



WEST VALLEY CITY

The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, June 9, 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 Don Christensen

4. Approval of Minutes:

A. May 26, 2026

5. 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

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.

comment period has concluded. Speakers shall refrain from personal attacks against fellow citizens, city staff, or members of the City Council.)

6. Public Hearings:

- A. Accept Public Input Regarding Application Z-1-2026, Filed by Granger Hunter Improvement District, Requesting a Zone Change from A-2 (Agriculture, Minimum Lot Size 2 Acres) to R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) for Property Located at 5901 West Parkway Blvd.

Action: Consider Ordinance 26-22, Amend the Zoning Map to Show a Change of Zone from A-2 (Agriculture, Minimum Lot Size 2 Acres) to R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) for Property Located at 5901 West Parkway Blvd

Action: Consider Resolution 26-59, Authorize the City to Enter Into a Development Agreement with Granger Hunter Improvement District for Approximately 0.56 Acres of Property Located at Approximately 6158 West 2920 South

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

Action: Consider Ordinance 26-23, 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

7. Ordinances:

A. 26-24: Amend Chapter 5-3 of the West Valley City Municipal Code to Update Certain Procurement Requirements

B. 26-25: Amend Section 1-2-107 of the West Valley City Municipal Code to Update Certain Parks and Recreation Fees

8. Consent Agenda:

A. 26-60: Authorize the Execution of an Agreement with the State of Utah for Funding for the Sugar Plum Trail

B. Reso 26-61: Authorize the City to Enter Into an Easement Purchase Agreement and Accept a Temporary Construction Easement With and From Rebecca and Trent Moyer for Property Located at 6955 West 3500 South

9. Motion for Closed Session (if necessary)

10. Adjourn



WEST VALLEY CITY

City Council Regular Meeting Minutes May 26, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC REGULAR SESSION ON TUESDAY, MAY 26, 2026 AT 6:30 P.M. AT WEST VALLEY CITY HALL, COUNCIL CHAMBERS, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH.

THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR 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
William Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Ken Cushing, IT

OPENING CEREMONY- COUNCILMEMBER CINDY WOOD

Councilmember Cindy Wood reflected on the observance of Memorial Day, noting that the holiday is intended to honor and remember military personnel who lost their lives while serving in the armed forces. She shared that her family has traditionally observed Memorial Day by remembering both loved ones and those who served in the military. Councilmember Wood also referenced a quote from President Calvin Coolidge regarding honor and sacrifice, stating that he views members of the military who gave their lives in service as deserving of remembrance and gratitude for their sacrifices in protecting the country. She asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 12, 2026

The Council considered the Minutes of the Regular Meeting held May 12, 2026. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Regular Meeting held May 12, 2026. Councilmember Wood seconded the motion.

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

PUBLIC COMMENT PERIOD

Rhonda Amacombe, a West Valley City resident of 23 years, expressed concerns regarding activity at a neighboring property on Sugar Maple Circle. She stated that the home, located within a single-family residential neighborhood, has experienced frequent turnover of vehicles and occupants over the past several years, with numerous vehicles regularly parked along the street and driveway. Rhonda raised concerns regarding possible unpermitted structures and modifications to the property, including sheds, additional entrances, garage conversions, and a second driveway. She also expressed concerns regarding drainage impacts, fire safety, overcrowding, and possible illegal activity occurring at the residence. Rhonda requested that the City review the situation and investigate potential code or safety violations.

Bruce Gourley, a neighboring resident, stated that he had observed many of the same concerns raised by the previous speaker regarding activity at the nearby property. He reported frequent vehicle and occupant turnover, concerns about possible illegal activity, and the recent placement of a large shed on the property. Bruce also expressed concerns regarding the appearance of the property and its potential impact on the surrounding neighborhood and nearby property values.

Martha Gourley, a resident of the same neighborhood, expressed concerns regarding frequent turnover of occupants at the neighboring property and the number of individuals reportedly living at the residence. She stated that she had observed numerous people regularly moving in and out of the home, as well as activity she believed to be suspicious or potentially related to illegal drug activity. Martha also raised concerns regarding late-night work occurring at the property, the overall

condition and appearance of the residence, and the perceived impact on neighborhood safety and quality of life. She requested assistance from the City in addressing the concerns raised by nearby residents.

Mike Markham stated that the neighborhood concerns discussed by previous speakers were not isolated incidents and noted that similar issues had been discussed by other residents. He also commented on the recent removal of trees around City Hall, expressing concern about the appearance of the area and asking whether replacement landscaping was planned. Mike additionally referenced recent sewer line work near City Hall and questioned whether the installed line was adequately sized for the facility. He concluded by expressing frustration regarding ongoing neighborhood parking and nuisance concerns and uncertainty about what actions could be taken to address them.

Jim Vesock encouraged the Council and staff to coordinate addressing issues related to overcrowded housing and multiple occupants residing in single-family homes. He also informed the Council of community events taking place that evening, including a petting zoo event at Chick-fil-A and a storytelling event at the Cultural Center focused on preserving historical stories and experiences from longtime West Valley City residents. Jim additionally raised concerns regarding deteriorated pavement and large potholes near the driveway area by Wingstop off 3500 South, noting that the condition creates difficulties for drivers and could potentially damage vehicles. He requested that temporary repairs or maintenance be considered until permanent improvements are completed.

Barry Gittleman commented on current economic challenges facing many Americans and stated that local governments are often viewed as being more responsive to residents' concerns than state or federal governments. He acknowledged the City's consideration of a potential tax increase and discussed the relationship between rising costs, housing affordability, and local revenue needs. Barry encouraged the City to consider strategies that would support additional housing development and population growth, including streamlining development processes and reducing costs associated with construction where possible. He stated that increasing housing supply and attracting additional residents could help improve affordability and expand the City's tax base.

Tim Amicone, a resident of Sugar Maple Circle and longtime West Valley City resident, expressed concerns regarding overcrowding, construction activity, and property modifications occurring at a neighboring residence. He stated that numerous individuals regularly reside at the home and described concerns regarding late-night activity, parking, noise, and ongoing construction work occurring outside regular inspection hours. Tim also raised concerns regarding grading and drainage changes near the shared property line, possible impacts to neighboring properties, and the construction of an additional driveway and large shed structure. He expressed concerns regarding neighborhood safety, maintenance of neighborhood character, and the overall appearance of the property, and requested that the City review the situation and applicable regulations.

Ryan Mahoney, a West Valley City resident, addressed the Council regarding the 4100 South wrought iron fence ordinance previously discussed by the Council. He stated that he had observed several properties along the corridor where residents had attempted to comply with the ordinance, though many improvements appeared piecemeal and inconsistent due to the lack of a coordinated City program. Ryan stated that he had provided the Mayor and Council with a proposed voluntary assessment area financing framework intended to help residents finance fence improvements through property tax assessments. He explained that the proposal could potentially reduce costs for residents and support more consistent aesthetic improvements along the corridor.

Lance, a longtime resident of the neighborhood, expressed concerns regarding ongoing activity at a nearby rental property referenced by previous speakers. He stated that loud music and gatherings had occurred late into the night, creating concerns for neighborhood safety and quality of life. Lance also expressed concern about the number of individuals reportedly living at the residence and questioned whether the occupancy aligned with single-family residential zoning requirements. He stated that he and his neighbors were concerned about potential safety issues and disturbances associated with the property.

Taylor Amicone, a resident of the same neighborhood, stated that ongoing late-night noise from the neighboring property, including loud music and gatherings, has disrupted nearby residents. Taylor expressed concern regarding repeated nighttime activity and stated that the noise has negatively impacted the ability of neighbors to sleep.

Councilmember Harmon stated that he was familiar with the neighborhood concerns being discussed, noting that he lives nearby and has observed issues related to parking congestion and access along Sugar Maple Circle. He expressed concern that emergency vehicles could face difficulties accessing the street due to the volume of parked vehicles. Councilmember Harmon stated that staff in Community Development and Code Enforcement were aware of the situation and would continue reviewing the matter. He also discussed broader concerns regarding boarding house-style occupancy within single-family residential neighborhoods, stating that such situations can create impacts related to parking, traffic, and neighborhood safety. Councilmember Harmon encouraged residents to provide contact information to staff for follow-up communication regarding the issue.

Mayor Lang suggested that residents experiencing late-night noise disturbances contact West Valley Dispatch through the non-emergency line after applicable noise ordinance hours. She noted that similar situations in her neighborhood had generally been resolved after reporting the issue and acknowledged the challenges that ongoing nighttime noise can create for nearby residents and families.

Ifo Pili, City Manager, stated that staff would coordinate with the City's Boarding House Task Force regarding the concerns raised about the property and would follow up on the specific residence discussed during public comment. It was also noted that staff would coordinate with the Police

Department regarding reported noise ordinance concerns. Ifo stated that the Boarding House Task Force had been actively working on related issues and reviewing individual cases as they arise,

ADOPTION OF THE WEST VALLEY CITY TENTATIVE/INTERIM BUDGET

A. AN EXECUTIVE OFFICER OR BUDGET OFFICER OF THE CITY INTENDS TO STATE IN THIS PUBLIC MEETING THAT THE TENTATIVE BUDGET INCLUDES A PROPOSED TAX RATE INCREASE

Mayor Lang stated that an executive officer or budget officer of the City intends to state in this public meeting that the tentative budget includes a proposed tax rate increase.

B. AN EXECUTIVE OFFICER OR BUDGET OFFICER OF THE CITY STATES THAT THE TENTATIVE BUDGET INCLUDES A PROPOSED TAX RATE INCREASE AND PRESENTS A PROPERTY TAX IMPACT SCHEDULE AS DEFINED IN UTAH CODE SECTION 59-2-924

Jim Welch, Finance Director, stated that the tentative budget includes a proposed tax rate increase and presents a property tax impact schedule as defined in Utah Code Section 59-2-924.

C. THE CITY INTENDS TO STATE THAT THE CITY IS CONSIDERING LEVYING A TAX RATE THAT EXCEEDS THE CITY'S CERTIFIED TAX RATE (THE "PROPOSED TAX RATE INCREASE"). THE CITY WILL ALSO STATE THE APPROXIMATE DOLLAR AMOUNT AND PURPOSE FOR ADDITIONAL AD VALOREM TAX REVENUE THAT WOULD BE GENERATED BY THE PROPOSED TAX RATE INCREASE. THE CITY WILL ALSO STATE THE APPROXIMATE PERCENTAGE INCREASE IN AD VALOREM TAX REVENUE FOR THE CITY BASED ON THE PROPOSED TAX RATE INCREASE. THE CITY WILL ALSO STATE THAT IF THE CITY PROCEEDS WITH THE PROPOSED TAX RATE INCREASE, THE CITY WILL PROVIDE NOTICE OF AND CONDUCT A PUBLIC HEARING, AS REQUIRED BY UTAH CODE SECTION 59-2-919(4)(C), AT WHICH MEMBERS OF THE PUBLIC WILL HAVE AN OPPORTUNITY TO PROVIDE COMMENTS ON THE PROPOSED TAX RATE INCREASE

Mayor Lang stated that the City intends to state that the City is considering levying a tax rate that exceeds the City's certified tax rate (the "proposed tax rate increase"). She noted that the City will also state the approximate dollar amount and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase. Mayor Lang indicated that the City will also state the approximate percentage increase in ad valorem tax revenue for the City based on the proposed tax rate increase. She added that the City will also state that if the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Section 59-2-919(4)(c), at

which members of the public will have an opportunity to provide comments on the proposed tax rate increase.

- D. **THE CITY IS CONSIDERING LEVYING A TAX RATE THAT EXCEEDS THE CITY'S CERTIFIED TAX RATE. THE PROPOSED TAX RATE INCREASE WOULD GENERATE APPROXIMATELY \$1,907,662 OF ADDITIONAL AD VALOREM TAX REVENUE TO BE USED TO PAY FOR ADDITIONAL OPERATIONAL AND EMPLOYEE COMPENSATION COSTS. THE PROPOSED TAX RATE INCREASE WOULD INCREASE THE CITY'S AD VALOREM TAX REVENUE BY APPROXIMATELY 5%. IF THE CITY PROCEEDS WITH THE PROPOSED TAX RATE INCREASE, THE CITY WILL PROVIDE NOTICE OF AND CONDUCT A PUBLIC HEARING, AS REQUIRED BY UTAH CODE SECTION 59-2-919(4)(C)**

Jim Welch, Finance Director, stated that the City is considering levying a tax rate that exceeds the City's certified tax rate. The proposed tax rate increase would generate approximately \$1,907,662 of additional ad valorem tax revenue to be used to pay for additional operational and employee compensation costs. He noted that the proposed tax rate increase would increase the City's ad valorem tax revenue by approximately 5%. If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Section 59-2-919(4)(c).

- E. **BUDGET OFFICER PRESENTS THE PROPERTY TAX IMPACT SCHEDULE**

Mayor Lang stated that the City's Budget officer will now present the property tax impact schedule.

Jim Welch, Finance Director, stated that he is presenting the property tax impact schedule to the Council today. He noted that it has been included in the Council's packets as a separate document from all other budget documents. Jim noted that copies are also available attached to the agenda on the Utah public notice website and on the City website. He added that the property tax impact schedule can also be found on the website at wvc-ut.gov and clicking the truth in taxation button on the main page to find it. Jim stated that copies are also available at the back of the room or upon request to himself or the City Recorder, Nichole Camac.

- F. **ACCEPT PUBLIC COMMENT REGARDING THE TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled May 26, 2026 in order for the City Council to hear and consider public comments regarding the Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027.

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

This resolution adopts the tentative budget for West Valley City for the 2026-2027 fiscal year and sets a date for public comment at a hearing to be held on August 11, 2026.

West Valley City will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2026-2027.

Jim Welch, Finance Director, provided an overview of the proposed budget process and explained that portions of the budget discussion and disclosures are required by state law. He reviewed the City Council's five established vision priorities for the City, including attractiveness, community, prosperity, diversity, and reputation, and explained that departmental budget requests were evaluated based on alignment with those priorities. Jim stated that departments submitted approximately \$13.9 million in prioritized requests, of which approximately \$1.4 million was recommended for funding following review by a budget committee composed of City management and finance staff. He explained that approved requests were categorized as either required obligations or recommended additions.

Jim also reviewed personnel-related expenditures included in the proposed budget, including funding for additional police officers, firefighters, and other City employees, as well as compensation increases for public safety and general City staff. He stated that projected revenues for the upcoming fiscal year are approximately \$122 million, with expenditures projected at approximately \$124 million, resulting in an estimated deficit of approximately \$1.9 million, which is proposed to be addressed through a property tax increase.

Additional discussion included revenue sources, expenditure allocations, reserve fund balances, and estimated property tax impacts to residential and commercial properties. Jim noted that the proposed tax increase would represent approximately a one percent increase to the General Fund budget and reviewed reserve levels in relation to state requirements and bond rating considerations. He concluded by outlining the anticipated timeline for tentative and final budget adoption, including upcoming public hearings and the scheduled Truth in Taxation hearing.

Mayor Lang opened the Public Hearing.

Jim Vesock commented on the proposed budget and property tax increase, stating that residents should remain mindful of how public funds are spent. He expressed support for the portions of the budget related to public safety staffing, including additional firefighters and police officers, stating that maintaining emergency response services and public safety resources is important for the community. Jim also acknowledged the City's efforts to manage the budget responsibly and stated that other taxing entities may have a larger impact on overall property tax bills than the City's proposed increase. He commended City leadership and finance staff for their work in developing the proposed budget.

Mayor Lang closed the Public Hearing.

ACTION: RESOLUTION 26-54, ADOPT A TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 AND SET AUGUST 11, 2026 AS THE DATE FOR A PUBLIC BUDGET HEARING

The City Council previously held a public hearing regarding proposed Resolution 26-54 that would adopt a Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027 and Set August 11, 2026 as the Date for a Public Budget Hearing.

Councilmember Huynh expressed concerns regarding City involvement in private-sector operations, specifically referencing City-owned golf courses and the Maverik Center. He stated that he believes such facilities should potentially be sold so resources could instead be directed toward beautification and other City improvements. Councilmember Huynh also raised concerns regarding water usage associated with golf course operations, particularly in light of ongoing public discussions encouraging water conservation.

Additional comments included concerns regarding property taxes, housing affordability, and the City's approach to housing development. Councilmember Huynh stated that increasing property values and taxes can create financial burdens for residents, particularly those on fixed incomes or those needing to access home equity. He also discussed concerns regarding benefits related to golf access for current and former councilmembers and emphasized the importance of responsible fiscal management and prioritizing residents' needs. Councilmember Huynh concluded by expressing support for City employees and a desire to continue improving the community and quality of services provided to residents.

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

Councilmember Christensen moved to approve Resolution 26-54

Councilmember Nordfelt seconded the motion.

MINUTES OF COUNCIL REGULAR MEETING – MAY 26, 2026

-9-

A roll call vote was taken:

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

Majority.

ACTION: RESOLUTION 26-55, CONFIRM THAT CERTAIN STATEMENTS WERE MADE AND DOCUMENTS MADE AVAILABLE AS REQUIRED BY STATE LAW

Mayor Lang discussed proposed Resolution 26-55 that would confirm that Certain Statements were Made and Documents Made Available as Required by State Law.

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

Councilmember Harmon moved to approve Resolution 26-55

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

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

Majority.

ACTION: RESOLUTION 26-56, CONFIRM THAT CERTAIN ADDITIONAL STATEMENTS WERE MADE AS REQUIRED BY STATE LAW AND DIRECT

THE BUDGET OFFICER TO NOTIFY THE TAX COMMISSION AND THE SALT LAKE COUNTY AUDITOR OF A PROPOSED TAX INCREASE AND THE DATE, TIME, AND PLACE OF A PUBLIC HEARING AS REQUIRED BY STATE LAW

Mayor Lang discussed proposed Resolution 26-56 that would confirm that Certain Additional Statements were Made as Required by State Law and Direct the Budget Officer to Notify the Tax Commission and the Salt Lake County Auditor of a Proposed Tax Increase and the Date, Time, and Place of a Public Hearing as Required by State Law.

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

Councilmember Nordfelt moved to approve Resolution 26-56

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Majority.

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION SV-3-2026, FILED BY WEST VALLEY LAND HOLDINGS, LLC, REQUESTING APPROVAL OF A FIVE-LOT SUBDIVISION WITH A STREET VACATION

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled May 26, 2026 in order for the City Council to hear and consider public comments regarding Application SV-3-2026, Filed by West Valley Land Holdings, LLC, Requesting Approval of a Five-Lot Subdivision with a Street Vacation.

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

The purpose of this subdivision is to amend two lots from the WVLH Subdivision that was recorded in 2023, as well as take the remaining parcels owned by West Valley Land Holdings, LLC, and create a new subdivision consisting of 5 lots. The subdivision will modify the parcel lines where the current office tower sits and creates 4 additional lots for future commercial land uses. Three parcels recently acquired from the West Valley City RDA will also be incorporated into the new subdivision. Shared access to the subdivision will be gained from Lehman Avenue, which will be handled through an existing easement from the WVLH Subdivision, and from Constitution Blvd through a proposed access easement that will be maintained in common by the owners of Lots 1, 2, 3, and 4. The subdivision will vacate 314 square feet of right-of-way along Constitution Blvd, in favor of Lot 2. Approximately 1,328 square feet will be dedicated on the same street.

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

ACTION: ORDINANCE 26-17, APPROVE THE VACATION OF A PORTION OF CONSTITUTION BOULEVARD IN CONJUNCTION WITH THE WASATCH WEST VALLEY SUBDIVISION

The City Council previously held a public hearing regarding proposed Ordinance 26-17 that would approve the Vacation of a Portion of Constitution Boulevard in Conjunction with the Wasatch West Valley Subdivision.

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

Councilmember Harmon moved to approve Ordinance 26-17.

Councilmember Wood seconded the motion.

A roll call vote was taken:

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

Unanimous.

ORDINANCE 26-18: AMEND SECTIONS 1-2-113, 10-1-110, 10-2-502, 10-2-503, 10-2-504, 10-2-506, 10-2-507, 10-2-508, 10-2-510, 10-2-511, 10-2-601, 10-3-204, 10-3-501, AND 10-3-701 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING ADMINISTRATIVE CODE ENFORCEMENT

Mayor Lang presented proposed Ordinance 26-18 that would amend Sections 1-2-113, 10-1-110, 10-2-502, 10-2-503, 10-2-504, 10-2-506, 10-2-507, 10-2-508, 10-2-510, 10-2-511, 10-2-601, 10-3-204, 10-3-501, and 10-3-701 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Administrative Code Enforcement.

