The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, September 22, 2020, at 4:30 PM. This meeting will be held electronically. Members of the Public and Press are invited to view the meeting live on YouTube at https://www.youtube.com/user/WVCTV

A G E N D A

1. Call to Order

2. Roll Call

3. Peachwood Park Playground Ribbon Cutting

   A. 4:30 PM- 5:00 PM- Ribbon Cutting Held Virtually and Live at Peachwood Park Located at 3510 West 3965 South, West Valley City, UT 84119

      5:00 PM- 5:15 PM- BREAK

      5:15 PM- Resume Study Session Agenda

4. Approval of Minutes:

   A. September 15, 2020

5. Review Agenda for Regular Meeting of September 22, 2020

   A. Regular Meeting Agenda

6. Public Hearings Scheduled For October 6, 2020

- 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.

A. Accept Public Input Regarding Re-Opening the FY 2020-2021 Budget

Action: Consider Ordinance 20-41, Amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2020 and Ending June 30, 2021 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

B. Accept Public Input Regarding Application Z-7-2020, Filed by Hotel 5600, LLC, Requesting a Zone Change from RM (Multiple Unit Dwelling Residential) and R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) to C-2 (General Commercial) and from R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) to RM (Multiple Unit Dwelling Residential) for Property Located at 2880 South 5600 West

Action: Consider Ordinance 20-42, Amend the Zoning Map to Show a Change of Zone for Property Located at 2880 South 5600 West from RM (Multiple Unit Dwelling Residential) and R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) to C-2 (General Commercial) and RM (Multiple Unit Dwelling Residential)

Action: Consider Resolution 20-150, Authorize the City to Enter into a Development Agreement with Hotel 5600, LLC for Approximately 7.5 Acres of Property Located at Approximately 2880 South 5600 West

7. Resolutions:

A. 20-151: Approve the Purchase of Computer Equipment and Related Services from Valcom

B. 20-152: Authorize the Purchase of Communications Equipment from Motorola Solutions, Inc.

C. 20-153: Authorize the Purchase of Satellite Communications Equipment from Remote

Satellite Systems

8. New Business Scheduled for October 6, 2020

   A. Consider Application SMI-7-2020, Filed by Felix Correa, Requesting Final Plat Approval for the Don Felix Correa Estates Subdivision Located at 6090 West 3500 South

   B. Consider Application SMI-8-2020, Filed by Steve Lovell, Requesting Final Plat Approval for the Hotel 5600 Subdivision Located at 2880 South 5600 West

9. Consent Agenda Scheduled for October 6, 2020

   A. Reso. 20-154: Authorize the City to Accept a Warranty Deed from Kelez Cottonwood Heights, LLC

   B. Reso. 20-155: Authorize the City to Enter into a Right of Way Purchase Agreement and Accept a Quitclaim Deed and Temporary Construction Easement with and from RU Pool 2, LLC for Property Located at 2784 West 3835 South

10. Communications:

   A. COVID-19 Update (5 min)

   B. Council Calendar

11. New Business:

   A. Potential Future Agenda Items

A. Council Suggestions

B. Council Reports

C. Review Agenda for Regular Redevelopment Agency Meeting Scheduled October 6, 2020

A. RDA Draft Agenda

12. Motion for Closed Session (if necessary)

13. Adjourn

West Valley City

Peachwood Park Playground Renovation: *Me2 Inclusive Playground Design*
A PlayCore National Demonstration Site

