Review

Department: Public Works

Submitted by: Steven J. Dale, P.L.S.

Date: 10/28/2025



WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION ACCEPTING A PUBLIC LIGHTING AND UTILITY
EASEMENT FROM COMCAST OF UTAH II, INC. FOR PROPERTY
LOCATED AT 3332 SOUTH 4000 WEST.**

WHEREAS, Comcast of Utah II, Inc. (“Owner”) is developing property located at 3332 South 4000 West (the “Project”); and

WHEREAS, a Public Lighting and Utility Easement (the “Easement”) is required to construct improvements required by the Project; and

WHEREAS, Owner has executed said Easement; 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 Easement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Easement is hereby accepted in substantially the form attached and that the City Recorder is authorized to record said Easement 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 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL I.D. # 15-30-478-032

PUBLIC LIGHTING AND UTILITY EASEMENT

COMCAST OF UTAH II, INC, A LOUISIANA CORPORATION, GRANTOR, hereby grants to West Valley City, a municipal corporation of the State of Utah, whose principal place of business is located at 3600 South Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, and to any and all public utility companies, GRANTEES for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual easement for the installation, maintenance, repair, alteration, and replacement of a public lighting and public utilities on, over, and across real property located at **3362 South 4000 West** in West Valley City, Salt Lake County, State of Utah, described as follows:

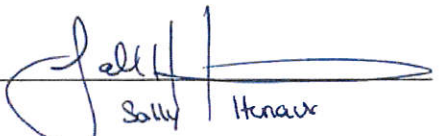
Beginning North 889.755 feet and West 33.00 feet from the Southeast Corner of Section 30, Township 1 South, Range 1 West, Salt Lake Meridian; thence North 85.00 feet along the west right-of-way line of 4000 West; thence West 10.00 feet along the northerly boundary of Grantor's property; thence South 85.00 feet; thence East 10.00 feet along the southerly boundary of Grantor's property to the Point of Beginning. Encompassing 850 square feet.

WITNESSED the hand of said GRANTOR this 8 day of October, 2025.

GRANTOR
COMCAST OF UTAH II, INC,
A LOUISIANA CORPORATION

By:

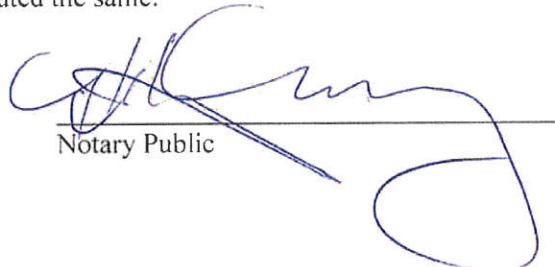
Title:


Sally Hunsaker
VP, Engineering Operations

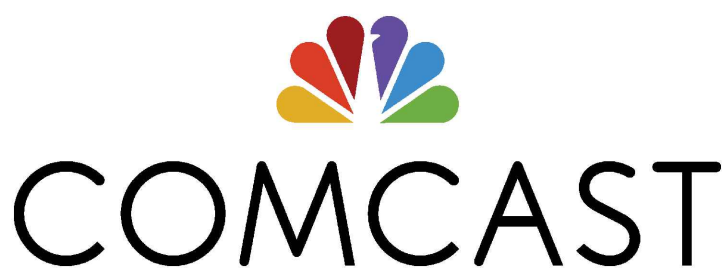


State of Colorado)
)
County of Arapahoe)
)

On this 8 day of October, 2025, personally appeared
before me Sally Huriaux, whose identity is personally
known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she
is the VP Engineering Operations of **COMCAST OF UTAH II, INC, A
LOUISIANA CORPORATION** and said document was signed by him/her in behalf of said
corporation by authority of its bylaws or of a Resolution of its Board of Directors, and he
acknowledged to me that said corporation executed the same.