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

The Legal Department and City staff routinely review the City Code to ensure legal compliance and alignment with best practices. The proposed amendments reflect current best practices for efficient governance.

First, the Administrative Appeals Board is no longer necessary. Administration and the City Council are aligned on code enforcement priorities and practices, and the current ALJ serves as an independent third party.

Second, Code Enforcement has requested additional tools to address repeat offenders. Level 2 NOV's have been effective in addressing issues involving rental properties and businesses and would also be useful when applied to individual homeowners.

Third, requiring amendments to the City Code each time departments are reorganized is inefficient. The City Manager already has legal authority to organize departments. Repealing and reenacting Title 3 preserves that authority, along with all other legal requirements, while removing unnecessary codification of specific departmental structures.

Finally, legislation passed during the 2026 legislative session requires that provisions concerning City Council vacancies and disposal of City property be enacted and amended. Vacancies on the City Council are filled in accordance with state law. This ordinance would establish the process of breaking a tie. If a vote results in a tie between two candidates, the winner is determined by a coin toss. If two candidates tie for second place and no candidate has a majority, a coin toss determines who advances. For ties involving three or more candidates, a random card draw is used to eliminate all but the top two candidates. A final vote is then held between the remaining candidates, with any resulting tie decided by a coin toss. This ordinance also simplifies or repeals portions of the code related to disposal of City property.

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

and she called for a motion.

Councilmember Christensen moved to approve Ordinance 26-18.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

ORDINANCE 26-19: REPEAL AND REENACT TITLE 3 OF THE WEST VALLEY CITY MUNICIPAL CODE

Mayor Lang presented proposed Ordinance 26-19 that would Repeal and Reenact Title 3 of the West Valley City Municipal Code.

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

The Legal Department and City staff routinely review the City Code to ensure legal compliance and alignment with best practices. The proposed amendments reflect current best practices for efficient governance.

First, the Administrative Appeals Board is no longer necessary. Administration and the City Council are aligned on code enforcement priorities and practices, and the current ALJ serves as an independent third party.

Second, Code Enforcement has requested additional tools to address repeat offenders. Level 2 NOV's have been effective in addressing issues involving rental properties and businesses and would also be useful when applied to individual homeowners.

Third, requiring amendments to the City Code each time departments are reorganized is inefficient. The City Manager already has legal authority to organize departments. Repealing and reenacting Title 3 preserves that authority, along with all other legal requirements, while removing unnecessary codification of specific departmental structures.

Finally, legislation passed during the 2026 legislative session requires that provisions concerning City Council vacancies and disposal of City property be enacted and amended. Vacancies on the City Council are filled in accordance with state law. This ordinance would establish the process of breaking a tie. If a vote results in a tie between two candidates, the winner is determined by a coin toss. If two candidates tie for second place and no candidate has a majority, a coin toss determines who advances. For ties involving three or more candidates, a random card draw is used to eliminate all but the top two candidates. A final vote is then held between the remaining candidates, with any resulting tie decided by a coin toss. This ordinance also simplifies or repeals portions of the code related to disposal of City property.

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

Councilmember Wood moved to approve Ordinance 26-19.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

ORDINANCE 26-20: AMEND SECTION 4-2-101, AND REPEAL SECTION 4-5-102 OF THE WEST VALLEY CITY MUNICIPAL CODE TO MAKE UPDATES REQUIRED BY STATE LAW

Mayor Lang presented proposed Ordinance 26-20 that would amend Section 4-2-101, and Repeal Section 4-5-102 of the West Valley City Municipal Code to make Updates Required by State Law

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

The Legal Department and City staff routinely review the City Code to ensure legal compliance and alignment with best practices. The proposed amendments reflect current best practices for efficient governance.

First, the Administrative Appeals Board is no longer necessary. Administration and the City Council are aligned on code enforcement priorities and practices, and the current ALJ serves as an independent third party.

Second, Code Enforcement has requested additional tools to address repeat offenders. Level 2 NOV's have been effective in addressing issues involving rental properties and businesses and would also be useful when applied to individual homeowners.

Third, requiring amendments to the City Code each time departments are reorganized is inefficient. The City Manager already has legal authority to organize departments. Repealing and reenacting Title 3 preserves that authority, along with all other legal requirements, while removing unnecessary codification of specific departmental structures.

Finally, legislation passed during the 2026 legislative session requires that provisions concerning City Council vacancies and disposal of City property be enacted and amended. Vacancies on the City Council are filled in accordance with state law. This ordinance would establish the process of breaking a tie. If a vote results in a tie between two candidates, the winner is determined by a coin toss. If two candidates tie for second place and no candidate has a majority, a coin toss determines who advances. For ties involving three or more candidates, a random card draw is used to eliminate all but the top two candidates. A final vote is then held between the remaining candidates, with any resulting tie decided by a coin toss. This ordinance also simplifies or repeals portions of the code related to disposal of City property.

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

Councilmember Harmon moved to approve Ordinance 26-20.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

RESOLUTION 26-57: APPROVE THE PURCHASE OF SOFTWARE AND RELATED SERVICES FROM CIVICPLUS

Mayor Lang presented proposed resolution 26-57 that would approve the Purchase of Software and Related Services from CivicPlus.

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

The current software vendor, CivicRec, provides online registration and amenities preferred for operations.

Six qualifying vendors responded to the RFP, and CivicRec scored higher than the others in the requested specifications of services , including price, quality, warranty, and work timeline.

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

Councilmember Huynh moved to approve Resolution 26-57.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION 26-58: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR FUNDING FOR THE

CITY PARK SCOREBOARD TOWER PROJECT

Mayor Lang presented proposed resolution 26-58 that would authorize the Execution of an Interlocal Cooperation Agreement with Salt Lake County for Funding for the City Park Scoreboard Tower Project

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

Parks and Recreation applied for a grant to redesign the aging scoreboard tower building at City Park. The design will use the existing foundation and address the needs of the baseball and football teams who use it.

The scoreboard tower building houses equipment, concessions, and supplies for youth baseball and softball leagues who play at City Park and surrounding areas. The building is very old. It leaks and needs several upgrades to be useful.

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

Councilmember Nordfelt moved to approve Resolution 26-58.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous.

ORDINANCE 26-21: ADOPT AN AMENDMENT TO THE CITY CENTER REDEVELOPMENT AREA PROJECT AREA PLAN TO REMOVE A PARCEL

Mayor Lang presented proposed Ordinance 26-21 that would adopt an Amendment to the City Center Redevelopment Area Project Area Plan to Remove a Parcel.

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

MINUTES OF COUNCIL REGULAR MEETING – MAY 26, 2026

-18-

There is a sliver of property that is included in both the City Center RDA and the Fairbourne CRA in the County's tax district records. The County has requested the removal of the parcel from the City Center RDA to avoid inconsistent boundary lines. This is consistent with the City's actions in creating the Fairbourne CRA.

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

Councilmember Harmon moved to approve Ordinance 26-21.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

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

Unanimous.

MOTION TO ADJOURN

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

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE
REGULAR MEETING ON TUESDAY MAY 26, 2026 WAS ADJOURNED AT 7:27 PM BY
MAYOR LANG.**

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, May 26, 2026.

MINUTES OF COUNCIL REGULAR MEETING – MAY 26, 2026
-19-

Nichole Camac, MMC
City Recorder

DRAFT



Z-1-2026

West Valley City Issue Paper

City Council Review

Description: Z-1-2026

Fiscal Impact: \$0

Funding Source: N/A

Account #: N/A

Budget Opening Required:

☐

Issue:

Application: #Z-1-2026

Applicant: Granger Hunter Improvement District

Location: 5901 West Parkway Blvd.

Size: 0.29 acres

Summary:

Zone change from A-2 (Agricultural, minimum lot size 2 acres) to R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet)

Background:

Zoning on the surrounding property includes A-2 to the north and east, R-1-10 to the south, and RM (Multiple Unit Dwelling Residential) to the west. Neighboring uses include vacant land to the north, a large storm water detention area to the east, a Granger Hunter Improvement District sewer lift station to the south, and a developing senior condo development to the west. The subject property is currently vacant. The subject property is designated as Medium Density Residential (7 to 12 units/acre) in the General Plan.

The concept plan shows the extension of 5990 West to the north. Public Works has discussed this road extension with Granger Hunter and has proposed splitting the cost. Right-of-way dedication along the east side of the property will be necessary to accommodate the sidewalk extension.

Recommendation:

The Planning Commission recommends approval subject to a development agreement.

Department: Community Development

Submitted by: Steve Pastorik

Date: 5/6/2026



WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: 05/06/2026

Date Adopted: _____

Effective Date: _____

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A
CHANGE OF ZONE FROM A-2 (AGRICULTURAL, MINIMUM
LOT SIZE 2 ACRES) TO R-1-10 (SINGLE UNIT DWELLING
RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQ. FT.) FOR
PROPERTY LOCATED AT 5901 WEST PARKWAY BLVD. ON
0.29 ACRES.**

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

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

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

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

SECTION 1. ZONING CHANGE.

The property described in application #Z-1-2026, filed by Granger Hunter Improvement District and located at 5901 W Parkway Blvd. is hereby reclassified from zone A-2 (Agricultural, minimum lot size 2 acres) to R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.) said property being more particularly described as follows:

Parcel #1426201014

SECTION 2. ZONING MAP AMENDMENT.

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

SECTION 3. EFFECTIVE DATE.

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

DATED this _____ day of _____, 2026.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER



West Valley City Issue Paper

City Council Review

Description: Development Agreement with Granger Hunter Improvement District

Fiscal Impact: \$0

Funding Source: N/A

Account #: N/A

Budget Opening Required:

☐

Issue:

A resolution authorizing the City to enter into a development agreement with Granger Hunter Improvement District.

Summary:

This resolution authorizes a development agreement between the City and Granger Hunter Improvement District to establish minimum standards for a sewer lift station at 6158 West 2920 South.

Background:

Granger Hunter Improvement District has submitted a zone change application (Z-1-2026) on property at 5901 West Parkway Blvd (adjacent to 6158 West 2920 South) to change the zoning from A-2 (Agriculture, minimum lot size 2 acres) to R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet). The Planning Commission recommended approval of the zone change subject to a development agreement.

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

1. Dedicate 5 feet of right-of-way along the east side of the property to accommodate the extension of 5990 West.
2. Construct the extension of 5990 West to the north edge of the property. The City will pay for permanent improvements on the east half of the roadway.
3. Construct a temporary paved turnaround meeting Fire Department requirements.
4. Install a 6-foot-tall precast concrete wall along the north and west sides of the property.
5. Place the fence along the south side of the property 20 feet from the south property line.

Recommendation:

The Planning Commission recommends approval to the City Council.

Department: Community Development

Submitted by: Steve Pastorik

Date: 5/6/2026



WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A
DEVELOPMENT AGREEMENT WITH GRANGER HUNTER
IMPROVEMENT DISTRICT FOR APPROXIMATELY 0.56
ACRES OF PROPERTY LOCATED AT APPROXIMATELY 6158
WEST 2920 SOUTH.**

WHEREAS, Granger Hunter Improvement District (herein “Developer”) owns or is under contract to acquire real property within the limits of West Valley City, Utah, on which Developer proposes to develop a residential project (herein the “Project”); and

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

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

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

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

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

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (herein the “Agreement”) is entered into this _____ day of _____, 20____, by and between Granger Hunter Improvement District, a political subdivision of the state of Utah, (herein “Developer”) for the land to be included in or affected by the project located at approximately 6158 West 2920 South in West Valley City, Utah, and West Valley City, a municipal corporation and political subdivision of the state of Utah (herein the “City”).

RECITALS

WHEREAS, Developer owns or is under contract to acquire approximately 0.56 acres of real property located at approximately 6158 West 2920 South in West Valley City, Utah, as described in Exhibit “A” (the “Property”), on which Developer proposes to establish minimum standards for a new wastewater pump station development (the “Project”); and

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

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

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

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

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

2. **Reserved Legislative Powers.** Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the West Valley City Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

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

4. **Specific Design Conditions.** The Project shall be developed and constructed as set forth in the specific design conditions set forth in Exhibit "B". The Project shall also comply with all requirements set forth in the minutes of the City Council hearings on this matter.

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

6. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning also the responsibilities arising hereunder. This restriction on assignment is not intended to prohibit or impede the sale by Developer.

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

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

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

TO DEVELOPER: Granger Hunter Improvement District
Attn: Jason Helm, General Manager
2888 South 3600 West
West Valley City, UT 84044

TO CITY: West Valley City
Ifo Pili, City Manager
3600 Constitution Blvd.
West Valley City, Utah 84119

WITH A COPY TO: West Valley City Attorney's Office
Attn: Brandon Hill
3600 Constitution Blvd.
West Valley City, Utah 84119

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

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

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

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

WEST VALLEY CITY

CITY RECORDER

Date: _____

State of _____)
) ss
 County of _____)

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Parcel #: 14-26-176-006:

BEG N 0°02'48" W 1320.52 FT & N 89°55'33" E 2576.13 FT FR W 1/4 COR OF SEC 26, T 1S, R 2W, S L M; N 89°55'33" E 105.77 FT; S 0°04'54" E 100 FT; S 89°55'33" W 105.78 FT; N 0°04'27" W 100 FT TO BEG. 0.24 AC M OR L.

Parcel #: 14-26-176-017:

PARCEL A, COURTNEY MEADOWS PHASE 3 SUB.

Parcel 14-26-201-014:

BEG S 0°04'54" E 155 FT FR N 1/4 COR OF SEC 26, T1S, R2W, SLM; N 72°03' E 398 FT; N 89°11'33" E 605.99 FT; S 0°04'54" E 1295.79 FT; S 89°54'40" W 1036.7 FT; N 0°04'54" W 1152.97 FT; N 75°45' E 53.22 FT M OR L TO BEG. LESS, BEG N 89°50'23" W 1786 FT & S 00°09'37" W 1321.38 FT FR NE COR SEC 26, T1S, R2W, SLM; N 19°43'14" W 1039.42 FT; N 04°06'32" E 266.56 FT; N 89°15'40" E 183.64 FT; S 15°35'06" E 742.89 FT; S 19°53'19" E 228.55 FT; S 19°42'39" E 0.92 FT; S 00°09'40" W 315.73 FT; N 89°49'31" W 128.75 FT TO BEG. ALSO LESS, BEG N 89°50'23" W 2542.06 FT & S 0°09'37" W 122.67 FT FR NE COR OF SEC 26, T1S, R2W, SLM; S 0°10'25" W 1198.52 FT; N 89°49'31" W 50 FT; N 0°10'25" E 125 FT; N 89°49'35" W 101.64 FT; N 0°09'40" E 1028.11 FT; N 75°58'48" E 53.20 FT; N 72°17'34" E 105.38 FT TO BEG. ALSO LESS, BEG N 89°50'23" W 2121.83 FT & S 0°09'37" W 37.57 FT FR NE COR OF SEC 26, T1S, R2W, SLM; S 0°51'15" E 40.41 FT; S 4°06'32" W 266.56 FT; S 19°43'14" E 1039.42 FT; N 89°49'31" W 756.34 FT; N 0°10'25" E 1198.52 FT; N 72°17'34" E 267.81 FT; N 89°08'45" E 165.36 FT TO BEG. ALSO LESS, BEG N 89°50'23" W 1937.50 FT & S 0°09'37" W 34.31 FT FR NE COR OF SEC 26, T1S, R2W, SLM; S 0°09'37" W 40.79 FT; S 15°35'06" E 9.31 FT; S 89°05'24" W 104.27 FT; S 87°36'43" W 82.78 FT; N 4°06'32" E 11.73 FT; N 0°51'15" W 40.41 FT; N 89°08'45" E 184.36 FT TO BEG.

EXHIBIT B

DEVELOPMENT STANDARDS

1. The Developer shall dedicate the Easterly 5.0 feet of Parcel A of Courtney Meadows Phase 3 Subdivision (parcel 14-26-176-017) and the Easterly 5.0 feet of parcel 14-26-201-014 for right-of-way to the City to accommodate the extension of 5990 West to the north boundary of parcel 14-26-201-014.
2. The Developer shall construct the extension of 5990 West to the north edge of the Property and include paving, curb and gutter, parkstrip, sidewalk and streetlights. The City shall pay for permanent improvements on the east half of the roadway upon completion, inspection, and acceptance of said improvements, but shall not be responsible for any cost related to the temporary turnaround described below.
3. The Developer shall construct a temporary paved turnaround meeting Fire Department requirements.
4. The Developer shall install a 6-foot-tall precast concrete wall along the north and west sides of the Property.
5. The fence along the south side of the Property shall be setback 20 feet from the south property line.

March 30, 2026

Steve Pastorik
West Valley City
3600 S Constitution Blvd.
West Valley City, UT 84119

Subject: Letter of Intent – Granger-Hunter Improvement District Zoning Amendment
25A: Pleasant Valley WWPS Replacement

Steve Pastorik:

Granger-Hunter Improvement District (GHID) owns the property located at 6158 W 2920 S, West Valley City, Utah. The site currently contains an existing wastewater pump station that serves the surrounding area.

The existing GHID pump station has reached its useful life and needs to be replaced with a new wastewater pump station. This project will include the construction of a 30-foot deep wet well and dry well excavation. In addition to this a new masonry building, site improvements, and new sewer and force main piping will be installed.

As part of this project, GHID is requesting approval of a zoning amendment for the subject location. The site is currently designated as a Medium Density Residential in the West Valley City General Plan and is zoned A-2. GHID is requesting that the property to be rezoned to R-1-10.

The existing lift station has been in operation since the 1980's and is essential for the surrounding community. The proposed amendment will accommodate the replacement of the existing lift station. These improvements will increase capacity, meet current pump station requirements, and improve reliability of the wastewater system.

Construction is anticipated to begin mid 2026 and will continue through the middle of 2027.

Sincerely,

GRANGER-HUNTER IMPROVEMENT DISTRICT



Jeremy Gregory
Staff Engineer

Z-1-2026

Petition by Granger Hunter Improvement District requesting a zone change from A-2 (Agriculture, minimum lot size 2 acres) to R-1-2010 (Single Unit Dwelling Residential, minimum lot size 10,000 SF). The property is located at 5901 W Parkway Blvd on 0.29 acres. (Staff – Steve Pastorik at 801-963-3454 or steve.pastorik@wvc-ut.gov).

Granger Hunter Improvement District has submitted a zone change on a 0.29-acre parcel at 5901 West Parkway Blvd. from A-2 (Agricultural, minimum lot size two acres) to R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet). The subject property is designated as Medium Density Residential (7 to 12 units/acre) in the West Valley City General Plan.

Zoning on the surrounding property includes A-2 to the north and east, R-1-10 to the south, and RM (Multiple Unit Dwelling Residential) to the west. Neighboring uses include vacant land to the north, a large storm water detention area to the east, a Granger Hunter Improvement District sewer lift station to the south, and a developing senior condo development to the west. The subject property is currently vacant.

The applicant has submitted a concept plan and letter that describe the intended use, which is a new sewer lift station to replace the existing facility to the south. The subject parcel does not meet the minimum lot size for the A-2 zone. Granger Hunter is requesting this zone change to make the parcel conform with zoning.

The concept plan shows the extension of 5990 West to the north. Public Works has discussed this road extension with Granger Hunter and has proposed splitting the cost. Right-of-way dedication along the east side of the property will be necessary to accommodate the sidewalk extension.

The concept plan also shows perimeter fencing for the property with a 6-foot-tall precast concrete wall along the west side and an ornamental fence along the remaining sides. Given the potential for future residential use to the north as discussed during the Commission's study meeting, staff suggests that the 6-foot-tall precast concrete wall be along both the north and west sides of the property. To meet the fence setback requirement in Section 7-2-114, the fence along the south side of the property needs to be setback 20 feet from the south property line.

Staff Alternatives:

- Approval. This application should be approved subject to a development agreement that includes the following requirements:
 - The applicant shall dedicate sufficient right-of-way to the City to accommodate the extension of 5990 West to the north edge of the property.
 - The applicant shall construct the extension of 5990 West to the north edge of the property and include paving, curb and gutter, parkstrip, sidewalk and streetlights. The City will pay half of the cost of the extension.
 - A 6-foot-tall precast concrete wall shall be installed along the north and west sides of the property.
 - The fence along the south side of the property shall be setback 20 feet from the south property line.
 - The generator shall be setback 20 feet from 5990 West and 25 feet from 2920 South.
- Continuance, for reasons determined at the public hearing.

Discussion: Steve Pastorik presented the application.