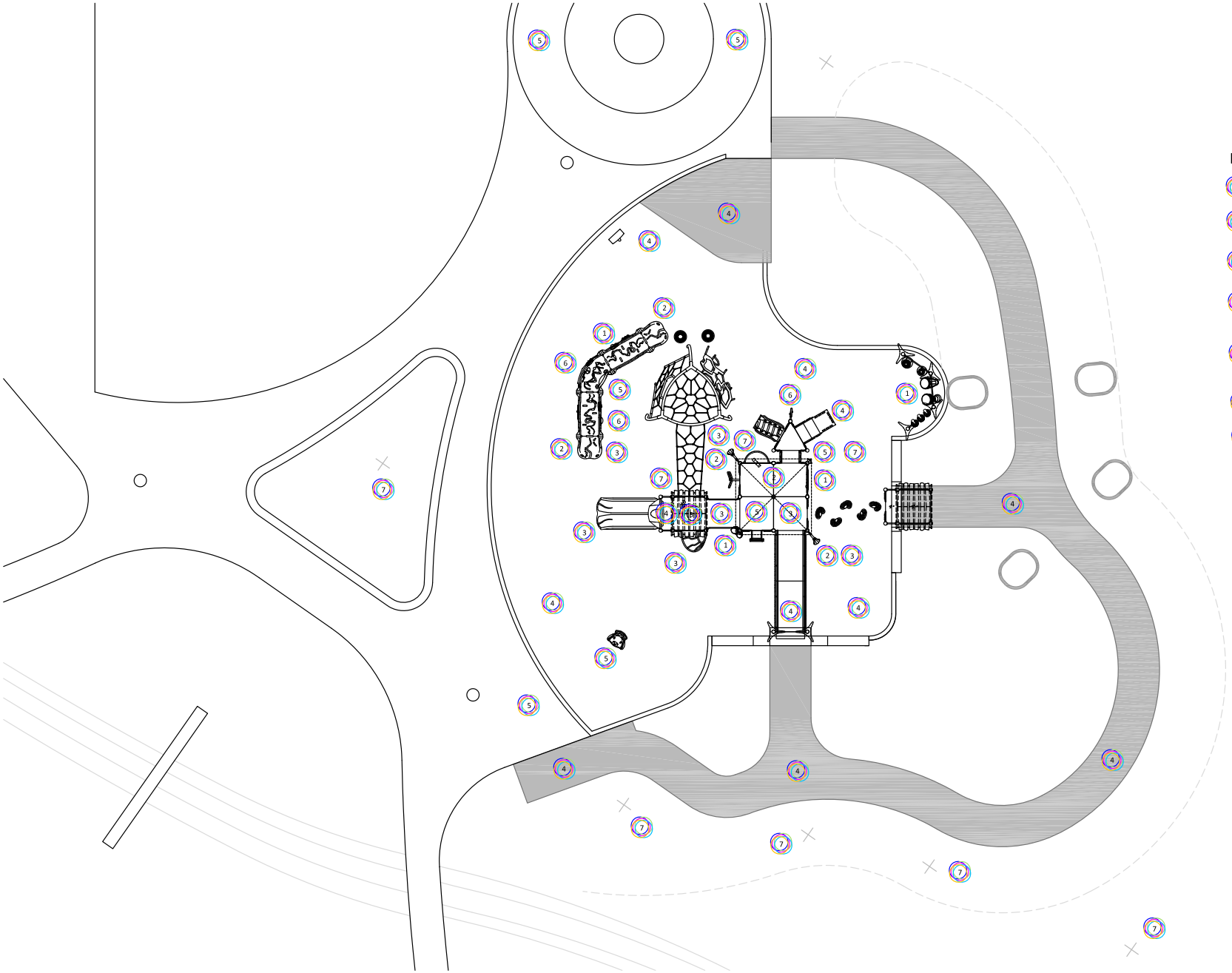
Inclusive Play Matters

Opportunities for active, independent play are important for children's development, health, emotional well-being, and social opportunities. Dr. Keith Christensen, faculty member for the Utah State University Center for Persons with Disabilities, stated that "the Me2 program is founded on the understanding that beyond disability, there are abilities; beyond accessibility, there is inclusion". This inclusion is what we strive for as we renovate existing playgrounds and design new parks in West Valley City.

PlayCore/GameTime is a national playground and research company who, through their local distributor Great Western Park and Playground and in conjunction with the Utah Recreation and Parks Association, has awarded West Valley City Parks and Recreation one of three "URPA Promotes Play and Recreation Initiative" grants. This grant has allowed us to update the Peachwood Park playground in such a way that inclusive play is being provided to the community. PlayCore has partnered with the Utah State University Center for Persons with Disabilities and has developed this comprehensive design program to create play environments that celebrate abilities and address the physical and social inclusion of people of all ages and abilities. Using this program, a new play experience has been designed for the Peachwood Park playground which includes seven principles of inclusive playground design. These are outlined on the "Evidence-Based Inclusive Design Features" paper. The playground diagram shows the specific locations of these features.

West Valley City Parks and Recreation is excited to be a PlayCore National Demonstration Site who can educate other agencies and help champion inclusive play throughout the state.





INCLUSIVE DESIGN PRINCIPAL

1. MUSIC
2. DRAMATIC PLAY
   GRADUATED LEVELS OF CLIMBING
   COMMUNICATION
3. LOOPING PATTERNS
   ACTIVE vs PASSIVE PLAY SETTINGS
4. SLIDE TRANSFERS
   RAMP ACCESS
   ADA COMPLIANT SAFETY SURFACE
5. JUMP IN POINTS
   COZY SPOTS
   SEATING
   MOTION / MOVEMENT
6. ACCESSIBLE UPPER BODY EVENTS
   COOPERATIVE PLAY
7. HALF ACTIVITY PANELS / BALCONY
   SHADE

- PHYSICAL
- SOCIAL & EMOTIONAL
- SENSORY
- COGNITIVE
- COMMUNICATION

Peachwood Park

Evidence-Based Inclusive Design Features

This inclusive play and learning environment offers many critical components that support the development of the WHOLE CHILD and the WHOLE ENVIRONMENT. The following essentials align with evidence-based research, address the 7 Principles of Inclusive Playground Design*, and meet the design criteria to be recognized as a project of excellence as a National Demonstration Site for Inclusive Play. Please see project specific examples of activities/products intentionally selected for your inclusive destination.

