The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, April 9, 2019, at 4:30 PM, in the Multi-Purpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

A G E N D A

1. Call to Order

2. Roll Call

3. Approval of Minutes:

   A. April 2, 2019

4. Review Agendas for Regular City Council and Special Redevelopment Agency Meetings Scheduled for April 9, 2019

   A. Regular City Council Meeting

   B. Special Redevelopment Agency Meeting

5. Public Hearings Scheduled For April 16, 2019

   A. Accept Public Input Regarding Application ZT-2-2019, Filed by West Valley City, Requesting a Zone Text Change to Prohibit Self-Storage Facilities in the 'C-2' (General Commercial) Zone

      Action: Consider Ordinance 19-10, Amend Section 7-6-301 and 7-7-122 of the West

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

Valley City Municipal Code to Amend the Zones in Which Self-Storage Facilities are Permitted

6. Resolutions:

   A. 19-41: Award a Contract to Noorda Building Envelope Contractor for Replacement of the Clubhouse Roof at Stonebridge Golf Club

7. New Business Scheduled for April 16, 2016

   A. Consider Application SMI-3-2018, Filed by Scott Godfrey, Requesting Final Plat Approval for the Godfrey Industrial Park Subdivision Located at 6173 West 2100 South

   B. Consider Application SMI-1-2019, Filed by Mike Olsen, Representing Property Reserve Inc., Requesting Final Plat Approval for the Views Subdivision Located at 6500 South 5600 West

   C. Consider Application SMI-2-2019, Filed by Roman Frazier, Requesting Final Subdivision Approval for the Mountain View Business Plaza Subdivision Located at 3330 South 5600 West

8. Communications:

   A. Social Worker Contract Update (15 min)

   B. Council Calendar

9. New Business:

A. Potential Future Agenda Items

A. Council Suggestions

B. Council Reports

C. Review Agenda for Special Municipal Building Authority Meeting Scheduled April 16, 2019

A. Special MBA Agenda

10. Motion for Closed Session (if necessary)

11. Adjourn

MINUTES OF COUNCIL STUDY MEETING – APRIL 2, 2019
-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 2, 2019, AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Jake Fitisemanu, Councilmember District 4 *(arrived as noted)*

STAFF PRESENT:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder

Mark Nord, Acting CED Director
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Layne Morris, CPD Director
Russ Willardson, Public Works Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
John Rock, Administration
Dan Johnson, Public Works
John Springmeyer, RDA
Jeanette Carpenter, Finance
Robert Hamilton, Police Department

APPROVAL OF MINUTES OF STUDY MEETING HELD MARCH 26, 2019
The Council considered the Minutes of the Study Meeting held March 26, 2019. There were no changes, corrections or deletions.

DRAFT

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held March 26, 2019. Councilmember Huynh seconded the motion.

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

REVIEW AGENDAS FOR REGULAR CITY COUNCIL, REDEVELOPMENT AGENCY, AND MUNICIPAL BUILDING AUTHORITY MEETINGS OF APRIL 2, 2019

Mayor Bigelow thanked City Recorder, Nichole Camac, for adding an additional paragraph to the Child Abuse Prevention Proclamation.

Upon inquiry by Mayor Bigelow, members of the Council had no further questions or concerns regarding items listed on the Agendas for the Regular City Council, Redevelopment Agency, and Municipal Building Authority Meetings scheduled later this night.

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR APRIL 9, 2019

A. **PRESENTATION OF AWARDS TO THE PARKS AND RECREATION DEPARTMENT FROM THE UTAH RECREATION AND PARK ASSOCIATION (URPA)**

Mayor Bigelow stated that the Parks Department often receives awards and the Council is looking forward to the presentation.

RESOLUTION 19-40: REAFFIRM THE CITY'S COMMITMENT TO THE COMPLETION OF THE 4100 SOUTH RECONSTRUCTION PROJECT

Russ Willardson, Public Works Director, presented proposed Resolution 19-40 that would reaffirm the City's commitment to the completion of the 4100 South Reconstruction Project.

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

> The city has been working on a project to reconstruct 4100 South between Bangerter Highway and 5460 West for several years.
>
> On March 19, 2019, UDOT opened bids on the project. There were three bidders. The engineer's estimate of construction costs was $15,063,237. The lowest bid received was in the amount of $19,389,875, nearly 29% over the estimate, leaving the project short $4.3 million dollars.

There were several key bid items that substantially exceeded the engineers estimate, as assumptions were made on those items that did not apply to this project. The transportation construction market costs have increased substantially as well. The main cost overruns come from the following bid items:

Item of Work	**Amount over Engineer's Estimate**
Roadway excavation, imported fill and road base, asphalt paving	$1.3 million
Concrete post and panel walls	$0.5 million
Mobilization, traffic control preconstruction survey and other misc. items	$1.4 million
Storm Drain System	$0.3 million
Water System	$0.2 million
Miscellaneous landscaping, Signals and ATMS improvements	$0.6 million

UDOT is willing to allow the city flexibility to pay additional funds as the project progresses.

The Public Works Department recommends the continued commitment to this project, and reaffirmation to UDOT of the commitment made by the city in the Federal Aid Agreements to cover costs above the available federal funds.

Councilmember Buhler asked how many bids were received. Dan replied 3 and added that all 3 were consistent with one another. Upon inquiry, Dan explained specific numbers that were underestimated and the unanticipated increase of construction costs in these particular areas. Councilmember Lang asked if delaying the project would help improve the cost. Dan replied he feels delays would negatively impact the project and the cost would likely increase. He indicated that the City would still like to complete the project in 2 construction seasons. Councilmember Huynh asked who the highest bidder is. Dan replied that the bidding process was done through UDOT and the information will not be released to the City until the City provides a positive affirmation of support. He added that there is only a limited number of companies that can provide this type of major construction project. Mayor Bigelow indicated that it appears construction costs have been increasing all across the board recently and questioned whether the City will need to evaluate its process moving forward. Dan replied that the City already accounts for contingencies and that policy seems to be efficient. He indicated that this project was simply underestimated and it's important to provide UDOT with the affirmation of support in completing the project. Upon inquiry, Dan discussed differences in the construction market in regard to buildings and transportation. He also discussed funding options for the additional cost of the project including working with Granger Hunter on increasing their contribution, payment plans with UDOT, potential money from legislative decisions, taking money from the general fund, changing the type of walls to be installed, etc.

Councilmember Fitisemanu arrived at 4:51 PM.

Councilmember Buhler asked if the Council needs to approve this resolution to ensure that the project moves forward. Wayne replied that UDOT is looking for affirmation that the City is dedicated to completing the project but not requiring a commitment in stating where the money will come from. Councilmember Buhler stated that 4100 South will continue to deteriorate and the cost of fixing it will increase as time passes. He indicated that he feels there is no other alternative and is thankful for staff working to find a resolution. Councilmember Huynh agreed but indicated that he would like more money to come from UDOT and not Granger Hunter in making up the increase of cost. Councilmember Buhler stated that Granger Hunter is also replacing their infrastructure and the City took a heavier cost initially. Mayor Bigelow indicated that there are many ramifications of canceling the project and he feels the commitment and need is still present. He stated that he feels the Council is still in favor of making sure 4100 South is reconstructed and is looking forward to seeing what solutions staff comes up with regarding funding.

The City Council will consider Resolution 19-40 at the Regular Council Meeting scheduled April 9, 2019 at 6:30 P.M.

COMMUNICATIONS

A. BUDGET DISCUSSION

Wayne Pyle, City Manager, presented a PowerPoint presentation summarized as follows:

- Operational additions- $714k
- Wage Increases- $4M
- Vacancy Elimination- $559k
- Operational Reduction- $670k
- Insurance Decrease- $500k
- Position Savings- $832K
- Benefit Savings- $744K
- Revenue Changes Net $2M (increase)
- Property Tax- $1M (increase)
- Sales Tax- $.5M (increase)
- Utilities- $.3M (decrease)
- Court Fines- $.75M (increase)
- Others Flat- $0 Change
- Revenue growth is moderate to low; changes are largely as illustrated on slide with a **net increase around $2M.**

- Operational expenses are near net flat after cuts and recommended increases. Increases are mostly for software and license increases and facility costs for new buildings.
- Wage expenses are approximately $4M between the three groups public employees, fire, police. Environment continues to be high competition through wages, smaller labor pool, lower appeal for may positions.
- Position savings for salaries and benefits accrued by examining each position's budget and refining it back to the employee filling it or a starting wage if unfilled.
- Vacancy elimination included six positions across five departments.
- Operational reductions were many small changes from unexpended budgets. The largest was $200k from the UTOPIA wifi and operational install project, the smallest was $10k from an unexpended drug screen line.
- The insurance cost reduction was a result of HR's negotiation efforts, good claims history for the year, and the provider's realization that we are on the verge of being large enough to self-insure, which causes them to evaluate their costs more closely.
- **Unreserved fund balance** expenditure recommends include one-time expenditures such as the annual fleet budget at $1.25M, $2M for Mountainview Corridor betterments, $300k for annual facility repairs and $250k for the County grant match from last year.
- There is another $1.1M in one-time improvements I've recommended for your consideration.
- The one-time expenditures do not yet include contributions for open space purchases as directed by council in strategic plan. We will bring those considerations to you as budget openings when and if tentative purchase contracts are negotiated.
- **General unreserved fund balance stood at $21M (almost right on 25%)** as of the December audit. We will likely contribute significantly to that as well in finishing this fiscal year. Next year's budget will see a significant decrease if major one-time projects come to fruition, but will keep us well above safe levels.
- Wayne discussed program mods (draft)

Upon inquiry by Councilmember Fitisemanu, Wayne explained potential reasons for a decrease in sales tax including online sales, etc. Councilmember Huynh stated that he is happy to see an increase in property tax but is also concerned that West Valley City has higher property taxes. Wayne clarified that the increase in property tax is strictly growth. Staff and the Council discussed operational reduction and operational additions. Wayne discussed wage increases and funding.

Councilmember Lang stated that she would like to have a cap for the reserve fund and implement a policy that any overages go into a separate fund. Wayne replied that the Council can direct staff to do something like this and the reserve fund can be titled as "CIP" or "stabilization". He indicated that the Council would need to have a policy discussion on what percentage they are comfortable keeping in the reserve fund. Mayor Bigelow stated that a discussion would also need to be had about what qualifies for dipping into the fund. Councilmember Lang stated that she would like to have a stabilization fund to help the City get through difficult times without having to raise taxes.

B. COUNCIL CALENDAR

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Council Suggestions

Councilmember Lang asked if there is an ordinance on the lime, bird, etc. scooters. Wayne replied that there is no ordinance at this time but drafts have been prepared. He indicated that staff will provide a recommendation if this seems to become an issue again during the summer. Mayor Bigelow encouraged the City to be prepared because this seems to be a growing concern. Wayne stated that if there is a demand for green parking spaces, the City will also bring a proposal forward.

Councilmember Lang asked if the City has looked into 5G. Wayne replied that he is unsure what is happening in the market but there doesn't appear to be a demand at this time.

Councilmember Buhler asked for a presentation on what regulations apply to items being sold throughout the City on corners (such as bouquets, oranges, etc.).

Councilmember Fitisemanu asked for a follow-up communication regarding the Cordova Concept and CAB.

B. COUNCIL REPORTS

COUNCILMEMBER BUHLER- NFL DRAFT

Councilmember Buhler joked that he is hopeful to be drafted in the NFL draft.

COUNCILMEMBER LANG- COMMITTEES

Councilmember Lang stated that Councilmember Christensen has offered to take over her position on the Association of Municipal Councils. She asked if anyone would be interested in serving on the Clean and Beautiful Committee. No Councilmembers were interested.

C. REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED APRIL 9, 2019

RESOLUTION NO. 19-02: APPROVE AN INCENTIVE AGREEMENT BETWEEN THE AGENCY AND ZIONS BANCORPORATION

Mark Nord, RDA, discussed proposed Resolution 19-02 that would approve an Incentive Agreement between the Agency and Zions Bancorporation.

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

> The Proposed Agreement sets the terms for the incentive agreement for the new Zions Bank branch at 2950 West and 3500 South. The agreement would authorize payment to Zions Bancorporation of property tax increment collected by the RDA and generated by the development of the new facility. The RDA would retain 12.5% of all property tax increment collected by this property. Zions Bancorporation would receive the remaining 87.5%. The term of this proposed Agreement will run concurrently with the 20-year term of the Fairbourne CRA. Zions Bancorporation incentive payments would be capped at $500,000 for the term of the Agreement.

Councilmember Buhler clarified that this agreement is honoring a commitment the City made to Zions Bank previously. Mark replied yes and indicated that this has been delayed due to regulations in creating a CRA.

The Redevelopment Agency will consider Resolution 19-02 at the Special Redevelopment Agency Meeting scheduled April 9, 2019 at 6:30 P.M.

MOTION FOR CLOSED SESSION

Councilmember Buhler moved to adjourn and reconvene in a Closed Session for discussion of pending litigation and the disposition of real property. Councilmember Christensen seconded the motion.

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

Upon adjournment, the Mayor and City Council met outside City Hall and placed

pinwheels in honor of child abuse victims for Child Abuse Prevention Month.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY APRIL 2, 2019 WAS ADJOURNED AT 5:45 PM BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, April 2, 2019.

_____
Nichole Camac, CMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, APRIL 2, 2019, AT 5:48 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder
Jim Welch, Finance Director

Mark Nord, Acting CED Director
Eric Bunderson, City Attorney

The City Council met in Closed Session and discussed pending litigation and disposition of real property.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF APRIL 2, 2019 WAS ADJOURNED AT 6:19 P.M. BY MAYOR BIGELOW.

_____
Nichole Camac – City Recorder

DRAFT

The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, April 9, 2019, 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.

A G E N D A

1. Call to Order

2. Roll Call

3. Opening Ceremony: Councilmember Don Christensen

4. Special Recognitions

5. Approval of Minutes:

   A. April 2, 2019

6. Awards, Ceremonies and Proclamations:

   A. Presentation of Awards to the Parks and Recreation Department from the Utah Recreation and Park Association (URPA)

7. Comment Period:

   (The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to five minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the

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- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate with the Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond within the 30-minute period.)

A. Public Comments

B. City Manager Comments

C. City Council Comments

8. Resolutions:

A. 19-40: Reaffirm the City's Commitment to the Completion of the 4100 South Reconstruction Project

9. Motion for Closed Session (if necessary)

10. Adjourn

A Special Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on 4/9/2019, at 6:30 PM, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

JAKE FITISEMANU, CHAIR
DON CHRISTENSEN, VICE CHAIR

A G E N D A

1. Call to Order- Chair Jake Fitisemanu

2. Opening Ceremony

3. Roll Call

4. Resolutions:

   A. 19-02: Approve an Incentive Agreement Between the Agency and Zions Bancorporation

5. Adjourn

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

Item: ZT-2-2019
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Budget Opening Required: ☐

ISSUE:
An ordinance amendment to prohibit self-storage facilities in the C-2 (General Commercial) zone

SYNOPSIS:
City staff is requesting a zone text change to prohibit self-storage facilities in the C-2 (General Commercial) zone. Currently self-storage facilities are allowed as a conditional use in the C-2, C-3 (Transitional Commercial) and LI (Light Industrial) zones. They are also allowed as a permitted use in the M (Manufacturing) zone when not adjacent to a residential use, residential zone or agricultural zone. Self-storage facilities are allowed as a conditional use in the M zone when adjacent residential use, residential zone or agricultural zone. Self-storage facilities are prohibited in the following overlay zones: Decker Lake Station, Jordan River, Bangerter Highway and 5600 West. The reasons for the proposed change are listed below.

- Self-storage facilities create no synergy in commercial areas. Uses like hotels, restaurants, grocery stores and theaters within a commercial district are synergistic. For example, someone eating out may also see a movie. Aside from truck rental, self-storage facilities are not synergistic with other commercial uses and add very little activity to an area.
- Self-storage facilities generate no sales tax.
- The examples staff has seen of conversions of retail space to self-storage facilities are unattractive with little to no improvement to the exterior of dated buildings.
- Based on data from the Salt Lake County Assessor's Office, there are already 23 self-storage facilities in the City with an additional 4 facilities at various stages of either construction or approval. Of the 27 total, 13 are zoned C-2, 1 is zoned C-3 and 13 are zoned M.
- The three main commercial corridors within the City with the most C-2 zoning are 3500 S, 5600 W and Redwood Road. Each of these streets has existing transit service with plans for additional or enhanced service in the future. These streets also generally have sidewalks. From a transportation perspective, it is better to have uses like office, retail and residential in areas with transit service and sidewalks because these uses are more likely to benefit from transit and walking than uses like self-storage, warehouses and industrial.
- Under the proposed ordinance, self-storage facilities would still be allowed in C-3, LI and M zones that are not impacted by an overlay zone. This results in approximately 7,800 acres or about 1/3 of the City.

RECOMMENDATION:
The Planning Commission recommends approval of the ordinance change.

SUBMITTED BY:
Steve Pastorik, Assistant CED Director/Planning Director

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 3/20/2019

Date Adopted: _____

Date Effective: _____

AN ORDINANCE AMENDING SECTIONS 7-6-301 AND 7-7-122 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND THE ZONES IN WHICH SELF-STORAGE FACILITIES ARE PERMITTED.

WHEREAS, Title 7 of the West Valley City Municipal Code establishes regulations concerning the use and development of land throughout the City; and

WHEREAS, the City desires to amend the zones in which self-storage facilities are permitted to exclude the C-2 zone; 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 Sections 7-6-301 and 7-7-122 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. Sections 7-6-301 and 7-7-122 of the West Valley City Municipal Code are hereby amended as follows:

7-6-301. COMMERCIAL AND MANUFACTURING USE TABLE.

The following table indicates the permitted (P), conditional (C), and prohibited (X) Uses within the Commercial, Manufacturing, and overlay Zones of the City. (PC) means a Use is permitted when not adjacent to a residential Use, Residential Zone, or Agricultural Zone and conditional when adjacent to a residential Use, Residential Zone, or Agricultural Zone. Certain Uses may have

additional restrictions or requirements as set forth in this Title. Where Uses are marked with an asterisk, additional regulations can be found elsewhere in this Title. It is the express intent of the City Council that any Use not listed in this table is prohibited in the Commercial and Manufacturing Zones of the City.