Jeremy with Granger Hunter was present. He said the old infrastructure has reached the end of its useful life. He stated they are dealing with higher flows now. He also said they want to be good neighbors, so they are improving the site and putting in some new landscaping and fencing. The current lift station was built in the early 1980's and they didn't have a way to deal with odor control, but they are going to implement odor control systems to help with the neighborhood. He did mention some concerns about where the generator is located. He stated that keeping it at its current location is beneficial, but they are willing to look at other locations.

Commissioner Durfee asked if location of the generator gets it as far away from neighboring houses as it can. Jeremy replied yes, and in that aspect, it would be a benefit.

Steve showed on a slide where the generator would be located.

Commissioner Winters asked what the zoning was north, east, and west of this.

Steve showed property to the east and north and stated it is owned by the City and is zoned A-2. Property to the west is RM and it's a senior condo development and will be extended.

Commissioner Durfee pointed out that even if residential is built to the north, it looks like it is still as far away from properties as it can get so that is still probably the best

location.

Steve says there is potential down the road to extend 5990 West all the way to Parkway Blvd so that would leave about 100 feet of property between the condominiums and the road where you could have another row of homes or condominiums, so that's why we were talking about a solid wall there. In terms of existing homes, it's in the ideal place. There is a potential for more homes down the road.

Commissioner Winters said he wasn't concerned about the location of the generator but wasn't sure what that meant. He asked if it was enclosed and asked how noisy it could be. He also asked if it could turn on any time of day or night.

Jeremy responded that the generator is a backup generator. Commissioner Winters asked if they are used if the power shuts down.

Jeremy said yes. He said they have crews that go around on a weekly basis to make sure it's still working properly, but they are not really being used unless there is a severe power outage. Jeremy asked a question about the north line fence, requesting confirmation about whether there was going to be a development or not.

Steve said the property is currently owned by the City. He said he could see a scenario where the City sells what's west of 5990 West. There is property that is storm water detention so nothing can be built on that, but there's another portion that is deep enough to have a home lot.

Jeremy said as far as the north side goes, they currently have an ornamental fence, but they are willing to modify the plans to go with the precast if they need to. His only concern would be the cost difference, and they are using public funds.

Commissioner Winters asked what code requires in this situation.

Steve responded that for a public utility installation he didn't believe the code required fencing. For security reasons the utility usually wants fencing. The concern for us is the potential for residential. If we are going to have a precast wall against the existing residential and there is the possibility of residential on the north side that's why they were suggesting it.

Commissioner Winters asked if it was treated as a business they'd have to have a precast fence. Steve replied yes.

Commissioner Winters asked if Jeremy had any other concern with any of the bullet points in the staff report. Jeremy raised the question about the 6-foot ornamental fence and asked if he had other concerns. Jeremy replied no. They are doing what they can to accommodate the different code requirements.

Commissioner Winters commented that they could have the housing developer put a wall there instead.

Commissioner Durfee replied the thought was to put the precast in now versus making them change it later.

Jeremy said if there is potential for housing in the future, they could put it in.

Commissioner Winters asked Steve about where he was hoping the road would go. Steve responded that there's a road in the senior condo project that loops around and that if there was an extension of the project the south end of the loop could go straight east. That's where the 60-foot offset comes in between the Granger Hunter property and where the road would be. Another alternative would be is that the development is not connected and a row of homes could be put in on the west side of the street that's completely independent.

Commissioner Matagi made a motion to approve application Z-1-2026 subject to a development agreement that includes the first four bullet points in the staff report. Commissioner Durfee seconded. All were in favor.

UNANIMOUS— Z-1-2026—APPROVED

Z-1-2026

- Applicant: Granger Hunter Improvement District
- Request: A zone change from A-2 (Agriculture, minimum lot size 2 acres) to R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 SF).
- Location: 5901 W Parkway Blvd
- Staff: Steve Pastorik

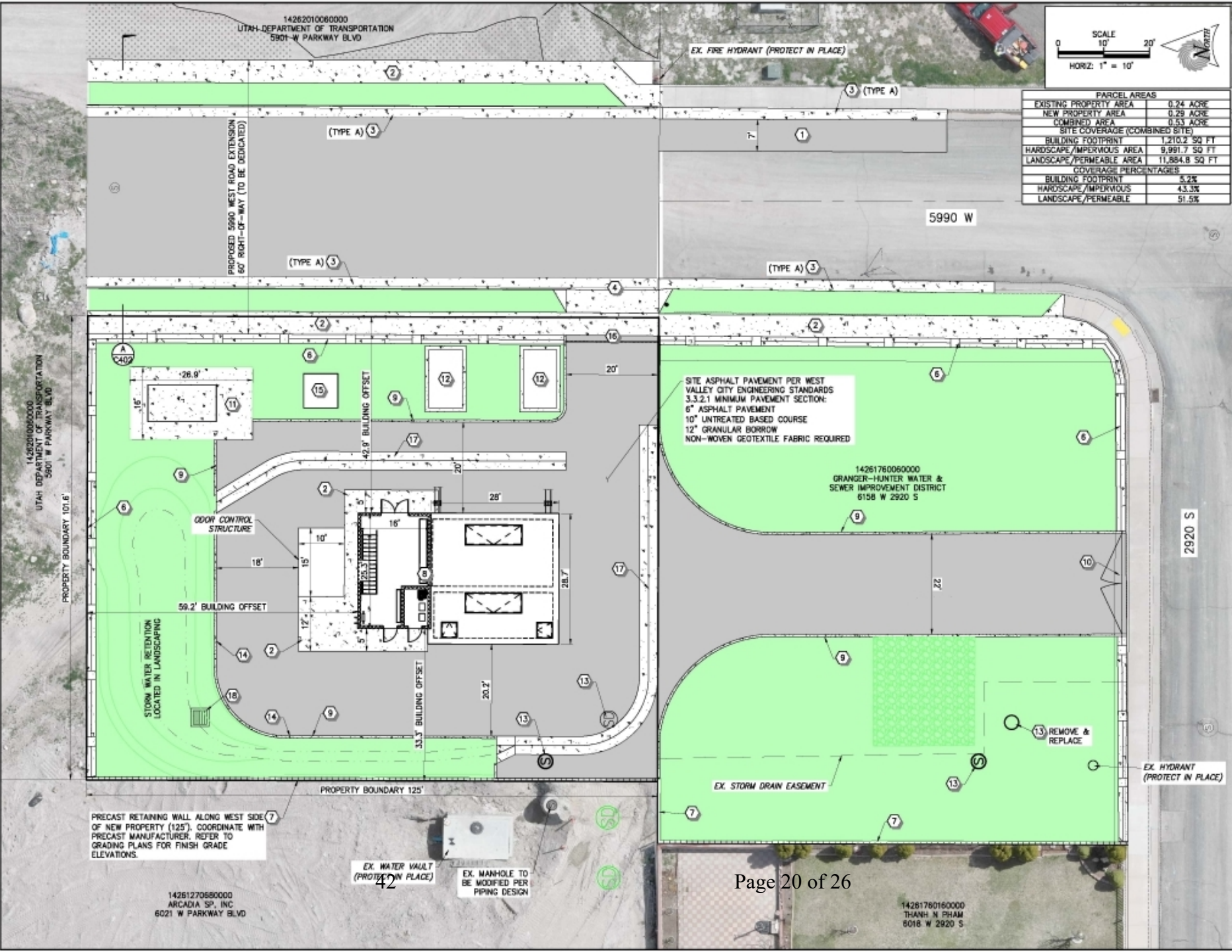
Z-1-2026



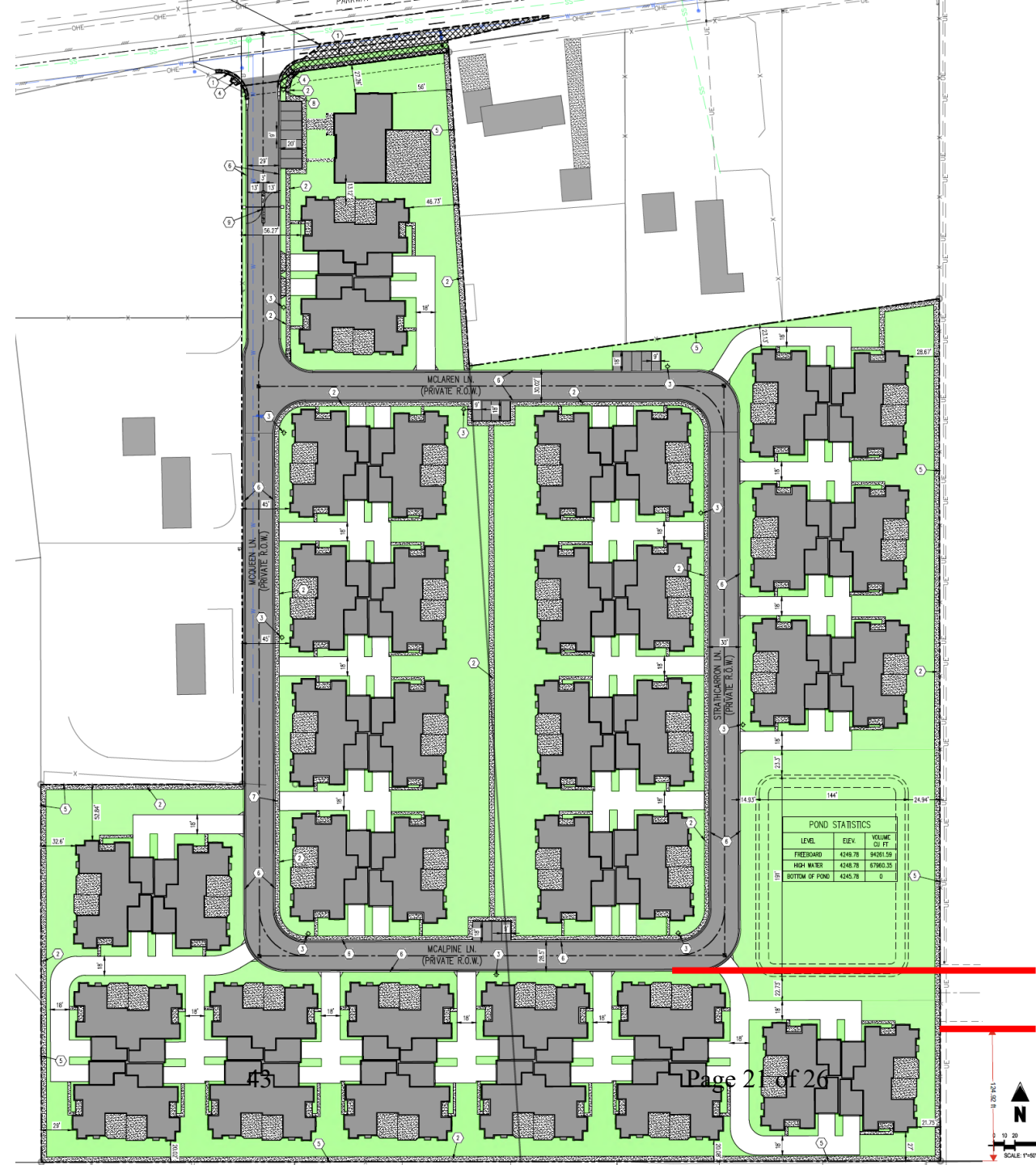
Z-1-2026

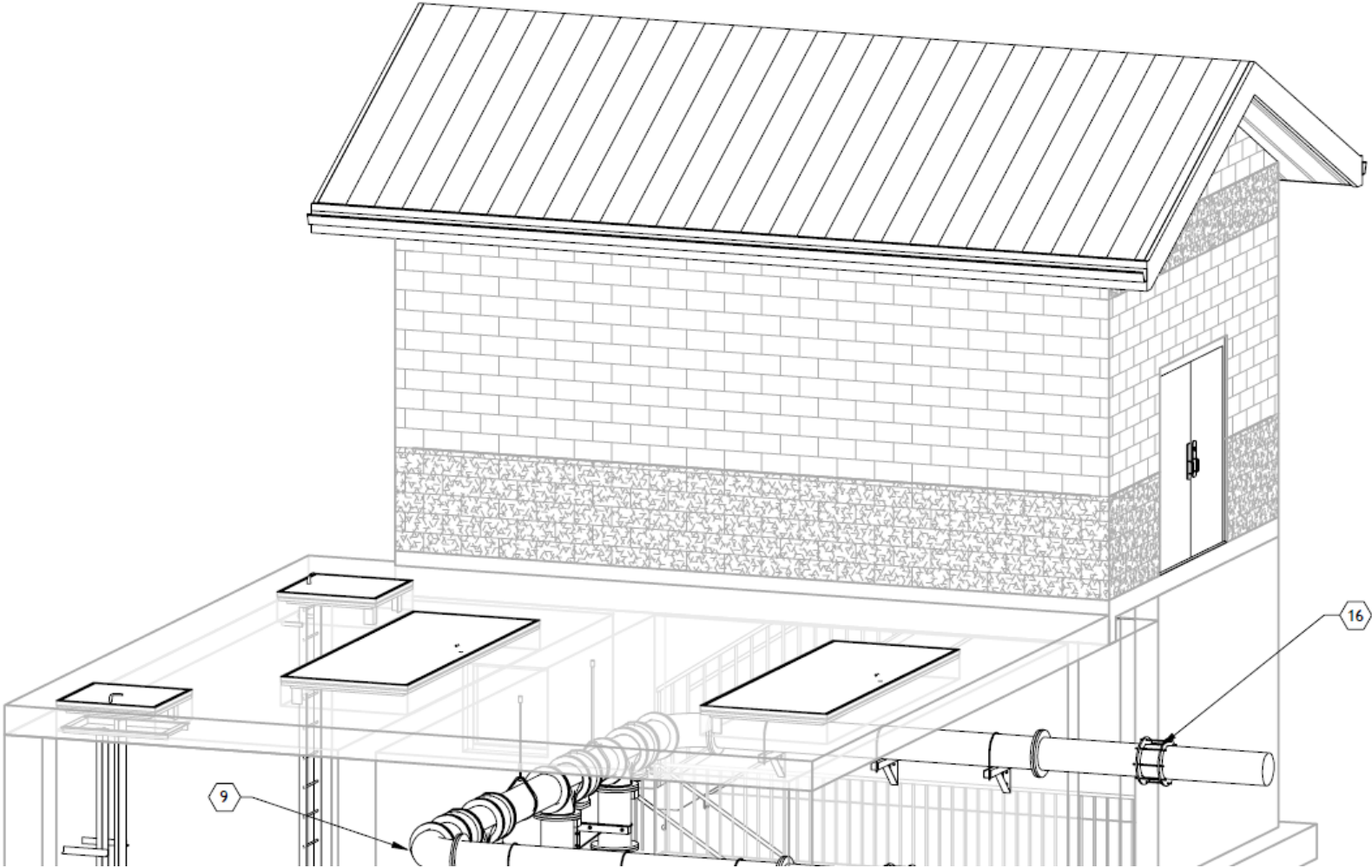


Z-1-2026



Z-1-2026





Z-1-2026

Looking N on 2920
S



Z-1-2026

Looking N on 5990
W



Z-1-2026

Looking W on 2920
S



Z-1-2026

Looking W on 5990
W





Description: West Valley City 4th Quarter Budget Openings

Fiscal Impact:

Funding Source:

Account #:

Budget Opening Required: ☐

Issue:

Approve an ordinance to re-open the fiscal year 2025-2026 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

Summary:

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.

Background:

A Public Notice was posted May 20, 2026, in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held June 9, 2026, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

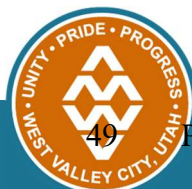
Recommendation:

City staff recommends approval of the Ordinance amending the budget of West Valley City Corporation 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.

Department: Finance

Submitted By:

Date Submitted: 05/18/2026



Diversity - Community - Prosperity - Attractiveness - Reputation

WEST VALLEY CITY, UTAH
ORDINANCE NO. _____

Draft Date: 5/19/2026

Date Adopted: _____

Effective Date: _____

**AN ORDINANCE AMENDING 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 AND AUTHORIZE THE
DISBURSEMENT OF FUNDS.**

WHEREAS, the West Valley City Council adopted by ordinance the budget of West Valley City Corporation for the fiscal year beginning July 1, 2025 and ending June 30, 2026, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended; and

WHEREAS, the Finance Director, as the Budget Officer of West Valley City, has prepared and filed with the City Manager and City Recorder proposed amendments to said duly-adopted budget for consideration by the City Council and inspection by the public; and

WHEREAS, said proposed amendments reflect changes in the budget from increased revenues and transfers as reflected; and

WHEREAS, notice was duly given of a public hearing to be held on June 9, 2026, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on June 9, 2026 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

WHEREAS, all conditions precedent to the amendment of the budget have been accomplished;

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

Section 1. The budget amendments attached hereto and made a part of this Ordinance are hereby adopted and incorporated into the budget of West Valley City, Utah, for the fiscal year

beginning July 1, 2025 and ending June 30, 2026, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended.

Section 2. The City Recorder is hereby directed to have this Ordinance certified by the Budget Officer and filed with the State Auditor, as required by law.

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 GENERAL FUND - FUND 10
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
PROPERTY TAX:						
Current Year	38,205,057	38,205,057	38,205,057	38,205,057	38,205,057	
Prior Year	450,000	450,000	450,000	450,000	450,000	
Total Property Tax	38,655,057	38,655,057	38,655,057	38,655,057	38,655,057	
SALES TAX:						
General Sales Tax	42,126,364	42,126,364	42,126,364	42,126,364	42,126,364	
Transportation Sales Tax	5,480,000	5,480,000	5,480,000	5,480,000	5,480,000	
Total Sales Tax	47,606,364	47,606,364	47,606,364	47,606,364	47,606,364	
UTILITY TAX:						
Cable TV/Bch Adv	466,353	466,353	466,353	466,353	466,353	
Telecommunications	627,849	627,849	627,849	627,849	627,849	
Electricity	7,568,912	7,568,912	7,568,912	7,568,912	7,568,912	
Gas	3,410,740	3,410,740	3,410,740	3,410,740	3,410,740	
Total Utility Tax	12,073,854	12,073,854	12,073,854	12,073,854	12,073,854	
LICENSES AND PERMITS:						
Business & Econ. Services	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	
Animal Licenses	60,000	60,000	60,000	60,000	60,000	
Building Permits	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	
Subdivision Fees	180,000	180,000	180,000	180,000	180,000	
Disproportionate Service	600,000	600,000	600,000	600,000	600,000	
Total Licenses & Permits	3,540,000	3,540,000	3,540,000	3,540,000	3,540,000	
MISCELLANEOUS:						
Taylorsville Contract Services	320,000	320,000	320,000	360,000	360,000	
Animal Shelter Vaccinations	10,000	10,000	10,000	10,000	10,000	
Animal Shelter Misc. Fees	50,000	50,000	50,000	50,000	50,000	
Animal Shelter Donations	20,000	20,000	20,000	20,000	20,000	
Animal Sterilization	30,000	30,000	30,000	30,000	30,000	
Amphitheater	500,000	500,000	500,000	500,000	500,000	
District Court Fines	37,000	37,000	37,000	37,000	37,000	
Engineer Consultant Fees CED	60,000	60,000	60,000	60,000	60,000	
Excavation Perm-Prop Bond	300,000	300,000	300,000	300,000	300,000	
Fire Prevention/Haz Mat	381,353	381,353	381,353	381,353	381,353	
Harman Home Donations	60,000	60,000	60,000	60,000	60,000	
Harman Home Programs	20,000	20,000	20,000	20,000	20,000	
Harman Home SL CO.	18,786	18,786	18,786	18,786	18,786	
Indigent Defense	10,000	10,000	10,000	10,000	10,000	
Miscellaneous	375,000	414,856	420,356	445,356	532,370	4,13,16,25,29,30
Overflow Shelter	0	0	0	0	1,042,411	36
Operation My Hometown	0	0	0	0	0	
Park Reservations/Activities	8,000	8,000	8,000	8,000	8,000	
Parking Ticket Fines	250,000	250,000	250,000	250,000	250,000	
Police Reimbursement	175,000	175,000	175,000	175,000	175,000	
Police Reports	100,000	100,000	100,000	100,000	100,000	
Rent-Redevelop Agency	50,000	50,000	50,000	50,000	50,000	
Roads Funds HB244 2021	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	
Tower Lease	93,000	93,000	93,000	93,000	93,000	
UIA	1,277,864	1,277,864	1,277,864	1,277,864	1,277,864	
Vehicle Fees	1,755,000	1,755,000	1,755,000	1,755,000	1,755,000	
WestFest	140,000	140,000	140,000	140,000	140,000	
Total Miscellaneous	7,141,003	7,180,859	7,186,359	7,251,359	8,380,784	