INCLUSIVE PLAY ESSENTIAL		FEATURES, BENEFITS & EXAMPLES	BENEFITS FOR THE WHOLE CHILD					
			PHYSICAL	SOCIAL-EMOTIONAL	SENSORY	COGNITIVE	COMMUNICATION	INCLUSIVE DESIGN PRINCIPLE
Music		**Music and panels with auditory features encourage collaboration and creativity between people of all ages and abilities at any developmental stage** Examples: Ashiko & Djembe, Udus, Ganza, Bells, Chimes, Bongos, Rain Sensor	✓	✓	✓	✓	✓	1
Dramatic Play		**Dramatic play activities support imagination, creativity, symbolic thinking, and social dialogue through pretend play** Examples: Telescope, Fun Mirror, Pachinko, Mini Arch Bridge	✓	✓	✓	✓	✓	2
Graduated Levels of Physical Challenge		**Supports the developmentally appropriate progression of skills and promotes physical activity by addressing beginning, intermediate and advanced challenge levels through climbing, balancing, and upper body events** Example for Climbing: Sensory Wave Climber (beginning); Sprout Climbers, Plank Climber, Ridge Climber, Stego Climber (intermediate); Erratic Climber, Tri Net (advanced)	✓	✓	✓			2
Communication		**Encourages expressive and receptive language skills through motivating, collaborative and reciprocal activities with friends and family** Examples: Flower Talk Tubes, Music Activities, Color Wheel	✓	✓	✓	✓	✓	2
Looping Patterns		**Supports intuitive play patterns so that children can successfully engage in repetitive play patterns, develop skills, and remain active in more meaningful play** Examples: Climbing events and transfer areas are intentionally positioned adjacent to slides to create developmentally intuitive "looping" patterns	✓	✓				3
Active vs. Passive Play Settings		**The environment enhances play experiences through well-organized, easy-to-recognize areas while avoiding user conflict** Examples: Established, easy to recognize areas intentionally reinforce appropriate play patterns and set clear expectations	✓	✓	✓	✓	✓	3
Slide Transfers		**Slide Transfers assist individuals transferring out of wheelchairs onto slides and provide additional height** Examples: Slide transfers are used on all slides accessible via ramp to provide support for individuals using mobility devices to support independence and safer access to slides	✓	✓	✓			4
Ramp Access		**Ramps provide individuals of all ages and abilities, adaptive equipment, and caregivers access to social and physical play on the structure** Examples: Accessible ramps provide universal access to decks that intentionally provide meaningful experiences for all users.	✓	✓			✓	4
ADA Compliant Safety Surface		**Unitary surfacing creates accessible routes of travel to and throughout the play environment** Example: Unitary Turf Surfacing	✓	✓	✓			4
Jump In Points		**Passive areas for children to sit, observe, and gain understanding of adjacent play activities helps draw them into play when emotionally ready** Example: Fun Seats, Seat & Table for Two		✓		✓	✓	5
Cozy Spots		**Quiet or semi-enclosed places provide places where children can seek sensory relief and retreat to a quiet space until ready to engage in more active play** Example: Under deck spaces, Timbers enclosures		✓	✓			5
Seating		**Comfortable seating areas throughout the play environment provide clear visibility and supervision of activity areas** Examples: Seating/Benches		✓			✓	5
Motion/Movement		**A variety of activities provide sensory rich feedback and address vestibular and proprioceptive stimulation through rocking, spinning, swinging, and sliding opportunities** Examples: Sensory Wave Climber, Double Zip Slide	✓	✓	✓	✓	✓	5
Accessible Upper Body Events		**Offers equitable alternatives to upper body/climbing activities while still providing a rewarding fitness experience that promotes healthy physical activity** Examples: Hand Cycler, Sensory Wave Climbers	✓	✓	✓			6
Cooperative Play		**Reinforces positive interactions between children through dynamic and fun experiences as they, work together to drive the action or engage in the activity** Examples: Hypnetic Spinner, Flower Talk Tubes, Double Zip Slide	✓	✓	✓	✓	✓	6
Half Activity/ Balcony Panels		**Provides adequate space underneath the panel to allow individuals using mobility devices to comfortably approach and reach play activities while facing forward** Examples: ADA Crow's Nest w/ Steering Wheel, Half Panel with Ashiko & Djembe, ADA Crow's Nest w/ Bubble Mirror and Eco Chamber Gizmos, ADA Crow's Nest with Telescope, Sensors on Sensory Wave Climbers	✓	✓	✓	✓	✓	7
Shade		**Shade offers relief to environmental conditions** Examples:Tin Roof		✓	✓	✓		7

*Reference pages 22-23 in the Me2 guidebook for other inclusive play activities to enhance your environment.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 15, 2020
-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, SEPTEMBER 15, 2020 AT 4:30 P.M. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE MEETING WAS HELD ELECTRONICALLY VIA ZOOM.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

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

STAFF PRESENT ELECTRONICALLY:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/General Counsel/ 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
Steve Pastorik, CED

APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2020
The Council considered the Minutes of the Study Meeting held September 8, 2020. There were no changes, corrections or deletions.

Councilmember Fitisemanu moved to approve the Minutes of the Study Meeting held September 8, 2020. Councilmember Christensen seconded the motion.

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

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REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF SEPTEMBER 15, 2020

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

RESOLUTION 20-105: AUTHORIZE THE EXECUTION OF AN AMENDMENT TO A SERVICE AGREEMENT WITH THE COMMUNITY EDUCATION PARTNERSHIP OF WEST VALLEY CITY, INC.

Wayne Pyle, City Manager, and Councilmember Buhler presented proposed Resolution 20-105 that would authorize the execution of an Amendment to a Service Agreement with the Community Education Partnership of West Valley City, Inc.

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

> This amendment provides a total funding commitment of $90,000 to CEP in 2021 through 2025.
>
> CEP provides a wide variety of afterschool and out-of-school programming for school aged children in West Valley City. These programs have been a positive force in the community and have reached numerous families throughout the City. The City has supported these efforts financially for several years and CEP has been able to leverage funding provided to secure matching grants and additional revenue sources. To continue to receive these funds, CEP requires additional assistance.
>
> The amendment provides for a maximum annual payment of $90,000 for 2021 through 2025, with previously allocated funds counting as the 2021 payment. This replaces a commitment of $35,000 annually that was approved by the Council under the original agreement.

Councilmember Huynh arrived at 4:33 PM.

The City Council will consider Resolution 20-105 at the Regular Council Meeting scheduled September 22, 2020 at 6:30 P.M.

RESOLUTION 20-149: APPROVE THE PURCHASE OF TWO FRONT END LOADERS FROM WHEELER MACHINERY COMPANY

Russ Willardson, Public Works Director, presented proposed Resolution 20-149 that would approve the purchase of two front end loaders from Wheeler Machinery Company.