Notary Public



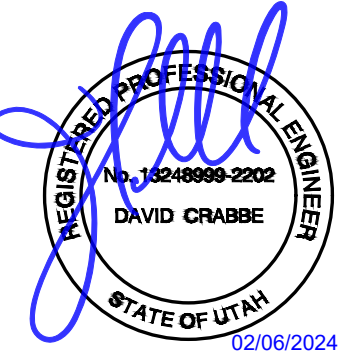
WEST VALLEY UT

3362 S 4000 W
WEST VALLEY CITY, UT 84120

NOTES:

1. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
2. ANY DAMAGE TO EXISTING ASPHALT DUE TO CONSTRUCTION RELATED TASKS WILL NEED TO BE ADDRESSED BY MILLING AND OVERLAYING AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE IF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
5. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.
6. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.
7. SEEDING AND MULCHING OF THE SITE SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD.
8. FOUNDATIONS SHALL BE PLACED ON FIRM UNDISTURBED, INORGANIC MATERIAL. LOCAL AREAS OF SOFT AND/OR UNACCEPTABLE MATERIAL ENCOUNTERED AT THE BOTTOM OF FOUNDATIONS MUST BE OVER-EXCAVATED AND BROUGHT UP TO DESIGN GRADE WITH COMPACTED "STRUCTURAL FILL". CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT (IF AVAILABLE) FOR RECOMMENDATIONS.

NO.	DATE	REVISIONS	BY
0	08/15/2023	90% PRELIM CD	PA
1	08/21/2023	100% FINAL CD	PA
2	11/02/2023	100% FINAL CD	PA
3	12/20/2023	JURISD. COMMENTS	PA
4	01/30/2024	JURISD. COMMENTS	PA