Uses - (Uses with an asterisk (*) include use specific regulations.)	**Zones - (Zones with an asterisk (*) include regulations that limit the use.)**											
	BRP	**MXD**	**CC**	**C-1**	**C-2**	**C-3**	**LI**	**M**	**DLSOZ**	**JROZ**	**BHOZ**	**56WOZ**
Agricultural Business or Industry*	X	X	X	X	X	X	X	C	X	X	X	X
Agriculture	P	P	P	P	P	P	P	P				
Alternative Financial Service Provider*	X	X	X	X	P	P	X	P	X	X	X	X
Artist Studio	P	P*	P*	P	P	P	P	P				
Assisted Living Facility	X	P*	P*	P	P	P	X	X				
Automobile Parts Store	X	P*	X	P	P	P	X	P				X*
Automobile Sales, New	X	X	X	X	P	P	P	P	X	X		X*
Automobile Sales, Used	X	X	X	X	P	P	X	P	X	X	X	X*
Automobile Service*	X	X	X	X	PC	PC	P*	PC	X	X	X	X*
Bail Bonds Dealer	X	X	X	X	X	X	X	P	X	X	X	X
Blood Plasma Center	X	X	X	X	P	P	X	X	X	X	X	X
Brew Restaurant, Brew Restaurant and Liquor Retailer, Small Brewer*	X	X	P	X	P	P	X	P				
Bus Terminal*	X	X	X	X	X	PC	P	PC	X			
Cannabis Production Establishment*	X	X	X	X	X	X	X	P	X	X	X	X
Caretaker's Dwelling	P	P	P	P	P	P	P	P				

Uses - (Uses with an asterisk (*) include use specific regulations.)	Zones - (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Cargo Container*	P	X	X	X	P	P	P	P	X	X	X	X
Commercial Raising, Rental, Stabling, Training and Grazing of Animals*	X	X	X	X	X	X	X	PC	X			
Commissary	X	X	X	X	X	X	X	PC	X			
Community Use	P	P*	P	P	P	P	P	P				
Convenience Store	X	P*	X	PC	PC	PC	P*	PC	X	X	*	
Day Care/Preschool Center	P	P*	P*	P	P	P	P	P				
Detention Facility/Jail*	X	X	X	X	X	X	X	C	X		X	X
Equestrian School	X	X	X	X	X	X	X	PC	X			
Equity Club*, Fraternal Club*, Social Club*, or Other Establishment Requiring a Club License	X	X	X	X	C	C	X	PC				
Event Center, Indoor*	X	P*	X	X	PC	PC	P	PC				
Event Center, Outdoor*	X	X	X	X	X	X	C	C				
Fast Food Establishment with Drive-Up Window*	X	P*	X	X	P	P	X	P	X	X	*	*
Fast Food Establishment with No Drive-Up Window	P	P*	P*	P	P	P	X	P		*	*	
Financial Institution	P	P*	P*	P	P	P	X	P				
Fitness Center	P	P*	X	P	P	P	P	P				
Food Vending Unit* and Mobile Food Vending	P	X	P*	X	P	P	X	P				

Uses - (Uses with an asterisk (*) include use specific regulations.)	Zones - (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Vehicle*												
Fuel Sales Including Gasoline, Diesel, Propane and Other Similar Fuels	X	P*	X	PC	PC	PC	P	PC	X	X	*	
Furniture Store	X	P	X	P	P	P	X	P				
Garden Center* or Garden Center* with an Indoor Event Center* as an Accessory Use	X	P	X	C	P	P	X	P				
Grocery Store	X	P*	X	PC	PC	PC	X	PC				
Gun Range, Indoor	P	P	X	X	P	P	P	P				
Hardware Store	X	P*	X	P	P	P	X	P	X	X		
Heavy Equipment Sales and Service	X	X	X	X	X	X	X	PC	X		X	X*
Heavy Truck and Trailer Sales, New	X	X	X	X	X	X	P	PC	X			X*
Heavy Truck and Trailer Sales, Used	X	X	X	X	X	X	X	PC	X		X	X*
Heavy Truck and Trailer Service	X	X	X	X	X	X	C*	PC	X		X	X*
Home Improvement Center*	X	P*	X	X	PC	PC	X	PC	X	X		
Home Occupation*	X	P	P	X	X	X	X	X				
Hospital	P	P*	P*	X	PC	PC	P	PC				
Incinerator	X	X	X	X	X	X	X	X	X			

Uses - (Uses with an asterisk (*) include use specific regulations.)	Zones - (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Industrial, Light	P	X	X	X	X	C	P	PC				
Industrial, Heavy	X	X	X	X	X	X	X	C	X		X	X
Inland Port Use	X	X	X	X	X	X	PC	PC				
Instructional Facility	P	P*	X	P	P	PC	P	PC				
Kennel, Indoor*	P	P*	P*	PC	PC	PC	P	PC				
Kennel, Outdoor*	X	X	X	X	X	X	X	C	X			
Laundromat	X	P	X	P	P	P	X	P				
Lingerie Store	X	P	X	X	P	P	X	P	X	X	X	X
Lodging Facility*	P	P*	P*	X	PC	PC	P	PC				
Manufacturer of Alcoholic Products	X	X	X	X	X	X	C	C	X			
Massage Establishment	X	X	X	X	P	P	X	P				
Medical Cannabis Pharmacy*	P	P	P	P	P	P	P	P				
Mortuary	X	P	X	P	P	P	X	P				
Movie Theater	X	P*	X	X	P	P	X	P				
Moving Truck Rental Business	X	X	X	X	C	C	X	PC	X			X*
Neighborhood Grocery	X	P*	X	P	P	P	X	P				
Neighborhood Service Establishment	X	P*	P*	P	P	P	X	P				
Noncommercial Raising, Training and Grazing of Animals	X	X	X	X	X	X	X	P	X			

Uses - (Uses with an asterisk (*) include use specific regulations.)	Zones - (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Nursing Home/Convalescent Center	X	P*	P*	P	P	P	X	X				
Off-Premises Beer Retailer	X	P*	P	P	P	P	C*	P				
Office, Medical and Dental	P	P*	P*	P	P	P	X	X				
Office, Professional	P	P*	P	P	P	P	P	P				
Outside Display of Merchandise*	X	X	P*	X	P	P	X	P				
Outside Storage*	X	X	X	X	X	C	C*	C	X		*	
Parking Lot, Commercial	P	P	X	X	P	P	P	P				
Parking Structure	P	P*	P*	X	P	P	P	P				
Permanent Cosmetic Establishment	X	P*	P*	P	P	P	X	P				
Public Utility Installation (except lines and rights-of-way)	P	C*	P	C	C	C	P	PC				
Radio and Television Transmission Antennas, Transmitting Stations and Related Facilities*	X	X	X	X	X	X	P	P	X			
Recreation, Indoor	X	P*	X	P	P	P	P	P				
Recreation, Outdoor*	X	P*	X	X	PC	PC	X	PC	X			
Recreational Facility Beer Retailer*	X	P	X	X	P	P	P	P				
Recreational Vehicle,	X	X	X	X	PC	PC	P	PC	X	X		

Uses - (Uses with an asterisk (*) include use specific regulations.)	Zones - (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Motorized Outdoor Recreation Equipment and Mobile Home Sales												
Rental Store	X	X	X	X	P	P	X	P				
Residential	X	P*	P*	X	X	X	X	X	X			
Restaurant*, Restaurant On-Premises Beer Retailer*, Restaurant Liquor Retailer	P	P*	P*	P	P	P	X	P				
Retail Department or Specialty Store	X	P*	P*	P	P	P	X	P				
Retail Tobacco Specialty Business*	X	X	X	X	P	P	X	P				
Sanitary Landfill	X	X	X	X	X	X	X	X				
Secondhand Precious Metal Dealer/Processor and/or Precious Gem Dealer	X	P*	X	P	P	P	X	P				
Secondhand Store	X	P*	X	P	P	P	X	P	*			
Self-Storage Facility*	X	X	X	X	~~C~~ X	C	C	PC	X	X	X	X
Sexually Oriented Business*	X	X	X	X	X	X	X	P	X	X	X	X
Shopping Center*	X	P*	P*	C	C	C	X	C				
State Store/Package Agency*	X	X	X	X	P	P	X	P				
Swap Meet, Indoor	X	X	X	X	X	X	X	X				

Uses - (Uses with an asterisk (*) include use specific regulations.)	Zones - (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Swap Meet, Outdoor	X	X	X	X	X	X	X	X				
Tobacco Oriented Business*	X	X	X	X	X	X	X	P	X			
Tattoo Establishment	X	X	X	X	X	X	X	P	X	X	X	X
Tavern*	X	X	X	X	X	X	X	X				
Taxicab Business	X	X	X	X	P	P	P	P				
Temporary Nonresidential Building	P	P	P	P	P	P	P	P				
Temporary Land Use	P	P	X	P	P	P	P	P				
Towing and Impound Yard*	X	X	X	X	X	X	X	PC	X		X	X
Truck Transfer Company	X	X	X	X	X	X	C	C	X			
Turf Farm Equipment Manufacturing*	X	X	X	X	X	X	X	PC	X			
Uses Customarily Accessory to a Listed Permitted Use	P	P	P	P	P	P	P	P				
Uses Customarily Accessory to a Listed Conditional Use	P	P	P	P	P	P	P	P				
Vehicle Recycling Facility*	X	X	X	X	X	X	X	PC	X		X	X
Vehicle Storage Yard*	X	X	X	X	X	X	X	C	X		X	X
Veterinary Hospital*	P	P*	P*	P	P	P	P	P				
Warehouse	P	X	X	X	C*	C	P	PC	X	X		

X: Use is prohibited in the zone

X*: Use is prohibited in portions of the applicable overlay zone

C: Use is conditional

C*: Use is conditional and includes zone specific regulations

P: Use is permitted

P*: Use is permitted and includes zone specific regulations

PC: Use is permitted when not adjacent to a residential Use, Residential Zone, or Agricultural Zone. Use is conditional when adjacent to a residential Use, Residential Zone, or Agricultural Zone.

***:** Use includes overlay zone specific regulations

7-7-122. SELF-STORAGE FACILITIES.

(1) In the ~~C-2 and~~ C-3 ~~zones~~ zone, Self-Storage Facilities shall have no more than 100 feet of Frontage.

(2) A Self-Storage Facility under 60,000 square feet may have one Caretaker's Dwelling. A Self-Storage Facility with at least 60,000 square feet and less than 90,000 square feet may have two Caretaker's Dwellings. A Self-Storage Facility with 90,000 square feet or more may have three Caretaker's Dwellings.

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 _____, 2019.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

ZT-2-2019
West Valley City
An ordinance amendment to prohibit self-storage facilities in the C-2 (General Commercial) zone

City staff is requesting a zone text change to prohibit self-storage facilities in the C-2 (General Commercial) zone. Currently self-storage facilities are allowed as a conditional use in the C-2, C-3 (Transitional Commercial) and LI (Light Industrial) zones. They are also allowed as a permitted use in the M (Manufacturing) zone when not adjacent to a residential use, residential zone or agricultural zone. Self-storage facilities are allowed as a conditional use in the M zone when adjacent residential use, residential zone or agricultural zone. Self-storage facilities are prohibited in the following overlay zones: Decker Lake Station, Jordan River, Bangerter Highway and 5600 West. The reasons for the proposed change are listed below.

- Self-storage facilities create no synergy in commercial areas. Uses like hotels, restaurants, grocery stores and theaters within a commercial district are synergistic. For example, someone eating out may also see a movie. Aside from truck rental, self-storage facilities are not synergistic with other commercial uses and add very little activity to an area. As evidence of this, below are the weekday trip generation rates (trips/1,000 square feet of building) from the Institute of Transportation Engineers (ITE) for different commercial uses compared with self-storage facilities:
    - General Office: 11.01
    - Movie Theater: 78.06
    - Shopping Center: 42.94
    - Sit-Down Restaurant: 127.15
    - Self-Storage Facility: 2.5
- Self-storage facilities generate no sales tax.
- The examples staff has seen of conversions of retail space to self-storage facilities are unattractive with little to no improvement to the exterior of dated buildings. While the City does have commercial design standards, these standards do not apply to conversions. Even with the commercial design standards, self-storage facilities are not as attractive as retail or office space partly because they lack windows.
- Based on data from the Salt Lake County Assessor's Office, there are already 23 self-storage facilities in the City with an additional 4 facilities at various stages of either construction or approval. Of the 27 total, 13 are zoned C-2, 1 is zoned C-3 and 13 are zoned M.
- The three main commercial corridors within the City with the most C-2 zoning are 3500 S, 5600 W and Redwood Road. Each of these streets has existing transit service with plans for additional or enhanced service in the future. These streets also generally have sidewalks. From a transportation perspective, it is better to have uses like office, retail and residential in areas with transit service and sidewalks because these uses are more

likely to benefit from transit and walking than uses like self-storage, warehouses and industrial.

- Under the proposed ordinance, self-storage facilities would still be allowed in C-3, LI and M zones that are not impacted by an overlay zone. This results in approximately 7,800 acres or about 1/3 of the City. The proposed change affects about 775 acres of C-2 zoned property. In other words, if this ordinance change is approved, there are still many areas within the City where self-storage facilities will be allowed.
- For comparison, staff contacted several other cities to learn whether self-storage facilities were allowed in their commercial zones. Here's what we found out:
    - Orem: Not allowed in commercial zones
    - Sandy: Allowed in some commercial zones
    - South Jordan: Allowed in some commercial zones but other restrictions make it difficult
    - West Jordan: Not allowed in commercial zones
    - Salt Lake: Allowed in some commercial zones
    - Layton: Not allowed in commercial zones

Staff Alternatives:

1. Approval.

2. Continuance, for reasons determined during the public hearing.

3. Denial.

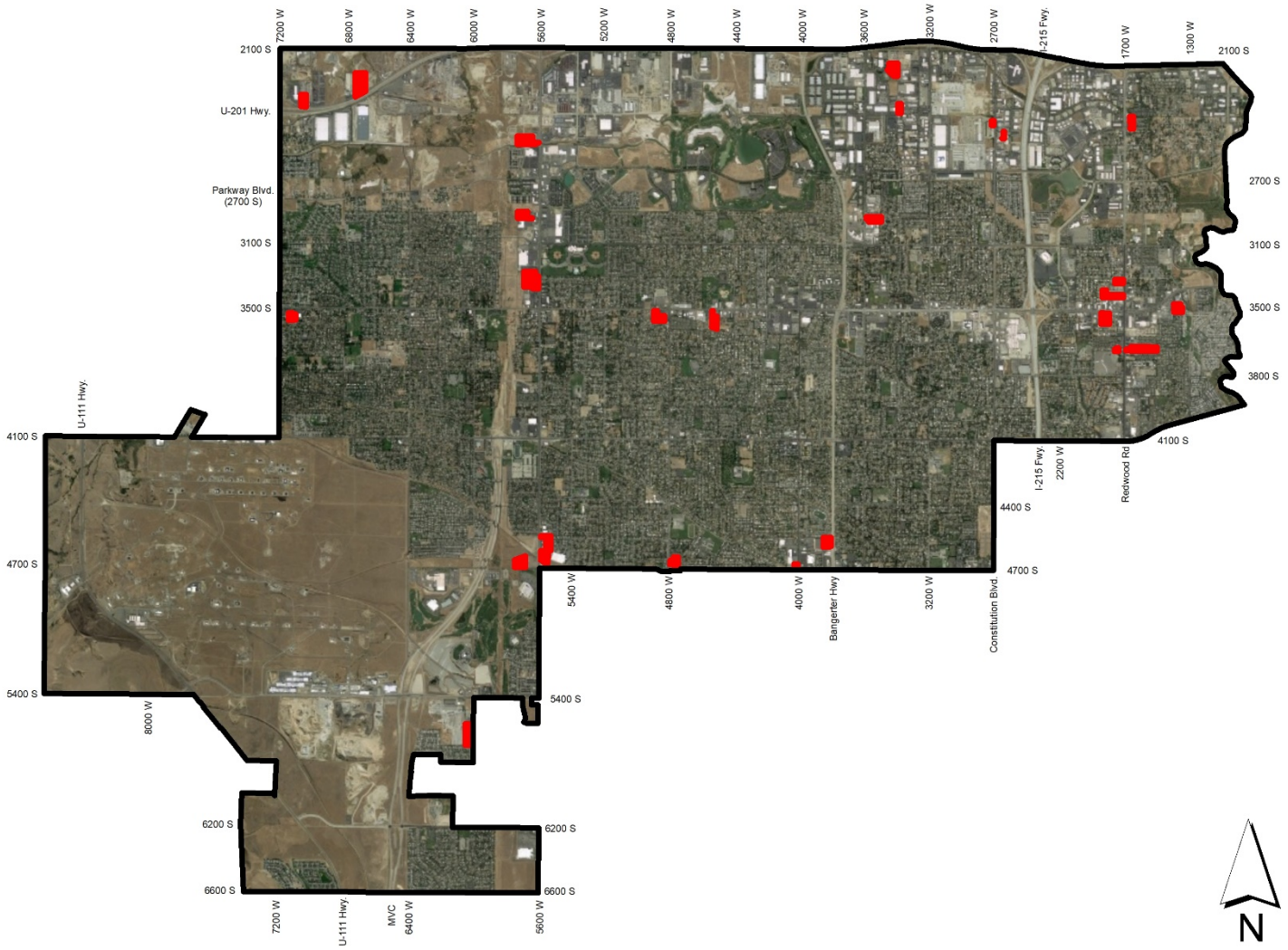
Motion: Commissioner Winters moved to approve ZT-2-2019, seconded by Commissioner Fuller. The motion passed unanimously.

Vote:

Brent Fuller	Yes
Chair Meaders	Yes
Commissioner Porter	Yes
Commissioner Winters	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – ZT-2-2019 – Approved

ZT-2-2019 Petition by WEST VALLEY CITY requesting a zone text change to prohibit self-storage facilities in the C-2 (General Commercial) zone. (Staff - Steve Pastorik at 801-963-3545)



Item #:	
Fiscal Impact:	$88,158.00
Funding Source:	Stonebridge GC
Account #:	57-7611-40260-00000-0000
Budget Opening Required:	No

ISSUE:

Award a contract for the club house roof repair and reshingling at Stonebridge Golf Club.

SYNOPSIS:

West Valley City solicited proposals for repair and reshingle work on the Stonebridge Golf Club clubhouse. Two companies responded with Noorda Building Envelope Contractor being selected.

BACKGROUND:

Parks and Recreation publicly advertised for proposals for repair and reshingle work on the Stonebridge Golf Club clubhouse roof. The current roof is 19+ years old and has signs of extensive wear including leaking and shingle loss due to weather which has required frequent repair work. This project will preserve the integrity of the facility and prevent future damage and additional costs. A program modification was approved for this project.

The proposals were evaluated and compared against each other. Of the two proposals, only one met specifications. This was submitted by Noorda Building Envelope Contractor for a proposed price of $88,158.00. They have completed work for West Valley City in the past with good results.

RECOMMENDATION:

City staff recommends approval of the resolution to award the contract to Noorda Building Envelope Contractor for repair and reshingle work on the Stonebridge Golf Club clubhouse.

SUBMITTED BY:

Nancy Day, Parks and Recreation Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AWARDING A CONTRACT TO NOORDA BUILDING ENVELOPE CONTRACTOR FOR REPLACEMENT OF THE CLUBHOUSE ROOF AT STONEBRIDGE GOLF CLUB.

WHEREAS, West Valley City solicited proposals to repair and replace shingles on the roof of the clubhouse at the Stonebridge Golf Club; and

WHEREAS, Noorda Building Envelope Contractor ("Noorda") provided the lowest responsible, responsive proposal to the public request for proposals; and

WHEREAS, the proposal from Noorda meets all other City contract requirements and specifications; 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 award the attached contract to Noorda for replacement of the clubhouse roof at the Stonebridge Golf Club;

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

1. The attached contract with Noorda in the amount of $88,158.00 to replace the clubhouse roof at the Stonebridge Golf Club is hereby approved in substantially the form attached.

2. The Mayor is hereby authorized to execute, for and in behalf of West Valley City, the attached contract and any other documents necessary to complete this transaction, subject to approval of the final form of the contract and documents by the City Manager and the City Attorney's Office.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of _____ _____, 2019.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Professional Services Agreement

THIS AGREEMENT is made this 3rd day of April, 2019, by and between West Valley City, a Utah municipal corporation (hereinafter the "City"), and Noorda, Building Envelope Contractor, a Utah corporation (hereinafter "Contractor").