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

> The City has selected Wheeler Machinery Company to supply the City with two (2) Caterpillar 938 M Front End Loaders. Public Works will utilize these Loaders in their Operations division.
>
> Wheeler Machinery Company contract (PD2520) has a one-year, 300 hour or less, buyback option that will pay the City back $347,392.00.

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
1	938 M Front End Loader	$169,725.00
1	938 M Front End Loader w/quick coupler function	$172,880.00
	TOTAL	**$342,605.00**

Councilmember Buhler stated that one has more options than the other and asked for the reasoning. Russ replied that only one machine needs the additional function. Councilmember Buhler clarified that these are full size. Russ replied yes.

The City Council will consider Resolution 20-149 at the Regular Council Meeting scheduled September 22, 2020 at 6:30 P.M.

COMMUNICATIONS

A. OPEN SPACE REQUIREMENTS IN RESIDENTIAL AREAS

Steve Pastorik, CED, presented a PowerPoint presentation summarized as follows:

- Multi-Unit Residential
  - "At least 15% of a multi-unit residential Development's total area shall be useable open space."
  - "Useable open space shall mean recreation areas including basketball, tennis or racquetball courts; baseball, softball or soccer fields; trails; picnic areas; plazas; dedicated or private park sites or any other use deemed acceptable by the Planning Commission. Useable open space shall not include parking lots, all buildings except clubhouses, setback areas less than 20', and narrow landscaped strips."
- Planned Unit Developments
  - "Open space means landscaped areas that are not occupied by buildings, structures, parking areas, streets or alleys and are devoted to recreation use or preservation of natural features."

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  - "Open space shall be provided and shall not be less than 50 percent of the site area in residential condominiums which contain multiple unit structures having three or more units per structure. Residential condominiums which consist of structures containing two or less units shall provide not less than 40 percent open space."
  - "Common open space shall comprise at least 50 percent of the required open space and shall be so designed for uses including, but not limited to, recreational, park or environmental amenity for common enjoyment and use by all residents."
- City Center Zone
  - "Residential uses shall provide common open space in the amount of 20% of the lot area. This common open space may take the form of ground level plazas, courtyards, interior atriums, landscape areas, roof gardens and decks on top of the buildings or other such forms of open space available for the common use by residents of the property."

Councilmember Lang asked if a front porch is included as open space in a Planned Unit Development. Steve replied yes. The Council and Steve discussed rooftop decks being included as part of landscaping. Councilmember Buhler asked if RM and PUD requirements both apply in specific developments. Steve replied both and indicated that the 15% of the total site is included in the 50% of the PUD requirement. Councilmember Buhler clarified City Center regulations. Councilmember Buhler asked if developers struggle with understanding City landscaping regulations and noted that he does. Mayor Bigelow stated that he believes there should be a certain amount of "green" space that is not cement or paved common areas that are counted as landscaping. Councilmember Buhler stated that this goal seems reasonable but needs to be quantified as a reasonable amount. He noted that the current ordinances basically meet these goals but are coming from three different sections which make it complicated and hard to understand. Councilmember Buhler stated that he finds it difficult to pick specific numbers that make a good development. Mayor Bigelow stated there should be a re-write that makes landscaping regulations clear. He added that he would like green space included in the ordinance. Councilmember Christensen stated the definition of PUD's has changed over time. He stated that he doesn't think of a condominium project when he thinks of a PUD and indicated that it might help to make this clearer in the code. Councilmember Lang asked what type of developments PUD's could include. Steve stated that there are different unit types but indicated that it's basically any development, single family or RM, with a

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common area owned by an association. Councilmember Fitisemanu agreed with the direction of the Council in updating and modifying the ordinance.

B. COVD-19 UPDATE

There were no further questions or concerns.

C. 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

Wayne Pyle indicated that there will be another softball tournament held at Centennial Park and the Mayor and Council will be given tickets for optional attendance.

Mayor Bigelow indicated that the Veteran's Day program will be held virtually this year in some manner.

Councilmember Christensen stated that the previous softball tournament was well attended.

Councilmember Buhler asked about the schedule for Peachwood Park for the agenda next week. The Council discussed and agreed to take a 15 minute break between the ribbon cutting and the next agenda item.

Nichole Camac, City Recorder, asked if the Council would like to loop back through the Police Department video series or return to opening ceremonies. Councilmember Lang suggested other department videos. Councilmember Buhler noted that there are many that have already been filmed. Wayne indicated that the Police Department videos are being displayed for a very specific reason given the current climate in the Country. Mayor Bigelow stated that he would prefer pre-recorded videos be displayed but noted that Councilmembers can still provide their own opening ceremony if desired.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- ULCT

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Councilmember Christensen noted during the ULCT Board Meeting that a response would be provided by Wayne regarding membership. Councilmember Christensen stated that Healthy West Valley would like to do a food drive, clothing donation, or other type of fundraiser. He indicated that he suggested Craig Thomas in the Public Relations Department to assist. Mayor Bigelow indicated that the City should use existing programs and resources.

COUNCILMEMBER LANG- WIFI IN PARKS

Councilmember Lang asked if a report was given regarding WiFi in parks. Nichole Camac indicated that a response was given to the Council on June 23rd. Councilmember Lang stated that this is something that should be promoted to students in school so they can get homework done if they don't have WiFi available at home. Wayne stated that the City can promote via social media or other methods. Councilmember Lang suggested signage in parks. Councilmember Buhler stated that this is a resource the City is providing and would be a good thing to promote. Councilmember Christensen stated that this is something that has been forgotten and would be good to remind citizens. Mayor Bigelow stated that he doesn't like the idea of signage in parks. He indicated that this is a maintenance issue. He suggested altering schools so they can share the information to students. Councilmember Buhler suggested including a reminder in utility bills.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY SEPTEMBER 15, 2020 WAS ADJOURNED AT 5:31 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, September 15, 2020.

