WEST VALLEY CITY

The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, April 14, 2026, at 4:30 PM, in the Multipurpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

A G E N D A

1. Call to Order

2. Roll Call

3. Approval of Minutes:

   A. March 24, 2026

4. Review Agendas for Regular City Council, Redevelopment Agency, and Municipal Building Authority Meetings of April 14, 2026

   A. Regular City Council, RDA, and BA Meeting Agendas

5. Awards, Ceremonies and Proclamations Scheduled for April 28, 2026

   A. Parks and Recreation Award Recognitions

6. Public Hearings Scheduled For April 28, 2026

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.

A. Accept Public Input Regarding a Community Development Block Grant (CDBG) Annual Action Plan and Budget Proposal on Reccomended Projects for Fiscal Year 2026-2027

Action: Consider Resolution 26-36, Approve an Annual Action Plan and the West Valley City Community Development Block Grant Budget Proposal and Recommended Projects for Fiscal Year 2026-2027

B. Accept Public Input Regarding Application SA-1-2026, Filed by Meridian Engineering, Requesting a Vacation of Several Lots and Portions of Some Streets Within the Jonesdale Subdivision

Action: Consider Ordinance 26-13, Vacate Lots 1-9, a Portion of 5750 West Street & a Portion of 3575 South Street of Jonesdale Subdivision, Vacating Lots 210 & a Portion of 5750 West Street Of Jonesdale Subdivision No. 2, Vacate Lots 301-303, A Portion Of 5750 West Street & A Portion OF Darle Avenue (3610 SOUTH) OF Jonesdale Subdivision No. 3, Vacate Lots 10-14, a Portion Of 5750 West Street & A Portion OF Darle Avenue (3610 South) Of Jonesdale Subdivision No. 4, Vacate Lots 601-610, A Portion OF 5750 West Street & a Portion Of Masters Street (5770 West) Of Jonesdale Subdivision No. 6, Vacate Lots 811, 818-828 & a Portion Of Master Street (5770 West) of Jonesdale Subdivision No. 8

C. Accept Public Input Regarding Application SA-2-2026, Filed by Meridian Engineering, Requesting to Amend Two Lots and Vacate One Lot and Portions of Two Streets Withing the West Ridge Commerce Park Phase 3 Subdivision

Action: Consider Ordinance 26-14, Amend Lots 302 & 309 and Vacate Lot 301 of West Ridge Commerce Park Phase 3 Subdivision and Vacate a Portion of Eagle Circle and a Portion of Westridge Boulevard

7. Ordinances:

A. 26-15: Amend Section 1-2-113 of the West Valley City Municipal Code to Update Certain Animal Services Fees

8. Resolutions:

A. 26-37: Authorize the Purchase of Evidence Storage Equipment from Spacesaver Corporation

B. 26-38: Authorize the Execution of Amendments to Agreements with Select Health Inc.

C. 26-39: Authorize the Purchase of HVAC Equipment from Johnson Controls Building Solution, LLC

D. 26-40: Authorize the Purchase of Water Tanks from Commercial Mechanical Systems and Service, LLC

E. 26-41: Authorize the Execution of a Professional Services Agreement with Methods Consulting, Inc.

F. 26-42: Authorize Change Order No. 1 to the Contract with B H, Inc. for the City Hall Parking Lot Reconstruction Project

G. 26-43: Authorize Change Order No. 1 to the Contact with Pronghorn Construction, Inc. for the 6800 West Roadway Improvements Project

H. 26-44: Approve a Funding Amendment to a Cooperative Agreement Between the City and the Utah Department of Transportation

9. Consent Agenda Scheduled for April 28, 2026

A. Reso 26-45: Authorize the City to Execute a Quitclaim Deed in Favor of E & E Investment Co., LLC

10. Authorize Consent Agenda for Regular Meeting of April 28, 2026

11. Communications:

A. Placer AI Update (10 min)

B. Council Calendar

12. New Business:

A. Potential Future Agenda Items

B. Council Reports

13. Motion for Closed Session (if necessary)

14. Adjourn

WEST VALLEY CITY
City Council Study Meeting
March 24, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MARCH 24, 2026 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Michael Fossmo, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CD Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director *(online)*
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
Lauren McPeak, Administrative Analyst
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD MARCH 10, 2026

The Council considered the Minutes of the Study Meeting held March 10, 2026. There were no changes, corrections or deletions.

Councilmember Wood moved to approve the Minutes of the Study Meeting held March 10, 2026. Councilmember Huynh seconded the motion.

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

INTRODUCTION OF NEW EMPLOYEES
Paula Melgar introduced Lia Cline from Human Resources.

Dan Johnson introduced Sarah Fillerup from Public Works.

Steve Pastorik introduced Tiffany Kalinowski from Planning and Zoning.

Deputy Chief Fossmo introduced Rahimi Houssein, Jose Nino, Vincent Miller, and Sydney White from the Police Department.

Chief Evans introduced Enrique Garcia, Keanu Serna, Caleb Hodges, and Dean Noble from the Fire Department.

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF MARCH 24, 2026
Mayor Lang indicated that one additional person, Jennifer Olsen, has been added to the PSRB and was placed on the consent agenda.

Upon inquiry by Mayor Lang, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council Meeting scheduled later this night.

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR APRIL 14, 2026

A. **LEADERSHIP ACADEMY RECOGNITIONS**
Craig Thomas, Community and Culture Director, highlighted the leadership academy program and noted that participants will join the Council at the Regular City Council Meeting Scheduled April 14, 2026 for recognition.

PUBLIC HEARINGS SCHEDULED FOR APRIL 24, 2026

A. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled April 14, 2026 in order for the City Council to hear and consider public comments regarding Re-Opening the FY 2025-2026 Budget

Proposed Ordinance 26-11 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-11, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

Jim Welch, Finance Director, discussed proposed Ordinance 26-11 that would amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds.

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

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

Councilmember Wood asked for clarification for specific numbers on the spreadsheet. Jim noted that these numbers are tied to a key for cross referencing.

The City Council will consider Ordinance 26-11 at the Regular Council Meeting scheduled April 14, 2026 at 6:30 P.M.

ORDINANCE 26-12: AMEND SECTION 17-1-107 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE REQUIREMENTS TO SERVE ON THE LICENSE HEARING BOARD

Eric Bunderson, City Attorney, presented proposed Ordinance 26-12 that would amend Section 17-1-107 of the West Valley City Municipal Code to Update Requirements to Serve on the License Hearing Board.

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

> Appeals of business license denials or revocations are heard by the License Hearing Board established in Section 17-1-107. The LHB is a three person panel. Of the three, two must

be residents, one must be a City employee, and one must own a substantial business interest in the City (an individual may meet multiple criteria).

Recently, the City employee serving on the board retired. While the other two board members remain, the member representing a business interest is now retired as well. Both are City residents. The LHB meets infrequently but serves an important role in offering due process to City business license holders and applicants.

The proposed change would retain the requirement that two of the three members be City residents but remove the employee and business interest requirements. This allows the third member of the board to be a nonresident with a business interest, a resident, or any other individual who the City Manager and City Council deem to be qualified. This also removes the possibility that a City employee may have a conflict due to prior involvement with the application or business in question.

Councilmember Wood asked who would determine who is on this board. Eric replied that it would come to the Council after recommendation from Ifo. Nichole Camac, City Recorder, added that anyone interested can submit a form online.

The City Council will consider Ordinance 26-12 at the Regular Council Meeting scheduled April 14, 2026 at 6:30 PM.

RESOLUTION 26-33: APPROVE A FRANCHISE AGREEMENT BETWEEN VAIX INC. AND WEST VALLEY CITY FOR A TELECOMMUNICATIONS NETWORK IN THE CITY

Eric Bunderson, City Attorney, presented proposed resolution 26-33 that would approve a Franchise Agreement Between Vaix Inc. and West Valley City for a Telecommunications Network in the City.

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

Applications for telecommunications networks in West Valley City are governed by Chapter 20-5 of the City Code. The franchise granted by this Agreement is for a 10 year period, with the option to renew for an additional 10 years with the same terms and conditions. Chapter 20-6 of the City Code permits the City to require all telecommunications providers to collect taxes from their customers and deposit them with the Utah State Tax Commission. This agreement memorializes this provision as well as acknowledging Senawave's duty to secure permits from Public Works for any excavation or construction.

The City Council will consider Resolution 26-33 at the Regular Council Meeting scheduled April 14, 2026 at 6:30 P.M

RESOLUTION 26-34: AWARD A CONTRACT TO ACE DISPOSAL, INC. FOR RESIDENTIAL SOLID WASTE COLLECTION SERVICES

Dan Johnson, Public Works Director, presented proposed resolution 26-34 that would award a Contract to ACE Disposal, Inc. for Residential Solid Waste Collection Services.

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

> The City's current solid waste/recycling collection and disposal service agreement with Ace Recycling and Disposal expires in June 2026. The Public Works Department issued a request for proposals for the next service agreement. Two responsive proposals were received: Ace Recycling and Disposal, and Waste Management of Utah. Ace was selected to provide services for the next contract beginning in July. The new agreement has a term of six years, with two optional two-year extensions.
>
> Ace's proposal included a cost-sharing arrangement on recyclable material processing costs to address market fluctuations. Ace also proposed a price escalation method that adjusts contract unit prices according to the BLS Water, Sewer and Trash Collection Services Consumer Price Index (CPI-U) and a cost escalation for solid waste disposal of $0.50 per ton per year, (approximately 1.5% per year).
>
> The primary services include weekly garbage collection and disposal, bi-weekly curbside recycle collection, bulky waste pickup, and the neighborhood cleanup program. Supplemental services include glass recycling drop-off locations, community service project dumpsters, Christmas tree disposal and City facility and park garbage collection.

Councilmember Whetstone asked how the recycling cost sharing fee would work. Dan explained that several years ago, changes in the global recycling market—particularly China no longer accepting large amounts of recyclable materials—created significant instability in pricing. In response, ACE Disposal previously negotiated a cost-sharing agreement with the City, where ACE covers a base cost and the City shares in costs only when market prices rise. Dan noted that this arrangement has generally been favorable to the City, with most months requiring no additional payment for recycling processing. He clarified that this cost-sharing model was not required in the RFP but was instead proposed by ACE Disposal as a way to manage market fluctuations.

The City Council will consider Resolution 26-34 at the Regular Council Meeting scheduled April 14, 2026 at 6:30 P.M

RESOLUTION 26-35: APPROVE A REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY AND 5700 WEST WVC OWNER, LLC

Dan Johnson, Public Works Director, presented proposed resolution 26-35 that would approve a Real Estate Purchase and Sale Agreement Between the City and 5700 West WVC Owner, LLC.

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

West Valley City owns a parcel of land north of 2300 South west of 5700 West. 5700 West WVC Owner, LLC owns the adjacent parcel north of the West Valley City parcel along with property south of 2300 South. 5700 West WVC Owner, LLC owns a total of approximately 5.0 acres west of 5700 West, north and south of 2300 South. They will also be requesting vacation of 2300 South west of 5700 West.

The sale price of $101,000.00 for the 7,006 square foot parcel (0.161 acre) was based upon an appraisal prepared by Integra Realty Resources.

The City Council will consider Resolution 26-34 at the Regular Council Meeting scheduled April 14, 2026 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF APRIL 14, 2026
The Council agreed to add Resolution 26-33 to the Consent Agenda for the April 14, 2026 Regular City Council Meeting at 6:30 PM.

REVIEW AGENDAS FOR REGULAR REDEVELOPMENT AGENCY AND MUNICIPAL BUILDING AUTHORITY MEETINGS SCHEDULED APRIL 14, 2026
Jim Welch, Finance Director, noted that both the Redevelopment Agency and Municipal Building Authority would have budget openings for the third quarter.

The Redevelopment Agency and Municipal Building Authority meetings will be held April 14, 2026 at 6:30 PM.

COMMUNICATIONS

A. COUNCIL CALENDAR

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

N/A

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN
Councilmember Christensen noted that he attended the Granger High School Women in Public event, the WVC is ME scavenger hunt, and Shakespeare in the schools.

COUNCILMEMBER HARMON
Councilmember Harmon stated that he attended the Association of Municipal Governments Council meeting.

COUNCILMEMBER WOOD
Councilmember Wood stated she attended the Boarding Home Task Force Meeting and a ChamberWest event.

MAYOR LANG
Mayor Lang stated that she attended COM.

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY MARCH 24, 2026 WAS ADJOURNED AT 5:13 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, March 24, 2026.

_____
Nichole Camac, MMC
City Recorder

DRAFT

WEST VALLEY CITY

The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, April 14, 2026, 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 Tom Huynh

4. Approval of Minutes:

   A. March 24, 2026

5. Awards, Ceremonies and Proclamations:

   A. A Proclamation Recognizing the Month of April 2026 as Child Abuse Prevention Month

   B. A Proclamation Declaring the 24th Day of April, 2026, as Arbor Day in West Valley City

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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.

C. Leadership Academy Recognitions

6. Public Comment Period:

(The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to three minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once. Comments 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 Re-Opening the FY 2025-2026 Budget

Action: Consider Ordinance 26-11, Amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

8. Ordinances:

A. 26-12: Amend Section 17-1-107 of the West Valley City Municipal Code to Update Requirements to Serve on the License Hearing Board

9. Resolutions:

A. 26-33: Approve a Franchise Agreement Between Vaix Inc. and West Valley City for a Telecommunications Network in the City

B. 26-34: Award a Contract to ACE Disposal, Inc. for Residential Solid Waste Collection Services

C. 26-35: Approve a Real Estate Purchase and Sale Agreement Between the City and 5700 West WVC Owner, LLC

10. Motion for Closed Session (if necessary)

11. Adjourn

WEST VALLEY CITY

The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, April 14, 2026, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

DON CHRISTENSEN, CHAIR
WILLIAM WHETSTONE, VICE CHAIR

A G E N D A

1. Call to Order- Chairman Don Christensen

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

   A. 01.27.2026 Special Meeting

5. Public Hearings:

   A. Accept Public Input Regarding Re-Opening the FY 2025-2026 Budget

   Action: Consider Resolution 26-02, Amend the Budget of West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2025 and Ending

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.

June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

6. Adjourn

WEST VALLEY CITY

The Regular Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, April 14, 2026, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

LARS NORDFELT, CHAIR
CINDY WOOD, VICE CHAIR

A G E N D A

1. Call to Order- Chairman Lars Nordfelt

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

   A. 01.13.2026 Annual Meeting

5. Public Hearings:

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or mor ıac.
- Elec Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

A. Accept Public Input Regarding Re-Opening the FY 2025-2026 Budget

Action: Consider Resolution 26-01, Amend the Budget of Municipal Building Authority for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

6. Adjourn

Luz Dominguez

West Valley City Parks & Recreation

Harman Senior Recreation Center is honored to nominate Luz Dominguez. She has made an outstanding impact as a volunteer exercise instructor, dedicating countless hours to improving the health and well-being of our 60+ community. With enthusiasm, compassion and professionalism she leads engaging, inclusive classes that motivate participants of all abilities. Through her energy and dedication, she has built a welcoming environment that promotes both physical fitness and community spirit. Beyond leading seven classes per week, she takes the time to encourage personal growth and inspires others to live healthier lifestyles. Luz instructs Zumba Gold, Chair Zumba and Cardio & Strength classes to help our senior population be more fit than ever! Luz is a resident of West Valley City, and she is passionate about her community and those who are 60+ as she offers all of the classes at no charge to the participants! Luz's positive influence truly exemplifies the spirit of Volunteerism and makes her deserve the title of Volunteer of the Year.

Ability in Motion

West Valley City Parks & Recreation

At the heart of Ability in Motion is the belief that everyone deserves meaningful movement and high expectations. Classes are fitness focused and emphasize functional movement, balance, strength, coordination, and body awareness. Individuals with physical or cognitive challenges are often given low expectations or limited to sedentary activities. We take a different approach by challenging our friends and they consistently rise to the occasion, often surprising themselves and our staff. While all ages are welcome, many participants are adults from supported living and day programs. Family members and support staff are encouraged to participate alongside our friends. Their involvement brings energy, support, and joy to every class.

When possible, Ability in Motion is participant-driven. Including participants in planning builds excitement, ownership, and keeps classes fresh and engaging. Activities range from outdoor cycling and rock climbing to aqua games and creative movement, giving everyone something to look forward to. Social connection and mental health are equally important. Classes are inclusive and integrated when possible, building relationships through encouragement, shared experiences, laughter, hugs, and dad jokes are part of the culture. We have the great honor of serving more than 100 citizens with special needs each week at West Valley City Family Fitness Center through our adaptive program, Ability in Motion. This program continues to grow and change to meet participant needs, which we believe is why so many choose to return. With knowledgeable, caring staff, and a commitment to affordability, Ability in Motion continues to build strength, confidence, connection, and lasting joy throughout our community.

West Valley City Issue Paper

City Council Review

Description: 2026-2027 CDBG Annual Action Plan and Budget

Fiscal Impact: $1,152,926

Funding Source: HUD Community Block Grant

Account #: 60-0000-33301-81001-0000

Budget Opening Required: **X**

Issue: Approve the West Valley City Community Development Block Grant (CDBG) Annual Action Plan and budget proposal on recommended Projects for Fiscal Year 2026-2027.

Summary: Each year West Valley City receives grant funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. The Community Grants Division has created an Annual Action Plan and budget proposal that meets HUD's goals, objects, and guidelines governing the use of CDBG funds. The Community Grants Division has made the Annual Action Plan and budget proposal available for public review and a public hearing will be held on April 28, 2026, at 6:30 p.m. in the West Valley City Council Chambers, to allow for public comment.

Background: The amount of CDBG funds that West Valley City is estimated to receive is $1,073,357. The funds received annually are to run programs pertaining to Low-Moderate income individuals including families. CDBG Program Income (PI) generated from the CDBG Home Rehabilitation Program payments is $75,568.88. The PI funds allocated to West Valley City CDBG program from HUD must be reinvested into the CDBG program's eligible projects. The Public Service projects and the Administration costs are capped by HUD, with no more than 15% of the total allocation going to Public Services projects and no more than 20% going toward Administration and operating expenses.

The CDBG Committee has made a recommendation to be for funding to be presented to the City Council. Recommendations must be in line with the City's CDBG 5-year Consolidated Plan and HUD's regulations.

Recommendation: Approve the attached Resolution.

Department: Community Development
Submitted by: Peggy Calda
Date: 4/7/2027

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING AN ANNUAL ACTION PLAN AND THE WEST VALLEY CITY COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET PROPOSAL AND RECOMMENDED PROJECTS FOR FISCAL YEAR 2026-2027.

WHEREAS, West Valley City has established certain community priorities and desires to undertake Community Development Block Grant ("CDBG") programs within the City for fiscal year 2026-27; and

WHEREAS, as part of this process, the City is required to adopt an annual action plan; and

WHEREAS, the City has also created a CDBG proposed budget setting forth recommended projects for the 2026-27 fiscal year; and

WHEREAS, the City has held a public hearing and received public input concerning the proposed plan and budget; 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 attached plan and budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the attached plan and budget are hereby approved, and the Mayor and City Manager are authorized to execute any documents necessary to facilitate CDBG funding in accordance with the budget proposal, subject to final approval of said documents by the City Attorney's Office.

PASSED, APPROVED and **MADE EFFECTIVE** this _____day of _____ _____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

West Valley City

CDBG

2026-2027

Annual Action Plan

Executive Summary

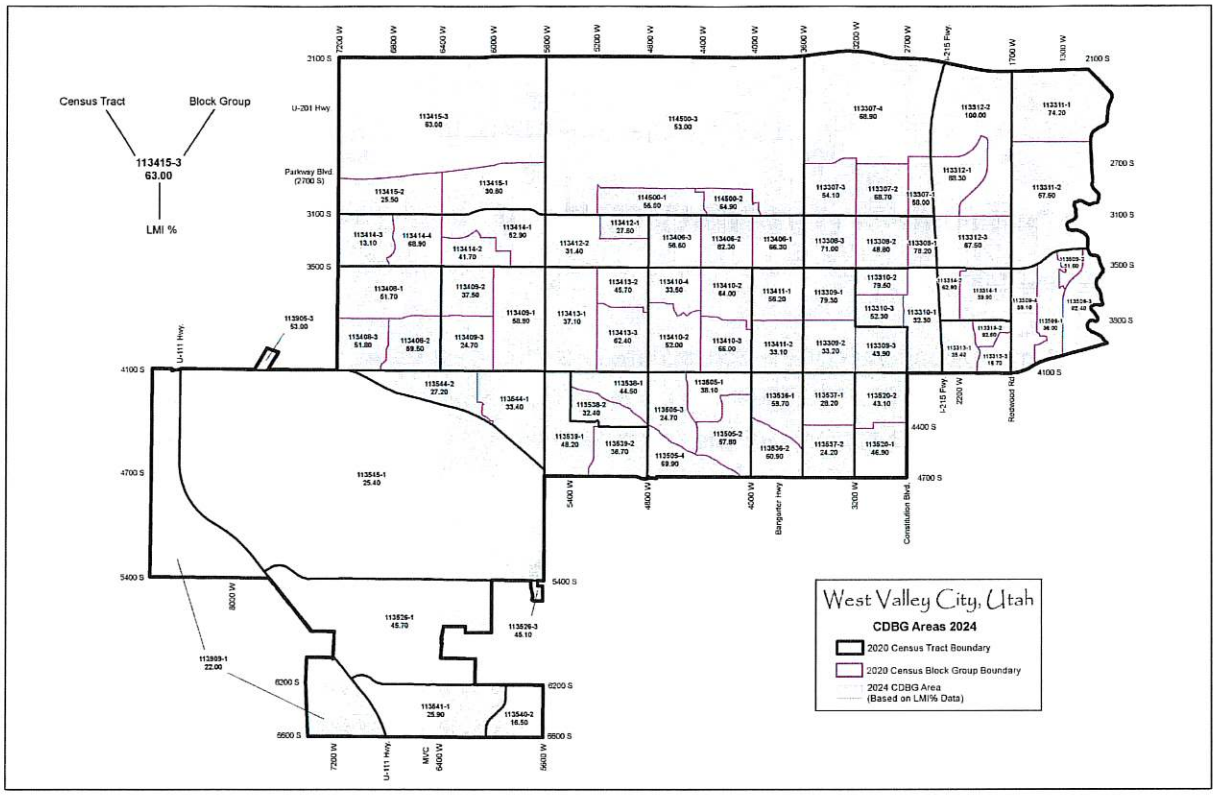
AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

This document is the second-year of the Consolidated Plan for West Valley City (WVC) and is a federal statutory requirement in 24 CFR 91.200–91.230. It provides the basis for allocating HUD funds under the CDBG Program and outlines a strategy for the City to follow in using CDBG funding to achieve the goal of the CDBG program, "*to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons*." The goals and priority needs in this plan cover the program years (PY) 2025 through 2029.

The Community Development Block Grant (CDBG): CDBG funding can be used for a variety of activities including: service provision for low and moderate income households; community development and neighborhood revitalization; community facilities improvements; land, property, and real estate acquisition to facilitate development of affordable housing; small business expansion and startups; home repair programs and accessibility modifications; down payment assistance; and homeownership counseling and landlord tenant counseling.

HOME Investment Partnership Program (HOME): HOME funds are received through the Salt Lake County HOME Consortium. HOME funds are used to preserve affordable housing through WVC's home rehabilitation program.



WVC CDBG Area Map

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

West Valley City has established the following goals and priorities investment areas that will guide funding, programming, and policy initiatives from 2025-2029.

Improve Housing Stability

- Housing Rehabilitation
- Emergency Home Repair
- Homeowner Assistance
- Acquisition of Real Property

Infrastructure and Public Facilities

- Non-Profit Facilities
- Parks

- Sidewalks ADA Improvements
- Street improvements

Public Services

- Youth and Child Services
- Crime Prevention
- Service for Victims of Domestic Abuse
- Homeless and Self-Sufficiency Services
- Senior/Elderly services
- Service Addressing Mental and Physical Health
- Service for People with Disabilities

Improve Economic Mobility

- Rehabilitation: Publicly or Private Owned Commercial/Industrial
- Microenterprise Assistance

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

West Valley City prepares and submits to HUD a Consolidated Annual Performance Report (CAPER) that includes a summary of each program year's accomplishments and performance for CDBG. As part of the evaluation of past performance, WVC reviewed the previous year CAPER's. This review found that during the last program year of the 2020-2024 Consolidated Plan, WVC met or exceeded many of the goals and indicators including:

- Increased housing affordability through direct household assistance: Using CDBG funds, WVC substantially rehabilitated over 60 owner-occupied units and 12 rental units.
- Improved public facilities and infrastructure: WVC supported the rehabilitation of several public facilities (domestic violence shelters, transitional housing and permanent supportive housing units) and infrastructure (sidewalks improvements and parks) projects, benefiting the communities and neighborhoods of more than 150,000 distinct individuals during the first four years.
- WVC provided funding to emergency shelters which housed 450 individuals, homeless services were provided to 7,586 individuals and rental assistance to 18 households.
- WVC funded public services which provided the following services. After school/out of school activities and childcare services to 1,529 individuals. Prevented food insecurities for 5,708 households. Provided job readiness skill to 65 individuals.

The successful completion of the Consolidated Plan involved collaboration with local organizations, WVC departments, and service providers. These partnerships were instrumental in achieving the above outcomes.

WVC's analysis of previous CAPER's also helped identify areas for improvement. Moving forward, WVC will use data-driven decision making to continue to evaluate priorities. The previous Consolidated Plan contained a wide range of services and programs. As the city's population grows and shifts, new challenges may emerge that would create adjustments to focus on those priorities. The ongoing discussions with community partners and residents also revealed priorities and gaps in services that may not have been fully addressed by previous plans. WVC changed the 2025-2029 Consolidated Plan due to shifts in community needs, uncertainty with funding levels, and stakeholder input. Adapting to these factors ensures that programs remain relevant and responsive to the community's needs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

WVC conducted surveys, public hears/meeting plus the city participated with the Salt Lake County HOME Consortium which offered several opportunities for residents, stakeholders, and community members to provide their input on housing and community development needs and to offer feedback related to goals, priorities, and funding allocations.

Resident survey. WVC Grant Division conducted a survey at four city-wide events held in CDBG areas during August and September to identify community needs of low- to moderate-income individuals in the city; and to develop five-year goals and strategies to address needs. A total of 1,379 responses were received.

Service providers groups. To gather additional insight into WVC's greatest needs for public services including barriers that limit opportunities, WVC talked with 16 agencies and city departments that provide services including, but not limited to special need populations, domestic violence survivors, people experiencing homelessness or at risk of becoming homeless, youth, children, and low- to moderate-income families.

Public hearings/meetings. Two public meetings are held on January 20, 2026, and March 17, 2026. These meetings are aimed at soliciting input from residents and applicants. Some who may not feel comfortable speaking during regular council meetings may attend the first public meeting to address the CDBG committee about their recommendations and concerns. Community members are encouraged to submit comments during the development of the Plan Written and verbal comments expressed during the comment period are considered by the committee and Council.

A public hearing was held on April 28, 2026, to collect input on the Annual Action Plan. There were no public comments submitted related to the CDBG Annual Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments received related to air quality, public safety, affordable housing, open/green space, water quality, traffic, homelessness, opportunities for youth, quality of food, recreation opportunities and access to mental health care.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments are accepted, reviewed and considered in the development of WVC's 2026-2027 Annual Action Plan

7. Summary

Both the West Valley City General Plan and the 5-year Consolidated Plan reflect significant public involvement over the space of a year and a half. Residents, business owners, landowners, public officials, and representatives from several different agencies participated in the crafting of the issues, goals, and actions of this document. The City's currently adopted General Plan is Vision West 2035. This Annual Action Plan, the second year of the 2025-2029 Consolidated Plan will reflect some of the new goals or directions contained in Vision West 2035, as they pertain to common goals of the Community Development Block Grant (CDBG) or HOME funds.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	WEST VALLEY CITY	
CDBG Administrator	WEST VALLEY CITY	Community Department

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Annual Action Plan Public Contact Information

Peggy Calda--Grants Administrator

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801-963-3280

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

West Valley City General Plans, which have been developed simultaneously and in conjunction with the Consolidated Plans are a good example of the joint effort put forth by West Valley City officials, residents, business owners, landowners, and representatives from several different agencies addressing the issues, goals, and actions deemed important. These plans were developed after extensive public input and research process, which helped the City create a collective vision for the future and goals and actions to reach that vision.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

West Valley City is an active member of several coordination groups, including Salt Lake Valley Coalition to End Homelessness, Salt Lake County HOME Consortium, CPD, CED, COP monthly coordination meeting, Habitat for Humanity Community Partners Group, and My Hometown. These groups bring together governmental, mental health, public housing authorities, and service providers to enhance collaboration. Through these partnerships, agencies maintain regular communication and engage in joint planning, ensuring a comprehensive approach to addressing housing and supportive service needs.

Throughout the consolidated planning process, many agencies were contacted via email or letter and asked to participate and coordinate with our efforts. In each subject area, resource agencies were identified and asked to attend. Consultations were performed to obtain information about perceived needs and data that could lend to our research process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

West Valley City participates in and supports the Salt Lake Valley Coalition to End Homelessness (SLVCEH) which is responsible for overseeing the Continuum of Care (CoC) with the goal to make homelessness in Salt Lake County brief, rare, and non -recurring through system-wide collaboration, a commitment of resources, services, data collection and analysis, and coordination among all stakeholders. The CoC uses a variety of outreach methods and mentors to address the needs of homeless persons (particularly those with special needs) and persons at risk of homelessness which includes a range of street outreach programs that coordinate with law enforcement, municipalities, local service providers, and community advocates to locate unsheltered persons, provide basic need items and services, and to connect them to housing and services.

The CoC tailors' outreach to individuals and families who are least likely to request assistance by focusing on areas under highway passes, the foothills, motels, and along the Jordan River (among other areas). The CoC also tailors' outreach by partnering with organizations and advocates to better understand needs, connect with individuals, and establish relationships with communities.

The City maintains a cooperative working relationship with the West Valley City Housing Authority (WVCHA), as well as the other two local housing authorities. The WVCHA has been consulted several times throughout the process to help determine what the greatest needs for homeless people, or those in jeopardy of becoming homeless, might be according to the perspective of the local housing providers. The WVCHA has assisted the City in finding ways to address homelessness before it occurs and will continue to work on partnering to address these issues, including the prospect of new programs that would assist homeless youth.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Not applicable to West Valley City, as we receive no ESG funds currently.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	SALT LAKE COMMUNITY ACTION PROGRAM
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Utah Community Action participated in a stakeholder focus group. They provide case Management and housing through deposit and emergency rental assistance, landlord-tenant mediation, and homelessness services our Case Management & Housing program helps clients to obtain and maintain safe, stable, and affordable housing. UCA Head Start is a FREE program serving over 2,000 children each year and has been recognized as the Best Public Preschool in Utah. Head Start provides comprehensive family support and a research-based curriculum to make sure every child can reach their potential. Our Head Start program is inclusive and welcomes children with disabilities into all our settings. The HEAT Program helps households pay their power and gas bills year-round. Water bill assistance will be available for qualified households. Our Nutrition Program was founded on the belief that access to healthy food provides the foundation for future success. From healthy meals for preschoolers and seniors to culinary training, our focus is on health, education, and self-reliance. Our Workforce Development program offers classes and educational opportunities to help adults obtain employment, increase their wage-earning potential, and decrease barriers to self-reliance. UCA are also members of the Salt Lake Valley Coalitions to End Homelessness. The UCA participates in monthly coalition meetings.
2	**Agency/Group/Organization**	SALT LAKE COUNTY
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides services along with West Valley City to implement the HOME program funds. As a member of the consortium, West Valley City has consulted with Salt Lake County on the issues of housing, special needs, economic development possibilities, etc. Together we belonged to the group that participated in the Regional Analysis of Impediments and came up with an initial plan to address some of the identified issues. They were consulted about common issues that concerned the entire county consortium.
3	**Agency/Group/Organization**	The Road Home
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Road Home is a private nonprofit social services agency that assists individuals and families experiencing homelessness in Salt Lake County and along the Wasatch Front. Consulted on the needs of homeless individuals and families. Also consulted on how to eliminate barriers to housing. West Valley City provides two transitional houses to The Road Home to assist homeless families and individuals. The Road Home is also a member of the Salt Lake Valley Coalition to End Homelessness. The Road Home participates monthly coalition meetings.
4	**Agency/Group/Organization**	WEST VALLEY CITY
	Agency/Group/Organization Type	Other government - Local Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	There were several different divisions/departments within the City that were consulted during this process due to the nature of their functions or services. West Valley City Housing Authority- consulted on public housing and homelessness needs. The Neighborhood Services Division and WVC Police Department - consulted about crime prevention and measures that are currently working, new ones that may be an option to undertake, and what role the City can play in this. Victim Services Division - they provided insight into the issues of domestic violence in WVC and what steps can be taken to work with these victims before homelessness occurs. Planning & Zoning - invaluable information has come from our meetings with the planners as they are directly responsible for the creation and implementation of the City's General Plans, and they have a vast knowledge of needs within the City. WVC has worked with the Utah Broadband Advisory Council to implement the best practices identified through the Utah Broadband Plan. Flood areas are regulated by FEMA, WVC consults with FEMA and follows federal regulations related to building in flood plains. WVC has an ordinance that covers the flood plain areas located within the city. WVC doesn't have any public land except for city parks. Public waters such as the Jordan River belongs to the state, WVC consults with state officials regarding the part of the Jordan River that flows through WVC. WVC has wetland areas that the city manages. The city consults with the US Corps of Engineers and follows federal regulations related to wetlands. WVC consults with FEMA on regular updates to the city's emergency plan.
5	**Agency/Group/Organization**	VOLUNTEERS OF AMERICA, UTAH
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Providing emergency shelter to women experiencing homelessness in and around Salt Lake City. Serving youth ages 15 to 22 who are at risk of, or experiencing, homelessness in the Salt Lake Valley. A hospital without walls, providing comprehensive, flexible treatment and support to people living with serious mental illness, including residents of VOA Utah's Theodora and Denver Street facilities. Specializing in treatment services for addiction, mental health, trauma, and intimate partner violence. Providing professional and affordable mental health services to individuals along the Wasatch Front. Consulted on the needs of homeless individuals and families. Also consulted on how to eliminate barriers to housing. Volunteers of America are also members of the Salt Lake Valley Coalitions to End Homelessness. The VOA participates in monthly coalition meetings.
6	**Agency/Group/Organization**	Shelter The Homeless
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Shelter the Homeless has community response to homelessness aims to provide a unified approach that governs how those experiencing homelessness access community resources. Shelter the Homeless has recently completed construction of three new Homeless Resource Centers (HRCs). These HRCs are part of a broader strategy to help those experiencing homelessness on their journey to achieve housing stability and self-sufficiency. The primary goal of the new Resource Center Model is to make homelessness rare, brief, and non-recurring by providing emergency shelter coupled with case management and high-impact transformational interventions tailored to help those experiencing homelessness resolve their immediate crisis and rapidly return to stable housing. There are no pre-qualifications to stay at a resource center. Each Resource Center provides a safe, warm place to sleep, and a wide range of services and resources including case management, housing navigation, job training, employment services, life skills, meals, medical care, personal storage, laundry, transportation, and connections to other community resources. Each HRC is served by a mobile medical clinic provided by Fourth Street Clinic. Shelter the Homeless is a member of the SLVCEH and participates in monthly coalition meetings. A representative attended the stakeholders focus group.
7	**Agency/Group/Organization**	FIRST STEP HOUSE
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	First Step House offers a suite of patient-centered and evidenced-based programs that span a continuum of care across pre-treatment, treatment entry, recovery initiation, housing, employment, and long-term recovery management. First Step is committed to working within our community to address the challenge of addiction, mental health, homelessness, and criminal justice involvement. First Step House offers a variety of treatment, housing, healthcare, and employment services that are tailored to the needs of the individual. First Step House is a member of SLVCEH and attends coalition meetings. A representative participated in a stakeholders focus group.
8	**Agency/Group/Organization**	Utah Department of Workforce Services
	Agency/Group/Organization Type	Services-homeless Services-Employment Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Office of Homeless Services is located within the Department of Workforce Services. The office supports the State Homeless Coordinator in working with communities to make homelessness in Utah rare, brief, and non-recurring. Its vision is that everyone has access to safe, decent, and affordable housing with the necessary wraparound services for self-sufficiency and well-being. West Valley City consults with the Utah Department of Workforce Services on the point in time count, Utah State Homeless Report, Economic Development, employment, and Fair Housing.
9	**Agency/Group/Organization**	Housing Connect
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Connect's mission is to connect people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization. Housing Connect is one of three Housing Authorities in Salt Lake County. West Valley City has consulted with Salt Lake County on the issues of housing, special needs, homelessness, economic development possibilities, etc. Together we belonged to the group that participated in the Regional Analysis of Impediments and have come up with an initial plan to address some of the identified issues.
10	**Agency/Group/Organization**	Utah Broadband Alliance
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	WVC consulted Utah Broadband Alliance to look at broadband development, market infrastructure and how to deploy and increase speeds, enhance living and saving lives with first responder and FirstNet.
11	**Agency/Group/Organization**	South Valley Sanctuary
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from South Valley Services participated in a stakeholders focus group to discuss social service needs of victims of domestic violence.
12	**Agency/Group/Organization**	Salt Lake Valley Coalition to End Homelessness (SLVCEH)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SLVCEH is made up of local non-profit organizations, local city and county government leaders, homeless shelters and concerned citizens. West Valley City Grants Division staff are members of SLVCEH and attend monthly meetings and coordination meetings. Grants staff also work on core function groups such as housing, coordinated entry and community engagement. SLVCEH works to educate the state legislative committees about affordable housing, homeless shelter needs, domestic violence, and ongoing funding concerns to prevent homelessness.
13	**Agency/Group/Organization**	COMMUNITY DEVELOPMENT CORPORATION OF UTAH
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan.
14	**Agency/Group/Organization**	ENGLISH SKILLS LEARNING CENTER
	Agency/Group/Organization Type	Public Service-Adult Education, Refugees
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community for refugees, immigrants and non-English speaking residents. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan.
15	**Agency/Group/Organization**	Salt Lake Valley Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan.

16	**Agency/Group/Organization**	The INN Between
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan.
17	**Agency/Group/Organization**	Utah Housing Coalition
	Agency/Group/Organization Type	Housing Advocacy
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan.

18	**Agency/Group/Organization**	Asian Association of Utah
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-Education Services-Employment Services - Victims Human Trafficking Support
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan. They provide culturally sensitive and language-specific social services that include education, employment services, advocacy, mental health treatment, domestic violence counseling, substance abuse treatment for adults and youth, parenting classes, English classes, after-school tutoring and activities. They are dedicated to improving the quality of life for refugees.
19	**Agency/Group/Organization**	NeighborWorks
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

West Valley City consulted with any type of agency that they deemed applicable as it pertained to the use of CDBG and/or HOME funds in collaboration with City resources to meet the outlined goals and objectives. No agencies, groups, or organizations were intentionally excluded from the consultation process.

Public Service Organizations assisted in identifying service gaps within the community. The collaborative effort allowed for discussion and feedback from the agencies that are the closest to those we are assisting. From these efforts, the City was able to determine the overarching priorities and goals of the Plan, including specific public service focus areas where funding will be targeted and leveraged community wide.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Salt Lake County-Salt Lake Valley Coalition to End Homelessness	Working with community partners and local jurisdictions to ensure that there is a sufficient supply of equitable, affordable housing within communities. Consolidated Plan Goal, improve housing stability will support the Plan to End Homelessness.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Utah State Hazard Mitigation Plan	Utah Division of Emergency Management	The development of disaster preparedness, emergency response and recovery plan and hazard mitigation programs within the West Valley City
West Valley City Active Transportation Plan	West Valley City Planning and Zoning	To promote a convenient, accessible, well-maintained, and integrated active transportation system that provides residents with appealing options for transportation and recreation.
SLVCEH 2023 Strategic Plan	Salt Lake County-Salt Lake Coalition to End Homelessness	Working together to make homelessness rare, brief, and non-recurring. Consolidated Plan Goals, through investments in housing stability services and affordable housing production, will support the Plan to End Homelessness.
Salt Lake County's Fair Housing Action Plan	Salt Lake County Regional Development Department	Dedicated to removing barriers to housing choice in our community and operated under the belief that we are strongest when everyone has equal access to a safe, affordable place to call home.
West Valley City 2025 Moderate Income Housing Plan	West Valley City Community Development	Dedicated to removing barriers to housing choice in our community and operated under the belief that we are strongest when everyone has equal access to a safe, affordable place to call home.
Utah's Plan to Address Homelessness	Utah Homelessness Council	Working together to make homelessness rare, brief, and non-recurring.
Vision West 2035	West Valley City Community Development	As these are the City's General Plans they are often conducted and developed alongside the Consolidated Plans by the West Valley City Planning Division. Therefore, many of the core goals may be the same and are reflected throughout each of these documents. Some of the overlapping goals include a variety of housing options, preservation of existing neighborhoods, revitalization efforts, and expanded economic growth.
Limitations of Barriers	Utah Department of Workforce Services	Working together to make homelessness rare, brief, and non-recurring.
Land Use Strategies to Bring Housing Back within R	Envision Utah	The Consolidated Plan Goals of improving housing stability and economic mobility.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Climate Adaptation Plan for Public Health	Salt Lake County Health Department	The priority of investment in public services will contribute to increasing health and welfare of low-income households. In addition, energy efficiencies in older home stock should help offset the rising cost of heating and cooling.
Utah Broadband Center Connecting Utah: Digital Con	Governor's Office of Economic Opportunity	The Consolidated Plan Goal of improving economic mobility will help support connectivity to address gaps in digital connectivity.
Utah Homeless Mortality Report	Utah Department of Health and Human Services	The priority of public services addressing homelessness and self-sufficiency services. Consolidated Plan Goal of improving housing stability
Affordable Housing Strategies	Envision Utah	The priority of public services addressing homelessness and self-sufficiency services. Consolidated Plan Goal of improving housing stability
Comprehensive Housing Market Analysis	U.S. Department of Housing and Urban Development	The priority of public services addressing homelessness and self-sufficiency services. Consolidated Plan Goal of improving housing stability
Utah Homelessness Report	Utah Workforce Services	The priority of public services addressing homelessness and self-sufficiency services. Consolidated Plan Goal of improving housing stability

Table 3 - Other local / regional / federal planning efforts

Narrative

There have been many opportunities for coordination within West Valley City government, other adjacent communities, and with various resource providers. This has been a particularly strong effort on the part of the City to assure access to various groups, the consortium members, State and area-wide agencies.

West Valley City, along with the Salt Lake County Consortium, participated in several public meetings together, in a coordinated effort to address our overlapping community concerns and goals.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

WVC conducted a survey, public hears/meeting plus which offered several opportunities for residents, stakeholders, and community members to provide their input on housing and community development needs and to offer feedback related to goals, priorities, and funding allocations.

Resident survey. WVC Grant Division conducted a survey at four city-wide events held in CDBG areas during August and September to identify community needs of low- to moderate-income individuals in the city; and to develop five-year goals and strategies to address needs. A total of 1,379 responses were received.

Service providers groups. To gather additional insight into WVC's greatest needs for public services including barriers that limit opportunities, WVC talked with 16 agencies and city departments that provide services including, but not limited to special need populations, domestic violence survivors, people experiencing homelessness or at risk of becoming homeless, youth, children, and low- to moderate-income families.

Public hearings/meetings. Two public meetings are held on January 20, 2026, and March 17, 2026. These meetings are aimed at soliciting input from residents and applicants. Some who may not feel comfortable speaking during regular council meetings may attend the first public meeting to address the CDBG committee about their recommendations and concerns. Community members are encouraged to submit comments during the development of the Plan Written and verbal comments expressed during the comment period are considered by the committee and Council.

A public hearing was held on April 28, 2026, to collect input on the Annual Action Plan. There were no public comments submitted related to the CDBG Annual Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	On April 28, 2026, a public hearing was held by the mayor, city council and members of the community were present.	Stakeholders thanked the CDBG committee for recommending projects that addressed homelessness, home rehabilitation, domestic abuse and childcare.	All comments were reviewed and considered in the development of this plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	On March 17, 2026, 27 people attended a public meeting held to hear from stakeholders and citizens.	The need for more domestic abuse services, services for homeless, home rehabilitation, medically frail, affordable childcare, safer neighborhoods, legal services, services for adults with limited English Skill, youth mentoring and leadership programs, affordable after-school care and recreation activities for youth.	All comments were reviewed and considered in the development of this plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	On January 20, 2026, 21 people attended a public meeting held to hear from stakeholders and citizens and provide training on the basics of CDBG funding.	The need for more domestic abuse services, services for homeless, home rehabilitation, medically frail, affordable childcare, safer neighborhoods, legal services, services for adults with limited English Skill, youth mentoring and leadership programs, affordable after-school care and recreation activities for youth.	All comments were reviewed and considered in the development of this plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Resident Survey	Non-targeted/broad community	149 viable surveys were recorded	There were strong safety concerns specific gang activity and crime. More green spaces, parks, and better maintenance of public areas. Infrastructure issues such as poor road condition, street lighting and cleanliness. More inclusive development that benefits all community members, including better support for the elderly and disabled.	All comments were reviewed and considered in the development of this plan.	https://www.usu.edu/utah-wellbeing-project/reports/2024/westValleyCity-wellbeing-survey-findings-2024

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-targeted/broad community	Published March 14, 2025 and March 26, 2025 for Public Hearing held on April, 28, 2026.	Stakeholders thanked the CDBG committee for recommending projects that addressed homelessness, home rehabilitation, domestic abuse and childcare.	All comments were reviewed and considered in the development of this plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Non-targeted/broad community	Published December 13, 2025 and December 14, 2025 for Public Meeting held January 20, 2026.	The need for more domestic abuse services, services for homeless, home rehabilitation, medically frail, affordable childcare, safer neighborhoods, legal services, services for adults with limited English Skill, youth mentoring and leadership programs, affordable after-school care and recreation activities for youth.	All comments were reviewed and considered in the development of this plan.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

West Valley City anticipated resources are based on level funding from PY25-26 funding from HUD. Additionally, West Valley City expects to receive approximately $50,000 in program income. In the event of significant funding reductions to the CDBG funds by HUD, West Valley City reserves the right to adjust or reallocate program resources, activities, and priorities as necessary. These adjustments may include but are not limited to reducing project scopes, modifying funding allocations, or exploring alternative funding sources to mitigate the impact of such reductions. Any modifications will be made in compliance with HUD guidelines and applicable regulations. West Valley City will ensure clear communication with stakeholders regarding any changes to program operations resulting from funding reductions.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,073,357.00	79,569.00	0.00	1,152,926.00	3,182,884.00	CDBG Annual Allocation plus program income.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There are no matching requirements for CDBG, the City does leverage CDBG with HOME funds from the consortium for rehabilitation projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

NA

Discussion

The City anticipates the availability of CDBG funds for the duration of the 5-year Consolidated Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Housing Stability	2025	2029	Affordable Housing	City wide	Housing Rehabilitation/Emergency Home Repairs	CDBG: $580,926.00	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Public Services	2025	2029	Non-Housing Community Development	City wide	Youth and Child Services Services for victims of domestic abuse Crime Prevention Homeless and Self-Sufficiency Services	CDBG: $165,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 11697 Persons Assisted
3	Infrastructure and Public Facilities	2025	2029	Non-Housing Community Development	City wide	Non-Profit Public Facility Improvements Parks and Recreation Facilities	CDBG: $200,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 140000 Persons Assisted
4	Planning and Administration	2025	2029	Administration and Planning	City wide	Administration and Planning	CDBG: $207,000.00	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Improve Housing Stability
	Goal Description	
2	**Goal Name**	Public Services
	Goal Description	
3	**Goal Name**	Infrastructure and Public Facilities
	Goal Description	
4	**Goal Name**	Planning and Administration
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

West Valley City Community Development Department, Grants Division has been designated to administer the CDBG programs approved under the City's 2025-2030 Consolidated Plan and its ongoing Annual Action Plan. The Grants Division works with other departments to ensure that all City policies and procedures are also followed. One of the goals of the Grants Division is to use the CDBG funding while meeting the national objectives to develop viable urban communities through the provision of decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income people. The Grants Division ensures that the CDBG funds are utilized to develop and preserve affordable housing, improve the local environment, rehabilitates community facilities, and offers programs and services to improve the life of low- and moderate-income residents in West Valley City.

Anticipated funding allocations for PY26 based on PY25 allocations are shown below. Proposed projects and funding follow.

#	Project Name
1	Improve Housing Stability
2	Public Services
3	Infrastructure and Public Facilities
4	Administration and Planning

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were heavily informed by the findings from the community survey and resident and stakeholder focus groups, the findings from which are detailed in the appendix. The largest obstacle to addressing underserved needs is limited and declining funding, which is occurring in an inflationary environment and significantly hurting extremely low income, very low income, and single parent families and children and residents with special needs. There is a very limited safety net for these residents, and funding cuts and increasing costs will exacerbate their needs.

AP-38 Project Summary

Project Summary Information

OMB Control No: 2506-0117 (exp. 09/30/2021)

1	**Project Name**	Improve Housing Stability
	Target Area	City wide
	Goals Supported	Improve Housing Stability
	Needs Addressed	Housing Rehabilitation/Emergency Home Repairs
	Funding	CDBG: $580,926.00
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	**Project Name**	Public Services
	Target Area	City wide
	Goals Supported	Public Services
	Needs Addressed	Youth and Child Services Services for victims of domestic abuse Crime Prevention Homeless and Self-Sufficiency Services
	Funding	CDBG: $165,000.00
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	**Project Name**	Infrastructure and Public Facilities
	Target Area	
	Goals Supported	Infrastructure and Public Facilities
	Needs Addressed	Non-Profit Public Facility Improvements Parks and Recreation Facilities

	Funding	CDBG: $200,000.00
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	**Project Name**	Administration and Planning
	Target Area	City wide
	Goals Supported	Planning and Administration
	Needs Addressed	Administration and Planning
	Funding	CDBG: $207,000.00
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

West Valley City is the only minority majority city in the State of Utah. Please see the West Valley City CDBG map (attached to this plan) as to how West Valley City determines which areas are supported in programs that are specific to our CDBG designated areas. These CDBG designated areas are used as target areas for the programs designed to meet that goal. The current map is specifically broken down based on census tracts with an LMI population over 51%.

Geographic Distribution

Target Area	Percentage of Funds
City wide	70
CDBG Areas	30

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The most recent ACS data approximates that over 58% of the households in West Valley City fall below HUD's AMI statistics. 65% of West Valley City's census tracts are classified as CDBG areas. 82% of the city's census tracts have AMI statistics that indicate that 40% of the households in that area are classified as low to moderate income households. Since West Valley City has such a high percentage of its census tracks designated as CDBG areas, we estimate that even with a city-wide program that most of the funds are being allocated to low- to moderate-income households. West Valley City is the only minority majority city in the State of Utah.