WEST VALLEY CITY GENERAL FUND - FUND 10

REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
JUSTICE COURT:					
Small Claims Fees	145,000	145,000	145,000	145,000	145,000
Traffic Fines	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Total Justice Court	3,145,000	3,145,000	3,145,000	3,145,000	3,145,000
ADMINISTRATIVE COURT:					
ACE Program	55,000	55,000	55,000	55,000	55,000
Civil Penalties	150,000	150,000	150,000	150,000	150,000
Total Administrative Court	205,000	205,000	205,000	205,000	205,000
INTEREST:					
Investment Interest	3,400,000	3,400,000	3,400,000	3,400,000	3,400,000
RDA Interest	9,800	9,800	9,800	9,800	9,800
Total Interest	3,409,800	3,409,800	3,409,800	3,409,800	3,409,800
OTHER:					
Appro from Fund Bal - Fleet	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Appropriation from Fund Balance	1,558,964	2,108,958	2,108,958	2,217,232	2,541,232 3,23,24
Reserved Funds	300,000	300,000	300,000	300,000	300,000
Reserved Debt Service Funds	1,225,000	1,225,000	1,225,000	1,225,000	1,225,000
Sale of Land/Assets	0	0	16,657	16,657	42,113 14
Total Other	4,583,964	5,133,958	5,150,615	5,258,889	5,608,345
Subtotal	120,360,042	120,949,892	120,972,049	121,145,323	122,624,203
RESTRICTED FUNDS:					
Forfeited Assets	0	0	0	24,702	24,702
Bond Proceeds	0	0	0	0	0
Bond Interest	0	0	0	0	0
Total Restricted Funds	0	0	0	24,702	24,702
Grand Total	120,360,042	120,949,892	120,972,049	121,170,025	122,648,906

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
LEGISLATIVE:						
City Council	914,518	927,518	927,518	927,518	927,518	
Elections	231,800	231,800	231,800	278,790	278,790	
Total Legislative	1,146,318	1,159,318	1,159,318	1,206,308	1,206,308	
ADMINISTRATIVE:						
City Manager	1,533,322	1,543,322	1,548,322	1,573,322	1,583,322	13
Justice Court	2,539,318	2,539,318	2,539,318	2,539,318	2,539,318	
Information Technology	3,397,290	3,397,290	3,397,290	3,397,290	3,397,290	
Human Resources	1,784,054	1,784,054	1,784,554	1,789,204	1,789,204	
Community & Media Relations	989,714	989,714	989,714	989,714	1,058,214	3,16
Recorder	820,720	820,720	820,720	820,720	820,720	
Neighborhood Services	912,604	937,864	937,864	937,864	1,191,764	24,25,29,30
Animal Control	1,865,637	1,865,637	1,865,637	1,905,637	1,905,637	
Ordinance Enforcement	1,035,745	1,035,745	1,035,745	1,015,745	1,015,745	
Public Facilities	2,176,037	2,176,037	2,176,037	2,176,037	2,176,037	
Total Administrative	17,054,441	17,089,701	17,095,201	17,144,851	17,477,251	
NON-DEPARTMENTAL						
UTOPIA	4,696,666	4,696,666	4,696,666	4,696,666	4,696,666	
Benefits Accrual	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	
Professional/Technical	175,000	199,856	199,856	199,856	199,856	
Utilities	860,453	860,453	860,453	860,453	860,453	
Wage Under Runs	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	
Storm Water (Prof.Service)	(558,744)	(558,744)	(558,744)	(558,744)	(558,744)	
Sanitation (Prof.Service)	(612,531)	(612,531)	(612,531)	(612,531)	(612,531)	
Ambulance (Prof.Service)	(722,018)	(722,018)	(722,018)	(722,018)	(722,018)	
CARES/ARP Act (Sold Service)	0	0	0	0	0	
Transfers In	(835,000)	(1,341,255)	(1,492,968)	(1,566,468)	(1,914,968)	6,17
Fitness Center	1,630,271	1,630,271	1,630,271	1,630,271	1,684,520	21,22
Theater	0	0	0	0	0	
Arena	0	0	0	0	0	
Cultural Center	1,560,244	1,560,244	1,560,244	1,560,244	1,560,244	
WV Arts Foundation	0	0	0	0	0	
Capital Projects/Fleet Xfer to CIP	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	
Transportation Sales Tax to CIP	5,480,000	5,773,740	5,773,740	5,773,740	5,773,740	
Transfer Out	0	0	0	0	49,000	21,32
Total Non-Departmental	12,624,341	12,436,682	12,284,969	12,211,469	11,966,218	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
DEBT SERVICE:					
UCCC & Arena Equipment	1,596,066	1,596,066	1,596,066	1,596,066	1,596,066
Road Revenue Bonds	1,099,352	1,099,352	1,099,352	1,099,352	1,099,352
Bond Fees	25,000	25,000	25,000	25,000	25,000
Transfer Out	0	0	0	0	0
Fire Truck & Trailer to CIP	35,171	35,171	35,171	35,171	35,171
Energy Savings Projects to CIP	303,423	303,423	303,423	303,423	303,423
Fire Sta 71, 72 & 76 to BA	523,900	523,900	523,900	523,900	523,900
MBA S 2017-PD & Courts to BA	2,234,500	2,234,500	2,234,500	2,234,500	2,234,500
MBA S 2017-Parking to BA	1,086,650	1,086,650	1,086,650	1,086,650	1,086,650
MBA S 2019-Parks Bldg to BA	220,573	220,573	220,573	220,573	220,573
MBA S 2022-Courts Reno to BA	383,500	383,500	383,500	383,500	383,500
Subtotal	7,508,135	7,508,135	7,508,135	7,508,135	7,508,135
DEBT SERVICE (CONTINUED):					
Transfers In:					
Fire Impact Fees	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
Police Impact Fees	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)
Debt Service Reserve (CIP)	(338,594)	(338,594)	(338,594)	(338,594)	(338,594)
RDA (UCCC)	(1,596,066)	(1,596,066)	(1,596,066)	(1,596,066)	(1,596,066)
Fitness Center	(79,001)	(79,001)	(79,001)	(79,001)	(79,001)
UCCC	(21,067)	(21,067)	(21,067)	(21,067)	(21,067)
Street Lights	(166,488)	(166,488)	(166,488)	(166,488)	(166,488)
Subtotal	(2,601,216)	(2,601,216)	(2,601,216)	(2,601,216)	(2,601,216)
Total Debt Service	4,906,919	4,906,919	4,906,919	4,906,919	4,906,919

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
COMMUNITY DEVELOPMENT:						
Administration	431,571	440,410	440,410	440,410	1,482,821	36
Planning Commission	15,799	15,799	15,799	15,799	15,799	
Board of Adjustment	4,126	4,126	4,126	4,126	4,126	
Building Inspection	1,231,927	1,231,927	1,231,927	1,231,927	1,231,927	
Planning & Zoning	886,152	886,152	886,152	906,152	906,152	
Total Comm. & Econ. Dev.	2,569,575	2,578,414	2,578,414	2,598,414	3,640,825	
FINANCE:						
Administration	642,012	642,012	642,012	642,012	642,012	
Purchasing	156,927	156,927	156,927	156,927	156,927	
Business Licenses	312,789	312,789	312,789	312,789	312,789	
Treasury	357,796	357,796	357,796	357,796	357,796	
Accounting	569,181	569,181	569,181	569,181	569,181	
Budget & Disbursements	424,100	424,100	424,100	424,100	424,100	
Total Finance	2,462,805	2,462,805	2,462,805	2,462,805	2,462,805	
FIRE:						
Administration	17,137,938	17,348,006	17,461,219	17,476,069	17,789,683	4,6,11,17,36
Emergency Operations	156,395	156,395	156,395	210,395	256,895	6,17
Fire Prevention	25,383	25,383	25,383	25,383	25,383	
Logistics	718,895	731,895	746,895	746,895	751,895	6,7
Special Operations	21,335	21,335	21,335	21,335	21,335	
Development Services	31,823	31,823	31,823	31,823	31,823	
Medical Services	147,271	147,271	147,271	147,271	147,271	
Emergency Management	4,040,319	4,103,701	4,143,858	4,143,858	4,171,314	14,17
Total Fire	22,279,359	22,565,809	22,734,179	22,803,029	23,195,599	
LEGAL:						
Civil/Prosecutor/Risk	3,060,614	3,062,441	3,062,441	3,062,441	3,062,441	
Risk Financing	1,500,000	1,543,863	1,543,863	1,543,863	1,543,863	
Victim Assistance	482,205	482,205	482,205	482,205	482,205	
Total Law	5,042,819	5,088,508	5,088,508	5,088,508	5,088,508	
PARKS & RECREATION:						
Parks & Rec. Administration	915,759	1,019,399	1,019,399	1,019,399	920,899	21,32
Park Maintenance	3,160,383	3,351,055	3,351,055	3,412,338	3,467,589	22,23
Recreation	37,607	37,607	37,607	37,607	37,607	
Harman Home Operations	378,159	436,993	436,993	436,993	436,993	
Total Parks & Recreation	4,491,908	4,845,054	4,845,054	4,906,337	4,863,088	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
POLICE:						
Administration	40,541,515	40,541,515	40,541,515	40,541,515	40,541,515	36
Records	45,200	45,200	45,200	45,200	45,200	
Training	203,611	203,611	203,611	203,611	203,611	
Crossing Guards	845,368	845,368	845,368	845,368	845,368	
Evidence	29,350	29,350	29,350	29,350	29,350	
Forensics	47,600	47,600	47,600	47,600	47,600	
Community Policing	22,710	22,710	22,710	22,710	22,710	
Investigation	106,255	106,255	106,255	106,255	106,255	
Uniform Patrol	91,510	91,510	91,510	91,510	91,510	
K-9	19,200	19,200	19,200	19,200	19,200	
S.W.A.T. Unit	92,560	92,560	92,560	92,560	92,560	
Traffic Enforcement	27,000	27,000	27,000	27,000	27,000	
Special Operations	102,300	102,300	102,300	102,300	102,300	
Intelligence/Internal Affairs	51,000	51,000	51,000	75,702	75,702	
Bomb Squad Unit	7,500	7,500	7,500	7,500	7,500	
Drone Operations	0	0	0	0	0	
Police Grants	0	0	0	0	0	
Total Police	42,232,679	42,232,679	42,232,679	42,257,381	42,257,381	
PUBLIC WORKS:						
Administration	605,977	605,977	605,977	605,977	605,977	
Highways	1,057,479	1,057,479	1,057,479	1,057,479	1,057,479	
Transportation	981,050	981,050	981,050	981,050	981,050	
Engineering	1,257,334	1,257,334	1,257,334	1,257,334	1,257,334	
Fleet Maintenance	1,510,597	1,545,722	1,545,722	1,545,722	1,545,722	
Total Public Works	5,412,437	5,447,562	5,447,562	5,447,562	5,447,562	
COMMUNITY PRESERVATION						
Administration	136,441	136,441	136,441	136,441	136,441	
Total Community Preservation	136,441	136,441	136,441	136,441	136,441	
Total Operating Expenses	120,360,042	120,949,892	120,972,049	121,170,025	122,648,906	
Grand Total	120,360,042	120,949,892	120,972,049	121,170,025	122,648,906	

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

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
"C" Roads					
"C" Road Fund	5,600,000	5,600,000	5,600,000	5,600,000	5,600,000
Appropriation from Fund Balance	0	731,354	3,731,354	3,731,354	3,731,354
Subtotal	5,600,000	6,331,354	9,331,354	9,331,354	9,331,354

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

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
OPERATIONS:					
Equipment	35,000	35,000	35,000	35,000	35,000
Gasoline & Diesel	2,000	2,000	2,000	2,000	2,000
Professional Svcs. (Intern)	845,000	845,000	845,000	845,000	845,000
Professional Svcs. (Ext.)	84,360	105,685	105,685	105,685	105,685
Special Supplies	55,000	55,000	55,000	55,000	55,000
Crack Seal	740,000	740,000	740,000	740,000	740,000
Concrete & Salt	280,000	280,000	280,000	280,000	280,000
Capital Equipment	354,000	560,929	560,929	560,929	560,929
Special Projects	1,080,000	1,583,100	1,583,100	1,583,100	1,583,100
Subtotal Streets	3,475,360	4,206,714	4,206,714	4,206,714	4,206,714
ENGINEERING:					
Software	7,500	7,500	7,500	7,500	7,500
Professional Svcs. (Intern)	670,000	670,000	670,000	670,000	670,000
Special Projects	685,539	685,539	685,539	685,539	685,539
Subtotal Engineering	1,363,039	1,363,039	1,363,039	1,363,039	1,363,039
TRANSPORTATION:					
Equipment	1,000	1,000	1,000	1,000	1,000
Utilities	13,000	13,000	13,000	13,000	13,000
Professional Svcs. (Ext.)	360,000	360,000	360,000	360,000	360,000
Signs	40,000	40,000	40,000	40,000	40,000
Traffic Controls	20,000	20,000	20,000	20,000	20,000
Special Projects	60,000	60,000	60,000	60,000	60,000
Transfer Out	267,601	267,601	3,267,601	3,267,601	3,267,601
Subtotal Transportation	761,601	761,601	3,761,601	3,761,601	3,761,601
Total Expenditures	5,600,000	6,331,354	9,331,354	9,331,354	9,331,354

WEST VALLEY CITY FITNESS CENTER - FUND 21

REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
FITNESS CENTER:					
Facility Drop-In Fees	560,000	560,000	560,000	560,000	560,000
Annual Passes	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Activity Area	375,000	375,000	375,000	375,000	375,000
Children's Area	425,000	425,000	425,000	425,000	425,000
Aquatics	200,000	200,000	200,000	200,000	200,000
Community Rooms	40,000	40,000	40,000	40,000	40,000
Pro Shop	30,000	30,000	30,000	30,000	30,000
Snack Bar/Catering	190,000	190,000	190,000	190,000	190,000
Sports Programs	205,000	205,000	205,000	205,000	205,000
Miscellaneous Rev.	65,000	65,000	65,000	65,000	65,000
Appropriation from Fund Balance	0	196,349	196,349	196,349	196,349
Total Fitness Center	3,590,000	3,786,349	3,786,349	3,786,349	3,786,349

WEST VALLEY CITY FITNESS CENTER - FUND 21

EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
FITNESS CENTER:					
Transfers In GF/					
Operating Infusion	(1,630,271)	(1,630,271)	(1,630,271)	(1,630,271)	(1,684,520) 21,22
Permanent Employees	1,303,500	1,303,500	1,303,500	1,303,500	1,303,500
O.T. Employees	17,000	17,000	17,000	17,000	17,000
Temporary Employees	1,405,834	1,405,834	1,405,834	1,405,834	1,405,834
Additional Pay	1,000	1,000	1,000	1,000	1,000
Employee Benefits	746,147	746,147	746,147	746,147	746,147
Books & Dues	1,300	1,300	1,300	1,300	1,300
Advertising	25,000	25,000	25,000	25,000	25,000
Travel & Training	23,000	23,000	23,000	23,000	23,000
Office Supplies	43,000	43,000	43,000	43,000	43,000
Snack Bar	140,000	140,000	140,000	140,000	140,000
Equipment Maint.	225,000	225,000	225,000	225,000	274,500 21
Gasoline & Diesel	4,000	4,000	4,000	4,000	4,000
Software	45,390	45,390	45,390	45,390	45,390
Building/Grounds	51,000	51,000	51,000	51,000	51,000
Utilities	366,499	366,499	366,499	366,499	366,499
Telephone	12,000	12,000	12,000	12,000	12,000
Professional Services	380,000	380,000	380,000	380,000	380,000
General Health	5,000	5,000	5,000	5,000	5,000
Special Supplies	37,000	73,388	73,388	73,388	78,137 22
Children's Programs	85,000	85,000	85,000	85,000	85,000
Adult Programs	45,000	45,000	45,000	45,000	45,000
Aquatics	25,000	68,961	68,961	68,961	68,961
Insurance	74,600	74,600	74,600	74,600	74,600
Capital Equipment	50,000	166,000	166,000	166,000	166,000
Capital Res.(Transfer to BA)	30,000	30,000	30,000	30,000	30,000
Debt Service (Transfer to GL)	79,001	79,001	79,001	79,001	79,001
Total Fitness Center	3,590,000	3,786,349	3,786,349	3,786,349	3,786,349

WEST VALLEY CITY ARENA - FUND 25
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
ARENA REVENUES	<u>9,697,000</u>	<u>9,897,000</u>	<u>9,897,000</u>	<u>10,397,000</u>	<u>9,897,000</u>	15

WEST VALLEY CITY ARENA - FUND 25
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2024 Openings	Sept 2024 Openings	Mar 2026 Openings	Mar 2026 Openings	
ARENA:						
Operations	9,597,000	9,597,000	9,597,000	10,097,000	9,597,000	15
Transfers Out	2,467,000	2,667,000	2,667,000	2,667,000	2,667,000	
Transfers In	(2,367,000)	(2,367,000)	(2,367,000)	(2,367,000)	(2,367,000)	
Total Arena	<u>9,697,000</u>	<u>9,897,000</u>	<u>9,897,000</u>	<u>10,397,000</u>	<u>9,897,000</u>	

WEST VALLEY CITY SANITATION - FUND 27
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
SANITATION:						
Garbage Fees	7,100,000	7,100,000	7,100,000	7,100,000	7,100,000	
Appropriation from Fund Balance	263,538	305,992	305,992	305,992	305,992	
Total	<u>7,363,538</u>	<u>7,405,992</u>	<u>7,405,992</u>	<u>7,405,992</u>	<u>7,405,992</u>	

WEST VALLEY CITY SANITATION - FUND 27
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2024 Openings	Sept 2024 Openings	Mar 2026 Openings	Mar 2026 Openings	
SANITATION:						
Books/Subscriptions	650	650	650	650	650	
Travel & Training	2,500	2,500	2,500	2,500	2,500	
Office Supplies	7,000	7,000	7,000	7,000	7,000	
Gasoline & Diesel	6,000	6,000	6,000	6,000	6,000	
Auto Parts	7,000	7,000	7,000	7,000	7,000	
Prof. Services Internal	1,577,260	1,577,260	1,577,260	1,577,260	1,577,260	
Prof. Services External	3,808,128	3,808,128	3,808,128	3,808,128	3,808,128	
Landfill Fees	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000	
Special Supplies	180,000	222,454	222,454	222,454	222,454	
Clean & Beautiful Transfer Out	75,000	75,000	75,000	75,000	75,000	
Total	<u>7,363,538</u>	<u>7,405,992</u>	<u>7,405,992</u>	<u>7,405,992</u>	<u>7,405,992</u>	

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31**REVENUE STATEMENT**

	Adopted	Sept 2025	Dec 2025	Mar 2026	June 2026
	2025-2026	Openings	Openings	Openings	Openings
	2025-2026	2025-2026	2025-2026	2025-2026	2025-2026
Road Impact Fees	200,000	200,000	200,000	200,000	200,000
Appropriation from Fund Balance	0	0	472,030	472,030	472,030
Total	200,000	200,000	672,030	672,030	672,030

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31**EXPENDITURE STATEMENT**

	Adopted	Sept 2025	Dec 2025	Mar 2026	June 2026
	2025-2026	Openings	Openings	Openings	Openings
Professional Services	30,000	30,000	30,000	30,000	30,000
Road Projects	170,000	170,000	170,000	170,000	170,000
Transfer Out	0	0	472,030	472,030	472,030
Total Expenditures	200,000	200,000	672,030	672,030	672,030

WEST VALLEY CITY PARK IMPACT FEES - FUND 32**REVENUE STATEMENT**

	Adopted	Sept 2025	Dec 2025	Mar 2026	June 2026
	2025-2026	Openings	Openings	Openings	Openings
Park Impact Fees	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total Revenue	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000

WEST VALLEY CITY PARK IMPACT FEES - FUND 32**EXPENDITURE STATEMENT**

	Adopted	Sept 2025	Dec 2025	Mar 2026	June 2026
	2025-2026	Openings	Openings	Openings	Openings
Park Impact Expenses	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total Expenditures	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33**REVENUE STATEMENT**

	Adopted	Sept 2025	Dec 2025	Mar 2026	June 2026
	2025-2026	Openings	Openings	Openings	Openings
Fire Impact Fees - Facility	150,000	150,000	150,000	150,000	150,000
Fire Impact Fees - Apparatus	67,866	67,866	67,866	67,866	67,866
Total Revenue	217,866	217,866	217,866	217,866	217,866