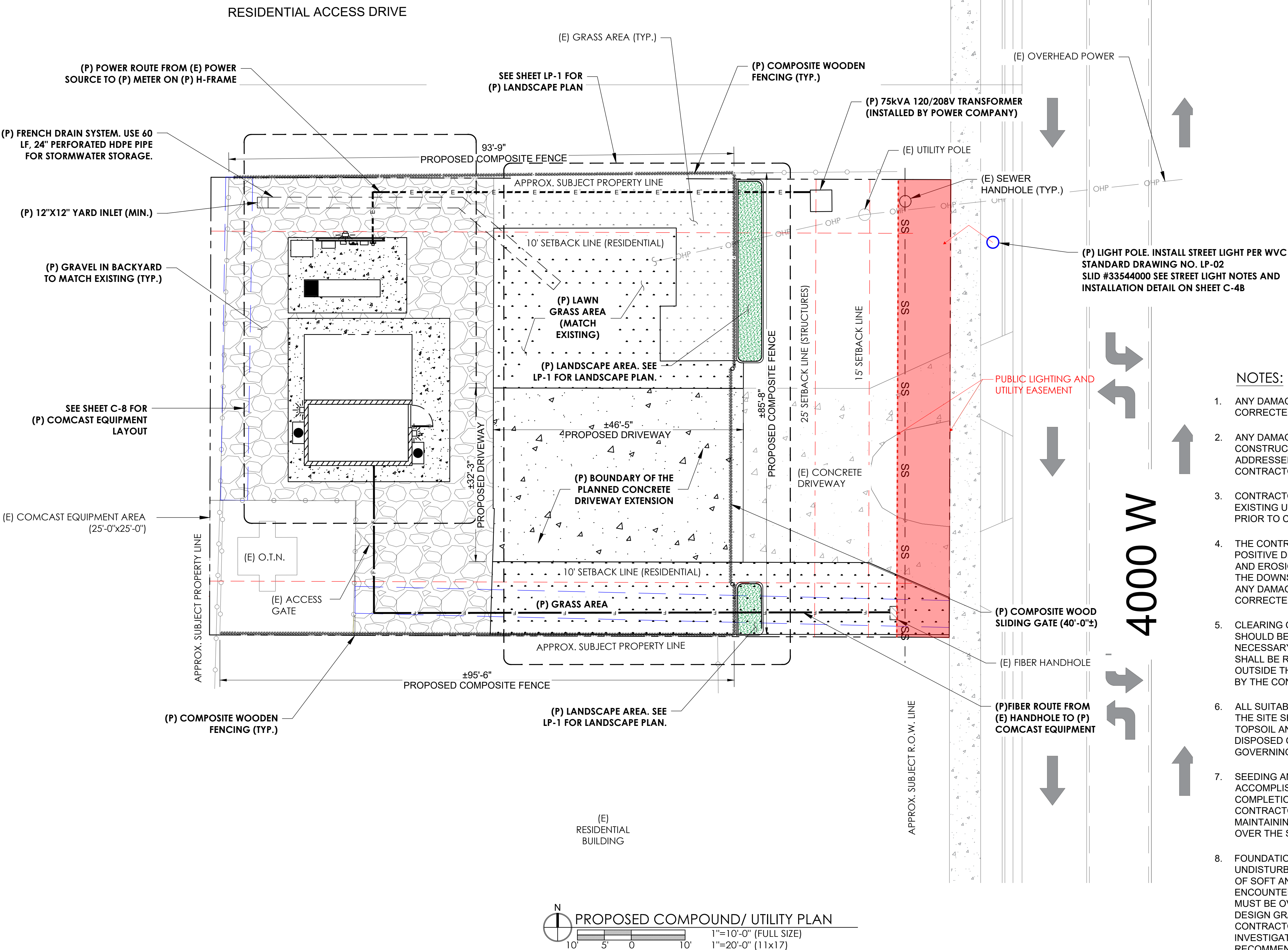


DESIGNED: KW
DRAWN: KW
CHECKED: PWM

JOB #:
23MAC1M-001

PROPOSED
OVERALL
COMPOUND/UTILITY
PLAN

C-4





Description: *Authorization of a Right-of-way Purchase Agreement and acceptance of a Warranty Deed*

Fiscal Impact: *\$2,950.00*

Funding Source: *Transportation Funds*

Account #: *45-9610-40750-75273-0200*

Budget Opening Required: *No*

Issue:

Authorization of a Right-of-way Purchase Agreement and acceptance of a Warranty Deed.

Summary:

Kathleen C. Feulner has signed a Right-of-way Purchase Agreement and a Warranty Deed in favor of West Valley City.

Background:

The Kathleen C. Feulner parcel located at 3515 South 6800 West is one of nine 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. This acquisition is located at the southeast corner of 6800 West and 3500 South. 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 Warranty Deed of \$2,950.00 was based upon values of other properties on 6800 West. An affidavit signed by Kathleen C. Feulner along with a Certified Copy of Death Certificate to remove Vaughn R. Feulner from the title of the property is also included and will need to be recorded prior to the Warranty Deed.

Recommendation:

Authorize the mayor to execute the Right-of-way Purchase Agreement. Authorize City Recorder to record said affidavit and Warranty Deed for and on behalf of West Valley City.





West Valley City Issue Paper

City Council Review

Department: Public Works

Submitted by: Steven J. Dale, P.L.S.

Date: 11/03/2025



WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A
RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A
WARRANTY DEED WITH AND FROM KATHLEEN C. FEULNER
FOR PROPERTY LOCATED AT 3515 SOUTH 6800 WEST.**

WHEREAS, Kathleen C. Feulner (herein “Owner”) has entered into a Right of Way Purchase Agreement for property located at 3515 South 6800 West that is affected by the 6800 West Street Improvements Project (herein “Project”); and

WHEREAS, Owner has also signed a Warranty Deed (the “Deed”), 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 Deed.

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

1. That the above-referenced document entitled “Right-of-Way 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 Deed for and on behalf of West Valley City.

PASSED, APPROVED and MADE EFFECTIVE this ____ day of _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

**WEST VALLEY CITY
RIGHT-OF-WAY PURCHASE AGREEMENT**

On this _____ day of _____, 20____, Kathleen C. Feulner (GRANTOR), hereby agrees to sell to GRANTEE, West Valley City (the "City"), 3600 Constitution Blvd., West Valley City, Utah 84119, by Warranty Deed, a tract of land for right-of-way purposes (the "Property").