The priorities used when reaching this conclusion were the 5-year Consolidated Plan & General Plan goals of neighborhoods revitalization and stabilization. It can be presumed that the best way to meet these goals is to allocate funding to the areas with the concerns these goals were created to overcome. Assistance for all CDBG funded programs, whether in a target CDBG area or not, is based on the gross annual income of the applicant(s), as required under HUD.

Discussion

CDBG funds have been directed toward assisting CDBG areas by allocating funds to specific programs. Some of these programs are specific only to the CDBG designated areas, while others are City wide programs, but can partner with the other programs to enhance the overall effectiveness in these targeted areas.

- Home Rehabilitation loans and grants.
- West Valley City Police Department assigns officers to be designated liaisons and community partners for the residents of LMI areas.

• American Preparatory Academy serves economically disadvantaged children in our lowest income CDBG area.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The West Valley City 2022 Moderate Income Housing Plan references data from the 2020 American Community Survey (ACS) from the U.S. Census Bureau. The data references the following information about affordable housing in Salt Lake County and its major cities.

West Valley City (WVC) has the highest percentage (70.5%) of owner-occupied housing units that are affordable to low-income households in Salt Lake County. In fact, WVC's percentage at this price point is 6 to 7 times higher than other less affordable municipalities. For very low-income households, WVC again has the highest percentage (17.1%) of affordable, owner-occupied housing units in Salt Lake County. At this price point, many communities are in the single digit percentages. WVC also has the highest percentage (7.8%) of owner-occupied housing units that are affordable to extremely low-income households. Several other communities have little or no owner-occupied units that are affordable to this targeted income group.

Within Salt Lake County overall, 85.7% of the renter-occupied housing is affordable to low-income households. WVC exceeds this with 89.6% of its renter-occupied housing affordable to moderate-income households. While some communities have few renter-occupied units, those that do exist tend to be affordable at this price point. For very low-income households, WVC has a higher percentage of affordable rental units than eight other cities in Salt Lake County. For extremely low-income households, WVC has a higher percentage of affordable rental units than 11 other cities. Bluffdale, Draper, and Riverton offer none.

The best measure for determining the supply of affordable housing at each targeted income group comes from evaluating all occupied housing units, those occupied by renters and owners. When considering overall housing stock affordability, WVC not only exceeds Salt Lake County averages for each targeted income group, but also provides a greater percentage of its housing in each income group than most of the cities in the County. For low-income households, 76.1% of WVC's housing stock is considered affordable. This is significantly above Salt Lake County rate of affordability of 53.3%, and only South Salt Lake City offers more. When compared with communities in the south end of Salt Lake County, WVC has 3 times more moderate-income housing.

WVC also has a higher percentage of affordable housing for very low-income households (24.5%) than Salt Lake County (19.3%). Midvale, Salt Lake City, and South Salt Lake offer more percentage wise than West Valley City to varying degrees. Eight cities offer less than half of what West

Valley offers. For extremely low-income households, WVC again has a higher percentage (7.6%) than Salt Lake County (4.8%).

Another reason for WVC's affordability is the number of tax credit units within the City. WVC has a higher percentage of tax credit units than 10 other cities and exceeds Salt Lake County overall. Another reason for WVC's affordability is found in the City's diversity of housing types. One way to measure this diversity is to consider what percentage of a community's total housing units are single family detached homes versus other types of housing. In other words, the higher the percentage of single family detached homes; the less diverse a community's housing is.

WVC has a higher amount of housing diversity than 9 other municipalities in Salt Lake County. One noteworthy point from this information is that WVC has a higher percentage (5.9%) of mobile homes than any other community – more than 3 times the overall Salt Lake County percentage (1.9%). A closer look at WVC's housing stock also reveals 567 units are tailored to specific special needs groups.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

West Valley City has been a leader in recognizing the need for affordable housing and providing options for all the needs of its residents. The City has always worked on creating a balance of housing options for residents, which has led to neighborhood sustainability throughout the city.

EFFORTS OF THE CITY

It has become increasingly more expensive to rent or to own in the Salt Lake County. During the past several decades, the City realized that there needed to be a holistic approach to dealing with homelessness as well as affordable housing.

The City Council, along with the Planning Commission and City Staff, has worked on ways to incorporate housing options throughout the city where hard-working families and individuals can find affordable housing. The result of this citywide effort is evident with more than 20,000 affordable housing units now available in West Valley City.

PROGRAMS

Affordable housing programs offer housing throughout the city in existing neighborhoods where the community rallies around those in need while also demonstrating the benefits of working hard and contributing to the neighborhood. Section 8 vouchers are a valuable resource for

residents to have access to affordable housing and the City has a high concentration (over 17% of vouchers available for the valley wide program are in WVC).

There is a large rental market in the city with over 31% of all housing units being renter occupied. This is higher than the vast majority of all other valley cities, and it allows more affordable options for those looking for a place to rent.

Discussion

West Valley City is known for its diversity. Providing information regarding housing and programs available to assist persons whose primary language is not English, is a barrier that the City is now actively trying to overcome. While there are a multitude of races, ethnicities, and languages within the jurisdiction of West Valley City, the largest minority group is Hispanic with the largest secondary language being Spanish. According to the 2020 census data West Valley City's population is 40% Hispanic, with 82% of those households being Spanish speaking. 42% of children 5-17 live in homes where the primary language is Spanish and 39% of the adults having limited English proficiency. 45.5% of school-aged children live in economically disadvantaged homes and 46.5% receive free or reduced lunches. The City has worked diligently to alleviate this obstacle in all areas of business, but particularly where the LMI population is concerned. The City has a website dedicated to informing the public about where English classes may be taken, allocates CDBG funding to ESL for such purposes and regularly gives certificates and special recognition during City Council meetings to individuals completing these classes.

In conducting research to determine which populations within West Valley City were still being underserved, it has been noted that there is an above average percentage of low-income female headed households. According to 2011 ACS data over 19% of all households in the City are female headed and of those at least 40% are living in poverty, well below area median income. Based on this information West Valley City has made serving this population a priority in the coming years and will make every attempt to allocate funding, accordingly, provide outreach whenever possible and find ways to better distribute information about the CDBG and HOME funded programs to these households. Although the City has had remarkable success in female headed households utilizing our Down Payment Assistance and Home Rehabilitation services, it is apparent that more targeted outreach needs to be done. The City continues to take an active role with partners such as Legal Aid, South Valley Sanctuary, and the Crisis Nursery, as a means of connecting with a larger percentage of female headed households.

Based on the City's Moderate-Income Housing Plan for 2019, the City has a substantial amount of affordable housing for moderate income households – 80 percent of the median household income for Salt Lake County. What is lacking in the City is higher value housing? This fact is

supported by the recently released Regional Analysis of Impediments to Fair Housing Choice for Salt Lake County prepared by the Bureau of Economic and Business Research. Affordable housing is a regional issue. West Valley City together with other Salt Lake County communities like Salt Lake City, South Salt Lake and Taylorsville have a significant amount of affordable housing. However, other communities at the south end of the valley have substantially less affordable housing. While the State does require each city to have a Moderate-Income Housing Plan, the State has not established a technique to assure that individual city plans are appropriate, responding accurately to the data, and that local implementation strategies address the regional need.

West Valley City will continue to maintain its diverse mix of housing for people of different ages, incomes, and ethnicities. Given the substantial supply of moderate-income housing, any new high-density development would be considered in very particular instances and should be within walking distance of substantial transit infrastructure.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The Second Program Year Action Program provides a good general framework for longer-term programs. The key elements of West Valley City's plan will include improving housing stability, public services, improving economic mobility and infrastructure and public facilities. The City continues to work with the Granite School District to improve educational offerings, expand English skills, and enhance cultural awareness. In past years as the City's population has become increasingly diversified, test scores, a measurement of how well students understand the material being taught, have been dropping. This decrease in performance is often blamed on poor English skills and highly transient students and their families. In the lowest testing schools, it is not uncommon for a class turnover during the school year to reach 60%. Obviously, this has extreme implications for the teacher, who must always be trying to catch up with the new students. As the City improves its amenities, in terms of the kind of facilities it offers that interest more people in staying for the long term, some of this transience may dissipate. If transience is a function of relocating for better jobs, the City's efforts to provide better job opportunities could also address this issue. English as a Second Language (ESL) is currently a strong emphasis in Granite School District Schools in WVC. Many children are in the school system that lacks adequate English skills. These children are from other countries and may live in homes where their parents speak very little English. This contributes to the students' difficulties in improving their language skills. Programs for adults to improve their English have also been promoted and will continue to be a strong need in the long run.

The Economic Development division is charged with the responsibility of providing job opportunities through the expansion/retention of existing businesses and the attraction of new businesses to our community. They have heavily focused on the City Center, growth areas around 5600 West, promotion of the Redevelopment project areas, and the sale of certain WVC owned properties to balance the budget and provide additional funding within the General Fund.

Actions planned to address obstacles to meeting underserved needs

Local homeless shelters are generally in Salt Lake City but there is a 200 bed homeless shelter in West Valley City. The City continues to be an active participant in the Salt Lake Valley to End Homelessness and strives to be part of the community-wide efforts to serve the homeless population.

Currently there are two transitional units located within West Valley City that are owned by the City and are managed by The Road Home. One unit currently houses a family and the second is home to single disabled men.

West Valley City previously participated in the construction of a 59-unit housing project called the Kelly Benson Apartments. The project provides permanent supportive housing for seniors with disabling conditions, including those who have been homeless or chronically homeless.

The other issue with homelessness is prevention. It is easier to help families and individuals before they become homeless, through helping with other needs. Supporting organizations that provide services to

low/moderate income households can provide the stability needed to maintain housing. For this reason, West Valley City uses CDBG funds to provide supportive public service dollars to these organizations each year.

West Valley City is known for its diversity. Providing information regarding housing and programs available to assist persons whose primary language is not English, is a barrier that the City is now actively trying to overcome. While there are a multitude of races, ethnicities, and languages within the jurisdiction of West Valley City, the largest minority group is Hispanic with the largest secondary language being Spanish. According to the 2020 census data West Valley City's population is 40% Hispanic, with 82% of those households being Spanish speaking and 39% having limited English proficiency. The City has worked diligently to alleviate this obstacle in all areas of business, but particularly where the LMI population is concerned. The City has a website dedicated to informing the public about where English classes may be taken, allocates CDBG funding to ESL for such purposes and regularly gives certificates and special recognition during City Council meetings to individuals completing these classes.

In conducting research to determine which populations within West Valley City were still being underserved, it has been noted that there is an above average percentage of low-income female headed households. Based on the most recent U.S. Census Bureau QuickFacts, there are approximately **5,229** households in West Valley City, UT, headed by a female with no spouse present which is approximately **13.2%** of all households. Historically, female-headed households with children in Utah face poverty rates significantly higher than the state average, often exceeding **36%** for those with young children. Based on this information West Valley City has made serving this population a priority in the coming years and will make every attempt to allocate funding, accordingly, provide outreach whenever possible and find ways to better distribute information about the CDBG and HOME funded programs to these households. Although the City has had great success in female headed households utilizing our Down Payment Assistance and Home Rehabilitation services, it is apparent that more targeted outreach needs to be done. The City continues to take an active role with partners such as Legal Aid, South Valley Sanctuary and Utah Community Action, as a means of connecting with a larger percentage of female headed households.

Actions planned to foster and maintain affordable housing

Based on the West Valley City 2025 Moderate Income Housing Plan, the city plans to; First, to preserve and maintain existing affordable housing. Second, redevelop blighted multi-family residential with higher density residential. Third, to build new multi-family residential near light rail transit stations. The following strategies will be used to meet these objectives.

• Rezone for densities necessary to facilitate the production of moderate-income housing. Since 2000, the West Valley City Council has approved 20 rezones for different forms of multi-family housing with densities ranging from 6 units/acre to over 100/acre. These rezones have facilitated the construction of over 1,500 apartments and 1,400 townhomes or condos. The City Council has also approved 15 additional rezones for multi-family housing that have yet to be constructed. Once completed, these projects will yield over 1,600 apartments and 700 townhomes or condos.

• Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing. Within Fairbourne Station, the City has invested $4 million for a park and nearly $6 million for roads that service new apartment developments along with other non-residential developments.

• Demonstrate investment in rehabilitation of existing uninhabitable housing stock into moderate-income housing. With the help of the Community Development Corporation of Utah, the City has acquired 6 homes with meth, mold, asbestos, or significant disrepair problems; remodeled them; and sold them to moderate income households.

• Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. In 2021, West Valley City adopted an ordinance that allowed for internal accessory dwelling units in most residential zones.

• Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. The City created and rezoned areas to the City Center (CC) and Mixed Use (MXD) zones which both allow a mix of higher density residential development and commercial development. The CC zone encompasses the West Valley Central light rail station, a bus hub, portions of 3500 South and 2700 West, and a mix of office, retail, and residential. The MXD zone was used along 3300 South, which is predominantly a commercial street. The City has also allowed higher density residential development within the Highbury (2700 S 5600 W) and Hunter Town Center (3500 S 5600 W) areas which both include a mix of commercial and residential development.

• Amend land use regulations to allow for higher density or new moderate-income residential development in commercial or mixed-use zones near major transit investment corridors. The City created both the City Center (CC) and Mixed Use (MXD) zones to allow for higher density residential development in mixed-use areas served by transit.

• Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, such as residential development near major transit investment corridors or senior living facilities. The City Center zone, which serviced by light rail and 9 bus routes, allow a 10% reduction from the City's minimum parking requirements. The City's code also allows for a reduction to minimum parking requirements for developments with a mix of uses that have different peak parking demands where parking can be shared. In addition, the City's code allows further reduction through a use specific parking study that can demonstrate that the proposed use would have a parking demand less than the minimum requirements.

Actions planned to reduce lead-based paint hazards

West Valley City has 17,439 homes built prior to 1978. According to the 2020 Census data there were 12,621 children under 5 years of age and 43,752 children aged 5 to 18 years in the City. The Census, however, does not clarify how many of those children are living in housing built before 1978.

In all dwellings assisted by the City, an initial inspection will be performed. If the unit was built prior to 1978, a lead-based paint assessment will be conducted to determine if any abatement efforts will be necessary before the project begins and to ensure compliance with state and federal laws. A lead-based

paint pamphlet is also distributed with each application to the down payment and home rehabilitation programs.

Actions planned to reduce the number of poverty-level families

In addition to the goals and actions described throughout this plan, the City will promote education and employment counseling as an essential facet of housing assistance. Financial Counseling will continue to be a heavily promoted CDBG activity. Individuals will be referred to HUD approved housing counseling agencies. Income eligible individuals will be able to obtain counseling and assistance in the areas of homeless prevention and financial disaster. West Valley City also requires recipients of the Down Payment Assistance Grants to take a home ownership class prior to making an offer, receiving funds, and closing on a home. In these classes subjects such as personal finances, budgeting methods, foreclosure prevention, as well as many others are discussed with families to ensure they are prepared for the responsibilities of homeownership. This type of preparation can help avoid foreclosure and potential homelessness, as well as is a motivating factor to maintaining continual stable income sources for their family.

Many of the different races and ethnicities in West Valley City do not fully understand the workings of the American banking system. Seminars to increase their understanding are promoted in West Valley City, and provided throughout Salt Lake County, with interpreters to ensure better communication of the basics of the banking system. Due in part to the strong communication network that has been established within West Valley City, it is anticipated that businesses as well as renters and homeowners will attend these seminars.

West Valley City has also begun reaching out to the school system in its attempt to address the problems of crime and gangs in the community. Education about gangs and the implications of criminal acts may help steer some teenagers away from a life destined for poverty.

West Valley City will continue to establish a growing and diverse economic base. The City will research and implement ways to improve the education and skills of residents to in turn grow their earning potential. The City will continue to grow employment by building on existing industry strengths and attracting high growth industries. The City will employ the Economic Development Strategic Plan to target those items that are deficient and to continue to bring high value assets to the City. The City will also be working to coordinate with UTA to improve transit service, particularly for lower income areas, to increase access to employment opportunities.

Actions planned to develop institutional structure

The Salt Lake County and Salt Lake City will continue to work within West Valley City under the cooperative jurisdictional agreement, providing housing services as well.

West Valley City Grants staff will continue to sit on various committees and actively participate in:

- Utah Grants Coordinating Council
- Salt Lake Valley Coalition to End Homelessness (SLVCEH)
- SLVCEH Community Engagement Core Function Group

- Utah National Association of Housing & Redevelopment Officials (NAHRO)
- National Community Development Association (NCDA)

Actions planned to enhance coordination between public and private housing and social service agencies

The Salt Lake County Council of Governments (COG) hosts quarterly Grants Coordination Meetings to facilitate communication and coordination between municipal entities and agencies with a major role in community grants and volunteer coordination, such as The United Way and The Road Home. This meeting provides insight for all attending representatives regarding public and private housing, health, and social services agencies requesting funds for programs or projects throughout Salt Lake County.

Members of the Salt Lake County Consortium also meet at least quarterly to review projects and proposals involving housing needs in Salt Lake County.

Salt Lake Valley Coalition to End Homelessness meetings are held monthly, and the committee continues to work on the plan to end chronic homelessness.

West Valley City participates in each of these groups, as well as several others, to stay on top of any issues that arise within the City that need to be addressed.

Discussion

West Valley City is dedicated to creating a safe environment for its residents. To accomplish this, we strive to address and understand our citizens' concerns in a prompt and professional manner. The City will continue to coordinate and promote high quality transportation options and alternatives; mass transit, transportation-oriented development, pedestrian and bicycle paths. City's long-range objectives will include a focus on creating Transit Oriented Developments. Citizens and stakeholders will be involved in the planning processes. West Valley City has already increased the economic opportunities within the City and will continue pursuing expanded job opportunities in many areas.

Many families and individuals are attracted to West Valley because of the abundant housing opportunities. West Valley has a variety of housing types, continues to build, and allows affordable housing and has a large existing supply of rental units.

The Economic Development division is charged with the responsibility of providing job opportunities through the expansion/retention of existing businesses and the attraction of new business to our community. They are heavily focused on the City Center, as well as various growth areas and promotion of the Redevelopment project areas.

The above strategies are reasonable approaches to help combat poverty in our community, however more work in all our strategies is needed and the City will constantly be re-evaluating what improvements can be made. Although we believe this approach will make progress toward alleviating poverty, it is not anticipated that it will solve the problem. Those that avail themselves of the opportunities will benefit but no one can force all those with a need to improve their educational status, or their understanding of their finances. Too many people in poverty have other issues such as mental health problems or addictions or serious medical issues that cannot be adequately addressed in public

policy, therefore CDBG dollars will be used to promote and fund programs that provide such services in West Valley City, in a more holistic approach.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

Discussion

West Valley City FY 2026-2027
CDBG Budget Proposal

2026-2027 CDBG Allocation	$	1,073,357
2025-2026 Program Income	$	79,568.88
Total Estimated Budget Proposal	**$**	**1,152,926**

		Funding Recommended
Public Services (15% Cap)		
American Preparatory Academy (Utah Charter Academies)	$	15,000
Big Brothers Big Sisters of Utah	$	10,000
Legal Aid Society	$	15,000
South Valley Sanctuary	$	30,000
The Road Home Emergency Shelter	$	10,000
WVC Parks & Recreation Youth Program Scholarships	$	10,000
WVC Police Department COP Officer	$	60,000
WVC Victim Services	$	15,000
Public Service Total	**$**	**165,000**
Neighborhood /Infrastructure		
Oasis Housing	$	50,000
WVC Grants Division Home Rehabilitation Program	$	580,926
WVC Parks & Recreation	$	150,000
Neighborhood & Infrasturcture Total	**$**	**780,926**
Administration (20% Cap)	**$**	**207,000**
GRAND TOTAL	**$**	**1,152,926**

WEST VALLEY CITY

www.wvc-ut.gov

2026-2027 CDBG

ANNUAL PLAN AND BUDGET

West Valley City FY 2026-2027
CDBG Budget Proposal

2026-2027 CDBG Allocation	$	1,073,357
2025-2026 Program Income	$	79,568.88
Total Estimated Budget Proposal	**$**	**1,152,926**

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Neighborhood & Infrasturcture Total	**$**	**780,926**
Administration (20% Cap)	**$**	**207,000**
GRAND TOTAL	**$**	**1,152,926**

West Valley City Issue Paper

City Council Review

Description: Zone Text Change

Fiscal Impact: $0

Funding Source: N/A

Account #: N/A

Budget Opening Required: ☐

Issue:

Application #: SA-1-2026
Applicant: Meridian Engineering
Request: An ordinance to vacate several lots and portions of some streets within the Jonesdale Subdivision.

Summary:

Meridian Engineering, on behalf of UDOT, is proposing to vacate lots and portions of some streets that are now part of the Mountain View Corridor.

Background:

The section of the Mountain View Corridor going through this subdivision has been open since 2021. All the affected lots were acquired by UDOT several years ago. Construction is complete and this subdivision amendment will simply clean up old parcel lines and officially vacate rights-of-way that are no longer used as streets for the subdivision. The proposed amendment will create two parcels. Parcel A will contain most of the vacated lots and all the vacated streets, and Lot 9A will serve as a parking lot for the Mountain View Corridor trail.

Recommendation: The Planning Commission recommends approval.

Department: Community Development
Submitted by: Brock Anderson, Planning Manager
Date: 3/25/2026

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

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

AN ORDINANCE APPROVING THE VACATING OF LOTS 1-9, A PORTION OF 5750 WEST STREET & A PORTION OF 3575 SOUTH STREET OF JONESDALE SUBDIVISION, VACATING LOT 210 & A PORTION OF 5750 WEST STREET OF JONESDALE SUBDIVISION NO. 2, VACATING LOTS 301-303, A PORTION OF 5750 WEST STREET & A PORTION OF DARLE AVENUE (3610 SOUTH) OF JONESDALE SUBDIVISION NO. 3, VACATING LOTS 10-14, A PORTION OF 5750 WEST STREET & A PORTION OF DARLE AVENUE (3610 SOUTH) OF JONESDALE SUBDIVISION NO. 4, VACATING LOTS 601-610, A PORTION OF 5750 WEST STREET & A PORTION OF MASTERS STREET (5770 WEST) OF JONESDALE SUBDIVISION NO. 6, VACATING LOTS 811, 818-828 & A PORTION OF MASTERS STREET (5770 WEST) OF JONESDALE SUBDIVISION NO. 8.

WHEREAS, the City is in receipt of petition SA-1-2026, proposing the vacation of several lots in various phases of the Jonesdale Subdivision which includes partial street vacations of 3575 South, 5750 West, Darle Avenue, and Masters Street; and

WHEREAS, the purpose for the application is to vacate lots and streets that were acquired by UDOT as part of the construction for the Mountain View Corridor; and

WHEREAS, proper notice was given, and a public hearing was held pursuant to Section 10-20-208, Utah Code Annotated; and

WHEREAS, the City Council finds that after the public hearing, that there is good cause for the amendment and partial street vacation and that neither the public nor any person will be materially injured by the proposed plat amendment and that the approval is in the best interest of the health, safety and welfare of the citizens of West Valley City.

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

Section 1. The amendment to the Jonesdale Subdivision Phases 1, 2, 3, 4, 6 and 8, and a partial Street Vacation of 3575 South, 5750 West, Darle Avenue, and Masters Street as shown in Petition SA-1-2026 is hereby approved.

Section 2. This Ordinance shall have no force or effect on any rights-of-way or easements of any lot owner, and the franchise rights of any public utilities shall not be impaired thereby, nor shall it have any force or effect on any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

Section 3. The City Recorder is hereby directed to record this Ordinance with the Salt Lake County Recorder's Office.

Section 4. This Ordinance shall become effective immediately upon posting as required by law.

PASSED AND APPROVED this _____ day of _____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

SA-1-2026
Jonesdale Subdivisions Amended
3565 S 5750 W
R-1-8 Zone

BACKGROUND

Meridian Engineering, on behalf of The Utah Department of Transportation (UDOT), is requesting consideration to vacate Lots 1-9, a portion of 5750 West Street & a portion of 3575 South Street of Jonesdale Subdivision, Lot 210 & a portion of 5750 West Street of Jonesdale Subdivision No. 2, Lots 301-303, a portion of 5750 West Street & a portion of Darle Avenue (3610 South) of Jonesdale Subdivision No. 3, Lots 10-14, a portion OF 5750 West Street &
a portion of Darle Avenue (3610 South) of Jonesdale Subdivision No. 4, Lots 601-610, a portion of 5750 West Street & a portion of Masters Street (5770 WEST) of Jonesdale Subdivision No. 6, Lots 811, 818-828 & a portion of Masters Street (5770 West) of Jonesdale Subdivision No. 8.

ISSUES:

The affected parcels were all acquired by UDOT several years ago for the Mountain View Corridor project. All Mountain View improvements have been built, and the corridor has been open in this section since June of 2021. This action will simply clean up all the old parcel lines that exist and officially vacate rights-of-way.

The amended plat will vacate lots in six different phases of the Jonesdale Subdivisions. It will also vacate a portion of four streets throughout these phases. These phases of the Jonesdale Subdivisions were recorded in the office of the Salt Lake County Recorder between 1954 and 1972. Many lots and streets were previously vacated by UDOT for other areas of Jonesdale Subdivisions. The proposed amendment will create two parcels. Parcel A will contain most of the mentioned lots and all of the vacated streets. Lot 9A will be a small parcel that contains a parking lot for the Mountain View Corridor trail.

All the affected rights-of-way will be vacated by ordinance. The ordinance will have no force or effect on any franchise rights of any public utilities, nor will they be impaired thereby. The ordinance will also protect any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

STAFF ALTERNATIVES:

1. Approval of the described Jonesdale Subdivisions Plat Amendment.

2. Continuance to address issues raised during the Planning Commission meeting.

Discussion: Brock Anderson presented. Commissioner Durfee asked him about the handful of lots to the south of 3500 South. Brock explained that those lots were not part of the Jonesdale Subdivision and thus are not part of this application.

The applicant, Travis Williams, representing Meridian Engineering, was available and didn't have anything new to add to Brock's presentation.

Lewis Nielsen asked when Mountain View Corridor will be completed. Steve Pastorik answered that there isn't a firm date and UDOT would fit the future lanes within the right-of way property that they already own. UDOT won't be taking any more of their properties.

Andrea Thomas asked what will happen to the empty lot next to his home. Brock replied that it's owned by the State and that there are no plans for development.

Nathan Wilde suggested that the county parcel map web link be listed on the notice postcards.

Richard Martinez suggested that a map be included with the notice.

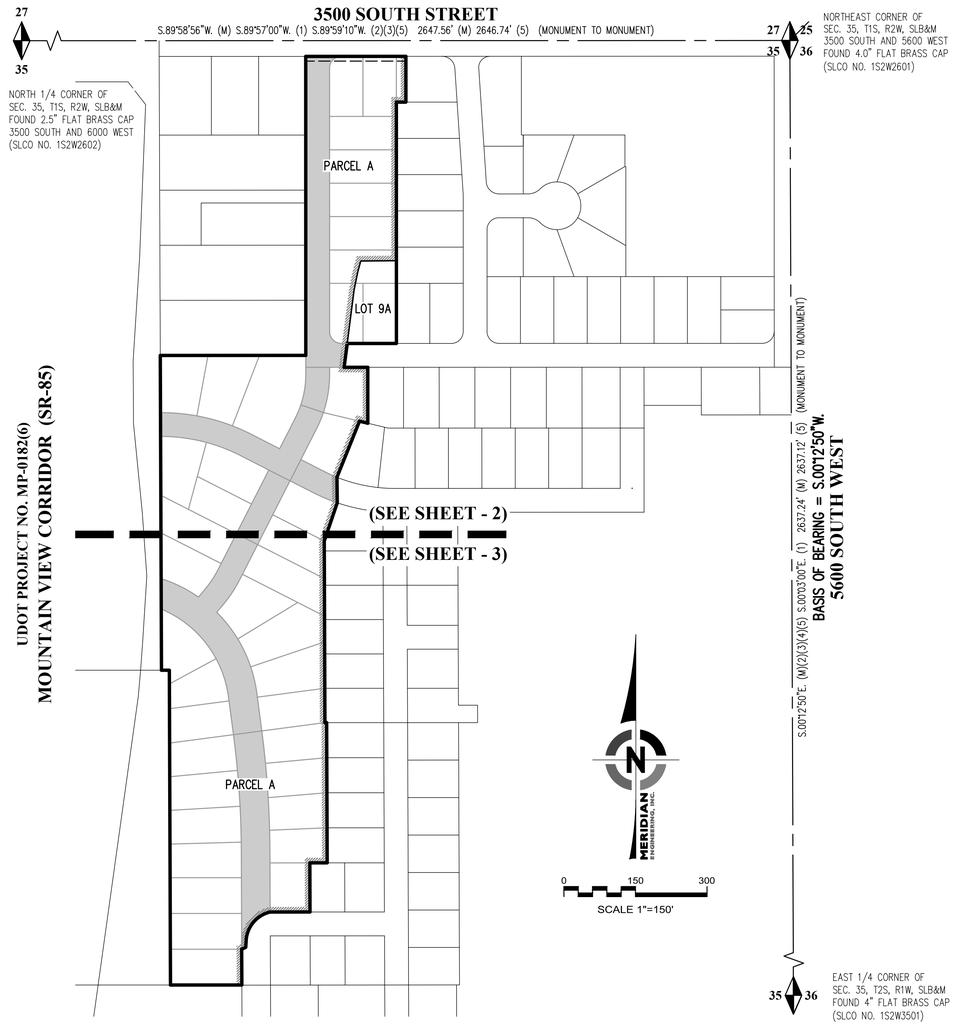
Tanya Thomas asked if the trail parking would be going away. Brock explained that it would not be going away, and that "vacating" means the lot lines will be going away on the amended plat.

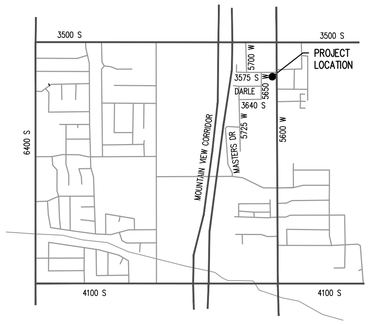
Motion: Commissioner Durfee motioned to approve SA-1-2026. Commissioner Porter seconded. A voice vote was taken and all were in favor of the motion.

UNANIMOUS—SA-1-2026—APPROVED

JONESDALE SUBDIVISIONS AMENDED

(VACATING LOTS 1-9, A PORTION OF 5750 WEST STREET & A PORTION OF 3575 SOUTH STREET OF JONESDALE SUBDIVISION, VACATING LOT 210 & A PORTION OF 5750 WEST STREET OF JONEDALE SUBDIVISION NO. 2, VACATING LOTS 301-303, A PORTION OF 5750 WEST STREET & A PORTION OF DARLE AVENUE (3610 SOUTH) OF JONESDALE SUBDIVISION NO. 3), VACATING LOTS 10-14, A PORTION OF 5750 WEST STREET & A PORTION OF DARLE AVENUE (3610 SOUTH) OF JONESDALE SUBDIVISION NO. 4, VACATING LOTS 601-610, A PORTION OF 5750 WEST STREET & A PORTION OF MASTERS STREET (5770 WEST) OF JONESDALE SUBDIVISION NO. 6, VACATING LOTS 811, 818-828 & A PORTION OF MASTERS STREET (5770 WEST) OF JONESDALE SUBDIVISION NO. 8 AND CREATING LOT 9A AND PARCEL A)
SITUATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH





VICINITY MAP (NTS)

LEGEND

- SUBDIVISION BOUNDARY
- SHEET TIE LINE
- ORIGINAL SUBDIVISION LOT/PARCEL LINE
- ADJOINER LINE
- SECTION LINE
- ROAD CENTERLINE
- EXISTING MOUNTAIN VIEW CORRIDOR
- 5750 WEST STREET, PORTIONS OF DARLE AVENUE AND MASTERS STREET HEREBY VACATED
- UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN PLS 4938744"
- FOUND STREET MONUMENT
- SEARCHED FOR MONUMENT NOT FOUND
- FOUND SECTION CORNER

SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17–73–504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE VACATED LOTS AND STREETS INTO A PARCEL, TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS: "JONESDALE SUBDIVISIONS AMENDED" AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR — PLS NO. 13941945 — 02/10/2026 — TRAVIS R. WILLIAMS — STATE OF UTAH

TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE OF PLAT: FEBRUARY 10, 2026

LEGAL DESCRIPTION

AN ENTIRE TRACT OF LAND, BEING A PORTION OF JONESDALE SUBDIVISION RECORDED AS ENTRY NO. 1737011 IN BOOK O AT PAGE 33 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, A PORTION OF JONESDALE SUBDIVISION NO. 2 RECORDED AS ENTRY NO. 1737011 IN BOOK V AT PAGE 60 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, A PORTION OF JONESDALE SUBDIVISION NO. 3 RECORDED AS ENTRY NO. 1782839 IN BOOK X AT PAGE 18 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, A PORTION OF JONESDALE SUBDIVISION NO. 4 RECORDED AS ENTRY NO. 1782840 IN BOOK X AT PAGE 19 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, A PORTION OF JONESDALE SUBDIVISION NO. 6 RECORDED AS ENTRY NO. 1811174 IN BOOK X AT PAGE 67 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND A PORTION OF JONESDALE SUBDIVISION NO. 8 RECORDED AS ENTRY NO. 1842090 IN BOOK Y AT PAGE 40 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SITUATE IN NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID JONESDALE SUBDIVISION, SAID POINT IS ALSO IN THE SOUTHERLY RIGHT OF WAY LINE OF 3500 SOUTH STREET, SAID POINT IS 990.00 FEET S.89°58'56"W. ALONG THE SECTION LINE TO THE INTERSECTION OF SAID SECTION LINE AND THE CENTER LINE OF 5750 WEST STREET AND 33.00 FEET S.00°00'50"E. ALONG SAID CENTERLINE TO THE INTERSECTION OF SAID CENTERLINE AND SAID SOUTHERLY RIGHT OF WAY LINE AND 25.00 FEET S.89°58'56"W. ALONG SAID SOUTHERLY RIGHT OF WAY LINE FROM THE NORTHEAST CORNER OF SAID SECTION 35 (NOTE: BASIS OF BEARING IS S.00°12'50"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35); AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF 3500 SOUTH STREET N.89°58'56"E. (N.89°57'00"E. BY RECORD) 210.00 FEET TO THE NORTHWEST CORNER OF JONESDALE SUBDIVISION NO. 5 RECORDED AS ENTRY NO. 1795487 IN BOOK X AT PAGE 38 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE WESTERLY BOUNDARY LINE AND ITS EXTENSION OF SAID JONESDALE SUBDIVISION NO. 5 THE FOLLOWING THREE (3) COURSES: 1) S.00°00'50"E. 96.00 FEET, 2) S.89°59'10"W. 20.00 FEET AND 3) S.00°00'50"E. 505.95 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID JONESDALE SUBDIVISION, SAID POINT IS ALSO IN THE NORTHERLY RIGHT OF WAY LINE OF 3575 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S.89°59'10"W. 103.17 FEET; THENCE S.07°21'27"W. 50.42 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 3575 SOUTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE N.89°59'10"E. 49.64 FEET TO THE NORTHEAST CORNER OF LOT 210 OF SAID JONESDALE SUBDIVISION NO. 2; THENCE ALONG THE EASTERLY LOT LINE OF SAID LOT 210 S.00°00'50"E. 117.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 210; THENCE ALONG THE SOUTHERLY LOT LINE OF SAID LOT 210 N.76°30'10"W. 17.93 FEET TO THE NORTHEAST CORNER OF LOT 9 OF SAID JONESDALE SUBDIVISION NO. 4; THENCE ALONG THE EASTERLY LOT LINE OF SAID LOT 9 S.21°53'50"W. 126.66 FEET; THENCE S.00°40'39"E. 53.54 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID JONESDALE SUBDIVISION NO. 4; THENCE ALONG THE EASTERLY LOT LINE OF SAID LOT 13 S.18°45'20"W. 84.73 FEET TO THE NORTHEAST CORNER OF LOT 14 OF SAID JONESDALE SUBDIVISION NO. 4; THENCE ALONG THE EASTERLY LOT LINE AND ITS EXTENSION OF SAID LOT 14 S.00°12'50"E. 380.72 FEET TO THE SOUTHWEST CORNER OF LOT 614 OF SAID JONESDALE SUBDIVISION NO. 6; THENCE ALONG THE SOUTHERLY LOT LIE OF SAID LOT 614 N.89°59'10"E. 3.61 FEET TO THE NORTHEAST CORNER OF LOT 818 OF SAID JONESDALE SUBDIVISION NO. 6; THENCE ALONG THE EASTERLY LOT LINE AND ITS EXTENSION OF SAID LOT 818 S.00°12'50"E. 294.00 FEET TO THE SOUTHEAST CORNER OF LOT 821 OF SAID JONESDALE SUBDIVISION NO. 8; THENCE ALONG THE SOUTHERLY LOT LINE OF SAID LOT 821 S.89°59'10"W. 36.38 FEET TO THE NORTHEAST CORNER OF LOT 811 OF SAID JONESDALE SUBDIVISION NO. 8; THENCE ALONG THE EASTERLY LOT LINE OF SAID LOT 811 S.00°12'50"E. 103.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 811, SAID POINT IS ALSO IN THE NORTHERLY RIGHT OF WAY LINE OF 3705 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S.89°59'10"W. 83.50 FEET TO THE BEGINNING OF A NON–TANGENT 65.50 FEET FOOT RADIUS CURVE TO THE LEFT (NOTE: CENTER OF SAID CURVE BEARS S.13°19'08"E.); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 83.24 FEET THROUGH A CENTRAL ANGLE OF 72°48'51" (NOTE: CHORD FOR SAID CURVE BEARS S.40°16'27"W. FOR A DISTANCE OF 77.75 FEET); THENCE S.03°52'01"W. 14.77 FEET; THENCE S.64°55'59"W. 9.33 FEET TO THE NORTHEAST CORNER OF LOT 822 OF SAID JONESDALE SUBDIVISION NO. 8; THENCE ALONG THE EASTERLY LOT LINE OF SAID LOT 822 S.00°12'50"E. 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 822; THENCE ALONG THE SOUTHERLY LOT LINE OF SAID LOT 822 S.89°59'10"W. 149.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 822; THENCE ALONG THE WESTERLY BOUNDARY LINES OF SAID JONESDALE SUBDIVISION NO. 8, JONESDALE SUBDIVISION NO. 6, JONESDALE SUBDIVISION NO. 4 AND JONESDALE SUBDIVISION NO. 3 THE FOLLOWING THREE (3) COURSES: 1) N.00°12'50"W. 660.00 FEET, 2) S.89°59'10"W. 16.50 FEET AND 3) N.00°12'50"W. 660.00 FEET TO THE NORTHWEST CORNER OF SAID JONESDALE SUBDIVISION NO. 3; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID JONESDALE SUBDIVISION NO. 3 N.89°59'10"E. 305.00 FEET TO THE NORTHEAST CORNER OF LOT 303 OF SAID JONESDALE SUBDIVISION NO. 3, SAID POINT IS ALSO IN THE WESTERLY RIGHT OF WAY LINE OF 5750 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE N.00°00'50"W. 626.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ENTIRE TRACT OF LAND CONTAINS 551,757 SQUARE FEET OR 12.67 ACRES IN AREA, MORE OR LESS, 1 LOT AND 1 PARCEL.

ACKNOWLEDGMENT
(WEST VALLEY CITY)

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME KAREN LANG, SIGNER OF THE HEREON OWNER'S DEDICATION AND CONSENT TO RECORD, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE MAYOR OF WEST VALLEY CITY AND THAT SHE SIGNED THIS PLAT ENTITLED "JONESDALE SUBDIVISIONS AMENDED" WHICH VACATES 5750 WEST STREET, PORTIONS OF DARLE AVENUE AND PORTIONS OF MASTERS STREET ON BEHALF OF WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION OF THE WEST VALLEY CITY COUNCIL, AND SAID MAYOR LANG ACKNOWLEDGED TO ME THAT SAID WEST VALLEY CITY EXECUTED THE SAME.

NOTARY PUBLIC NAME _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____
NOTARY PUBLIC

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO AN AMENDED LOT AND A PARCEL TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

JONESDALE SUBDIVISIONS AMENDED

AND THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS TO WEST VALLEY CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON–EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. WEST VALLEY CITY ALSO HEREBY VACATES THOSE PORTIONS OF 5750 WEST STREET, 3575 SOUTH STREET, DARLE AVENUE (3610 SOUTH) AND MASTERS STREET (5770 WEST) AS SHOWN ON THIS PLAT AS BEING VACATED.

DATED THIS _____ DAY OF _____ A.D. 2026.

_____
MARWAN FARAH – MVC/UDOT REGION 2 PROJECT MANAGER

DATED THIS _____ DAY OF _____ A.D. 2026.

_____
KAREN LANG, MAYOR – WEST VALLEY CITY

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCEL. IT IS ALSO THE INTENT OF THIS SURVEY TO SHOW THE ROAD AREA AND LOTS WITH PUBLIC UTILITY EASEMENTS TO BE VACATED AS DEPICTED. THE DATA FOR THIS SURVEY WAS COMPILED FROM RECORD SUBDIVISION AS REFERENCED BELOW. THE BASIS OF BEARING FOR THIS SURVEY IS S.00°12'50"W. BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTH EAST CORNER AND THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE USED BY THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS, EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

(1) JONESDALE SUBDIVISION: ENTRY NO. 1380198 IN BOOK O AT PAGE 33.
(2) JONESDALE SUBDIVISION NO. 2: ENTRY NO. 1737011 IN BOOK V AT PAGE 60.
(3) JONESDALE SUBDIVISION NO. 3: ENTRY NO. 1782839 IN BOOK X AT PAGE 18.
(4) JONESDALE SUBDIVISION NO. 4: ENTRY NO. 1782840 IN BOOK X AT PAGE 19.
(5) JONESDALE SUBDIVISION NO. 6: ENTRY NO. 1811174 IN BOOK X AT PAGE 67.
(6) JONESDALE SUBDIVISION NO. 8: ENTRY NO. 1842090 IN BOOK Y AT PAGE 40.
(7) JONESDALE SUBDIVISION NO. 9: ENTRY NO. 3290356 IN BOOK 79–6 AT PAGE 213.
(8) JONESDALE NO. 9 AMENDED: ENTRY NO. 11863967 IN BOOK 2014P AT PAGE 137.
(9) SALT LAKE COUNTY AREA REFERENCE PLAT OF SECTION 35, T1S, R2W, SLB&M.
(10) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#).
(M) BEARING AND/OR DISTANCE DATA TAKEN FROM FIELD MEASUREMENTS.
(C) BEARING AND/OR DISTANCE DATA TAKEN FROM FIELD MEASUREMENTS COUPLED WITH RECORD DATA.

ACKNOWLEDGMENT
(UDOT)

UTAH DEPARTMENT OF TRANSPORTATION

BY _____
MVC/UDOT REGION 2 PROJECT MANAGER

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS_____DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME,_____MARWAN FARAH_____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MVC/UDOT REGION 2 PROJECT MANAGER, AND HE FURTHER ACKNOWLEDGED TO ME THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID UTAH DEPARTMENT OF TRANSPORTATION.

NOTARY PUBLIC NAME _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____
NOTARY PUBLIC

EASEMENT VACATION & ABANDONMENT

ALL OTHER PUBLIC UTILITY EASEMENTS AS PREVIOUSLY RECORDED THAT ARE NOT SHOWN HEREON ARE HEREBY VACATED AND ABANDONED.

CENTURY LINK _____ DATE: _____
COMCAST _____ DATE: _____
ROCKY MTN POWER _____ DATE: _____
ENBRIDGE _____ DATE: _____

NOTES:
1. OFF–SET PINS TO BE PLACED IN TOP BACK OF CURB AND 5/8" X 24" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "MERIDIAN 801–569–1315" TO BE PLACED AT ALL OTHER LOT CORNERS.

OWNER:
UTAH DEPARTMENT OF TRANSPORTATION
4501 SOUTH CONSTITUTION BLVD
TAYLORSVILLE, UT 84129

PREPARED BY:
MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D. 2026 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
_____ _____
SALT LAKE COUNTY HEALTH DEPARTMENT DATE

WEST VALLEY CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 2026 BY THE WEST VALLEY CITY PLANNING COMMISSION.
_____ _____
CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION DATE

GRANGER-HUNTER IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____ A.D. 2026 BY THE GRANGER–HUNTER IMPROVEMENT DISTRICT.
_____
GRANGER–HUNTER IMPROVEMENT DISTRICT
_____
PRINT NAME

WEST VALLEY CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND HAVE FOUND IT TO BE CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.
_____ _____
WEST VALLEY CITY ENGINEER DATE

CITY ATTORNEY
APPROVED THIS _____ DAY OF _____ A.D. 2026 BY THE WEST VALLEY CITY ATTORNEY.
_____
WEST VALLEY CITY ATTORNEY

SALT LAKE COUNTY RECORDER
RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE $ _____ DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE 17094 SUBDIVISION PLAT
PROJECT NO. 17094
SHEET NO. 1 OF 3

JONESDALE SUBDIVISIONS AMENDED

(VACATING LOTS 1-9, A PORTION OF 5750 WEST STREET & A PORTION OF 3575 SOUTH STREET OF JONESDALE SUBDIVISION, VACATING LOT 210 & A PORTION OF 5750 WEST STREET OF JONEDALE SUBDIVISION NO. 2, VACATING LOTS 301-303, A PORTION OF 5750 WEST STREET & A PORTION OF DARLE AVENUE (3610 SOUTH) OF JONESDALE SUBDIVISION NO. 3), VACATING LOTS 10-14, A PORTION OF 5750 WEST STREET & A PORTION OF DARLE AVENUE (3610 SOUTH) OF JONESDALE SUBDIVISION NO. 4, VACATING LOTS 601-610, A PORTION OF 5750 WEST STREET & A PORTION OF MASTERS STREET (5770 WEST) OF JONESDALE SUBDIVISION NO. 6, VACATING LOTS 811, 818-828 & A PORTION OF MASTERS STREET (5770 WEST) OF JONESDALE SUBDIVISION NO. 8 AND CREATING LOT 9A AND PARCEL A)
SITUATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

U:\Projects\2017\17094-JLF_JWC WDI-14 WDI 69044-19003\MCS-365_Subdivision Plat Amendments\JONES.dwg\17094_Jonesdale Amended (combined).dwg Feb 10, 2026 - 9:24am

5600 WEST STREET

BASIS OF BEARING = S.00°12'50"E.

S.00°12'50"E. (M)(2)(3)(4)(5) S.00°03'00"E. (1) 2637.24' (M) 2637.12' (5) (MONUMENT TO MONUMENT)

NORTHEAST CORNER OF SEC. 35, T1S, R2W, SLB&M 3500 SOUTH AND 5600 WEST FOUND 4.0" FLAT BRASS CAP (SLCO NO. 1SZW2601)

660.00'

1977.24'

EAST 1/4 CORNER OF SEC. 35, T2S, R1W, SLB&M FOUND 4" FLAT BRASS CAP (SLCO NO. 1S2W3501)

5700 WEST STREET

3500 SOUTH STREET

N89°55'56"E 2647.56' (M) 2646.74' (5) (MONUMENT TO MONUMENT)

S.89°58'56"W. (M) S.89°57'00"W. (1) S.89°59'10"W. (2)(3)(5) 990.00'

1657.56'

33.00'

25.00'

POINT OF BEGINNING

N89°55'56"E 210.00'

S00°00'50"E 96.00'

S89°59'10"W 20.00'

S00°00'50"E 505.95'

332.44'

173.51'

10' PUBLIC UTILITY EASEMENT

S89°28'52"W 74.84'

S14°58'47"W 24.33'

S11°24'37"W 38.10'

S07°21'27"W 112.93'

N89°59'10"E 11.83'

S89°59'10"W 103.17'

S07°21'27"W 50.42'

S00°00'50"E 552.00'

626.93' (C) 627.00' (1)

S.00°00'50"E. (C)(2)(3)(4) S.00°03'00"E. (1) 753.95' (C)

5750 WEST STREET

N00°00'50"W 626.93'

N89°59'10"E 25.00'

N00°00'50"W 25.00'

3575 SOUTH STREET

S.89°59'10"W. (C)(3) 990.00' (1)

S.89°57'00"W. (1)(2) 992.30' (C)

933.71' (C)

N89°59'10"E 305.00'

JONESDALE SUBDIVISION NO. 5
ENTRY NO. 1793487

JONESDALE SUBDIVISION
ENTRY NO. 138098

JONESDALE SUBDIVISION NO. 2
ENTRY NO. 1737091

JONESDALE SUBDIVISION NO. 4
ENTRY NO. 1782840

LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 10 | LOT 11 | LOT 207 | LOT 208 | LOT 209 | LOT 5 | LOT 6 | LOT 7 | LOT 8

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 210

PARCEL A
535,985 SQ. FT. OR 12.31 ACRES
IN AREA, MORE OR LESS

LOT 9A
15,772 SQ. FT. OR 0.36 ACRE
IN AREA, MORE OR LESS

S89°59'10"W 30.36'

N00°00'50"W 15.00'

25.21'

58.59' (C)

25.21'

94.02' (C)

S.26°59'10"W. (C)(2)(3)(4) 151.88' (C)(3)

S26°59'10"W 72.87'

N26°59'10"E 72.86'

S.26°59'10"W. (C)(4)(5) 286.00' (C)

N63°00'50"W 67.17'

N63°00'50"W (C)(3)(4) 166.32' (C)(3)

S65°00'50"E 55.39'

123.00' (C)

N.63°00'50"W. (C)(3)(4) 164.43' (C)(4)

DARLE AVENUE (3610 SOUTH)

DARLE AVENUE (3610 SOUTH)

5725 WEST STREET

3640 SOUTH STREET

N.89°59'10"E. (C)(4) 84.03' (C)(4)

S00°00'50"E 117.20'

N76°30'10"W 17.93'

S21°53'50"W 126.66'

S00°40'39"E 53.54'

43.43' (C)

29.67'

23.87'

S18°45'20"W 84.73'

S00°12'50"E 380.72'

LOT 17 | LOT 18 | LOT 617 | LOT 15 | LOT 16 | LOT 611 | LOT 612 | LOT 13 | LOT 14 | LOT 610 | LOT 608 | LOT 609

JONESDALE SUBDIVISION NO. 4
ENTRY NO. 1782840

JONESDALE SUBDIVISION NO. 6
ENTRY NO. 1811774

LOT 303 | LOT 302 | LOT 301 | LOT 11 | LOT 12 | LOT 10 | LOT 601 | LOT 602 | LOT 603

JONESDALE SUBDIVISION NO. 3
ENTRY NO. 1782838

S.89°47'10"W. (C)(3) 94.35' (C)(3)

S.39°48'58"W. (C)(5) 58.28' (C)(5)

59.83' (C)

156.54' (C)

N.73°17'26"W. (C) 96.91' (5)

96.71' (C)

MASTERS DRIVE

145.00'

354.50'

N00°12'50"W 660.00'

UTAH DEPARTMENT OF TRANSPORTATION
PARCEL NO. 14-35-226-003
ENTRY NO. 11227988

UTAH DEPARTMENT OF TRANSPORTATION
PARCEL NO. 14-35-226-004
ENTRY NO. 10972579

LOT 1
UTAH DEPARTMENT OF TRANSPORTATION
PARCEL NO. 14-35-226-012
ENTRY NO. 11139271

PENNA SUBDIVISION
ENTRY NO. 643542

LOT 2
UTAH DEPARTMENT OF TRANSPORTATION
PARCEL NO. 14-35-226-011
ENTRY NO. 11606943

UTAH DEPARTMENT OF TRANSPORTATION
PARCEL NO. 14-35-226-006
ENTRY NO. 11055019

UTAH DEPARTMENT OF TRANSPORTATION
PARCEL NO. 14-35-226-007
ENTRY NO. 11679161

UTAH DEPARTMENT OF TRANSPORTATION
TAX ID NO. 14-35-201-017

(PROJECT NO. MP-0182(6)
MOUNTAIN VIEW CORRIDOR (SR-85)

NORTH 1/4 CORNER OF SEC. 35, T1S, R2W, SLB&M FOUND 2.5" FLAT BRASS CAP 3500 SOUTH AND 6000 WEST (SLCO NO. 1S2W2602)

(SEE SHEET - 3)

MERIDIAN ENGINEERING, INC.