RECITALS:

WHEREAS, the roof of the Stonebridge clubhouse requires repair and the City published a Request for Proposals (RFP) for the improvements (the "Work" as defined herein); and

WHEREAS, the City desires to contract with a qualified contractor to perform the Work; and

WHEREAS, Contractor is a qualified contractor who is submitted the most responsive, responsible proposal for the Work; and

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

AGREEMENT:

1. **Contractor's Obligations.**

   a. **The Work:** Contractor agrees to complete the Work, defined in Exhibit "A," "Scope of Work" and as set forth in the RFP attached hereto as Exhibit "B". Contractor will perform the aforementioned services in a professional manner using the degree of care and skill that is normally employed by contractors on similar projects of equal complexity, practicing in the same locality.

   b. **Compensation:** The total compensation for the Work shall not exceed Eighty-Eight Thousand One Hundred Fifty-Eight Dollars ($88,158.00).

   c. **Project Schedule:** Contractor shall complete the project by June 1, 2019.

   d. **Warranty and Performance Bond:** Contractor shall warrant that all materials and workmanship are free of construction defects for a period of five year following the completion of the Work and shall remedy any such defects during the five year warranty period at no cost to the City. Contractor shall post a performance bond guaranteeing performance of the Work in a form acceptable to the City, which shall be released upon the City's inspection and acceptance of the Work.

2. **City's Obligations.**

a. In consideration for the Work performed by Contractor, as set forth in Exhibit "A" and Exhibit "B", the City agrees to pay Contractor in accordance with Section 1(b) of this Agreement. Funds shall be paid to Contractor within thirty (30) days from receipt of invoice for work performed. However, the City shall not be obligated to pay for any Work unless it has been inspected and accepted by the City.

b. The City will provide Contractor with all the information in the City's possession that may be necessary to complete the Work.

3. **Term of Agreement.** This Agreement shall commence upon execution by the parties and shall continue for a period of not more than two (2) months, or until either of the following occurs:

a. Contractor completes the Work as set forth in this Agreement.

b. The City has paid Contractor the maximum compensation amount of Eighty-Eight Thousand One Hundred Fifty-Eight Dollars ($88,158.00).

c. Contractor's warranty, performance bond, and indemnification obligations shall survive the termination of this Agreement. The City and Contractor understand that time is of the essence and expect the work to be completed as set forth in Section 1(c) of this Agreement. However, the expected completion time may be extended in writing by the City, at the mutual agreement of the parties.

4. **Termination.**

a. In the event Contractor fails to comply with any provisions of this Agreement, or if the progress or quality of the work is unsatisfactory, the City may serve written notice thereof upon Contractor, and if Contractor fails within a period of three (3) days thereafter to correct failure, the City may terminate this Agreement upon written notice to Contractor. Upon such termination, Contractor shall immediately cease its performance of this Agreement and the City shall determine and pay to Contractor the amount due for such satisfactory work up to the effective date of Termination. Conditions which may result in termination of this Agreement specifically include, but are not limited to, failure to comply with any applicable federal, state, or local laws or regulations. Notwithstanding the above, Contractor shall not be relieved of liability to the City for damages sustained by virtue of any breach by Contractor.

b. The City also reserves the right to terminate this Agreement at any time for its convenience, or in the event that it abandons or indefinitely postpones the program. Such terminations shall be accomplished by written notice to that effect, delivered to Contractor. Upon receipt of such notice, Contractor shall immediately cease work. Payment to Contractor shall be made for work performed prior to receipt by Contractor of such termination notice, together with Contractor's cost for closing

down its work, and Contractor shall have no claim for loss of anticipated profits or any additional compensation.

c. In the event the City fails to substantially comply with the provisions of this Agreement, or if it fails to timely pay compensation due to Contractor, Contractor may serve written notice thereof upon the City, and, if the City fails within a period of seven (7) working days thereafter to correct such failure, Contractor may terminate this Agreement upon written notice to the City. Contractor accepts no liability for damages or delays that result from its suspension of work due to a City failure to comply with the terms of this Agreement.

5. **City Representative.** The City hereby appoints Nancy Day, or her designee, as the City's representative to assist in the administrative management of this Agreement.

6. **Independent Contractor.** It is understood and agreed that Contractor is an independent contractor, and that the officers and employees of Contractor shall not be employees, officers, or agents of the City; nor shall they represent themselves to be City employees; nor shall they be entitled, as a result of the execution of this Agreement, to any benefits or protections that would otherwise be available to City employees.

7. **Conflict of Interest.** Contractor warrants that no City employee, official, or agent has been retained by Contractor to solicit or secure this Agreement upon an agreement or understanding to be or to become an officer, agent, or employee of Contractor, or to receive a commission, percentage, brokerage, contingent fee, or any other form of compensation.

8. **Indemnification and Insurance.** Contractor agrees to indemnify, and hold the City harmless from and against lawsuits, damages, and expenses, including reasonable court costs and attorney's fees, by reason of a claim and/or liability imposed, or claimed, and/or threatened against the City for damages because of bodily injury, death, and/or property damages or claims, intellectual property or otherwise, resulting from Contractor's performance of services under this Agreement, to the extent that such bodily injuries, death, and/or property damages or claims, intellectual or otherwise, are attributable to the negligence of Contractor and/or Contractor's contractors, servants, agents, employees, and/or assigns. The indemnification required by this section shall not apply to any bodily injuries, death, and/or property damages that are attributable to the negligence of the City. As used in this section, the City shall also refer to the officers, agents, assigns, volunteers, and employees of the City. However, in no event shall the City act as Contractor under this Agreement. Contractor acknowledges and covenants that Contractor is solely responsible for the construction, labor and materials associated with the Work.

Contractor will maintain insurance coverage throughout the term of the Agreement. Insurance coverage will include:

1) Worker's Compensation

State	Statutory
Employer's Liability	$100,000

2)	Comprehensive General Liability	
	Bodily Injury and Property Damage	$2,000,000
	Aggregate	$3,000,000
3)	Automobile Liability	
	Combined Single Limit	$2,000,000
4)	Professional Liability	$2,000,000

9. **Notices.** A notice or communication given under this Agreement by any Party to another Party shall be sufficiently given or delivered if given in writing by personal service, express mail, FedEx, UPS, DHL or any other similar form of courier or delivery service, or electronic mail, or mailing in the United States mail, postage prepaid, certified, return receipt requested and addressed to such other Party as follows:

(i) In the case of a notice or communication to the City:

City Manger
West Valley City
3600 Constitution Boulevard
West Valley City, Utah 84119-3027

with a copy to:

West Valley City Attorney
3600 Constitution Boulevard
West Valley City, Utah 84119-3027

(ii) In the case of a notice or communication to Contractor:

Noorda, Building Envelope Contractor
Attn: President or CEO
2160 West 1700 South
Salt Lake City, Utah 84104

(iii) Notice to any Party may be addressed in such other commercially reasonable way that such Party may, from time to time, designate in writing and deliver to the other Parties as set forth in this Section.

10. **Exhibits/Recitals.** All Exhibits to this Agreement and all Recitals are incorporated in this Agreement and made a part of this Agreement as if set forth in full, and are binding upon the Parties to this Agreement.

11. **Confidentiality.** All matters set forth in this Agreement are subject to the Government Records Access and Management Act ("GRAMA") (UCA 63G-2-101 *et seq.*). In the event that the City or Agency receives a GRAMA request that relates to any matter set forth in this Agreement, the City or Agency shall apply Utah Code section 63G-2-305 to any such requested information.

12. **Attorneys' Fees.** In the event of any litigation arising out of this Agreement, the substantially prevailing Party or Parties shall be entitled to recover reasonable costs and expenses of such litigation from the other Party or Parties, including, without limitation, reasonable attorneys' fees and expenses, whether incurred by in-house counsel or other counsel of record.

13. **Entire Agreement.** This Agreement, including all exhibits attached hereto and all other documents incorporated herein by reference, contains the entire, fully-integrated agreement between the Parties, and no statement, promise or inducements made by any Party or agents for any Party that are not contained in this written Agreement shall be binding or valid. This Agreement shall supersede all prior and contemporaneous negotiations, representations and agreements of the Parties with respect to the subject matter hereof.

14. **Construction of Agreement.** This Agreement is the result of the joint efforts and negotiations of the Parties, and no single Party is the author or drafter hereof. All of the Parties assume joint responsibility for the form and position of each and all of the contents of this Agreement, and the Parties agree that this Agreement shall be interpreted as though each of the Parties participated in the composition of this Agreement and each and every part thereof.

15. **Laws to Apply.** This Agreement shall be construed under and in accordance with the laws of the State of Utah, without giving effect to principles of conflicts of laws. Any dispute relating to this Agreement shall be heard in the state or federal courts of the State of Utah, and the Parties agree to jurisdiction and venue therein.

16. **Amendment.** No amendments, modifications, or alterations of the terms of this Agreement shall be binding unless the same be in writing and duly executed by the Parties.

17. **Assignment.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto, and to their respective successors-in-interest. This Agreement is not assignable by any Party.

18. **No Third-Party Beneficiaries.** The execution, performance, and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the Parties hereto, to any entity or party other than Contractor and the City.

19. **No Consequential Damages.** Notwithstanding any other provision set forth in this Agreement, in no event (including, without limitation, any termination of this Agreement

with or without cause) will either Party be liable to the other Party for any indirect, special or consequential damages whatsoever, (including, without limitation, lost profits) arising out of or relating to this Agreement or either Parties' performance under this Agreement.

20. **Non-Waiver.** Failure on the part of a Party to complain of any action or non-action on the part of the other Parties, no matter how long the same may continue, shall not be deemed to be a waiver by such Party of any of its rights hereunder. The consent or approval by a Party to or of any action of the other Parties requiring such consent or approval shall not be deemed to waive or render unnecessary such consent or approval to or of any subsequent similar act.

21. **Time of the Essence.** Time is and shall be of the essence of this Agreement and of each term and provision hereof.

22. **Counterparts/Electronic Signatures.** This Agreement may be executed in counterparts, each of which when taken together shall constitute one complete agreement. Electronic signatures shall be acceptable as if originals, but the Parties agree to deliver an original signature to the other Parties within two (2) business days by reputable courier service.

23. **Interpretation.** Words of any gender used in this Agreement shall be held and construed to include any other gender. Words used as a singular shall be held to include the plural, unless the context otherwise requires. The captions or headings used in this Agreement are inserted and included solely for convenience and shall never be considered or given any effect in construing the provisions hereof if any question of intent should arise.

24. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any Party or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to Parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

25. **Further Assurances.** The Parties shall execute and deliver all other appropriate supplemental or corrective agreements and other instruments, and take any other action necessary to make this Agreement fully and legally effective, binding, and enforceable as between them and as against third parties.

26. **Binding Effect.** This Agreement shall be binding upon the Parties and their respective permitted successors and assigns.

27. **Authority.** Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of each Party's obligations hereunder have been duly authorized and that this Agreement is valid and legally binding on the Parties and enforceable in accordance with its terms.

28. **Waiver of Jury Trial.** EACH OF THE PARTIES HERETO HEREBY IRREVOCABLY WAIVES ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATED TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

(Signatures follow on the next page.)

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

WEST VALLEY CITY

_____
City Manager

_____
Mayor

APPROVED AS TO FORM
WVC Attorney's Office
By: _____
Date: 4/3/19

ATTEST:

_____
City Recorder

NOORDA, BUILDING ENVELOPE CONTRACTOR

By: _____

Title: CEO, CHRIS NOORDA

STATE OF Utah)
: ss.
COUNTY OF Salt Lake)

On this 3 day of April, 2019, personally appeared before me Chris Noorda, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the CEO [title] of **NOORDA**, a corporation, and said document was signed by him on behalf of said corporation by authority of its bylaws or of a Resolution of its Board of Directors, and he acknowledged to me that said corporation executed the same.

Notary Public
BECKY DATES
Commission Number 687882
My Commission Expires
April 18, 2020
State of Utah

_____
Notary Public

EXHIBIT A

SCOPE OF WORK

Roof Replacement:

- CertainTeed Presidential Shake Architectural Asphalt Shingle
- Prefinished Trim and Roof Related Flashing
- Self-Adhering Ice and Water Underlayment at Eaves and Slopes less than 4/12
- Synthetic 30lb Felt Underlayment in field

Exclusions:

- Fascia
- Soffit
- Gutter and Downspouts and Chimney Caps
- Framing or Structural work of any kind
- Sheet metal not listed herein
- Sheathing of any kind
- Heat tape or ice melt systems
- Snow retention
- Snow removal
- Multiple mobilizations
- Custom colors or finishes
- Temporary protection
- Engineering or testing
- Special fees, permits, or licenses
- Liquidated damages
- Special working hours or conditions

Inclusions:

- Tear-Off and Disposal of Existing Roof System (including Dumpster and any fees)
- Manpower and equipment installation
- 1 square attic stock material of shingles only

EXHIBIT B

REQUEST FOR PROPOSAL

Request for Proposal
West Valley City Parks & Recreation Department
Roof Replacement for the
West Valley City Family Fitness Center

I. Summary

The West Valley City Department of Parks and Recreation is seeking proposals to replace the roof of the Family Fitness Center, which is located at 5415 West 3100 South in West Valley City.

Responders to this request for proposals are to review the criteria described in this request and submit a proposal that matches those criteria as closely as possible. All responders must follow the requirements listed herein, have a valid business license, submit proof of insurance (see requirements below), and provide a warranty covering workmanship and equipment. Failure to follow any requirement of this request may result in rejection of a proposal.

Any questions should be directed to Chad George at 801-955-4021.

II. Submission Requirements

Proposals must be returned no later than **12:00 P.M. local prevailing time**, as conclusively established by the clock in the City Recorder's Office, on **Tuesday, May 16, 2017**, to the West Valley City Recorder's Office, Room 140, 3600 S. Constitution Blvd., West Valley City, Utah 84119. Proposals will reflect the best and most current information and offer.

All proposals must be submitted in sealed envelopes that are clearly marked with the bid description ("Roof Replacement, WVC Family Fitness Center"), company name and authorized representative, and a return address on the outside. **Responders must submit two copies of their proposal. All proposals must be signed by an authorized representative of the responder. The signature on the proposal signifies the responder's intent to comply with the terms, specifications, and conditions set forth in this request, unless specific exceptions are explicitly noted on the face of the proposal.**

West Valley City reserves the right to reject any or all proposals, to waive any informality or technicality in the City's sole discretion, or to accept any proposal deemed to be in the best interests of the City.

III. Intent of Request for Proposal

The intent of this Request for Proposal is to generally set forth the minimum acceptable requirements for the proposals to be submitted herein. It is the intent of West Valley City to choose a proposal based on compliance with the terms of this request. The successful responder shall enter into a contract with the City.

IV. Description of Services and/or Products Required

West Valley City Parks and Recreation is soliciting proposals for the replacement of the roof, including all parapet walls, for the West Valley City Parks and Recreation Family Fitness Center. The roof area is estimated to be approximately 84,000 square feet including the parapet walls. Responder is responsible to verify square footage.

Please be clear and concise in explaining how your proposal meets the requirements outlined below. Include a timetable for start up and completion of all work.

Proposal Requirements:

1. Replace roof membrane and underliner, including parapet walls, with materials, workmanship and history that meet or exceed the requirements listed below:
    a. Identify barrier to be installed between the existing membrane and new membrane.
    b. Use a minimum of 60 mil TPO system.
    c. Provide a strong NDL warranty (20 year minimum).
    d. Responder to provide professional references for similar jobs.

Proposals must provide detailed information on all work performed including demolition, removal of any waste materials, dumpster services as necessary, providing new roofing material, liners, sealers, etc., installation of new roof and associated liners, sealers, etc., including any and all costs associated with installation. Winning responder will be responsible for repair of any and all damages to facility and equipment during and as a result of the work done. Proposals must include a guaranteed maximum price which includes any and all materials, labor, and all other costs to perform the work specified herein.

If any of the responders would like to visit the WVC Family Fitness Center to evaluate the facility and take measurements, please make arrangements with Chad George at 801-955-4021.

V. Criteria for Proposal Evaluation

Only proposals submitted by responsible responders as defined by the City Code will be considered. Proposals will be evaluated according to the following criteria. Proposals will be scored in each area, with the score given the weight indicated below.

- Adherence to requested specifications and service (35%)
- Price (25%)
- Quality of product (20%)
- Warranty (15%)
- Work timeline (5%)

As indicated in the attached Preference Form, certain responders are entitled to preference in the proposal process. Any applicable preferences shall be added to the responder's score as calculated under the criteria above. For example, a responder who achieves a total score of 80% who qualifies for a 2% preference will have a final score of 82%.

VI. Other Important Information

The selected responders shall enter into a contract with the City, which shall include insurance and indemnification requirements. Commercial general liability insurance covering bodily injury liability and property damage liability with a per-occurrence limit of no less than $2,000,000,

and a general aggregate limit no less than $3,000,000 as well as commercial auto insurance covering bodily injury liability and property damage liability with a per-occurrence limit of no less than $2,000,000 are required. Additionally, commercial general liability insurance that covers employer liability in an amount not less than $2,000,000 is also required. A performance bond and payment bond equal to one hundred percent (100%) of the guaranteed maximum price naming West Valley City as a third-party obligee shall be required.

The City reserves the right to, in its sole discretion, reject any and all responses to this Request for Proposals. The City reserves the right to, in its sole discretion, waive any requirement set forth in this Request for Proposals. The City reserves the right to, in its sole discretion, cancel this Request for Proposals. The City reserves the right to, in its sole discretion, negotiate with responders prior to final award.

Response to this Request for Proposals is at the responder's sole risk and expense. The City anticipates selecting one of the responders, but there is no guarantee that any responding proposal will be selected.

It is the City's policy to encourage equal opportunity in the award of contracts. The City endeavors to do business with responders that share the City's commitment to equal opportunity, and will not do business with anybody who discriminates on the basis of race, religion, color, ancestry, age, gender, sexual orientation, disability, medical condition, or place of birth. The City appreciates in advance the efforts that responders will make and looks forward to participating with responders in the selection process.

All responses to this Request for Proposals are subject to the Governmental Records Access Management Act ("GRAMA").

Item:_____
Fiscal Impact: _____
Funding Source: _____
Account#: _____
Budge Opening Require: _____
Neighborhood: **N/A**

ISSUE:

SMI-3-2018 – Godfrey Industrial Park Subdivision

SYNOPSIS:

Applicant:	Scott Godfrey
Proposal:	Final Plat Approval
Location:	6173 West 2100 South
Zoning:	C-2

BACKGROUND:

Scott Godfrey, is requesting final plat approval for the Godfrey Industrial Park Subdivision. The subject property is located at 6173 West 2100 South and is bordered by a variety of manufacturing uses on the east, south and west.

At the present time, the subdivision boundary consists of 5 parcels. The proposed subdivision is being requested in order to consolidate these parcels into 2 lots. The long term plan for Mr. Godfreys Industrial Park include additional buildings. The consolidation of these parcels will allow for this expansion with greater ease.

Access to the subdivision will be gained from 2100 South. Presently, there are two access points that will serve this subdivision. It is anticipated that these access points will not change as they provide access on both the east and west portions of the subdivision. Lot 2 does not have direct access to 2100 South. Therefore, internal access and parking easements will need to be recorded along with the plat.