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33**EXPENDITURE STATEMENT**

	Adopted	Sept 2025	Dec 2025	Mar 2026	June 2026
	2025-2026	Openings	Openings	Openings	Openings
Transfer Out FS 74 & Fire Truck Debt	217,866	217,866	217,866	217,866	217,866
Total Expenditures	217,866	217,866	217,866	217,866	217,866

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34**REVENUE STATEMENT**

	Adopted	Sept 2025	Dec 2025	Mar 2026	June 2026
	2025-2026	Openings	Openings	Openings	Openings
Police Impact Fees	250,000	250,000	250,000	250,000	250,000
Interest	0	0	0	0	0
Total Revenue	250,000	250,000	250,000	250,000	250,000

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34**EXPENDITURE STATEMENT**

	Adopted	Sept 2025	Dec 2025	Mar 2026	June 2026
	2025-2026	Openings	Openings	Openings	Openings
Police Debt Serv Transfer to Gen Fd	250,000	250,000	250,000	250,000	250,000

Total Expenditures

<u>250,000</u>	<u>250,000</u>	<u>250,000</u>	<u>250,000</u>	<u>250,000</u>
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WEST VALLEY CITY STORM WATER UTILITY - FUND 36

REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
STORM WATER UTILITY:					
Storm Water Utility Fees	5,600,000	5,600,000	5,600,000	5,600,000	5,600,000
Appropriation from Fund Balance	73,000	183,098	1,183,098	1,183,098	1,183,098
Total Revenue	<u>5,673,000</u>	<u>5,783,098</u>	<u>6,783,098</u>	<u>6,783,098</u>	<u>6,783,098</u>

WEST VALLEY CITY STORM WATER UTILITY - FUND 36

EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
STORMWATER OPERATIONS:					
Travel & Training	8,000	8,000	8,000	8,000	8,000
Office Supplies	2,000	2,000	2,000	2,000	2,000
Equip Maintenance	60,000	60,000	60,000	60,000	60,000
Fuel	25,000	25,000	25,000	25,000	25,000
Auto Maintenance	52,000	52,000	52,000	52,000	52,000
Vehicle Parts	60,000	60,000	60,000	60,000	60,000
Utilities	35,000	35,000	35,000	35,000	35,000
Prof./Tech (internal)	521,604	521,604	521,604	521,604	521,604
Prof./Tech. (external)	115,000	115,000	115,000	115,000	115,000
Special Supplies	75,000	75,000	75,000	75,000	75,000
Insurance	10,000	10,000	10,000	10,000	10,000
Capital Equipment	125,000	125,000	125,000	125,000	125,000
Subtotal	<u>1,088,604</u>	<u>1,088,604</u>	<u>1,088,604</u>	<u>1,088,604</u>	<u>1,088,604</u>
STORMWATER ENIGEERING PROJECTS:					
Books/Dues	800	800	800	800	800
Travel & Training	9,700	9,700	9,700	9,700	9,700
Office Supplies	2,800	2,800	2,800	2,800	2,800
Equip. Maintenance	1,800	1,800	1,800	1,800	1,800
Fuel	5,000	5,000	5,000	5,000	5,000
Software	17,500	17,500	17,500	17,500	17,500
Prof/Tech (internal)	784,693	784,693	784,693	784,693	784,693
Special Supplies	3,000	3,000	3,000	3,000	3,000
Special Projects	2,421,138	2,371,236	371,236	371,236	371,236
Subtotal	<u>3,246,431</u>	<u>3,196,529</u>	<u>1,196,529</u>	<u>1,196,529</u>	<u>1,196,529</u>
STORMWATER ADMINISTRATON:					
Public Notices	21,326	21,326	21,326	21,326	21,326
Travel/Training	2,000	2,000	2,000	2,000	2,000
Office Supplies	4,000	4,000	4,000	4,000	4,000
Prof/Tech (internal)	1,035,038	1,035,038	1,035,038	1,035,038	1,035,038
Prof./Tech. (external)	8,000	8,000	8,000	8,000	8,000
Transfer Out	267,601	427,601	3,427,601	3,427,601	3,427,601
Subtotal	<u>1,337,965</u>	<u>1,497,965</u>	<u>4,497,965</u>	<u>4,497,965</u>	<u>4,497,965</u>
Total Expenditure	<u>5,673,000</u>	<u>5,783,098</u>	<u>6,783,098</u>	<u>6,783,098</u>	<u>6,783,098</u>

THE DIVISION OF ARTS AND CULTURE - FUND 37

REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
Cultural Center:					
Cultural Center Revenue	300,000	300,000	300,000	300,000	300,000
Concessions/Alcohol Revenue	14,000	14,000	14,000	14,000	14,000
Catering Commission	12,000	12,000	12,000	12,000	12,000
Art Sales	12,000	12,000	12,000	12,000	12,000
Restricted Donations	0	0	0	0	6,020
Day of the Dead	12,000	12,000	12,000	12,000	12,000
Appropriation from Fund Balance	0	16,418	16,418	24,000	24,000
Total Revenue	350,000	366,418	366,418	374,000	380,020

8,26

THE DIVISION OF ARTS AND CULTURE - FUND 37

EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
Operations:					
Permanent Employees	827,090	827,090	695,191	695,191	695,191
Overtime	10,000	10,000	10,000	10,000	10,000
Temporary Employees	84,050	84,050	84,050	84,050	84,050
Employee Benefits	324,870	324,870	276,151	276,151	276,151
Books & Dues	5,000	5,000	5,000	5,000	5,000
Advertising	5,000	5,000	5,000	5,000	5,000
Travel & Training	6,000	6,000	6,000	6,000	6,000
Office Supplies	23,000	23,000	23,000	23,000	23,000
Equip. Maintenance	20,500	20,500	20,500	20,500	20,500
Gasoline	1,250	1,250	1,250	1,250	1,250
Auto Maintenance	900	900	900	900	900
Auto Parts	900	900	900	900	900
Software	20,000	20,000	20,000	20,000	20,000
Building & Grounds	50,000	50,000	50,000	50,000	50,000
Utilities	148,889	148,889	148,889	148,889	148,889
Telephone	12,000	12,000	12,000	12,000	12,000
Contingency	50,000	50,000	50,000	50,000	50,000
Professional Services	8,028	8,028	8,028	8,028	8,028
ZAP Activities	0	0	0	0	98,200
General Health	250	250	250	250	250
Special Supplies	25,000	25,000	25,000	25,000	25,000
GOS Grant	0	0	0	0	39,200
Signs	2,500	2,500	2,500	2,500	2,500
Insurance	10,000	10,000	10,000	10,000	10,000
Sold Services	0	0	0	0	(137,400)
Special Projects	35,000	35,000	35,000	35,000	35,000
Gallery Exhibits/Receptions	20,000	36,418	36,418	36,418	42,438
Artrageous	53,000	53,000	53,000	53,000	53,000
Summer Concerts	30,000	30,000	30,000	30,000	30,000
Day of the Dead Celebration	10,000	10,000	10,000	10,000	10,000
Wasatch International Food Festival	60,000	60,000	60,000	60,000	60,000
Private Donated Funded Expenses	0	0	0	7,582	7,582
Transfer Out	21,067	21,067	201,685	201,685	201,685
Transfer In from GF	(1,560,244)	(1,560,244)	(1,560,244)	(1,560,244)	(1,560,244)
Subtotal Operations	304,050	320,468	320,468	328,050	334,070
Maintenance:					
Equipment Maintenance	16,450	16,450	16,450	16,450	16,450
Gasoline	3,500	3,500	3,500	3,500	3,500
Building & Grounds	26,000	26,000	26,000	26,000	26,000
Subtotal Maintenance	45,950	45,950	45,950	45,950	45,950
Total Expenditures	350,000	366,418	366,418	374,000	380,020

27

28

(137,400) 27,28

8,26

WEST VALLEY CITY STREET LIGHTS - FUND 39
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
STREET LIGHTS:					
Street Light Fees	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Appropriation from Fund Balance	761	761	761	761	761
Total	<u>1,250,761</u>	<u>1,250,761</u>	<u>1,250,761</u>	<u>1,250,761</u>	<u>1,250,761</u>

WEST VALLEY CITY STREET LIGHTS - FUND 39
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	Mar 2026 Openings
STREET LIGHTS:					
Permanent Employees	226,730	226,730	226,730	226,730	226,730
O.T. Employees	1,000	1,000	1,000	1,000	1,000
Temporary Employees	4,000	4,000	4,000	4,000	4,000
Employee Benefits	94,858	94,858	94,858	94,858	94,858
Bks/Subscriptions/Memeberships	500	500	500	500	500
Travel/Training	4,000	4,000	4,000	4,000	4,000
Equipment Maintenance	200,000	200,000	200,000	200,000	200,000
Gasoline & Diesel	15,000	15,000	15,000	15,000	15,000
Utilities	120,000	120,000	120,000	120,000	120,000
Prof./Tech (internal)	52,190	52,190	52,190	52,190	52,190
Prof./Tech. (external)	150,000	150,000	150,000	150,000	150,000
Special Projects	215,995	215,995	215,995	215,995	215,995
Transfer Out	166,488	166,488	166,488	166,488	166,488
Total	<u>1,250,761</u>	<u>1,250,761</u>	<u>1,250,761</u>	<u>1,250,761</u>	<u>1,250,761</u>

CAPITAL IMPROVEMENTS FUND - FUND 45
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
REVENUES:						
Miscellaneous	0	0	0	364,843	364,843	
Fed/State Capital Projects	0	305,000	305,000	4,055,000	4,531,500	35
SL County Capital Projects	0	0	0	693,500	1,693,500	5
Payment In Lieu of Improvements	0	0	0	0	30,900	34
Donations	0	0	0	121,217	371,217	18
Fire Apparatus Reimbursement	0	367,931	684,478	790,348	790,348	
Gain on Sale of Asset	0	0	0	0	90,000	12
Total Revenues	0	672,931	989,478	6,024,908	7,872,308	
OTHER SOURCES:						
Bond/Lease Proceeds	0	97,139	97,139	97,139	4,188,078	2
Appropriation from Fund Balance	3,895,594	27,900,292	27,900,292	27,900,292	28,863,998	18,31
Total Other Sources	3,895,594	27,997,432	27,997,432	27,997,432	33,052,076	
Total Revenue and Other Sources	3,895,594	28,670,362	28,986,909	34,022,340	40,924,385	

CAPITAL IMPROVEMENTS FUND - FUND 45

EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
EXPENDITURES:					
Sold Services	0	(987,500)	(987,500)	(2,987,500)	(3,137,500) 18
Special Projects	0	11,728	11,728	11,728	11,728
Facilities Projects	400,000	424,057	424,057	424,057	424,057
City Hall Generator	0	0	0	0	750,000 31
My Hometown Capital Equipment	0	55,809	55,809	55,809	55,809
Wetlands Park	0	366,714	366,714	366,714	366,714
Parkway Blvd Widening	0	3,113,148	3,113,148	3,155,923	3,155,923
Bridges	0	527,908	527,908	527,908	527,908
City Courts/Legal Bldg	0	190,388	190,388	190,388	190,388
4700 S Reconstruction	0	340,795	340,795	340,795	340,795
Energy Efficiency Upgrades	0	92,907	92,907	92,907	92,907
Crosstowne Trail	0	823,137	823,137	823,137	823,137
Veterans Memorial Park	0	193,158	193,158	314,374	314,374
6800 West Improvements	0	1,136,791	1,136,791	1,136,791	1,136,791
Lancer Way Reconstruction	0	61,671	61,671	168,866	168,866
4100 S HAWK Signals Project	0	22,327	22,327	22,327	22,327
6800 West Pond Overflow	0	610,574	610,574	610,574	610,574
3900 S Roadway Improvements	0	2,978,097	2,978,097	2,989,192	2,989,192
UTA Midvalley BRT	0	550,750	550,750	550,750	550,750
3500 S Sidewalks	0	305,000	305,000	305,000	781,500 35
Street Sign Replacement Project	0	293,454	293,454	293,454	293,454
4000 West Improvements	0	3,564,660	9,564,660	13,314,660	13,314,660
2200 W RAISE Grant	0	500,000	500,000	500,000	500,000
4800 W RAISE Grant	0	2,000,000	2,000,000	2,000,000	2,000,000
7200 W Reconstruction	0	57,313	57,313	57,313	57,313
Overlay Projects	0	4,702,533	4,702,533	4,906,311	4,906,311
Sidewalk Repair Projects	250,000	306,519	306,519	306,519	337,419 34
2026 Overlay Projects	0	0	0	0	1,000,000 5
City Hall Parking Lot Replacement	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Chinese Gate Repair	80,000	80,000	80,000	80,000	80,000
City Hall HVAC Controls	157,000	157,000	157,000	157,000	157,000
City's General Plan Update	300,000	300,000	300,000	300,000	300,000
Parkway Park Playground Replacement	50,000	50,000	50,000	50,000	663,706 18
Indoor Pool Filtration Salt Water System	135,000	135,000	135,000	135,000	135,000
2025 Street Light Project	0	78,623	78,623	78,623	78,623
5900 W Extention	0	1,257,513	1,257,513	2,035,818	2,035,818
SR-201 North Frontage Road	0	0	0	0	200,000 33
Transportation Sales Tax Projects	5,230,000	5,578,094	5,578,094	5,578,094	5,578,094
Arena Renovation	0	500,000	500,000	500,000	500,000
Finance Special Projects	0	3,024	3,024	3,024	3,024
CPD Special Projects	0	66,637	66,637	66,637	66,637
Police Special Projects	0	44,579	44,579	44,579	44,579
Fire Special Projects	0	1,129,968	1,294,803	1,327,173	1,063,173 6,12,17
Rolling Stock	2,000,000	2,201,880	2,201,880	2,201,880	6,292,819 2
Rolling Stock Lease Payments	618,943	618,943	618,943	618,943	618,943
Transfers Out	1,173,594	1,679,849	1,831,562	1,905,062	2,259,062 6,17
Transfers In	(7,998,943)	(8,952,683)	(14,952,683)	(15,037,488)	(15,237,488) 33
Appropriation to Fund Balance	0	0	0	2,000,000	2,000,000
Total Expenditures	3,895,594	28,670,362	28,986,909	34,022,340	40,924,385

THE RIDGE GOLF CLUB FUND - FUND 55
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
OPERATING REVENUE:					
Green Fees	1,040,000	1,040,000	1,040,000	1,040,000	1,040,000
Driving Range	60,000	60,000	60,000	60,000	60,000
Carts	500,000	500,000	500,000	500,000	500,000
Golf Club Rentals	2,000	2,000	2,000	2,000	2,000
Gratuities - Operations	6,000	6,000	6,000	6,000	6,000
Pro Shop	210,000	210,000	210,000	210,000	210,000
Grill/Catering	400,000	400,000	400,000	400,000	400,000
Gratuities - Grill & Catering	61,000	61,000	61,000	61,000	61,000
Miscellaneous	5,000	5,000	5,000	5,000	5,000
Appropriation from Fund Balance	308,591	308,591	308,591	308,591	419,591 ¹⁹
Total Revenue	<u>2,592,591</u>	<u>2,592,591</u>	<u>2,592,591</u>	<u>2,592,591</u>	<u>2,703,591</u>

THE RIDGE GOLF CLUB FUND - FUND 55
EXPENSE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
OPERATING EXPENSES					
OPERATIONS:					
Personnel	455,750	455,750	455,750	455,750	467,750 ¹⁹
Operations	187,564	187,564	187,564	187,564	194,064 ²¹
Professional Services	71,405	71,405	71,405	71,405	71,405
Utilities	36,000	36,000	36,000	36,000	36,000
Operations Subtotal	<u>750,719</u>	<u>750,719</u>	<u>750,719</u>	<u>750,719</u>	<u>769,219</u>
MAINTENANCE:					
Personnel	454,677	454,677	454,677	454,677	462,677 ¹⁹
Operating Supplies	230,760	230,760	230,760	230,760	230,760
Utilities	196,250	196,250	196,250	196,250	211,250 ¹⁹
Maintenance Subtotal	<u>881,687</u>	<u>881,687</u>	<u>881,687</u>	<u>881,687</u>	<u>904,687</u>
GRILL/CATERING					
Personnel	370,954	370,954	370,954	370,954	376,954 ¹⁹
Operating Supplies	66,100	66,100	66,100	66,100	66,100
Snack Bar Subtotal	<u>437,054</u>	<u>437,054</u>	<u>437,054</u>	<u>437,054</u>	<u>443,054</u>
COST OF SALES:					
Cost of Goods Sold	125,000	125,000	125,000	125,000	195,000 ¹⁹
Grill/Snack Bar	170,000	170,000	170,000	170,000	170,000
Depreciation	228,131	228,131	228,131	228,131	228,131
Cost of Sales Subtotal	<u>523,131</u>	<u>523,131</u>	<u>523,131</u>	<u>523,131</u>	<u>593,131</u>
Total Operating Expenses	<u>2,592,591</u>	<u>2,592,591</u>	<u>2,592,591</u>	<u>2,592,591</u>	<u>2,710,091</u>
NON-OPERATING EXPENSES:					
Transfer In	0	0	0	0	(6,500) ²¹
Transfer Out	0	0	0	0	0
Total Non-Operating Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(6,500)</u>
Total Expenses	<u>2,592,591</u>	<u>2,592,591</u>	<u>2,592,591</u>	<u>2,592,591</u>	<u>2,703,591</u>

STONEBRIDGE GOLF COURSE FUND - FUND 57
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
OPERATING REVENUE:					
Green Fees	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Driving Range	30,000	30,000	30,000	30,000	30,000
Carts	550,000	550,000	550,000	550,000	550,000
Rental Clubs	11,000	11,000	11,000	11,000	11,000
Gratuities - Operations	17,000	17,000	17,000	17,000	17,000
Pro Shop	275,000	275,000	275,000	275,000	275,000
Grill/Catering	600,000	600,000	600,000	600,000	600,000
Gratuities - Grill & Catering	75,000	75,000	75,000	75,000	75,000
Misc.	5,000	5,000	5,000	5,000	5,000
Total Op. Revenue	2,863,000	2,863,000	2,863,000	2,863,000	2,863,000
NON-OPERATING REVENUE:					
Appropriation from Fund Balance	187,555	187,555	187,555	187,555	261,555 19
Total Non-Operating Rev	187,555	187,555	187,555	187,555	261,555
Total Revenue	3,050,555	3,050,555	3,050,555	3,050,555	3,124,555

STONEBRIDGE GOLF COURSE FUND - FUND 57
EXPENSE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
OPERATING EXPENSES					
OPERATIONS:					
Personnel	588,275	588,275	588,275	588,275	602,275 19
Operations	249,631	249,631	249,631	249,631	249,631
Professional Services	130,000	130,000	130,000	130,000	130,000
Utilities	50,000	50,000	50,000	50,000	50,000
Operations Subtotal	1,017,906	1,017,906	1,017,906	1,017,906	1,031,906
MAINTENANCE:					
Personnel	501,646	501,646	501,646	501,646	511,646 19
Operating Supplies	273,051	273,051	273,051	273,051	315,551 21,32
Utilities	195,750	195,750	195,750	195,750	220,750 19
Maintenance Subtotal	970,447	970,447	970,447	970,447	1,047,947
GRILL/CATERING:					
Personnel	373,945	373,945	373,945	373,945	388,945 19
Operating Supplies	82,400	82,400	82,400	82,400	82,400
Snack Bar Subtotal	456,345	456,345	456,345	456,345	471,345
COST OF SALES:					
Cost of Goods Sold	180,000	180,000	180,000	180,000	190,000 19
Grill/Snack Bar	230,000	230,000	230,000	230,000	230,000
Depreciation	195,857	195,857	195,857	195,857	195,857
Cost of Sales Subtotal	605,857	605,857	605,857	605,857	615,857
Total Oper Expenses	3,050,555	3,050,555	3,050,555	3,050,555	3,167,055
NON-OPERATING EXPENSES:					
Transfer In	0	0	0	0	(42,500) 21,32
Total Non-Operating Expenses	0	0	0	0	(42,500)
Total Expenses	3,050,555	3,050,555	3,050,555	3,050,555	3,124,555

GRANTS - FUND 60
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
CDBG Projects	1,066,000	1,670,530	1,670,530	1,670,530	1,670,530	
HOME & Federal Grants	0	1,478,746	1,478,746	1,478,746	3,268,222	7,11
State Grants	0	24,200	239,200	2,429,180	2,468,380	28
Other Governmental Agencies	0	187,500	187,500	187,500	285,700	27
Subtotal	1,066,000	3,360,976	3,575,976	5,765,956	7,692,832	