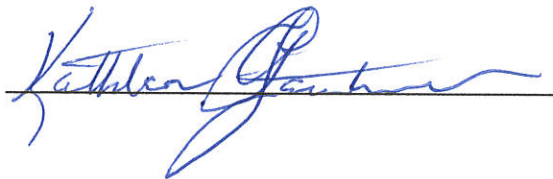
IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties hereto as follows:

1. The Property shall be conveyed by Warranty Deed in the form and for the property described in Exhibit A. The Property is granted free and clear of all liens and encumbrances, and partial releases for the Property shall be furnished to the City prior to payment. At the closing, the title to the Property shall be in a condition that is acceptable to the City in its sole discretion. At the City's written request, the GRANTOR shall provide such documentation, releases, or reconveyances as may be necessary to provide a title acceptable to the City. The total amount in cash settlement shall be paid to GRANTOR, except such portion thereof as GRANTOR may assign to lien-holder in obtaining the partial releases.
2. The City shall pay \$2,950.00 for the Property. This amount constitutes fair market value and is the entire payment for the Property and any and all known or potential damages, costs, or value that may be related to the Property. 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 Property. 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. Closing costs, if any, shall be paid by the City.

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

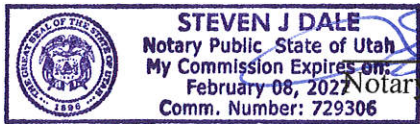
(Signatures follow)

GRANTOR
KATHLEEN C. FEULNER



State of UTAH)
County of SALT LAKE) :SS

On this 30TH day of OCTOBER, 2025 personally appeared before me Kathleen C. Feulner, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she executed the foregoing instrument.


Notary Public

GRANTEE
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
Portions of PARCEL I.D. #14-34-201-036

WARRANTY DEED

Kathleen C. Feulner, GRANTOR, hereby conveys and warrants to WEST VALLEY CITY, 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 road purposes, located at **3515 South 6800 West**, 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 located in the Northwest Quarter of the Northeast Quarter of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of 3500 South Street, said point being North 89°58'01" East 33.00 feet along the section line and South 00°22'38" West 40.00 feet from the North Quarter Corner of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°58'01" East 24.82 feet along said northerly right-of-way line; thence Southwesterly 39.09 feet along the arc of a 25.00 foot radius curve to the left (center bears South 00°01'59" East and the chord bears South 45°10'20" West 35.23 feet with a central angle of 89°35'23") to the easterly right-of-way line of 6800 West Street; thence North 00°22'38" East 24.82 feet along said easterly right-of-way line to the point of beginning. Contains 132 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 _____ day of _____, 2025.

GRANTOR

Kathleen C. Feulner

Warranty Deed
Portion of parcel #14-34-201-036
Page 2 of 2

State of _____)
County of _____):ss

On this _____ day of _____, 2025, personally appeared before me **Kathleen C. Feulner**, 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

WHEN RECORDED RETURN TO:

Kathleen C. Feulner
3515 South 6800 West
West Valley City, Utah 84128

AFFIDAVIT OF KATHLEEN C. FEULNER

I, **Kathleen C. Feulner** being first duly sworn on oath depose and say:

That I am a citizen of the United States of America, over the age of 21 years, and a resident of **West Valley City**, County of **Salt Lake**, State of Utah:

That I was well and personally acquainted with **Vaughn R. Feulner** one of the joint tenants in that certain Quit Claim Deed recorded **February 25, 1991** as Entry No. **5030700** in Book **6292**, at Page **1897**, records of the Recorder of **Salt Lake** County, Utah.


That I know of my own knowledge that **Vaughn R. Feulner** in the said deed and **Vaughn Raymond Feulner** mentioned in the attached Certified copy of Certificate of Death was one and the same person.

This affidavit is intended to remove the name of said **Vaughn R. Feulner** as an owner of the following described property:

Beginning at a point 33.00 feet North 89°58'01" East and 40.00 feet South 0°22'30" West of the North Quarter Corner of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian; running thence North 89°58'01" East 169.60 feet, more or less; thence South 0°22'30" West 70.79 feet, more or less; thence North 75°10'40" West 175.16 feet; thence North 0°22'30" East 26.00 feet to the point of beginning.

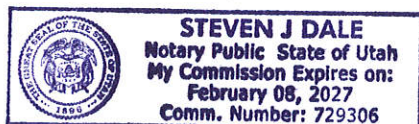
PARCEL I.D. NO. **14-34-201-036**

Dated this 30 day of October, 2025.