Existing easements and areas denoted as Fema Flood Zone A will be shown on the subdivision plat. Future development on these newly created lots will require additional staff reviews. Depending upon the land use, these reviews could be conditional and/or permitted. In summary, the subdivision plat will consolidate existing parcels into lots and will provide information on easements and Fema Flood Zone A areas.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

SMI-3-2018
Godfrey Industrial Park
6173 West 2100 South
M Zone
2 Lots
35 Acres

BACKGROUND

Scott Godfrey is requesting preliminary plat approval for the Godfrey Industrial Park Subdivision. The subject property is located at 6173 West 2100 South and is bordered by a variety of manufacturing uses on the east, south and west.

ISSUES:

At the present time, the subdivision boundary consists of 5 parcels. The proposed subdivision is being requested in order to consolidate these parcels into 2 lots. The long-term plan for Mr. Godfreys Industrial Park includes additional buildings. The consolidation of these parcels will allow for this expansion with greater ease.

Access to the subdivision will be gained from 2100 South. Presently, there are two access points that will serve this subdivision. It is anticipated that these access points will not change as they provide access on both the east and west portions of the subdivision. Lot 2 does not have direct access to 2100 South. Therefore, internal access and parking easements will need to be recorded along with the plat.

Existing easements and areas denoted as Fema Flood Zone A will be shown on the subdivision plat. Future development on these newly created lots will require additional staff reviews. Depending upon the land use, these reviews could be conditional and/or permitted. In summary, the subdivision plat will consolidate existing parcels into lots and will provide information on easements and Fema Flood Zone A areas.

STAFF ALTERNATIVES:

1. Approve the Godfrey Industrial Park Subdivision subject to a resolution of staff and agency comments.

2. Continue the application for reasons determined in the Planning Commission meeting.

Applicant:
Scott Godfrey
6173 West 2100 South
West Valley City, UT 84128

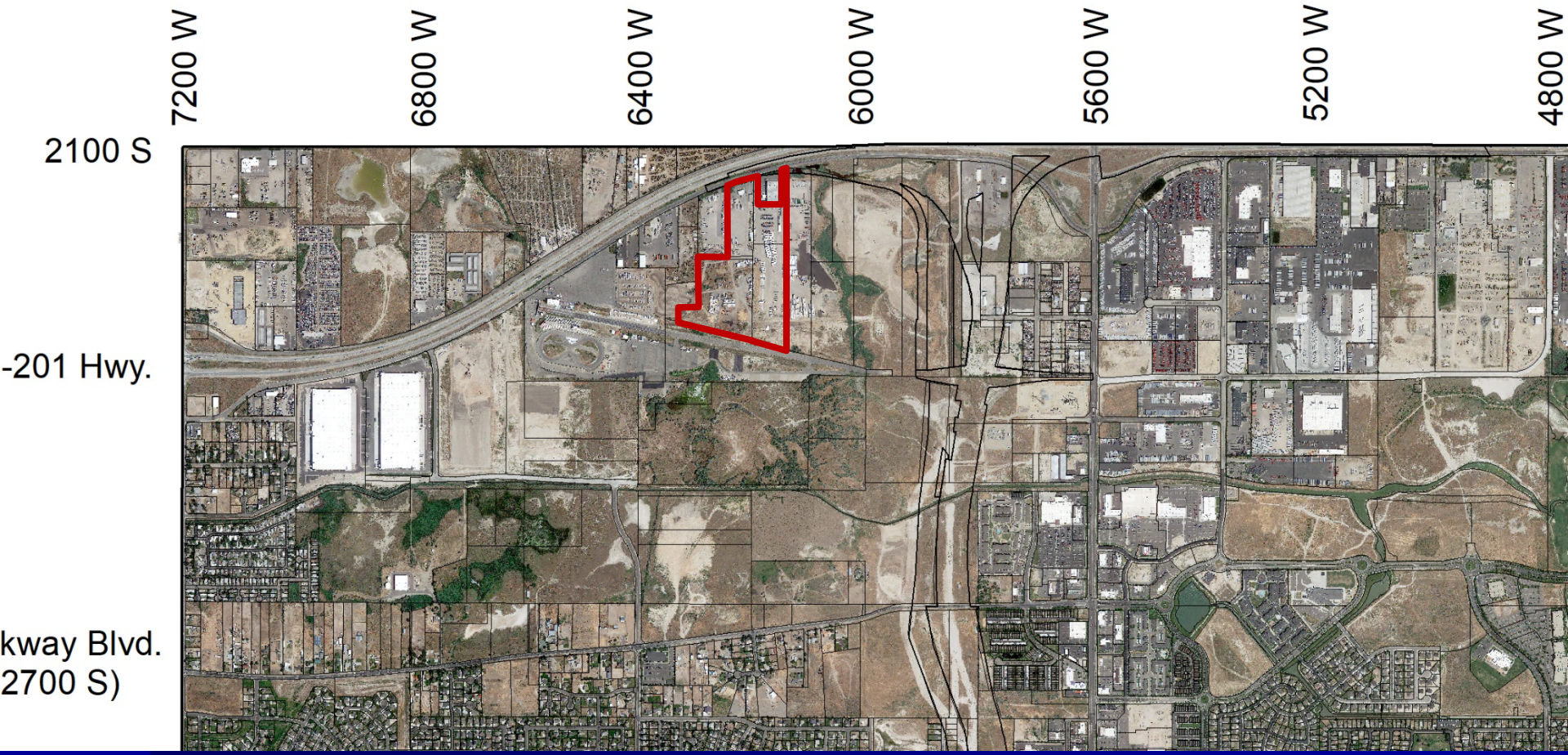
Discussion: Scott Godfrey said he plans to build a new repair shop on the property. The property will be consolidated into two lots to allow the new building. The City has been asking us to do this subdivision and so we are meeting that requirement.

Motion: Commissioner Lovato moved to approve SMI-3-2018. Commissioner McEwen seconded the motion.

Vote:	
Brent Fuller	Yes
Commissioner Lovato	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Porter	Yes
Commissioner Woodruff	Yes

Unanimous – SMI-3-2018 – Approved

SMI-3-2018 Scott Godfrey is requesting preliminary approval for the GODFREY INDUSTRIAL PARK SUBDIVISION. The subdivision will consist of 2 lots on 35.5 acres. The subdivision is located at approximately 6173 West 2100 South and is zoned M (Manufacturing). (Staff - Steve Lehman at 801-963-3311)

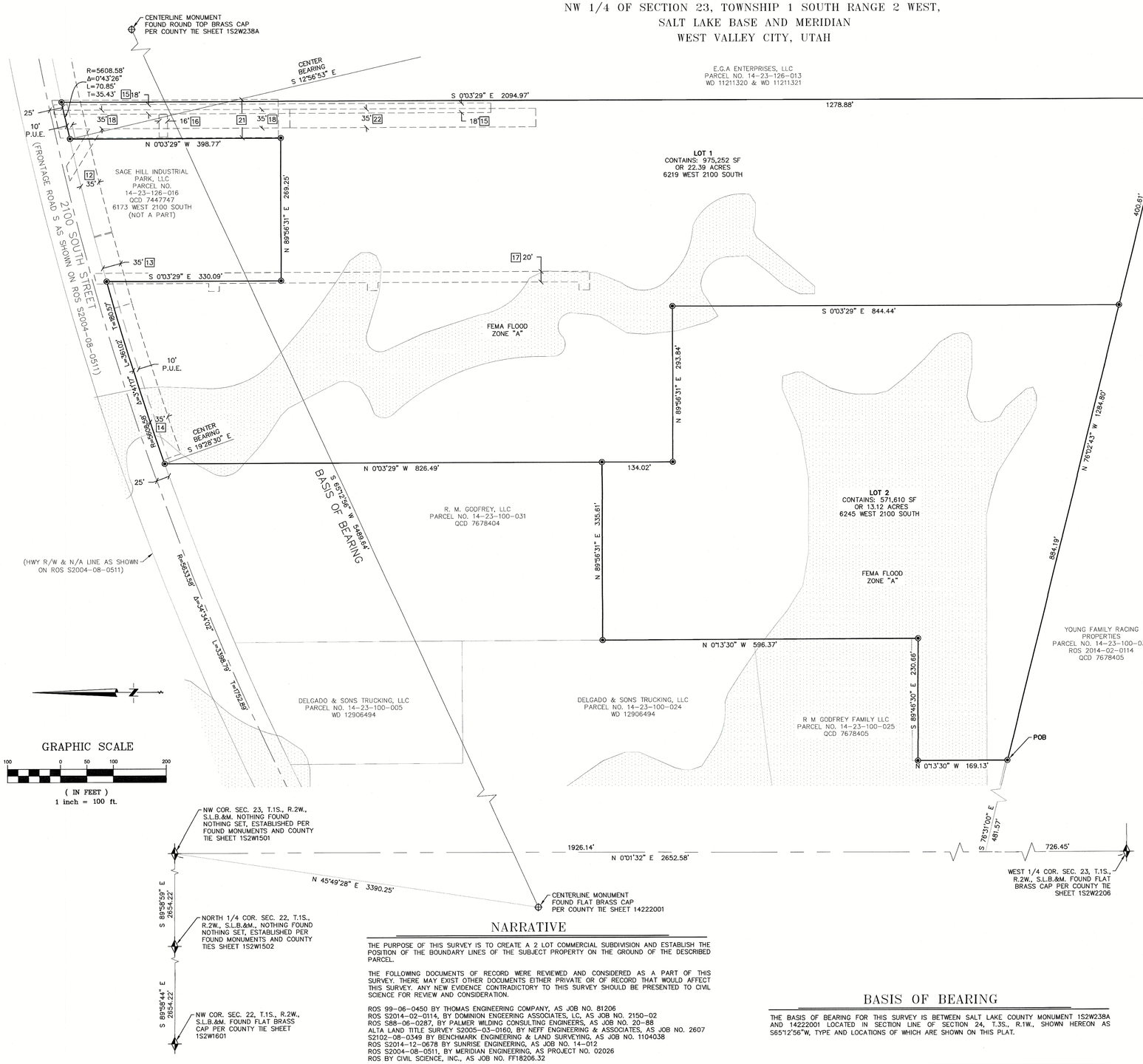


SMI-3-2018 Scott Godfrey is requesting preliminary approval for the GODFREY INDUSTRIAL PARK SUBDIVISION. The subdivision will consist of 2 lots on 35.5 acres. The subdivision is located at approximately 6173 West 2100 South and is zoned M (Manufacturing). (Staff - Steve Lehman at 801-963-3311)



GODFREY INDUSTRIAL PARK SUBDIVISION

LOCATED IN
NW 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, UTAH



GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

NARRATIVE

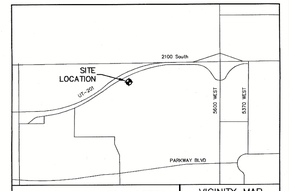
THE PURPOSE OF THIS SURVEY IS TO CREATE A 2 LOT COMMERCIAL SUBDIVISION AND ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND OF THE DESCRIBED PARCEL.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

ROS 99-06-0450 BY THOMAS ENGINEERING COMPANY, AS JOB NO. 81206
ROS S2014-02-0114, BY DOMINION ENGEERING ASSOCIATES, LC, AS JOB NO. 2150-02
ROS S88-06-0287, BY PALMER WILDING CONSULTING ENGINEERS, AS JOB NO. 20-88
ALTA LAND TITLE SURVEY S2005-03-0160, BY NEFF ENGINEERING & ASSOCIATES, AS JOB NO. 2607
S2102-08-0349 BY BENCHMARK ENGINEERING & LAND SURVEYING, AS JOB NO. 1104038
ROS S2014-12-0678 BY SUNRISE ENGINEERING, AS JOB NO. 14-012
ROS S2004-08-0511, BY MERIDIAN ENGINEERING, AS PROJECT NO. 02026
ROS BY CIVIL SCIENCE, INC., AS JOB NO. FT18206.32

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN SALT LAKE COUNTY MONUMENT 1S2W238A AND 14222001 LOCATED IN SECTION LINE OF SECTION 24, T.3S., R.1W., SHOWN HEREON AS S65°12'56"W, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.



WEST VALLEY CITY | VICINITY MAP NOT TO SCALE

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., BY SCOTT GODFREY, _____, SAGE HILL INDUSTRIAL PARK, LLC.

_____
SCOTT GODFREY,
SAGE HILL INDUSTRIAL PARK, LLC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., BY SCOTT GODFREY, _____, RM GODFREY FAMILY, LLC.

_____
SCOTT GODFREY,
RM GODFREY FAMILY, LLC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., BY SCOTT GODFREY, _____, RICHARD S GODFREY

_____
SCOTT GODFREY,
RICHARD S GODFREY

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

LEGEND

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS NOTED ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS 1, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP).
- SET 5/8"x24" REBAR AND PLASTIC CAP (STAMPED CIVIL SCIENCE), UNLESS OTHERWISE NOTED ON THE PLAT.
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (RIVET).

P.U.E. PUBLIC UTILITY EASEMENT

PROJ. #	Fx18206-032
DATE	03/15/2019
DRAWN BY:	DTM
CHECKED BY:	DTM

SURVEYOR'S CERTIFICATE

I, DAVID T MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6436557 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO AN AMENDED LOT, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE GODFREY INDUSTRIAL PARK SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

3-15-19
DATE:
CIVIL SCIENCE

3-15-19 Expires 03-31-21

DAVID T. MORTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6436557

BOUNDARY DESCRIPTION

A PARCEL OF LAND, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N00°01'32"W 726.45 FEET AND S76°31'00"E 481.57 FEET, FROM THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE N0°13'30"W 169.13 FEET; THENCE S89°46'30"E 230.66 FEET; THENCE N0°13'30"W 596.37 FEET; THEN N89°56'31"E 335.61 FEET; THENCE N0°03'29"W 826.49 FEET, TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5608.58 FEET AND A CENTER BEARING OF S19°28'30"E; THENCE NORTHEASTERLY 361.02 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°41'17"; THENCE S0°03'29"E 330.09 FEET; THENCE N89°56'31"E 269.25 FEET; THENCE N0°03'29"W 398.77 FEET, TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5608.58 FEET AND A CENTER BEARING OF S12°56'53"E; THENCE EASTERLY 70.85 FEET ALONG SAID CURVE, THROUGH CENTRAL ANGLE 0°43'26"; THENCE S0°03'29"E 2094.97 FEET; THENCE N76°02'43"W 1284.80 FEET, TO THE POINT OF BEGINNING.

CONTAINS 1,546,995 SQ FT, OR 35.51 ACRES, MORE OR LESS, 2 LOTS

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSES THE SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS GODFREY INDUSTRIAL PARK SUBDIVISION, AND DO HEREBY. THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

BY: SCOTT GODFREY
SAGE HILL INDUSTRIAL PARK, LLC
DATE:

BY: SCOTT GODFREY
RM GODFREY FAMILY, LLC
DATE:

BY: SCOTT GODFREY
RICHARD S GODFREY
DATE:

EXISTING EASEMENT NOTES

12 AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT: TO MAGNA WATER COMPANY, RECORDED JULY 15, 1994 AS ENTRY NO. 5875178, IN BOOK 6981, AT PAGE 1984 OF OFFICIAL RECORDS. **(AS SHOWN)**

13 AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT: TO MAGNA WATER COMPANY, RECORDED JULY 15, 1994 AS ENTRY NO. 5875180, IN BOOK 6981, AT PAGE 1990 OF OFFICIAL RECORDS. **(AS SHOWN)**

14 AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT TO MAGNA WATER COMPANY FOR THE PURPOSE OF A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING THEREON A SEWER PIPELINE WITH APPURTENANT PARTS THEREOF AND A FUTURE WATER PIPELINE RECORDED JULY 15, 1994 AS ENTRY NO. 5875181 IN BOOK 6981 AT PAGE 1993 OF OFFICIAL RECORDS. **(AS SHOWN)**

15 AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT: TO QUESTAR GAS COMPANY, RECORDED NOVEMBER 2, 1999 AS ENTRY NO. 7503345, IN BOOK 8320, AT PAGE 3045 OF OFFICIAL RECORDS. **(AS SHOWN)**

16 AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT: TO QUESTAR GAS COMPANY, RECORDED NOVEMBER 2, 1999 AS ENTRY NO. 7503346, IN BOOK 8320, AT PAGE 3047 OF OFFICIAL RECORDS. **(AS SHOWN)**

17 AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT TO MAGNA WATER COMPANY, FOR THE PURPOSE OF A PERPETUAL EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING A WATER EASEMENT, RECORDED JANUARY 27, 2000 AS ENTRY NO. 7562938 IN BOOK 8338 AT PAGE 5141 OF OFFICIAL RECORDS. **(AS SHOWN)**

18 AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT TO MAGNA WATER COMPANY, RECORDED JANUARY 27, 2000 AS ENTRY NO. 7562939 IN BOOK 8338 AT PAGE 5143 OF OFFICIAL RECORDS. **(AS SHOWN)**

19 AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT TO U S WEST COMMUNICATIONS, INC., A COLORADO CORPORATION FOR THE PURPOSE OF A PERPETUAL EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH TELECOMMUNICATIONS AND ELECTRICAL FACILITIES AS GRANTEE MAY REQUIRE UPON, OVER, UNDER AND ACROSS, RECORDED JUNE 22, 2000 AS ENTRY NO. 7665124 IN BOOK 8370 AT PAGE 1972 OF OFFICIAL RECORDS. **(EXACT LOCATION IS UNDETERMINABLE DUE TO INSUFFICIENT DATA ON DOCUMENT)**

21 THE TERMS, COVENANTS AND CONDITIONS OF THAT CERTAIN "EASEMENT AGREEMENT"; RECORDED JANUARY 11, 2002, AS ENTRY NO. 8118515, IN BOOK 8553, AT PAGE 4834, OFFICIAL RECORDS.

THE TERMS, COVENANTS AND CONDITIONS OF THAT CERTAIN "AMENDED EASEMENT AGREEMENT"; RECORDED NOVEMBER 2, 2005, AS ENTRY NO. 9542502, IN BOOK 9212, AT PAGE 4033, OF OFFICIAL RECORDS. **(AS SHOWN)**

22 AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT: TO MAGNA WATER COMPANY, RECORDED NOVEMBER 10, 2008 AS ENTRY NO. 10887047, IN BOOK 9800, AT PAGE 354, OF OFFICIAL RECORDS. **(AS SHOWN)**

GODFREY INDUSTRIAL PARK SUBDIVISION

LOCATED IN
NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, UTAH

SHEET 1 OF 1

CivilScience
Engineers | Surveyors | Solutions
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, A.D. 20____ BY THE WEST VALLEY CITY PLANNING COMMISSION.

_____
CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF _____, A.D. 20____

_____
SALT LAKE COUNTY HEALTH DEPARTMENT

MAGNA WATER DISTRICT

APPROVED THIS ____ DAY OF _____, A.D. 20____ BY THE MAGNA WATER DISTRICT

_____
DISTRICT ENGINEER

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

_____
WEST VALLEY CITY ENGINEER DATE

APPROVAL AT THIS FORM

APPROVED THIS _____ DAY OF _____, A.D. ____

_____
WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL

APPROVED THIS _____ DAY OF _____, A.D. _____, BY THE WEST VALLEY CITY COUNCIL.