_____

Nichole Camac, CMC
City Recorder

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The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, September 22, 2020, at 6:30 PM. This meeting will be held electronically. Members of the press and public are invited to view this meeting live on YouTube at https://www.youtube.com/user/WVCTV. To participate in the public comment period or scheduled public hearings, please visit www.wvc-ut.gov/PublicComment prior to 2:30 PM on September 22, 2020.

A G E N D A

1. Call to Order

2. Roll Call

3. Inside the Police Department Video Series

4. Special Recognitions

5. Approval of Minutes:

   A. September 15, 2020

6. 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. 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.)

- 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.

A. Public Comments

B. City Manager Comments

C. City Council Comments

7. Resolutions:

A. 20-105: Authorize the Execution of an Amendment to a Service Agreement with the Community Education Partnership of West Valley City, Inc.

B. 20-149: Approve the Purchase of Two Front End Loaders from Wheeler Machinery Company

8. Motion for Closed Session (if necessary)

9. Adjourn

Item: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____

ISSUE:

Approve an ordinance to re-open the fiscal year 2020-2021 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

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

BACKGROUND:

A Public Notice was posted September 17, 2020 in newspapers of general circulation to the general public. Notice was given that a public hearing is to be held October 6, 2020 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the Ordinance amending the budget of West Valley City Corporation for the fiscal year beginning July 1, 2020 and ending June 30, 2021, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 09/14/2020

Date Adopted: _____

Effective Date: _____

AN ORDINANCE AMENDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS.

WHEREAS, on August 11, 2020, the West Valley City Council adopted by ordinance the budget of West Valley City Corporation for the fiscal year beginning July 1, 2020 and ending June 30, 2021, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended; and

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

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

WHEREAS, notice was duly given of a public hearing to be held on October 6, 2020, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on October 6, 2020 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

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

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

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

beginning July 1, 2020 and ending June 30, 2021, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended.

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

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

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

PASSED and APPROVED this _____ day of _____, 2020.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY GENERAL FUND - FUND 10
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
PROPERTY TAX:			
Current Year	29,764,847	29,764,847	
Prior Year	400,000	400,000	
Street Lights	441,375	441,375	
Fitness Center	0	0	
Vehicle Tax	1,893,048	1,893,048	
Total Property Tax	**32,499,270**	**32,499,270**	
SALES TAX:			
General Sales Tax	23,866,531	23,866,531	
Transportation Sales Tax	2,500,000	2,500,000	
Total Sales Tax	**26,366,531**	**26,366,531**	
UTILITY TAX:			
Cable TV/Bch Adv	752,014	752,014	
Telecommunications	731,809	731,809	
Electricity	5,506,570	5,506,570	
Gas	2,496,659	2,496,659	
Total Utility Tax	**9,487,052**	**9,487,052**	
LICENSES AND PERMITS:			
Business & Econ. Services	1,755,000	1,755,000	
Animal Licenses	94,000	94,000	
Building Permits	2,500,000	2,500,000	
Subdivision Fees	143,000	143,000	
Total Licenses & Permits	**4,492,000**	**4,492,000**	
MISCELLANEOUS:			
Taylorsville DS Reimb.	137,000	137,000	
Taylorsville Contract Services	320,000	320,000	
Animal Shelter Vaccinations	33,000	33,000	
Animal Shelter Misc. Fees	38,000	38,000	
Animal Shelter Donations	20,000	20,000	
Animal Sterilization	44,000	44,000	
Amphitheater	390,000	390,000	
Court Maintenance	0	0	
District Court Fines	40,000	40,000	
Donations/Contributions	0	30,000	1
Engineer Consultant Fees CED	30,000	30,000	
Excavation Perm-Prop Bond	100,000	100,000	
Fingerprinting/Work Orders	0	0	
Fire Prevention/Haz Mat	200,000	200,000	
Harman Home Maint., etc.	40,000	40,000	
Harman Home SL CO.	18,085	18,085	
Indigent Defense	22,000	22,000	
Maverik Center Equip. Lease	0	0	
Miscellaneous	5,000	71,000	20
Park Reservations/Activities	8,000	8,000	
Parking Ticket Fines	379,000	379,000	
Police Reimbursement	90,000	90,000	
Police Reports	100,000	100,000	
Professional Shop Services	120,000	120,000	
Rental Properties	0	0	
Rent-Housing Authority	42,000	42,000	
Rent-Redevelop Agency	25,000	25,000	
Tower Lease	78,176	78,176	
UIA	320,602	320,602	
Total Miscellaneous	**2,599,863**	**2,695,863**	