0 40 80

SCALE 1"=40'

PLS NO. 10946815
07/10/2020
WILLIAMS
STATE OF UTAH
PROFESSIONAL LAND SURVEYOR

PREPARED BY:

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

JONESDALE SUBDIVISIONS AMENDED

(VACATING LOTS 1-9, A PORTION OF 5750 WEST STREET & A PORTION OF 3575 SOUTH STREET OF JONESDALE SUBDIVISION, VACATING LOT 210 & A PORTION OF 5750 WEST STREET OF JONEDALE SUBDIVISION NO. 2, VACATING LOTS 301-303, A PORTION OF 5750 WEST STREET & A PORTION OF DARLE AVENUE (3610 SOUTH) OF JONESDALE SUBDIVISION NO. 3), VACATING LOTS 10-14, A PORTION OF 5750 WEST STREET & A PORTION OF DARLE AVENUE (3610 SOUTH) OF JONESDALE SUBDIVISION NO. 4, VACATING LOTS 601-610, A PORTION OF 5750 WEST STREET & A PORTION OF MASTERS STREET (5770 WEST) OF JONESDALE SUBDIVISION NO. 8, VACATING LOTS 811, 818-828 & A PORTION OF MASTERS STREET (5770 WEST) OF JONESDALE SUBDIVISION NO. 8 AND CREATING LOT 9A AND PARCEL A)
SITUATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

COMP. FILE	17094 SUBDIVISION PLAT
PROJECT NO.	17094
SHEET NO.	2 OF 3

U:\Projects\2017\17094-SLP_MVC WEB-14 #007 (BK44-16903)\MVC-265_Subdivision Plat Amendments\SAVE\17094_Jonesdale Amended (combined).dwg Feb 10, 2020 - 8:24am

NORTHEAST CORNER OF
SEC. 35, T1S, R2W, SLB&M
3500 SOUTH AND 5600 WEST
FOUND 4.0" FLAT BRASS CAP
(SLCO NO. 1S2W2601)

EAST 1/4 CORNER OF
SEC. 35, T2S, R1W, SLB&M
FOUND 4" FLAT BRASS CAP
(SLCO NO. 1S2W3501)

5600 WEST STREET
BASIS OF BEARING = S.00°12'50"E.
S.00°12'50"E. (M)(2)(3)(4)(5) S.00°03'00"E. (1) 2637.24' (M) 2637.12' (5) (MONUMENT TO MONUMENT)
1980.00'

657.24'

DARLE AVENUE (3610 SOUTH)

3640 SOUTH STREET

5725 WEST STREET

3705 SOUTH STREET

LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 601, LOT 602, LOT 603, LOT 604, LOT 605, LOT 606, LOT 607, LOT 608, LOT 609, LOT 610, LOT 611, LOT 612, LOT 613, LOT 614, LOT 615, LOT 616, LOT 617, LOT 801, LOT 802, LOT 803, LOT 804, LOT 805, LOT 806, LOT 807, LOT 808, LOT 809, LOT 810, LOT 811, LOT 812, LOT 813, LOT 814, LOT 815, LOT 816, LOT 817, LOT 818, LOT 819, LOT 820, LOT 821, LOT 822, LOT 823, LOT 824, LOT 825, LOT 826, LOT 827, LOT 828, LOT 925, LOT 926, LOT 924, LOT 923, LOT 934, LOT 933

JONESDALE SUBDIVISION NO. 4
ENTRY NO. 1782640

JONESDALE SUBDIVISION NO. 6
ENTRY NO. 1911774

JONESDALE SUBDIVISION NO. 8
ENTRY NO. 1842090

JONESDALE SUBDIVISION NO. 9
ENTRY NO. 12965936

S21°53'50"W 126.66'
S00°40'39"E 53.54'
N.89°59'10"E. (C)(4) 84.03' (C)(4)
43.43' (C)
29.67'
23.87'
S18°45'20"W 84.73'
S00°12'50"E 380.72'
N89°59'10"E 3.61'
S00°12'50"E 294.00'
S89°59'10"W 36.38'
S00°12'50"E 103.00'
83.50'
S89°59'10"W
N.89°59'10"E. (C)(6) 294.50' (C)(6)
S.89°59'10"W. (C)(6)(7)(6) 1156.28' (C)

(SEE SHEET - 2)

S26°59'10"W 72.87'
S.26°59'10"W. (C)(4)(5) 286.00' (C)
S63°00'50"E 55.89'
123.00' (C)
N.63°00'50"W. (C)(3)(4) 164.43' (C)(4)
S.00°12'50"E. 72.86'
N63°00'50"W 67.17'

DARLE AVENUE

5750 WEST STREET

S.07°30'00"E. (C)(5)(6) 371.24' (C)
246.24' (C)(5)
125.00' (C)(6)
S.00°12'50"E. (C)(6) 276.765' (C)(6)
267.93'
8.835'
C1
S03°52'01"W 14.77'
S00°12'50"E 75.00'
S64°55'59"W 9.33'
S89°59'10"W 149.52'

MASTERS DRIVE
(5770 SOUTH)

MASTERS DRIVE

S.39°48'58"W. (C)(5) 58.28' (C)(5)
59.83' (C)
156.54' (C)
N.72°17'26"W. (C)
96.71' (C) 96.91' (5)

PARCEL A
535,985 SQ. FT. OR 12.31 ACRES
IN AREA, MORE OR LESS

PARCEL A
UTAH DEPARTMENT OF TRANSPORTATION
PARCEL NO. 14-35-276-027

354.50'
N00°12'50"W 660.00'
N89°59'10"E 16.50'
N00°12'50"W 660.00'

UTAH DEPARTMENT OF TRANSPORTATION
PARCEL NO. 14-35-252-027

JONESDALE NO. 9 AMENDED,
VACATING LOTS 301-916,
MASTERS COURT & MASTERS CIRCLE
ENTRY NO. 11965961

(PROJECT NO. MP-0182(6)
MOUNTAIN VIEW CORRIDOR (SR-85)

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	65.50'	72°48'51"	83.24'	S40°16'27"W	77.75'

MERIDIAN ENGINEERING, INC.

0 40 80
SCALE 1"=40'

PROFESSIONAL LAND SURVEYOR
PLS NO. 10041945
10/31/2022
TRAVIS J. WILLIAMS
STATE OF UTAH

PREPARED BY:
MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

JONESDALE SUBDIVISIONS AMENDED

(VACATING LOTS 1-9, A PORTION OF 5750 WEST STREET & A PORTION OF 3575 SOUTH STREET OF JONESDALE SUBDIVISION, VACATING LOT 210 & A PORTION OF 5750 WEST STREET OF JONEDALE SUBDIVISION NO. 2, VACATING LOTS 301-303, A PORTION OF 5750 WEST STREET & A PORTION OF DARLE AVENUE (3610 SOUTH) OF JONESDALE SUBDIVISION NO. 3), VACATING LOTS 10-14, A PORTION OF 5750 WEST STREET & A PORTION OF DARLE AVENUE (3610 SOUTH) OF JONESDALE SUBDIVISION NO. 4, VACATING LOTS 601-610, A PORTION OF 5750 WEST STREET & A PORTION OF MASTERS STREET (5770 WEST) OF JONESDALE SUBDIVISION NO. 8, VACATING LOTS 811, 818-828 & A PORTION OF MASTERS STREET (5770 WEST) OF JONESDALE SUBDIVISION NO. 8 AND CREATING LOT 9A, AND PARCEL A)
SITUATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

COMP. FILE
17094 SUBDIVISION PLAT
PROJECT NO. 17094
SHEET NO. 3 OF 3

I:\Projects\2017\17094-00\F_AVC_MDR-14_#EF 09044-19003\MXD_260_Subdivision Plat Amendments\JONSVS.dwg\17094_Jonesdale Amended (combined).dwg Feb 10, 2022 - 9:24am

SA-1-2026

- Applicant: Meridian Engineering, representing the Utah Department of Transportation

- Request: Vacating Lots 1-9, a portion of 5750 West Street & a portion of 3575 South Street of Jonesdale Subdivision, vacating Lot 210 & a portion of 5750 West Street of Jonesdale Subdivision No. 2, vacating Lots 301-303, a portion of 5750 West Street & a portion of Darle Avenue (3610 South) of Jonesdale Subdivision No. 3, vacating Lots 10-14, a portion of 5750 West Street & a portion of Darle Avenue (3610 South) of Jonesdale Subdivision No. 4, Vacating Lots 601-610, a portion of 5750 West Street & a portion of Masters Street (5770 West) of Jonesdale Subdivision No. 6, vacating Lots 811, 818-828 & a portion of Masters Street (5770 West) of Jonesdale Subdivision No. 8. .

- Location: 3565 S 5750 W and is zoned R-1-8.

- Staff: Brock Anderson

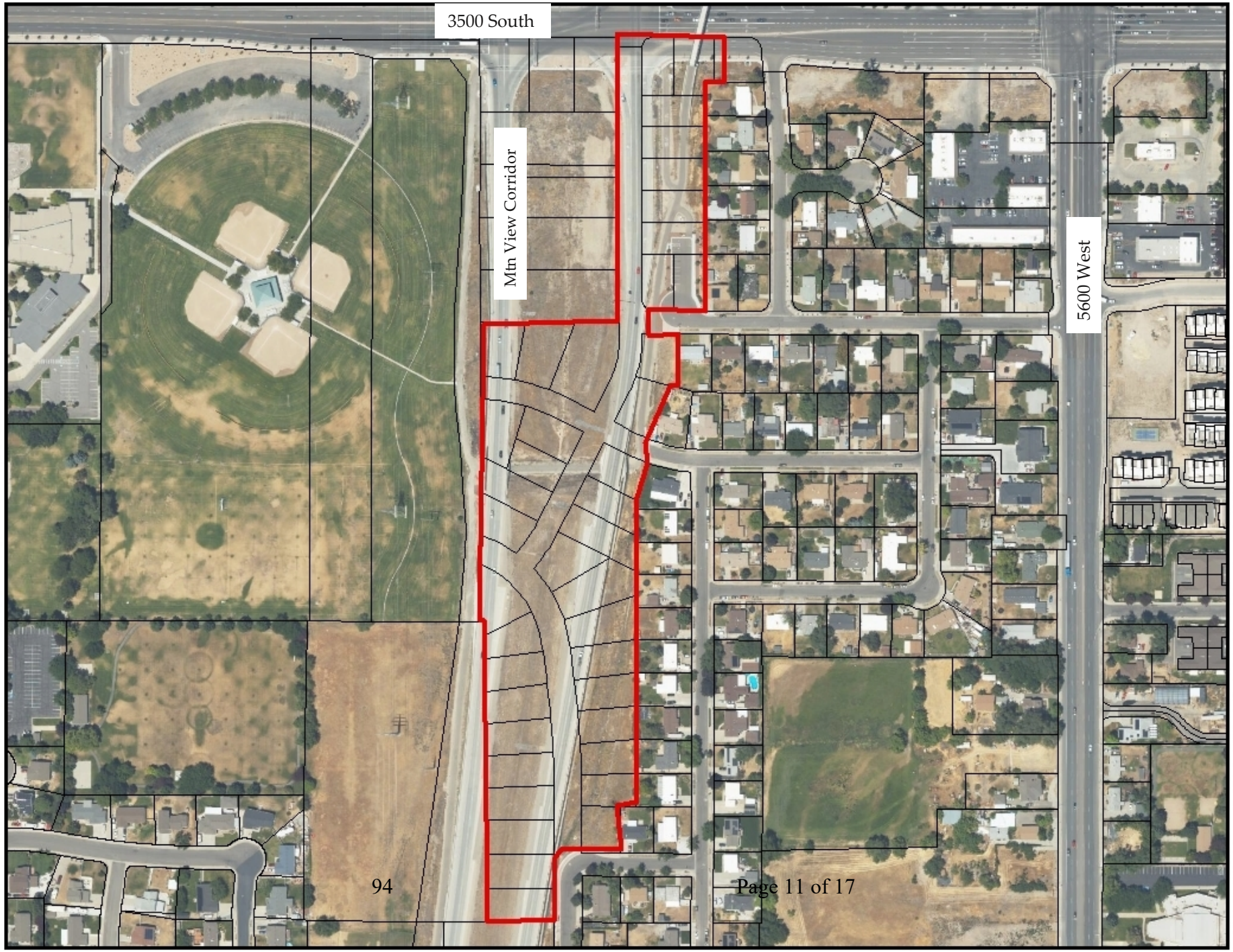
SA-1-2026

3565 S 5750 W

WEST VALLEY CITY
www.wvc-ut.gov

SA-1-2026

3565 S 5750 W

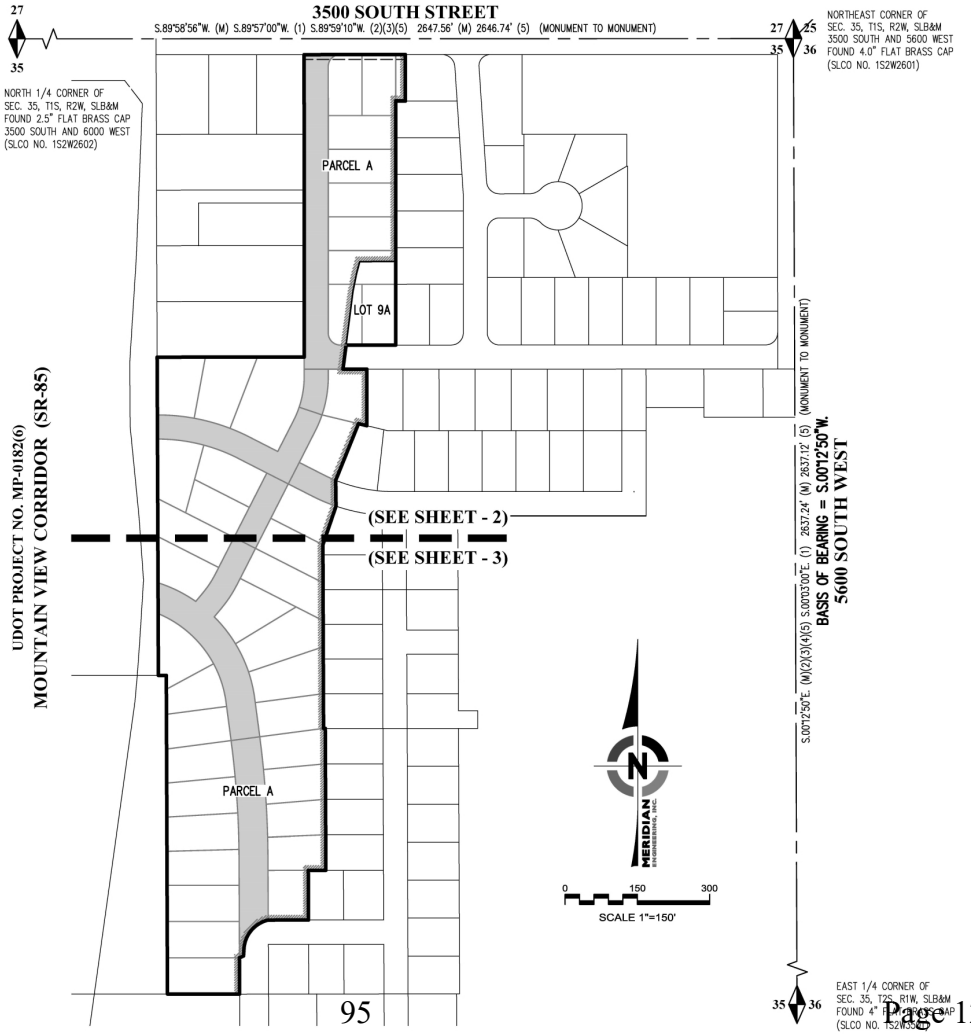


WEST VALLEY CITY
www.wvc-ut.gov

SA-1-2026

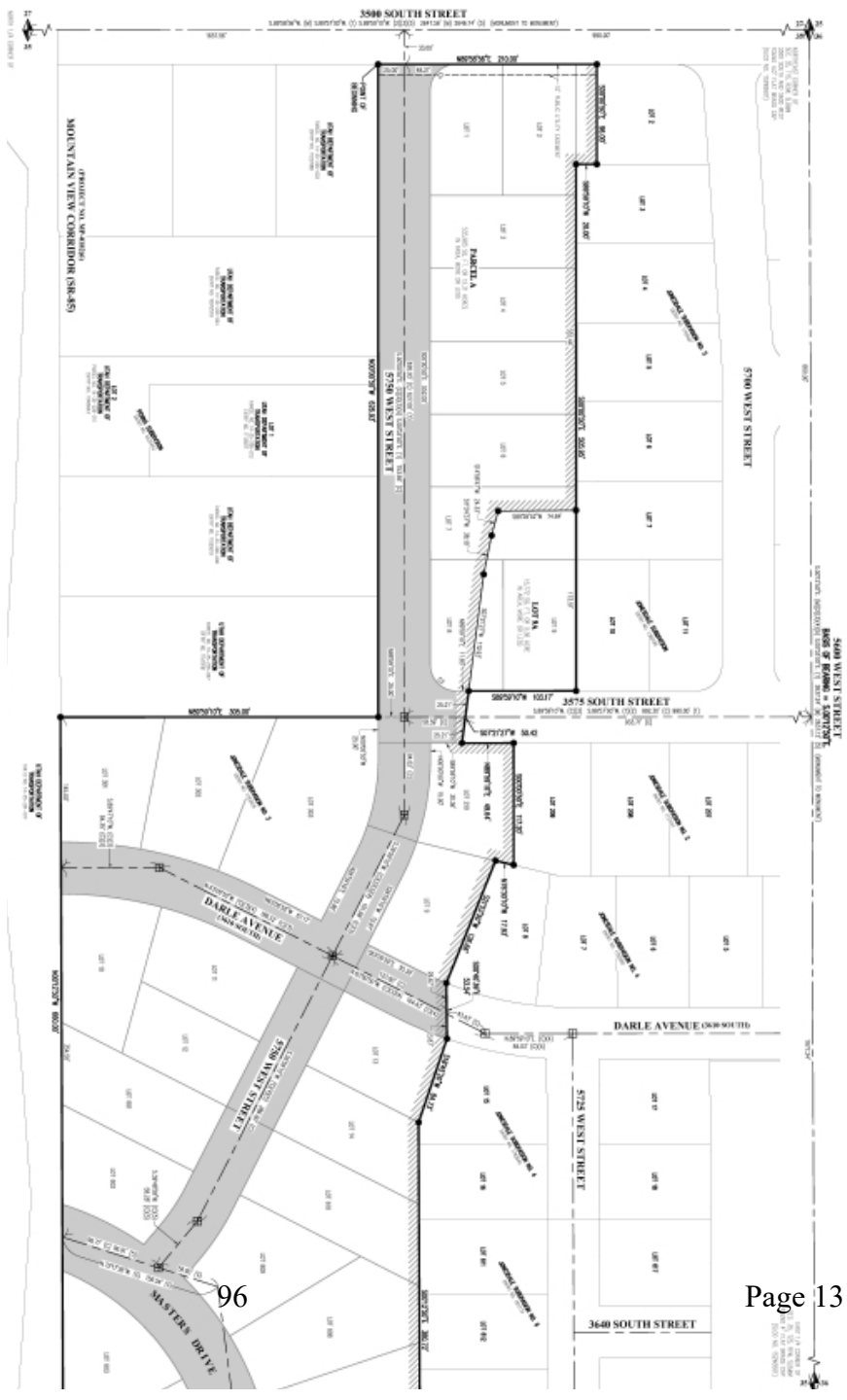
JONESDALE SUBDIVISIONS AMENDED

(VACATING LOTS 1-9, A PORTION OF 5750 WEST STREET & A PORTION OF 3575 SOUTH STREET OF JONESDALE SUBDIVISION, VACATING LOT 210 & A PORTION OF 5750 WEST STREET OF JONEDALE SUBDIVISION NO. 2, VACATING LOTS 301-303, A PORTION OF 5750 WEST STREET & A PORTION OF DARLE AVENUE (3610 SOUTH) OF JONESDALE SUBDIVISION NO. 3), VACATING LOTS 10-14, A PORTION OF 5750 WEST STREET & A PORTION OF DARLE AVENUE (3610 SOUTH) OF JONESDALE SUBDIVISION NO. 4, VACATING LOTS 601-610, A PORTION OF 5750 WEST STREET & A PORTION OF MASTERS STREET (5770 WEST) OF JONESDALE SUBDIVISION NO. 6, VACATING LOTS 811, 818-828 & A PORTION OF MASTERS STREET (5770 WEST) OF JONESDALE SUBDIVISION NO. 8),
SITUATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

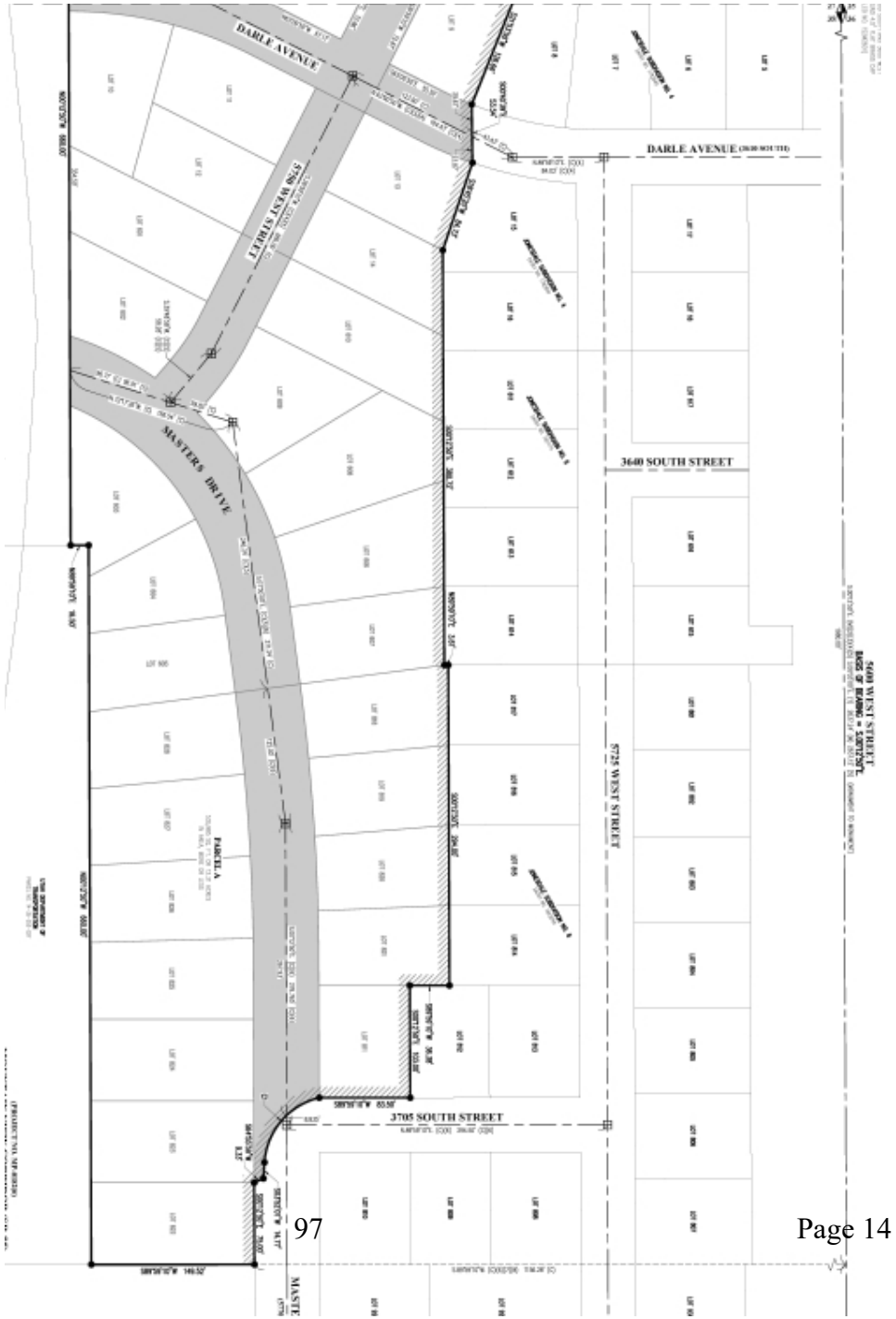


WEST VALLEY CITY
www.wvc-ut.gov

SA-1-2026


3500 SOUTH STREET
MOUNTAIN VIEW CORRIDOR (SR-85)
5750 WEST STREET
5700 WEST STREET
3575 SOUTH STREET
DARLE AVENUE
DARLE AVENUE (3600 SOUTH)
5725 WEST STREET
3640 SOUTH STREET
MASTERS DRIVE

SA-1-2026



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SA-1-2026

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SA-1-2026

WEST VALLEY CITY
www.wvc-ut.gov

SA-1-2026

WEST VALLEY CITY
www.wvc-ut.gov

West Valley City Issue Paper

City Council Review

Description: Zone Text Change

Fiscal Impact: $0

Funding Source: N/A

Account #: N/A

Budget Opening Required: ☐

Issue:

Application #: SA-2-2026
Applicant: Meridian Engineering
Request: An ordinance to amend two lots and vacate one lot and portions of two streets within the West Ridge Commerce Park Phase 3 Subdivision.

Summary:

Meridian Engineering, on behalf of UDOT, is proposing to vacate lots and portions of two streets that were affected when Mountain View Corridor was built.

Background:

The section of the Mountain View Corridor going through this area has been open since 2017. This subdivision amendment will amend parcel lines, officially vacate rights-of-way that are no longer used as streets, and dedicate a new portion of right-of-way that has been functioning as a street for many years.

Recommendation: The Planning Commission recommends approval.

Department: Community Development
Submitted by: Brock Anderson, Planning Manager
Date: 3/25/2026

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

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

AN ORDINANCE APPROVING THE AMENDING OF LOTS 302 & 309 AND VACATING LOT 301 OF WEST RIDGE COMMERCE PARK PHASE 3 SUBDIVISION AND VACATING A PORTION OF DOUBLE EAGLE CIRCLE AND A PORTION OF WESTRIDGE BOULEVARD.

WHEREAS, the City is in receipt of petition SA-2-2026, proposing amending of Lots 302 & 309 and vacating Lot 301 of West Ridge Commerce Park Phase 3 Subdivision and vacating a portion of Double Eagle Circle and a portion of Westridge Boulevard; and

WHEREAS, the purpose for the application is to amend and vacate lots and streets that were acquired by UDOT as part of the construction for the Mountain View Corridor; and

WHEREAS, proper notice was given, and a public hearing was held pursuant to Section 10-20-208, Utah Code Annotated; and

WHEREAS, the City Council finds that after the public hearing, that there is good cause for the amendment and partial street vacation and that neither the public nor any person will be materially injured by the proposed plat amendment and that the approval is in the best interest of the health, safety and welfare of the citizens of West Valley City.

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

Section 1. The amendment to the West Ridge Commerce Park Phase 3 Subdivision Lots 302 and 309, a vacation of Lot 301, and a partial Street Vacation of Double Eagle Circle and Westridge Boulevard are hereby approved as shown in petition SA-2-2026.

Section 2. This Ordinance shall have no force or effect on any rights-of-way or easements of any lot owner, and the franchise rights of any public utilities shall not be impaired thereby, nor shall it have any force or effect on any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

Section 3. The City Recorder is hereby directed to record this Ordinance with the Salt Lake County Recorder's Office.

Section 4. This Ordinance shall become effective immediately upon posting as required by law.

PASSED AND APPROVED this _____ day of _____ 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

SA-2-2026
Double Eagle Circle MVC Subdivision
6046 W Double Eagle Cir
M Zone

BACKGROUND
Meridian Engineering, on behalf of The Utah Department of Transportation (UDOT), is requesting consideration to amend Lots 302 & 309 and vacating Lot 301 of West Ridge Commerce Park Phase 3 Subdivision, vacate a portion of Double Eagle Circle and a portion of Westridge Boulevard, and dedicate a new portion of Double Eagle Circle.

ISSUES:
The West Ridge Commerce Park Phase 3 Subdivision recorded in 2009. The affected parcels were all acquired by UDOT many years ago for the Mountain View Corridor project. All Mountain View improvements have been built, and the corridor opened through this area at the end of 2017. This action will clean up old parcel lines that exist in the corridor, officially vacate rights-of-way, and dedicate a new portion right-of-way that has been functioning as such for many years.
All the affected rights-of-way will be vacated by ordinance. The ordinance will have no force or effect on any franchise rights of any public utilities, nor will they be impaired thereby. The ordinance will also protect any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

STAFF ALTERNATIVES:

A. **Approval** of the described Double Eagle Circle MVC Plat Amendment.

B. **Continuance** to address issues raised during the Planning Commission meeting.

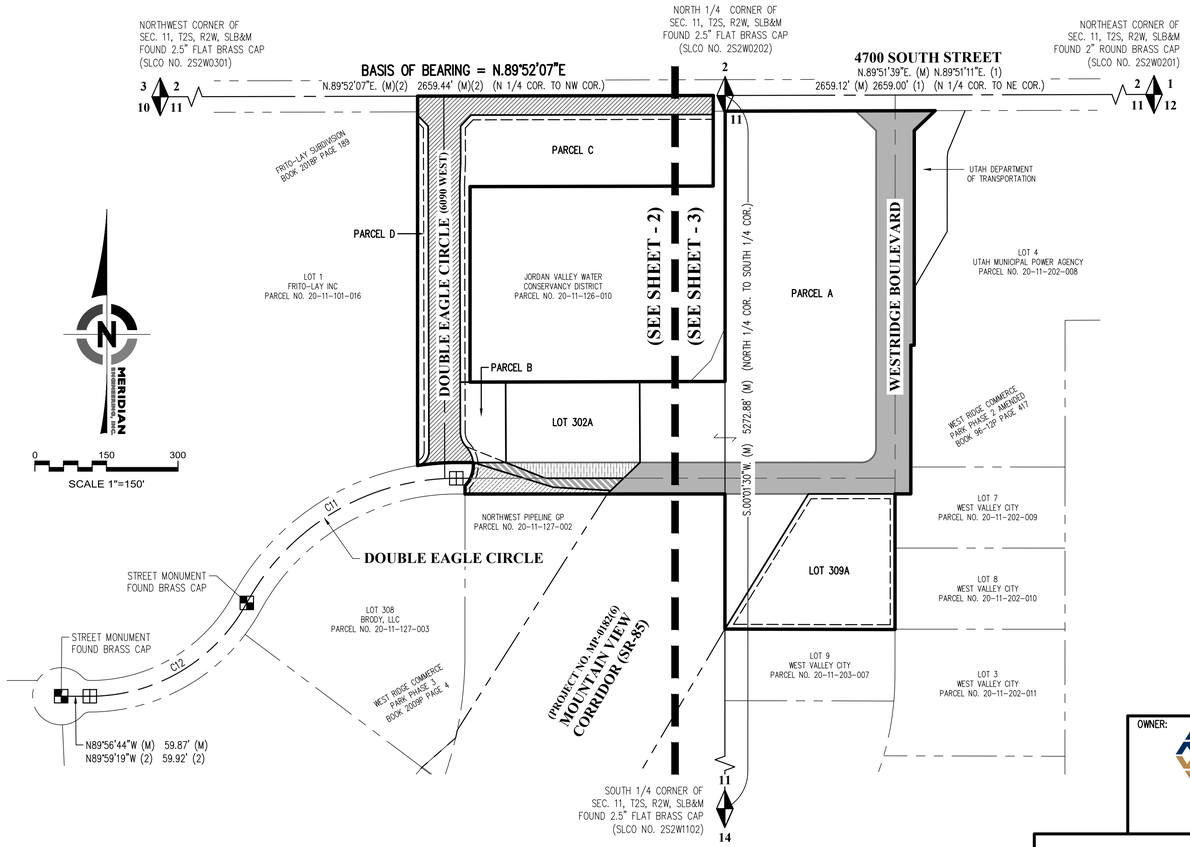
Discussion: Brock Anderson presented.
Chair Lovato asked if UDOT was there. Brock stated Meridian Engineering is the applicant on behalf of UDOT, but he didn't see them.
No questions from Commissioners.
No public comment.

Motion: Commissioner Matagi motioned to approve SA-2-2026. Commissioner Porter seconded. A voice vote was taken, and all were in favor of the motion.

UNANIMOUS—SA-2-2026 —APPROVED

DOUBLE EAGLE CIRCLE MVC SUBDIVISION

(AMENDING LOTS 302 & 309 AND VACATING LOT 301 AND A PORTION OF DOUBLE EAGLE CIRCLE OF WEST RIDGE COMMERCE PARK PHASE 3 AND VACATING A PORTION OF WESTRIDGE BOULEVARD, ALSO DEDICATING A NEW PORTION OF DOUBLE EAGLE CIRCLE)
SITUATED IN THE NORTH 1/2 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH



LEGEND

- PROPERTY BOUNDARY LINE
- INTERIOR LOT/PARCEL LINE
- ADJOINER LINE
- ORIGINAL SUBDIVISION LOT/PARCEL LINE
- SECTION LINE
- MONUMENT LINE
- ORIGINAL MONUMENT LINE
- EASEMENT LINE
- DEDICATED ROADWAY
- VACATED ROADWAY
- AREA HEREBY VACATED IN FAVOR OF SOUTH ADJOINING LANDOWNER (NORTHWEST PIPELINE GP)
- PORTION OF DOUBLE EAGLE CIRCLE TO REMAIN AS PUBIC RIGHT-OF-WAY FOR MOUNTAIN VIEW CORRIDOR TRAIL (5,484 SQ. FT.)
- AREA HEREBY VACATED & INCLUDED IN LOT 302A
- UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN PLS 801-569-1315"
- FOUND STREET MONUMENT
- NOT FOUND STREET MONUMENT
- STREET MONUMENT TO BE SET PER SLCO SURVEYOR STANDARDS
- FOUND SECTION CORNER

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C11	500.00'	58°41'42"	512.21'	S57°51'56"W	490.11'
C12	374.50'	61°29'36"	401.94'	S59°15'53"W	382.92'

NOTES:
1. OFF-SET PINS TO BE PLACED IN TOP BACK OF CURB AND 5/8" X 24" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "MERIDIAN 801-569-1315" TO BE PLACED AT ALL OTHER LOT CORNERS.
2. PARCELS A IS OWNED AND HEREBY RETAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT).
3. PARCELS B, C & D ARE OWNED AND HEREBY RETAINED BY WEST VALLEY CITY.
4. LOT 309A IS OWNED AND HEREBY RETAINED BY WEST VALLEY CITY.

EASEMENT VACATION & ABANDONMENT

ALL OTHER PUBLIC UTILITY EASEMENTS AS PREVIOUSLY RECORDED THAT ARE NOT SHOWN HEREON ARE HEREBY VACATED AND ABANDONED.

CENTURY LINK _____ DATE: _____

COMCAST _____ DATE: _____

ROCKY MTN POWER _____ DATE: _____

ENBRIDGE _____ DATE: _____

OWNER:
WEST VALLEY CITY
Unity Pride Progress
WEST VALLEY CITY
3600 SOUTH CONSTITUTION BLVD
WEST VALLEY CITY, UT 84150

OWNER:
UDOT Keeping Utah Moving
UTAH DEPARTMENT OF TRANSPORTATION
4501 SOUTH CONSTITUTION BLVD
TAYLORSVILLE, UT 84129

ACKNOWLEDGMENT
(JORDAN VALLEY WATER CONSERVANCY DISTRICT)

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, _____, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF JORDAN VALLEY WATER CONSERVANCY DISTRICT, AND THAT THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD WAS SIGNED FOR, AND IN BEHALF OF, JORDAN VALLEY WATER CONSERVANCY DISTRICT, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC NAME _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ NOTARY PUBLIC

ACKNOWLEDGMENT
(UDOT)

UTAH DEPARTMENT OF TRANSPORTATION

BY _____
MVC/UDOT REGION 2 PROJECT MANAGER

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME, _____ MARWAN FARAH _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MVC/UDOT REGION 2 PROJECT MANAGER, AND HE FURTHER ACKNOWLEDGED TO ME THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID UTAH DEPARTMENT OF TRANSPORTATION.

NOTARY PUBLIC NAME _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ NOTARY PUBLIC

ACKNOWLEDGMENT
(MUNICIPAL, WVC)

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME KAREN LANG, SIGNER OF THE HEREON OWNER'S DEDICATION, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MAYOR OF WEST VALLEY CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH AND THAT HE SIGNED THIS PLAT ENTITLED "DOUBLE EAGLE CIRCLE MVC SUBDIVISION" WHICH ALSO VACATES PORTIONS OF DOUBLE EAGLE CIRCLE AND WESTRIDGE BOULEVARD ON BEHALF OF WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION OF THE WEST VALLEY CITY COUNCIL, AND SAID MAYOR LANG ACKNOWLEDGED TO ME THAT SAID WEST VALLEY CITY EXECUTED THE SAME.

NOTARY PUBLIC NAME _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ NOTARY PUBLIC

PREPARED BY:
MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D. 2026 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

_____ SALT LAKE COUNTY HEALTH DEPARTMENT _____ DATE

WEST VALLEY CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 2026 BY THE WEST VALLEY CITY PLANNING COMMISSION.

_____ CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION _____ DATE

GRANGER-HUNTER IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____ A.D. 2026 BY THE GRANGER-HUNTER IMPROVEMENT DISTRICT.

_____ GRANGER-HUNTER IMPROVEMENT DISTRICT

_____ PRINT NAME

WEST VALLEY CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND HAVE FOUND IT TO BE CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

_____ WEST VALLEY CITY ENGINEER _____ DATE

CITY ATTORNEY
APPROVED THIS _____ DAY OF _____ A.D. 2026 BY THE WEST VALLEY CITY ATTORNEY.

_____ WEST VALLEY CITY ATTORNEY

SALT LAKE COUNTY RECORDER
RECORDED AND FILED AT THE REQUEST OF _____

RECORDED AS ENTRY NUMBER _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE 17094 SUBDIVISION PLAT

PROJECT NO. 17094

SHEET NO. 1 OF 3

SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID PARCEL(S) OF LAND INTO AMENDED LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AND ALSO VACATES A PORTION OF DOUBLE EAGLE CIRCLE HEREAFTER TO BE KNOWN AS: "DOUBLE EAGLE CIRCLE MVC SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR PLS NO. 13941945 03/25/2026 TRAVIS R. WILLIAMS STATE OF UTAH

TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE OF PLAT: MARCH 25, 2026

LEGAL DESCRIPTION

AN ENTIRE TRACT OF LAND, BEING A PORTION OF WEST RIDGE COMMERCE PARK PHASE 3 RECORDED AS ENTRY NO. 10596584 IN BOOK 2009P AT PAGE 4 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND PROPERTY DESCRIBED IN QUIT CLAIM DEED IN FAVOR OF WEST VALLEY CITY RECORDED AS ENTRY NO. 14497245 IN BOOK 11636 AT PAGE 4584 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SITUATE IN NORTH HALF OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID ENTIRE TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID DESCRIBED PROPERTY, SAID POINT IS ALSO IN THE SECTION LINE, SAID POINT IS 2014.83 FEET N.89°52'07"E. ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 11 (NOTE: BASIS OF BEARING IS N.89°52'07"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTHWEST CORNER AND NORTH QUARTER CORNER OF SAID SECTION 11); AND RUNNING THENCE ALONG SAID SECTION LINE N.89°52'07"E. 619.61 FEET TO THE NORTHEAST CORNER SAID DESCRIBED PROPERTY; THENCE ALONG THE BOUNDARY LINE OF SAID DESCRIBED PROPERTY THE FOLLOWING THREE (3) COURSES: 1) S.00°01'12"W. 190.00, 2) S.89°52'07"W. 509.58 FEET AND 3) S.00°00'49"W. 409.80 FEET TO A POINT IN THE NORTHERLY LOT LINE OF LOT 302 OF SAID WEST RIDGE COMMERCE PARK PHASE 3; THENCE ALONG SAID NORTHERLY LOT LINE N.89°51'25"E. 534.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 302; THENCE ALONG THE WESTERLY LOT LINE OF LOT 301 OF SAID WEST RIDGE COMMERCE PARK PHASE 3 N.00°01'26"E. 566.695 FEET TO THE NORTHWEST CORNER OF SAID LOT 301, SAID POINT IS ALSO IN THE SOUTHERLY RIGHT OF WAY LINE OF 4700 SOUTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE N.89°51'39"E. 440.05 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE AND THE EASTERLY RIGHT OF WAY LINE OF WESTRIDGE BOULEVARD AS DEDICATED IN WEST RIDGE COMMERCE PARK PHASE 2 AMENDED RECORDED AS ENTRY NO. 6530458 IN BOOK 96-12P AT PAGE 417 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) S.46°16'55"W. 60.42 FEET (S.46°16'21"W. 60.34 FEET BY RECORD), 2) S.00°01'23"W. (S.00°00'45"W. BY RECORD) 450.00 FEET, 3) N.89°58'37"W. (N.89°59'11"W. BY RECORD) 7.00 FEET AND 4) S.00°01'23"W. (S.00°00'49"W. BY RECORD) 311.70 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF WESTRIDGE BOULEVARD AND THE EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF DOUBLE EAGLE CIRCLE, SAID POINT IS ALSO THE NORTHEAST CORNER OF WESTRIDGE BOULEVARD VACATION PLAT RECORDED AS ENTRY NO. 11837698 IN BOOK 2014P AT PAGE 81 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE S.89°59'01"W. 33.00 FEET TO THE CENTERLINE OF VACATED WESTRIDGE BOULEVARD; THENCE ALONG SAID CENTERLINE S.00°01'23"W. 284.35 FEET TO THE INTERSECTION OF SAID CENTERLINE AND THE EXTENSION OF THE SOUTHERLY LOT LINE OF LOT 309 OF SAID WEST RIDGE COMMERCE PARK PHASE 3; THENCE ALONG SAID SOUTHERLY LOT LINE AND ITS EXTENSION N.89°50'37"W. 356.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 309, SAID POINT IS ALSO IN THE QUARTER SECTION LINE; THENCE ALONG THE WESTERLY LOT LINE OF SAID LOT 309 AND SAID QUARTER SECTION LINE N.00°01'26"E. 283.276 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DOUBLE EAGLE CIRCLE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE S.89°59'01"W. 544.97 FEET (545.00 FEET BY RECORD); THENCE N.00°00'41"E. 17.01 FEET TO THE BEGINNING OF A NON-TANGENT 60.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS N.45°05'24"W.); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 53.68 FEET THROUGH A CENTRAL ANGLE OF 51°15'46" (NOTE: CHORD FOR SAID CURVE BEARS N.19°16'43"E. FOR A DISTANCE OF 51.91 FEET) TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF DOUBLE EAGLE CIRCLE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) S.89°59'01"W. 35.41 FEET TO THE BEGINNING OF A 533.00 FOOT RADIUS CURVE TO THE LEFT AND 2) WESTERLY ALONG THE ARC OF SAID CURVE 81.519 FEET THROUGH A CENTRAL ANGLE OF 08°45'47" (NOTE: CHORD FOR SAID CURVE BEARS S.85°36'08"W. FOR A DISTANCE OF 81.439 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 302; THENCE ALONG THE WESTERLY LOT LINE AND ITS EXTENSION OF SAID LOT 302 N.00°00'49"E. 774.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ENTIRE TRACT OF LAND CONTAINS 16.65 ACRES IN AREA, MORE OR LESS, 2 AMENDED LOTS AND 4 PARCELS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCEL. IT IS ALSO THE INTENT OF THIS SURVEY TO SHOW THE ROAD AREA AND LOTS WITH PUBLIC UTILITY EASEMENTS TO BE VACATED AS DEPICTED. THE DATA FOR THIS SURVEY WAS COMPILED FROM RECORD SUBDIVISION AS REFERENCED BELOW. THE BASIS OF BEARING IS N.89°52'07"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE USED BY THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS, EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

(1) WEST RIDGE COMMERCE PARK PHASE 2 AMENDED: ENTRY NO. 6530458 IN BOOK 96-12P AT PAGE 417.
(2) WEST RIDGE COMMERCE PARK PHASE 3: ENTRY NO. 10596584 IN BOOK 2009P AT PAGE 4.
(3) WESTRIDGE BOULEVARD VACATION PLAT: ENTRY NO. 11837698 IN BOOK 2014P AT PAGE 81.
(4) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT OF SECTION 11, T2S, R2W, SLB&M.
NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#).

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM FIELD MEASUREMENTS.
(C) BEARING AND/OR DISTANCE DATA TAKEN FROM FIELD MEASUREMENTS COUPLED WITH RECORD DATA.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO A AMENDED LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

DOUBLE EAGLE CIRCLE MVC SUBDIVISION

AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS TO WEST VALLEY CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. WEST VALLEY CITY ALSO HEREBY VACATES THOSE PORTIONS OF DOUBLE EAGLE CIRCLE AND WESTRIDGE BOULEVARD AS SHOWN ON THIS PLAT AS BEING VACATED.

DATED THIS _____ DAY OF _____ A.D. 2026.

_____ KAREN LANG, MAYOR, WEST VALLEY CITY

DATED THIS _____ DAY OF _____ A.D. 2026.

_____ MARWAN FARAH – MVC/UDOT REGION 2 PROJECT MANAGER

DATED THIS _____ DAY OF _____ A.D. 2026.

_____ JORDAN VALLEY WATER CONSERVANCY DISTRICT, AUTHORIZED SIGNER

DOUBLE EAGLE CIRCLE MVC SUBDIVISION
(AMENDING LOTS 302 & 309 AND VACATING LOT 301 AND A PORTION OF DOUBLE EAGLE CIRCLE OF WEST RIDGE COMMERCE PARK PHASE 3 AND VACATING A PORTION OF WESTRIDGE BOULEVARD, ALSO DEDICATING A NEW PORTION OF DOUBLE EAGLE CIRCLE)
SITUATED IN THE NORTH 1/2 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

I:\Projects\2017\17094-DLE_MVC NEW-14 JEST 09044-16003\MDW\17-11_Plat\Plat Drawings\17094_Double Eagle Amended.dwg Mar 25, 2026 - 8:30am

(SEE SHEET - 3)

NORTHEAST CORNER OF SEC. 11, T2S, R2W, SLB&M FOUND 2" ROUND BRASS CAP (2S2W0201)

NORTH 1/4 CORNER OF SEC. 11, T2S, R2W, SLB&M FOUND 2.5" FLAT BRASS CAP (2S2W0202)

N.89°51'39"E. (M) N.89°51'11"E. (1) 2659.12' (M) 2659.00' (1) (N 1/4 COR. TO NE COR.)

N89°51'39"E 440.05'

273.00'

PARCEL A
386,079 SQ. FT. OR 8.86 ACRES
IN AREA, MORE OR LESS

LOT 301

WEST RIDGE COMMERCE PARK PHASE 5
BOOK 2009 PAGE 4

STREET MONUMENT. NOT FOUND. CALCULATED POSITION PER (2).

LOT 309A
76,381 SQ. FT. OR 1.75 ACRES
IN AREA, MORE OR LESS

N89°50'37"W 356.42'

LOT 9
WEST VALLEY CITY
PARCEL NO. 20-11-203-007
ENTRY NO. 11272743

N89°59'01"E 464.53'

356.41'

S89°59'01"W 174.91'

N31°42'24"E 333.03'

WEST RIDGE COMMERCE PARK PHASE 2, LOT 1 AMENDED
BOOK 97-10P PAGE 320

S.00°01'30"W. 33.00'

S.00°01'30"W. (M) 5272.88' (M) (NORTH 1/4 COR. TO SOUTH 1/4 COR.)

25.00'

N00°01'26"E 566.695'

235.80'

N00°01'26"E 283.276'

4154.10'

SOUTH 1/4 CORNER OF SEC. 11, T2S, R2W, SLB&M FOUND 2.5" FLAT BRASS CAP (2S2W1102)

S00°01'12"W 190.00'

40.00'

150.00'

UTAH DEPARTMENT OF TRANSPORTATION
PARCEL NO. 20-11-126-011
ENTRY NO. 12150238

178.89'

LOT 302

DOUBLE EAGLE CIRCLE
(4790 SOUTH)

4700 SOUTH STREET

10' PUBLIC UTILITY EASEMENT (TYP.)

S00°14'50"E 169.41'

212.45'

246.89'

(C)(2) (CALC. MON. TO CALC. MON.)

919.654'

S.89°59'01"W. (C)(2)

(PROJECT NO. MP-0182(6))
MOUNTAIN VIEW CORRIDOR (SR-85)

PARCEL C
87,845 SQ. FT. OR 2.02 ACRES
IN AREA, MORE OR LESS
6041 W.

S89°52'07"W 507.67'

S89°52'07"W 509.58'

JORDAN VALLEY WATER CONSERVANCY DISTRICT
PARCEL NO. 20-11-126-010
ENTRY NO. 2299834

N89°51'25"E 534.50'

281.00'

LOT 302A
54,864 SQ. FT. OR 1.26 ACRES
IN AREA, MORE OR LESS
6046 W.