Kathleen C. Feulner

State of UTAH)
County of SALT LAKE) :ss

On this 30TH day of OCTOBER, 2025, personally appeared before me **Kathleen C. Feulner**, whose identity is personally known 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

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2025003085

Vaughn Raymond Feulner

DECEDENT INFORMATION

Date of Death:	February 15, 2025	Time of Death:	04:49
City of Death:	West Valley City	County of Death:	Salt Lake
Age:	73	Date of Birth:	January 15, 1952
Place of Birth:	Salt Lake City, Utah	Sex:	Male
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Kathleen Cook	Usual Occupation:	Driver
Industry/Business:	Trucking	Education:	Some College but No Degree
Residence:	West Valley City, Utah	Father's Name:	George F Feulner
Mother's Name:	Mary Olsen	Facility Type:	Hospital Inpatient
Facility or Address:	Jordan Valley Medical Center West Valley Campus		

INFORMANT INFORMATION

Name:	Kathleen Feulner	Relationship:	Spouse
Mailing Address:	3515 South 6800 West, West Valley City, Utah 84128		

DISPOSITION INFORMATION

Method of Disposition: Burial
Place of Disposition: Redwood Memorial Estates, West Jordan, Utah
Date of Disposition: February 21, 2025

FUNERAL HOME INFORMATION

Funeral Home: Starks Funeral Parlor
Address: 3651 South 900 East, Salt Lake City, Utah 84106
Funeral Director: Shayneh L Starks

MEDICAL CERTIFICATION

Certifying Physician: Gregory D Hammond MD, 1195 Sunflower Circle, North Salt Lake, Utah 84054

CAUSE OF DEATH

Acute hypercapneic respiratory failure
Due to (or as a consequence of): Ischemic colitis
Due to (or as a consequence of): Acute renal failure
Other significant conditions: Emphysema
Tobacco Use: Unknown if User
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: February 21, 2025

Date Issued: February 21, 2025

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics.
Security features of this official document include: Intaglio Border, V & R images in top cycloids, and intaglio microtext.
This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.



Linda S. Winger
Linda S. Winger, MSW, LCSW
State Registrar



0 6 8 2 1 208 9 Page 9 of 12

Dorothy Adams
Dorothy Adams, MPA, LEHS
Director/Health Officer
County District Health Department



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

Space above for County Recorder's use
Portions of PARCEL I.D. #14-34-201-036

WARRANTY DEED

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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 30TH day of OCTOBER, 2025.

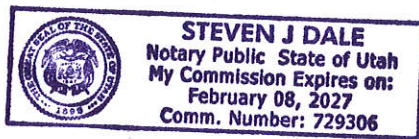
GRANTOR

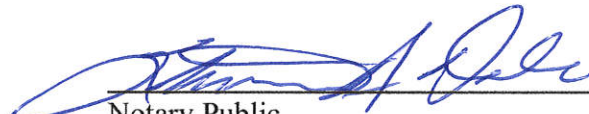

~~Vaughn R. Feulner~~ KATHLEEN C. FEULNER

Warranty Deed
Portion of parcel #14-34-201-036
Page 2 of 2

State of UTAH)
County of SALT LAKE) :SS

On this 30TH day of OCTOBER, 2025, personally appeared before me **Kathleen C. Feulner**, 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.

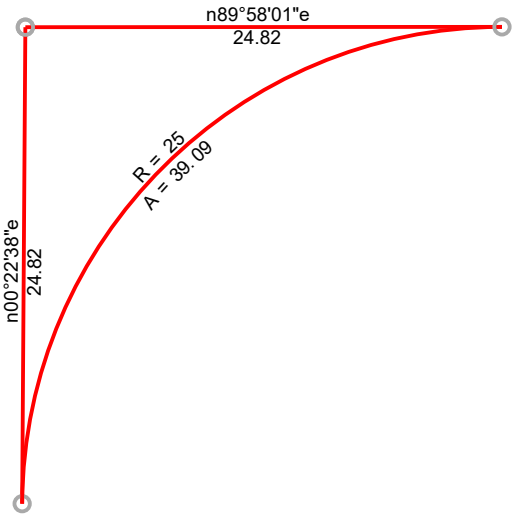



Notary Public

3500 South



6800 West



Feulner to WVC (14-34-201-036) Warranty Deed		1/13/2025
Scale: 1 inch= 10 feet	File:	
Tract 1: 0.0030 Acres (132 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/38537), Perimeter=89 ft.		
01 n89.5801e 24.82		
02 Lt, r=25.00, delta=089.3523, arc=39.09, chord=s45.1020w 35.23		
03 n00.2238e 24.82		
211	Page 12 of 12	