GRANTS - FUND 60
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings	
Personnel	169,425	169,425	169,425	169,425	169,425	
CDBG Projects	896,575	1,501,105	1,501,105	1,501,105	1,501,105	
HOME & Federal Grants	0	1,478,746	1,478,746	1,478,746	3,268,222	7,11
State Grants	0	24,200	239,200	2,429,180	2,468,380	28
Other Governmental Agencies	0	187,500	187,500	187,500	285,700	27
Subtotal	1,066,000	3,360,976	3,575,976	5,765,956	7,692,832	

AMBULANCE FUND - FUND 66
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
OPERATING REVENUE:					
Ambulance Fees	3,589,588	3,589,588	3,589,588	3,589,588	3,589,588
Collections Proceeds	90,000	90,000	90,000	90,000	90,000
Appropriation from Fund Balance	0	0	0	0	882,940 ^{1,9,10}
Total Operating Revenue	<u>3,679,588</u>	<u>3,679,588</u>	<u>3,679,588</u>	<u>3,679,588</u>	<u>4,562,528</u>

AMBULANCE FUND - FUND 66
EXPENSE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Dec 2025 Openings	Mar 2026 Openings	June 2026 Openings
OPERATING EXPENSES					
OPERATIONS					
Permanent Employees	1,287,657	1,287,657	1,287,657	1,287,657	1,287,657
Overtime	46,970	46,970	46,970	46,970	72,470 ^{6,9}
Employee Benefits	511,215	511,215	511,215	511,215	511,215
Uniform Allowance	14,400	14,400	14,400	14,400	14,400
Travel/Training	5,825	5,825	5,825	5,825	5,825
Office Supplies	2,390	2,390	2,390	2,390	2,390
Equipment Maint.	2,987	2,987	2,987	2,987	2,987
Gas/Diesel	30,588	30,588	30,588	30,588	30,588
Auto Maintenance	52,974	52,974	52,974	52,974	62,974 ⁹
Auto Parts	43,000	43,000	43,000	43,000	50,000 ⁹
Prof/Tech WVC	722,018	722,018	722,018	722,018	722,018
Billing Services	165,000	165,000	165,000	165,000	265,000 ⁹
Ambulance Service Provider Assess.	115,000	115,000	115,000	115,000	140,000 ⁹
Public Safety Supplies	93,450	93,450	93,450	93,450	118,450 ⁹
Insurance	7,650	7,650	7,650	7,650	7,650
Capital Equipment	0	0	0	0	695,940 ^{1,9,10}
Depreciation	322,981	322,981	322,981	322,981	322,981
Total Operating Expenses	<u>3,424,105</u>	<u>3,424,105</u>	<u>3,424,105</u>	<u>3,424,105</u>	<u>4,312,545</u>
NON-OPERATING EXPENSES:					
Lease Agreement	43,000	43,000	43,000	43,000	43,000
Transfer Out to CIP	212,483	212,483	212,483	212,483	212,483
Transfer In	0	0	0	0	(5,500) ⁶
Total Non-Operating Expenses	<u>255,483</u>	<u>255,483</u>	<u>255,483</u>	<u>255,483</u>	<u>249,983</u>
Total Expenses	<u>3,679,588</u>	<u>3,679,588</u>	<u>3,679,588</u>	<u>3,679,588</u>	<u>4,562,528</u>

As authorized by the Uniform Fiscal Procedures Act for Utah Cities, the operating budget of West Valley City is periodically amended to accommodate regular and necessary changes in expenditures and revenues that occur throughout the fiscal year. These budget modifications are called "budget openings". They are considered by the City Council and accompanied by a public hearing to provide authorization to expend resources for grants received, rollovers of projects from the prior years, emergency expenditures, take advantage of economic opportunities, or other expenditures deemed to be appropriate and timely. Regular budget openings are necessary to maintain regular and orderly city operations and stay in compliance with State laws.

BUDGET OPENING
APRIL 2026 - JUNE 2026
WEST VALLEY CITY CORP.
FISCAL YEAR 2025-2026

No.	Amount	Description	Source
GRANTS			
7	\$ 57,600.00	Fire 2026 AFG Grant <i>(The Assistance to Firefighters Grant will be used for Personal Protective Equipment)</i>	FEMA
11	\$ 1,731,876.36	Fire Department SAFER Grant <i>(The Staffing for Adequate and Emergency Response Grant used to Hire 9 New Firefighters)</i>	FEMA
27	\$ 98,200.00	ZAP Grant FY 25-26 UCCC <i>(Zoo Arts and Parks Grant Provides Support for Arts & Cultural Programs at the Cultural Center)</i>	Salt Lake County
28	\$ 39,200.00	General Operating Support (GOS) Grant <i>(The Divison of Arts & Museums Funding to be use for Arts & Culture Programs at UCCC)</i>	State of Utah
OTHER			
1	\$ 465,640.00	New Ambulances for the Fire Department <i>(Fire Department Purchased Two New Ambulances)</i>	Ambulance Fund Balance
2		Fire Department Apparatus	
2	\$ 1,985,461.00	100-Foot Tower Ladder Truck <i>(Delivery by June 2026)</i>	Lease Proceeds
2	\$ 2,105,478.00	2 Saber Pumper Fire Trucks <i>(Delivery in early 2028)</i>	Lease Proceeds
3	\$ 66,000.00	New West Valley City Website <i>(Updates to the City's Website)</i>	General Fund Balance
4	\$ 18,613.83	Fire Reimbursement from Salt Lake Urban Search and Rescue <i>(Used for Fire Department Overtime)</i>	Salt Lake Urban Search and Rescue
5	\$ 1,000,000.00	2026 Asphalt Overlay Project <i>(Taylorsville City Portion of the 2026 Overlay Project)</i>	Taylorsville City
6	\$ 159,000.00	Fire Dept Use of Deployment Reimbursements <i>(Used for Overtime Travel/Training, Equipment, Auto Parts)</i>	Deployment Reimbursements
8	\$ 4,520.00	Voices and Votes Exhibition <i>(Donations for this City Event)</i>	Various Donors
9	\$ 217,000.00	Ambulance Fund Additional Budget for Fiscal Year-End <i>(Year-End Budget Adjustment)</i>	Ambulance Fund Balance

No.	Amount	Description	Source
10	\$ 200,300.02	Four Stryker Stretchers <i>(Stretchers for New Ambulances)</i>	Ambulance Fund Balance
12	\$ 90,000.00	Fire Department EOC Trailer <i>(Adds to the Funding for the Purchase of the New EOC Trailer)</i>	Sale of Old EOC Trailer
13	\$ 10,000.00	Miss West Valley Pageant <i>(Donations used to help Cover Costs for this Event)</i>	Various Donors
14	\$ 25,456.00	Purchase Cellphones and Computers <i>(Use of Funds from the Sale of Used Cellphones and Computers)</i>	Surplused Cellphones and Computers
15	\$ 500,000.00	Arena Additional Budget for Fiscal Year-End <i>(To Cover Repairs and Maintenance Costs)</i>	Arena Revenue
16	\$ 2,500.00	Youth City Council Activities <i>(Donation to Support Activities for the Youth City Council)</i>	Marathon Community Investment
17	\$ 195,000.00	Fire Overtime and Travel <i>(Deployment Reimbursements to cover Fire Overtime and Travel)</i>	Deployment Reimbursements
18		Parkway Park Playground Project	
18	\$ 250,000.00	<i>Donation for Playground Equipment</i>	Integrity Foundation
18	\$ 150,000.00	<i>CDBG Funds for Playground Equipment</i>	HUD
18	\$ 213,705.77	<i>City Funds to Complete the Parkway Park Playground Project</i>	CIP Fund Balance
19		Year-End Adjustments for The Ridge and Stonebridge Golf Courses	
19	\$ 111,000.00	<i>The Ridge for Temp Employees, Utilities and Cost of Goods Sold</i>	The Ridge Fund Balance
19	\$ 74,000.00	<i>Stonebridge for Temp Employees, Utilities and Cost of Goods Sold</i>	Stonebridge Fund Balance
21		Parks & Rec Projects Funds Transferred to/for the following:	
21	\$ 27,500.00	<i>Stonebridge - Repair Irrigation Pipe Main Line at Stonebridge</i>	General Fund Existing Budget
21	\$ 6,500.00	<i>The Ridge - Range Ball Purchase</i>	General Fund Existing Budget
21	\$ 49,500.00	<i>Fitness Center - Various Maintenance Projects</i>	General Fund Existing Budget
22	\$ 4,749.24	Fitness Center Easter Event <i>(Funds Transferred to the Fitness Center to Support the Easter Event)</i>	General Fund Existing Budget
23	\$ 60,000.00	Park Maintenance Utilities <i>(Funds to Cover the Increase Cost of Water)</i>	General Fund Balance
24	\$ 198,000.00	Community Resource Centers Costs for FY 25-26 <i>(Earnest Money and Rent for the Three Buildings)</i>	General Fund Balance
25	\$ 2,000.00	Healthy Food Access Community Donation <i>(This Donation will Support Programs of the Healthy West Valley Committee)</i>	Get Healthy Utah
26	\$ 1,500.00	Doctorow Donation - UCCC <i>(This Donation will help Support Artist Awards for the Face of Utah Sculpture Exhibit)</i>	Utah Community Foundation
29	\$ 23,900.00	Cities Strong Donation for Neighborhood Services <i>(Funds will be used for WVC Neighborhood Leadership Academy)</i>	Cities Strong

No.	Amount	Description	Source
30	\$ 30,000.00	Cities Strong Donation for My Hometown CRC's <i>(Donation will Support Updates in the Three WVC Community Resource Centers)</i>	Cities Strong
31	\$ 750,000.00	City Hall and Justice Court Backup Generator Replacement <i>(Proper Backup Power Generation for Emergency Needs of City Hall and the Justice Court is Essential)</i>	CIP Fund Balance
32	\$ 15,000.00	Repair Broken Water Main <i>(Stonebridge Water Main is Vital to the Infrastructure of the Golf Course)</i>	General Fund Existing Budget
33	\$ 200,000.00	Design for SR-201 North Frontage Road Project <i>(Funds will Cover Partial Costs of Design in this Fiscal Year)</i>	Transfer from RDA
34	\$ 30,900.00	4400 West Sidewalk Project <i>(Funds will be used for Sidewalk Improvements on 4400 West)</i>	Adis Alagic - Cash In Lieu of Improvements
35	\$ 476,500.00	3500 South 7040 West Sidewalk Project <i>(Funded by UDOT's Safe Sidewalk Program)</i>	UDOT
36	\$ 1,042,411.06	Overflow Shelter Reimbursements FY 25-26 <i>(Reimbursements Cover Police and Fire Overtime for Public Safety Coverage at the Shelter)</i>	State of Utah

Previously Approved Budget Openings

BUDGET OPENING
JULY 2025 - SEPTEMBER 2025
WEST VALLEY CITY CORP.
FISCAL YEAR 2025-2026

ROLLOVERS

1	\$ 23,344.21	Rollover Fire Deployment Reimbursement - Hurricane Helena <i>(Reimburse Salaries, Overtime and Supplies for Firefighters)</i>	Restricted CIP Fund Balance
2		Rollovers for Fire Department Deployment Reimbursements	
2	\$ 800,000.00	<i>EOC Trailer and Truck FEMA Grant</i>	State of Utah/FEMA
2	\$ 37,819.00	<i>EOC Trailer and Truck City Match</i>	Restricted CIP Fund Balance
2	\$ 63,382.25	<i>Emergency Management Division Deployment Funds</i>	Restricted General Fund Balance
4	\$ 355.89	Rollover Victims Assistance Funds <i>(Rollover Donated Funds to Assist Victims of Domestic Violence)</i>	Restricted General Fund Balance
4	\$ 43,862.76	Rollover Dash Camera Service Fees <i>(Services for Dash Cameras for City Vehicles)</i>	Restricted General Fund Balance
5	\$ 1,470.72	Rollover Victim Assistance Donation <i>(Donation Raised by Hunter High School's Key Club was Received in FY 24-25)</i>	Restricted General Fund Balance
7		Rollover for Public Facilities Projects	
7	\$ 190,387.96	<i>Justice Court</i>	Restricted CIP Fund Balance
7	\$ 92,906.89	<i>US Bank Lease #20 Energy Efficiency</i>	Lease Proceeds
7	\$ 193,157.50	<i>Veterans Memorial Park Project</i>	Restricted CIP Fund Balance
7	\$ 14,607.03	<i>Facilities Projects</i>	Restricted CIP Fund Balance

No.	Amount	Description	Source
9	\$ 8,000.00	Rollover Donations from FY 24-25 for Fireworks Show (Donors - \$2,000 each, Lolo's Hawaiian, Shiny shell Car Wash, Vamos Health, Rancho Markets)	Restricted General Fund Balance
11	\$ 16,417.73	Rollover UCCC Donations from FY 24-25 (Rollover UCCC Restricted Donations from Multiple Donors)	UCCC Fund Balance
13	\$ 8,839.25	Rollover Impact Fee Study (Commuunity Development Impact Fee Study Project)	Restricted General Fund Balance
18	\$ 293,739.82	Rollover Transportation Sales Tax Received in FY 24-25 (Transportation Sales Tax Revenue received in FY 24-25 was above the Budgeted amount for last year)	Restricted General Fund Balance
28		Rollover for Public Works PO's for Equipment Ordered in FY 24-25 and not received yet	
	\$ 42,454.25	Garbage Cans	Restricted Sanitation Fund Balance
	\$ 206,929.21	Dump Truck, Wing Plow and Plow	Restricted C Roads Fund Balance
30		Rollover CIP/Public Works On-Going Projects	
30	\$ 21,325.00	Pavement Management	Restricted C Roads Fund Balance
30	\$ 503,100.00	Annual Asphalt Preservation Project	Restricted C Roads Fund Balance
30	\$ 110,098.45	Rollover Brighton Canal Ditch SD Project	Restricted Storm Water Fund Balance
30	\$ 11,727.89	PW/RDA Weed Management	Restricted CIP Fund Balance
30	\$ 3,113,147.61	Parkway Blvd Widening MVC 6400 W	Restricted CIP Fund Balance
30	\$ 340,794.98	4700 S Reconstruction	Restricted CIP Fund Balance
30	\$ 823,136.95	Crosstowne Trail-2700 W to Bangerter	Restricted CIP Fund Balance
30	\$ 1,136,791.00	6800 West Improvements	Restricted CIP Fund Balance
30	\$ 15,556.63	3100 S ATP Overlay Project	Restricted CIP Fund Balance
30	\$ 61,671.37	Lancer Way Reconstruction	Restricted CIP Fund Balance
30	\$ 22,326.61	4100 S Hawk Signals Project	Restricted CIP Fund Balance
30	\$ 610,574.00	6800 West Pond Overflow	Restricted CIP Fund Balance
30	\$ 2,978,096.54	3900 South Roadway Improvements	Restricted CIP Fund Balance
30	\$ 550,750.00	UTA Midvalley BRT	Restricted CIP Fund Balance
30	\$ 293,453.66	Street Sign Replacement Project	Restricted CIP Fund Balance
30	\$ 3,564,660.00	4000 West Improvements	Restricted CIP Fund Balance
30	\$ 500,000.00	2200 W RAISE Grant	Restricted CIP Fund Balance
30	\$ 2,000,000.00	4800 W RAISE Grant	Restricted CIP Fund Balance
30	\$ 4,526,976.78	2025 Overlay Project	Restricted CIP Fund Balance
30	\$ 57,312.83	7200 West Reconstruction (3500 S - 4100 S)	Restricted CIP Fund Balance
30	\$ 56,518.50	2024-25 Sidewalk Repair Project	Restricted CIP Fund Balance
30	\$ 527,908.00	BFP - WVC Bridge Replacements	Restricted CIP Fund Balance
30	\$ 78,623.10	2025 Street Light Project	Restricted CIP Fund Balance
30	\$ 1,257,513.48	5900 West Extention Project	Restricted CIP Fund Balance
30	\$ 54,354.00	Transportation Sales Tax Funds	Restricted CIP Fund Balance
30	\$ 3,024.30	Finance Dept One-Time Capital Projects	Restricted CIP Fund Balance
30	\$ 66,636.51	CPD One-Time Capital Projects	Restricted CIP Fund Balance
30	\$ 44,578.50	Police One-Time Capital Projects	Restricted CIP Fund Balance
30	\$ 201,880.22	Rolling Stock	Restricted CIP Fund Balance

No.	Amount	Description	Source
31		Rollovers for Parks & Rec Projects, FFC,and Harman Senior Center Donations	
31	\$ 46,250.00	<i>Park Maintenance Projects - Double Check Valves</i>	Restricted General Fund Balance
31	\$ 58,834.00	<i>Harman Senior Center - Elevator Modernization</i>	Restricted General Fund Balance
31	\$ 187,500.00	<i>CIP Projects - Wetlands Park Project Grant</i>	State of Utah
31	\$ 179,213.56	<i>CIP Projects - Wetlands Park Project</i>	Restricted CIP Fund Balance
31	\$ 116,000.00	<i>Family Fitness Center - Sand Filters</i>	FFC Fund Balance
31	\$ 36,388.21	<i>Family Fitness Center - ULCT Grant</i>	FFC Fund Balance
31	\$ 43,960.96	<i>Family Fitness Center - Swim Team Donations</i>	FFC Fund Balance
32		Rollovers for Community Engagement and Culture	
	\$ 4,209.23	<i>Donations for Healthy West Valley</i>	Restricted General Fund Balance
	\$ 19,050.50	<i>Donations for My Hometown</i>	Restricted General Fund Balance
	\$ 2,000.00	<i>Donations for National Night Out</i>	Restricted General Fund Balance
	\$ 55,808.53	<i>Capital Equipment for My Hometown</i>	Restricted CIP Fund Balance
GRANTS			
3	\$ 4,200.00	Mental Health Grant FY 25-26 <i>(Mental Health Grant Awarded to WV Fire Dept)</i>	State of Utah
6	\$ 15,000.00	CDBG Funds for Victims Services <i>(Funding for Victims Services from CDBG Grant)</i>	HUD
8	\$ 75,000.00	Victim Services UVSP Grant FY 25-26 <i>(Utah Victim Services Program Grant)</i>	State of Utah
16	\$ 122,250.00	VOCA Grant #25VOCA50 FY 2025-26 <i>(Salaries, Benefits, Travel/Training and Direct Aid for Victim Advocates)</i>	State of Utah
23	\$ 1,013,212.00	CDBG and HOME Projects For FY 2025-26 <i>(Funding for CDBG Projects for FY 25-26)</i>	HUD
25	\$ 20,000.00	Overdose to Data Action Grant (OD2A) <i>(Grant for Healthy West Valley/Neighborhood Services Projects)</i>	Salt Lake County Health Dept.
26	\$ 57,814.00	JAG Grant 2024 <i>(Justice Assistance Grant used for Police Special Supplies)</i>	US Dept of Justice
33	\$ 15,000.00	Police Dept ICAC Grant FY 25-26 <i>(Internet Crimes Against Children Grant)</i>	State of Utah
OTHER			
10	\$ 6,223.93	Fire Department Reimbursement for Office of Southern California Support <i>(Reimburse Salaries, Overtime and Supplies for Firefighters)</i>	State of Utah
12	\$ 144,422.00	Concrete Repair at Centennial Softball Park <i>(Repair of Concrete at Centennial Softball Park)</i>	CIP Fund Balance
14	\$ 103,640.00	Parks & Rec Master Plan <i>(To Establish a long-term Vision for Parks and Rec Facilities)</i>	CIP Fund Balance