S89°59'01"W 544.97'

N00°14'50"W 168.78'

74.60'

S89°59'01"W 68.76'

PARCEL B
15,243 SQ. FT. OR 0.35 ACRE
IN AREA, MORE OR LESS
4779 S.

NORTHWEST PIPELINE GP
PARCEL NO. 20-11-127-002
ENTRY NO. 11551066

BASIS OF BEARING = N.89°52'07"E
N.89°52'07"E. (M)(2) 2659.44' (M)(2) (N 1/4 COR. TO NW COR.)

N89°52'07"E 619.61'

S.00°00'49"W. 40.00'

S00°00'49"W 409.80'

N43°31'39"E 31.80'

S02°24'29"W 44.95'

414.41'

N89°51'25"E 20.50'

104.83'

S00°08'32"E 77.49'

35.00'

10' PUBLIC UTILITY EASEMENT (TYP.)

S00°08'32"E 519.24'

63.01'

77.49'

44.91'

519.24'

S.00°08'32"E. 801.90' (MON. TO MON.)

DEDICATED ROADWAY
74,626 SQ. FT. OR 1.71 ACRES
IN AREA, MORE OR LESS

DOUBLE EAGLE CIRCLE (6090 WEST)

10' PUBLIC UTILITY EASEMENT (TYP.)

54.87'

N43°48'42"W 31.83'

N00°08'32"W 681.97'

734.42'

N00°00'49"E 774.42'

POINT OF BEGINNING

2014.83' (M)(2)

S.00°00'49"W. 40.00'

FRITO-LAY SUBDIVISION
BOOK 2018P PAGE 189

LOT 101
FRITO-LAY INC
PARCEL NO. 20-11-101-016
BOOK 2018P PAGE 189

PARCEL D
16,444 SQ. FT. OR 0.38 ACRE
IN AREA, MORE OR LESS
4746 S.

(SEE DETAIL "A")

4790 SOUTH

S.57°56'56"W 490.11' (MON. TO MON.)

STREET MONUMENT FOUND 3" FLAT BRASS CAP

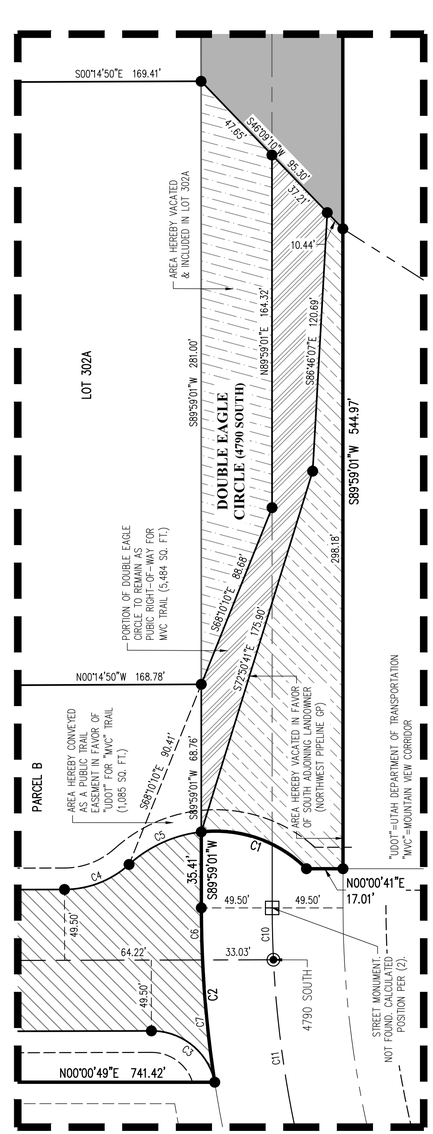
LOT 308
BRODY, LLC
PARCEL NO. 20-11-127-003
ENTRY NO. 11216611

NORTHWEST CORNER OF SEC. 11, T2S, R2W, SLB&M FOUND 2.5" FLAT BRASS CAP (2S2W0301)

PROFESSIONAL LAND SURVEYOR
PLS NO. 12014045
04/25/2026
REGISTERED
WILLIAMS
STATE OF UTAH

MERIDIAN ENGINEERING, INC.

0 50 100
SCALE 1"=50'



DETAIL "A"
(NTS)

HATCH LEGEND

- DEDICATED ROADWAY
- VACATED ROADWAY
- AREA HEREBY VACATED IN FAVOR OF SOUTH ADJOINING LANDOWNER (NORTHWEST PIPELINE GP)
- PORTION OF DOUBLE EAGLE CIRCLE TO REMAIN AS PUBIC RIGHT-OF-WAY FOR MOUNTAIN VIEW CORRIDOR TRAIL (5,484 SQ. FT.)
- AREA HEREBY VACATED & INCLUDED IN LOT 302A

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	51°15'46"	53.68'	N19°16'43"E	51.91'
C2	533.00'	08°45'47"	81.519'	S85°36'08"W	81.439'
C3	30.00'	78°29'08"	41.10'	N39°01'41"E	37.96'
C4	45.00'	42°01'29"	33.01'	S21°09'16"E	32.27'
C5	60.00'	35°48'51"	37.50'	S24°15'35"E	36.90'
C6	533.00'	02°36'24"	24.25'	S88°40'49"W	24.25'
C7	533.00'	06°09'23"	57.27'	S84°17'55"W	57.24'
C8	30.00'	89°57'38"	47.10'	S45°00'12"W	42.41'
C9	500.00'	02°46'14"	24.18'	S88°35'54"W	24.17'
C10	500.00'	58°41'42"	512.21'	S57°51'56"W	490.11'
C11	500.00'	61°27'56"	536.39'	S59°15'03"W	511.03'

PREPARED BY:
MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

DOUBLE EAGLE CIRCLE MVC SUBDIVISION

(AMENDING LOTS 302 & 309 AND VACATING LOT 301 AND A PORTION OF DOUBLE EAGLE CIRCLE OF WEST RIDGE COMMERCE PARK PHASE 3 AND VACATING A PORTION OF WESTRIDGE BOULEVARD, ALSO DEDICATING A NEW PORTION OF DOUBLE EAGLE CIRCLE)
SITUATED IN THE NORTH 1/2 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

COMP. FILE	17094 SUBDIVISION PLAT
PROJECT NO.	17094
SHEET NO.	2 OF 3

U:\Projects\2017\17094-SLP_MVC MEP\14 - BEST 09044-19003\MDV\14-11S_Border Zone and West Ridge Platting\17094\plats\17094_Double Eagle Amendedplay Mar 25, 2026 - 8:30am

NORTHEAST CORNER OF
SEC. 11, T2S, R2W, SLB&M
FOUND 2" ROUND BRASS CAP
(SLCO NO. 2S2W0201)

4700 SOUTH STREET

N.89°51'39"E. (M) N.89°51'11"E. (1) 2659.12' (M) 2659.00' (1) (N 1/4 COR. TO NE COR.) 2219.19'

S.00°08'21"E. 33.00'

STREET MONUMENT. NOT FOUND. CALCULATED POSITION PER (2).

83.53'

83.65'

40.00'

33.00'

41.53'

LOT 4
UTAH MUNICIPAL POWER AGENCY
PARCEL NO. 20-11-202-008
ENTRY NO. 12333264

UTAH DEPARTMENT OF TRANSPORTATION
ENTRY NO. 11820708

S46°16'55"W 60.42'

S00°01'23"W 450.00'

N89°58'37"W 7.00'

S00°01'23"W 311.70'

WESTRIDGE BOULEVARD (5950 WEST)

450.00'

665.78'

311.73'

33.00'

62.95'

S.00°01'23"W. (C)(2) S.00°00'49"W. (1) 803.26' (C) 803.246' (2) (CALC. MON. TO CALC. MON.)

N00°01'23"E 665.77'

(STREET HEREBY VACATED)

40.00'

69.96'

83.40'

83.51'

N46°24'23"W 59.92'

S.00°08'21"E. 33.00'

N89°51'39"E 440.05'

273.00'

272.90'

PARCEL A
386,079 SQ. FT. OR 8.86 ACRES
IN AREA, MORE OR LESS

LOT 301

WEST RIDGE COMMERCE PARK PHASE 3
BOOK 2009 PAGE 4

NORTH 1/4 CORNER OF
SEC. 11, T2S, R2W, SLB&M
FOUND 2.5" FLAT BRASS CAP
(SLCO NO. 2S2W0202)

S.00°01'30"W. 33.00'

S.00°01'30"W. (M) S.00°00'49"W. (1) 5272.88' (M) (NORTH 1/4 COR. TO SOUTH 1/4 COR.)

N00°01'26"E 566.695'

235.80'

25.00'

S00°01'12"W 190.00'

40.00'

150.00'

PARCEL C
87,845 SQ. FT. OR 2.02 ACRES
IN AREA, MORE OR LESS
6041 W.

JORDAN VALLEY WATER CONSERVANCY DISTRICT
PARCEL NO. 20-11-126-010
ENTRY NO. 2299834

UTAH DEPARTMENT OF TRANSPORTATION
PARCEL NO. 20-11-126-011
ENTRY NO. 12150238

LOT 302

BASIS OF BEARING = N.89°52'07"E
N.89°52'07"E. (M)(2) 2659.44' (M)(2)
(N 1/4 COR. TO NW COR.)

NORTHWEST CORNER OF
SEC. 11, T2S, R2W, SLB&M
FOUND 2.5" FLAT BRASS CAP
(SLCO NO. 2S2W0301)

DOUBLE EAGLE CIRCLE
(4790 SOUTH)

S89°59'01"W 464.53'

S.89°59'01"W. (C)(2) 919.654' (C)(2) (CALC. MON. TO CALC. MON.)

286.47'

S89°59'01"W 174.91'

(STREET HEREBY VACATED)

S89°59'01"W 181.50'

563.23'

STREET MONUMENT. NOT FOUND. CALCULATED POSITION PER (2).

LOT 7
WEST VALLEY CITY
PARCEL NO. 20-11-202-009
ENTRY NO. 11569407

WEST RIDGE COMMERCE PARK PHASE 2 AMENDED
ENTRY NO. 6533458

LOT 8
WEST VALLEY CITY
PARCEL NO. 20-11-202-010
ENTRY NO. 11272742

LOT 3
WEST VALLEY CITY
PARCEL NO. 20-11-202-011
ENTRY NO. 11272741

STREET MONUMENT. NOT FOUND. CALCULATED POSITION PER (2).

S89°59'01"W 33.00'

S00°01'23"W 284.35'

LOT 309A
76,381 SQ. FT. OR 1.75 ACRES
IN AREA, MORE OR LESS

N89°50'37"W 356.42'

N31°42'24"E 333.03'

LOT 9
WEST VALLEY CITY
PARCEL NO. 20-11-203-007
ENTRY NO. 11272743

WEST RIDGE COMMERCE PARK PHASE 2, LOT 1 AMENDED
BOOK 97-10P PAGE 320

4154.10'

SOUTH 1/4 CORNER OF
SEC. 11, T2S, R2W, SLB&M
FOUND 2.5" FLAT BRASS CAP
(252W1102)

STREET MONUMENT. NOT FOUND. CALCULATED POSITION PER (2).

(PROJECT NO. MP-0182(6)
MOUNTAIN VIEW CORRIDOR (SR-85)

(SEE SHEET - 2)

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	51°15'46"	53.68'	N19°16'43"E	51.91'
C2	533.00'	08°45'47"	81.519'	S85°36'08"W	81.439'
C3	30.00'	78°29'08"	41.10'	N39°01'41"E	37.96'
C4	45.00'	42°01'29"	33.01'	S21°09'16"E	32.27'
C5	60.00'	35°48'51"	37.50'	S24°15'35"E	36.90'
C6	533.00'	02°36'24"	24.25'	S88°40'49"W	24.25'
C7	533.00'	06°09'23"	57.27'	S84°17'55"W	57.24'
C8	30.00'	89°57'38"	47.10'	S45°00'12"W	42.41'
C9	500.00'	02°46'14"	24.18'	S88°35'54"W	24.17'
C10	500.00'	58°41'42"	512.21'	S57°51'56"W	490.11'
C11	500.00'	61°27'56"	536.39'	S59°15'03"W	511.03'

PROFESSIONAL LAND SURVEYOR
PLS NO. 10141845
08/25/2025
WILLIAMS
STATE OF UTAH

MERIDIAN ENGINEERING, INC.

0 50 100
SCALE 1"=50'

PREPARED BY:

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

DOUBLE EAGLE CIRCLE MVC SUBDIVISION

(AMENDING LOTS 302 & 309 AND VACATING LOT 301 AND A PORTION OF DOUBLE EAGLE CIRCLE OF WEST RIDGE COMMERCE PARK PHASE 3 AND VACATING A PORTION OF WESTRIDGE BOULEVARD, ALSO DEDICATING A NEW PORTION OF DOUBLE EAGLE CIRCLE)
SITUATED IN THE NORTH 1/2 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

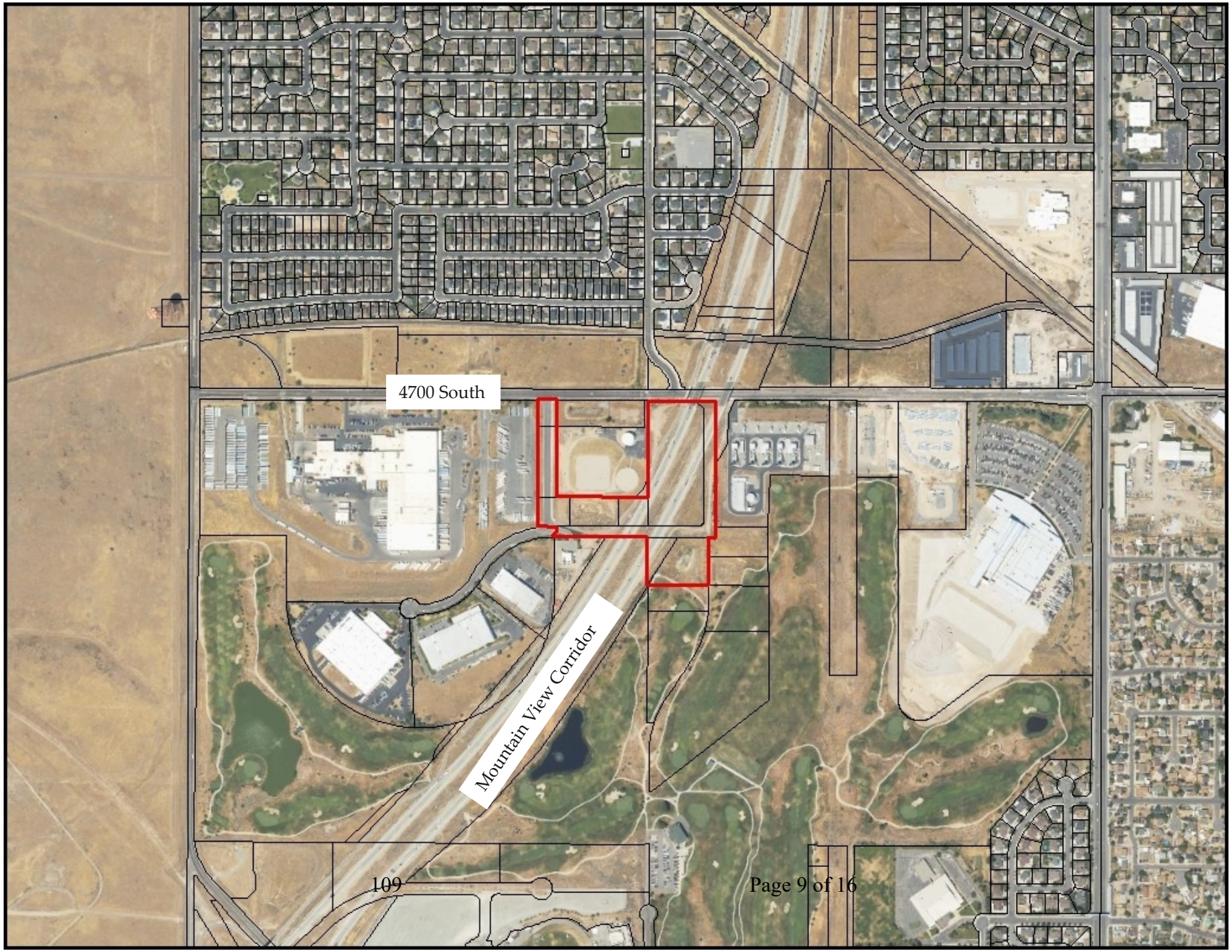
COMP. FILE 17094 SUBDIVISION PLAT
PROJECT NO. 17094
SHEET NO. 3 OF 3

I:\Projects\2017\17094-DJF JMC MEP-14 ASF 09044-19003\DWG\17094_Double Eagle Amended.dwg Mar 25, 2026 - 6:50am

SA-2-2026

- Applicant: Meridian Engineering representing UDOT
- Request: To amend Lots 302 & 309 and vacating Lot 301 of West Ridge Commerce Park Phase 3 Subdivision and vacating a portion of Double Eagle Circle and a portion of Westridge Boulevard.
- Location: 6046 W Double Eagle Circle, zoned Manufacturing.
- Staff: Brock Anderson

SA-2-2026



WEST VALLEY CITY
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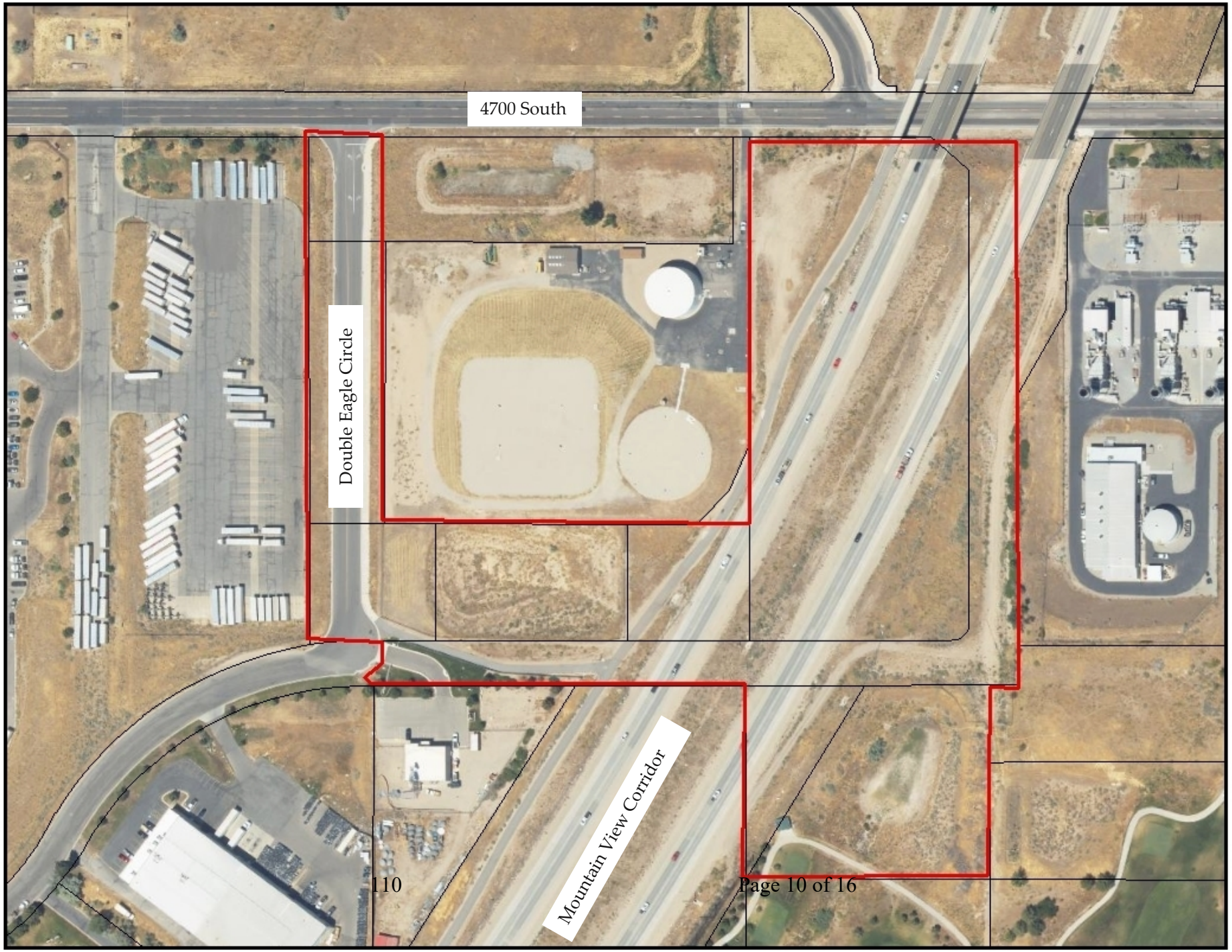
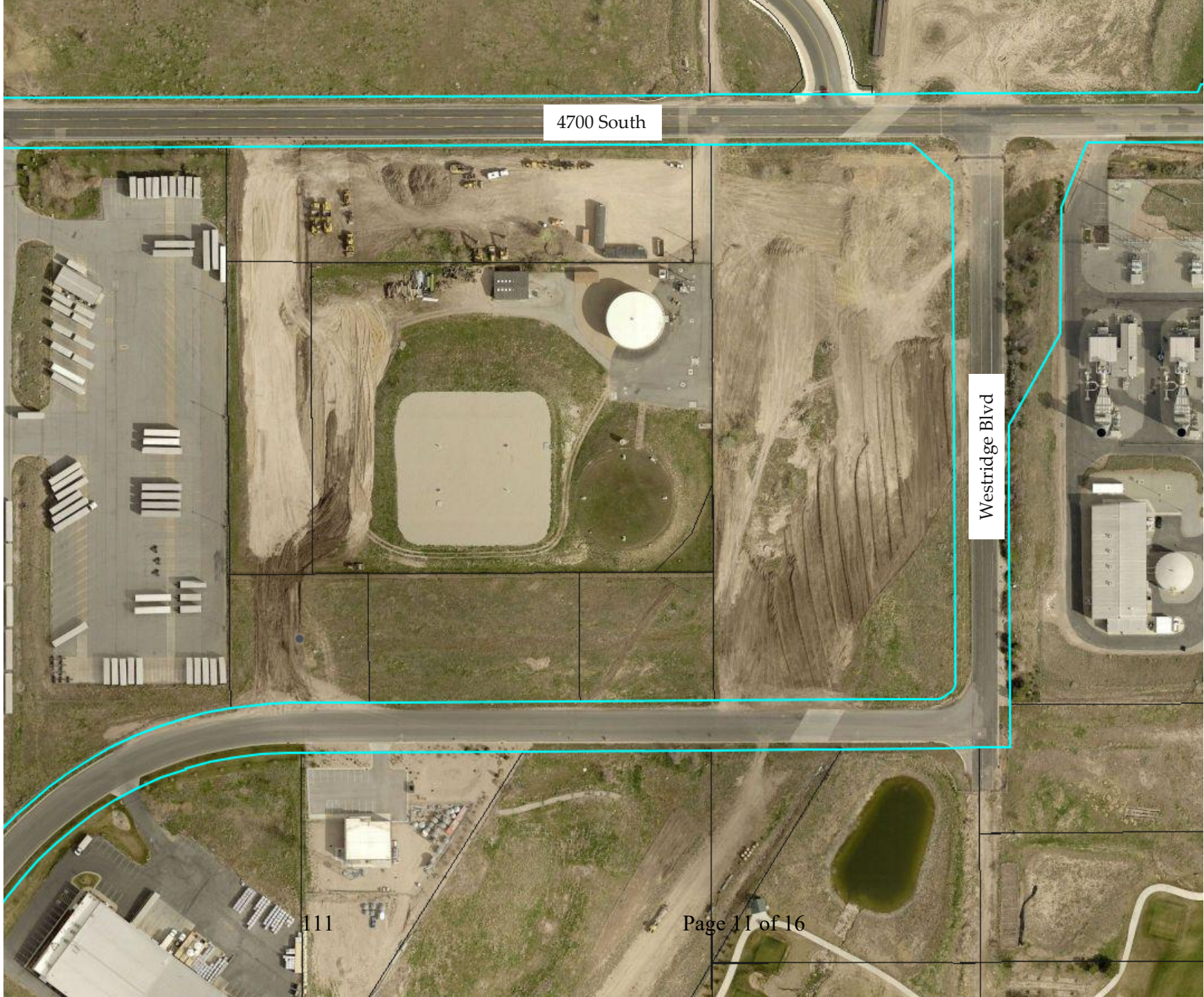
SA-2-2026



WEST VALLEY CITY
www.wvc-ut.gov

SA-2-2026



WEST VALLEY CITY
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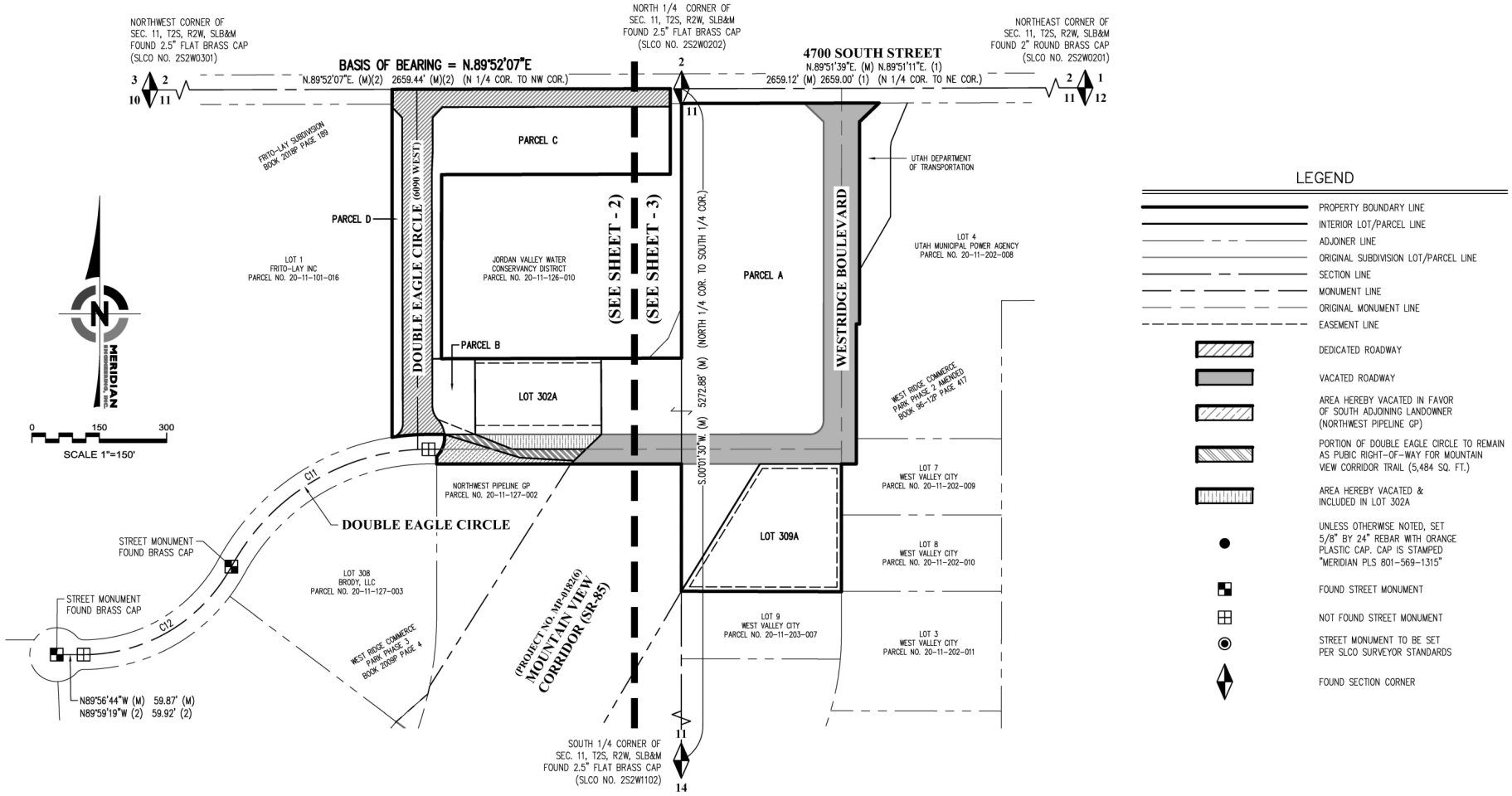
SA-2-2026

DOUBLE EAGLE CIRCLE MVC SUBDIVISION

(AMENDING LOTS 302 & 309 AND VACATING LOT 301 AND A PORTION OF DOUBLE EAGLE CIRCLE OF WEST RIDGE COMMERCE PARK PHASE 3 AND VACATING A PORTION OF WESTRIDGE BOULEVARD, ALSO DEDICATING A NEW PORTION OF DOUBLE EAGLE CIRCLE)

SITUATED IN THE NORTH 1/2 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH



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TOSTITOS

West Valley City Issue Paper

City Council Review

Description: *Ordinance Amendment for Section 1-2-113 of the West Valley City Municipal Code, Animal Services Consolidated Fee Schedule*

Fiscal Impact: N/A

Funding Source: N/A

Account #: N/A

Budget Opening Required: **N**

Issue:

Ordinance Amendment for Section 1-2-113 of the West Valley City Municipal Code, Animal Services Consolidated Fee Schedule to align with rising price and purchase demands.

Summary:

Approve and authorize updates to the West Valley City Municipal Code fee schedule to reflect increased demand, rising costs, and current market rates for purchases, animal healthcare, and disease control services within the Animal Shelter.

Background:

Section 1.2.113 was originally enacted in 2009 and has not been updated since 2016, leaving it misaligned with the current costs of certain services provided.

Recommendation:

Approve the Amendment for Section 1-2-113 of the West Valley City Municipal Code, Animal Services Consolidated Fee Schedule.

Department: Animal Services
Submitted by: Melanie Bennett
Date: 04.14.2026

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 3/16/2026

Date Adopted: _____

Date Effective: _____

AN ORDINANCE AMENDING SECTION 1-2-113 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE CERTAIN ANIMAL SERVICES FEES.

WHEREAS, Title 1 of the West Valley City Municipal Code establishes a consolidated fee schedule setting forth the fees charged for various City services; and

WHEREAS, the City desires to amend certain fees relating to animal services; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Section 1-2-113 of the West Valley City Municipal Code.

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

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

Section 2. Amendment. Subsection 1-2-113(1) of the West Valley City Municipal Code is hereby amended as follows:

1-2-113. COMMUNITY PRESERVATION DEPARTMENT.

(1) *Animal Control Division.*

a. *License Fees.* Senior citizens (age 60 or over) will pay $1 to license their pet. All others will pay as follows:

i. Cat license fees:

1. Altered (spayed or neutered) – $10.
2. Unaltered – $35.
3. Altered and chipped cat – $5.

ii. Dog license fees:

1. Altered (spayed or neutered) – $12.
2. Unaltered – $35.
3. Altered/Micro-chipped – $5.

iii. Additional license fees:

1. Late fee – $25.
2. License transfer fee – ~~$1.~~ $5 (with proof of current license and rabies vaccination)
3. Ferret - $35 (rabies certificate required)
4. Pot bellied pig - $35 (trimmed or removed tusks and sterilization required, certificate of rabies vaccination and sterilization required, pig must weigh 150 pounds or less)

b. *Animal Shelter Impound Fees.* The first impound fee is set for each category below. Across all categories, the fee will double for each subsequent impound within a 12-month period for the same owner or address.

i. Dog or cat, licensed – $45.
ii. Dog or cat, unlicensed – $55.
iii. Small livestock, small exotic, small animal, fowl and reptile – $30.
iv. Large livestock, large exotic, and other large animals – $60.

c. Remove dead small livestock – $200.
d. Transport animal to owner – $50/trip.
e. Boarding costs (per day) on all impounds:

i. Dog or Cat – $10.
ii. Livestock – $20.

f. *Adoption Fees.* All adoptions of cats and dogs will include microchips, rabies vaccinations, other vaccinations, and sterilization. Adoption fees may be discounted for special events.

i. Dogs:

1. Puppy (a dog under one year old) – $~~155~~100.
2. Dog – $~~85~~50.

ii. Cats:

1. Kitten (a cat under one year old) – $~~80~~75.

2. Cat – $~~55~~40.

iii. Other small animals such as fowls, reptiles, and small exotic animals – $~~50~~30.

iv. Small and large livestock – per state requirements and procedures

g. *Sterilization Fees for Redemption of Impounded Animals.* A $~~50~~75 sterilization deposit is required. The sterilization deposit, minus a $20~~10~~ processing fee, will be refunded if proof of sterilization is presented during the required time period.

h. Rabies vaccination – $~~15~~25.

i. Other vaccinations or medications – $~~10~~15 each.

j. Microchip fee – $~~10~~20.

k. Euthanasia – ~~$25.~~ $50 medical, $100 behavioral

l. Large animal unconfined; emergency call-out; owner fees; property owner negligence – $50/hour/person, with minimum charge of $50.

m. Traps:

i. Deposit – $~~50~~75.

ii. Rent – $2/day.

n. Pick up dead animal from owner – $~~30~~50, $25 for seniors.

o. Pick up animal from owner for euthanasia – $50.

p. Copy of Animal Control report – ~~$15.~~ actual cost of fulfilling GRAMA request

q. Licensed animal brought to shelter for turnover – $~~20~~65.

r. Unlicensed animal brought to shelter for turnover – $~~40~~75.

s. Kennel permits, yearly – $100.

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

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

PASSED and APPROVED this _____ day of _____, 2026.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

West Valley City Issue Paper

City Council Review

Description: *Evidence Storage – Spacesaver*

Fiscal Impact: *$142,000.00*

Funding Source: *Alcohol Tax*

Account #: *10-6546-40480-00000-2502*

Budget Opening Required: ☐

Issue:
A resolution authorizing the purchase of high-density evidence storage shelving (Spacesaver system) for the Police Department Evidence Unit. The proposed purchase will be funded using existing alcohol enforcement funds. This is a one-time capital investment and does not require new or ongoing taxpayer funding.

Summary:
The Police Department is requesting approval to purchase additional high-density shelving to address increasing evidence storage demands. Alcohol-related crimes continue to drive a significant portion of case activity and associated evidence collection.
The Evidence Unit has experienced substantial growth in items requiring long-term retention, including firearms and biological evidence. Current storage capacity is insufficient to meet operational and compliance needs.

This request provides a sustainable solution that supports evidence security, improves efficiency, and maintains compliance with accreditation standards without creating ongoing budget obligations

Background:
Alcohol consumption remains a significant contributing factor in criminal behavior, including violent crime, domestic violence, and serious traffic incidents. A review of the past year identified over 700 cases involving alcohol use, including multiple recent homicide investigations tied to alcohol-related incidents.

These cases generate large volumes of evidence, including firearms, Code R kits, IPV kits, blood draws, and other materials. Many of these items, particularly biological evidence, must be securely stored for extended periods, often with a mandatory minimum retention of 20 years.

In 2026, the Evidence Unit has already received substantial quantities of evidence requiring long-term storage. Additional high-density shelving is necessary to safely manage this growth and ensure proper evidence handling procedures.

Recommendation:
It is recommended that the Council approve the additional evidence storage shelving.

Department: Police
Submitted by: Chief Colleen Jacobs
Date: 04/07/2026

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF EVIDENCE STORAGE EQUIPMENT FROM SPACESAVER CORPORATION.

WHEREAS, the City desires to purchase evidence storage equipment for use by the Police Department (the "Equipment"); and

WHEREAS, Spacesaver Corporation ("Spacesaver") has been awarded a contract by an interlocal purchasing cooperative to provide said equipment; and

WHEREAS, the price awarded to Spacesaver is within City budget parameters; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah that the City is hereby authorized to purchase the Equipment from Spacesaver or a local affiliate for an amount not to exceed $142,000.00 and that the Mayor and the City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of_____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

West Valley City Issue Paper

City Council Review

Description: Payer Matrix – Administrative Agreement & Summary Material Modifications

Fiscal Impact: $3.50/PEPM Administrative fee

Funding Source: Self-funded insurance funds

Account #: N/A

Budget Opening Required: N/A

Issue

On December 9, 2025, at the Regular Meeting, the City Council approved Resolution 25-181 authorizing the execution of two agreements with Payer Matrix, LLC for certain health care administration services. The items presented here are related administrative agreements necessary to implement that authorization.

Summary

As a follow-up to the Payer Matrix agreement, the **Select Health Administrative Services Agreement** incorporates Payer Matrix services into the City's existing health plan, effective January 1, 2026. Additionally, the **Summary of Material Modifications (SMM)** formally amends the medical plan document to include the Payer Matrix program in the Medical Summary Plan Description, also effective January 1, 2026.

Background

These agreements finalize the implementation of Payer Matrix as a Brand Specialty Drug Advocacy Service within the City's Medical Summary Plan.

Recommendation

Approve the administrative agreements to allow the associated administrative fees and plan document updates to take effect as scheduled. Thank you.

Department: Human Resources
Submitted by: Paula Melgar
Date: April 6, 2026

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENTS TO AGREEMENTS WITH SELECT HEALTH INC.

WHEREAS, West Valley City and Select Health, Inc. (hereinafter, "Select Health") have previously entered into an Administrative Services Agreement pertaining to health benefits offered by the City to employees; and

WHEREAS, the parties desire to amend said agreement to provide for implementation of recent vendor changes for certain prescription drugs; and

WHEREAS, an Amendment to the Administrative Services Agreement and a Summary of Material Modifications have been prepared for execution by and between the City and Select Health, copies of which are attached hereto and entitled "Amendment to the Administrative Services Agreement" and "Summary of Material Modifications #2" (hereinafter and collectively, the "Amendments"), that set forth the amended terms of said agreement; 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 Amendments.

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

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____ _____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Amendment
to the
Administrative Services Agreement

The Administrative Services Agreement between Select Health, Inc. ("Select Health") and West Valley City (the "Employer") on behalf of the West Valley City Group Health Benefit Plan (the "Health Plan") (each of the foregoing may be individually referred to as a "Party" or collectively as the "Parties") amended effective on July 1, 2025 (the "Agreement") is hereby amended effective as of January 1, 2026.

WHEREAS, the Agreement may be amended by mutual agreement of the Parties; and

WHEREAS the Parties desire to amend Attachment I as set forth in this Amendment;

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Agreement is amended as follows:

1. The following has been added to section "C. Services Covered by Additional Fees":

    8. Coordination with Payer Matrix Vendor

    This Service includes Select Health acting as a conduit to forward fees from Employer to Payer Matrix for the services Payer Matrix provides Employer, which include the following:

    - Payer Assistance Program (PAP), and
    - Copay Assistance Program (CAP).

    Employer agrees to pay Select Health $3.50 per employee per month (PEPM) for the administration of this Service.

2. Except as set forth in this Amendment, the Agreement remains in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment to be executed by their duly authorized officers or representatives.

WEST VALLEY CITY	SELECTHEALTH, INC.
By: _____	**By:** _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

Approved as to form 4/7/2026
Brandon Hill

SUMMARY OF MATERIAL MODIFICATIONS #2

to the Summary Plan Description of

West Valley City Group Health Benefit Plan

The Summary Plan Description of the West Valley City Group Health Benefit Plan is hereby amended as follows:

"Section 9 – Prescription Drug Benefits" has been deleted and replaced with the following:

Section 9 – Prescription Drug Benefits

This section includes important information about how to use your Prescription Drug Benefits. See Section 9.2 "Brand Specialty Drugs" below for circumstances in which some drugs may be reimbursed outside the Plan by third parties (i.e. drug manufacturers and health advocacy groups) which may be facilitated by our Brand Specialty Drug Advocacy Service, Payer Matrix.

9.1 **Prescription Drug Benefit Resources**. In addition to this SPD, you can find additional information about your Pharmacy Benefits by doing any of the following:

- **a.** Log in to your Member account at selecthealth.org/ and use Pharmacy Tools;
- **b.** Visit selecthealth.org/pharmacy;
- **c.** Refer to your Provider & Facility Directory; or
- **d.** Call Member Services at 800-538-5038.

9.1.1 **Payer Matrix Brand Specialty Drug Advocacy Service**. In addition to this SPD, you can find additional information about the Payer Matrix Brand Specialty Drug Advocacy Service by calling 877-305-6202 or visiting customerservice@payermatrix.com.

9.2 **Brand Specialty Drugs**. If you have a prescription for a Brand Specialty Drug, that prescription will be managed by Payer Matrix and not Scripius. You do not have to contact Payer Matrix or decide whether your prescription is for a Brand Specialty Drug. When you go to the pharmacy to have a prescription filled, Scripius will coordinate with Payer Matrix to determine benefit coverage and the process for any Brand Specialty Drug. If it is determined that your prescription is a Brand Specialty Drug, you will be notified, and your prescription will be managed by our advocacy vendor, Payer Matrix, which is not covered by the Plan.

A Reimbursement Care Coordinator from Payer Matrix will be assigned to work directly with you to obtain the information needed to apply for assistance through the Payer Matrix Brand Specialty Drug Advocacy Program. There is paperwork that will need to be completed and your Reimbursement Care Coordinator will assist you with the process and answer any questions you may have. In some instances, you may be required to provide financial information to determine eligibility for the program. You will be contacted by the Reimbursement Care Coordinator to begin the process. If Payer Matrix determines that you are not eligible for the Payer Matrix Specialty Drug Advocacy Program, then coverage will revert to your traditional coverage under the Plan (as described in this section of the Summary).

9.3 **Use In-Network Pharmacies**. To get the most from your Prescription Drug Benefits, use an In-Network Pharmacy and present your ID card when filing a prescription. Select Health contracts with pharmacy chains on a national basis and with independent pharmacies in Utah.

If you use an Out-of-Network Pharmacy, you must pay full price for the drug and submit to Select Health a Prescription Reimbursement Form with your itemized pharmacy receipt. If the drug is covered, you will be reimbursed the Allowed Amount minus your Copay/Coinsurance and/or Deductible.

9.4 **Tiered Benefits**. There are tiers (or levels) of covered prescriptions listed on your ID card and Schedule of Benefits. This tiered Benefit allows you to choose the drugs that best meet your medical needs while encouraging you and your Provider to discuss treatment options and choose lower-tier drugs when therapeutically appropriate.

Drugs on each tier are selected by an expert panel of Physicians and pharmacists and may change periodically. To determine which tier a drug is assigned to, call Select Health Member Services or log into your Member account.

9.5 **Filling Your Prescription**.

9.5.1 **Copay/Coinsurance**. You generally will be charged one Copay/Coinsurance per covered prescription up to a 30-day supply at a retail pharmacy. If your Provider prescribes a dose of a medication that is not available, you will be charged a Copay for each strength of the medication.

9.5.2 **Quantity and Day Supply**. Prescriptions are subject to Plan quantity and day-supply Limitations that have been defined based upon FDA guidance or evidence-based literature. The most current information can be found by logging in to your Member account.

9.5.3 **Refills**. Except for schedule II controlled substances, refills are allowed after 75 percent of the last refill has been used for a 30-day supply, and 50 percent for a 10-day supply. Some exceptions may apply, and the timing of refill limits may be adjusted as market dynamics change.Call Select Health Pharmacy Services for more information.

9.6 **Generic Drug Substitution Required**. Your Schedule of Benefits will indicate if generic substitution is required. When generic substitution is required, if you purchase a brand-name drug instead of a Generic Drug, then you must pay the difference between the Allowed Amount for the Generic Drug and the Allowed Amount for the brand-name drug, plus your Copay/Coinsurance or Deductible. The difference in cost between the Generic Drug and brand-name drug will not apply to your pharmacy Deductible and Out-of-Pocket Maximum. Based upon clinical circumstances determined by Select Health's Pharmacy and Therapeutics Committee, some Prescription Drugs are excluded from this requirement.

9.7 **Maintenance Drugs**. The Plan offers a maintenance drug Benefit, allowing you to obtain a 90-day supply of certain drugs. This Benefit is available for maintenance drugs if you:

a. Have been using the drug for at least one month;

b. Expect to continue using the drug for the next year; and

c. Have filled the drug at least once within the past six months.

Maintenance drugs are identified by the letter (M) on the Prescription Drug List. You have two options when filling prescriptions under the maintenance drug Benefit: (1) Retail90SM, which is available at certain retail pharmacies, and (2) mail order. Please refer to your Schedule of Benefits or contact Select Health Member Services to verify if the 90-day maintenance drug Benefit is available on your Plan.

9.8 **Preauthorization of Prescription Drugs**. There are certain drugs that require Preauthorization by your Provider to be covered by the Plan. Prescription drugs that require Preauthorization are identified on the Prescription Drug List. The letters (PA) appear next to each drug that requires Preauthorization. Preauthorization is also required if the drug is prescribed in excess of the Plan limits (quantity, duration of use, maximum dose, etc.). The most current information can be found at the Select Health website.

To obtain Preauthorization for these drugs, please have your Provider call Select Health Pharmacy Services at 800-442-3129.

If your Provider prescribes a drug that requires Preauthorization, you should verify that Preauthorization has been obtained before purchasing the medication. You may still buy these drugs if they are not Preauthorized, but they will not be covered and you will have to pay the full price.

9.9 **Step Therapy**. Certain drugs require your Provider to first prescribe an alternative drug preferred by the Plan. This process is called step therapy. The alternative drug is generally a more cost-effective therapy that does not compromise clinical quality. If your Provider feels that the alternative drug does not meet your needs, the Plan may cover the drug without step therapy if Select Health determines it is Medically Necessary.

Prescription drugs that require step therapy are identified on the Prescription Drug List. The letters (ST) appear next to each drug that requires step therapy.

9.10 **Coordination of Benefits (COB)**. If you have other health insurance that is your primary coverage, claims must be submitted first to your primary insurance carrier before being submitted to Select Health. In some circumstances, your secondary policy may pay a portion of your out-of-pocket expense. When you mail a secondary claim to Select Health, you must include a Prescription Reimbursement Form and the pharmacy receipt in order for Select Health to process your claim. In some circumstances, an Explanation of Benefits (EOB) from your primary carrier may also be required.

9.11 **Inappropriate Prescription Practices**. In the interest of safety for its Members, the Plan reserves the right to not cover certain prescription drugs.

a. These drugs include:

- **(i)** narcotic analgesics;
- **(ii)** other addictive or potentially addictive drugs; and
- **(iii)** Drugs prescribed in quantities, dosages, or usages that are outside the usual standard of care for the medication in question.

b. These drugs are not covered when they are prescribed:

- **(i)** outside the usual standard of care for the practitioner prescribing the drug;
- **(ii)** in a manner inconsistent with accepted medical practice; or
- **(iii)** for indications that are Experimental and/or Investigational.

This exclusion is subject to review by the Select Health Drug Utilization Panel and certification by a practicing clinician who is familiar with the drug and its appropriate use.

9.12 **Prescription Drug Benefit Abuse**. The Plan may limit the availability and filling of any Prescription Drug that is susceptible to abuse. Select Health may require you to:

- **a.** obtain prescriptions in limited dosages and supplies;
- **b.** obtain prescriptions only from a specified Provider;
- **c.** obtain written prescriptions for opioids and other controlled substances from In-Network Providers;
- **d.** fill your prescriptions at a specified pharmacy;
- **e.** participate in specified treatment for any underlying medical problem (such as a pain management program);
- **f.** complete a drug treatment program; or
- **g.** adhere to any other specified limitation or program designed to reduce or eliminate drug abuse or dependence.

If you seek to obtain drugs in amounts in excess of what is Medically Necessary, such as making repeated emergency room/urgent care visits to obtain drugs, the Plan may deny coverage of any medication susceptible of abuse.

The Plan may terminate you from coverage if you make an intentional misrepresentation of material fact in connection with obtaining or attempting to obtain drugs, such as by intentionally misrepresenting your condition, other medications, healthcare encounters, or other medically relevant information. At the discretion of the Plan, you may be permitted to retain your coverage if you comply with specified conditions.

9.13 **Pharmacy Injectable Drugs and Specialty Medications**. Injectable drugs and specialty medications must be provided by an In-Network Provider unless otherwise approved in writing in advance by Select Health. Most drugs received in a Provider's office or Facility are covered by your medical Benefits. For more specific information, please contact Select Health Member Services. Infusion therapy is only covered at preapproved infusion locations.

9.14 **Prescription Drug List (PDL)**. The PDL is a list containing the most commonly prescribed drugs in their most common strengths and formulations. It is not a complete list of all drugs covered by your Formulary. Drugs not included on the Formulary may be covered at reduced benefits, or not covered at all, by your Plan. For a printed copy of your PDL, contact Pharmacy Member Services at 1-800-538-5038. To view an electronic copy of the PDL or to search a complete list of drugs covered by your Formulary, visit selecthealth.org/pharmacy/pharmacy-benefits.

9.15 **Exceptions Process.** If your Provider believes that you require a certain drug that is not on your Formulary, normally requires Step Therapy, or exceeds a Quantity Limit, he or she may request an exception through the Preauthorization process.

9.16 **Prescriptions Dispensed in a Provider's Office**. Prescriptions dispensed in a Provider's office are not covered unless expressly approved by Select Health.

9.17 **Disclaimer.** Select Health refers to many of the drugs in this Plan by their respective trademarks. Select Health does not own these trademarks. The manufacturer or supplier of each drug owns the drug's trademark. By listing these drugs, Select Health does not endorse or sponsor any drug, manufacturer, or supplier. Conversely, these manufacturers and suppliers do not endorse or sponsor any Select Health service or Plan, nor are they affiliated with Select Health.

This Summary of Material Modifications is effective the 1st day of January, 2026.

Approved by:

Signature: _____

Name: _____

Title: _____

Date: _____

Approved as to form 4/7/2026

Brandon Hill

WEST VALLEY CITY

www.wvc-ut.gov

Payer Matrix – Administrative Agreement & Summary Material Modifications

Paula Melgar, Human Resources Director

Payer Matrix – Administrative Agreements

- City Council approved Resolution 25-181 (Dec. 9, 2025) authorizes agreements with Payer Matrix, LLC for healthcare administration services
- Additional administrative agreements required:
  - Select Health Administrative Agreement adds Payer Matrix administrative fees to run program (effective Jan. 1, 2026)
  - Summary of Material Modifications (SMM) updates Medical Plan Description to include Payer Matrix
- Recommendation:
  - Approve agreements to enable fees and plan updates effective Jan. 1, 2026

West Valley City Issue Paper

City Council Review

Description: *City Hall HVAC Controls Retrofit*

Fiscal Impact: $107,984.00

Funding Source: CIP

Account #: *45-9610-40750-75313-0000*

Budget Opening Required: ☐

Issue:
City Hall HVAC Metasys Controls need to be upgraded and replaced with the latest Version for proper operation.

Summary:
The Metasys controls to operate the HVAC systems throughout the city has become antiquated and parts or programs are no longer available to repair the System. The system is no longer operating via the Metasys program. Without the latest system and the upgrades, the HVAC is no longer operational. The repairs and renovation to the Latest Version of Metasys was approve by Council as a Program Modification.