_____ _____
ATTEST: CITY RECORDER CITY MANAGER

RECORDED#

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $ _____ CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

Item:_____
Fiscal Impact: _____
Funding Source: _____
Account#: _____
Budge Opening Require: _____
Neighborhood: N/A

ISSUE:

SMI-1-2019 – The Views Subdivision

SYNOPSIS:

Applicant:	Mike Olsen
Proposal:	Final Plat Approval
Location:	6500 South 5600 West
Zoning:	C-2 & RM

BACKGROUND:

Mike Olsen, representing Property Reserve Inc., is requesting final plat approval for the Views Subdivision. The subject property is presently vacant and is located south of the Walmart on 6200 South and 5600 West and immediately east of the Diamond Summit Subdivision.

The proposed subdivision is being requested in order to divide the existing parcel into 6 lots for future development. It is anticipated that future uses on lots 2-5 (zoned RM) will be town homes, senior apartments and assisted living. Lots 1 and 6 are zoned C-2 and will develop with some type of commercial use.

Access to the subdivision will be gained from 5600 West and from a stub street in the Diamond Summit Subdivision to the west. The connection coming out of Diamond Summit will travel through the Rocky Mountain Power Corridor. Mr. Olsen has secured the easement from Rocky Mountain Power in favor of West Valley City for this connection. Although future uses are not expected for a time, the developer will be required to build the road as shown on the subdivision plat. Plan and profiles have been submitted and are close to being approved by the Engineering Division.

As each of these lots develop, additional reviews will be necessary. Therefore, it is not necessary that the review of the subdivision plat be all inclusive as more detailed reviews will take place later. This subdivision plat will simply create the lots and will dedicate the public right-of-way.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

SMI-1-2019
Views Phase II Subdivision
6500 South 5600 West
RM & C-2 Zones
6 Lots
47 Acres

BACKGROUND

Mike Olsen, representing Property Reserve Inc., is requesting preliminary plat approval for the second phase of the Views Subdivision. The subject property is presently vacant and is located south of the Walmart on 6200 South and west of 5600 West.

ISSUES:

The proposed subdivision is being requested in order to divide the existing parcel into 6 lots for future development. It is anticipated that future uses on lots 2-5 (zoned RM) will be town homes, senior apartments and assisted living. Lots 1 and 6 are zoned C-2 and will develop with some type of commercial use.

The Planning Commission may recall that a portion of this property was recently rezoned from the C-2 zone to the RM zone. This was done to accommodate the senior apartment project. All lots as shown on the subdivision plat have the appropriate zoning for their intended land uses.

Access to the subdivision will be gained from 5600 West and from a stub street in the Diamond Summit Subdivision to the west. The connection coming out of Diamond Summit will travel through the Rocky Mountain Power Corridor. Mr. Olsen has already been in discussions with RMP about this road and is coordinating these efforts. Although future uses are not expected for a time, the developer will be required to build the road as shown on the subdivision plat. Plan and profiles have been submitted and are currently being reviewed by the City Engineering Division.

As each of these lots develop, additional reviews will be necessary. Therefore, it is not necessary that the review of the subdivision plat be all inclusive as these reviews will take place later. This subdivision plat will simply create the lots and will dedicate the public right-of-way.

STAFF ALTERNATIVES:

1. Approve the Views Phase II Subdivision subject to a resolution of staff and agency comments.

2. Continue the application for reasons determined in the Planning Commission meeting.

Applicant:
Mike Olson
8138 South State, Suite 3
Midvale, UT 84047

Discussion: Mike Olson said part of the delay was getting permission from Rocky Mountain Power to get permission to get a road through the property.

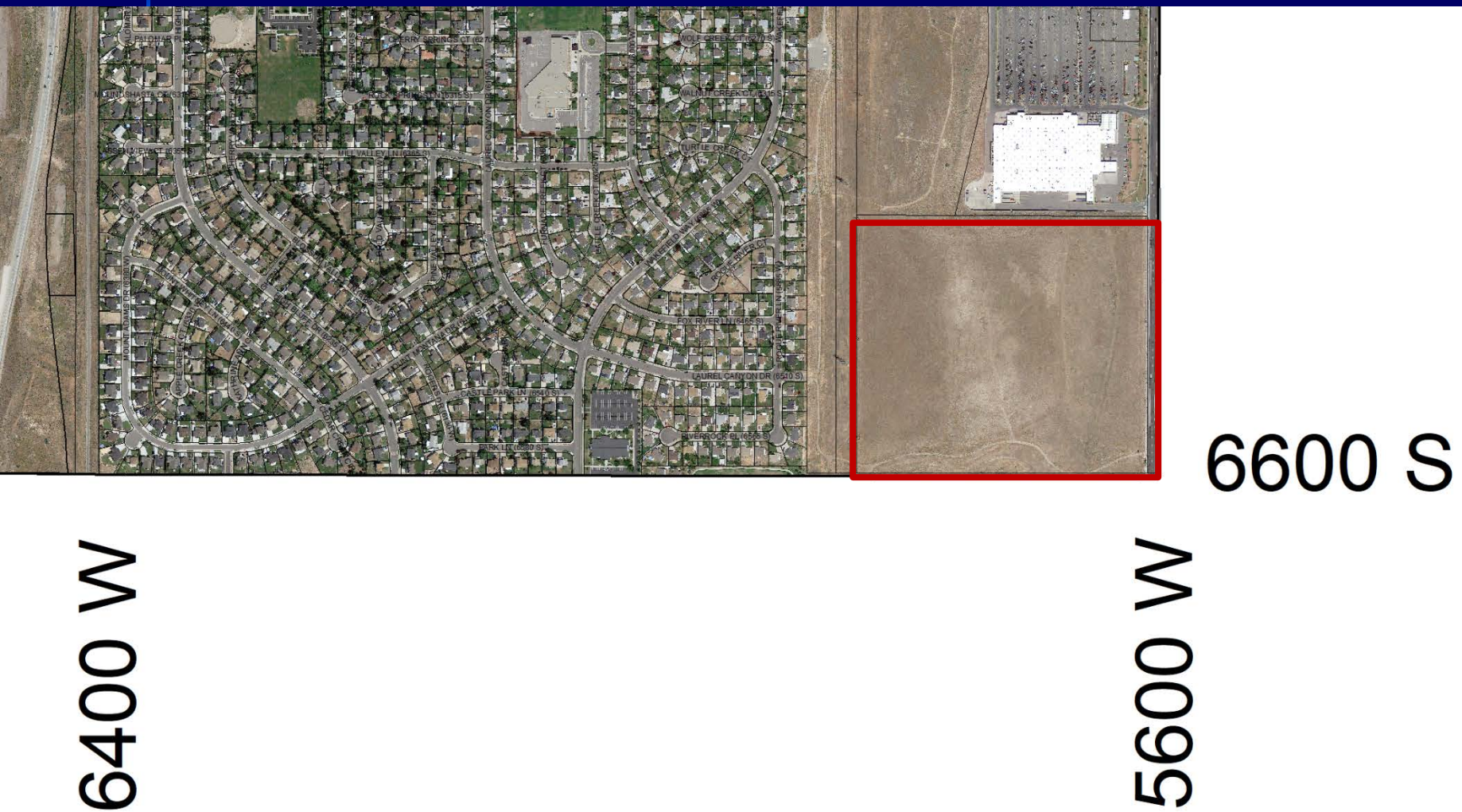
Motion: Commissioner Lovato moved to approve SMI-1-2019. Commissioner McEwen seconded the motion.

Vote:

Brent Fuller	Yes
Commissioner Lovato	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Porter	Yes
Commissioner Woodruff	Yes

Unanimous – SMI-1-2019 – Approved

SMI-1-2019 Mike Olsen, representing Property Reserve Inc., is requesting preliminary approval for THE VIEWS PHASE II SUBDIVISION. The subdivision will consist of 6 lots on 47 acres. The subdivision is located at 6500 South 5600 West and is zoned C-2 (General Commercial) and RM (Residential Multi-Family). (Staff - Steve Lehman at 801-963-3311)



SMI-1-2019 Mike Olsen, representing Property Reserve Inc., is requesting preliminary approval for THE VIEWS PHASE II SUBDIVISION. The subdivision will consist of 6 lots on 47 acres. The subdivision is located at 6500 South 5600 West and is zoned C-2 (General Commercial) and RM (Residential Multi-Family). (Staff - Steve Lehman at 801-963-3311)

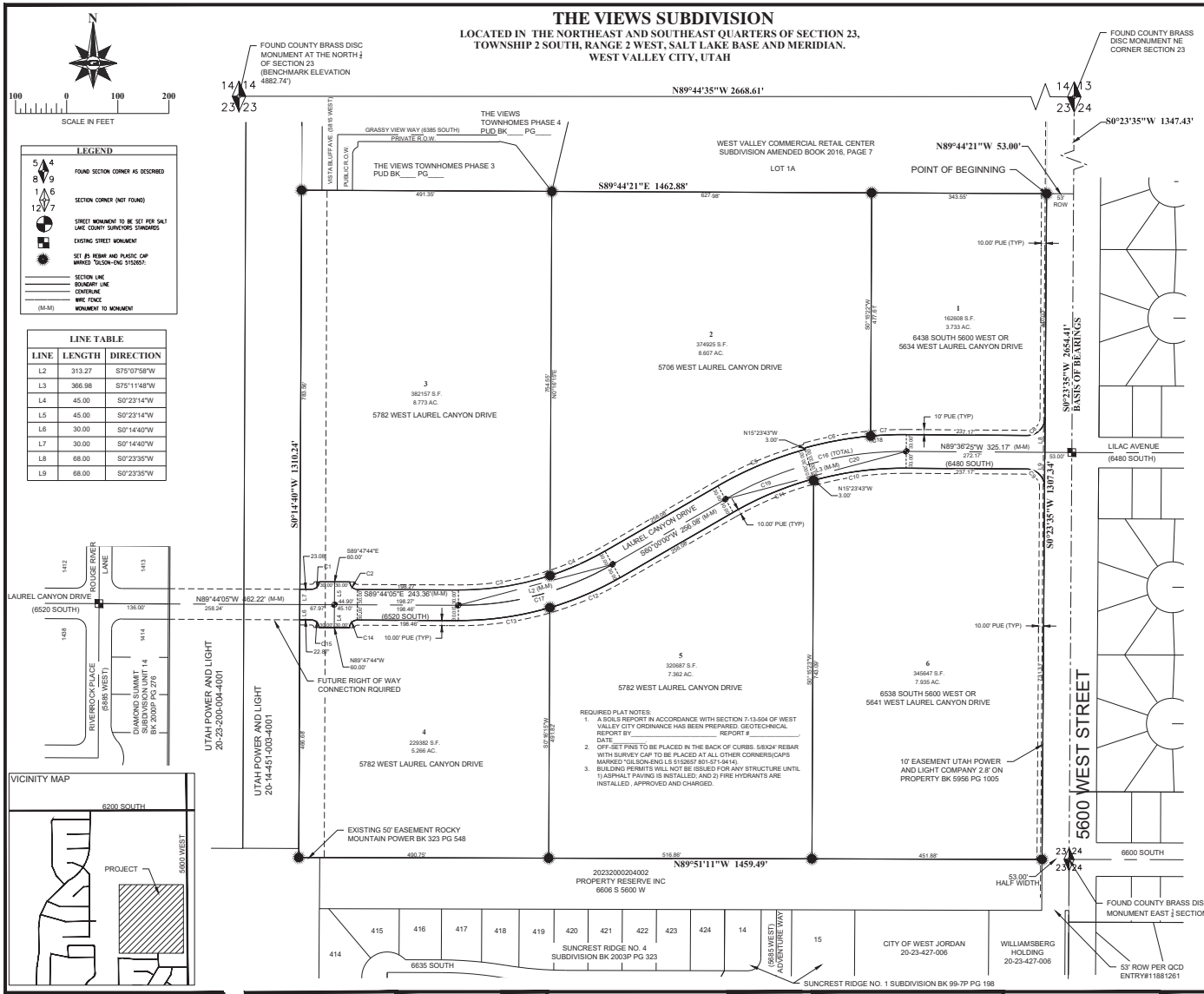


5600 WEST

6600

THE VIEWS SUBDIVISION

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. WEST VALLEY CITY, UTAH



SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152657 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS HEREAFTER TO BE KNOW AS "THE VIEWS SUBDIVISION", SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

PROFESSIONAL LAND SURVEYOR 5152657 JOSH F. MADSEN No. 5152657 STATE OF UTAH

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 5600 WEST STREET, WHICH POINT IS LOCATED SOUTH 0°23'35" WEST 1347.43 FEET AND NORTH 89°44'21" WEST 53.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 23, AND RUNNING THENCE SOUTH 0°23'35" WEST 1307.34 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°51'11" WEST 1459.49 FEET TO THE EAST LINE OF UTAH POWER AND LIGHT COMPANY PROPERTY LINE; THENCE ALONG SAID EAST LINE AS FOLLOWS; NORTH 0°14'40" EAST 1310.24 FEET TO THE SOUTH LINE OF THE WEST VALLEY COMMERCIAL RETAIL CENTER SUBDIVISION; THENCE SOUTH 89°44'21" EAST 1462.88 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS 43.902 ACRES, 6 LOTS

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

THE VIEWS SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

_____ _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE_____DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF _____, BY _____, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSED HEREIN MENTIONED.

_____
_____

ITS MANAGER:_____

_____ _____
MY COMMISSION EXPIRES: NOTARY PUBLIC RESIDING AT

Curve Table

Curve # | Length | Radius | Delta | Chord Direction | Chord Length
C1 | 23.53 | 15.00 | 89°52'42" | N45° 19' 34"E | 21.19
C2 | 23.59 | 15.00 | 90°01'18" | S44° 40' 26"E | 21.24
C3 | 182.76 | 570.00 | 18°22'16" | N81° 04' 4"E | 181.98
C4 | 118.33 | 570.00 | 11°53'39" | N65° 56' 50"E | 118.11
C5 | 186.08 | 730.00 | 14°36'17" | N67° 18' 09"E | 185.57
C6 | 131.64 | 733.00 | 10°17'22" | N79° 44' 58"E | 131.46
C7 | 70.35 | 733.00 | 5°29'56" | N87° 38' 37"E | 70.32
C8 | 54.98 | 35.00 | 90°00'00" | N45° 23' 35"E | 49.50
C9 | 54.98 | 35.00 | 90°00'00" | N44° 36' 25"W | 49.50
C10 | 183.80 | 667.00 | 15°47'18" | S82° 29' 56"W | 183.22
C11 | 170.78 | 670.00 | 14°36'17" | S67° 18' 09"W | 170.32
C12 | 150.61 | 630.00 | 13°41'52" | S66° 55' 56"W | 150.26
C13 | 182.17 | 630.00 | 16°34'03" | S81° 58' 54"W | 181.54
C14 | 23.53 | 15.00 | 89°52'42" | S45° 19' 34"W | 21.19
C15 | 23.59 | 15.00 | 90°01'18" | N44° 40' 26"W | 21.24
C16 | 371.32 | 700.00 | 30°23'35" | S75° 11' 48"W | 366.98
C17 | 316.94 | 600.00 | 30°15'55" | N75° 07' 58"E | 313.27
C18 | 201.98 | 733.00 | 15°47'18" | S82° 29' 56"W | 201.34
C19 | 178.43 | 700.00 | 14°36'17" | S67° 18' 09"W | 177.95
C20 | 192.89 | 700.00 | 15°47'18" | S82° 29' 56"W | 192.28

THE VIEWS SUBDIVISION

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. WEST VALLEY CITY, UTAH

GILSON ENGINEERING INC.
CONSULTING ENGINEERS AND SURVEYORS
12401 SOUTH 450 EAST
DRAPER, UT. 84020 BLD
PHONE: (801) 571-9414
FAX: (801) 571-9449

KEARNS IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____2019.
BY KEARNS IMPROVEMENT DISTRICT.
_____
KEARNS IMPROVEMENT DISTRICT

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____2019.
_____
S.L. COUNTY HEALTH DEPARTMENT

CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.
_____
CITY ENGINEER
_____
CITY SURVEYOR

WEST VALLEY CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____2019, BY THE WEST VALLEY PLANNING COMMISSION.
_____
PLANNING COMMISSION CHAIR

CITY ATTORNEY
APPROVED THIS _____ DAY OF _____2019.
_____
WEST VALLEY CITY ATTORNEY

CITY APPROVAL
PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS _____ DAY OF _____2019, AND IS HEREBY APPROVED.
_____
WEST VALLEY MANAGER
_____
WEST VALLEY CITY RECORDER

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF_____.
DATE____/____/_____ TIME:_____ BOOK:_____ PAGE:_____
FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

Item:_____
Fiscal Impact: _____
Funding Source: _____
Account#: _____
Budge Opening Require: _____
Neighborhood: **Meadowlands**

ISSUE:

SMI-2-2019 – Mountain View Business Plaza Subdivision

SYNOPSIS:

Applicant:	Roman Frazier
Proposal:	Final Plat Approval
Location:	3330 South 5600 West
Zoning:	C-2

BACKGROUND:

Roman Frazier, is requesting final subdivision approval for the Mountain View Business Plaza Subdivision. The subject property is located at approximately 3330 South 5600 West. The property is zoned C-2 and is bordered on the north and south by existing commercial development, the east by 5600 West and the west by vacant property and the Mountain View Corridor.

The proposed subdivision will divide 5 existing parcels into 6 lots. The existing parcels were created by metes and bounds descriptions and not by recorded plat. Mr. Frazier is proposing to develop the old Kmart building and would like to adjust existing boundaries of the 5 parcels to create the new lots.

Access to the property will be gained from 5600 West. Due to some lots not having frontage along 5600 West, cross access easements have been provided in and through the subdivision. The developer will be required to coordinate access with the Utah Department of Transportation should the existing points of access change.

The C-2 zone requires a minimum lot size of 20,000 square feet. Lots within the subdivision range in size from .98 acres to 5.2 acres, well in excess of the minimum requirement. Due to this application being a commercial subdivision, other land use regulations will be addressed during the conditional use and/or permitted use applications.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

SMI-2-2019
Mountain View Business Plaza Subdivision
3330 South 5600 West
C-2 Zone
6 Lots
12 Acres

BACKGROUND:

Roman Frazier has filed a minor subdivision application for the Mountain View Business Plaza Subdivision. The subject property is located at approximately 3330 South 5600 West. The property is zoned C-2 and is bordered on the north and south by existing commercial development, the east by 5600 West and the west by vacant property and the Mountain View Corridor.

ISSUES:

The proposed subdivision will divide 5 existing parcels into 6 lots. The existing parcels were created by metes and bounds descriptions and not by recorded plat. Mr. Frazier is proposing to develop the old Kmart building and would like to adjust existing boundaries of the 5 parcels to create 6 lots. These lots would then be used for some type of commercial development in the future.

Access to the property will be gained from 5600 West. Due to some lots not having frontage along 5600 West, cross access easements have been provided in and through the subdivision. The developer will be required to coordinate access with the Utah Department of Transportation should the existing points of access change. This matter will be addressed as part of the Conditional Use application.

The C-2 zone requires a minimum lot size of 20,000 square feet. Lots within the subdivision range in size from .98 acres to 5.2 acres, well in excess of the minimum requirement. Due to this application being a commercial subdivision, other land use regulations will be addressed during the conditional use and/or permitted use applications. The subdivision plat will contain easements and other information applicable to the division of property, but does not address site design issues typically found in commercial developments.