No.	Amount	Description	Source
15		Arena Renovations	
15	\$ 500,000.00	<i>Olympic Venue State Funds</i>	State of Utah
15	\$ 300,000.00	<i>Arena Exterior Grand Staircase LED Lights Upgrade - City Match</i>	Building Authority Arena R&R Reserves
15	\$ 200,000.00	<i>Arena Renovations - City Match</i>	Arena Fund Balance
17	\$ 24,856.00	Annual Management Fee for TravelBank <i>(Annual Fee for PCard App)</i>	US Bank Pcard Rebate
19	\$ 160,000.00	Overlay Projects for FY 25-26 <i>2025 Overlay Projects - Drainage Improvements)</i>	Storm Water Exsisting Budget
20	\$ 305,000.00	Safe Sidewalk Project <i>(Project Area is 3500 S 5400 W)</i>	UDOT
21		Fire Department Deployment Reimbursement - Oregon and California Fires	State of Utah
21	\$ 35,125.00	<i>Reimburse Public Works the use of a Mechanic and Truck</i>	
21	\$ 75,967.93	<i>Fire Dept. Overtime</i>	
22	\$ 2,500.00	Donation for the Sione Toki Concert <i>(City Event)</i>	Lolo Hawaiian BBQ
24	\$ 2,500.00	Donation for the Sione Toki Concert <i>(City Event)</i>	Day One Foundation
27	\$ 205,613.65	Fire Dept Reimbursement for Palisades, CA and France Canyon, UT Fires <i>(Used for Fire Dept Overtime and Special Supplies in the General Fund)</i>	State of Utah
29	\$ 10,000.00	Stock the Merchandise Store at City Hall <i>(Stocking up for the big next sale)</i>	Merchandise Sales
BUDGET OPENING OCTOBER 2025 - DECEMBER 2025 WEST VALLEY CITY CORP. FISCAL YEAR 2025-2026			
GRANTS			
2	\$ 15,000.00	Fire EMPG Grant <i>(Emergency Management Performance Grant for Public Safety Supplies)</i>	State of Utah
6	\$ 200,000.00	Police Dept Liquor Tax Grant FY 25-26 <i>(Funds used for equipment, DUI enforcement and alcohol cessation programs)</i>	State of Utah
11	\$ 60,000.00	CDBG Funds for Police <i>(Funding for the Police Dept from CDBG Grant)</i>	HUD
OTHER			
1	\$ 180,618.00	Commuinty Engagement and Culture Salaries and Benefits <i>(Transfer of Budget from UCCC to Gen Fd CEC Admin)</i>	UCCC Existing Budget
3	\$ 5,000.00	Donation for the Sione Taki Concert <i>(City Event)</i>	Gevena Rock Products Inc

No.	Amount	Description	Source
4		Fire Department Deployment Reimbursement - Monroe Canyon Fire	State of Utah
4	\$ 87,212.97	<i>Fire Dept. Overtime</i>	
4	\$ 12,500.00	<i>Emergency Management Overtime and Temp Employees</i>	
5	\$ 6,000,000.00	4000 West Improvements <i>(Storm Drain and Road Improvements)</i>	Storm Water and C Roads Fund Balance Storm Water Existing Budget
7		Fire Department Deployment Reimbursement - Monroe Canyon Fire	State of Utah
7	\$ 26,000.00	<i>Fire Dept. Overtime</i>	
7	\$ 15,000.00	<i>Support Services Grounds Maintenance</i>	
7	\$ 110,285.11	<i>Fire Dept. Capital Projects</i>	
8	\$ 54,549.28	Fire Department Deployment Reimbursement -Ruidosos, NM Flooding <i>(Used for Salary, Overtime and Equipment)</i>	Salt Lake Urban Search and Rescue
9	\$ 500.00	Donation for the End of Summer Party <i>(Employee Appreciation)</i>	PacifiCorp
10	\$ 16,657.00	Purchase Cellphones and Computers <i>(Use of Funds from the Sale of Used Cellphones and Computers)</i>	Surplused Cellphones and Computers
12	\$ 472,030.00	6200 South Widening Project <i>(Reimbursement Agreement with Geneva Rock)</i>	Road Impact Fees Fund Balance

BUDGET OPENING
JANUARY 2026 - MARCH 2026
WEST VALLEY CITY CORP.
FISCAL YEAR 2025-2026

No.	Amount	Description	Source
ROLLOVERS			
4	\$ 2,000,000.00	Rollover ARPA Grant <i>(Grant Funds for Wetland Park Project)</i>	State of Utah
9	\$ 24,702.16	Police Dept Rollover PO #25-00579 <i>(Rollover Forfeited Assets for the Police Dept.)</i>	Forfeited Assets
15	\$ 7,582.27	Additional Rollover UCCC Donations from FY 24-25 <i>(Rollover UCCC Restricted Donations from Multiple Donors)</i>	UCCC Fund Balance
GRANTS			
13	\$ 50,000.00	Beer/Liquor Tax Funds for Legal Dept. <i>(Funding for Prevention, Enforcement, or Prosecution of Alcohol-Related Offenses)</i>	State of Utah
14	\$ 189,979.80	Police Dept Liquor Tax Grant FY 24-25 <i>(Funds used for equipment, DUI enforcement and alcohol cessation programs)</i>	State of Utah
OTHER			
1	\$ 61,283.17	Utah Veterans Memorial Landscaping <i>(Landscaping for the Park area)</i>	General Fund Balance

No.	Amount	Description	Source
2	\$ 84,805.00	5900 West Road Project <i>(Northwest EDA is funding the Design Services for the Bridge over Riter Canal)</i>	Transfer to CIP from RDA
3	\$ 121,216.80	Veterans Memorial Park Project <i>(Donations for this Project)</i>	Various Donors
5	\$ 3,750,000.00	4000 West Improvements <i>(Funding from Utah State 2025 HB 502)</i>	State of Utah
6	\$ 105,870.19	Fire Dept Deployment Reimbursements for Kelsey Park and Cottonwood Peak Fires) <i>(Reimburse Salaries, Overtime and Supplies for Firefighters)</i>	State of Utah
7	\$ 20,000.00	New Residential Rental Enforcement Position <i>(Additional Personnel for Community Development, Planning and Zoning Division)</i>	General Fund Existing Budget from Code Enforcement
8	\$ 25,000.00	WVC Leadership Conference <i>(Annual Leadership Conference)</i>	Sponsorships and Registration Fees
10		Public Works Roads Projects Reimbursements	
10	\$ 42,775.00	<i>Parkway Blvd Widening Project</i>	Granger Hunter Improvement District
10	\$ 107,195.00	<i>Lancer Way Reconstruction Project</i>	Granger Hunter Improvement District
10	\$ 203,777.49	<i>2025 Overlay Project</i>	Granger Hunter Improvement District
11	\$ 11,095.95	3900 S Roadway Improvement Reimbursement <i>(Reimbursement for Taylorsville's Portion of the Project)</i>	Taylorsville City
12	\$ 693,500.00	5900 West Extension Project <i>(Corridor Preservation Funds from Salt Lake County)</i>	Salt Lake County
16	\$ 11,500.00	Fire Travel/Training, Annual Physicals for New Firefighters <i>(To Cover Costs of New Firefighters)</i>	Transfer from CIP Fire Deployment Reimbursements
17	\$ 46,990.00	Municipal Elections Costs for November 2025 <i>(To Cover Additional Costs Related to the Municipal Election Nov 2025)</i>	General Fund Balance
18	\$ 40,000.00	Animal Shelter Special Supplies <i>(Increase in the Contract with Taylorsville to be used for Special Supplies)</i>	Taylorsville Contract Increase



Description: **Amendment to Procurement Purchase Thresholds**

Fiscal Impact: **N/A**

Funding Source: **N/A**

Account #: **N/A**

Budget Opening Required: ☐

ISSUE:

An ordinance amending Chapter 5-3 of the West Valley City Municipal Code to update certain procurement requirements, including increasing the small purchase threshold from \$30,000 to \$70,000 and increasing the minimal purchase threshold from \$5,000 to \$20,000.

SUMMARY:

This ordinance updates the City's procurement thresholds to better reflect current purchasing costs and operational needs. Under the proposed amendment, minimal purchases would apply to purchases with a total value of not more than \$20,000, and small purchases would apply to purchases with a total value of not more than \$70,000.

For small purchases, City Council approval would not be required provided funds are available within the approved departmental budget and the purchase is approved in advance by both the Department Head and the City Manager. Small purchases would still require the solicitation of quotes from at least three businesses, with documentation of those quotes maintained by the department. Purchases made directly through State or cooperative purchasing agreements would continue to be exempt from separate solicitation requirements. All purchases would also remain subject to existing safeguards prohibiting the artificial division or manipulation of purchases to avoid approval thresholds. The ordinance also updates the threshold for purchases made through State contracts, requiring formal City Council action and approval for any State contract purchase exceeding \$70,000.

BACKGROUND:

The City's current procurement thresholds have become less aligned with the cost of goods, supplies, materials, equipment, and services. As prices have increased over time, routine and budgeted purchases that exceed the current thresholds may require additional administrative steps or City Council approval, even when the purchase has already been approved as part of the annual budget.

Increasing the small purchase threshold from \$30,000 to \$70,000 allows departments to complete necessary purchases more efficiently while maintaining internal controls and accountability. Purchases within this range would still require advance written approval from both the Department Head and City Manager, and departments must continue to solicit bids or quotes from at least three businesses. This amendment supports efficient City operations while preserving procurement safeguards, documentation requirements, and Council oversight for larger purchases.

RECOMMENDATION:

Recommend approval of the ordinance amending Chapter 5-3 of the West Valley City Municipal Code to update procurement thresholds and improve the efficiency of budgeted City purchasing while maintaining appropriate approval, quote, and documentation requirements.



WEST VALLEY CITY, UTAH
ORDINANCE NO. _____

Draft Date: 5/11/2026

Date Adopted: _____

Date Effective: _____

**AN ORDINANCE AMENDING CHAPTER 5-3 OF THE WEST
VALLEY CITY MUNICIPAL CODE TO UPDATE CERTAIN
PROCUREMENT REQUIREMENTS.**

WHEREAS, Title 5 of the West Valley City Municipal Code establishes requirements for City procurement processes; and

WHEREAS, the City Council has determined that adjustments to procurement thresholds are appropriate; 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 Chapter 5-3 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. Chapter 5-3 of the West Valley City Municipal Code is hereby amended as follows:

5-3-103. MINIMAL PURCHASES.

(1) *General.* This Section defines minimal purchases and the rules governing them. These purchases may only be made by Employees who have been authorized as stated in this Chapter.

(2) *Applicability.* This Section applies to the purchase of goods, supplies, materials, equipment or services, having a total value of not more than \$20,000.00~~5,000.00~~. So long as funds used for such purchases are part of the approved annual budget for the department, City Council approval of Minimal Purchases is not required.

(3) *Who May Make Purchases.* Only the Purchasing Agent, Department Heads and Employees designated by Department Heads shall make small purchases as defined in this Section.

(4) *How Minimal Purchases Are Made.* Minimal purchases may be made by any reasonable means. Documentation shall be retained by the purchaser to demonstrate reasonableness.

(5) *Manipulation Prohibited.* Purchases shall not be manipulated to fall within this Section. Without limitation, purchases shall not be artificially divided, such as by awarding numerous purchases to a single Person for substantially similar performances, or by dividing the work required for a single project solely for purposes of making use of this Section.

5-3-104. SMALL PURCHASES.

(1) *General.* This Section defines small purchases and the rules governing them. These purchases can only be made by Employees who have been authorized as stated in this Chapter.

(2) *Applicability.* This Section applies to the purchase of goods, supplies, materials, equipment or services, having a total value of not more than \$70,000.00~~30,000.00~~, when such purchase is approved in writing in advance by the Department Head and the City Manager. So long as funds being used are available under the approved budget, City Council approval of Small Purchases is not required.

(3) *Who May Make Purchases.* Only the Purchasing Agent, Department Heads and Employees designated by Department Heads shall make small purchases as defined in this Section. In making small purchases, the following procedures shall be used in lieu of a bid or proposal process:

a. *Solicitation and Award.* Purchases shall be made by soliciting bids from no fewer than three businesses. This solicitation may be completed in any reasonable manner including but not limited to telephone inquiry, internet or other price comparison. Award shall be made to the business offering the lowest acceptable quotation.

b. *Records.* Any Department making a small purchase shall retain a record of the names of the businesses contacted, those offering quotations, and the date and amount of each quotation, and shall document, either on the City's electronic purchasing system or by paper copy provided to the Purchasing Agent, all quotes received.

c. *Manipulation Prohibited.* Purchases shall not be manipulated to fall within this Section.

Without limitation, purchases shall not be artificially divided, such as by awarding numerous

purchases to a single Person for substantially similar performances, or by dividing the work required for a single project solely for purposes of making use of this Section.

(4) *Small Purchase Modifications and Renewals.* Any Agreement solicited under this Chapter shall only be modified or renewed as follows:

a. *Modifications.* Contracts shall not be modified in excess of the maximum dollar amounts stated in this Chapter.

b. *Renewals.* Contracts shall not be renewed on a successive basis with the same party unless approved in writing by the Purchasing Agent.

5-3-105. STATE CONTRACT PURCHASING.

Because an appropriate bid procedure has already been completed, any item that is a State contract item may be purchased without following the bid requirements set forth in this Section. However, purchases over ~~\$70,000.00~~~~\$30,000.00~~ will require formal City Council action and approval.

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



Description: Increase Fitness Center Fees for Childcare Services

Fiscal Impact: \$30,000 estimated revenue increase

Funding Source:

Account #:

Budget Opening Required: No

Issue:

Approve an increase in the Family Fitness fees for childcare services. The hourly rate will increase by \$2 per hour. Kidz Kamp will increase by \$4 per day and Afterschool Kamp will increase by \$3 per day. This will increase fitness center revenue by approximately \$30,000.00 per year.

Summary:

Hourly

Change from \$4/hour/child to \$6

Members: first hour free, Change from \$2 to \$4 for each additional hour

Kidz Kamp Program

Change from \$36/day to \$40/day. Member discount will reduce from 15% to 10%.

Afterschool Kamp

Change from \$17/day to \$20/day. Member discount will reduce from 15% to 10%.

Background:

Rising compliance, transportation, and labor costs necessitate a fee increase to continue the safe, instructive, and engaging childcare programs offered to our community.

Recommendation:

Staff recommend approval of this increase.

Department:

Submitted by:

Date:



WEST VALLEY CITY, UTAH
ORDINANCE NO. _____

Draft Date: 5/12/2026

Date Adopted: _____

Date Effective: _____

**AN ORDINANCE AMENDING SECTION 1-2-107 OF THE
WEST VALLEY CITY MUNICIPAL CODE TO UPDATE
CERTAIN PARKS AND RECREATION 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 Parks Department facilities; 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 1-2-107 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. Section 1-2-107 of the West Valley City Municipal Code is hereby amended as follows:

1-2-107. PARKS AND RECREATION DEPARTMENT.

(1) Park User Fees:

a. Park Pavilion Rental – \$80 for residents, \$100 for nonresidents Monday – Thursday; \$100 for residents, \$125 for nonresidents Friday – Sunday

b. Park Open Space Use Fee (for festivals, circus, car shows) – \$400 per day

c. Soccer Field Rental – \$100 per half-day (before/after 2:00 P.M.)

d. Soccer Field Fee to Line Field and Goal Area – \$100

- e. Softball Field Rental – \$250 per half-day (before/after 2:00 P.M.)
 - f. Field Lights (per field) – \$75/hour or fraction of an hour
 - g. Softball/Baseball Field Prep:
 - i. \$65/field each time to drag, mark, or rake
 - ii. \$20/field for quick rake and re-mark
 - h. Electrical Power Boxes – \$200 setup fee/box
 - i. Electrical Power Box Rental – \$25/day
- (2) Use of Maverik Center, per patron – \$1/ticket*
- * Except for community events hosted or co-sponsored by the City
- (3) Family Fitness Center:
- a. Annual Membership Passes (West Valley City Residents):
 - i. Family (up to six) – \$484 or \$48/month
 - ii. Couple – \$412 or \$41/month
 - iii. Couple – Senior (60+) – \$256 or \$25/month
 - iv. Adult – \$281 or \$27/month
 - v. Adult – Senior (60+) – \$190 or \$18/month
 - vi. Minor (three – 17) – \$228 or \$23/month
- Military/Veterans – 10 percent discount
- b. Annual Membership Passes (Nonresidents):
 - i. Family (up to six) – \$539 or \$52/month
 - ii. Couple – \$467 or \$45/month
 - iii. Couple – Senior (60+) – \$311 or \$29/month
 - iv. Adult – \$336 or \$31/month

- 53 v. Adult – Senior (60+) – \$245 or \$22/month
- 54 vi. Minor (three – 17) – \$283 or \$27/month
- 55 Military/Veterans – 10 percent discount
- 56 c. Family Fitness Center Daily Admission Fees (West Valley City Residents):
- 57 i. Minor (three – 17) – \$5
- 58 ii. Adult – \$7
- 59 iii. Senior (60+) – \$4.50
- 60 Military/Veterans – 10 percent discount
- 61 d. Family Fitness Center Daily Admission Fees (Nonresidents):
- 62 i. Minor (three – 17) – \$6
- 63 ii. Adult – \$8
- 64 iii. Senior (60+) – \$5.50
- 65 Military/Veterans – 10 percent discount
- 66 e. *Repealed by Ord. 19-12.*
- 67 f. *Repealed by Ord. 19-12.*
- 68 g. Family Fitness Center Childcare Fees:
- 69 i. Per Child – ~~\$4~~\$6/hour; Members: first hour free, ~~\$2~~ \$4 for each additional hour
- 70 ii. Kidz Kamp Program – ~~\$36~~\$40/day; members receive a ~~15~~10% discount
- 71 iii. Afterschool Kamp – ~~\$17~~\$20/day; members receive a ~~15~~10% discount
- 72 (4) The Ridge Golf Club:
- 73 a. Nine holes:
- 74 i. Green fees – \$22.50 Monday – Thursday (holidays excepted), \$28 Friday –
- 75 Sunday and holidays

- 76 ii. Power Carts – \$10
- 77 iii. Pull carts – \$4
- 78 iv. Premium Club rental – \$20
- 79 b. Eighteen holes:
- 80 i. Green fees – \$45 Monday – Thursday (holidays excepted), \$55 Friday – Sunday
- 81 and holidays
- 82 ii. Power Carts – \$20
- 83 iii. Pull carts – \$8
- 84 iv. Premium Club rental – \$35
- 85 c. Military Rate for nine holes – \$20 (cart fee \$10), for 18 holes – \$40 (cart fee \$20)
- 86 d. Juniors (High School and College players), nine holes – \$10 (cart fee \$10)
- 87 e. Juniors (High School and College players), 18 holes – \$20 (cart fee \$20)
- 88 f. Seniors (age 60+), nine holes – \$20 (cart fee \$10)
- 89 g. Seniors (age 60+), 18 holes – \$40 (cart fee \$20)
- 90 h. Passes:
- 91 i. Players Pass – \$300
- 92 ii. Players Pass or West Valley City resident 9/18 holes (Monday – Thursday
- 93 anytime, holidays excepted) – \$15/\$25 (cart fee \$5/\$10)
- 94 iii. Players Pass or West Valley City resident 9/18 holes (Fridays, weekends and
- 95 holidays) – \$20/\$40 (cart fee \$5/\$10)
- 96 iv. *Repealed by Ord. No. 26-02.*
- 97 (Ord. No. 26-02 Repealed 01/27/2026)
- 98 v. Punch Pass 10 rounds of walking nine holes – \$175 (\$150 for Lake Park
- 99 employees, must show Lake Park employee ID to purchase)

- 100 i. Driving range:
- 101 i. Range balls, small bucket – \$5
- 102 ii. Range balls, large bucket – \$10
- 103 iii. Players Pass Small Bucket – \$4
- 104 iv. Players Pass Large Bucket – \$8
- 105 v. 10-Token driving range pass – \$40 (\$30 for Lake Park employees, must show
- 106 Lake Park employee ID to purchase)
- 107 j. Tournaments:
- 108 i. Monday – Thursday, includes cart and merchandise – \$85
- 109 ii. Friday – Sunday, includes cart and merchandise – \$11,000 course rental for 18
- 110 holes, up to 144 players
- 111 iii. Tournament all-inclusive package – \$125
- 112 (5) Stonebridge Golf Course:
- 113 a. Nine holes:
- 114 i. Green Fees – \$22.50 Monday – Thursday (holidays excepted), \$28.00 Friday –
- 115 Sunday and holidays
- 116 ii. Power Carts – \$10
- 117 iii. Pull Carts – \$4
- 118 iv. Premium Club Rental – \$20
- 119 b. 18 holes:
- 120 i. Green Fees – \$45 Monday – Thursday (holidays excepted), \$55 Friday – Sunday
- 121 and holidays
- 122 ii. Power Carts – \$20
- 123 iii. Pull Carts – \$8

- 124 iv. Premium Club Rental – \$35
- 125 c. Military Rate for nine holes – \$20 (cart fee \$10); 18 holes – \$40 (cart fee \$20)
- 126 d. Juniors (High School and College Players), nine holes – \$10 (cart fee \$10)
- 127 e. Juniors (High School and College Players), 18 holes – \$20 (cart fee \$20)
- 128 f. Seniors (age 60+), nine holes – \$20 (cart fee \$10)
- 129 g. Seniors (age 60+), 18 holes – \$40 (cart fee \$20)
- 130 h. Passes:
- 131 i. Players Pass – \$300
- 132 ii. Players Pass or West Valley City resident 9/18 holes (Monday – Thursday
- 133 anytime, holidays excepted) – \$15/\$25 (cart fee \$5/\$10)
- 134 iii. Players Pass or West Valley City resident 9/18 holes (Fridays, weekends and
- 135 holidays) – \$20/\$40 (cart fee \$5/\$10)
- 136 iv. *Repealed by Ord. No. 26-02.*
- 137 (Ord. No. 26-02 Repealed 01/27/2026)
- 138 v. Punch Pass 10 rounds of walking nine holes – \$175 (\$150 for Lake Park
- 139 employees, must show Lake Park employee ID to purchase)
- 140 i. Driving Range:
- 141 i. Range Balls, small bucket – \$5
- 142 ii. Range Balls, large bucket – \$10
- 143 iii. Players Pass Small Bucket – \$4
- 144 iv. Players Pass Large Bucket – \$8
- 145 v. 10-Token driving range pass – \$40 (\$30 for Lake Park employees, must show
- 146 Lake Park employee ID to purchase)
- 147 j. Tournaments:

- i. Monday – Thursday, includes cart and merchandise – \$65
- ii. Friday – Sunday, includes cart and merchandise – \$11,000 for course rental for 18 holes, up to 144 players
- iii. Friday – Sunday, includes cart and merchandise – \$14,000 course rental for 27 holes, up to 220 players
- iv. Tournament All-inclusive package: \$125

(6) Golf Club/Course Temporary Fee Discounts:

The Parks and Recreation Director is authorized to implement temporary fee discounts to stimulate play and increase revenues. The Parks and Recreation Director shall notify the City Manager of any such discounts following the implementation or approval of any said discounts.