Background:
The HVAC program that runs by Metasys system provided by Johnson Control has been suffering to operate properly due to the antiquated programing system. The constant technology innovations and the hardware compatibility to the existing Metasys program and system integration has become the demise to properly operate the system. The controls are constantly crashing due to the incompatibility of the program. Metasys is a Johnson Controls
Supported proprietary system. There are only few providers that can successfully Provide and install and program the latest version of Metasys. We obtained a proposal from Johnson Controls and Commercial Mechanical both on the State of Utah preferred vendors list.
Proposals are as follows:

Commercial Mechanical Parts, Labor and Programing	**$ 94,811.90**
Johnson Controls Part, labor and Programing	**$107,984.00**

Unfortunately, Commercial Mechanical withdrew their proposal for no reason.

Recommendation:
Approve the proposal from Johnson Controls to complete the project by providing Parts, Labor and Programing for the Latest Version of Metasys for $107,984.00

Department: Public Facilities
Submitted by: Hagop Arslanian Sr.
Date: March 31, 2026

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF HVAC EQUIPMENT FROM JOHNSON CONTROLS BUILDING SOLUTION, LLC.

WHEREAS, the City desires to purchase HVAC equipment and services for use at City Hall (the "Equipment"); and

WHEREAS, Johnson Controls Building Solution, LLC ("Johnson") has been awarded the Salt Lake Metro Fire contract to provide said Equipment; and

WHEREAS, the price awarded to Johnson is within City budget parameters; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah that the City is hereby authorized to purchase the Equipment from Johnson for an amount not to exceed $110,000.00 and that the Mayor and the City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of_____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

2255 Technology Parkway
Salt Lake City, UT 84119
Tel (801) 548-7433
Thomas.Denos@jci.com

TO: West Valley City Hall
DATE: March 30, 2026
PROJECT: Metasys and Engine Upgrade
ATTN: Jason Rollins

In general, Johnson Controls (JCI) will:

- Provide and install the latest version of Metasys
  - Provide a one (1) year software subscription
  - Provide one (1) new controls package license
    - CCT
    - SCT
    - EasyCAF files
  - Install on owner provided workstation
  - Reuse existing database
  - Provide new Metasys User Interface graphics
    - Owner to help identify equipment and spaces relationships
  - Owner to provide building drawings for graphics
- Provide and replace two (2) NAE5510 engines with two (2) new SNE22000 engines
  - Reuse existing database
  - Reuse existing panel
  - Reuse existing communication and power wire
- Provide and replace two (2) NAE4510 engines with two (2) new SNE10500 engines
  - Reuse existing database
  - Reuse existing panel
  - Reuse existing communication and power wire
- Update existing SNE22000 to latest version to go on server

General Exclusions:

- All electrical 60VAC or above
- LON
- Controllers of any kind
- Control wire
- Actuators, valves and sensors
- Install work of any kind
- Equipment that is provided by others
- Anything not included in the above scope of work
- Shipping and handling fees

General Clarifications:

- ***Please note in the Terms & Conditions, Item 6 regarding taxes and tariffs. Where required by law, this proposal includes sales tax only. Any additional taxes, duties, tariffs, or similar items imposed prior to shipment are not included and will be charged.***
- All work performed during normal working hours (8:00 AM – 4:30 PM) Monday - Friday
- Access to working areas shall be provided in a timely and coordinated fashion

Pricing for the above detailed scope of work:

BASE BID

ONE HUNDRED THIRTY THREE THOUSAND FIVE HUNDRED EIGHTY AND 00/100 DOLLARS----------$133,580.00

MUMS PROMOTIONAL DISCOUNT ---------- $25,596.00

ONE HUNDRED SEVEN THOUSAND NINE HUNDRED EIGHTY FOUR AND 00/100 DOLLARS ----------$107,984.00

Thank you for the opportunity to provide this proposal and we are looking forward to working with you on another successful project.

(IMPORTANT: This proposal incorporates by reference the standard terms and conditions.)

This proposal and alternates listed below are hereby accepted and Johnson Controls is authorized to proceed with work; subject, however to credit approval by Johnson Controls, Inc., Milwaukee, Wisconsin.

This proposal is valid for 30 days from the date above.

Purchaser

Johnson Controls, Inc.

Signature

Signature

Name: _____

Title: _____

Date: _____

PO #: _____

Name: Thomas Denos

Title: Account Owner Representative

Accepted: _____

Name: _____

Approved as to form 4/1/2026

Brandon Hill

CUSTOMER ACCEPTANCE:

In accepting this Agreement, Customer agrees to the terms and conditions contained herein including those on the following page(s) of this Agreement and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that Customer may issue. Any changes requested by Customer after the execution of this Agreement shall be paid for by the Customer and such changes shall be authorized in writing. **ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS CONTAINED IN THIS AGREEMENT.**

Customer agrees to pay Johnson Controls pursuant to the progress-based billing schedule of values below. If the schedule of values includes an upfront deposit, it will be paid within 30 days of contract signing and Johnson Controls will not commence work until the upfront deposit is received. Customer agrees to pay for materials, goods, and equipment (ordered, delivered, or stored) pursuant to the schedule of values, prior to installation commencement. The remaining portion of the total price will be progress billed through completion of the work. Johnson Controls progress-based billing can also include any services performed on-site or off-site. All invoices will be delivered via email, paid via ACH/EFT bank transfer and are due NET 30 days from the date of the invoice. ACH/EFT bank transfer details will be provided upon contract execution. The proposed total price is contingent on Customer agreeing to these payment and invoicing terms

Schedule of Values	
Description of Work	%
Deposit	TBD*
Mobilization	10%
Engineering	TBD*
Material	TBD*
Installation	TBD*
Commissioning	TBD*
*To be mutually agreed upon in writing at a letter date	

This offer shall be void if not accepted in writing within thirty (30) days from the date first set forth above.

To ensure that JC is compliant with your company's billing requirements, please provide the following information:

PO is required to facilitate billing:

☐**No:** This signed contract satisfies requirement ☐**Yes:** Please reference this PO Number _____

AR Invoices are accepted via e-mail: ☐**YES:** E-mail address to be used: _____
☐**NO:** Please submit invoices via mail
☐**NO:** Please submit via _____

Deposit Invoice accepted (_____%):

☐**No:** ☐**Yes:**

Standard Terms and Conditions – U.S.A. and Canada

"JCI" or "Johnson Controls" shall mean Johnson Controls Building Solution, LLC for work performed in the U.S.A. and Johnson Controls Canada LP for work performed in Canada. These terms and conditions are an integral part of JCI's offer and form the basis of any agreement (the "Agreement" resulting from JCI's proposal for the goods and/or services described. By accepting this proposal, Purchaser agrees to be bound by the following terms and conditions:

(1) SCOPE OF WORK. This proposal is based upon the use of straight time labor only. JC and its subcontractors shall be provided access to the work site during regular business hours, or such other hours as may be requested by JC, including sufficient areas for staging, mobilization and storage. Plastering, patching and painting are excluded. "In-line" duct and piping devices, including, but not limited to, valves, dampers, humidifiers, wells, taps, flow meters, orifices, etc., if required hereunder to be furnished by JC, shall be distributed and installed by others under JC's supervision but at no additional cost to JC. Purchaser agrees to provide JC with required field utilities (electricity, toilets, drinking water, project hoist, elevator service, etc.) without charge. JC agrees to keep the job site clean of debris arising out of its own operations. JC's obligation is limited to the scope of work set forth in JC's proposal and does not include any modifications to the work site under the Americans with Disabilities Act or any other law or building code(s). In no event shall JC be required to perform any work JC reasonably believes is outside the scope of work without a written change order signed by Purchaser and JC. In the performance of the work, if JC encounters conditions at the work site that are (i) subsurface or otherwise concealed physical conditions that differ materially from those indicated on drawings or (ii) unknown physical or pre-existing conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the type and character of the work, JC shall notify Purchaser of such conditions. If such conditions differ materially and cause an increase in JC's costs of, or time required for, performance of any part of the work, JC shall be entitled to and Purchaser shall consent by change order to, an equitable adjustment of the contract price, contract time or both. Purchaser shall not charge any retention or back charge JC for any costs or expenses without JC's written consent unless specifically noted in the statement of the scope of work or services undertaken by JC under this Agreement, JC's obligations under this Agreement expressly exclude any work or service of any nature associated or connected with the identification, abatement, clean up, control, removal, or disposal of environmental hazards or dangerous substances, to include but not be limited to asbestos or PCSs, discovered in or on the premises. Any language or provision of the Agreement elsewhere contained which may authorize or empower the Purchaser to change, modify, or alter the scope of work or services to be performed by JC shall not operate to compel JC to perform any work relating to such hazards or substances without JC's express written consent.

(2) DEPOSIT, INVOICING & PAYMENTS. Purchaser agrees to pay JC pursuant to the progress billing schedule of values set forth in JC's proposal. If the schedule of values includes an upfront deposit, it will be paid within 30 days of contract signing and JC will not commence work until the upfront deposit is received. Customer agrees to pay for materials, goods, and equipment (ordered, delivered, or stored) pursuant to the schedule of values, prior to installation commencement. JC progress-based billing can also include services performed on-site or off-site. All invoices will be delivered via email, paid via ACH/EFT bank transfer and are due net 30 days from the date of invoice. ACH/EFT bank transfer details will be provided upon contract execution. The proposed total price is contingent on Purchaser agreeing to these payment and invoicing terms. Waivers of lien will be furnished upon request as the work progresses to the extent payments are received. Invoicing disputes must be identified in writing within 21 days of the date of invoice. Payments of any disputed amounts are due and payable upon resolution. All other undisputed amounts remain

due within 30 days from the date of invoice. This Agreement is entered into with the understanding that the work or services to be provided by JC are not subject to any local, state, or federal prevailing wage statute. If it is later determined that local, state, or federal prevailing wage rates apply to JC's work or services, JC reserves the right to issue a modification or change order to adjust the wage rates to the required prevailing wage rate. Purchaser agrees to pay for the applicable prevailing wage rates. In the event of Purchaser's default, the balance of any outstanding amounts will be immediately due and payable. Payment is a condition precedent to JC's obligation to perform under the Agreement. Purchaser acknowledges and agrees that timely payments of the full amounts listed on invoices is an essential term of this Agreement and that failure to make payment in full when due is a material breach of this Agreement. Purchaser further acknowledges that if there is any amount outstanding on an invoice, it is material to JC and will give JC, without prejudice to any other right or remedy, the right to, without notice: (i) suspend, discontinue or terminate performing any work and/or withhold further deliveries of equipment and other materials, terminate or suspend any unpaid software licenses, and/or suspend JC's obligations under or terminate this Agreement; and (ii) charge Purchaser interest on the amounts unpaid at a rate equal to the lesser of one and one half (1.5) percent per month or the maximum rate permitted under applicable law, until payment is made in full; and iii) pay all of JC's costs of collection, including (1) actual out of pocket expenses and (2) charge Purchaser a collection fee of twenty-five percent (25%) of the past due amount if collected through a collection agency or attorney and thirty-five percent (35%) if litigation is commenced to collect such past due amount. JC's election to continue providing future services does not, in any way diminish JC's right to terminate or suspend services or exercise any or all rights or remedies under this Agreement. JC shall not be liable for any damages, claims, expenses, or liabilities arising from or relating to suspension of services for non-payment. In the event that there are exigent circumstances requiring work or JC otherwise performs work or services at the premises following suspension, those services shall be governed by the terms of this Agreement unless a separate contract is executed. If Purchaser disputes any late payment notice or JC's efforts to collect payment, Purchaser shall immediately notify JC in writing and explain the basis of the dispute. JC may increase prices upon notice to the Purchaser to reflect increases in material and labor costs. Prices may be adjusted by JC prior to shipment or installation to take into account increases in the cost of raw materials, component parts, third party products or labor rates or taxes; Trade Restrictions (as defined below); government actions; or to cover any unforeseen or other extra cost elements. "Trade Restrictions" means any additional or new tariff/duty, quota, tariff-rate quota, or cost associated with the withdrawal of tariff/duty concessions pursuant to a trade agreement(s). In the event JC is unable, after reasonable commercial efforts, to acquire and provide steel products, or products made from plastics or other commodities, if required to perform work required by this Agreement, Purchaser hereby agrees that JC may terminate the Agreement, or the relevant portion of the Agreement, at no additional cost and without penalty. JC may terminate the work immediately upon notice to the Purchaser if JC, in its sole discretion, determines that the premises are unsafe to be accessed by JC's employees or subcontractors.

(3) MATERIALS. If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of JC, then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, JC shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefore. Orders for materials or equipment included may by cancelled or modified by Purchaser only with JC's express written consent. If cancellation or modification is allowed, Purchaser agrees to pay to JC all expenses incurred and damage sustained by JC on account of such cancellation or modification, plus a reasonable profit. At a minimum, Purchaser agrees to pay the following cancellation charges if JC consents to cancellation in writing of equipment manufactured by JC: For stock units, Purchaser will owe a restocking fee of ten percent (10%) of total sale price for such units. For custom units, cancelled by Purchaser after release to fabrication, cancellation charges shall be calculated according to the following formula: Cancellation charge = (X+ 0.1) x custom equipment sell price / Y, where X = number of weeks from date of release for fabrication to the date of Purchaser notice of cancellation and Y = number of weeks for delivery as offered at the time of the contract. JC shall also be entitled to recover for all on site labor performed up to cancellation, plus reasonable demobilization costs.

(4) LIMITED WARRANTY. JC warrants that the equipment manufactured by it shall be free from defects in material and workmanship arising from normal usage for a period of twelve (12) monthly from delivery of said equipment, or if installed by JC, for a period of twelve (12) months from installation, whichever occurs first. No warranty is provided for third-party products and equipment installed or furnished by JC. Such products and equipment are provided with the third-party manufacturer's warranty to the extent available, and JC will transfer the benefits, together with all limitations, of that manufacturer's warranty to Purchaser. For equipment installed by JC, if Purchaser provides written notice to JC of any such defect within thirty (30) days after the appearance or discovery of such defect, JC shall, at its option, repair or replace the defective equipment. All transportation charges incurred in connection with the warranty for equipment not installed by JC shall be borne by Purchaser. These warranties do not extend to any equipment which has been repaired by others, abused, altered or misused, or which has not been properly and reasonably maintained. **THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE.** JC makes no and specifically disclaims all representations or warranties that the services, products, software or third-party product or software will be secure from cyber threats, hacking or other similar malicious activity, or other similar malicious activity, or will detect the presence of, or eliminate, treat, or mitigate the spread transmission, or outbreak of any pathogen, disease, virus or other contagion, including but not limited to COVID 19.

(5) LIABILITY. To the maximum extent permitted by law, in no event shall JC and its affiliates and their respective personnel, suppliers and vendors ("JC Parties") be liable to Purchaser or any third party under any cause of action or theory of liability even if advised of the possibility of such damages, for any: (a) special, incidental, indirect, punitive or consequential damages; (b) loss of business, use, profits, revenues, customer opportunities, anticipated savings or goodwill; (c) business interruption; or (d) data loss or other losses arising from viruses, ransomware, cyber-attacks or failures or interruptions to network systems arising in any manner from the equipment or material furnished or the work performed pursuant to this Agreement. In any case, the entire aggregate liability of the JC Parties under this Agreement for all damages, losses, causes of action, whether in contract, tort (including negligence), or otherwise, shall be limited to the amount actually received by JC for the performance of its obligations hereunder.

(6) TAXES/TARIFFS. Prices do not include taxes, fees, duties, tariffs, false alarm assessments, permits and levies or other charges imposed and/or enacted by a government, however designated or imposed (collectively, "Taxes"). All Taxes are the responsibility of Purchaser, unless Purchaser presents an exemption certificate acceptable to JC and the applicable taxing authorities. If JC is required to pay any such Taxes or other charges, Purchaser shall reimburse JC on demand. If any such exemption certificate is invalid, then Purchaser will immediately pay JC the amount of the Taxes, plus penalties and interest.

(7) SCHEDULE. JC and Purchaser shall mutually agree upon a schedule for completion of the work. In the event Purchaser desires to change or accelerate the schedule or the schedule is otherwise accelerated, delayed, or impacted for reasons beyond the control of JC, JC shall be entitled to a change order equitably adjusting the compensation of JC to account for the increased costs associated with such schedule changes.

(8) DELAYS. JC shall not be liable for any delay in the performance of the work resulting from or attributed to acts or circumstances beyond JC's control, including, but not limited to Force Majeure Events, conditions of the premises, acts or omissions of the Purchaser, Owner or other contractors or delays caused by suppliers or subcontractors of JC.

(9) COMPLIANCE WITH LAWS. JC shall comply with all applicable federal, state and local laws and regulations and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits of a permanent nature shall be procured and paid for by the Purchaser.

(10) DISPUTES. JC shall have the sole and exclusive right to determine whether any dispute, controversy or claim arising out of or relating to the Agreement, or the breach thereof, shall be submitted to a court of law or arbitrated. For Purchasers located in the United State, the laws of Delaware shall govern the validity, enforceability, and interpretation of this Agreement, without regard to conflicts of law principles thereof, and the exclusive venue for any such litigation or arbitration shall be in Milwaukee, Wisconsin. For Purchasers located in Canada, the laws of Ontario shall govern the validity, enforceability, and interpretation of this Agreement, without regard to conflicts of law principles thereof, and the exclusive venue for any such litigation or arbitration shall be in Ontario, Canada. The parties waive any objection to the exclusive jurisdiction of the specified forums, including any objection based on forum non conveniens. In the event the matter is submitted to a court, JC and Purchaser hereby agree to waive their right to trial by jury. In the event the matter is submitted to arbitration by JC, the costs of arbitration shall be borne equally by the parties, and the arbitrator's award may be confirmed and reduced to judgment in any court of competent jurisdiction. Purchaser will pay all of JC's reasonable collection costs (including legal fees and expenses) as provided in Section 2. Except as provided below, no claim or cause of action, whether known or unknown, shall be brought by either party against the other more than one year after the claim first arose. Claims not subject to the one-year limitation include claims by JC for unpaid: (1) contract amounts, (2) change order amounts (approved or requested) and (3) delays and/or work inefficiencies.

(11) INSURANCE. Insurance coverage in excess of JC's standard limits will be furnished when requested and required. No credit will be given or premium paid by JC for insurance afforded by others.

(12) INDEMNITY. To the fullest extent permitted by law, JC and Purchaser shall indemnify each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or tangible personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, actions, costs, expenses or liabilities to the extent attributable to the actions or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault.

(13) PATENTS. JC shall defend or, at its own option settle, any action against Purchaser brought by a third party to the extent that the action is based upon a claim that the equipment provided under the Agreement infringes any U.S. patents or copyrights for Purchasers located in the United States or Canadian patents or copyrights, for Purchasers located in Canada, or misappropriates any trade secrets of a third party ("Claim"), provided that: (i) Purchaser gives JC prompt written notice of any such Claim, (ii) Purchaser gives JC full authority to defend or settle any such Claim, and (iii) Purchaser gives JC proper and full information and assistance, at JC's expense (except for Purchaser's employees' time) to defend or settle any such Claim. JC will pay those costs and damages finally awarded against Purchaser in the action that are specifically attributable to the claim or those costs and damages agreed to in a monetary settlement of the action. THE FOREGOING IS IN LIEU OF ANY WARRANTIES OF NONINFRINGEMENT, WHICH ARE HEREBY DISCLAIMED. The foregoing obligation of JC does not apply with respect to products or equipment or portions or components thereof (a) not supplied by JC, (b) made in whole or in part in accordance with Purchaser or owner specifications, (c) which are modified after shipment or installation by JC, if the alleged infringement related to such modification, (d) combined with other products, processes or materials where the alleged infringement relates to such combination, (e) where Purchaser continues allegedly infringing activity after being notified thereof and/or after being informed of modifications that would have avoided the alleged infringement without significant loss of performance or functionality, or (f) where Purchaser's use of the product or equipment is incident to an infringement not resulting primarily from the product or equipment; Purchaser will indemnify JC and its officers, directors, agents, and employees from all damages, settlements, attorneys' fees and expenses related to a claim of infringement, misappropriation, defamation, violation of rights of publicity or privacy excluded from JC's indemnity obligation herein.

(14) OCCUPATIONAL SAFETY AND HEALTH. The Parties hereto agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health Act relating in any way to the project or project site.

(15) PURCHASER RESPONSIBILITIES. Purchaser is solely responsible for the establishment, operation, maintenance, access, security and other aspects of its computer network ("Network") and shall supply JC secure Network access for providing its work or services. Products networked, connected to the internet, or otherwise connected to computers or other devices must be appropriately protected by Purchaser and/or end user against unauthorized access. Purchaser is responsible to take appropriate measures, including performing back-ups, to protect information, including without limit data, software, or files (collectively "Data") prior to receiving the work, services or products.

(16) FORCE MAJEURE. JC shall not be liable, nor in breach or default of its obligations under this Agreement, for delays, interruption, failure to render services, or any other failure by JC to perform an obligation under this Agreement, where such delay, interruption or failure is caused, in whole or in part, directly or indirectly, by a Force Majeure Event. A "Force Majeure Event" is a condition or event that is beyond the reasonable control of JC, whether foreseeable or unforeseeable, including, without limitation, acts of God, severe weather (including but not limited to hurricanes, tornados, severe snowstorms or severe rainstorms), wildfires, floods, earthquakes, seismic disturbances, or other natural disasters, acts or omissions of any governmental authority (including change of any applicable law or regulation), epidemics, pandemics, disease, viruses, quarantines, or other public health risks and/or responses thereto, condemnation, strikes, lock-outs, labor disputes, an increase of 5% or more in tariffs or other excise taxes for materials to be used on the project, fires, explosions or other casualties, thefts, vandalism, civil disturbances, insurrection, mob violence, riots, war or other armed conflict (or the serious threat of same), acts of terrorism, electrical power outages, interruptions or degradations in telecommunications, computer, network, or electronic communications systems, data breach, cyber-attacks, ransomware, unavailability or shortage of parts, materials, supplies, or transportation, or any other cause or casualty beyond the reasonable control of JC. If JC's performance of the work is delayed, impacted, or prevented by a Force Majeure Event or its continued effects, JC shall be excused from performance under the Agreement. Without limiting the generality of the foregoing, if JC is delayed in achieving one or more of the scheduled milestones set forth in the Agreement due to a Force Majeure Event, JC will be entitled to extend the relevant completion date by the amount of time that JC was delayed as a result of the Force Majeure Event, plus such additional time as may be reasonably necessary to overcome the effect of the delay. To the extent that the Force Majeure Event directly or indirectly increases JC's cost to perform the services, Purchaser is obligated to reimburse JC for such increased costs, including, without limitation, costs incurred by JC for additional labor, inventory storage, expedited shipping fees, trailer and equipment rental fees, subcontractor fees or other costs and expenses incurred by JC in connection with the Force Majeure Event.

(17) FAR. In the United States, JC supplies "commercial items" within the meaning of the Federal Acquisition Regulations (FAR), 48 CFR Parts 1-53. As to any customer order for a U.S. Government contract, JC will comply only with those mandatory flow-downs for commercial item and commercial services subcontracts listed either at FAR 52.244-6, or 52.212-5(e)(1), as applicable.

(18) DIGITAL ENABLED SERVICES; DATA. If JC provides Digital Enabled Services under this Agreement, these Digital Enabled Services require the collection, transfer and ingestion of building, equipment, system time series, and other data to JC's cloud-hosted software applications. Customer consents to and grants JC the right to collect, transfer, ingest and use such data to enable JC and its affiliates and agents to provide, maintain, protect, develop and improve the Digital Enabled Services and JC products and services. Customer acknowledges that, while Digital Enabled Services generally improve equipment performance and services, Digital Enabled Services do not prevent all potential malfunction, insure against all loss, or guarantee a certain level of performance. Customer shall be solely responsible for the establishment, operation, maintenance, access, security and other aspects of its computer network ("Network"), shall appropriately protect hardware and products connected to the Network and will supply JC secure Network access for providing its Digital Enabled Services. As used herein, "Digital Enabled Services" mean services provided hereunder that employ JC software and related equipment installed at Customer facilities and JC cloud-hosted software offerings and tools to improve, develop, and enable such services. Digital Enabled Service may include, but are not limited to, (a) remote servicing and inspection, (b) advanced equipment fault detection and diagnostics, and (c) data dashboarding and health reporting. If Customer accesses and uses Software that is used to provide the Digital Enabled Services, the Software Terms (defined below) will govern such access and use. Certain equipment sold hereunder includes by default JC's Connected Equipment Services. Connected Equipment Services is a data-analytics and monitoring Software platform that uses a cellular or network connection to gather equipment performance data to assist JC in advising Purchaser on (and Purchaser in better understanding) such equipment's health, performance or potential malfunction. **If Purchaser's equipment includes Connected Equipment Services, such services will be on by default and the remote connection will continue to connect to Purchaser's Equipment through the full equipment lifecycle, unless Purchaser specifically requests in writing that JC disable the remote connection, or Purchaser discontinues or removes such remote connection.**

(19) JC DIGITAL SOLUTIONS. Use, implementation, and deployment of the software and hosted software products ("Software") offered under these terms shall be subject to, and governed by, JC's standard terms for such Software and Software related professional services in effect from time to time at www.johnsoncontrols.com/techterms collectively, the "Software Terms"). Specifically, the JC General EULA set forth at www.johnsoncontrols.com/buildings/legal/digital/generaleula governs access to and use of software installed on Customer's premises or systems and the JC Terms of Service set forth at www.johnsoncontrols.com/buildings/legal/digital/generaltos govern access to and use of hosted software products. The applicable Software Terms are incorporated herein by this reference. Other than the right to use the Software as set forth in the Software Terms, JC and its licensors reserve all right, title, and interest (including all intellectual property rights) in and to the Software and improvements to the Software. The Software that is licensed hereunder is licensed subject to the Software Terms and not sold. If there is a conflict between the other terms herein and the Software Terms, the Software Terms shall take precedence and govern with respect to rights and responsibilities relating to the Software, its implementation and deployment and any improvements thereto. Notwithstanding any other provisions of this Agreement, unless otherwise agreed, the following terms apply to Software that is provided to Customer on a subscription basis (i.e., a time limited license or use right), (each a "Software Subscription"): Each Software Subscription provided hereunder will commence on the date the initial credentials for the Software are made available (the "Subscription Start Date") and will continue in effect until the expiration of the subscription term noted in the applicable statement of work, order or other applicable ordering document. At the expiration of the Software Subscription, such Software Subscription will automatically renew for consecutive one (1) year terms (each a "Renewal Subscription Term"), unless either party provides the other party with a notice of non-renewal at least ninety (90) days prior to the expiration of the then-current term. To the extent permitted by applicable law, Software Subscriptions purchases are non-cancelable, and the sums paid nonrefundable. Fees for Software Subscriptions shall be paid annually in advance, invoiced on the Subscription Start Date and each subsequent anniversary thereof. Customer shall pay all invoiced amounts within thirty calendar days after the date of invoice. Payments not made within such time period shall be subject to late charges as set forth in the Software Terms. Unless otherwise agreed by the parties in writing, the subscription fee for each Renewal Subscription Term will be priced at Johnson Controls' then-applicable list price for that Software offering. Any use of Software that exceeds the scope, metrics or volume set forth in this Agreement and applicable SOW will be subject to additional fees based on the date such excess use began.

(20) PRIVACY.

(a) *JC as Processor.* Where JC factually acts as Processor of Personal Data on behalf of Purchaser (as such terms are defined in the DPA) the terms at www.johnsoncontrols.com/dpa shall apply.

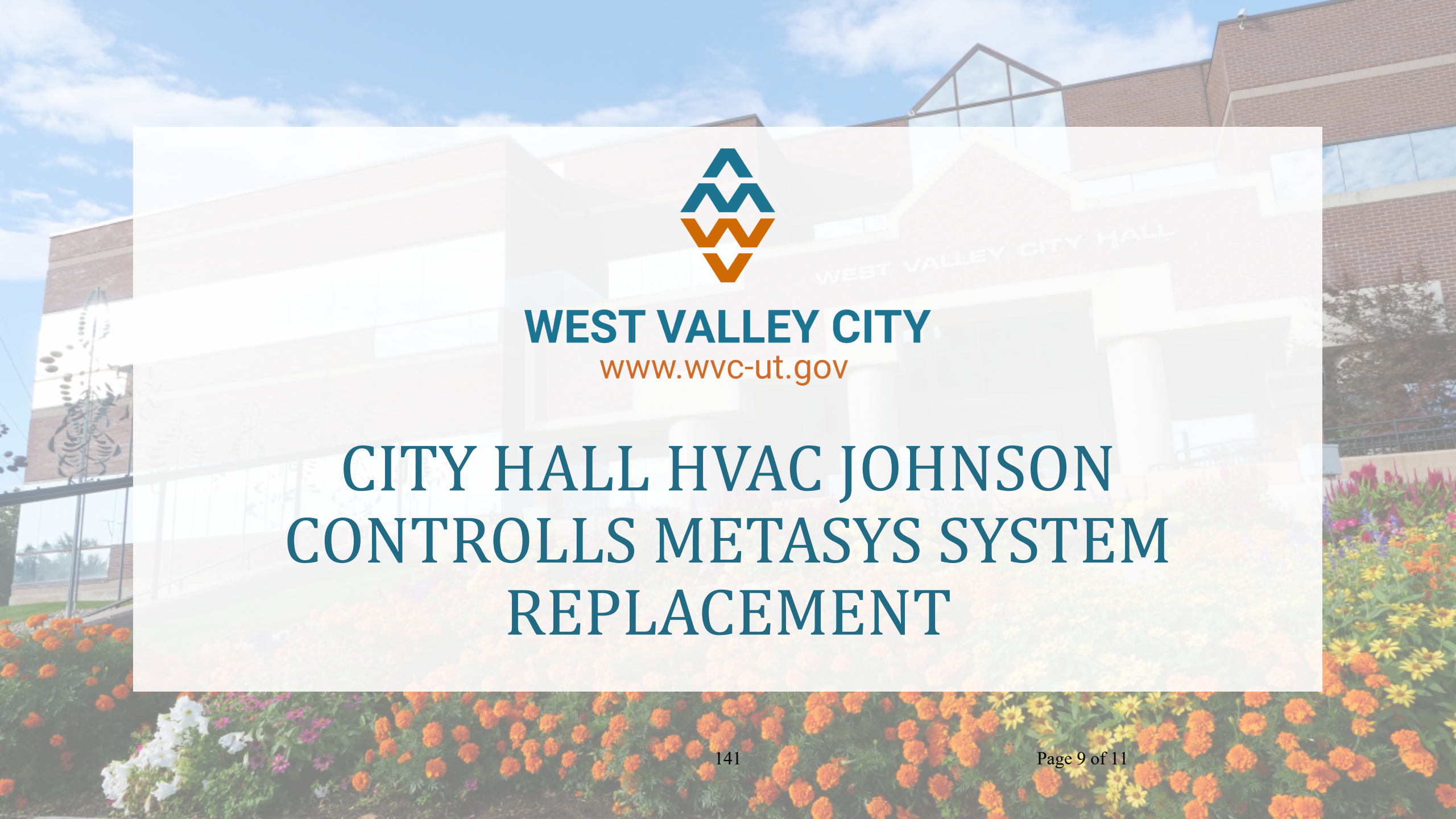
(b) *JC as Controller.* JC will collect, process and transfer certain personal data of Purchaser and its personnel related to the business relationship between it and Purchaser (for example names, email addresses, telephone numbers) as controller and in accordance with JC's Privacy Notice at https://www.johnsoncontrols.com/privacy. Purchaser acknowledges JC's Privacy Notice and strictly to the extent consent is mandatorily required under applicable law, Purchaser consents to such collection, processing and transfer. To the extent consent to such collection, processing and transfer by JC is mandatorily required from Purchaser's personnel under applicable law, Purchaser warrants and represents that it has obtained such consent.

(21) ASSIGNMENT. This Agreement is not assignable by the Purchaser except upon written consent of JC first being obtained. JC shall have the right to assign this Agreement, in whole or in part, or to subcontract any of its obligations under this Agreement without notice to Purchaser.

(22) CHANGES. No change or modification of any of the terms and conditions stated herein shall be binding upon Johnson unless accepted by Johnson in writing.

(23) ENTIRE AGREEMENT. This proposal, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.

T&C Version: 10/01/2025



WEST VALLEY CITY

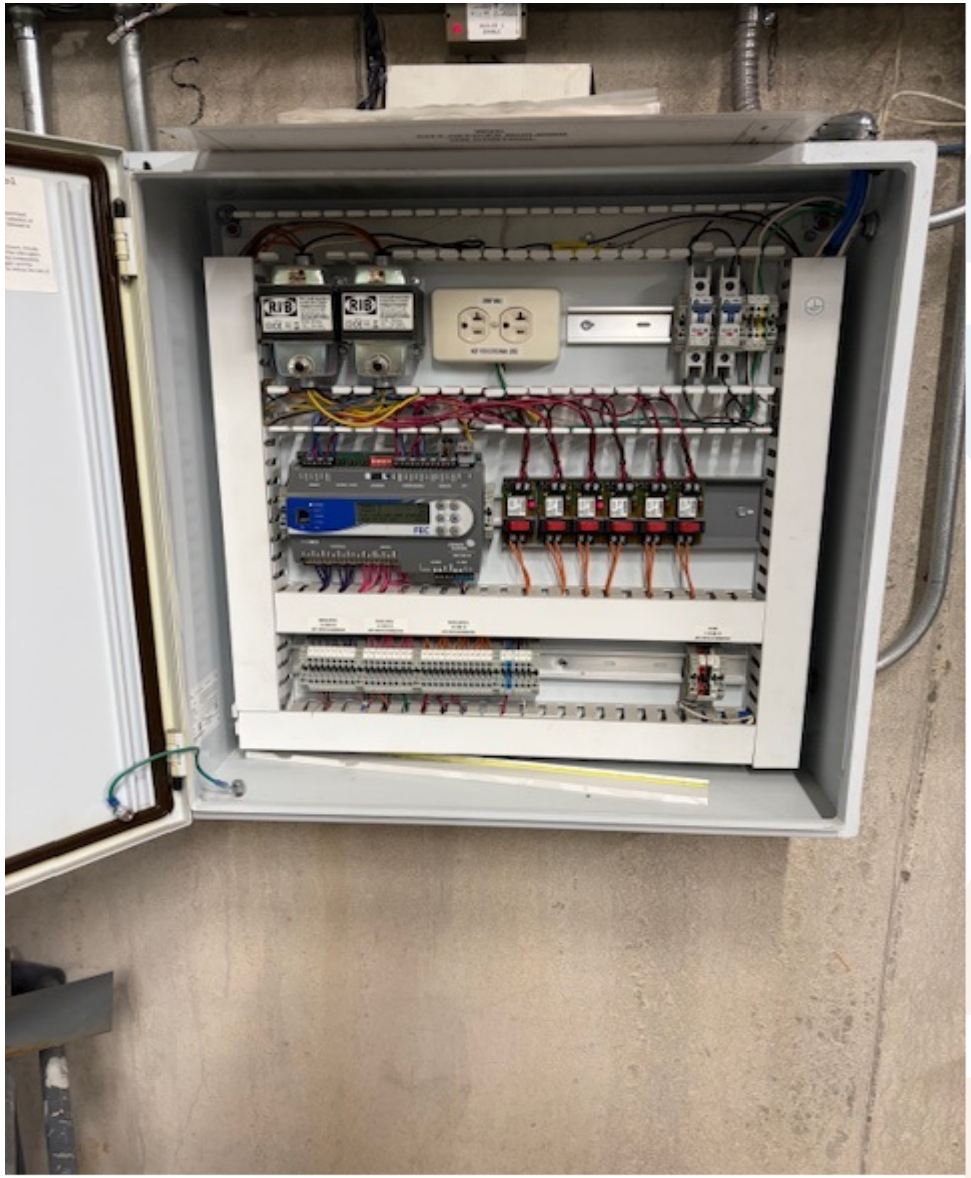
www.wvc-ut.gov

CITY HALL HVAC JOHNSON CONTROLLS METASYS SYSTEM REPLACEMENT

The HVAC program that runs by Metasys system provided by Johnson Control has been suffering to operate properly due to the antiquated programing system. The constant technology innovations and the hardware compatibility to the existing Metasys program and system integration has become the demise to properly operate the system. The controls are constantly crashing due to the incompatibility of the program. Metasys is a Johnson Controls
Supported proprietary system. There are only few providers that can successfully Provide and install and program the latest version of Metasys. We obtained a proposal from Johnson Controls and Commercial Mechanical both on the State of Utah preferred vendors list.

Proposals are as follows:

Commercial Mechanical Parts, Labor and Programing	$ 94,811.90
Johnson Controls Part, labor and Programing	$107,984.00



West Valley City Issue Paper

City Council Review

Description: *Storage Tank Replacement at Family Fitness Center*

Fiscal Impact: $150,000.00

Funding Source: *Family Fitness Center Budget*

Account #: *24-0000-11425-00000-0000*

Budget Opening Required: **Y**

Issue:

This project will replace the water storage tank at the Family Fitness Center.

Summary:

The storage tank at the fitness center is no longer structurally sound and will be replaced with two smaller tanks that equal its capacity. Appropriate valve and realignment/repairs will be completed as needed. The conversion to a two-tank system will allow the building to remain operational during the project and introduce redundancy to ensure reliability during future projects.

Background:

The water storage tank at the fitness center is original to the building and has begun to leak. A structural failure would flood the boiler room and require the building to close until repairs had been completed.

Recommendation:

Staff recommend approving this project.

Department: Parks and Recreation
Submitted by: Jamie Young
Date: 4/1/2026

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF WATER TANKS FROM COMMERCIAL MECHANICAL SYSTEMS AND SERVICE, LLC.

WHEREAS, the City desires to purchase water tanks and related installation services for the Family Fitness Center (the "Equipment"); and

WHEREAS, Commercial Mechanical Systems and Service, LLC ("CMSS") has been awarded the state contract to provide said Equipment; and

WHEREAS, the price awarded to CMSS is within City budget parameters; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah that the City is hereby authorized to purchase the Equipment from CMSS for an amount not to exceed $150,000.00 and that the Mayor and the City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of_____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made this 30th day of March, 2026, 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 Commercial Mechanical Systems and Service, LLC (hereinafter, "Contractor"), a Utah limited liability company, P.O. Box 22570, Salt Lake City, Utah 84122. The City and Contractor shall each be referred to individually as a "Party," and collectively as the "Parties."

WITNESSETH:

WHEREAS, the City is replacing water tanks at the Family Fitness Center (the "Work"); and

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

WHEREAS, the City desires to retain Contractor'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.** Contractor shall provide labor and materials to install and remove water tanks.

2. **Contractor's Services.** Contractor shall perform the Work as detailed in the Scope of Work attached hereto, and incorporated herein as Exhibit "A." Contractor shall provide a 90 days warranty following final acceptance of the Work covering parts and labor. The Work shall be completed no later than 16 weeks from execution.

3. **Contractor's Responsibilities.** Contractor will provide all professional services necessary for the performance of the Work. Contractor 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. Contractor further agrees as follows:

4. **Additional Services.** The City shall only be obligated to compensate Contractor as set forth in this Agreement. The City shall not be obligated to compensate Contractor 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 Contractor an amount not to exceed $150,000.00. Payment shall be due within thirty days after the City receives an invoice from Contractor.

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.** Unless terminated in accordance with Section 6 above, this Agreement shall remain in effect for two years from the date of execution.

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 Contractor:	Commercial Mechanical Systems and Service, LLC PO Box 22570 Salt Lake City, Utah 84122

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 Contractor is an independent contractor, and that the officers and employees of Contractor 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.** Contractor warrants that no City employee, official, or agent has been retained by Contractor to solicit or secure this Agreement upon an agreement or understanding to be or to become an officer, agent, or employee of Contractor, or to receive a commission, percentage, brokerage, contingent fee, or any other form of compensation. Contractor further warrants that Contractor shall not engage in any activity, or accept any employment, interest, or contribution that would appear to compromise Contractor's professional judgment with respect to the Work.

11. **Indemnification.** To the fullest extent permitted by law, Contractor agrees to indemnify, defend (to the extent covered by general liability insurance required by this agreement), and hold the City harmless from and against any and all third-party claims, and the resulting costs, lawsuits, damages, and expenses, including court costs and reasonable attorney's fees, by reason of any claim and/or liability to the extent any such action 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) is caused by the negligent performance of the Contractor'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 Contractor and/or Contractor'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, 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, Contractor agrees to procure from each consultant retained by Contractor with respect to the Project an indemnity agreement in favor of the City to the same extent and form as this Section.

12. **Insurance.** Contractor 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 Contractor hereunder), such insurance as will protect Contractor 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 $3,000,000, 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 $2,500,000.

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 $1,000,000 per claim and $3,000,000 aggregate.

F. **Consultants.** Contractor shall require that any and all consultants engaged or employed by Contractor, 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.** Contractor shall not commence services under this Agreement until Contractor 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. Contractor 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 Contractor or Contractor's consultants to purchase and maintain the insurance coverages and/or limits of liability required under this Section, Contractor 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 Contractor 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. **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:

Approved as to form 3/26/2026
Brandon Hill

City Recorder

CONTRACTOR

By: Jared Searcy
Its: President

State of Utah)
:ss
County of Salt Lake)

On this 30th day of March, 2026, personally appeared before me Jared Searcy *[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 President *[title]*, of Commercial Mechanical Systems and Service, LLC and that this *Professional Services Agreement* was signed by him/her in behalf of said entity by authority of its Articles of Organization or of a Resolution of its members, and he/she acknowledged to me that said entity executed the same.

JAYLENE MORLEY
NOTARY PUBLIC
STATE OF UTAH
MY COMM. EXPIRES AUG. 05, 2028
738509

Jaylene Morley
Notary Public

EXHIBIT A

SCOPE OF WORK

CommercialMechanical
Building Efficiency and Sustainability
A Service Logic Company

5395 W 700 S SLC, Utah 84104
(801) 428-0400

Mar 20, 2026

Chad George
West Valley City FFC
3600 Constitution Blvd, West Valley City, UT 84119

RE: 11525 - WVC FFC: Domestic storage tank replacement project

Dear Chad George:

Commercial Mechanical is pleased to provide the following "Scope of Work."

Scope of Work:

Domestic storage tank replacement project

Commercial Mechanical will supply and install 2 ea. new domestic storage tanks in place of the existing failed storage tank located in the building boiler mechanical room. Because of limited access into the mechanical room with the existing building mechanical equipment, and the limited down time requested by the city to keep the indoor pool operational, is the justification behind the need for the 2 ea. domestic storage tanks. The city has also asked to CMNSS to address the issues with the existing domestic recirculation piping located from the existing storage tank and mechanical room to the pool locker rooms and shower area down the hall from the mechanical room.

Domestic Storage Tank replacement:

Working with City personnel, CMSS will prep and locate new location for 1 ea. storage tank, south of existing. The combination of the 2 ea. new storage tanks will have the equivalent gallons of storage matching the existing storage tank.
Once tank is set, will add all necessary pipe and fittings from the new storage tank to connect to the existing building fresh water make up and softeners. CMSS will add all necessary fittings and valves to add the second storage tank with limited or no building shut down. Good pipe practices followed throughout.
With a scheduled shut down with the WVC FFC, CMSS will valve out and shut down the existing domestic storage tank. Will cut into to the make-up and recirculation lines required for the new tank. Once complete, CMSS will leak check all pipe, valves and fittings. Will get the building back online with limited storage capacity.
Will drain the existing storage tank, prep to pull.
Because of the physical size of the tank, we will be required to demo the tank to remove it from the mechanical room. CMSS will remove from the room and dispose of offsite.
Once tank is removed, CMSSS will add secondary storage tank in same location as existing tank.

Will add all necessary pipe and fittings need to connect to the other storage tank.
Will work with engineer on all pipe sizes, and pipe accessories to ensure both tanks are balanced for the system. This will ensure that domestic water being pulled from the mechanical room will be equal between both tanks. This pipe size and termination will give the building the full storage volume of both tanks matching the existing single tank capacity.
Once piping is complete, both storage tanks and piping will be insulated, typical of existing.

Domestic recirc-return pipe replacement:

Per customer, CMSS will replace the failed recirculation piping with new. Will utilize PEX piping for the replacement.
In the locker room and shower areas, will be required to cut into the existing hard deck ceiling to access all pipe and fittings.
Will verify line sizing of recirculation piping based on existing recirculation pump flow rating. (will remain).
Will valve out and disconnect all existing piping. Will remove from building and dispose of offsite.
Will follow same route as existing with new PEX pipe. All pipe will be secured following code and manufacturers recommendations and instruction.
At termination points at both ends, will leak check all new pipe and fittings.
Once complete, CMSS will enable the existing recirculation pump and controls. Will monitor operation.
Will add new drywall in locations where the ceiling was cut to access existing pipe and fittings in locker and shower rooms.
Once drywall is complete, will paint to match existing ceiling color.

Exclusions:

Existing recirc pump and controls: Will remain.
Domestic boiler: Will remain.
Existing water softeners: Will remain.
Existing domestic water supply piping outside of the mechanical room will remain.
Existing domestic fixtures will remain.
After hours labor: All labor proposed is during normal business hours Monday through Friday 8 am to 5 pm. If after hours labor is required, CMSS will provide WVC FFC a separate written proposal reflecting our after-hours rate.

State Contract:

All work proposed is a "Not to exceed" price. Following the State Contract requirements for MA4786, CMSS will only bill for the services provided including labor and materials. All invoicing will be provided to the State for audit purposes

Proposal Price: NTE $150,000.00

All pricing is good until Apr 19, 2026, unless otherwise noted.

Thank you for the opportunity to quote this service, we look forward to working with you in the near future. If you have any questions regarding our proposal, please contact me anagy@cmssutah.com. This price is subject to change without notice after 30 days ***or*** if equipment or material prices increase.

Abel Nagy

WEST VALLEY CITY

www.wvc-ut.gov

STORAGE TANK REPLACEMENT

Family Fitness Center Maintenance Project

STORAGE TANK REPLACEMENT

- CMSS, Vendor on State Contract
- Expected Repair Cost for Age of Facility
- Required for Operations
- $150,000

WEST VALLEY CITY
www.wvc-ut.gov

West Valley City Issue Paper

City Council Review

Description: *Professional Services Agreement – Methods Consulting*

Fiscal Impact: $907,922.30

Funding Source: *Northwest EDA*

Account #: *45-9610-40750-75319-0100*

Budget Opening Required: *Yes*

Issue:
A resolution authorizing the execution of a Professional Services Agreement with Methods Consulting for engineering services on the SR-201 North Frontage Road and 7200 West reconstruction projects.

Summary:
Authorize the execution and expenditures associated with a Professional Services Agreement with Methods Consulting for engineering services on the SR-201 North Frontage Road and 7200 West reconstruction projects.

Background:
West Valley City is ready to move forward with the design of two reconstruction projects in the northwest corner of the city: SR-201 North Frontage Road between 7200 West and approximately 6200 West, and 7200 West between the North Frontage Road and 2100 South.

These projects total approximately 1.75 miles in length and will include the complete reconstruction and widening of the corridors. Widening will make room for a turning lane to enable better access to parcels along the roads and reduce congestion associated with those turning movements. Curb and gutter will be constructed on both sides of the roads to collect storm water and route it to a new drainage system that will be constructed as part of these projects. Other improvements include streetlights and sidewalk along the north side of the frontage road and both sides of 7200 West where it doesn't exist.

West Valley and Magna have decided to hire a consultant to perform the preconstruction engineering services associated with these projects. WVC staff has discussed these projects with several consultants and recommend awarding a Professional Services Agreement to Methods Consulting in the amount of $907,922.30 for design services associated with this project. Methods Consulting has 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. An interlocal agreement with Magna City will define the cost sharing for the design costs associated with 7200 West.

Recommendation:
Execute the Professional Services Agreement with Methods Consulting.

Department: Public Works
Submitted by: Coby Wilson, City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH METHODS CONSULTING, INC.

WHEREAS, the City requires assistance with the design of road reconstruction on portions of 7200 West and the SR-201 North Frontage Road; and

WHEREAS, Methods Consulting, Inc. ("Methods") 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 Methods 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 _____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

PROFESSIONAL SERVICES AGREEMENT
ROAD RECONSTRUCTION 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 Methods Consulting, Inc. (hereinafter, "Engineer"), a Utah corporation, 95 South State St., Suite 2300. 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 the reconstruction of certain portions of the SR-201 North Frontage Road and 7200 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. Following execution of this Agreement, Engineer shall proceed with the portion of the Work pertaining to the North Frontage Road, but shall not begin the Work pertaining to the 7200 West redesign until the City provides notice to proceed. If the City does not provide said notice to proceed, Engineer shall not be responsible to perform the Work pertaining to 7200 West and the City shall not compensate Engineer for said Work.

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 $615,276.50 for the SR-201 North Frontage Road Work. If the City gives notice to proceed with the 7200 West Work, the City shall pay the Engineer an amount not to exceed $292,645.75 for the 7200 West Work. 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 two years 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: Methods Consulting, Inc.
95 South State Street, Suite 2300
Salt Lake City, Utah 84111

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 any and all claims, losses, liabilities, costs, lawsuits, damages, and expenses, including court costs and 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, 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 $3,000,000, 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. **Time of the Essence.** Time is and shall be of the essence of this Agreement and of each term and provision hereof.

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:
Its:

State of _____)
:ss
County of _____)

On this _____ day of _____, 20_____, personally appeared before me _____ *[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 _____ *[title]*, of Methods Consulting, 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.

_____

Notary Public

EXHIBIT A

SCOPE OF WORK

March 31, 2026

Coby Wilson, PE
City Engineer,
West Valley City (WVC)
Via email: coby.wilson@wvc-ut.gov

RE: **SR-201 North Frontage Rd & 7200 West**
Design Scope of Work

Dear Coby,

METHODS Consulting is pleased to submit this scope of work and fee for the design services for the reconstruction of the North Frontage Rd along SR-201 and 7200 West. This scope will include the design services for both corridors but the design fee will be separated out into two separate design fees per the following sections:

1. North Frontage Rd along SR-201 between 7200 West and the existing new pavement on the East from MVC's improvements.
2. 7200 West between the North Frontage Rd intersection and 2100 South.