WEST VALLEY CITY GENERAL FUND - FUND 10
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
JUSTICE COURT:			
Small Claims Fees	165,000	165,000	
Traffic Fines	2,966,350	2,966,350	
Sub-Total Courts	3,131,350	3,131,350	
Civil Fines and Penalties			
ACE Program	100,000	100,000	
Bail Fines & Forfeitures	2,000	2,000	
Civil Penalties	200,000	200,000	
Sub-Total Civil	302,000	302,000	
Total Justice Court	**3,433,350**	**3,433,350**	
INTEREST:			
Investment Interest	600,000	600,000	
RDA Interest	0	0	
Total Interest	**600,000**	**600,000**	
OTHER:			
Appropriation from Fund Balance	4,000,000	5,428,177	4,9,13,15
Delayed Expenditures	1,689,764	1,689,764	
Reserved Funds	250,000	250,000	
Sale of Land/Assets	0	0	
Total Other	**5,939,764**	**7,367,941**	
Subtotal	**85,417,830**	**86,942,007**	
RESTRICTED FUNDS:			
Forfeited Assets	0	0	
Bond Proceeds	0	0	
Bond Interest	0	0	
Total Restricted Funds	**0**	**0**	
Grand Total	**85,417,830**	**86,942,007**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
LEGISLATIVE:			
City Council	657,578	657,578	2
Elections	231,800	201,800	12
Total Legislative	**889,378**	**859,378**	
ADMINISTRATIVE:			
City Manager	995,989	995,989	
Justice Court	2,021,886	2,021,886	
Information Technology	2,128,148	2,128,148	
Central Services	2,718,706	2,875,002	13
Communications	121,629	121,629	
Human Resources	1,100,601	1,100,601	
Community & Media Relations	809,770	809,770	
Recorder	554,636	554,636	
Total Administrative	**10,451,365**	**10,607,661**	
NON-DEPARTMENTAL			
UTOPIA	4,251,199	4,251,199	
Capital Projects/Fleet Xfer to CIP	0	0	
Rental Home Expense	0	0	
Council Contingency Misc	0	0	
Retirement Incentives	0	0	
Wage Under Runs	(600,000)	(600,000)	
Storm Water (Prof.Service)	(410,744)	(410,744)	
Sanitation (Prof.Service)	(532,531)	(532,531)	
Ambulance (Prof.Service)	(400,000)	(400,000)	
Transfers In	0	0	
Benefits Accrual	1,020,000	1,020,000	
Fitness Center / PT	1,317,963	1,317,963	
Harman Hall	69,188	69,188	
Maverik Center (Arena Fund)	712,653	982,653	15
Cultural Center	1,287,667	1,287,667	
Transportation Sales Tax to CIP	2,500,000	2,500,000	
Stonebridge Golf Course	393,198	393,198	
Transfer Out	0	174,200	6,11
Special Projects	0	1,000,000	9
Utilities	617,320	586,065	6
Total Non-Departmental	**10,225,913**	**11,638,858**	
DEBT SERVICE:			
Animal Shelter/CPD Facility	738,875	738,875	
Public Safety/Stonebridge	664,160	664,160	
Fitness Center Refinance	0	0	
Cultural Arts	0	0	
Bond Fees	25,000	25,000	
Fire Truck Lease, SunTrust #2	69,218	69,218	
Transfer Out to Stonebridge	0	0	
Vehicle Lease S'12 to CIP	0	0	
Vehicle Lease S'13 to CIP	0	0	
Fire Truck Refurbish to CIP	0	0	
Fire Truck Lease 2014 to CIP	0	0	
Fire Truck & Trailer to CIP	70,342	70,342	
Fire Station #75/ PW to BA	0	0	
Fire Station Old #72 to BA	0	0	
Fire Sta 71, 72 & 76 to BA	520,300	520,300	
MBA S 2017 to BA	323,524	323,524	
MBA S 2019 to BA	68,000	68,000	
Subtotal	**2,479,419**	**2,479,419**	

ENERAL FUND - FUND 10
RE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
DEBT SERVICE (CONTINUED):			
Transfers In:			
Fire Station Impact Fees	(100,000)	(100,000)	
Police Impact Fees	(100,000)	(100,000)	
RDA (UCCC)	0	0	
Fitness Center Refinance	0	0	
Subtotal	**(200,000)**	**(200,000)**	
Total Debt Service	**2,279,419**	**2,279,419**	
COMMUNITY & ECONOMIC DEVELOPMENT:			
Administration	356,551	414,748	1,11,12
Planning Commission	15,955	15,955	
Board of Adjustment	4,157	4,157	
Building Inspection	1,001,221	1,001,221	
Planning & Zoning	842,025	842,025	
Total Comm. & Econ. Dev.	**2,219,909**	**2,278,106**	
FINANCE:			
Administration	520,175	520,175	
Purchasing	127,211	127,211	
Business Licenses	254,810	254,810	
Treasury	291,458	291,458	
Accounting	451,903	451,903	
Budget & Disbursements	335,944	335,944	
Total Finance	**1,981,501**	**1,981,501**	
FIRE:			
Administration	12,642,365	12,642,365	
Emergency Operations	71,395	71,395	
Fire Prevention	20,383	20,383	
Logistics	531,395	531,395	
Special Operations	26,835	26,835	16
Development Services	31,323	31,323	
Medical Services	146,771	146,771	19
Total Fire	**13,470,467**	**13,470,467**	
LAW:			
Civil/Prosecutor/Risk	2,513,785	2,515,666	4
Risk Financing	1,463,308	1,463,308	
Victim Assistance	451,673	451,673	5
Total Law	**4,428,766**	**4,430,647**	
PARKS & RECREATION:			
Parks & Rec. Administration	498,902	498,902	
Park Maintenance	1,850,721	1,850,721	
Recreation	37,623	103,623	20
Harman Home Operations	218,869	218,869	
Total Parks & Recreation	**2,606,115**	**2,672,115**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
POLICE:			
Administration	27,445,516	27,445,516	
Records	45,200	45,200	
Training	173,611	173,611	
Crossing Guards	501,023	501,023	
Evidence	29,350	29,350	
Forensics	47,600	47,600	
Community Policing	22,710	22,710	
Investigation	185,455	185,455	
Uniform Patrol	97,210	97,210	
K-9	0	0	
S.W.A.T. Unit	92,560	92,560	
Traffic Enforcement	0	0	
Special Operations	63,600	63,600	
Intelligence/Interal Affairs	51,000	51,000	
Bomb Squad Unit	7,500	7,500	
Police Grants	0	0	
Total Police	**28,762,335**	**28,762,335**	
PUBLIC WORKS:			
Administration	436,047	436,047	
Streets	1,165,845	1,165,845	
Transportation	341,665	341,665	
Engineering	699,749	699,749	
Street Lights	632,417	491,274	6
Public Facilities	1,458,363	1,458,363	
Fleet Maintenance	1,030,943	1,030,943	
Total Public Works	**5,765,029**	**5,623,886**	
COMMUNITY PRESERVATION			
Administration	300,808	300,808	
Animal Control	1,402,648	1,402,648	
Ordinance Enforcement	634,177	634,177	
Total Community Preservation	**2,337,633**	**2,337,633**	
Total Operating Expenses	**85,417,830**	**86,942,007**	
RESTRICTED FUNDS:			
Forfeited Assets	0	0	
Total Restricted Funds	**0**	**0**	
Grand Total	**85,417,830**	**86,942,007**	