(7) Community and Recreational Services Fees:

The facilities of the Parks and Recreation Department provide various community and recreational services and programs, including, but not limited to: classes, lessons, sports leagues, community programming, and special events, which are largely seasonal and subject to the availability of Departmental resources. The City Manager is authorized to approve fees for the foregoing community and recreational services; provided, that the fees are based on the costs associated with providing the services and programs and that the fees are consistent with the industry standards of similar facilities. The City Manager shall provide the City Council with an update of the approved fees annually or whenever there is a substantial fee increase or whenever an approved increase impacts a substantial number of residents.

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

www.wvc-ut.gov

APPROVE FEE INCREASE

Family Fitness Center Fee Increase for Childcare Services

APPROVE FEE INCREASE

Family Fitness Center Fee Increase for Childcare Services

- Modest increase for hourly and daily rates
- Change member discount from 15% to 10%
- Anticipated \$30,000 additional annual revenue





Description: Acceptance of UORG Grant for Sugarplum Trail

Fiscal Impact: \$250,000.00

Funding Source: CIP

Account #:

Budget Opening Required: ☒

Issue:

Approve the acceptance of a \$250,000 matching grant to design and build a trail at the swale area between Foxtail Park and Sugarplum Park.

Summary:

Parks and recreation applied for a grant to create a trail in the detention basin between Foxtail and Sugarplum parks.

Background:

The detention basin creates a natural pass between the neighborhood homes, the elementary school and the parks. Children in the area use it daily. This project would provide a bridge over the gulley area to improve safety as well as expand the city trail connections. Additional amenities will and create an inviting recreational space.

Recommendation:

Staff recommend approval of this grant.

Department:
Submitted by:
Date:



WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN
AGREEMENT WITH THE STATE OF UTAH FOR FUNDING
FOR THE SUGAR PLUM TRAIL.**

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

WHEREAS, West Valley City desires to develop and construct the Sugar Plum Trail; and

WHEREAS, the Division of Outdoor Recreation of the state of Utah (hereinafter, the “Department”) is willing to provide funding for said project, subject to the execution of an appropriate agreement; and

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

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

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

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

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER



WEST VALLEY CITY

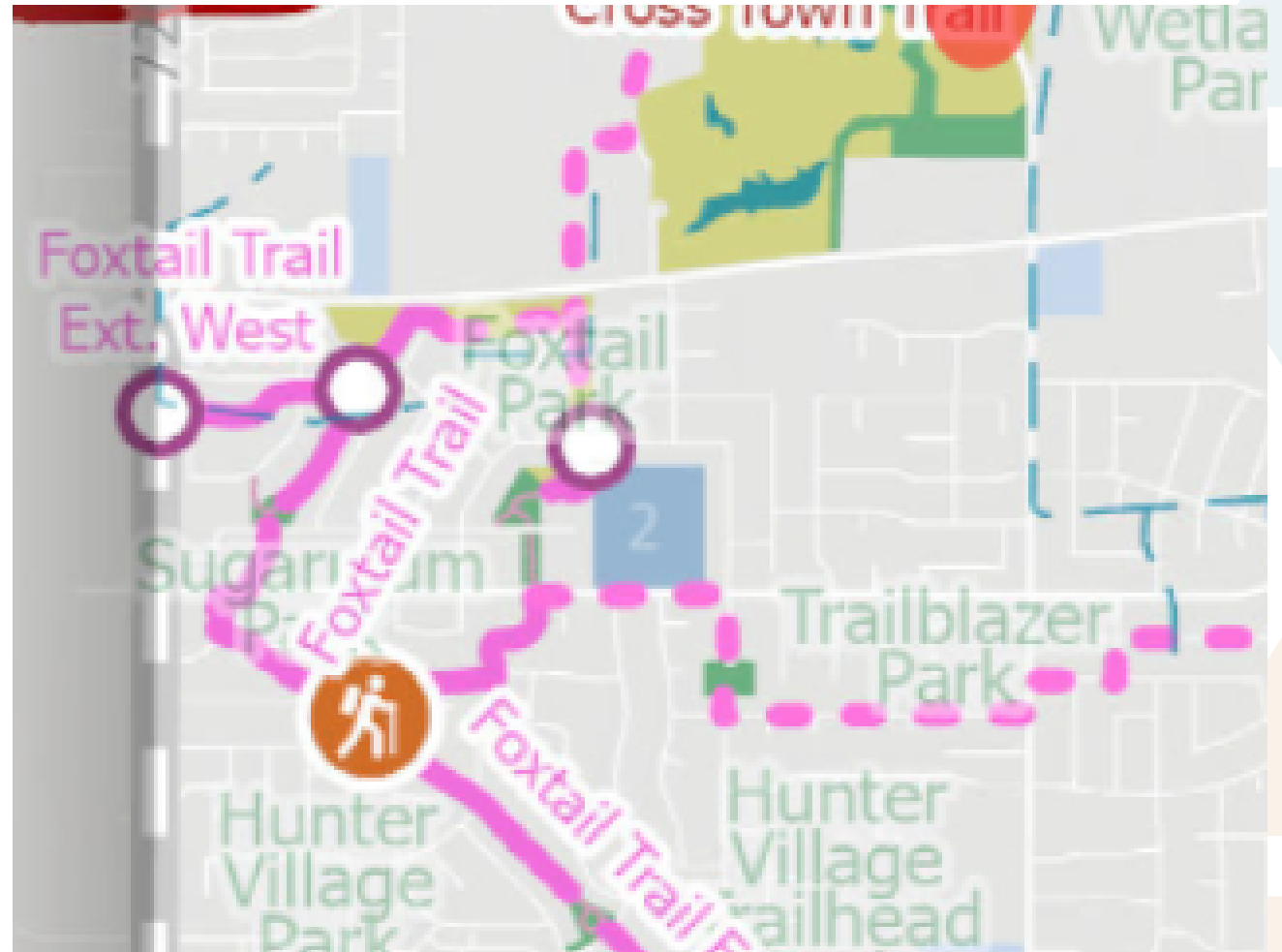
www.wvc-ut.gov

UORG GRANT ACCEPTANCE

Approve Matching Grant for Sugarplum Trail Area

Approve UORG Grant to Complete Sugarplum Trail

- \$250,000 matching funds
- Expands city trail system
- Improves safety for users
- Benefits residents, visitors with improved recreational access





Description: *Authorization of a Easement Purchase Agreement and acceptance of a Temporary Construction Easement*

Fiscal Impact: \$1,300.00

Funding Source: *State Safe Sidewalk Funds*

Account #: 45-9610-40750-75288-0200

Budget Opening Required: No

Issue:

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

Summary:

Rebecca J. Moyer and Trent S. Moyer have signed an Easement Purchase Agreement and a Temporary Construction Easement in favor of West Valley City for property located at 6955 West 3500 South (14-34-126-028).

Background:

The Rebecca J. Moyer and Trent S. Moyer property located at 6955 West 3500 South is one of eight properties affected by the construction of curb, gutter, sidewalk and asphalt widening for the 3500 South 7000 West Safe Sidewalk Project. As part of this project, curb, gutter, sidewalk, textured colored concrete park strip and asphalt widening will be constructed from 7015 West to 6885 West where these improvements do not currently exist.

The Temporary Construction Easement will allow for construction adjacent to the property owned by the property owner. Compensation for the Temporary Construction Easement and improvements in the amount of \$1,300.00 was based upon an appraisal report prepared by the Fortis Group, LLC.

Recommendation:

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





West Valley City Issue Paper

City Council Review

Submitted by: Steven J. Dale, P.L.S.

Date: 05/18/2026



WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM REBECCA AND TRENT MOYER FOR PROPERTY LOCATED AT 6955 WEST 3500 SOUTH.

WHEREAS, Rebecca and Trent Moyer (herein and collectively “Owner”) have entered into an Easement Purchase Agreement for property located at 6955 West 3500 South that is affected by the 3500 South 7000 West Safe Sidewalk Project (herein “Project”); and

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

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

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

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

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

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

**WEST VALLEY CITY
EASEMENT PURCHASE AGREEMENT**

On this _____ day of _____, 2026, Rebecca J. and Trent S. Moyer (herein GRANTOR), hereby agrees to sell to GRANTEE, West Valley City (the "City"), 3600 Constitution Blvd., West Valley City, Utah 84119, a certain easement for right-of-way purposes.

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

1. GRANTOR shall deliver a temporary construction easement in the form and for the property described in Exhibit A.
2. The City shall pay \$1,300.00 for the easement described in Section 1. This amount constitutes fair market value and is the entire payment for the easement and any and all known or potential damages, costs, or value that may be related to the easement. Closing shall occur within sixty days of the execution of this Agreement.
3. This Agreement embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter of this Agreement. The performance of this Agreement constitutes the entire consideration for this acquisition and shall relieve the City of all further obligations or claims on that account or on account of the location, grade, and construction of the proposed improvements.
4. The compensation above includes the cost to restore the property within the Easement to its condition as of the date of this Agreement and is the responsibility of the GRANTOR.

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

(signatures follow)

GRANTOR
REBECCA J. MOYER

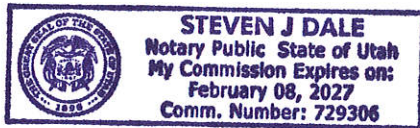
Rebecca J. Moyer

GRANTOR
TRENT S. MOYER

Trent S. Moyer

State of UTAH)
County of SALT LAKE) :SS

On this 14TH day of MAY, 2026, personally appeared before me Rebecca J. Moyer and Trent S. Moyer, whose identities are personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that they executed the foregoing instrument.



Steven J. Dale
Notary Public

GRANTEE
MAYOR

ATTEST:

CITY RECORDER

WHEN RECORDED RETURN TO:

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

Space above for County Recorder's use

PARCEL ID NO: #14-34-126-028

TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged **Rebecca J. Moyer and Trent S. Moyer**, GRANTORS, hereby grant and convey to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTORS' land located at **6955 West 3500 South**, for construction and replacement of improvements, said easement being described as follows:

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

Beginning at the Northwest corner of Lot 8, Bello Park Subdivision located in the Northwest Quarter of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 5.00 feet; thence West 47.50 feet; thence South 5.00 feet; thence West 24.50 feet to the westerly boundary of Grantors' property; thence North 10.00 feet; thence East 72.00 feet to the Point of Beginning. Encompassing 483 square feet, more or less.

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

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

WITNESSED the hands of said GRANTORS this ____ day of _____, 2026.

GRANTORS

Rebecca J. Moyer

Trent S. Moyer

State of _____)
County of _____) ss

On this _____ day of _____, 2026, personally appeared before me **Rebecca J. Moyer and Trent S. Moyer**, whose identities are personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument and acknowledged that they executed the same.

Notary Public

WHEN RECORDED RETURN TO:

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

Space above for County Recorder's use

PARCEL ID NO: #14-34-126-028

TEMPORARY CONSTRUCTION EASEMENT

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

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

WITNESSED the hands of said GRANTORS this 14TH day of MAY, 2026.

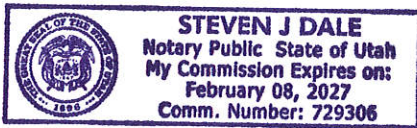
GRANTORS

Rebecca J. Moyer
Rebecca J. Moyer

Trent S. Moyer
Trent S. Moyer

State of UTAH)
County of SALT LAKE) :SS

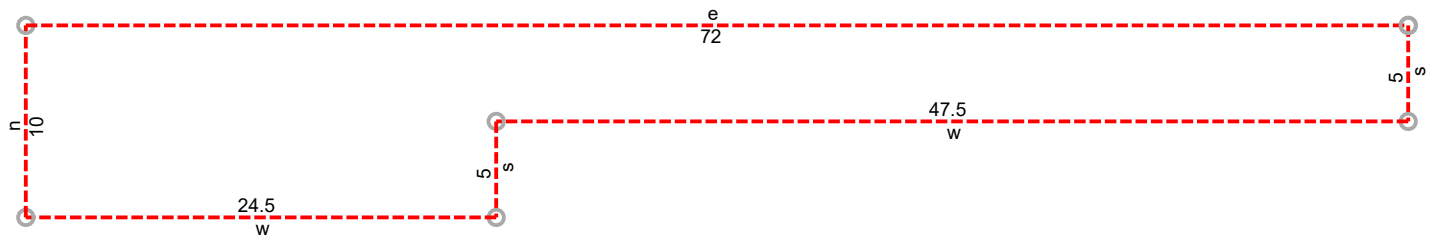
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Steven J Dale
Notary Public



3500 South



Moyer to WVC(14-34-126-028)TCE-DeedPlot

1/27/2026

Scale: 1 inch= 10 feet

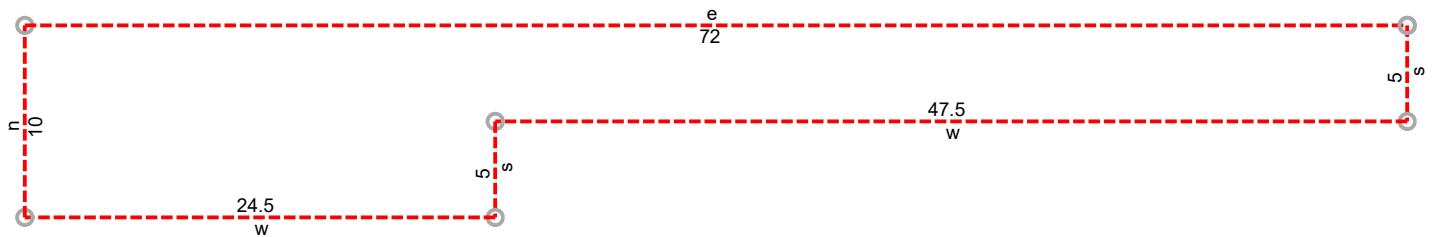
File:

Tract 1: 0.0111 Acres (483 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=164 ft.

01 s 5
02 w 47.5
03 s 5
04 w 24.5
05 n 10
06 e 72



3500 South



Moyer to WVC(14-34-126-028)TCE-DeedPlot

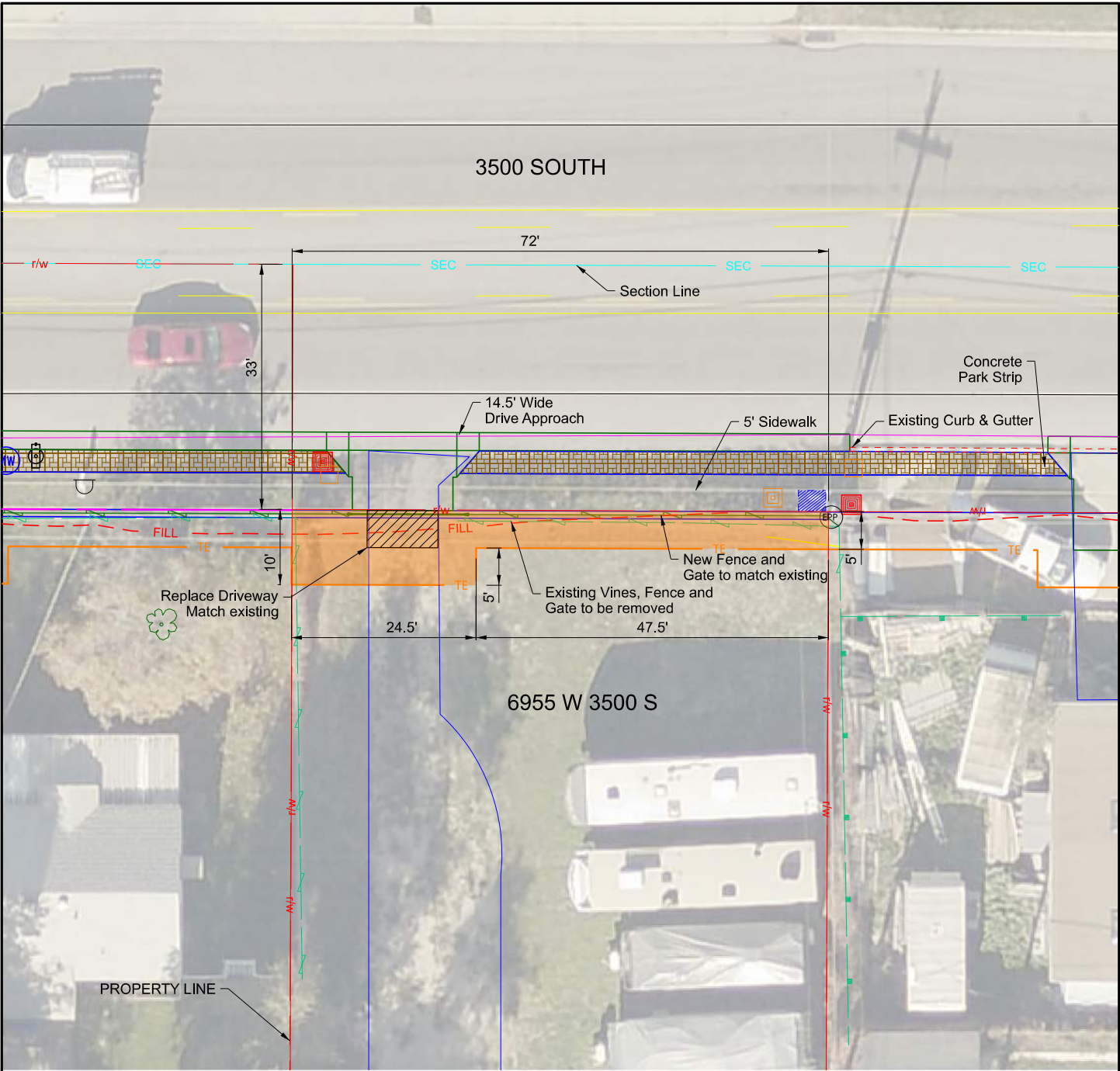
1/27/2026

Scale: 1 inch= 10 feet

File:

Tract 1: 0.0111 Acres (483 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=164 ft.

01 s 5
02 w 47.5
03 s 5
04 w 24.5
05 n 10
06 e 72



LEGEND

- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVED ROAD
- r/w - EXISTING PROPERTY LINE
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED PARK STRIP
- TE --- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- R/W - RIGHT OF WAY ACQUISITION
- ACQUISITION | TCE AREA



NOTE:
1. CONTRACTOR WILL RESTORE IMPACTED LANDSCAPING (SOD AND SPRINKLERS) WITHIN THE TEMPORARY CONSTRUCTION EASEMENT.

SHEET NO. RW-06	3500 SOUTH SAFE SIDEWALK	 WEST VALLEY CITY PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 3600 CONSTITUTION BOULEVARD WEST VALLEY CITY, UTAH 84119-3720	DESIGN	_____						
	7000 WEST - UDOT PIN 22984		CHECK	_____						
	6955 W 3500 S		DRAWN	_____						
	PROJECT NUMBER		WVC ENG CCR - 473	CHECK	_____					
	DESIGN		110 Page 12 of 12		REVISIONS					
				REMARKS		DATE	NO.	BY		