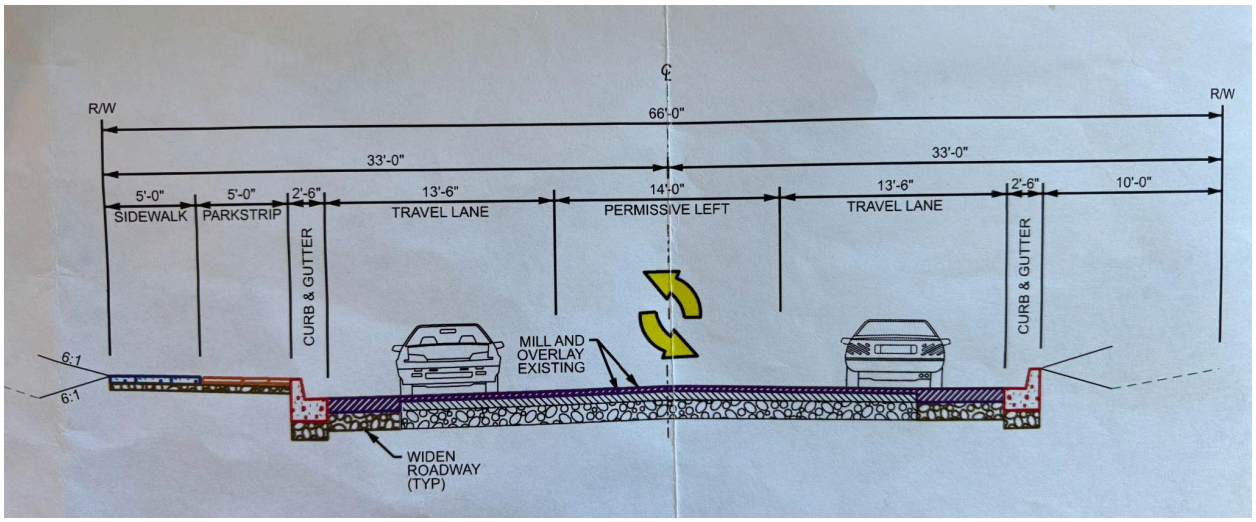
The design will include survey, roadway, grading, drainage, utility, lighting, right-of-way (ROW) design and stakeholder coordination necessary to develop design plans ready for advertisement by winter 2026. If needed the design services will also include traffic analysis of 7200 West, pavement design for the Frontage Rd and 7200 West and signal design for the intersection of the North Frontage Rd and 7200 West. To provide the design, we will divide the scope into 30%, 60%, and 90% design phases, along with a release for construction (RFC) plan set, specifications, and the engineer's opinion of probable construction costs (OPCC).

Project limits shown below. Maroon is the North Frontage Rd along SR-201 and the Green is along 7200 West.

801-341-9020 Office hello@methodsconsulting.com methodsconsulting.com

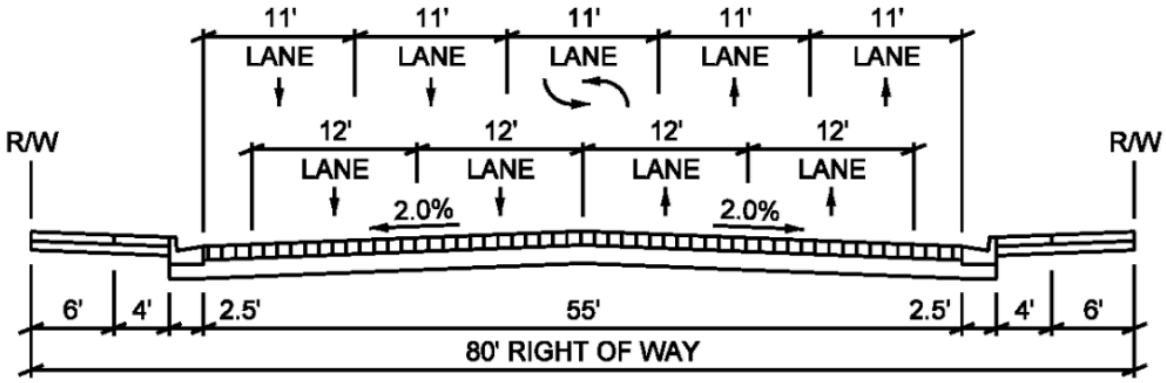
2100 SOUTH
7200 WEST
NORTH FRONTAGE RD

North Frontage Rd Overview:
It is anticipated that there will be a new storm drain trunk line and detention basin coordination with the WVC and UDOT. The existing profile will need to be adjusted to ensure adequate pavement drainage. The typical section may vary from the concept, two alternatives will be evaluated, one option is shown below and another will have bike lanes. Full depth reconstruction of the entire pavement will be required.



This project will be within UDOT Right-of-Way and coordination with UDOT will be needed as a permit from UDOT will be required.

7200 West Overview:
The east side is within West Valley City and the west side is within Magna City. It is anticipated that the storm drain system will tie into the existing WVC storm drain system for both sides of the road. The existing profile will not be adjusted and improvements will tie into the newer section of pavement that was completed by the development in the middle of the project. Full depth reconstruction of the entire pavement will be required except along the north end on the east side which will be completed by the developer. The cross section will be 80 ft as shown in the image below.



The design will comply with:

- Utah Department of Transportation (UDOT) standards (UDOT standards take priority over City standards in UDOT right-of-way)
- West Valley City Engineering Standards
- Magna City Engineering Standards (west side of 7200 West only)
- The Americans with Disabilities Act, including the Public Right-of-Way Accessibility Guidelines (PROWAG)
- Manual of Standard Specifications (2017), as published by the Utah Chapter of the American Public Works Association
- Manual of Standard Plans (Current Edition) as published by the Utah Chapter of the American Public Works Association; http://utah.apwa.net;
- Manual on Uniform Traffic Control Devices (MUTCD), latest edition as published by the Federal Highway Administration (FHWA)
- METHODS CADD Standards

Scope of Work

Project Management

The purpose of this activity is for project management over the course of the project. It is anticipated that WVC will assign a project manager to serve as the primary point of contact (Jeff Ray). Magna City will assign a primary point of contact. The project management team will consist of the WVC's project manager, Magna City's representative and METHOD's project manager, Mark Bedke.

The core project team will help guide the project and provide substantial technical input on the final project deliverables. This group, consisting of City staff, UDOT personnel, and METHODS design leads, will meet throughout the project on a bi-monthly basis and may convene via web-conferencing or in-person. It is assumed that these meetings will start with a kickoff meeting. There will be up to eighteen Core Project Team Meetings. Five of them will include Kickoff/Scoping Meeting, 30% Review Meeting, 60% Review Meeting, 90% Review Meeting, and Comment Resolution (100%).

METHODS will hold weekly internal team meetings to coordinate design elements, review action items, and discuss project deliverables. It is anticipated that these virtual meetings will be weekly for 60 minutes (30 min for North Frontage Rd & 30 min for 7200 West). METHODS personnel will be involved in this meeting when their tasks are active and pertinent to the deliverables.

METHODS will prepare the construction bidding documents so that the 7200 West corridor is an additive bid to the North Frontage Rd reconstruction project. We will track invoices between 7200 West and the North Frontage Rd separately.

Deliverable:

- Meeting Agendas
- Meeting Notes
- Internal team meetings
- Project Management Team meetings
- Core Project Team Meetings
- Google Site setup and maintenance
- Project Set Up
- Invoice preparation with bullet point status updates on the cover letter

30% DESIGN PHASE

Develop Base Mapping & Existing Surface

METHODS will establish survey control for the project. Survey Control Sheets, along with a geo-referenced seed file, will be prepared for the project to be used throughout construction. The Survey Control Sheets will be certified by a Utah Professional Land Surveyor and include information used to establish the project parameters or the basis of bearing with primary control monuments.

Based on our understanding of the project the following areas will be included in the base mapping:

- SR-201 North Frontage Road - Mapping will begin at the existing new pavement on the East and extend westerly to 7200 West. Mapping will extend 60 feet northerly and southerly from the centerline of the Frontage Road.
- 7200 West - Mapping will extend from the Frontage Road intersection northerly to 2100 South. This mapping will extend 70 feet easterly and westerly from the centerline of 7200 West.

Information collected will be compiled into a geo-referenced Bentley Openroads file (Extopo.dgn). The survey of the drainage outfall won't be collected with the initial survey and that will be added after the drainage outfall is determined.

Orthorectified aerial imagery will be collected within the project limits utilizing METHOD's Unmanned Aircraft Systems (UAS). The UAS data will also be utilized to create a 3D point cloud of the project. A model of the existing surface will be developed, and spot checks will be conducted in the field to verify surface accuracy.

Deliverable:

- Extopo.dgn
- Surface Model
- Aerial imagery
- Survey Control Sheets

Identify Existing Right-of-Way (ROW)

METHODS will conduct research to determine the existing right of way, easements, and property line along the project corridor. This data will be compiled into an existing right-of-way drawing (Exrow.dgn). There are approximately 24 parcels that will be researched along the North Frontage Rd corridor and 10 parcels along 7200 West. A property owner spreadsheet will be created that identifies the parcels inside the project limits, along with owner information. This spreadsheet will be used in identifying right-of-way needs and developing documents for right-of-way acquisition, permit to enter and construct or a Temporary Construction Easement (TCE) for any parcel that does not have an existing Delay Agreement. We will work with the City to identify the parcels that have an existing Delay Agreement.

Deliverable:

- Exrow.dgn
- Exrow Property Spreadsheet

Traffic Analysis (If Needed)

If required by UDOT, METHODS will perform AM and PM peak period traffic counts at the following intersections:

- 7200 W & Frontage Road
- 7200 W & SR-201

With these counts, we will model the existing condition, then utilizing the Wasatch Front travel demand model traffic growth projections, we will grow traffic volumes to a future condition. For the future condition our team will coordinate with UDOT to understand their plans for the SR-201 intersection and include these plans in our future model. We will then use this information to create a future traffic model and complete the following tasks.

1. Analyze the Level of Service (LOS), delay, and queues at the 7200 W & Frontage Road intersection. The adjacent SR-201 intersection will also be modeled due to its operational impact on the study intersection.
2. Conduct a signal warrant analysis at 7200 W & Frontage Road. (Note: While a signal is unlikely due to the proximity of SR-201, the warrant analysis is valuable for determining alternative solutions.)
3. Analyze alternative configurations for 7200 W & Frontage Road to maximize safety while minimizing operational impacts on the SR-201 interchange.
4. Estimate future Annual Average Daily Traffic (AADT) and truck traffic percentage to inform pavement design.

Deliverable:

- All results and methodologies will be compiled into a memorandum.

Obtain Utility Information, Develop ExUtil file

METHODS will request from public and private utility companies appropriate as-built plans. METHODS will use the existing maps provided by WVC and Magna Water District. METHODS will verify this information and transfer it to our coordinate system associated with the survey gathered. It is assumed that the following utilities will be in the project area:

- Comcast – cable TV and fiber optic communication
- Lumen/Centurylink – fiber optic and phone communication
- Forged Fiber - fiber optic communication
- UDOT Fiber – fiber optic communication
- Syringa Fiber– fiber optic communication
- Utopia Fiber– fiber optic communication
- Enbridge Gas – natural gas
- Rocky Mountain Power – electrical
- Magna Water District - Sewer & Water
- West Valley City - Storm Drain
- Salt Lake City - Storm Drain, Sewer & Water
- Salt Lake County - Street Lighting

Deliverable:

- Exutil.dgn file

Develop Horizontal, Vertical Alignments, Model and Cross Sections

METHODS will tie horizontal alignment data to the survey and generate control points. METHODS will develop horizontal and vertical alignment alternatives to evaluate the preferred alignment to improve drainage and minimize impacts to ROW. METHODS will analyze two different alternatives on the North Frontage Rd, a 41’ pavement width and 49’ pavement width for bike lanes. A decision between the two alternatives will be made at the 30% review and only one scenario will be carried forward. Outside of the pavement width both alternatives will include curb, gutter on both sides and park strip and sidewalk on one side. The cross section on 7200 West will be the 80 ft section that is shown above. We will develop roadway models for the alternatives and develop cross sections. METHODS will also evaluate the impacts on existing ROW parcels based on the alternatives.

Deliverable:

- See 30% Plans

Storm Drain Analysis

METHODS will complete a field review of the study area. We will also gather information and evaluate the existing conditions within the study area, and determine potential outfall locations and requirements or limitations on stormwater outlets. We will also review the information to determine groundwater levels and challenges it will present with collection, detention, and outlet options.

METHODS will proceed to coordinate with WVC to determine outlet locations for the North Frontage Rd. It's anticipated that the drainage along 7200 West will tie into the existing drainage system and that the existing detention basin will not need to be evaluated or increased in size. METHODS will use Bentley storm drain modeling programs and model and prepare runoff simulations and determine necessary pipe sizes and crossings. We will also review existing culvert flow information to include in the study.

Deliverable:

- 30% plan sheets that follow the RD sheets. We will show potential catch basin locations and outfall locations. Pipe profile sheets will not be included for this deliverable.

Engineer's Opinion of Probable Construction Costs (OPCC)

METHODS will prepare an OPCC that includes the quantities associated with the 30% design.

Deliverable:

- Engineer's quantities and OPCC will be submitted with the 30% review submittal.

30% Plans

METHODS will prepare plan sheets for review of the preliminary design, sheets will be 40 scale. METHODS will prepare a preliminary set of plans and distribute them in electronic PDF format to the City with the following items for review.

- Title sheet with index of plans
- Horizontal Control sheets
- Plan and profile sheets that have developed the initial layout of the roadway plan, including edges of pavement, edge of shoulder, TBC, sidewalk, bike lanes (if applicable), cut and fill slope catch points.
- Typical section sheets
- Cross Sections at 50 foot intervals
- Drainage sheets (concept level)
- Striping sheets
- Engineer's OPCC
- With the assumed project length at 40 scale there will be approximately 14 plan sheets per discipline for the North Frontage Rd and approximately 6 plan sheets per discipline for 7200 West.

Deliverable:

- 30% plan set for the City's Review.

30% Design Review Meeting

METHODS will schedule and conduct a plan review meeting. During this meeting, METHODS will discuss and review the plans and reports submitted, review comments from the City's, and take notes for distribution.

METHODS will also initiate the permitting process with UDOT Region Two. It is anticipated that there will be one pre-application meeting to review the plans.

60% DESIGN PHASE

Geotechnical Investigation (If Needed)
If required, METHODS will contract with a geotechnical sub-consultant to complete the pavement design for an asphalt pavement section for the North Frontage Rd and 7200 West. It is understood that the Geotech Engineer will design the pavement section that adheres to West Valley City, Magna and UDOT Standards.

Deliverable:

- A Digital copy of the pavement design report will be provided to WVC, Magna and UDOT for review.

Develop Roadway Design
From the 30% Review Meeting, METHODS will further develop the roadway design including the model, alignments and end conditions. We will evaluate end condition options such as landscape walls of 3 feet in height or less, different slopes and UDOT standard barriers to minimize cost and impacts. During this task, METHODS will define the limits of disturbance. It is also anticipated that the roadway typical section will be defined at 30% for travel lanes, center turn lane, shoulder width, bike lanes, park strip, and sidewalk. We will also develop removal sheets, detail sheets, cross reference sheets, and horizontal control sheets.

Develop Storm Drain Design
METHODS will address 30% Design Review Meeting comments. METHODS will complete hydraulic computations and determine the size and placement of the necessary hydraulic structures (pipes, culverts etc.) for the storm drain system. METHODS will evaluate what existing storm drains can remain in place and be used with the final roadway configurations. METHODS will prepare pipe profiles and a draft drainage report to submit for 60%.

Develop Utility Design
METHODS will develop the utility plans for the project, identifying those lines that need relocation horizontally, vertically, or reconstruction due to modifications influenced by the storm drain or roadway improvements. METHODS will coordinate with the utility owner on possible relocation scenarios and operation scenarios during construction. METHODS will supply a plan set to each of the utility companies, ie, water, sewer, gas, communication, telephone, power, etc. It is anticipated that METHODS will complete the design for the water and sewer. It is anticipated that power and gas utility companies will design and relocate their utilities if necessary.

Assumptions:

- 30 utility test holes along the North Frontage Rd and 10 utility test holes along 7200 West will be included in the design to identify conflicts

METHODS will engage a subcontractor to perform the SUE test holes. As part of the test holes it is assumed the following services are necessary.

- Produce and obtain necessary encroachment permits from local jurisdiction(s) to perform the Work within right-of-way.
- Coordinate with a local traffic control provider to produce traffic control plans and secure approved traffic control permits from local jurisdiction(s).
- Coordinate the set-up and breakdown of traffic control devices at test hole locations.
- Layout test hole locations in the field using various pieces of geophysical locating equipment and processes, i.e., electromagnetic, ground penetrating radar, as-built plans, etc.
- Notify and mark-out Blue Stake of Utah, Call-Before-You-Dig service 48 hours before any excavation.
- Removal of pavement and concrete surfaces will be accomplished by use of a 10" diameter core drilling process.
- Use air vacuum excavation methods to excavate and expose the targeted utility.
- Record utility data: type, depth, approximate size, and material as readily obtainable. If the utility is a duct bank or encased, SUE subcontractor will attempt to record top, bottom, width, and configuration.
- Backfill test holes located in natural ground with native material excavated from the hole and compacted pneumatically in one-foot lifts.
- Backfill test holes located in the roadway (asphalt or concrete) with CLSM (typically 60 PSI APWA / UDOT Mix Flowable Fill) as required by the permitting agency.
- Restoration of test holes within pavement/concrete core drilled surfaces will be accomplished based on the WVC agency permit requirements using Utilicor Technologies; Utilibond™ bonding agent.
- Coordinate with METHODS' surveyor as needed for the collection of test hole reference points.

Deliverable:

- Provide a Test Hole Data Report in a Portable Document Format (.pdf) for each completed location. Such a Report shall include the following information.

Assumptions:

- Measurement of utility size will be completed by hand measurements and will be recorded as Nominal Pipe Size (NPS). The nominal size may not match the outside dimension of the utility, but will be within the nominal size standardized dimensions.
- WVC will help coordinate clear access to the work area and utility manholes/vaults.
- Current standards, requirements, and available information apply to this scope of work.
- Standard permitting process and times to obtain are in effect.

- Test hole number and date of completion.
- Approximate plan and profile view (not to scale) of utility and test hole location in relationship to the existing roadway and ground surface.
- Collected utility data: type, depth, size, and material as readily obtainable.
- Provide utility photos where obtainable at exposed locations.
- Test Hole Matrix (.xlsx) with the combined data noted above will also be provided.
- If pavement/concrete restoration other than the coring process previously described is required by local jurisdiction(s), METHODS will notify UDOT prior to any services being performed and obtain approval for additional costs.
- Test hole size measurements and centerline of utility and structures over 24" are difficult to obtain due to the small size of the test hole excavation. The nominal pipe size of these larger diameter pipes/structures is considered approximate unless an additional test hole is performed.
- Due to the small size of the test hole excavation, it is difficult to obtain measurements on more than one utility per test hole. METHODS will obtain information on multiple utilities when possible.
- No guarantee can be made that locating the top, bottom, width, and configuration of duct bank utilities or slurry/concrete encased utilities can be achieved, due to limited visual ability within standard test hole size and existing ground conditions for visual verification.
- No guarantee can be made that all utilities will be discovered and located, due to the many variables such as materials, depth, signal interference, lack of utility record information, and environmental factors.
- Nonmetallic utilities such as PVC, asbestos cement, terracotta, and plastic pipes are considered non-conductive and cannot be traced with electromagnetic designating instrumentation.

Develop Signing and Striping Design

Following the Manual on Uniform Traffic Control Devices (MUTCD) our team will prepare signing and striping plans for the project. METHODS will coordinate the design with UDOT traffic and safety, WVC and Magna City.

Deliverable:

- Signing and striping sheets will be submitted with the 60% review submittal.

Develop Signal Design (If Needed)

If required, METHODS will develop detailed signal design for the intersection of the North Frontage Rd and 7200 West. We will complete the signal and lighting layout and design. We will design ADA-compliant pedestrian access facilities at the signalized crossings.

Deliverable:

- Signal sheets will be submitted with the 60% review submittal.

Develop Lighting Design

It is anticipated that the lighting design will be installed along 7200 West on the east and west side and on the North Frontage Rd on the north side only. The design will follow WVC and Magna City Standards.

Deliverable:

- Lighting plans will be submitted with the 60% review submittal.

Refine Engineer's OPCC

METHODS will prepare an updated OPCC that includes the quantities associated with the 60% design.

Deliverable:

- Engineer's quantities and OPCC will be submitted with the 60% review submittal.

60% Design Phase Plans

METHODS will prepare plan sheets for review of the preferred concept design. In detail, METHODS will prepare a preliminary set of plans and distribute them in electronic PDF format to the City with the following items for review.

- Title sheet with index of plans and cross reference sheets
- Horizontal Control sheets
- Typical Section sheets
- Detail sheets
- Removal sheets
- Roadway sheets
- Profile sheets
- Drainage sheets
- Utility sheets
- Signing and striping sheets
- Signal sheets (If required)
- Lighting sheets
- Engineer's OPCC

Deliverable:

- 60% plan set for the WVC and Magna City Review.

60% Design Plan Review

METHODS will schedule and conduct a 60% plan review meeting. During this meeting, we will discuss and review the plans and reports submitted, review comments from WVC and Magna City, and take minutes for distribution.

METHODS will also follow up with UDOT Region Two and provide a 60% set of plans for UDOT's review and comment for the permitting process.

100% DESIGN PHASE

ROW Documentation

METHODS will prepare the necessary ROW documents and exhibits for properties that require acquisition. ROW documents will include a property description and an 8.5” x 11” exhibit for each parcel. Along the North Frontage Rd we assume 12 parcels will require a fee acquisition, permit to enter and construct or a TCE. Along 7200 West we assume 10 parcels will require a permit to enter and construct or a TCE.

Finalize Roadway Design

METHODS will prepare the details necessary for the construction documents. Make revisions identified on previous review comments and verify adherence to environmental commitments (if applicable), agreements, and permits. Complete callouts, stationing, and other remaining details necessary for construction documents

Finalize Storm Drain Design

METHODS will review hydraulic computations and verify the size, type, slope, and location of drainage structures. Prepare final drainage plans with appropriate details. Our team will also finalize the hydraulic report, addressing comments provided by WVC, Magna City and UDOT.

Finalize Utility Design

METHODS will finalize the utility plans, incorporating relocations, where necessary, of existing lines with the design provided by others. We will also finalize the design of the waterline and sewer line improvements with WVC and Magna Water District. It’s assumed this will entail fire hydrants, water meters and sewer laterals.

Finalize Signing and Striping Design

METHODS will finalize signing and striping design and will make revisions identified in previous review comments, in field review meetings, and will verify adherence to MUTCD standards.

Finalize Signal Design (If Needed)

If required, METHODS will finalize the detailed signal design for the intersection of the North Frontage Rd and 7200 West. We will finalize the signal and lighting layout and design. We will finalize the design of ADA-compliant pedestrian access facilities at the signalized crossings.

Finalize Lighting Design

METHODS will finalize lighting design and will make revisions identified in previous review comments, in field review meetings, and will verify adherence to environmental constraints, agreements, and permits.

Finalize Engineer’s OPCC

METHODS will finalize the OPCC. We will update quantities based on design changes and recalculate earthwork, structure, and other quantity changes.

Finalize Special Provisions

METHODS will finalize the project specifications that adhere to UDOT and WVC's current standards. We will coordinate with UDOT on the traffic control requirements and other special provisions required to gain approval for the UDOT permit.

100% Design Plans

METHODS will prepare plan sheets for review of the design. In detail, METHODS will prepare a final set of plans and distribute them in electronic PDF format to the City with the following items for review.

- Title sheet with index of plans and cross reference
- Survey Control sheets
- Horizontal Control sheets
- Typical Section sheets
- Detail sheets
- Removal sheets
- Roadway sheets
- Profile sheets
- Drainage sheets
- Utility sheets
- Signing and striping
- Signal sheets (If required)
- Lighting sheets
- Engineer's OPCC

Deliverable:

- 100% plan set for WVC and Magna City Review.

100% Design Plan Review

METHODS will schedule and conduct a 100% plan review meeting. During this meeting, we will discuss and review the plans, specifications, and OPCC submitted, review comments from WVC,and Magna city and take minutes for distribution.

METHODS will submit the plans for review by UDOT Region Two. After receiving comments, we will make one round of corrections for resubmission that will be included with the advertisement package.

Incorporate Review Comments

From the final review meeting with WVC, Magna City and UDOT our team will incorporate the comments received. We will revise the project plans, specifications, and estimate and address and incorporate final review comments. We will also complete the comment resolution form by documenting how comments were addressed.

Comment Resolution Meeting (CRM) (UDOT Task 5V1)

METHODS will schedule and conduct a CRM with UDOT, WVC and Magna City. During this meeting, we will discuss and review the plans, specifications, and OPCC that were corrected, and take minutes for distribution.

Finalize Advertisement Plan Set

Provide an electronic copy of the stamped plan set to the City for project advertisement. Also, provide WVC and Magna City with a bid summary. METHODS will also prepare specifications following the current UDOT Standards. It is understood that the City's will prepare the general conditions for the advertisement, along with advertising the project for contractors to submit bids for construction.

Construction Support Phase

Not included in this scope of work, but will be added as the project proceeds towards construction, and details are better understood regarding the magnitude of design support that is needed.

Assumptions and Clarifications

This area lists general assumptions for the project; however, specific assumptions are also included in the scope of work with each task.

Management:

- The scope of work is based upon information known at the time contract documents were prepared.
- It is assumed that no design exceptions or deviations will be required from UDOT.
- UDOT, Magna City and WVC review times will be two weeks after submission of materials.
- It is assumed that submissions will be electronically reviewed.
- There will not be a public open house
- We do not include obtaining any permits for the project since what we need is unknown at this time.
- 7200 West will be an additive bid to the North Frontage Rd reconstruction project. Construction bidding documents will be prepared accordingly.

Survey & Right-of-Way (ROW):

- ROW purchases will be done in the name of West Valley City or Magna City.
- We will not go through the UDOT process to acquire ROW.
- A permit to enter and construct will be done on parcels that have an existing Delay Agreement, parcels that don't have an existing Delay Agreement will need a TCE.

Traffic:

- The intersection of the North Frontage Rd and 7200 West will either be stop controlled or signalized. If a signal design is warranted then that will be added to the project. A scope and fee have been prepared to add in if necessary.

Roadway:

- Asphalt pavement section.
- Design of 7200 West includes the entire east side which is in Magna City. The west side will include improvements up to the location where it has been improved by the developer, approximately 780 ft north of the North Frontage Rd.
- We will need to reconstruct the west leg of the Frontage Rd and 7200 W intersection to match the width of the east leg. We will tie into existing as soon as possible.
- For the North Frontage Rd, one typical section includes a 66 ft right-of-way section, 41 ft of pavement. The other alternative includes 49 ft of pavement.

Drainage:

- We do not anticipate any need for pipe cleaning of existing pipes.
- We will not be impacting the FEMA floodplain
- It is assumed that due to the high ground water that detention ponds are not feasible, outlet location will be coordinated with WVC.
- Drainage improvements along 7200 West will tie into the existing drainage system

Utilities:

- METHODS will contact the private utility companies to obtain power, gas, or communication lines that might be within the project limits.
- It is anticipated that WVC, Magna Water District and Salt Lake City will provide any information regarding public utilities within the project limits.
- It is anticipated that all utility relocations will be covered under franchise agreements and that we will not develop utility agreements through the UDOT process.
- Design of the water and sewer will entail fire hydrants, water meters and sewer laterals.

Structures:

- There will not be structures on the project and coordination with UDOT structures will not be required.
- Retaining walls, if used, will be 3 feet or less in height.

Landscaping:

- A Landscaping design will not be required.
- UDOT standard seeding will be used on the side slopes.
- Where existing landscaping is impacted on private property the property owner will be compensated through right-of-way negotiations to replace the landscaping.
- Rock Mulch or concrete will be used in the park strips

Environmental:

- METHODS will not be completing an environmental document
- Construction bidding requirements for the construction documents will be provided by others.

Intelligent Transportation System (ITS):

- The project will not include ITS design

Schedule

The scope and associated fee are anticipated for the project advertised by December 2026. While there might be pauses in the project schedule if the project extends past December 2026, additional consideration for management and design coordination may become necessary.

See the attached schedule for a more detailed description of the design schedule including milestones.

We appreciate the opportunity to provide this scope of work, and we look forward to serving West Valley City and Magna City personnel. Please contact me with any questions or concerns

Respectfully,

METHODS Consulting, Inc.

Mark Bedke, PE

Project Manager

801-597-3882

METHODS CONSULTING

7200 West
METHODS Project # 26-129
March 31, 2026

Task	TASK DESCRIPTION	Project Manager	Roadway Lead	Design Engineer	Drainage Lead	Drainage Design	Utility Lead	Utilities	Lighting & Signal Design	Signing & Striping	QC/QA	Traffic Lead	Traffic Engineer	Traffic Counts	Survey / ROW Manager	ROW Lead	Survey Lead	Crew Chief	Rodman	Drafter & UAS Pilot	Admin Assistant	HOURS PER TASK	UNIT PRICE COST PER TASK
		Mark Bedke	Bryce Albrecht	Andrew Young	Cathy Romero	Michael Fischeti	Ben Williams	Silas Williams	Paul Peterson	Kara Robertson	Emily Lupeamanu	Austin Feula	Ian MacGregor	Savanah Allen	Darren Williams	Andy Chipman	Kyle Turner	Juan Chappuis	Ryan Rich	Rod Moore	Braden Horton		
	RATE	$ 210.00	$ 185.00	$ 135.00	$ 175.00	$ 110.00	$ 170.00	$ 80.00	$ 168.00	$ 80.00	$ 168.00	$ 185.00	$ 115.00	$ 90.00	$ 166.00	$ 140.00	$ 151.00	$ 95.00	$ 75.00	$ 120.00	$ 80.00		
1	**Project Management**	**103**	**17**	**0**	**17**	**0**	**17**	**0**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**179**	**$ 33,432.00**
	Management of the Design Effort	70																				70	$14,700
	Project Set Up & Invoicing	8																			16	24	$2,960
	Risk Management/Action Items/Decision Register	8																				8	$1,680
	Core Project Team Meetings (13 meetings @0.5)	7	7		7		7		3													31	$5,684
	Internal Team Meetings (38 Weeks @ 0.25)	10	10		10		10		6													46	$8,408
2	**30% DESIGN PHASE**	**5**	**27**	**66**	**28**	**40**	**27**	**40**	**2**	**42**	**16**	**0**	**0**	**0**	**45**	**40**	**36**	**80**	**80**	**40**	**0**	**614**	**$ 75,335.00**
	Develop Base Mapping, Existing Surface & Extopo														16		36	80	80	40		252	$26,492
	Identify Existing Right-of-Way (ROW)														28	40						68	$10,248
	Obtain Utility Information, develop ExUtil File						20	16														36	$4,680
	Hor & Vert Alignments, Model & X-Sections	1	12	30						12												55	$7,440
	Storm Drain Analysis				24	10																34	$5,300
	Engineer OPCC	2	4		2		2		2													12	$2,186
	30% Design Phase Plans	1	10	36	1	30	4	24		30	16											152	$18,083
	30% Design Review Meeting	1	1		1		1								1							5	$906
4	**60% DESIGN PHASE**	**3**	**35**	**82**	**35**	**82**	**33**	**56**	**17**	**45**	**24**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**413**	**$ 54,064.00**
	Develop Roadway Design		18	36																		54	$8,190
	Develop Storm Drain Design				16	36																52	$6,760
	Develop Utility Design						20	36														56	$6,280
	Develop Signing and Striping Design									20												20	$1,600
	Develop Lighting Design								14													14	$2,352
	Refine Engineer's OPCC	2	6		2		2		2													14	$2,556
	60% Design Phase Plans		10	46	16	46	10	20		24	24											196	$25,172
	60% Design Plan Review Meeting	1	1		1		1		1	1					1							7	$1,154
5	**100% DESIGN PHASE**	**22**	**42**	**84**	**43**	**70**	**33**	**42**	**39**	**57**	**24**	**0**	**0**	**0**	**21**	**65**	**0**	**0**	**0**	**0**	**0**	**542**	**$ 75,655.00**
	ROW Documentation	2													20	65						87	$12,840
	Finalize Roadway Design		8	30																		38	$5,530
	Finalize Storm Drain Design				20	30																50	$6,800
	Finalize Utility Design						16	8														24	$3,360
	Finalize Signing and Striping Design									24												24	$1,920
	Finalize Lighting Design								18													18	$3,024
	Finalize Engineer's OPCC	4	6		2		2		2													16	$2,976
	Finalize Special Provisions	4	6		1		1		1													13	$2,463
	100% Design Plans	6	8	36	16	32	8	30	12	28	24											200	$25,968
	100% Design Plan Review	1	1		1		1		1	1					1							7	$1,154
	Incorporate Review Comments		6	8	2	8	4	4	4	4												40	$5,412
	Comment Resolution Meeting (CRM)	1	1		1		1		1													5	$908
	Finalize Advertisement Plan Set	4	6	10																		20	$3,300
6	**Traffic Support (If Required)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24**	**60**	**70**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**154**	**$ 17,640.00**
	Traffic Analysis											24	60	70								154	$17,640
7	**Pavement Design (If Required)**	**1**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**$ 580.00**
	Geotechnical - Pavement Design - 7200 West	1	2																			3	$580
8	**Signal Design (If Required)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**85**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**95**	**$ 15,960.00**
	Signal Design - 60%								30		4											34	$5,712
	Signal Design - 100%								55		6											61	$10,248
																						2,000	
	TOTAL LABOR HOURS	134	123	232	123	192	110	138	152	144	74	24	60	70	67	105	36	80	80	40	16	**2,000**	$ 238,486.00
	LABOR COSTS	$ 28,140.00	$ 22,755.00	$ 31,320.00	$ 21,525.00	$ 21,120.00	$ 18,700.00	$ 11,040.00	$ 25,536.00	$ 11,520.00	$ 12,432.00	$ 4,440.00	$ 6,900.00	$ 6,300.00	$ 11,122.00	$ 14,700.00	$ 5,436.00	$ 7,600.00	$ 6,000.00	$ 4,800.00	$ 1,280.00	*$ 254,446.00*	**$ 238,486.00**

Total METHODS Labor	$238,486.00
Direct Expenses	$11,979.75
GRAND TOTAL	**$250,465.75**

IF REQUIRED	
Traffic Support	$17,640.00
Pavement Design	$8,580.00
Signal Design	$15,960.00
GRAND TOTAL	**$292,645.75**

7200 West

METHODS Project # 26-129

March 31, 2026

METHODS CONSULTING

Direct Expenses Summary

	Quantity	Unit	Rate	Sub-Total
Mileage	800	Mile	$ 0.720	$576.00
Prints/Copies 8.5" x 11' Black & White	5	Each	$ 0.25	$1.25
Prints/Copies 11" x 17" Black & White	15	Each	$ 0.50	$7.50
Prints/Copies 8.5" x 11" Color	10	Each	$ 0.50	$5.00
Prints/Copies 11" x 17" Color	20	Each	$ 0.75	$15.00
Vac Truck & Crew	16	hour	$ 300.00	$4,800.00
Test Hole Non-Paving Surface Quality Level "A"	6	hole	$ 350.00	$2,100.00
Test Hole Paved Surface Quality Level "A"	4	hole	$ 550.00	$2,200.00
Permit - UDOT	1	each	$ 500.00	$500.00
Traffic Control Plans	1	each	$ 175.00	$175.00
Traffic Control Set-ups	1	each	$ 850.00	$850.00
Import Backfill - Flowable Fill per Load	3	each	$ 250.00	$750.00
			Total Direct Expenses	**$11,979.75**

Geotechnical Subconsultant

	Quantity	Unit	Rate	Sub-Total
Geotechnical Subconsultant	1	Lump	$ 8,000.00	$8,000.00
			Subconsultant	**$8,000.00**

SR-201; North Frontage Rd
METHODS Project # 26-129
March 31, 2026

METHODS CONSULTING

Task	TASK DESCRIPTION	Project Manager	Roadway Lead	Design Engineer	Drainage Lead	Drainage Design	Utility Lead	Utilities	Lighting Design	Signing & Striping	QC/QA	Traffic Lead	Traffic Engineer	Traffic Counts	Survey / ROW Manager	ROW Lead	Survey Lead	Crew Chief	Rodman	Drafter & UAS Pilot	Admin Assistant	HOURS PER TASK	UNIT PRICE COST PER TASK
		Mark Bedke	Bryce Albrecht	Andrew Young	Cathy Romero	Michael Fischeti	Ben Williams	Silas Williams	Paul Peterson	Kara Robertson	Emily Lupeamanu	Austin Feula	Ian MacGregor	Savanah Allen	Darren Williams	Andy Chipman	Kyle Turner	Juan Chappuis	Ryan Rich	Rod Moore	Braden Horton		
	RATE	$ 210.00	$ 185.00	$ 135.00	$ 175.00	$ 110.00	$ 170.00	$ 80.00	$ 168.00	$ 80.00	$ 168.00	$ 185.00	$ 115.00	$ 90.00	$ 166.00	$ 140.00	$ 151.00	$ 95.00	$ 75.00	$ 120.00	$ 80.00		
1	**Project Management**	**288**	**26**	**0**	**26**	**0**	**26**	**0**	**11**	**0**	**0**	**0**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**32**	**421**	**$ 80,660.00**
	Management of the Design Effort	190																				190	$39,900
	Project Set Up & Invoicing	30																			32	62	$8,860
	Risk Management/Action Items/Decision Register	42																				42	$8,820
	Core Project Team Meetings (13 meetings @0.5)	7	7		7		7		3						4							35	$6,348
	Internal Team Meetings (38 Weeks @ 0.5)	19	19		19		19		8						8							92	$16,732
2	**30% DESIGN PHASE**	**23**	**115**	**216**	**52**	**46**	**93**	**80**	**6**	**62**	**36**	**0**	**0**	**0**	**81**	**99**	**70**	**160**	**160**	**118**	**0**	**1,417**	**$ 182,887.00**
	Develop Base Mapping, Existing Surface & Extopo														30		70	160	160	118		538	$56,910
	Identify Existing Right-of-Way (ROW)														48	96						144	$21,408
	Obtain Utility Information, develop ExUtil File						72	44														116	$15,760
	Hor & Vert Alignments, Model & X-Sections	6	70	106						20												202	$30,120
	Storm Drain Analysis				40	10																50	$8,100
	Engineer OPCC	8	12		8		10		6		4											48	$8,680
	30% Design Phase Plans	6	30	110	1	36	8	36		42	32											301	$38,771
	30% Design Review Meeting	3	3		3		3								3	3						18	$3,138
4	**60% DESIGN PHASE**	**15**	**105**	**218**	**77**	**176**	**55**	**74**	**41**	**71**	**36**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**871**	**$ 119,224.00**
	Develop Roadway Design		50	94																		144	$21,940
	Develop Storm Drain Design				48	96																144	$18,960
	Develop Utility Design						36	54														90	$10,440
	Develop Signing and Striping Design									30												30	$2,400
	Develop Lighting Design								36													36	$6,048
	Refine Engineer's OPCC	12	16		6		6		2													42	$7,886
	60% Design Phase Plans		36	124	20	80	10	20		38	36											364	$48,088
	60% Design Plan Review Meeting	3	3		3		3		3	3					3							21	$3,462
5	**100% DESIGN PHASE**	**77**	**147**	**256**	**91**	**178**	**69**	**100**	**83**	**107**	**41**	**0**	**0**	**0**	**42**	**100**	**0**	**0**	**0**	**0**	**0**	**1,291**	**$ 183,524.00**
	ROW Documentation	10													36	100						146	$22,076
	Finalize Roadway Design		40	96																		136	$20,360
	Finalize Storm Drain Design				40	90																130	$16,900
	Finalize Utility Design						36	72														108	$11,880
	Finalize Signing and Striping Design		4							36												40	$3,620
	Finalize Lighting Design								28													28	$4,704
	Finalize Engineer's OPCC	16	8		8		8		6	6												52	$9,088
	Finalize Special Provisions	24	40		4		6		2													76	$14,496
	100% Design Plans	10	24	116	30	80	10	20	36	54	40											420	$56,638
	100% Design Plan Review	3	3		3		3		3	3					4							22	$3,628
	Incorporate Review Comments		10	14	4	8	4	8	6	8												62	$8,288
	Comment Resolution Meeting (CRM)	2	2		2		2		2		1				2							13	$2,316
	Finalize Advertisement Plan Set	12	16	30																		58	$9,530
7	**Pavement Design (If Required)**	**2**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**$ 1,160.00**
	Geotechnical - Pavement Design - Frontage Rd	2	4																			6	$1,160
																						4,006	
	TOTAL LABOR HOURS	405	397	690	246	400	243	254	141	240	113	0	0	0	138	199	70	160	160	118	32	**4,006**	$ 566,295.00
	LABOR COSTS	$ 85,050.00	$ 73,445.00	$ 93,150.00	$ 43,050.00	$ 44,000.00	$ 41,310.00	$ 20,320.00	$ 23,688.00	$ 19,200.00	$ 18,984.00	$ -	$ -	$ -	$ 22,908.00	$ 27,860.00	$ 10,570.00	$ 15,200.00	$ 12,000.00	$ 14,160.00	$ 2,560.00	*$ 566,295.00*	**$ 566,295.00**

Total METHODS Labor	$566,295.00
Direct Expenses	$35,821.50
GRAND TOTAL	**$602,116.50**

IF REQUIRED

Pavement Design	$13,160.00
GRAND TOTAL	**$615,276.50**

SR-201; North Frontage Rd

METHODS Project # 26-129

March 31, 2026

METHODS CONSULTING

Direct Expenses Summary

	Quantity	Unit	Rate	Sub-Total
Mileage	1,200	Mile	$ 0.720	$864.00
Prints/Copies 8.5" x 11' Black & White	10	Each	$ 0.25	$2.50
Prints/Copies 11" x 17" Black & White	30	Each	$ 0.50	$15.00
Prints/Copies 8.5" x 11" Color	20	Each	$ 0.50	$10.00
Prints/Copies 11" x 17" Color	40	Each	$ 0.75	$30.00
Vac Truck & Crew	48	hour	$ 300.00	$14,400.00
Test Hole Non-Paving Surface Quality Level "A"	18	hole	$ 350.00	$6,300.00
Test Hole Paved Surface Quality Level "A"	12	hole	$ 550.00	$6,600.00
Permit - UDOT	1	each	$ 500.00	$500.00
Traffic Control Plans	4	each	$ 175.00	$700.00
Traffic Control Set-ups	4	each	$ 850.00	$3,400.00
Import Backfill - Flowable Fill per Load	12	each	$ 250.00	$3,000.00
			Total Direct Expenses	**$35,821.50**

Geotechnical Subconsultant

	Quantity	Unit	Rate	Sub-Total
Geotechnical Subconsultant	1	Lump	$ 12,000.00	$12,000.00
			Subconsultant	**$12,000.00**

WEST VALLEY CITY

www.wvc-ut.gov

PROFESSIONAL SERVICES AGREEMENT

Methods Consulting – SR-201 North Frontage Road

Professional Services Agreement

Methods Consulting – SR-201 North Frontage Rd & 7200 West

- PSA to design the SR-201 North Frontage Road & 7200 West Reconstruction Projects
- Contract amount: $907,922.30
- Funding source: Northwest EDA & Magna City

WEST VALLEY CITY
www.wvc-ut.gov

West Valley City Issue Paper

City Council Review

Description: City Hall Parking Lot Reconstruction - CO#1

Fiscal Impact: $155,000.00

Funding Source: CIP

Account #: 45-9610-40750-75310-0000

Budget Opening Required: No

Issue:

A resolution authorizing the city to approve Change Order No. 1 for the City Hall Parking Lot Reconstruction Project

Summary:

Approve a change order with B H, Inc. in the amount of $146,719.13 to replace sewer lines under the city hall parking lot.

Background:

The facilities division recently inspected the sewer lines that serve City Hall. The inspection showed that all the sewer lines need significant repair or replacement. On March 24, 2026, the city executed a construction contract with B H, Inc to reconstruct the parking lot. This change order covers the cost for B H, Inc to replace the sewer lines prior to reconstructing the parking lot.

Recommendation:

Approve Change Order No. 1 on the construction contract with B H, Inc, to replace the sewer lines under the City Hall parking lot and authorize the Public Works Department to spend an additional $155,000 above the previous authorized amount.

Department: Public Works
Submitted by: Coby Wilson, City Engineer
Date: 3/23/26

WEST VALLEY CITY, UTAH

RESOLUTION NO._____

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 TO THE CONTRACT WITH B H, INC. FOR THE CITY HALL PARKING LOT RECONSTRUCTION PROJECT.

WHEREAS, West Valley City has contracted with B H, Inc. ("BH") to complete the City Hall Parking Lot Reconstruction Project (the "Project"); and

WHEREAS, there is a need to amend the scope of work to include the replacement of certain sewer lines; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interest of the citizens of West Valley City to increase the contract amount in order to properly complete the construction of said Project.

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

1. The Public Works Department is hereby authorized to spend an additional $155,000 beyond the original authorization for the Project.

2. The Mayor and City Manager are hereby authorized to execute the attached Change Order No.1.

PASSED AND APPROVED this_____day of_____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

West Valley City Engineering Division
Contract Change Order No. 1

Date: 2 April 2026

City Hall Parking Lot Reconstruction

BHI

1375 W Center St., North Salt Lake, UT 84045

Item	Description	Est. Qty.	Unit	Unit Price	Change in Contract Price	Additional Days
C1-1	Mobilization - Sewer	1	LS	$ 5,915.00	$ 5,915.00	
C1-2	Remove Existing Sewer Pipe	625	LF	$ 54.70	$ 34,187.50	7 Days
C1-3	4 Foot Standard Manhole 3 Ft To 5 Ft Deep	5	EA	$ 7,100.00	$ 35,500.00	5 Days
C1-4	Connect To Existing Sewer Manhole	3	EA	$ 1,400.00	$ 4,200.00	3 Days
C1-5	Install 8" PVC Sewer	355	LF	$ 101.00	$ 35,855.00	3 Days
C1-6	Install 6" PVC Sewer	100	LF	$ 82.00	$ 8,200.00	1 Days
C1-7	Install 4" PVC Sewer	175	LF	$ 75.50	$ 13,212.50	2 Days
C1-8	Sewer Bypass	1	EA	$ 9,649.13	$ 9,649.13	
				Net Contract Price Change	**$ 146,719.13**	21 Days

NARRATIVE

Following an inspection by the Facilities Division, it has been determined that the sewer line serving City Hall needs to be replaced. To avoid trenching through new parking lot pavement, the sewer replacement will be completed before working on the rest of the parking lot project.This price includes bypass pumping to ensure that all City Hall restrooms and facilities remain operational as much as possible during construction.

CONTRACT TIME SUMMARY

Description	Additional Days Added this CO	New Completion Deadline	Total Contract Time Added (All CO's)
	21 Days	7/14/2026	0 Days

CONTRACT PRICE SUMMARY

Description	PO #	Date	Amount
Original Contract Price			$ 1,137,908.90
Change Order No. 1			$ 146,719.13
Total Contract Price Including Change Orders			**$ 1,284,628.03**

	ACCEPTANCE	DATE
CONTRACTOR ACCEPTANCE:	Colton Lundell — Digitally signed by Colton Lundell DN: C=US, E=clundell@bhico.com, O=BHI CO, CN=Colton Lundell Date: 2026.04.02 13:38:13-06'00'	4/2/26
ENGINEER:	Roger Rappleye — Digitally signed by Roger Rappleye Contact Info: Roger.Rappleye@WVC-UT.gov Date: 2026.04.02 15:56:09-06'00'	2 Apr 2026
PUBLIC WORKS DIRECTOR:	Digitally signed by Daniel Johnson DN: CN=Daniel Johnson, OU=Public Works, OU=Domain Users, DC=wvcmsdom Date: 2026.04.02 17:08:28-06'00'	
OWNER:		

To:	West Valley City	**Contact:**	
Address:	West Valley City	**Phone:**	
		Fax:	
CO Name:	Replace Existing Sewer		
Project Name:	35- 260041- UT- WVC- City Hall Parking Lot Reconstruct	**CO ID:**	CO1
Project Location:	3600 S Constitution Blvd, West Valley, UT	**CO Date:**	2/10/2026

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	800	Mobilization - Sewer	1.00	LS	$5,915.00	$5,915.00
	801	Remove Existing Sewer Pipe	625.00	LF	$54.70	$34,187.50
	802	4 Foot Standard Manhole 3 Ft To 5 Ft Deep	5.00	EACH	$7,100.00	$35,500.00
	803	Connect To Existing Sewer Manhole	3.00	EACH	$1,400.00	$4,200.00
	804	Install 8" PVC Sewer	355.00	LF	$101.00	$35,855.00
	805	Install 6" PVC Sewer	100.00	LF	$82.00	$8,200.00
	806	Install 4" PVC Sewer	175.00	LF	$75.50	$13,212.50
	807	Sewer Bypass	1.00	EACH	$9,649.13	$9,649.13

Total Bid Price: _____

Notes:

- The above prices do not include Permits.
- This Proposal creates no binding obligations until a written agreement is fully negotiated and executed. This Proposal is valid for 10 days, after which time, BHI retains the right to adjust pricing, delivery or completion dates, and other provisions of this Proposal. This Proposal is submitted taking into consideration the design and contract documents provided as of the date of this Proposal. Changes in the price of materials, time for delivery or availability of materials, price and availability of labor, project schedule and commencement date, fuel and transportation costs, and other changes in the cost of doing business will require an adjustment at the time of final execution of a fully negotiated and binding written agreement. Delays in obtaining plans, drawings, specifications, a final executed contract, or other required project documents or prerequisites will require an adjustment to this Proposal.