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

	Adopted 2020-2021	Sept 2020 Openings
"C" Roads		
"C" Road Fund	4,550,000	4,550,000
Misc. Revenue	0	0
Interest Revenue	0	0
Gain on Sale of Assets	0	0
Appropriation from Fund Balance	0	0
Subtotal	**4,550,000**	**4,550,000**

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

	Adopted 2020-2021	Sept 2020 Openings	
OPERATIONS:			
Office Supplies	0	0	
Equipment	35,000	35,000	
Gasoline & Diesel	2,000	2,000	
Professional Svcs. (Intern)	845,000	845,000	
Professional Svcs. (Ext.)	50,000	50,000	
Special Supplies	150,000	150,000	
Crack Seal	490,000	490,000	
Concrete & Salt	250,000	250,000	
Capital Building	0	0	
Captial Equipment	596,000	596,000	
Special Projects	473,988	473,988	
Transfer Out	0	0	
Transfer In	0	(42,576)	18
Subtotal Streets	**2,891,988**	**2,849,412**	
ENGINEERING:			
Professional Svcs. (Intern)	450,000	450,000	
Special Supplies	0	0	
Special Projects	550,000	550,000	
Subtotal Engineering	**1,000,000**	**1,000,000**	
TRANSPORTATION:			
Equipment	1,000	1,000	
Utilities	13,000	13,000	
Professional Svcs. (Int.)	0	0	
Professional Svcs. (Ext.)	225,000	225,000	
Signs	25,000	25,000	
Traffic Controls	35,000	35,000	
Captial Equipment	0	0	
Special Projects	31,500	31,500	
Transfer Out	327,512	327,512	
Subtotal Transportation	**658,012**	**658,012**	
Appropriation to Fund Balance	**0**	**42,576**	18
Total Expenditures	**4,550,000**	**4,550,000**	

WEST VALLEY CITY FITNESS CENTER - FUND 21
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
FITNESS CENTER:			
Facility Drop-In Fees	325,000	325,000	
Annual Passes	1,200,000	1,200,000	
Activity Area	300,000	300,000	
Community Rooms	40,000	40,000	
Children's Area	440,000	440,000	
Aquatics	140,000	140,000	
Pro Shop	13,000	13,000	
Snack Bar/Catering	160,000	160,000	
Sports Programs	135,000	135,000	
Miscellaneous Rev.	30,000	30,000	
Appropriation from Fund Balance	0	134,020	17
Total Fitness Center	**2,783,000**	**2,917,020**	

WEST VALLEY CITY FITNESS CENTER - FUND 21
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
FITNESS CENTER:			
Transfers In GF/			
Property Tax	0	0	
Operating Infusion	(1,317,963)	(1,317,963)	
Community Serv. Fd Contribution	0	0	
Permanent Employees	942,719	942,719	
O.T. Employees	8,000	8,000	
Temporary Employees	997,442	997,442	
Additional Pay	10,000	10,000	
Employee Benefits	559,402	559,402	
Uniform Allowance	500	500	
Books & Dues	1,300	1,300	
Advertising	30,000	30,000	
Travel & Training	28,000	28,000	
Office Supplies	48,000	48,000	
Snack Bar	110,000	110,000	
Equipment Maint.	200,000	200,000	
Gasoline & Diesel	4,000	4,000	
Software	9,100	9,100	
Building/Grounds	51,000	51,000	
Utilities	305,500	238,526	6
Telephone	12,000	12,000	
Professional Services	390,000	390,000	
General Health	5,000	5,000	
Special Supplies	33,000	33,000	
Healthy Community Grant	0	108,020	17
Children's Programs	85,000	85,000	
Adult Programs	45,000	45,000	
Aquatics	25,000	51,001	17
Insurance	51,000	51,000	
Sold Services	0	0	
Capital Equipment	120,000	120,000	
Appropriation to Fund Balance	0	0	
Capital Res.(Transfer to BA)	30,000	30,000	
Transfer Out to CIP Lease #20	0	66,974	6
Trustee Fees (Transfer to GL)	0	0	
Debt Service (Transfer to GL)	0	0	
RDA SARR for Debit Service	0	0	
Transfer for Police Substation	0	0	
Total Fitness Center	**2,783,000**	**2,917,020**	

WEST VALLEY CITY HARMAN HALL - FUND 23
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
HARMAN HALL:			
Theater	0	0	
Concessions	0	0	
Donations	0	0	
Ticket Sales	0	0	
Rent	0	0	
Capitalized Interest	0	0	
Total Harman Hall	**0**	**0**	