Description: West Valley City Planning Commission Member Appointment

Fiscal Impact: \$0

Funding Source: N/A

Account #: N/A

Budget Opening Required: ☐

Issue:

West Valley City Planning Commission Member Appointment

Summary:

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



The Planning Commission has a vacancy at the present time and Adriana Ramirez has been recommended for appointment to fill this vacancy as an alternate member of the Planning Commission. Her term will run from November 25, 2025 to June 30, 2029.

Background:

Adriana was born in Salt Lake City and moved to West Valley City at the age of 6. She grew up near Woodledge Park, attended Hunter Elementary, went to Judge Memorial and later to Hunter High School. She lives in West Valley with her husband and two daughters and their dog Dior. She is a part-time real estate agent and also starting her career in cybersecurity.

She is proud to bring the Hispanic perspective to the Planning Commission and looks forward to contributing to the growth of the City. In her free time she enjoys iced coffee, listening to crime podcasts and spending time with family.

Recommendation:

Approval of the resolution to appoint Adriana Ramirez as an alternate member of the Planning Commission.

Department: Community Development
Submitted by: Steve Pastorik, Community Development Director
Date: October 30, 2025



WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION RATIFYING THE CITY
MANAGER'S APPOINTMENT OF ADRIANA
RAMIREZ TO THE WEST VALLEY CITY
PLANNING COMMISSION FOR A TERM FROM
NOVEMBER 25, 2025 TO JUNE 30, 2029.**

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

WHEREAS, Adriana Ramirez has expressed a desire to serve on the Planning Commission; and

WHEREAS, The City Manager has recommended the appointment of Adriana Ramirez to serve on the Planning Commission as an alternate member for a term from November 25, 2025 to June 30, 2029; and

WHEREAS; such appointment is made with the advice and consent of the City Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Manager's appointment of Adriana Ramirez to the Planning Commission for a term from November 25, 2025 to June 30, 2029 is hereby consented to and ratified by the City Council.

PASSED, APPROVED this _____ day of _____ 2025.

WEST VALLEY CITY

MAYOR

-
ATTEST:

CITY RECORDER



Description: Resolution for Interagency Agreement with DWS

Fiscal Impact: N/A

Funding Source: N/A

Account #: N/A

Budget Opening Required: ☒

Issue:

A resolution authorizing the City to enter into an interagency agreement with the Utah Department of Workforce Services.

Summary:

This resolution authorizes an interagency agreement between the City and the Utah Department of Workforce Services to provide the City with mitigation funding to help offset the increased public safety workload resulting from the temporary overflow homeless shelter in the City.

Background:

A temporary overflow homeless shelter managed by Switchpoint opened in November of 2023 at 3381 South Redwood Road. Since the shelter opened, the City has seen a significant increase in the demand for public safety services. As a result, both the Police and Fire Departments are staffing shifts to meet the increased demand for services.

The Utah Department of Workforce Services offers cities with homeless shelters within their borders mitigation funding by contract to help offset the increased costs resulting from the additional public safety service demands from the shelter and surrounding areas. The contract runs from October 15, 2025 through April 30, 2026 with mitigation funding of \$557,284.22.

Recommendation:

City staff recommends approval to the City Council.

Department: Community Development
Submitted by: Steve Pastorik
Date: 11/18/2025



WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING AN INTERAGENCY
AGREEMENT WITH THE DEPARTMENT OF WORKFORCE
SERVICES.**

WHEREAS, West Valley City (hereinafter, the “City”) is eligible to receive mitigation funding from the Department of Workforce Services (hereinafter, “DWS”) related to homeless services; and

WHEREAS, DWS is willing to provide said funding, conditioned upon execution of an appropriate agreement; and

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

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

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

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Interagency Agreement with DWS

- Mitigation funding for public safety costs associated with the homeless shelter at 3381 S Redwood Rd.
- Contract amount: \$557,284.22
- Contract period: 10/15/2025 through 4/30/2026