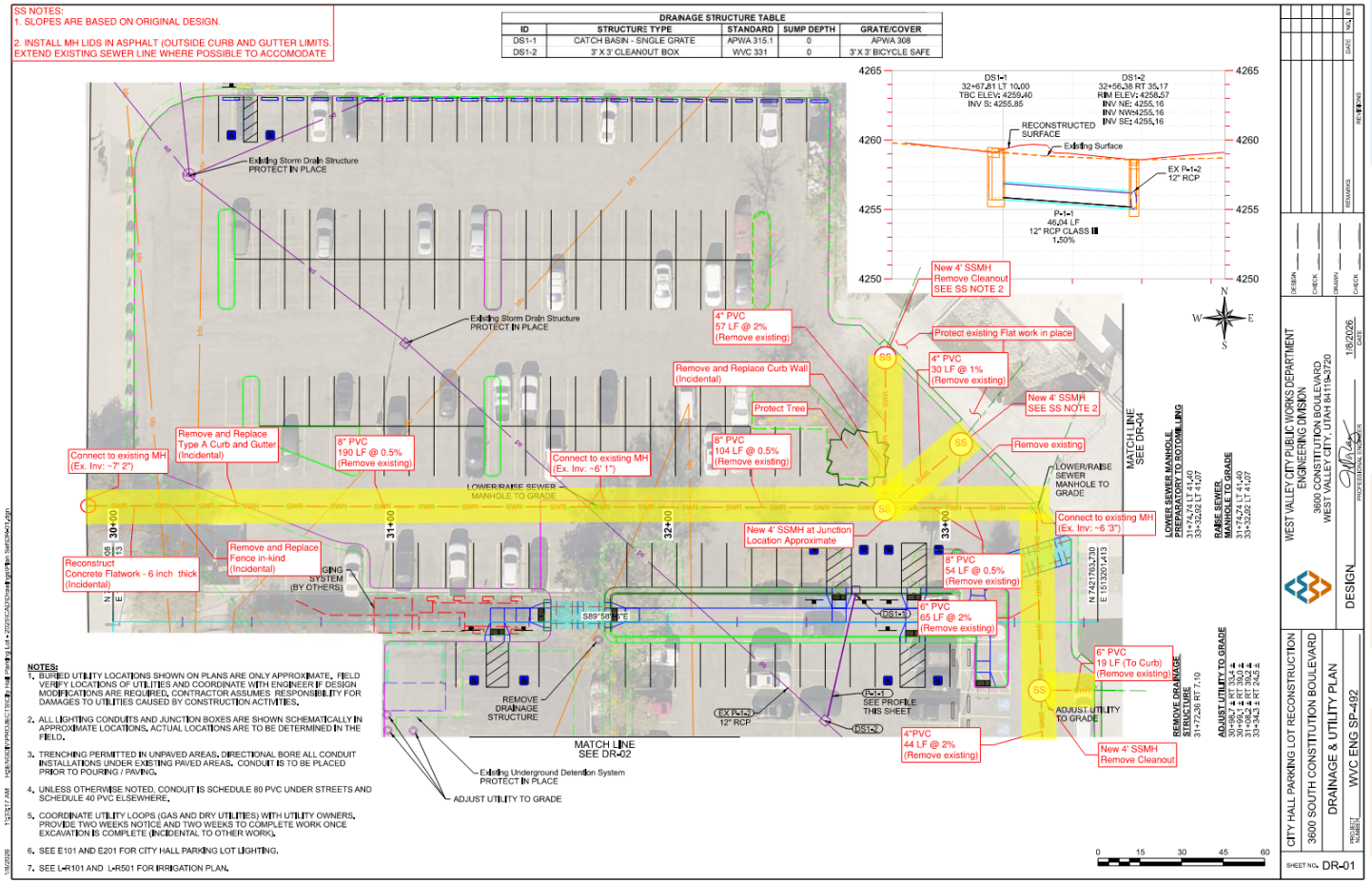
Payment Terms:

Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **BHI** **Authorized Signature:** _____ **Estimator:** Hunter J Clark 801-558-5358 huclark@bhico.com

CITY HALL PARKING LOT – CO#1

- Approve a change order to the City Hall Reconstruction Project to replace sewer lines under the parking lot
- Change Order Price:
  - $146,719.13



West Valley City Issue Paper

City Council Review

Description: *6800 West Roadway Improvements - CO#1*

Fiscal Impact: *$72,000.00*

Funding Source: *Transportation Funds*

Account #: *45-9610-40750-75273-0000*

Budget Opening Required: No

Issue:

A resolution authorizing the city to approve Change Order No. 1 for the 6800 West Roadway Improvements Project

Summary:

Approve a change order with Pronghorn Construction Inc. in the amount of $71,161.05 to cover cost increases between the 2025 and 2026 construction seasons.

Background:

Pronghorn Construction was awarded the 6800 West Roadway Improvements project in April 2025, with the expectation that work would be completed during the 2025 construction season. However, due to delays associated with the Cottages at Pearce Farms development, Pronghorn was unable to begin construction as planned. Most of this change order, approximately $66,000, is to cover increased equipment, labor, and material costs between the 2025 and 2026 construction seasons.

This change order also includes the cost, approximately $5,200, for additional storm drain improvements along the east side of 6800 West for a better connection to the storm drain system installed as part of the Cottages at Pearce Farms development.

Recommendation:

Approve Change Order No. 1 on the construction contract with Pronghorn Construction Inc. and authorize the Public Works Department to spend an additional $72,000 above the previous authorized amount.

Department: Public Works
Submitted by: Coby Wilson, City Engineer
Date: 4/6/26

WEST VALLEY CITY, UTAH

RESOLUTION NO._____

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 TO THE CONTRACT WITH PRONGHORN CONSTRUCTION, INC. FOR THE 6800 WEST ROADWAY IMPROVEMENTS PROJECT.

WHEREAS, West Valley City has contracted with Pronghorn Construction, Inc. ("Pronghorn") to complete the 6800 West Improvements Project (the "Project"); and

WHEREAS, there is a need to amend the scope of work in order to complete the Project due to delays beyond the City or Pronghorn's control; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interest of the citizens of West Valley City to increase the contract amount in order to properly complete the construction of said Project.

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

1. The Public Works Department is hereby authorized to spend an additional $72,000 beyond the original authorization for the Project.

2. The Mayor and City Manager are hereby authorized to execute the attached Change Order No.1.

PASSED AND APPROVED this_____day of_____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

West Valley City Engineering Division
Contract Change Order No. 1

Date: 2 April 2026

6800 W Roadway Improvements

Pronghorn Construction

132 West 13490 South, Draper, UT 84020

Item	Description	Est. Qty.	Unit	Unit Price	Change in Contract Price	Additional Days
C1-1	2026 cost increase	1	LS	$ 66,000.00	$ 66,000.00	0 Days
C1-2	24" RCP Extension to Headwall and Install Debris Grate	1	LS	$ 5,161.05	$ 5,161.05	2 Days
				Net Contract Price Change	**$ 71,161.05**	2 Days

NARRATIVE

The 6800 W Project could not begin in 2025 due to delays with the Cottages at Pearce Farms development. Because of this delay, construction costs have increased. The development also did not include a piped connection from the diversion headwall to the City's storm drain system or install a debris grate.

This change order updates the project cost to 2026 pricing, adds the missing storm drain connection, and a debris grate.

CONTRACT TIME SUMMARY

Description	Additional Days Added this CO	New Completion Deadline	Total Contract Time Added (All CO's)
	2 Days	7/8/2026	0 Days

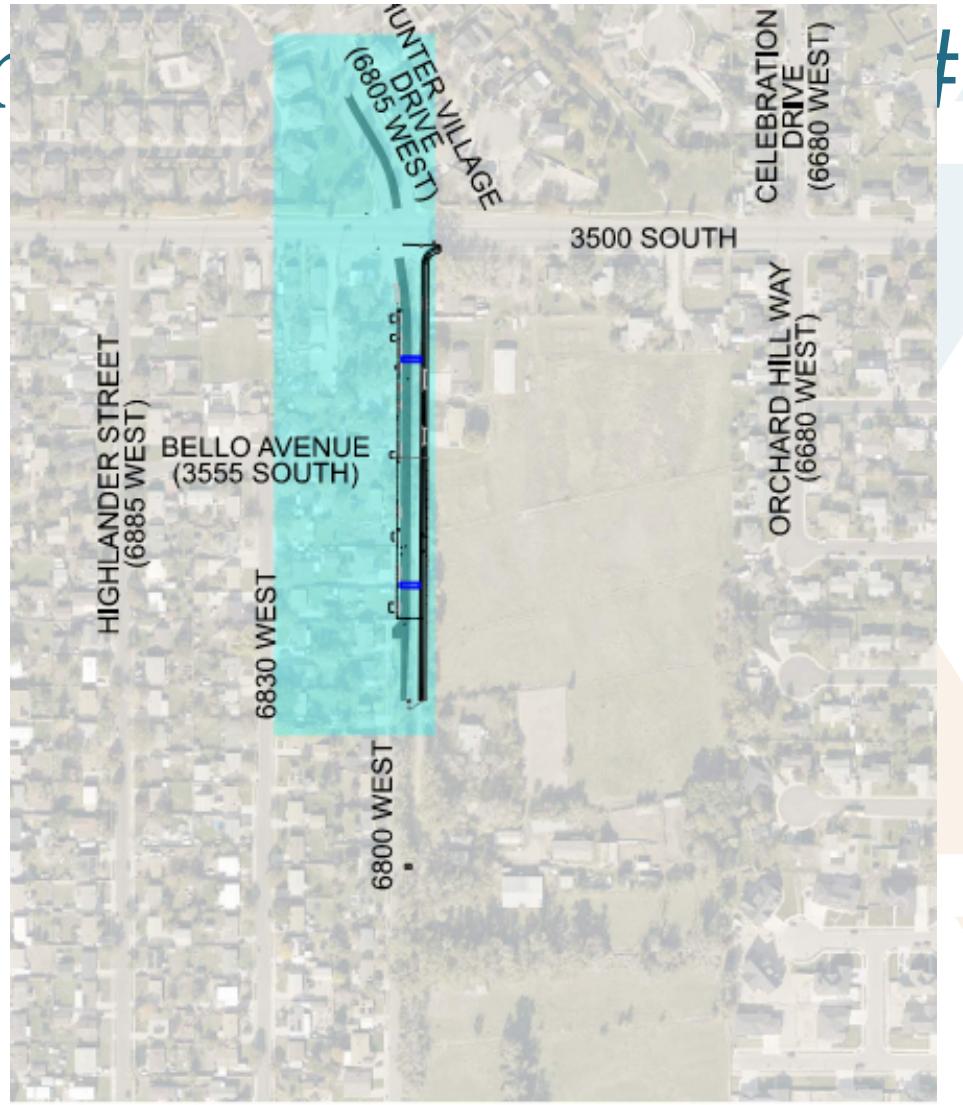
CONTRACT PRICE SUMMARY

Description	PO #	Date	Amount
Original Contract Price			$ 827,536.50
Change Order No. 1			$ 71,161.05
Total Contract Price Including Change Orders			**$ 898,697.55**

	ACCEPTANCE	DATE
CONTRACTOR ACCEPTANCE:	Jared Miyamoto DN: C=US, E=jared@pronghornco.com, O=Pronghorn Construction, CN=Jared Miyamoto Date: 2026.04.06 09:33:06-06'00'	
ENGINEER:	Digitally signed by Roger Rappleye Contact Info: Roger.Rappleye@WVC-UT.gov Date: 2026.04.06 09:37:20-06'00'	6 April 2026
PUBLIC WORKS DIRECTOR:	Digitally signed by Daniel Johnson DN: CN=Daniel Johnson, OU=Public Works, OU=Domain Users, DC=wvcmsdom Date: 2026.04.06 11:29:45-06'00'	
OWNER:		

6800 West Roadway Im #1

- Approve a change order for cost increases associated with the delay of the 6800 West Roadway Improvements project
- Change Order Price:
  - $71,161.05



PROJECT LOCATION

West Valley City Issue Paper

City Council Review

Description:	*Cooperative Agreement Modification with UDOT for Safe Sidewalk project on 3500 S*
Fiscal Impact:	*$68,000*
Funding Source:	*Transportation Sales Tax*
Account #:	*45-9610-40750-75288-0000*

Budget Opening Required: Yes

Issue:

A resolution authorizing the execution of a Cooperative Agreement Modification between UDOT and West Valley City for a Safe Sidewalk Project on 3500 South near 7040 West

Summary:

A cooperative agreement modification with UDOT to receive additional Safe Sidewalk Program funds to construct sidewalk along 3500 South from Royal Scott Drive to Highlander Street.

Background:

The Safe Sidewalk Program provides a legislative funding source for construction of new sidewalks adjacent to state routes where sidewalks do not currently exist and where major construction or reconstruction is not planned in the immediate future. The program is administered by UDOT and requires a 25% local government match.

West Valley City submitted a Safe Sidewalk application last year to construct missing segments of sidewalk along the south side of 3500 South between Callao Drive (7040 West) and Royal Scott Drive (6935 West). The city was successful in that application and entered into a cooperative agreement with UDOT obligating $258,000 of state funds and $86,000 of city funds to the project.

The city submitted another application earlier this year to construct sidewalk from Royal Scott Drive to Highlander Street (6885 West) and was recently notified that the application was successful. Rather than constructing this sidewalk section as a separate project, WVC requested that UDOT amend the funding and project limits of the previous agreement to enable the city to construct everything under one contract. UDOT approved the request which is the purpose of this modification which adds an additional $218,500 of state funding to the project requiring an additional local government match of $68,000.

Recommendation:

Execute the Cooperative Agreement Modification between UDOT and West Valley City

Department: Public Works
Submitted by: Coby Wilson, City Engineer
Date: 3/19/26

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING A FUNDING AMENDMENT TO A COOPERATIVE AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION.

WHEREAS, the Utah Department of Transportation ("UDOT") has made funding available for certain sidewalk improvements along 3500 South as part of the Safe Sidewalk Program, conditioned upon a City match and execution of an appropriate cooperative agreement; and

WHEREAS, additional funding is available for to expand said project; and

WHEREAS, a Funding Amendment has been prepared by and between the City and UDOT, a copy of which is attached hereto and entitled "Funding Amendment") (hereinafter, the "Amendment"), that sets forth the rights, duties, and obligations of each of the parties with respect thereto; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Amendment is hereby approved in substantially the form attached and that the Mayor is hereby authorized to execute said Amendment and any other documents, deeds, easements, or conveyances needed to accomplish the purposes set forth in said Amendment for and on behalf of West Valley City, subject to approval of the final form of the Amendment by the City Manager and the City Attorney's Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

>>

State of Utah
Department of Transportation

Cooperative Agreement Funding & Location Amendment	Project Description: NEW SIDEWALK CONSTRUCTION (SAFE SIDEWALK PROGRAM) Local Agency: **West Valley City**	Estimated value of scope of work $630,500.00
PIN: 22984 Job/Project: S –R299(530)	Agreement # 268590 MOD 1. Tracking #	Date Executed 02/19/2026

THIS COOPERATIVE AGREEMENT, made and entered into executed date 02/19/2025, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as **"UDOT"**, and **West Valley City**, a political subdivision of the State of Utah, hereinafter referred to as the **"CITY"**

RECITALS

WHEREAS, on, **UDOT** and **City** entered into a Cooperative Agreement to design and construct the Sidewalk on the North side of SR-171, MP 1.079 to MP 1.904 (Agreement number 258590)

NOW THEREFORE, The **Parties** agree to amend their agreement as follows:

In consideration of the foregoing recitals, which by this reference are incorporated into this Agreement, and for the terms set forth below, which the Parties acknowledge to be good and sufficient consideration, the Parties agree as follows:

1. WHEREAS, in the interest of the public, it is the desire of the parties hereto to construct and thereafter maintain a Pedestrian safety project described as a sidewalk located at SR-171, (3500 S Between 7040 W to Highlander Street.), and

2. VII. The total estimated cost of the project, including the Local Agency's participation, is as follows:

UDOT Funds (Allocated Amount) Local Agency's Funds (Participation Amount 75%)	$476,500.00
Local Agency's Funds (Participation Amount 25%)	$154,000.00
Total Project	$630,500.00

3. VIII. Upon completion of construction and final inspection by UDOT, and upon request of the Local Agency, UDOT will deliver to the Local Agency a lump sum amount of $476,500.00 or 100% of UDOT's funds for the construction of the facilities covered by this Agreement. This amount is the maximum amount of UDOT's contribution. If the project should overrun the estimated project amount contained herein, the Local Agency shall be responsible for covering the additional amount. If the project is completed for an amount less than the estimated cost, the amounts in paragraph above will be adjusted proportionally and UDOT will deliver to the Local Agency a lump sum amount based on the percentages as stated in
this Agreement.

- 4. Upon commencement of the construction, the Local Agency agrees to complete the construction by 12/31/2027. If, for any reason, the Local Agency cannot complete construction by12/31/2027, the Local Agency must request, in writing, before 10/30/2027, an extension of the grant with a full explanation of why the project cannot be completed on time and provide a new planned completion date. UDOT will review the request and inform the Local Agency, in writing, whether or not the request has been approved. Reasons for which UDOT will allow an extension of time include, but are not limited to, weather delays, material shortages, labor strikes, natural disasters, or other circumstances that are beyond the Local Agency's control. If the request is not approved, the Local Agency will relinquish the grant allocation for the project, and this Agreement shall be terminated.

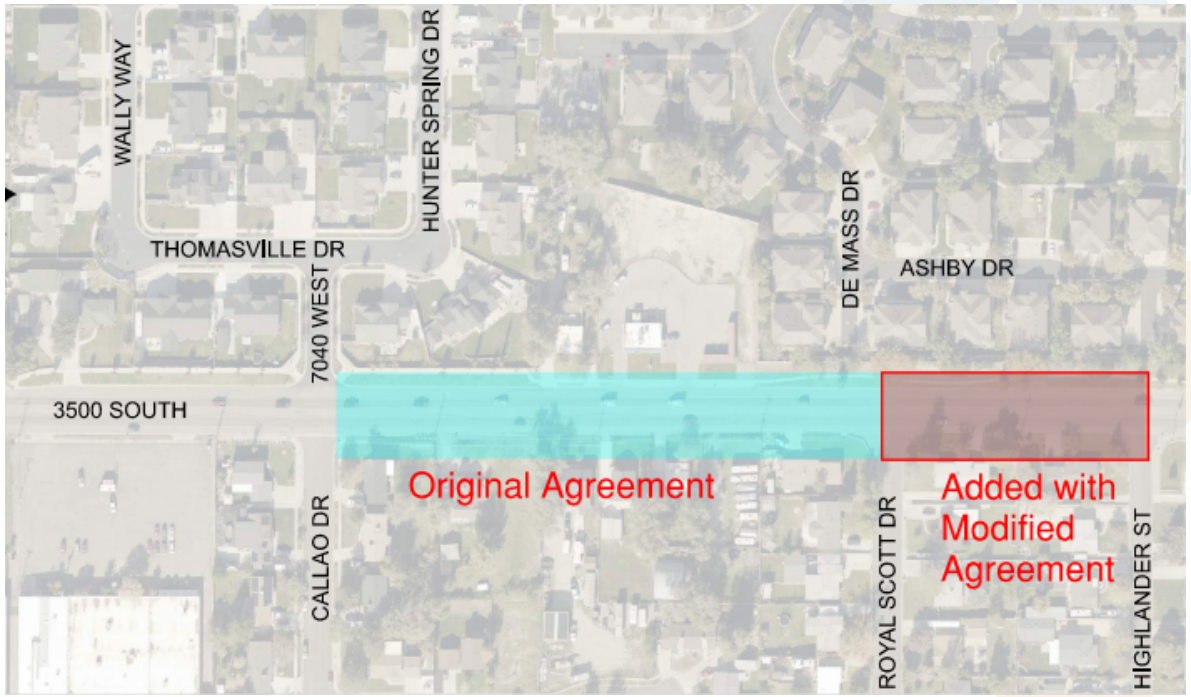
IN WITNESS WHEREOF, the parties hereto have caused this Agreement MOD to be executed by its duly authorized officers as of the day and year first above written.

West Vally City				**Utah Department of Transportation**			
By		Date		By		Date	
Mayor				PM/ Kevon Ogden			
By		Date		By		Date	
City Recorder				Region Director / Robert Stewart			
By		Date		By		Date	
Approved to from City Attorney's office				Comptroller Office			

MODIFICATION TO A COOPERATIVE AGREEMENT WITH UDOT FOR SIDEWALK ON 3500 SOUTH

- Modified agreement to construct sidewalk on south side of 3500 South from to Royal Scott Drive to Highlander Street UDOT Safe Sidewalk Funding

	Original Agreement	Modified Agreement	Difference
UDOT Funds	$ 258,000	$ 476,500	$ 218,500
WVC Funds	$ 86,000	$ 154,000	$ 68,000
Total	$ 344,000	$ 630,500	$ 286,500



West Valley City Issue Paper

City Council Review

Description: Conveyance of a Quit Claim Deed

Fiscal Impact: NA

Funding Source:

Account #:

Budget Opening Required: *No*

Issue:

Approval to execute a Quit Claim Deed.

Summary:

Conveyance of a Quit Claim Deed in favor of E & E Investment Co., LLC for Parcel B and C of the CR England Subdivision Lot 1 Amended and Extended with Street Dedication.

Background:

In the late 1980s, E & E Investment Co., LLC deeded a 40-foot-wide parcel for the east half of the future 4800 West and a 33-foot-wide parcel for the future extension of 2400 South. In 2016 the city constructed the 2400 South and 4800 West Road Project. This project constructed 2400 South, easterly to 4800 West and constructed 4800 West between 2400 South and the 2100 South frontage road. The city also recorded a subdivision plat entitled CR England Subdivision, Lot 1 Amended and Extended with Street Dedication. This plat dedicates the extension of 2400 South and 4800 West. As a result of this project, the previously deeded parcel for the extension of 2400 South and a portion of the previously deeded parcel for 4800 West were no longer needed by the city. The remnant parcels are identified as Parcels B and C on the above referenced subdivision plat.

As these parcels are no longer needed for city road purposes, the proposed Quit Claim Deed will convey the parcels back to E & E Investment Co., LLC.

Recommendation:

Authorize the mayor to execute Quit Claim Deed in favor of E & E Investment Co., LLC.

Department: Public Works
Submitted by: Steven J. Dale, P.L.S.
Date: 03/26/2026

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO EXECUTE A QUITCLAIM DEED IN FAVOR OF E & E INVESTMENT CO., LLC.

WHEREAS, E&E Investment Co, LLC conveyed certain property to the City for right-of-way purposes; and

WHEREAS, said property is no longer necessary for right-of-way purposes; and

WHEREAS, the City has prepared a quitclaim deed (the "Deed") to return said property to E & E Investment Co., LLC; 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 Deed.

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

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2026.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

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

Parcel No. 15-19-152-001 and 15-19-152-002

QUIT CLAIM DEED

West Valley City, a municipal corporation of the State of Utah, whose address 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTOR, hereby Quit Claims to **E & E Investment Co., LLC, a Utah limited liability company**, whose address is 4701 West 2100 South, West Valley City, Utah 84120, GRANTEE, for the sum of Ten Dollars ($10) and other good and valuable consideration, receipt of which is hereby acknowledged, the following described tracts of land located at **2363 South 4800 West** in Salt Lake County, State of Utah. Said tract of land being described as follows:

> All of Parcels B and C of CR England Subdivision, Lot 1 Amended and Extended with Street Dedication, according to the official plat thereof as recorded October 27, 2016 in Book 2016P at page 279 in the office of the Salt Lake County Recorder, being located in the Northwest Quarter of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

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 _____, 2026.

GRANTOR

_____

Karen Lang, Mayor

State of _____)
:ss
County of _____)

On this _____ day of _____, 2026, personally appeared before me Karen Lang, who being by me duly sworn did say that she is the Mayor of West Valley City, a municipal corporation of the State of Utah, and that he signed the foregoing instrument on behalf of West Valley City, by authority of a resolution of West Valley City Council, and said Mayor Lang acknowledged to me that said West Valley City executed the same.

_____
Notary Public

WEST VALLEY CITY

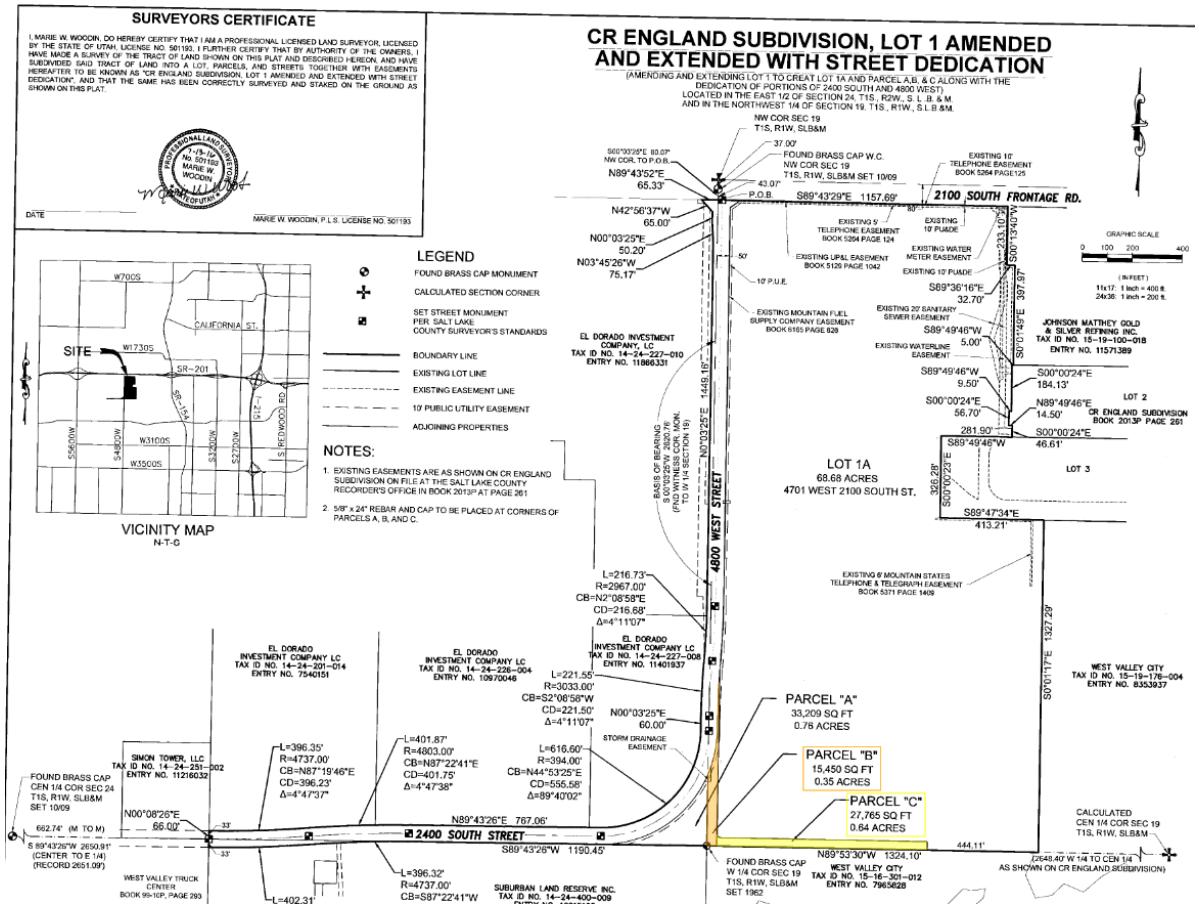
www.wvc-ut.gov

Quit Claim Deed to E&E Investment Co., LLC (CR England)

2363 South 4800 West

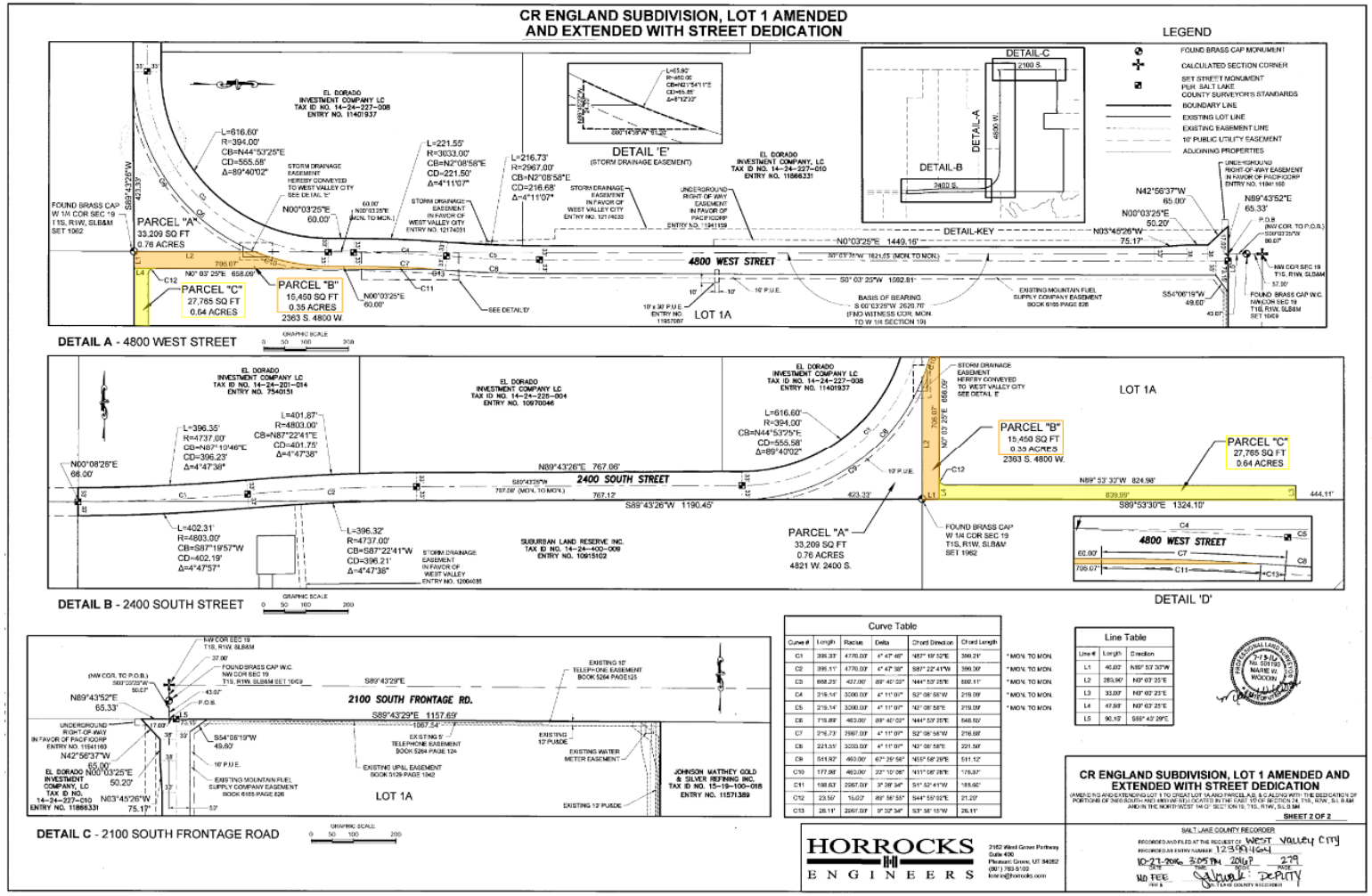
Parcel(s) #15-19-152-001 & #15-19-152-002

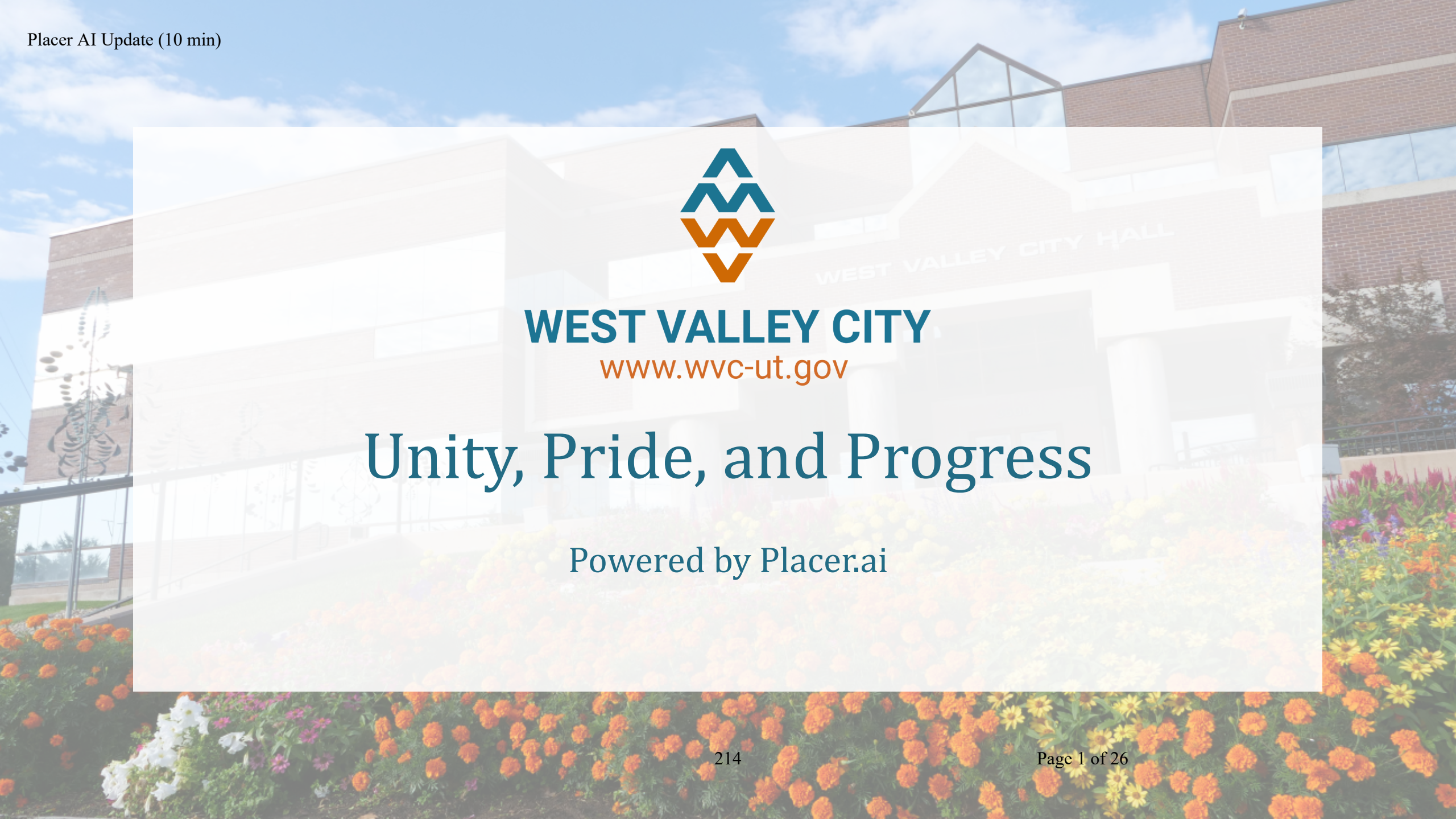
Quit Claim Deed to E&E Investment Co. LLC



- Portion of property deeded to WVC in the 1980's for 4800 West and 2400 South. Property is no longer needed.
- Quit Claim Deed for Parcels B and C of the CR England Subdivision, Lot 1 Amended and Extended with Street Dedication
- Unused portion of property originally deeded to WVC by E&E Investment Co., LLC represented by Parcels B and C will be deeded back to E&E Investment Co., LLC

Parcels B and C to E&E Investment Co., LLC





WEST VALLEY CITY

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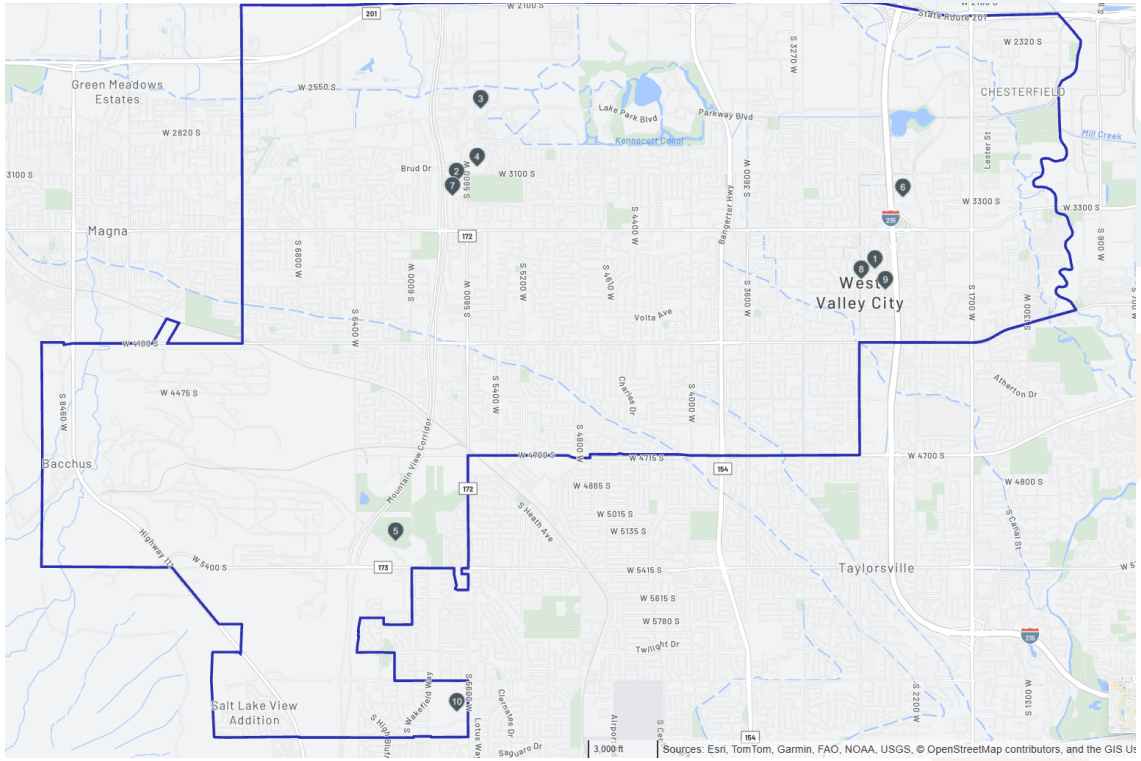
Unity, Pride, and Progress

Powered by Placer.ai

WVC Visitors

Name	Out of Town Visitors	% of Visitors
Valley Fair Mall	1.3M	34.90%
Colt Plaza Ii	638K	16.90%
Highbury Center	577K	15.30%
Shoppes at Lake Park	532K	14.10%
USANA Amphitheatre	482K	12.70%
Maverik Center	417K	11%
Walmart	356K	9.40%
In-N-Out Burger	313K	8.30%
Costco Wholesale	307K	8.10%
Walmart	307K	8.10%



Valley Fair Mall

- 9.3 Million Visits
- 1.3 Million Visitors
- 14.1% of visitors are from WVC but make up 43.4% of all visits

Valley Fair Mall

	Super Regional Malls in Utah	
1	University Place / 575 E University Pkwy, Orem, UT 84097	**13.12M**
2	Valley Fair Mall / 3601 S 2700 W Constitution Blvd, West Valley City, UT 84119	**9.29M**
3	Fashion Place / 6191 S State Street, Murray, UT 84107	**8.34M**
4	The Shops at South Town / 10450 State St, Sandy, UT 84070	**5.65M**
5	The Gateway / 400 W 200 S, Salt Lake City, UT 84101	**3.33M**
6	Provo Towne Center / 1200 Towne Centre Blvd, Provo, UT 84601	**2.73M**
7	Newgate Mall / 3651 Wall Ave, Ogden, UT 84405	**2.63M**

Valley Fair Mall

Metric	Valley Fair	South Town	Fashion Place	City Creek	Gateway
Visits	9.3M	5.6M	8.3M	5.1M	3.3M
Visitors	1.3M	1.6M	2.1M	2M	1.6M
Visit Frequency	7.13	3.56	4.05	2.5	2.14

Top Fast Food

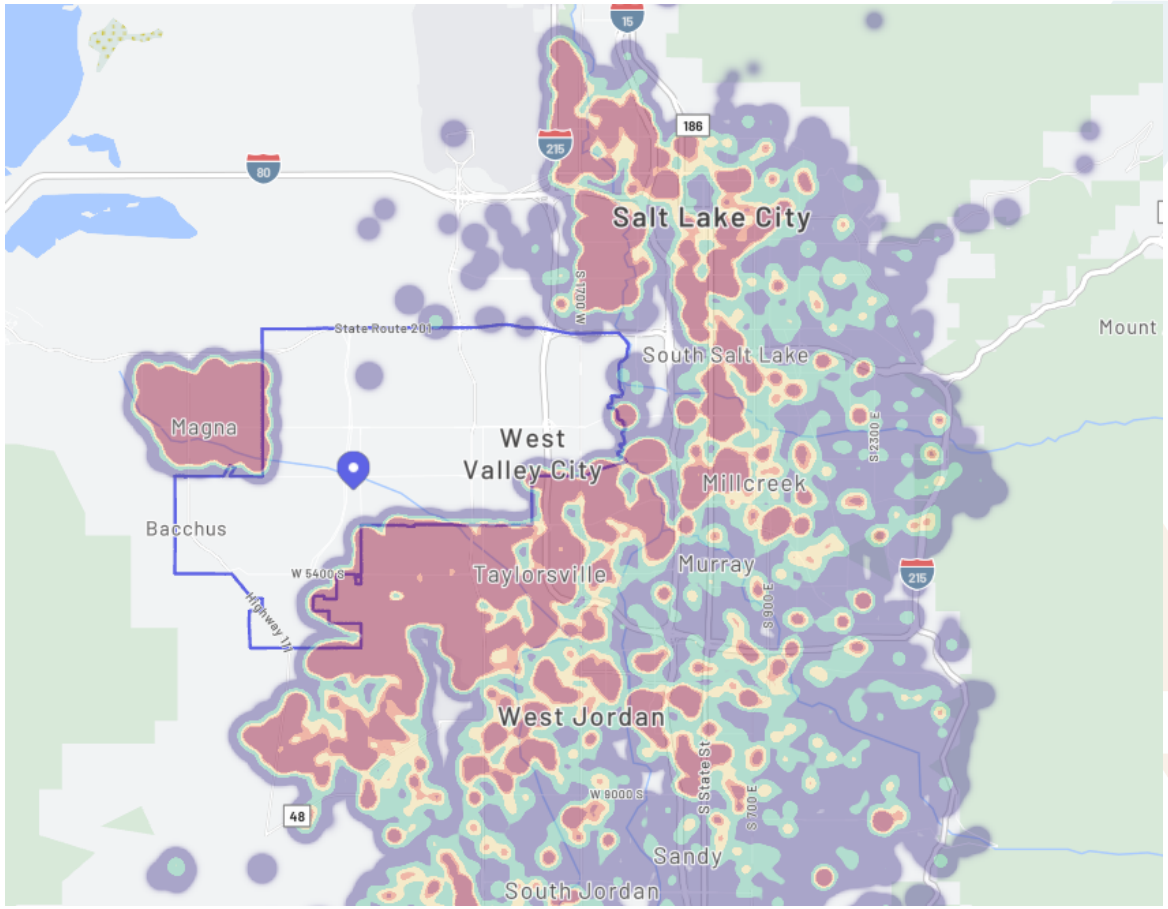
Rank	Name	Total Visits
1	McDonald's (3464 W 3500 S)	1M
2	McDonald's (3497 s 5600 W)	949.4K
3	Dutch Bros Coffee	785.3K
4	McDonald’s (5338 S 5600 W)	767.4K
5	In-N-Out	766K
6	Chick-Fil-A	749.1K
7	Rasing Cane’s	543.4K
8	Tacos Lopez	478.2K
9	Panda Express	449.3K
10	Olive Garden	378K

Top Local Restaurants

Rank	Name	# of Visits
1	Tacos Lopez	477K
2	Cielito Lindo Cafe	217K
3	Panaderia Alicia's	210K
4	TaquerIa La Autentica	160K
5	Ogie's Cafe	159K
6	Wild Ginger Asian Cuisine	111K
7	La Fountain Mexican Restaurant	110K
8	El Paisa Grill	102K
9	Red Maple Chinese Restaurant	94K
10	La Casa Del Tamal	89K

Visitors from Outside of WVC: Food

Name	Total Audience
In-N-Out	345.6K
Chick-fil-A	226.6K
Rasing Cane's	218.3K
Olive Garden	212.8K
McDonald's 5600	200.2K



WEST VALLEY CITY
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Come for FUN

USANA

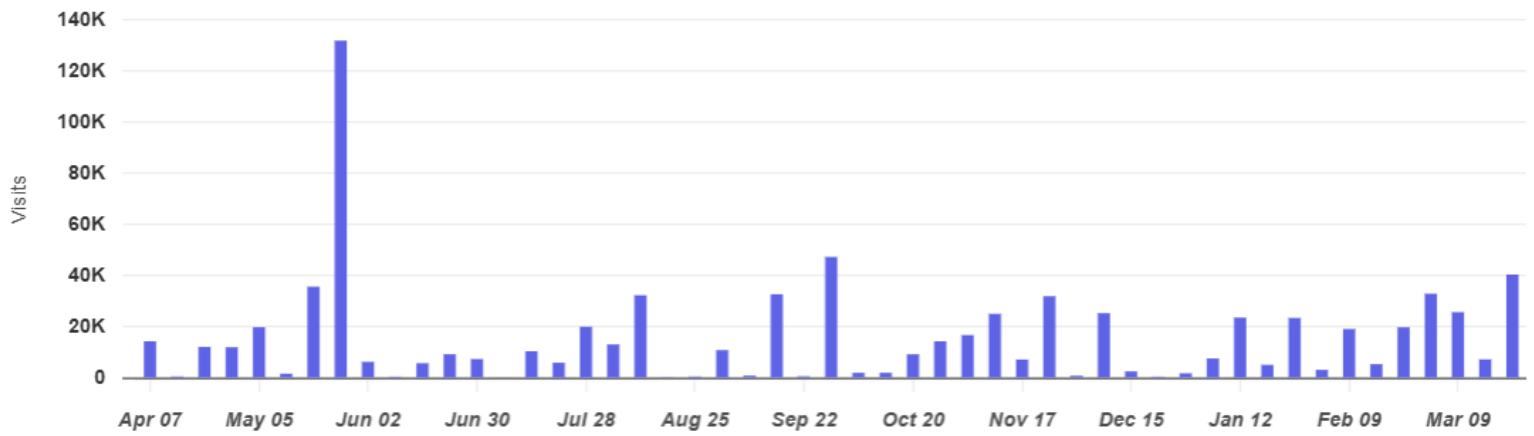
- 794.8K Visits
- 524.3K Visitors

Maverik Center

- 824.2K Visits
- 565.9K Visitors

Visits Trend

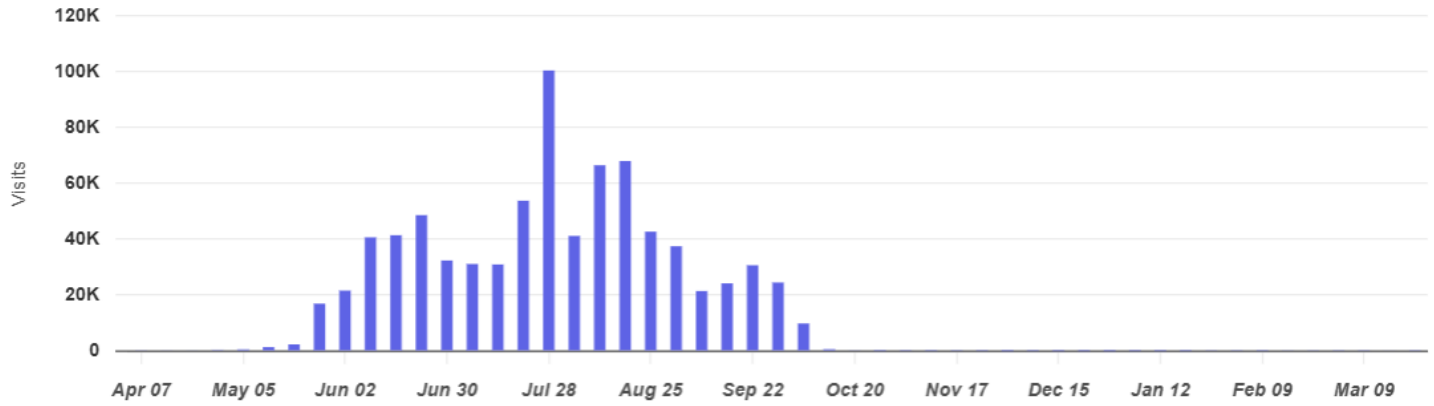
Maverik Center
S Decker Lake Dr, West Valley City...



Weekly | Visits | Apr 1st, 2025 - Mar 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Visits Trend

USANA Amphitheatre
Upper Ridge Rd, West Valley City, ...