STAFF ALTERNATIVES:

1. Approve the Mountain View Business Plaza Subdivision subject to a resolution of staff and agency comments.

2. Continue the application in order for the developer to address the Planning Commissions concerns.

Applicant:
Roman Frazier
1100 Orchard Lane
Alpine, UT 84004

Discussion: Commissioner Woodruff asked if there will be cross-access agreements for parking within the commercial center. Jay Bollwinkle, landscaping architect and planner, said the subdivision will have cross-access in place so that vehicles may drive across the subdivision without a fence or barrier.

David Neilson, 380 East Main Street, Midway, said he owns the H&R Block/Pizza Hut building. He is currently operating with a cross-access and maintenance agreement for the parking lot. He wants to make sure those agreements continue so that he retains access to his property.

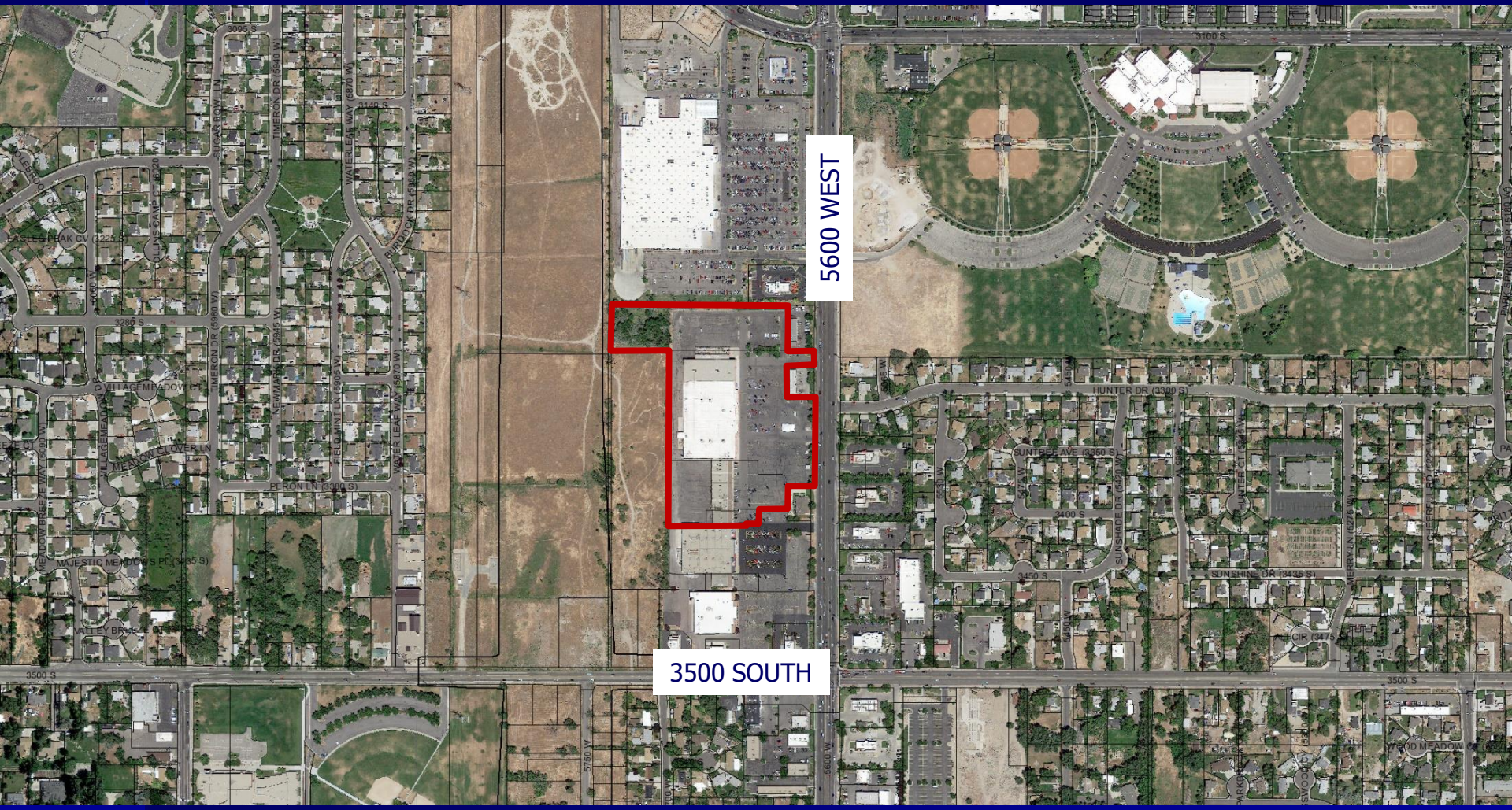
Steve Lehman said he understands the need for cross-access. Those agreements are private, recorded documents which the City does not regulate. However, one requirement of the subdivision plat will be that the cross-access agreements that are already recorded will still be a function of the property.

Motion: Commissioner Fuller moved to approve SMI-1-2019. Commissioner Woodruff seconded, and the motion passed unanimously.

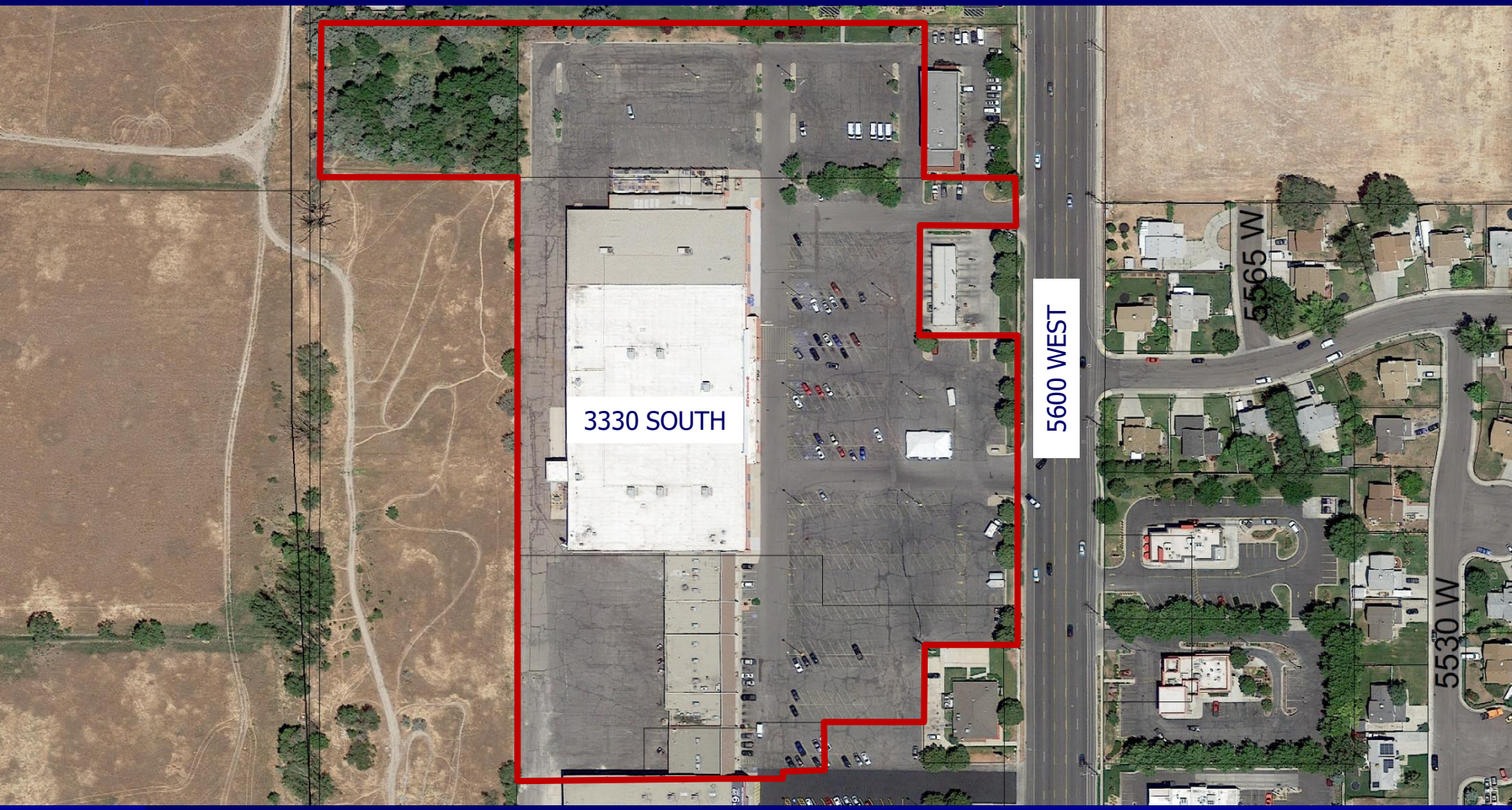
Vote:	
Brent Fuller	Yes
Commissioner Lovato	Yes
Chair Meaders	Yes
Commissioner Porter	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous –XX-X-2019 – Approved

SMI-2-2019 Roman Frazier is requesting preliminary subdivision approval for the MOUNTAIN VIEW BUSINESS PLAZA SUBDIVISION. The subdivision will consist of 6 lots on 12 acres. The subdivision is located at approximately 3330 South 5600 West and is zoned C-2 (General Commercial). (Staff - Steve Lehman at 801-963-3311)



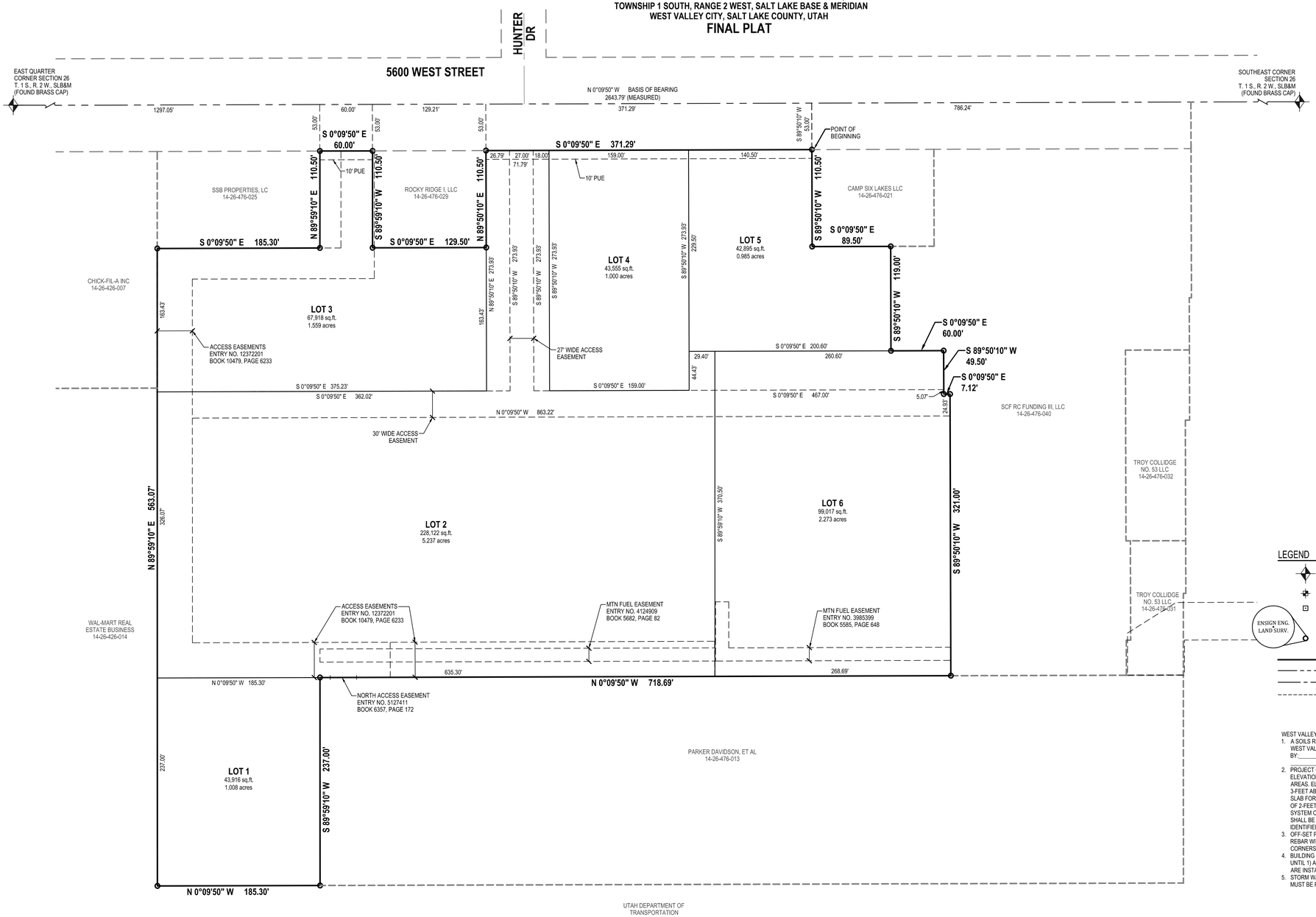
SMI-2-2019 Roman Frazier is requesting preliminary subdivision approval for the MOUNTAIN VIEW BUSINESS PLAZA SUBDIVISION. The subdivision will consist of 6 lots on 12 acres. The subdivision is located at approximately 3330 South 5600 West and is zoned C-2 (General Commercial). (Staff - Steve Lehman at 801-963-3311)

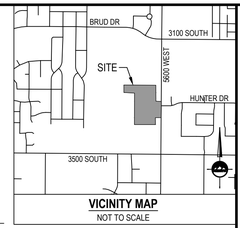


MOUNTAIN VIEW BUSINESS PLAZA

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

FINAL PLAT





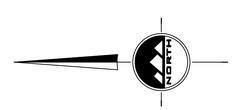
VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- NEW STREET MONUMENT, PER SALT LAKE COUNTY SURVEYOR STANDARDS
- ENSIGN ENG. LAND SURV. — SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO BE PLACED IN BACK OF CURBS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

WEST VALLEY CITY PLAT NOTES

1. A SOILS REPORT IN ACCORDANCE WITH SECTION 7-19-604 OF THE WEST VALLEY CITY ORDINANCES HAS BEEN PREPARED BY: _____, INC. JOB # _____, DATED: _____
2. PROJECT GEOTECHNICAL REPORT IDENTIFIES GROUNDWATER ELEVATIONS AS SHALLOW AS 2-FEET BELOW THE SURFACE IN SOME AREAS. ELEVATION OF LOWEST FLOOR SLAB TO BE AT LEAST 3-FEET ABOVE HIGH WATER TABLE. ELEVATION OF LOWEST FLOOR SLAB FOR LOTS WITH UNDERDRAIN SYSTEMS ARE TO BE MINIMUM OF 2-FEET ABOVE LOWEST INVERT ELEVATION OF UNDERDRAIN SYSTEM ON EACH LOT. ALL SITE PREPARATION AND GRADING WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT IDENTIFIED IN NOTE 1.
3. OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" x 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & CHARGED.
5. STORM WATER THAT CANNOT BE DIRECTED TO PUBLIC STREETS MUST BE RETAINED ON INDIVIDUAL LOTS.



HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

DEVELOPER
ALPINE STORAGE

SHEET 1 OF 1
PROJECT NUMBER : 8009
MANAGER : CD
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/22/19

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-215-8032.

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS** do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. **286882** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, and streets together with easements hereafter to be known as **MOUNTAIN VIEW BUSINESS PLAZA**, that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point on the Westerly Right-of-Way Line of 5600 West Street, said point also being North 00°09'50" West 786.24 feet along the section line and South 89°50'10" West 53.00 feet from the Southeast Corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°50'10" West 110.50 feet;
thence South 00°09'50" East 89.50 feet;
thence South 89°50'10" West 119.00 feet;
thence South 00°09'50" East 60.00 feet;
thence South 89°50'10" West 49.50 feet;
thence South 00°09'50" East 7.12 feet;
thence South 89°50'10" West 321.00 feet;
thence North 00°09'50" West 718.69 feet;
thence South 89°59'10" West 237.00 feet;
thence North 00°09'50" West 185.30 feet;
thence North 89°59'10" East 726.50 feet;
thence South 00°09'50" East 185.30 feet;
thence North 89°59'10" East 110.50 feet to the Westerly Right-of-Way Line of said 5600 West Street;
thence South 00°09'50" East 60.00 feet along the Westerly Right-of-Way Line of said 5600 West Street;
thence South 89°59'10" West 110.50 feet;
thence South 00°09'50" East 129.50 feet;
thence North 89°59'10" East 110.50 feet to the Westerly Right-of-Way Line of said 5600 West Street;
thence South 00°09'50" East 371.29 feet along the Westerly Right-of-Way Line of said 5600 West Street to the point of beginning.

Contains 525,423 Square Feet or 12.062 Acres and 6 Lots

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

JAN. 22, 2019
DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter known as the

MOUNTAIN VIEW BUSINESS PLAZA

do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for Public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements shown on this plat to the parties indicated and for the purpose shown hereon.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

_____.
By:

_____.
By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Salt Lake

On the _____ day of _____ A.D., 20_____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Salt Lake

On the _____ day of _____ A.D., 20_____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

MOUNTAIN VIEW BUSINESS PLAZA

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL

_____ _____
ROCKY MOUNTAIN POWER DATE

_____ _____
DOMINION ENERGY GAS DATE

_____ _____
COMCAST DATE

WEST VALLEY PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE WEST VALLEY CITY PLANNING COMMISSION .

_____
CHAIR, WEST VALLEY CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

_____
SALT LAKE COUNTY HEALTH DEPARTMENT

GRANGER HUNTER IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE GRANGER HUNTER IMPROVEMENT DISTRICT.

_____
DISTRICT ENGINEER

CITY ENGINEER APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

_____ _____
WEST VALLEY CITY ENGINEER DATE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE WEST VALLEY CITY ATTORNEY.

_____
WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE WEST VALLEY CITY COUNCIL.

_____ _____
ATTEST: CITY RECORDER CITY MANAGER

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____

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

_____ _____
FEES DEPUTY SALT LAKE COUNTY RECORDER

University of Utah Neuropsychiatric Institute Partnership

Licensed Clinical Social Worker Advantages

April 2019

Homeless Outreach

- 24 recent contacts identified to be homeless or at risk of being homeless
  - LCSW working to connect the individuals to resources
- M.D. from Cultural Center Drive
  - Chronically homeless, substance abuse issues and mentally ill
  - Multiple contacts have been made and resources have been offered, all have been declined
- Many of the chronically homeless have sufficient resources to get into housing through multiple avenues but choose to be homeless
- It has been discovered that nearly all of our homeless contacts have a substance abuse disorder and mental illness

Crisis Intervention Efforts

Crisis Intervention

- Assisted on 110 police cases
- 170 hours of case management

Case Highlights

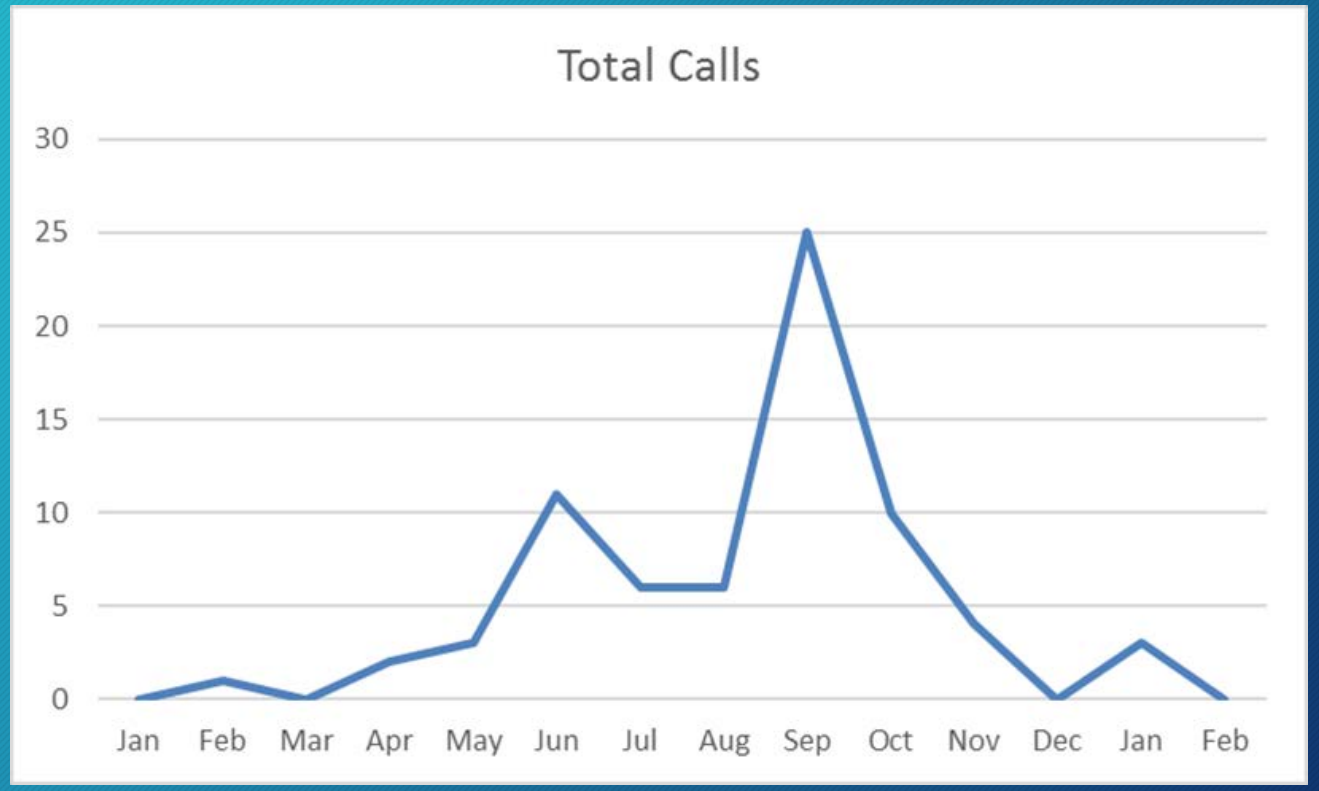
L.K.
Mental Health Issues
Chronic Abuse of Services

- 63 calls for service between June and the first week in October 2018
- LCSW was able to involuntarily commit for treatment upon first meeting L.K. Fall of 2018
- Only one call for service in January after a fall
- Now in assisted living due to the intervention efforts



L.K.

		Total Calls
2018	Jan	0
	Feb	1
	Mar	0
	Apr	2
	May	3
	Jun	11
	Jul	6
	Aug	6
	Sep	25
	Oct	10
	Nov	4
2019	Dec	0
	Jan	3
	Feb	0



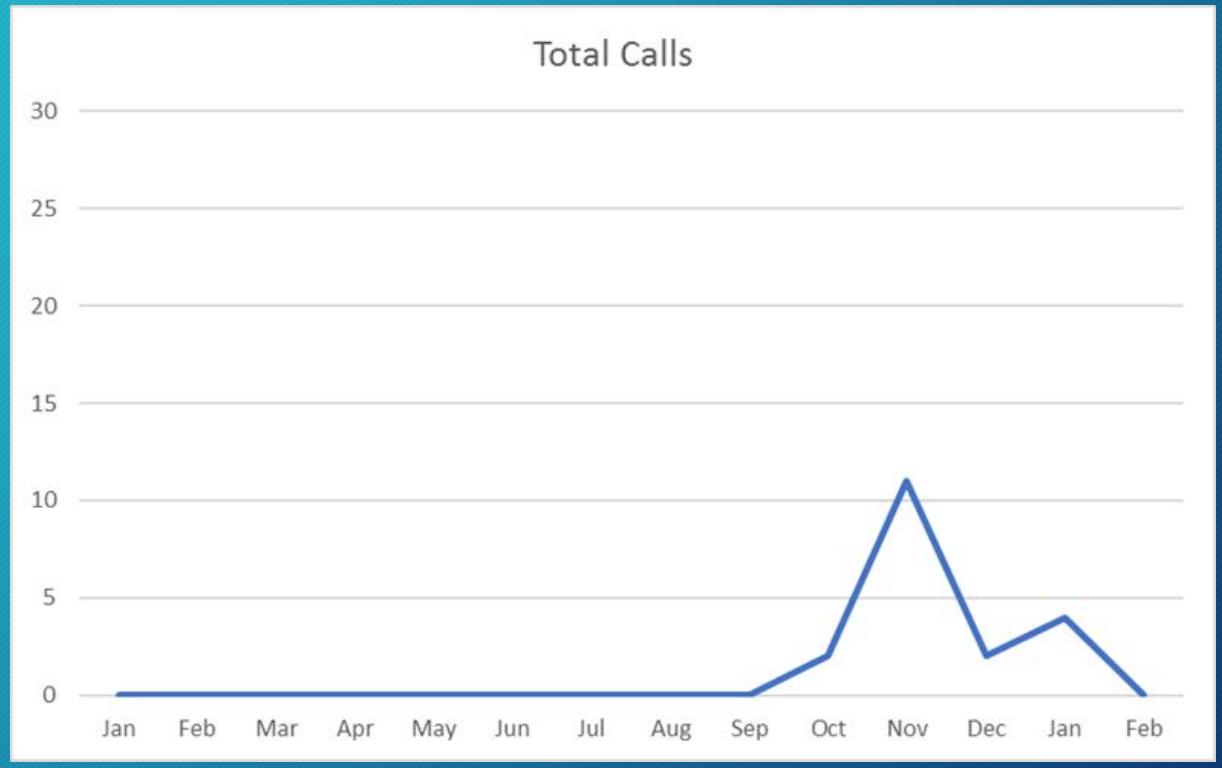
T.S.
Mental Health Issues
Chronic, Severe

- Numerous Pink Sheets by Officers with no improvement in quality of life
- 19 calls for service in 4 months
- Found living in deplorable conditions
- Return to More Restrictive Environment form completed by the Social Worker December 17th
- At serious risk for homelessness
- As of March 21st, 2019 he was actively participating in the Mental Health Court process



T.S.

		Total Calls
2018	Jan	0
	Feb	0
	Mar	0
	Apr	0
	May	0
	Jun	0
	Jul	0
	Aug	0
	Sep	0
	Oct	2
	Nov	11
2019	Dec	2
	Jan	4
	Feb	0



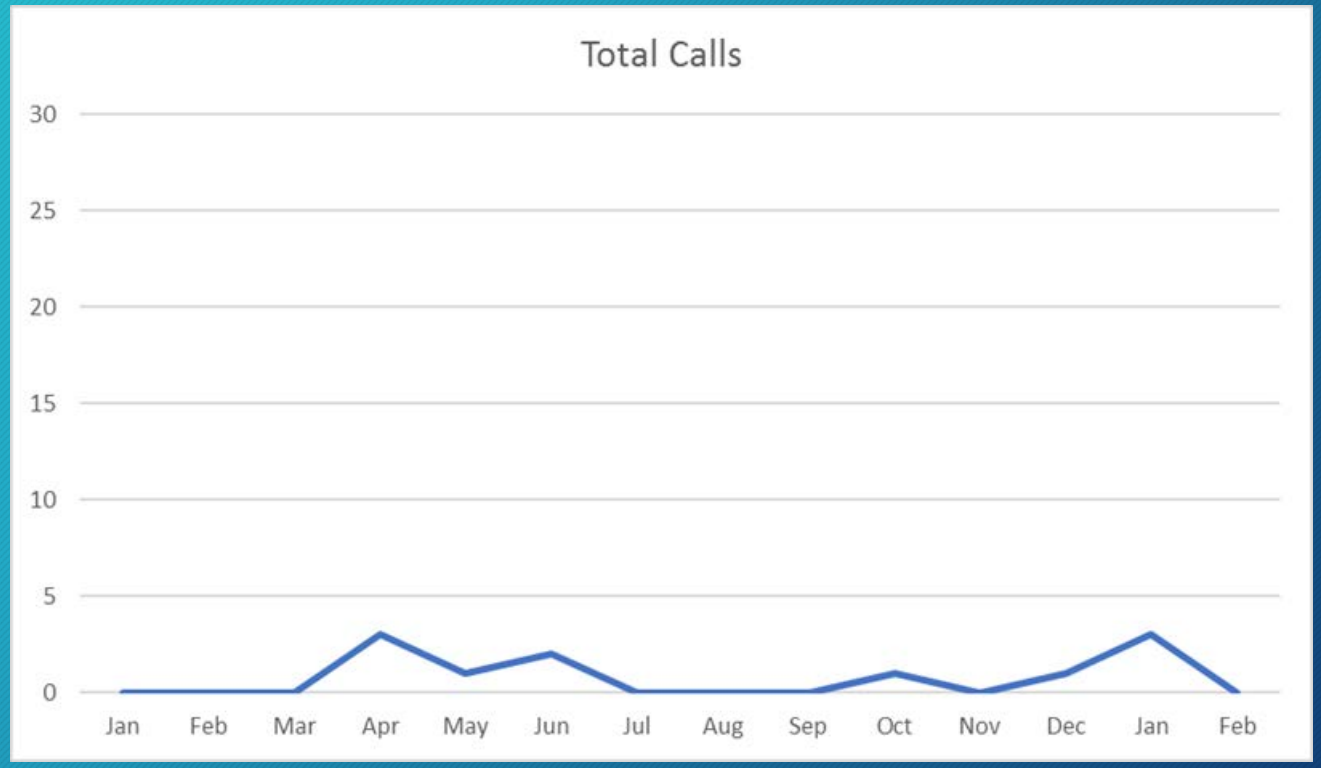
Z.B.
Mental Health Court
Early Intervention

- Early intervention
  - CIT Officers established relationship with parents
- Acute symptoms
  - Violent at times with family/Law Enforcement
- Civilly committed
- At risk of homelessness



Z.B.

		Total Calls
2018	Jan	0
	Feb	0
	Mar	0
	Apr	3
	May	1
	Jun	2
	Jul	0
	Aug	0
	Sep	0
	Oct	1
	Nov	0
2019	Dec	1
	Jan	3
	Feb	0



Probation Case Manager Email – Z.B.

"Good afternoon,

I just wanted to send something positive today. I just met with Z.B. for his check-in. His attitude is a MILLION times better than it has been in the past. He is like a completely different person on medication. We were discussing his groups for treatment and he mentioned that he is attending an art group and a coffee and chat group that he has enjoyed (he did not have a positive outlook on treatment before). He was able to laugh and joke a little in our meeting which I have never seen. It was amazing to see his behavior in the past and the positive change in his behavior now."

- Probation Case Manager CJS

Conclusion

- In these cases despite previous diligent efforts made by officers with in the current laws and available law enforcement resources, long term solutions were not found and serious issues with these 3 individuals would still be ongoing
- Two out of the three cases highlighted were at risk of homelessness. The efforts of the LCSW stabilized their housing situation by connecting them with treatment and resources.
- These 3 cases represent hundreds of man hours of officers and detectives.
- 15 hrs. 36 min is the total time the LCSW has spent on these 3 cases and has effectively eliminated calls for service.
- The 3 cases highlighted are not unique and only represent a fraction of similar cases.
- Police work isn't just about enforcing the laws, it's also about community caring

Questions

April 4, 2019

MEMORANDUM

TO: CITY COUNCIL

FROM: WAYNE T. PYLE, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

City Council Study Meetings are held at 4:30 P.M. every Tuesday unless otherwise noted.

City Council Regular Meeting are held at 6:30 P.M. every Tuesday unless otherwise noted.

April

April 10, 2019 Wednesday	Police Chief's Monthly Community Meeting – CPTED, 6 PM; West Valley City Hall, Multi-purpose Room
April 10, 2019 *Wednesday*	Citizens Academy, TBD
April 15, 2019 *Monday*	Breakfast with the Bunny Registration Deadline
April 17, 2019 *Wednesday*	Citizens Academy, TBD
April 18, 2019 *Thursday*	SpringFest; Centennial Park, West Pavilion, 5405 W 3100 S
April 18, 2019 *Thursday*	Cops for Kids, 4:00 PM to 8:00 PM; Sizzler, 3429 South Redwood Road
April 19, 2019 *Friday*	WVCFFC Flashlight Hunt for ages 13 - 16 (9PM SHARP) Register by April 18.
April 19, 2019	WVCFFC Adult Flashlight Hunt ages 18+ (9PM SHARP)

Friday	Register by April 18.
April 20, 2019 *Saturday*	WVC Easter Egg Hunts for ages 12 & Under (8:30AM SHARP). Register by April 18.
April 20, 2019 *Saturday*	WVC Breakfast with the Bunny, West Valley City Family Fitness Center, Register by April 15.
April 20, 2019 *Saturday*	Snoop Dogg & 2 Chainz, 7:00 PM; USANA, 5150 Upper Ridge Road
April 21, 2019 *Sunday*	WVCFFC closed for Easter
April 24, 2019 *Wednesday*	Citizens Academy, TBD
April 24-26, 2019 *Wednesday-Friday*	ULCT Midyear Conference; St. George
April 26, 2019 *Friday*	Shanks Golf Tournament; The Ridge, 5055 Westridge Blvd
April 26, 2019 *Friday*	Frankie Valli & The Four Seasons, 8:00 PM; Maverik Center, 3200 Decker Lake Drive
April 27, 2019 *Saturday*	Jaripeo Baile, 4:30 PM; Maverik Center, 3200 Decker Lake Drive
April 30, 2019 *Tuesday*	No City Council Meetings- 5th Tuesday

May

May 1, 2019 *Wednesday*	Citizens Academy, TBD
May 1, 2019 *Wednesday*	Art at the Main Exhibit; UCCC 1355 W 3100 S (5/1-6/26)
May 3, 2019 *Friday*	Sweat n' Splash Zumba Event, WVCFFC

May 8, 2019 *Wednesday*	Police Chief's Monthly Community Meeting – Graffiti, 6 PM; West Valley City Hall, Multi-purpose Room
May 8, 2019 *Wednesday*	Citizens Academy, TBD
May 10, 2019 *Friday*	Spike 150 Railroad Exhibit Opening Reception, 6 PM; UCCC, 1355 W 3100 S, (5/2-6/26)
May 10, 2019 *Friday*	Legacy Fighting Alliance 66; Maverik Center, 3200 Decker Lake Drive
May 12, 2019 *Sunday*	Mother's Day Brunch, 10AM-1PM, Stonebridge Golf Club
May 15, 2019 *Wednesday*	Citizens Academy, TBD
May 16, 2019 *Thursday*	Student Arts Festival; TBD
May 17, 2019 *Friday*	APA Lights Off; American Prep Academy on 2590 South
May 17, 2019 *Friday*	Hilltop Gospel Choir Performance, 7 PM; Trinity United Methodist Church, 3575 S 4400 W
May 18, 2019 *Saturday*	National Kids to Parks Day; All Day; Parks around the city
May 20, 2019 *Monday*	APA Lights Off; American Prep Academy on 3600 West
May 22, 2019 *Wednesday*	Citizens Academy, TBD
May 27, 2019 *Monday*	City Offices Closed for Memorial Day
May 31, 2019 *Friday*	Movies in the Park; Centennial Park, 5405 W 3100 S

June

June 3- June 7, 2019 *Monday-Friday*	Election- Filing Deadline; 8 AM- 5 PM in the City Recorder's Office
June 4, 2019 *Tuesday*	Kelly Boswell Watercolor Exhibit; UCCC, 1355 W 3100 S (6/4-7/9)
June 7, 2019 *Friday*	Movie in the Park; Centennial Park, 5405 W 3100 S
June 7, 2019 *Friday*	City Lagoon Day
June 12, 2019 *Wednesday*	Police Chiefs Monthly Community Meeting – Summer Safety , 6 PM; West Valley City Hall, Multi-purpose Room
June 13, 2019 *Thursday*	Brad Paisley; USANA, 5150 Upper Ridge Road
June 14, 2019 *Friday*	Movies in the Park; Centennial Park, 5405 W 3100 S
June 15, 2019 *Saturday*	WVCFFC WestFest 5K & 10K Run
June 15, 2019 *Saturday*	WestFest Parade, 10:00 AM; City Park, 4552 W 3500 S
June 15, 2019 *Saturday*	Alabama, 7:00 PM; Maverik Center, 3200 Decker Lake Drive
June 18, 2019 *Tuesday*	Train/Goo Goo Dolls, 7 PM; USANA, 5150 Upper Ridge Road
June 20, 2019 *Thursday*	Department of Public Safety – Family Safety Fair; DPS Offices 2700 West
June 21, 2019	Summer Gods Tour 2019, 7 PM; USANA, 5150 Upper

Friday	Ridge Road
June 21, 22: 24-28, *Fri., Sat.: Mon.-Fri.*	2019 Summer Play; UCCC, 1355 W 3100 S
June 22, 2019 *Saturday*	Rhett & Link, 7:30 PM; Maverik Center, 3200 West Decker Drive
June 28, 2019 *Friday*	Movies in the Park; Centennial Park, 5405 W 3100 S

July

July 1, 2019 *Monday*	Election- Deadline for Candidates to Submit Profile to State Website
July 1, 2019 *Monday*	WorldStage Concert: Utah Symphony; UCCC, 1355 W 3100 S
July 2, 2019 *Tuesday*	Santana: Supernatural Now, 7 PM; USANA, 5150 Upper Ridge Road
July 3, 2019 *Wednesday*	David Estates Exhibit; UCCC, 1355 W 3100 S (7/3-8/28)
July 4, 2019 *Thursday*	City Offices Closed for Independence Day
July 4, 2019 *Thursday*	WVCFFC Hours 7AM-12PM. Pool closes at 11AM
July 5, 2019 *Friday*	Movie in the Park, Centennial Park
July 8, 2019 *Monday*	WorldStage Concert; UCCC, 1355 W 3100 S
July 10, 2019 *Wednesday*	Police Chief's Monthly Community Meeting – Internet Safety, 6 PM; West Valley City Hall, Multi-purpose Room