Weekly | Visits | Apr 1st, 2025 - Mar 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Parks and Recreation

1.5 MILLION TOTAL VISITS

Rank	Park Name	Visits
1	Centennial Park	644.8K
2	West Valley City Park	165.2K
3	Parkway Park	98K
4	Hillsdale Park	84.9K
5	The Ridge Golf Club	65.2K
6	West View Park	64K
7	Stonebridge Golf	60.3K
8	Woodledge Park	33.2K
9	Scottsdale Park	30.2K
10	Kingspointe Park	22.2K

Golf Courses

Course	Visits	Visitors
Stonebridge	60.3K	21.6K
The Ridge	65.2K	23.7K
Total	**125.5K**	**45.3K**

Family Fitness Center

513K Visits/Year

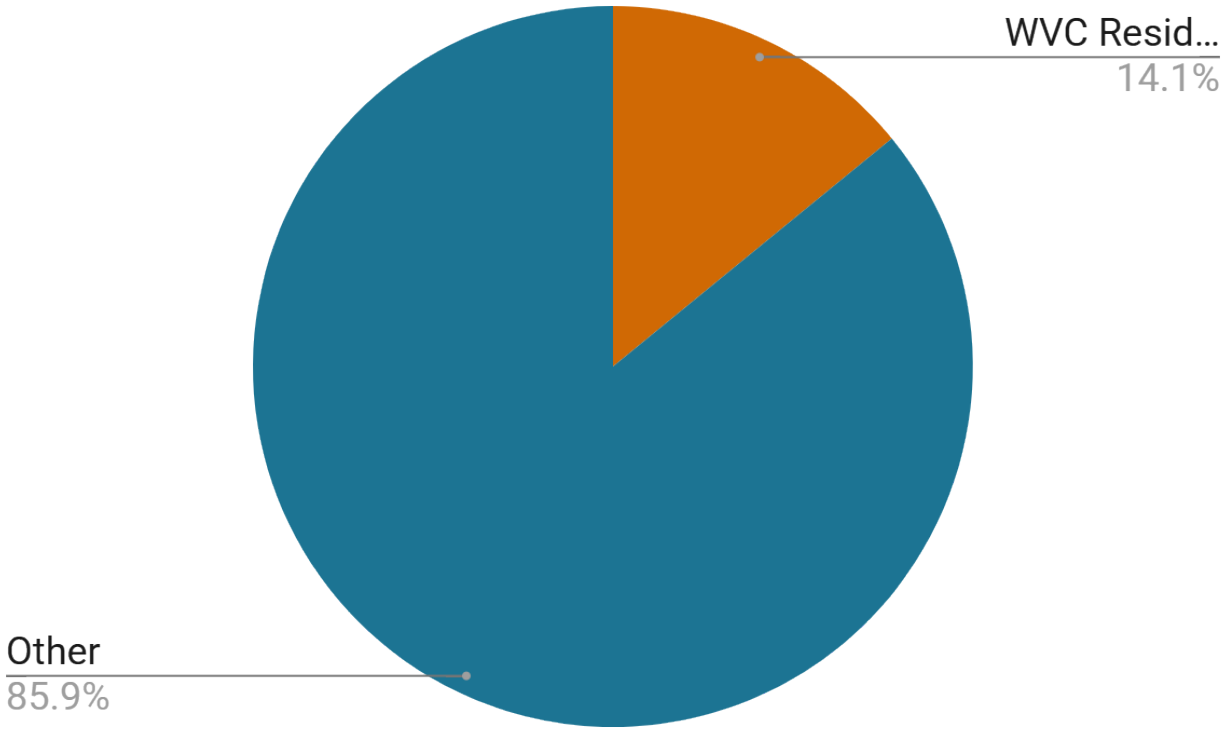
84.3K Visitors

Highest Visit day: 3/25/26 (3,000)

Citizen Usage Examples

Valley Fair, Golf Courses, Family Fitness Center, and Maverik Center

Valley Fair Patron Origin (1.3M Total Visitors)



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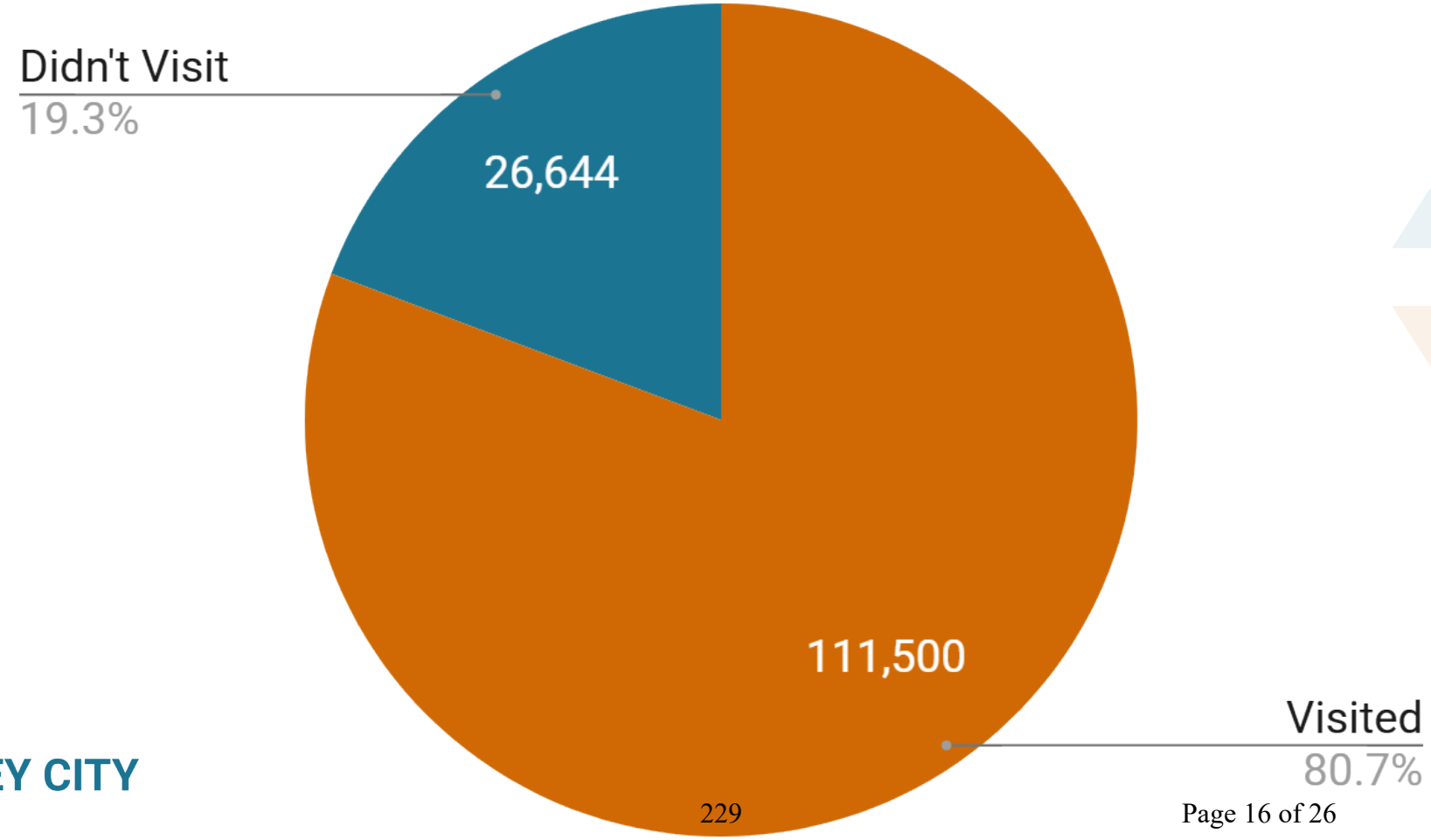
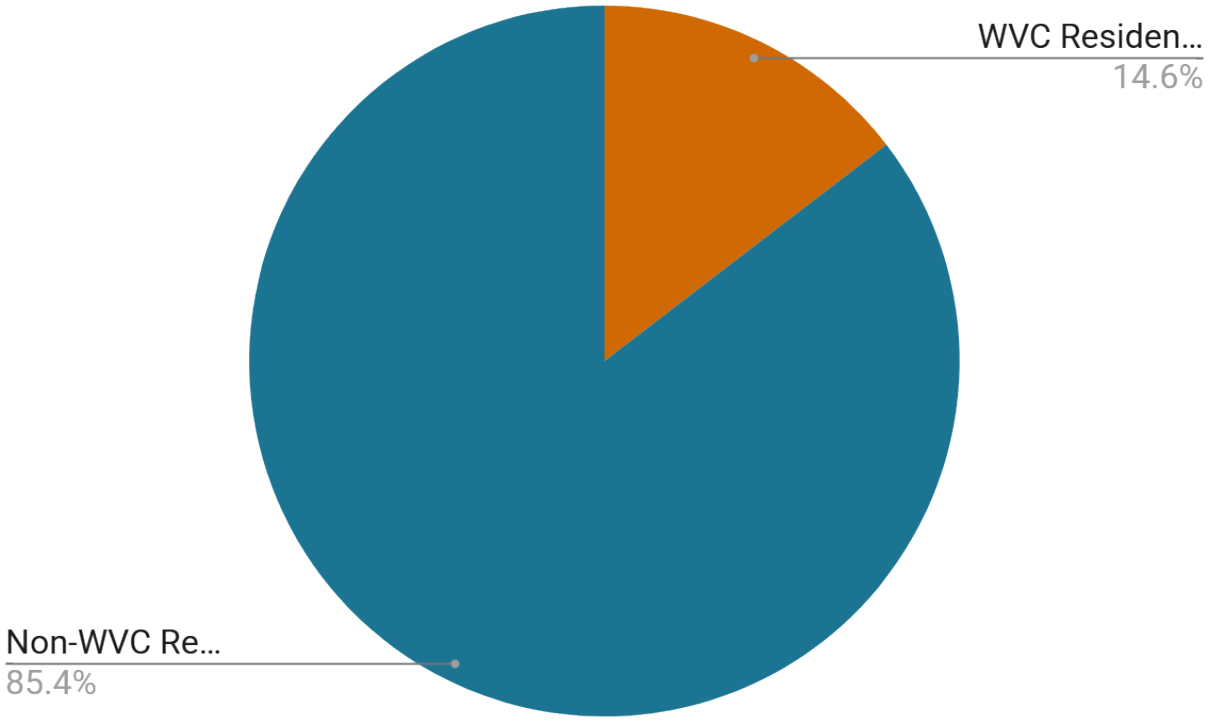
Usage by Total Population



Golf Course Patron Origin (45.3K Total Visitors)



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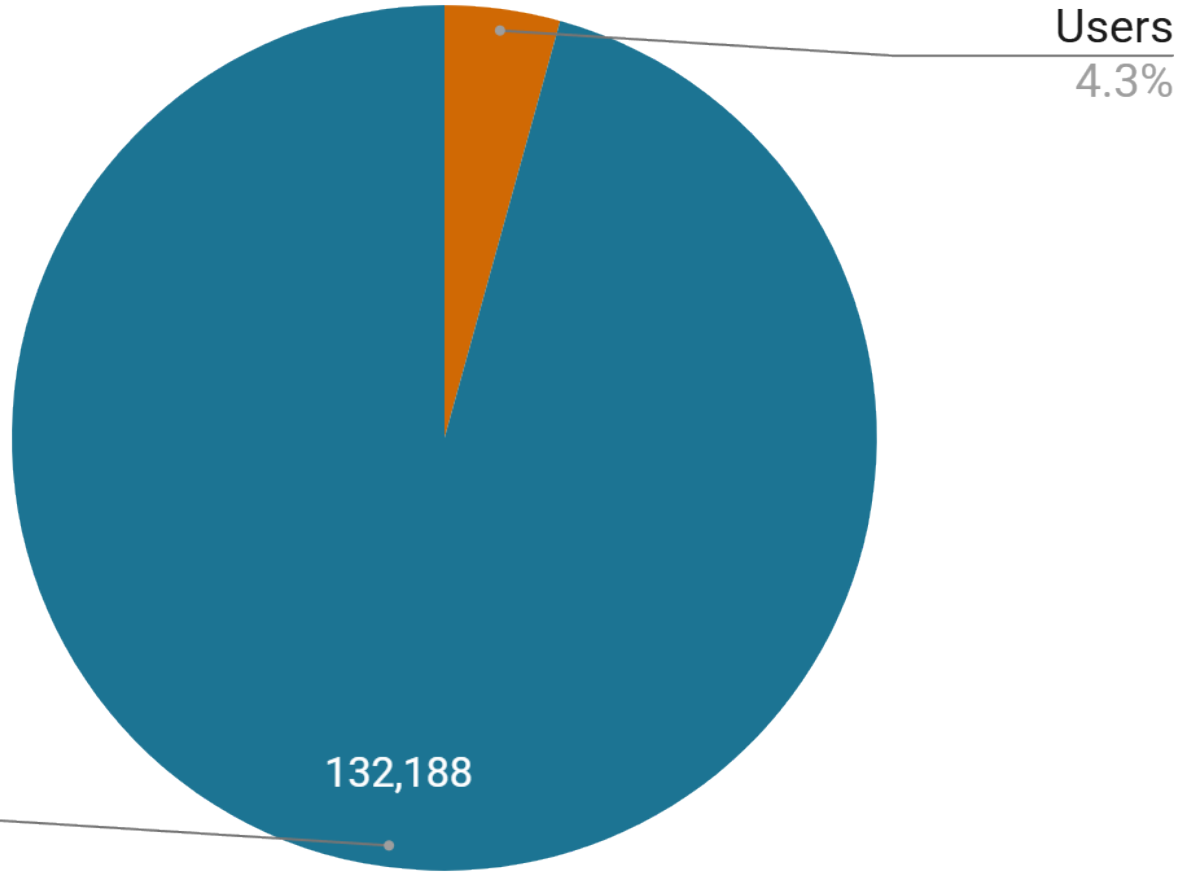
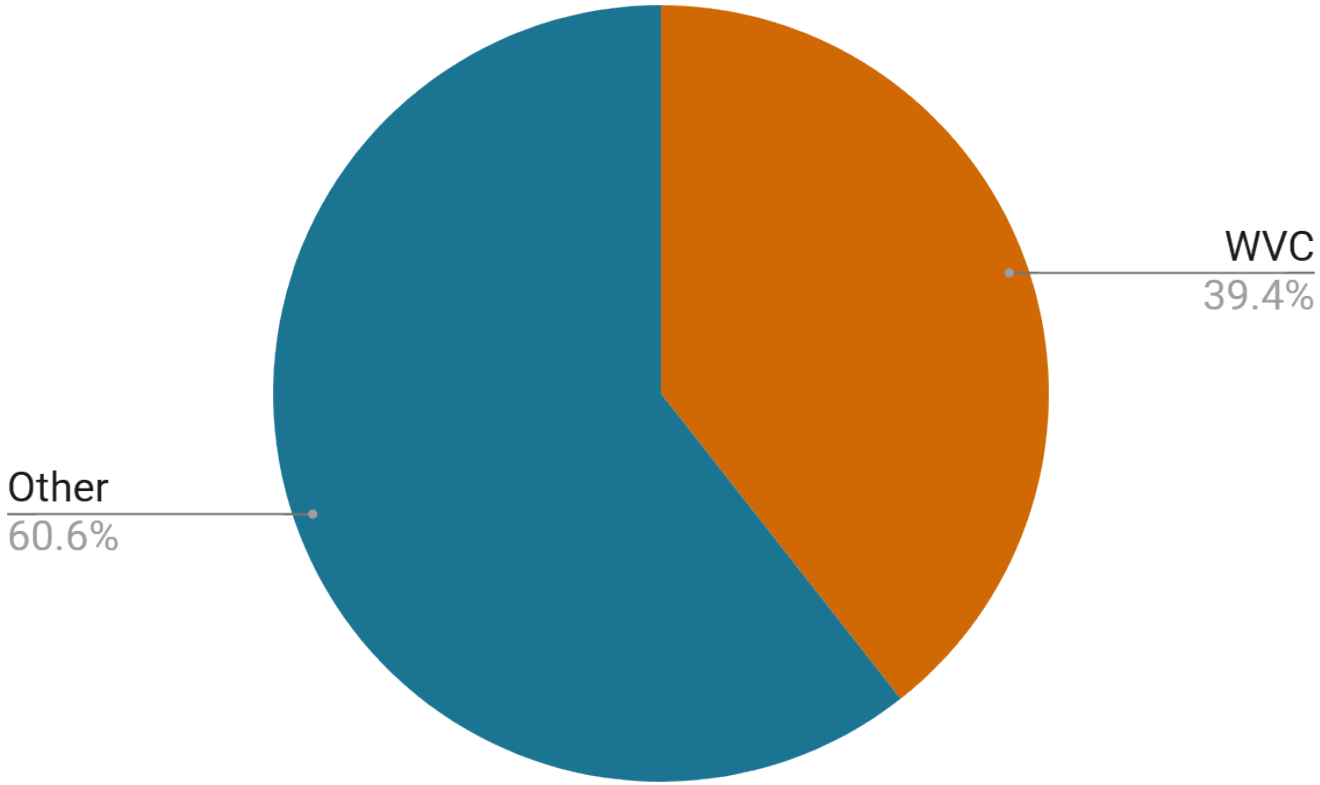
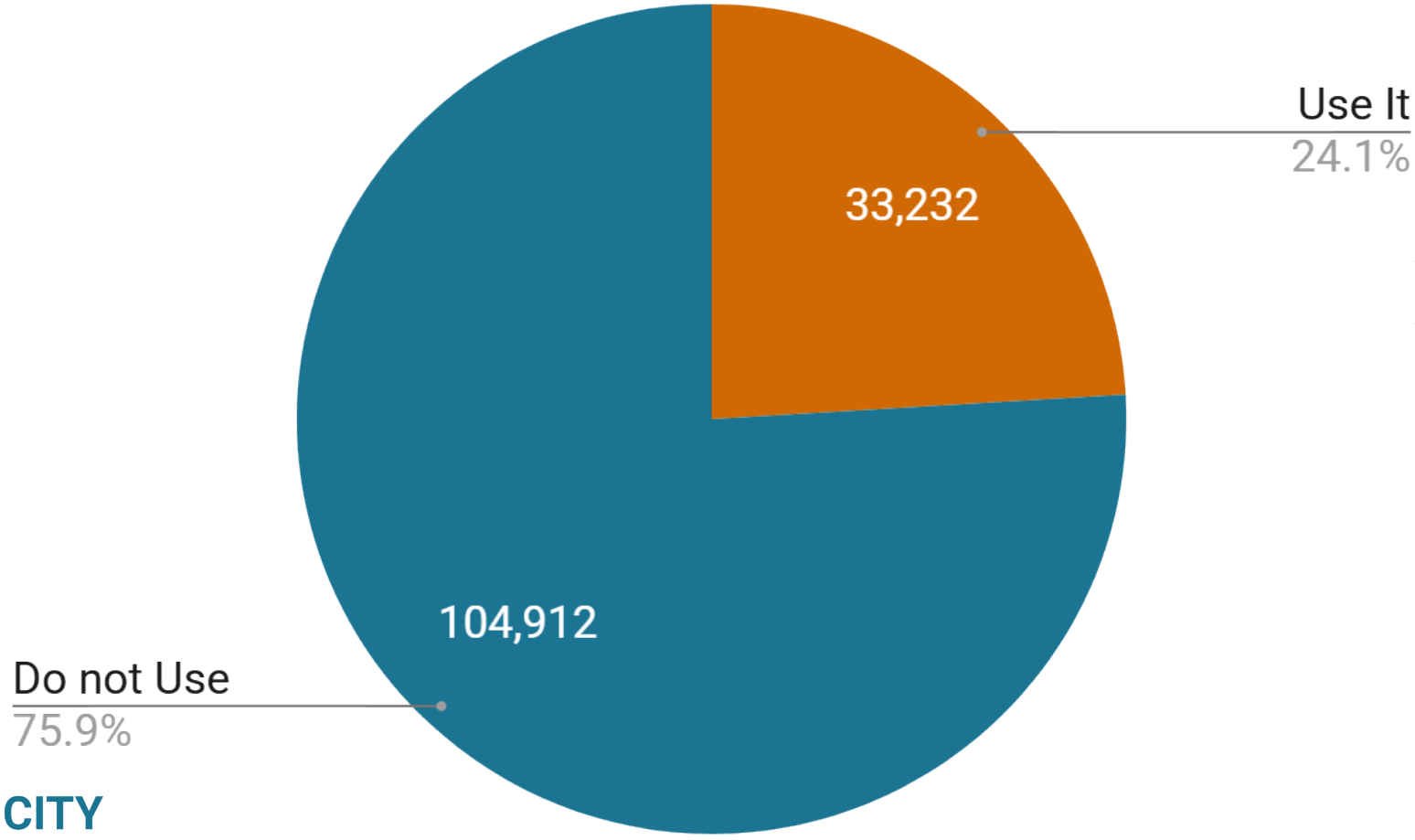
Usage by Total Population



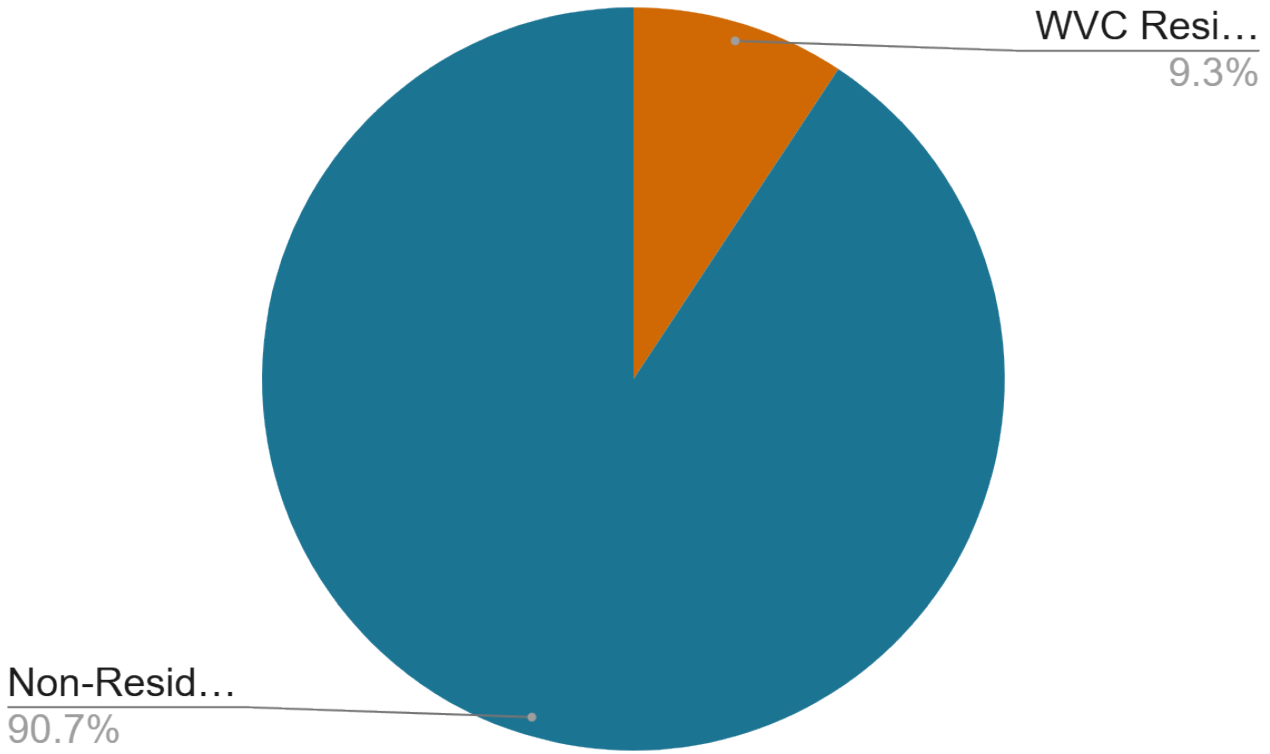
Family Fitness Visitor Origin (82.6K Total Visitors)



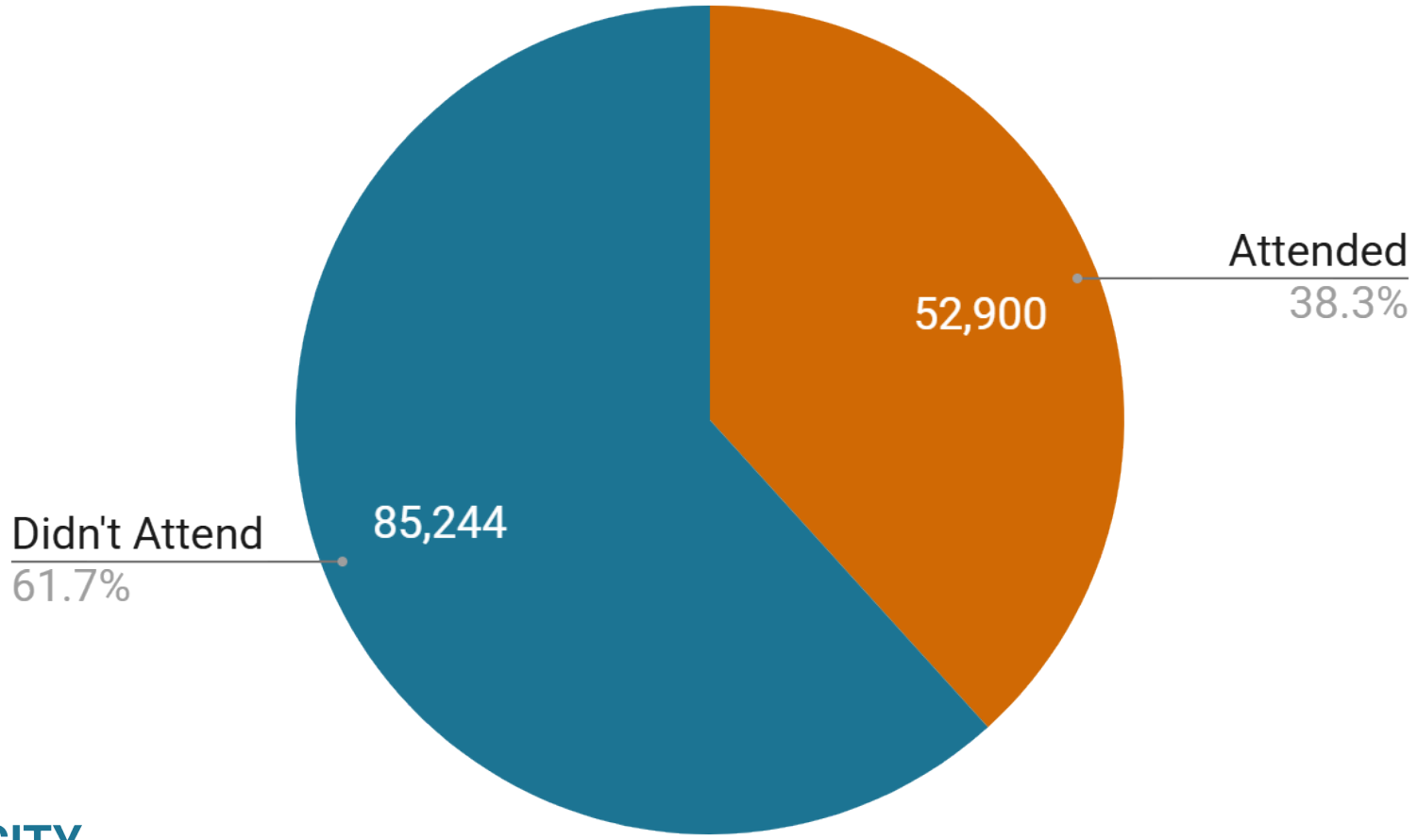
Usage By Total Population



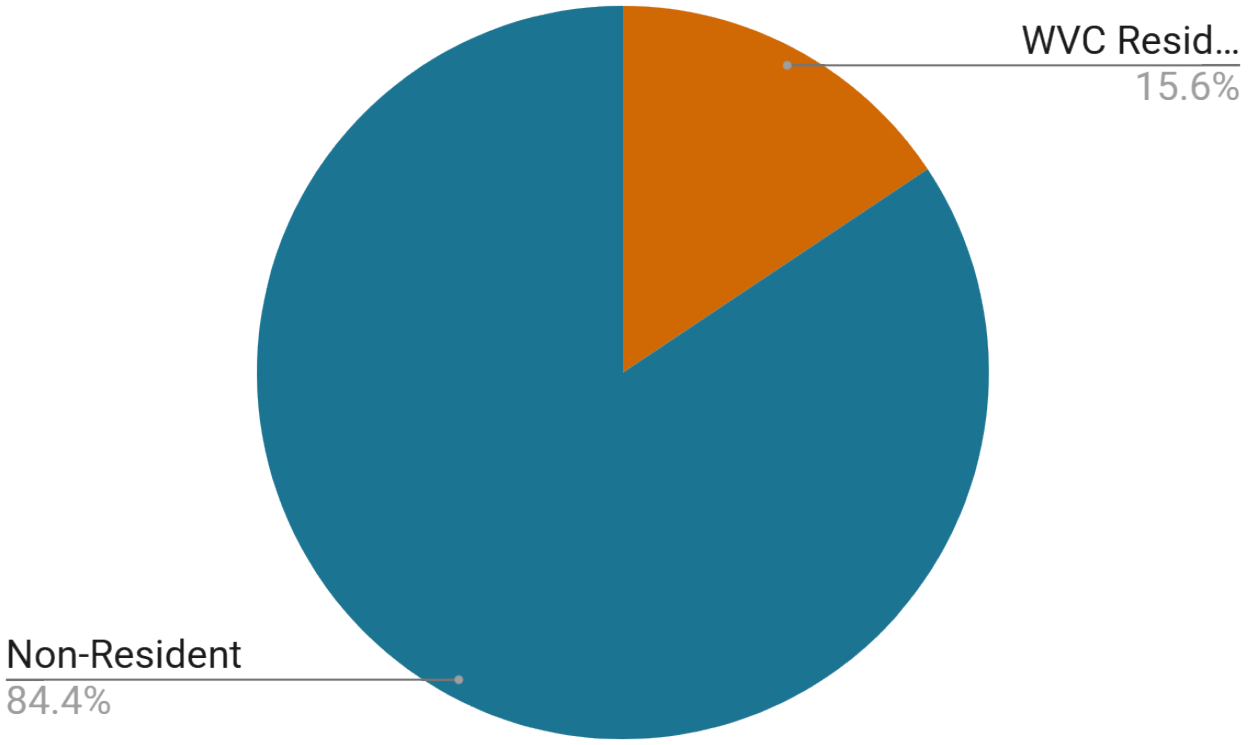
Maverik Center Visitor Origin (565.9K Total Visitors)



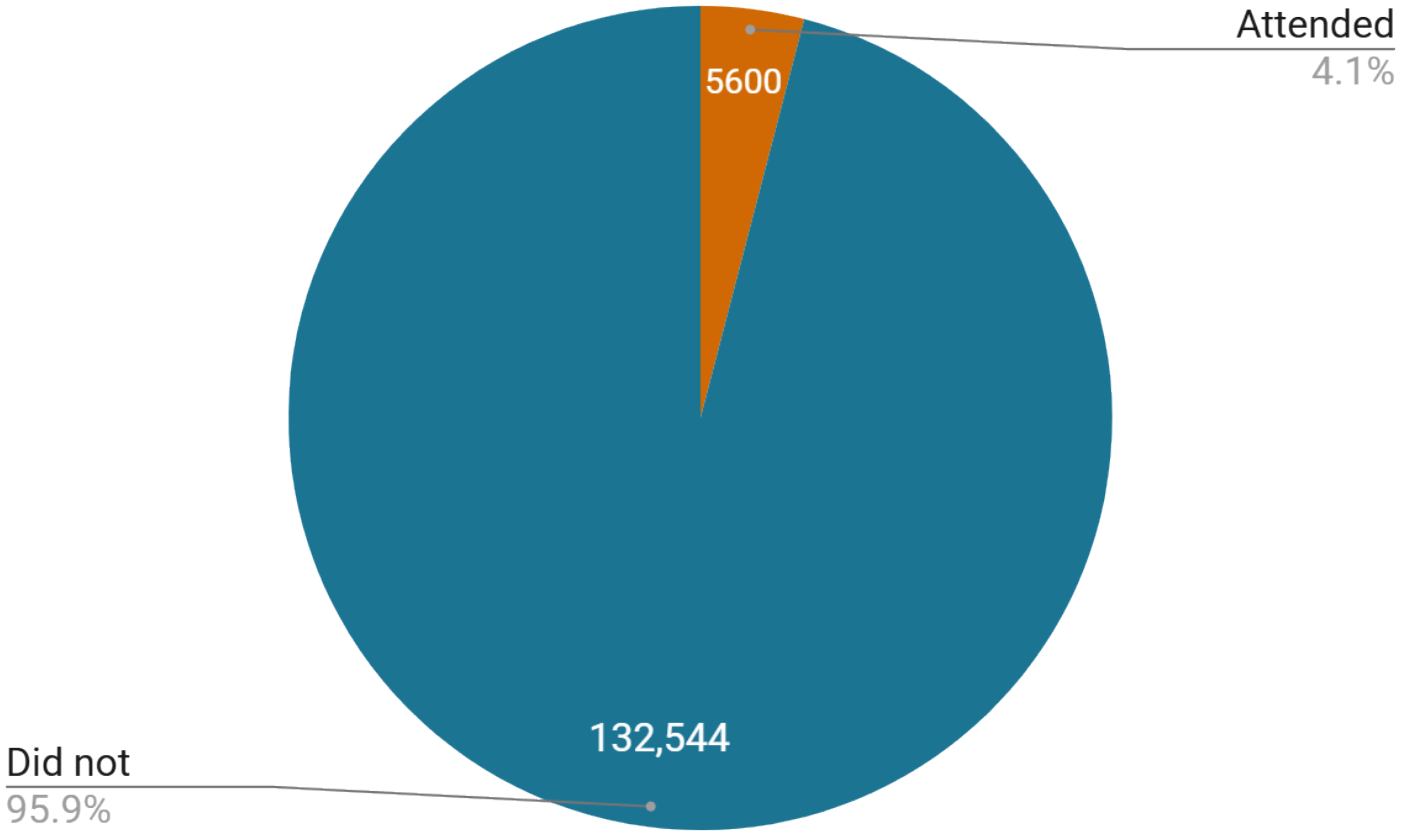
Usage By Total Population



Utah Cultural Celebration Center (35.8K Total Visitors)

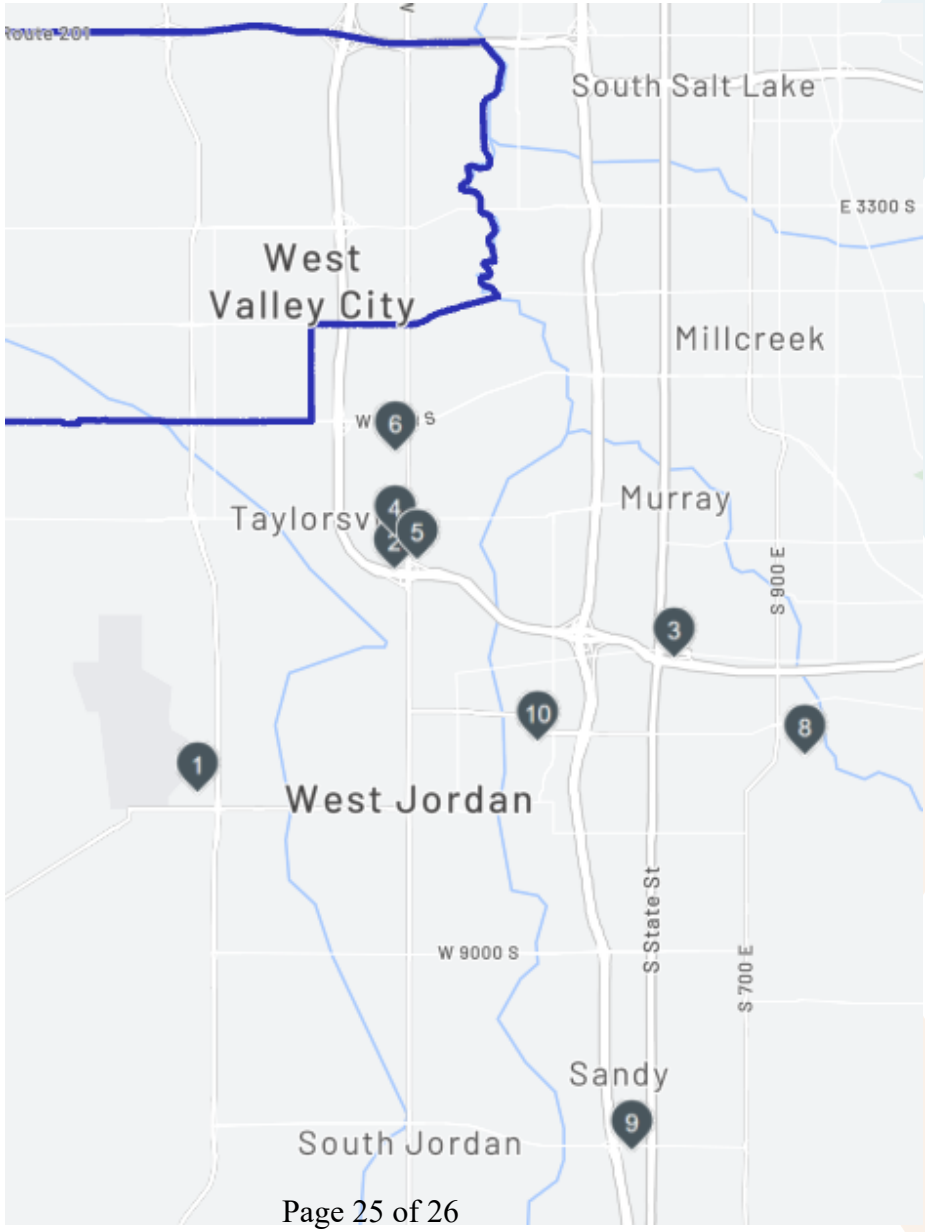


Usage By Total Population

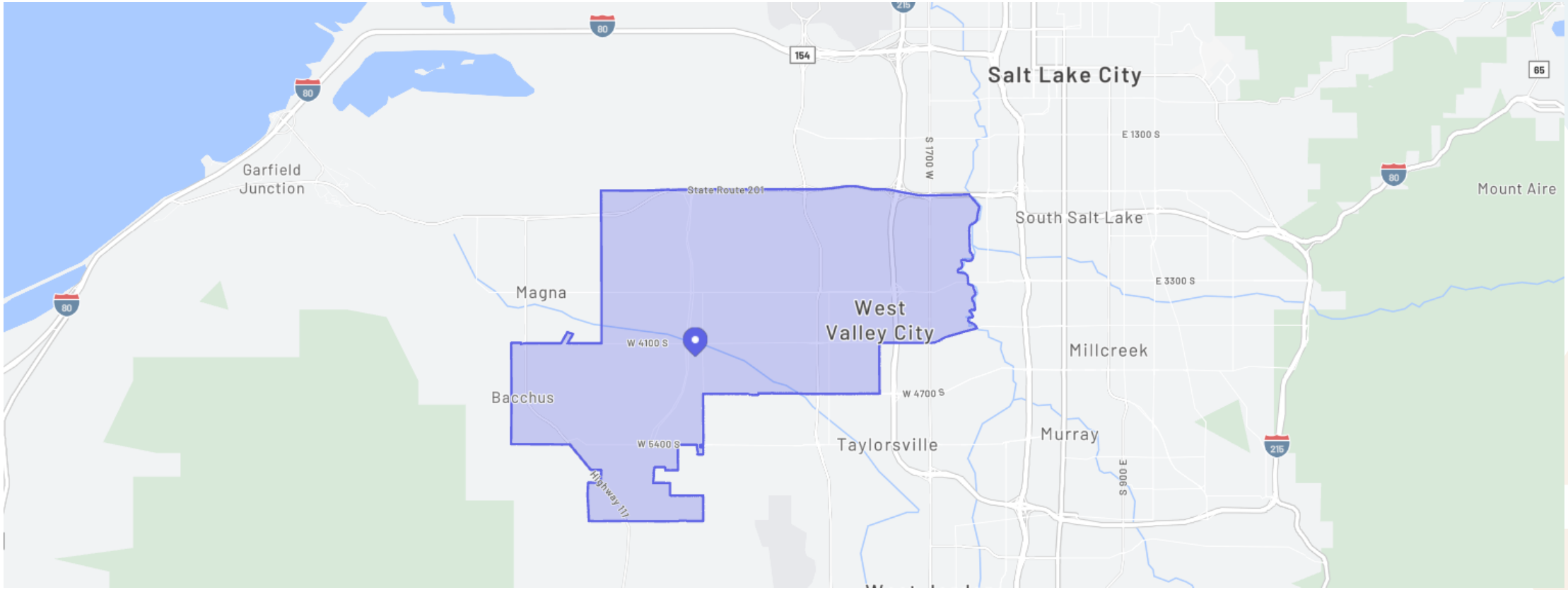


Resident Leakage

Category	Name	Total Residents	% of WVC
Dining	Texas Roadhouse	30K	21.10%
Education	University of Utah	20.4K	14.40%
Leisure	Cinemark Jordan Landing	29.3K	20.70%
Apparel	Dillards	23K	16.20%
Shopping	Walmart	53.8K	37.90%
Overall	Jordan Landing	98K	69.00%



UNITY, PRIDE, AND PROGRESS



April 8, 2026

MEMORANDUM

TO: CITY COUNCIL

FROM: IFO PILI, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

City Council Study Meetings are held at 4:30 P.M. the 2nd and 4th Tuesday unless otherwise noted.

City Council Regular Meeting are held at 6:30 P.M. the 2nd and 4th Tuesday unless otherwise noted.

April 2026

April 10, 2026 *Friday*	Utah Grizzlies vs Rapid City Rush, 7:10 PM; Maverik Center, 3200 Decker Lake Dr
April 11, 2026 *Saturday*	NE Granger Day of Service, 8 AM; Various Locations
April 11, 2026 *Saturday*	Utah Grizzlies vs Rapid City Rush, 7:10 PM; Maverik Center, 3200 Decker Lake Dr
April 12, 2026 *Sunday*	Utah Grizzlies vs Rapid City Rush, 7:10 PM; Maverik Center, 3200 Decker Lake Dr
April 14, 2026 *Tuesday*	The Book Thief: Little Free Library Opening, 6:30-8 PM; UCCC, 1355 W 3100 S
April 15, 2026 *Wednesday*	PBS – Utah – Finding Our Roots (Genealogy), 6:30-8:30 PM; UCCC, 1355 W 3100 S
April 15, 2026 *Wednesday*	Warren Zeiders, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
April 17, 2026 *Friday*	Co-Lab: Utah's First State Mariachi Festival, 9 AM – 4 PM; UCCC, 1355 W 3100 S
April 19, 2026	International Arena League Football, 2:30 PM; Maverik

Sunday	Center, 3200 Decker Lake Dr
April 22, 2026 *Wednesday*	Community Meeting with Chief Jacobs, 12 PM; Facebook Live
April 22, 2026 *Wednesday*	WVCFFC Earth Day Climbing Wall Event, More Details to Come
April 24, 2026 *Friday*	Rocky Mountain Rodeo Challenge, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
April 25, 2026 *Saturday*	SpringFest, 4-7 PM; UCCC, 1355 W 3100 S
April 25, 2026 *Saturday*	Rocky Mountain Rodeo Challenge, 7:30 PM; Maverik Center, 3200 Decker Lake Dr

May 2026

May 1, 2026 *Friday*	Bush, 7 PM; Maverik Center, 3200 Decker Lake Dr
May 5, 2026 *Tuesday*	Puscifer, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
May 7, 2026 *Thursday*	WVCFFC Mother's Day Picture Frame Event, More Details to Come
May 9, 2026 *Saturday*	2026 Recycling Event, 10 AM – 12 PM; Maverik Center Overflow Lot 2000 W 3100 S
May 9, 2026 *Saturday*	Charlie Puth, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
May 13, 2026 *Wednesday*	Parkway Park Playground Community Build, 9 AM; Parkway Park, 3405 W Parkway Blvd
May 13, 2026 *Wednesday*	Parkway Park Playground Ribbon Cutting, 2:30 PM; Parkway Park, 3405 W Parkway Blvd
May 14, 2026 *Thursday*	Stars on Ice, 7 PM; Maverik Center, 3200 Decker Lake Dr

May 19, 2026 *Tuesday*	Visioning Workshop for General Plan, 6-8 PM; 3150 Whitehall Dr
May 25, 2026 *Monday*	Memorial Day/City Offices Closed
May 25, 2026 *Monday*	West Valley City Family Fitness Center Hours 5 AM to 2 PM
May 25, 2026 *Monday*	Peace Officer Memorial Day Flag Ceremony, 10 AM; West Valley City Police Department, 3577 Market Street
May 26, 2026 *Tuesday*	Generations of West Valley: A Story Telling Circle, 7 PM; UCCC, 1355 W 3100 S
May 27, 2026 *Wednesday*	Community Meeting with Chief Jacobs, 12 PM; Facebook Live
May 29, 2026 *Friday*	Employee Appreciation and Awards Banquet (Invitation Only), UCCC, 1355 W 3100 S
May 30, 2026 *Saturday*	Kesha, 7PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

June 2026

June 3, 2026 *Wednesday*	Pitbull, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
June 5, 2026 *Friday*	WVCFFC Donuts with Dad & Craft, More Details to Come
June 6, 2026 *Saturday*	Brit Floyd, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
June 13, 2026 *Saturday*	International Arena League Football, 6:30 PM; Maverik Center, 3200 Decker Lake Dr
June 13, 2026 *Saturday*	Kid Cudi, 6:30 PM; Utah First Credit Union Amphitheatre 5150 Upper Ridge Rd
June 15, 2026 *Monday*	Juneteenth/City Offices Closed

June 15, 2026 *Monday* — They Pussycat Dolls, Lil Kim, & Mya, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

June 17-20, 2026 *Wed. – Sat.* — WestFest 2026; Centennial Park, 5405 W 3100 S

June 17, 2026 *Wednesday* — Alex Warren, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

June 19, 2026 *Friday* — Rod Stewart, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

June 24, 2026 *Wednesday* — Community Meeting with Chief Jacobs, 12 PM; Facebook Live

June 25, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

June 26, 2026 Friday — MGK, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

June 27, 2026 *Saturday* — International Arena League Football, 6:30 PM; Maverik Center, 3200 Decker Lake Dr

July 2026

July 2, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

July 3, 20262 *Friday* — Josh Groban w/ Special Guest Jennifer Hudson, 8 PM; Maverik Center, 3200 Decker Lake Dr

July 4, 2026 *Saturday* — Independence Day/City Offices Closed

July 4, 2026 *Saturday* — West Valley City Family Fitness Center Hours 7:30 AM to 2 PM

July 4, 2026 *Saturday* — International Arena League Football, 6:30 PM; Maverik Center, 3200 Decker Lake Dr

July 9, 2026 — West Valley City Farmers Market, 5-9 PM; Centennial Park,

Thursday	5415 W 3100 S
July 12, 2026 *Sunday*	International Arena League Football, 2:30 PM; Maverik Center, 3200 Decker Lake Dr
July 16, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
July 17, 2026 *Friday*	The Avett Brothers, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
July 17, 2026 *Friday*	Hilary Duff, 7PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 18, 2026 *Saturday*	Treaty Oak Revival - West Texas Degenerate Tour, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 19, 2026 *Sunday*	International Arena League Football, 2:30 PM; Maverik Center, 3200 Decker Lake Dr
July 21, 2026 *Tuesday*	Joji: Solaris, 6:30 PM; Maverik Center, 3200 Decker Lake Dr
July 22, 2026 *Wednesday*	Community Meeting with Chief Jacobs, 12 PM; Facebook Live
July 22, 2026 Wednesday	Olivia Dean, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
July 23, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
July 23, 2026 *Thursday*	Riley Green, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 24, 2026 *Friday*	Pioneer Day/City Offices Closed
July 24, 2026 *Friday*	West Valley City Family Fitness Center Hours 5 AM to 2 PM
July 25, 2026 Saturday	Evanescence, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

July 30, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

July 30, 2026 *Thursday* — Sarah McLachlan, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 2026

August 3, 2026 *Monday* — Meghan Trainor, 7:30 PM; Maverik Center, 3200 Decker Lake Dr

August 5, 2026 *Wednesday* — Kali Uchis, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 6, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

August 7, 2026 *Friday* — West Valley City Fitness Center Members Event, 6-8 PM; Centennial Outdoor Pool, 5355 W 3100 S

August 13, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

August 13, 2026 *Thursday* — The Black Crowes, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 14, 2026 *Friday* — The Guess Who, 7:30 PM; Maverik Center, 3200 Decker Lake Dr

August 19, 2026 *Wednesday* — Train, 6:45 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 20, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

August 20, 2026 *Thursday* — MUSE, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 21, 2026 *Friday* — TOTO + Christopher Cross + The Romantics, 6:45 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 23, 2026 *Sunday* — Grupo Fronterra, 8 PM; Maverik Center, 3200 Decker Lake Dr

August 24, 2026 *Monday* — Ricardo Montaner, 8 PM; Maverik Center, 3200 Decker Lake Dr

August 25, 2026 *Tuesday* — Avenged Sevenfold and Good Charlotte: North American Tour, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 26, 2026 *Wednesday* — 5 Seconds of Summer: EVERYONE'S A STAR! World Tour, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 27, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

August 30, 2026 *Sunday* — Styx & Chicago, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

September 2026

September 3, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

September 4, 2026 *Friday* — West Valley City Family Fitness Center Hours 10:30 AM to 5 PM

September 4, 2026 *Friday* — Jack Johnson, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

September 7, 2026 *Monday* — Labor Day/City Offices Closed

September 7, 2026 *Monday* — West Valley City Family Fitness Center Hours 5 AM to 2 PM

September 10, 2026 *Thursday* — West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

September 12, 2026 *Saturday* — Hot Wheels Monster Trucks Live Glow-N-Fire, 11:30 AM; Maverik Center, 3200 Decker Lake Dr

September 12, 2026 *Saturday* — Hot Wheels Monster Trucks Live Glow-N-Fire, 6:30 PM; Maverik Center, 3200 Decker Lake Dr

September 13, 2026 *Sunday*	Hot Wheels Monster Trucks Live Glow-N-Fire, 1:30 PM; Maverik Center, 3200 Decker Lake Dr
September 14, 2026 *Monday*	Rob Zombie & Marilyn Manson, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 15, 2026 *Tuesday*	Weezer, 7 PM; Maverik Center, 3200 Decker Lake Dr
September 17, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 18, 2026 *Friday*	WVCFFC Sunshine & Smiles, More Details to Come
September 21, 2026 *Monday*	Mötley Crüe, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 22, 2026 *Tuesday*	Five Finger Death Punch, 6:45 AM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 23, 2026 *Wednesday*	Community Meeting with Chief Jacobs, 12 PM; Facebook Live
September 24, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 26, 2026 *Saturday*	$uicideboy$, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 29, 2026 *Tuesday*	Wu-Tang Forever, 7:30PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 30, 2026 *Wednesday*	Breaking Benjamin, 6 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

October 2026

October 1, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; 5405 W 3100 S
October 1, 2026	Empire of the Sun, 7:30PM; Utah First Credit Union

Thursday	Amphitheatre, 5150 Upper Ridge Rd
October 7, 2026 *Wednesday*	Staind: Break the Cycle Tour, 6 PM; Utah First Credit Union Amphitheater, 5150 Upper Ridge Rd
October 8, 2026 *Thursday*	West Valley City Farmers Market, 5-9 PM; 5405 W 3100 S
October 10, 2026 *Saturday*	Doja Cat, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
October 12, 2026 *Monday*	Indigenous People's Day/City Offices Closed
October 17, 2026 *Saturday*	GUTFELD LIVE '26 Featuring Greg Gutfeld and special guest Tom Shillue, 7 PM; Maverik Center, 3200 Decker Lake Dr
October 24, 2026 *Saturday*	Annual Pumpkin Float, More Details to Come; WVCFFC, 5415 W 3100 S
October 28, 2026 *Wednesday*	Community Meeting with Chief Jacobs, 12 PM; Facebook Live
October 31, 2026 *Saturday*	West Valley City Family Fitness Center Hours 6:30 AM to 6 PM

November 2026

November 11, 2026 *Wednesday*	Veteran's Day/City Offices Closed
November 12, 2026 *Thursday*	WVCFFC Pickles & Pickleball Event, More Details to Come
November 13, 2026 *Friday*	West Valley City Winter Market, 3-8 PM; WVCFFC, 5415 W 3100 S
November 14, 2026 *Saturday*	West Valley City Winter Market, 10 AM to 6 PM; WVCFFC, 5415 W 3100 S
November 25, 2026 *Wednesday*	West Valley City Family Fitness Center Hours 5 AM to 2 PM

November 25, 2026 *Wednesday* — Community Meeting with Chief Jacobs, 12 PM; Facebook Live

November 26, 2026 *Thursday* — Thanksgiving/City Offices Closed

December 2026

December 7, 2026 *Monday* — Holiday Games and Tree Lighting Event, 6:30 PM; WVCFFC, 5415 W 3100 S

December 24, 2026 *Thursday* — Christmas Eve/City Offices Closed

December 24, 2026 *Thursday* — West Valley City Family Fitness Center Hours 5 AM to Noon

December 25, 2026 *Friday* — Christmas Day/City Offices and West Valley City Family Fitness Center Closed

December 31, 2026 *Thursday* — West Valley City Family Fitness Center Hours 5 AM to 2 PM

January 2027

January 30, 2027 *Saturday* — Cristian Castro, 8 PM; Maverik Center, 3200 Decker Lake Dr