July 11, 2019 *Thursday*	FOUS XV Exhibit; UCCC, 1355 W 3100 S (7/11-8/28)
July 12, 2019 *Friday*	Movies in the Park; Centennial Park, 5405 W 3100 S
July 15, 2019 *Monday*	WorldStage Concert; UCCC, 1355 W 3100 S
July 16, 2019 *Tuesday*	What's on your Plate Group Exhibit; UCCC 1355 W 3100 S (7/16-8/28)
July 17, 2019 *Wednesday*	Brit Floyd, 8:00 PM; Maverik Center, 3200 Decker Lake Drive
July 18, 2019 *Thursday*	Face of Utah Sculpture XV Exhibit Opening Reception, 6:00 PM; UCCC, 1355 W 3100 S, (7/11-8/28)
July 18, 2019 *Thursday*	Shinedown, 6:30 PM; USANA, 5150 Upper Ridge Road
July 20, 2019 *Saturday*	Jon Bellion: The Glory Sound Prep Tour, 7 PM; USANA, 5150 Upper Ridge Road
July 22, 2019 *Monday*	WorldStage: West Valley Symphony; UCCC, 1355 W 3100 S
July 24, 2019 *Wednesday*	City Offices Closed for Pioneer Day
July 24, 2019 *Wednesday*	WVCFFC Hours 7AM-12PM. Pool closes at 11AM
July 25-27, 2019 *Thursday-Saturday*	The Basketball Tournament; Maverik Center, 3200 Decker Lake Drive
July 26, 2019 *Friday*	Movies in the Park; Centennial Park, 5405 W 3100 S
July 27, 2019 *Saturday*	Jason Aldean; USANA, 5150 Upper Ridge Road

July 29, 2019 *Monday*	WorldStage Concert; UCCC, 1355 W 3100 S
July 30, 2019 *Tuesday*	No City Council Meetings- 5th Tuesday

August

August 1, 2019 *Thursday*	Knotfest Roadshow featuring: Slipknot, Volbeat, Gojira, Behemoth, 7:30 PM; USANA, 5150 Upper Ridge Road
August 2, 2019 *Friday*	Movie in the Park, Centennial Park
August 5, 2019 *Monday*	WorldStage Concert; UCCC, 1355 W 3100 S
August 6, 2019 *Tuesday*	Election- Campaign Finance Statement Due
August 6, 2019 *Tuesday*	National Night Out Block Parties
August 6, 2019 *Tuesday*	No City Council Meetings- Neighborhood Night Out
August 9, 2019 *Friday*	Movies in the Park; Centennial Park, 5405 W 3100 S
August 9 & 10, 2019 *Friday & Saturday*	Wasatch International Food Festival; UCCC, 1355 W 3100 S
August 12, 2019 *Monday*	WorldStage Concert; UCCC, 1355 W 3100 S
August 13, 2019 *Tuesday*	Primary Election Day
August 13, 2019 *Tuesday*	Mumford & Sons, 7:30 PM; USANA, 5150 Upper Ridge Road

August 19, 2019 *Monday*	WorldStage Concert; UCCC, 1355 W 3100 S
August 20, 2019 *Tuesday*	311 & Dirty Heads, 6:00 PM; USANA, 5150 Upper Ridge Road
August 23, 2019 *Friday*	National Night Out Block Parties
August 24, 2019 *Saturday*	Clean and Beautiful Awards Reception; UCCC, 1355 W 3100 S
August 26, 2019 *Monday*	WorldStage Concert; UCCC, 1355 W 3100 S
August 27, 2019 *Tuesday*	Election- City Council Canvass Election Returns from Primary
August 27, 2019 *Tuesday*	Dave Matthews Band, 8 PM; USANA, 5150 Upper Ridge Road
August 30, 2019 *Friday*	Heart, 7 PM; USANA, 5150 Upper Ridge Road

September

September 2, 2019 *Monday*	City Offices Closed for Labor Day
September 4, 2019 Wednesday	Utah Calligraphic Artists Exhibit; UCCC, 1355 W 3100 S (9/4-10/17)
September 5, 2019 *Thursday*	Utah Water Color Society Exhibit Opening Reception; UCCC, 1355 W 3100 S (9/5-10/16)
September 6, 2019 *Friday*	Election- Deadline for Candidates to Submit Profile to State Website
September 7, 2019 *Saturday*	WVCFFC Triathlon

September 11, 2019 *Wednesday*	Get into the River (Jordan River Event); TBD
September 11, 2019 *Wednesday*	Police Chief's Monthly Community Meeting – New Building Virtual Tour, 6 PM; West Valley City Hall, Multi-purpose Room
September 11-13, 2019 *Wednesday-Friday*	ULCT Annual Convention; Salt Lake City
September 12, 2019 *Thursday*	Florida Georgia Line; USANA, 5150 Upper Ridge Road
September 14, 2019 *Saturday*	KISS: End of the Road World Tour, 7:30 PM; USANA, 5150 Upper Ridge Road
September 17, 2019 *Tuesday*	Wildlife Art by Jennifer Seeley; UCCC, 1355 W 3100 S (9/17-11/6)
September 20, 2019 *Friday*	Lynyrd Skynyrd, 7 PM; USANA, 5150 Upper Ridge Road
September 20, 2019 *Friday*	Marco Antonio Solis, 8:00 PM; Maverik Center, 3200 Decker Lake Drive
September 20, 2019 *Friday*	Greek Theater; UCCC, 1355 W 3100 S
September 25, 2019 *Wednesday*	Breaking Benjamin, 5:30 PM; USANA, 5150 Upper Ridge Road

October

October 4, 2019 *Friday*	WVCFFC Member VIP Night, 6-9PM. Free for members
October 9, 2019 *Wednesday*	Police Chief's Monthly Community Meeting – VECC, 6 PM; West Valley City Hall, Multi-purpose Room
October 17, 2019 Thursday	Gloria Trevi "Diosa De La Noche," 8:00 PM; Maverik Center, 3200 Decker Lake Drive

October 19, 2019 *Saturday*	Free Halloween Safety Festival, 11AM-12PM, WVCFFC
October 24, 2019 *Thursday*	Posada Exhibit; UCCC, 1355 W 3100 S (10/24-11/6)
October 25, 2019 *Friday*	Member Pumpkin Painting Event, 6PM, WVCFFC
October 25, 2019 *Friday*	Nightmare Alley, 7PM-10PM, WVCFFC
October 26, 2019 *Saturday*	Nightmare Alley, 6PM-9PM, WVCFFC
October 28, 2019 *Monday*	Day of the Dead Altar and Art Exhibition; UCCC, 1355 W 3100 S (10/28-11/7)
October 29, 2019 *Tuesday*	No City Council Meetings- 5th Tuesday
October 29, 2019 *Tuesday*	Election- Campaign Finance Statement Due

November

November 2, 2019 *Saturday*	Day of the Dead Celebration; UCCC, 1355 W 3100 S
November 5, 2019 Tuesday	General Election Day
November 5, 2019 *Tuesday*	No City Council Meetings- Election Day
November 11, 2019 *Monday*	City Offices Closed for Veteran's Day
November 13, 2019 *Wednesday*	Police Chief's Monthly Community Meeting – Protecting yourself from package theft, 6 PM; West Valley City Hall,

	Multi-purpose Room
November 14, 2019 *Thursday*	Frank Lloyd Wright Exhibit Opening Reception; UCCC, 1355 W 3100 S (11/14-1/13)
November 19, 2019 *Tuesday*	Election- City Council Canvass Election Returns from General Election
November 20, 2019 *Wednesday*	Winter Scenes & Holiday Dreams Exhibit; UCCC, 1355 W 3100 S (11/20-12/31)
November 20, 2019 *Wednesday*	Trees of Diversity Exhibit; UCCC, 1355 W 3100 S (11/20-12/31)
November 23, 2019 *Saturday*	Ugly Sweater 5K Fun Run, 8AM, WVCFFC
November 28, 2019 *Thursday*	City Offices Closed for Thanksgiving
November 28, 2019 *Thursday*	WVCFFC open 7AM-12PM. Pool closes at 11AM

December

December 2, 2019 *Monday*	Christmas Tree Lighting and Walk with Santa, 6:30PM, WVCFFC
December 2, 2019 *Monday*	Merry Mondays: Concert & Holiday Market; UCCC, 1355 W 3100 S
December 5, 2019 *Thursday*	Election- Final Campaign Finance Statement Due
December 9, 2019 *Monday*	Merry Mondays: Concert & Holiday Market; UCCC, 1355 W 3100 S
December 14, 2019 *Saturday*	Breakfast with Santa, WVCFFC

December 16, 2019 *Monday*	Merry Mondays: Concert & Holiday Market; UCCC, 1355 W 3100 S
December 24, 2019 *Tuesday*	No City Council Meetings- Christmas Eve Holiday
December 25, 2019 *Wednesday*	City Offices Closed for Christmas
December 26, 2019 *Thursday*	City Offices Closed for Christmas Holiday
December 31, 2019 *Tuesday*	No City Council Meetings- 5th Tuesday

WEST VALLEY CITY

A Special Electronic Meeting of the West Valley City Municipal Building Authority will be held on Tuesday, April 16, 2019, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

TOM HUYNH, CHAIR
LARS NORDFELT, VICE CHAIR

A G E N D A

DRAFT

1. Call to Order- Chair Tom Huynh
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
   A. April 2, 2019
5. Resolutions:
   A. 19-02: Authorize the Municipal Building Authority of West Valley City to Accept a Temporary Construction Easement from Dale Lynn Justice for Property Located at 6412 West 4170 South
6. Adjourn

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

3600 South Constitution Boulevard, West Valley City, Utah, 84119 | Phone: 801-963-3203 | Fax: 801-963-3206
TDD: 801-963-3418 | www.wvc-ut.gov

MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING – APRIL 2, 2019
-1-

THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, APRIL 2, 2019, AT 7:09 P.M. IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIR TOM HUYNH.

THE FOLLOWING MEMBERS WERE PRESENT:

Tom Huynh, Chair
Lars Nordfelt, Vice-Chair
Jake Fitisemanu
Karen Lang
Steve Buhler
Ron Bigelow
Lars Nordfelt

STAFF PRESENT:

Wayne Pyle, Chief Executive Officer
Nichole Camac, Secretary

Mark Nord, Acting CED Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Nancy Day, Parks and Recreation Director
Russ Willardson, Public Works Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department

APPROVAL OF MINUTES OF REGULAR MEETING HELD JANUARY 8, 2019 AND SPECIAL MEETING HELD JANUARY 15, 2019

The Board considered Minutes of the Regular Meeting held January 8, 2019 and Special Meeting held January 15, 2019. There were no changes, corrections or deletions.

Mr. Christensen moved to approve the Minutes of the Regular Meeting held January 8, 2019 and Special Meeting held January 15, 2019. Mr. Fitisemanu seconded the motion.

DRAFT

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

PUBLIC HEARINGS

A. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2018-2019 BUDGET**

Chair Huynh informed a public hearing had been advertised for the Municipal Building Authority Meeting scheduled April 2, 2019, in order for the Authority to hear and consider public comments regarding re-opening the FY 2018-2019 budget.

Written documentation previously provided to the Authority included information as follows:

> State law authorizes the Municipal Building Authority of West Valley City to amend its budget during the year. The Authority holds public hearings to amend the annual budget on an as-needed basis each quarter.
>
> A Public Notice was posted March 21, 2019 in the Salt Lake Tribune and the Deseret Morning News. Notice was given that a public hearing is to be held April 2, 2019 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

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

ACTION: RESOLUTION 19-01, AMEND THE BUDGET OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

The Municipal Building Authority previously held a public hearing regarding proposed Resolution 19-01 that would amend the budget of the Municipal Building Authority of West Valley City for the fiscal year beginning July 1, 2018 and ending June 30, 2019 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

Upon inquiry by Chair Huynh there were no further questions from members of the Authority, and he called for a motion.

Mr. Buhler moved to approve Resolution 19-01.

Mr. Fitisemanu seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Bigelow	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chair Huynh	Yes

Unanimous.

MOTION TO ADJOURN
Upon motion by Mr. Christensen, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, APRIL 2, 2019, WAS ADJOURNED AT 7:12 PM. BY CHAIRMAN HUYNH.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Annual Meeting of the Municipal Building Authority of West Valley City held Tuesday, April 2, 2019.

_____
Nichole Camac
Secretary

DRAFT

Item:
Fiscal Impact: None
Funding Source: N/A
Account No: N/A

Budget Opening Required: ☐

Issue:

Acceptance of a Grant of Temporary Construction Easement.

Synopsis:

Dale Lynn Justice has signed a Grant of Temporary Construction Easement in favor of the Municipal Building Authority of West Valley City for property located at 6412 West 4170 South (parcel 20-03-226-060). Acceptance of said Warranty Deed by the Municipal Building Authority of West Valley City.

Background:

As part of the additions to, and remodeling of the existing Fire Station No. 73, a decorative concrete post and panel wall will be constructed around the southerly boundary of the fire station site. There is currently an existing masonry around the other boundaries of the site. In order to facilitate construction of the new wall along the southerly property line, a Grant of Temporary Construction Easement is required. The existing six-foot chain link intended to be on the north boundary of the Dale Lynn Justice property encroaches a few feet onto the fires station property. As part of the project, the existing chain link fence will be removed and replaces with a new concrete post and panel wall on the property line.

Recommendation:

Accept Grant of Temporary Construction Easement and authorize the City Recorder to record said Grant of Temporary Construction Easement for and in behalf of the Municipal Building Authority of West Valley City.

Submitted By:

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

MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY TO ACCEPT A TEMPORARY CONSTRUCTION EASEMENT FROM DALE LYNN JUSTICE FOR PROPERTY LOCATED AT 6412 WEST 4170 SOUTH.

WHEREAS, the Municipal Building Authority is constructing certain improvements related to the renovation of Fire Station 73 (the "Project"); and

WHEREAS, the Municipal Building Authority requires a temporary construction easement in order to install said improvements; and

WHEREAS, Dale Lynn Justice ("Owner") has executed a temporary construction easement (the "Easement") that meets the Authority's requirements for the Project; and

WHEREAS, the Board of Directors of the Municipal Building Authority of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to accept the Easement from Owner;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Municipal Building Authority of West Valley City, Utah, that the Authority does hereby accept the Easement, and that the Secretary of the Authority is authorized to record said Easement for and on behalf of the Authority.

PASSED, APPROVED and **MADE EFFECTIVE** this _____day of _____ _____, 2019.

MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY

_____
PRESIDENT

ATTEST:

_____
SECRETARY

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

Space above for County Recorder's use

PARCEL ID NO: **20-03-226-060**

WEST VALLEY CITY
GRANT OF TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **Dale Lynn Justice, a married man,** GRANTOR, hereby grants and conveys to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 South Constitution Blvd., West Valley City, Utah, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **6412 West 4170 South**, for construction and replacement of improvements, said easement being described as follows:

> The Northerly 5.00 feet of Lot 202, Brookfield Subdivision Phase 2, according to the official plat thereof as recorded in Book 84-10 at page 153 in the office of the Salt Lake County Recorder.

This easement shall automatically terminate **June 30, 2019**, unless otherwise extended in writing by the GRANTOR.

WITNESSED the hand of said GRANTOR this 21 day of MARCH, 2019.

GRANTOR

Dale Justice

Dale Lynn Justice

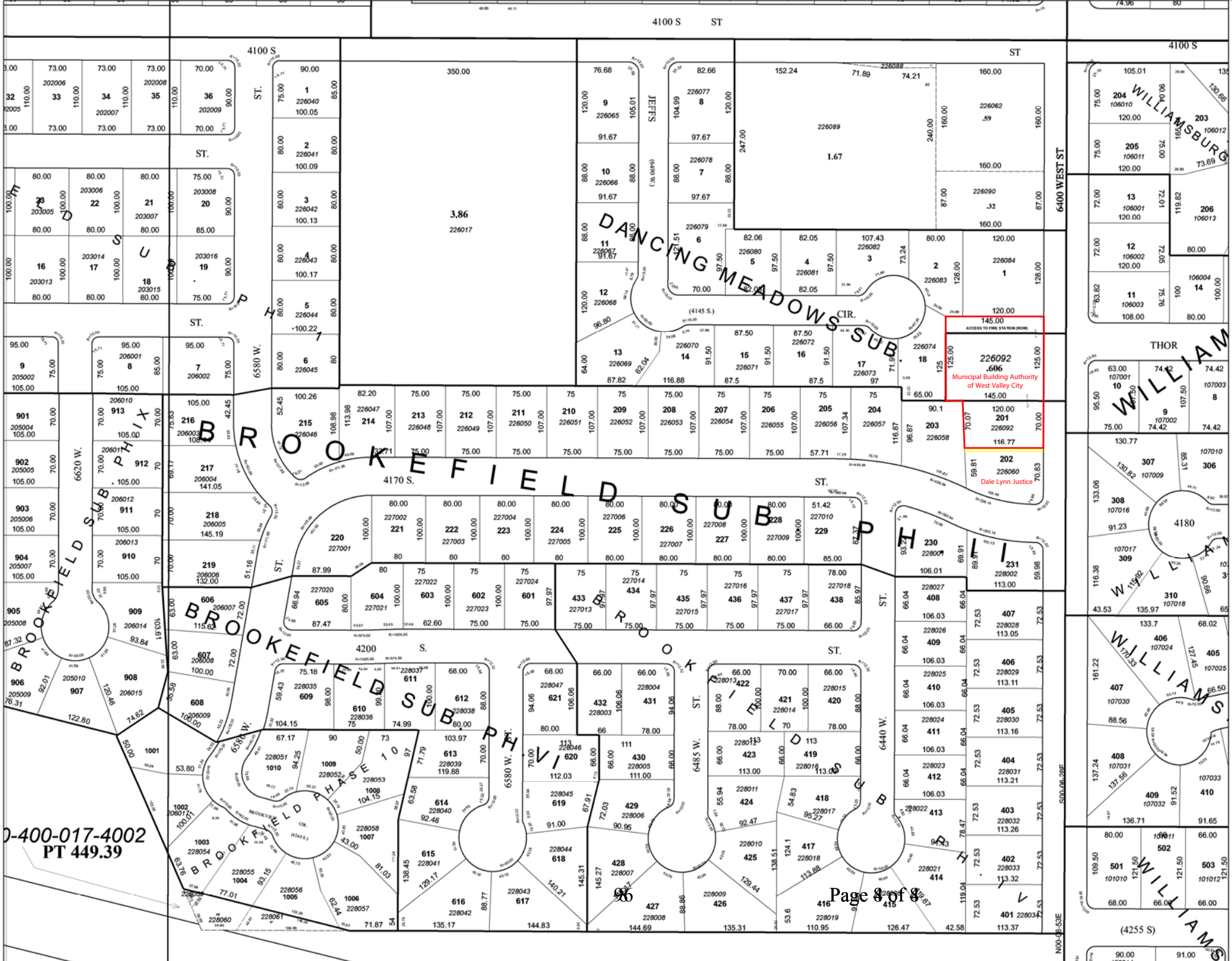
State of Utah)
:ss
County of Salt Lake)

On this 21st day of March, 2019, personally appeared before me **Dale Lynn Justice,** whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he executed the same.

JAMES LONGAKER
Notary Public - State of Utah
Comm. No. 704163
My Commission Expires on
Jan 27, 2023

James Longaker

Notary Public


4100 S ST
4100 S
ST.
6400 WEST ST
DANCING MEADOWS SUB
(4145 S.)
CIR.
Municipal Building Authority of West Valley City
Dale Lynn Justice
ACCESS TO FIRE STATION (ROW)
BROOKFIELD SUB PHASE 1
BROOKFIELD SUB PHASE II
BROOKFIELD SUB PHASE IV
BROOKFIELD SUB PHASE V
BROOKFIELD SUB PHASE 10
BROOKFIELD PHASE 10
BROOKFIELD CIR.
4170 S.
4200 S.
6580 W.
6620 W.
6485 W.
6440 W.
WILLIAMSBURG
WILLIAMS
THOR
4180
(4255 S)
S00°06'28"E
N00°06'55"E
0-400-017-4002
PT 449.39