WEST VALLEY CITY HARMAN HALL - FUND 23
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
HARMAN HALL:			
Building & Grounds	19,188	19,188	
Debt Serv (BA)	0	0	
Cap Res (BA)	50,000	50,000	
Gen.Fund Transfer In	(69,188)	(69,188)	
Total Harman Hall	**0**	**0**	

WEST VALLEY CITY ARENA - FUND 25
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
ARENA REVENUES	**5,394,000**	**6,276,457**	14

WEST VALLEY CITY ARENA - FUND 25
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
ARENA:			
Operations	5,641,273	6,793,730	14,15
Transfers Out	2,502,400	2,502,400	
Transfers In	(2,749,673)	(3,019,673)	15
Total Arena	**5,394,000**	**6,276,457**	

WEST VALLEY CITY SANITATION - FUND 27
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
SANITATION:			
Garbage Fees	5,800,000	5,800,000	
Interest	0	0	
Appropriation from Fund Balance	0	0	
Total	**5,800,000**	**5,800,000**	

WEST VALLEY CITY SANITATION - FUND 27
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
SANITATION:			
Permanent Employees	135,142	135,142	
O.T. Employees	3,000	3,000	
Temporary Employees	6,000	6,000	
Employee Benefits	73,808	73,808	
Books/Subscriptions	650	650	
Public Notice/Advert	0	0	
Travel & Training	2,500	2,500	
Office Supplies	7,000	7,000	
Gasoline & Diesel	6,000	6,000	
Auto Parts	5,000	5,000	
Prof. Services Internal	1,149,561	1,149,561	
Prof. Services External	3,000,000	3,001,803	11
Landfill Fees	1,282,500	1,282,500	
Special Supplies	100,000	100,000	
Insurance	0	0	
Capital Equipment	0	0	
Capital Building	0	0	
Transfer Out	0	0	
Transfer In	0	(1,803)	11
Clean & Beautiful Expenses	13,150	13,150	
Appropriation to Fund Balance	15,689	15,689	
Total	**5,800,000**	**5,800,000**	

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
Road Impact Fees	240,000	240,000
Appropriation from Fund Balance	0	0
Total	**240,000**	**240,000**

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
Professional Services	100,000	100,000
Road Projects	140,000	140,000
Impact Fee Reimbursements	0	0
Transfer Out	0	0
Total Expenditures	**240,000**	**240,000**

WEST VALLEY CITY PARK IMPACT FEES - FUND 32
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
Park Impact Fees	500,000	500,000
Interest	0	0
Appropriation from Fund Balance	0	0
Total Revenue	**500,000**	**500,000**

WEST VALLEY CITY PARK IMPACT FEES - FUND 32
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
Park Impact Expenses	500,000	500,000
Transfers Out	0	0
Total Expenditures	**500,000**	**500,000**

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
Fire Impact Fees - Facility	100,000	100,000
Fire Impact Fees - Apparatus	0	0
Interest	0	0
Total Revenue	**100,000**	**100,000**

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
Fire Station 74 Debt Transfer (GF)	100,000	100,000
Total Expenditures	**100,000**	**100,000**

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
Police Impact Fees	100,000	100,000
Appropriation from Fund Balance	0	0
Total Revenue	**100,000**	**100,000**

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
Police Debt Serv Transfer to Gen Fd	100,000	100,000
Total Expenditures	**100,000**	**100,000**

WEST VALLEY CITY FLOOD IMPACT FEES - FUND 35
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
FLOOD IMPACT FEES:		
Brighton District	0	0
Riter District	0	0
West Ridge Distict	0	0
Lake Park District	0	0
Appropriation from Fund Balance	253,000	253,000
Total Revenue	**253,000**	**253,000**

WEST VALLEY CITY FLOOD IMPACT FEES - FUND 35
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
Decker	0	0
Jordan District	0	0
Riter District	253,000	253,000
Lake Park District	0	0
Total Expenditure	**253,000**	**253,000**

WEST VALLEY CITY STORM WATER UTILITY - FUND 36
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
STORM WATER UTILITY:		
Storm Water Utility Fees	3,840,000	3,840,000
Interest Income	0	0
Penalties/Late Fees	0	0
Gain on Sale of Assets	0	0
Miscellaneous Revenue	0	0
Appropriation from Fund Balance	1,500,000	1,500,000
Total Revenue	**5,340,000**	**5,340,000**

WEST VALLEY CITY STORM WATER UTILITY - FUND 36
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
STORMWATER OPERATIONS:		
Travel & Training	5,000	5,000
Office Supplies	0	0
Equip Maintenance	60,000	60,000
Fuel	33,000	33,000
Auto Maintenance	52,000	52,000
Vehicle Parts	60,000	60,000
Utilities	15,000	15,000
Prof./Tech (internal)	573,604	573,604
Prof./Tech. (external)	55,000	55,000
Special Supplies	100,000	100,000
Insurance	10,000	10,000
Capital Equipment	340,000	340,000
Special Projects	0	0
Depreciation	1,500,000	1,500,000
Subtotal	2,803,604	2,803,604
STORMWATER ENIGEERING PROJECTS:		
Books/Dues	0	0
Travel & Training	4,000	4,000
Office Supplies	3,800	3,800
Equip. Maintenance	0	0
Fuel	3,000	3,000
Software	10,000	10,000
Prof/Tech (internal)	508,000	508,000
Prof./Tech. (external)	17,200	17,200
Special Supplies	3,000	3,000
Special Projects	869,639	869,639
Capitalized Spec Proj	0	0
Debt Service	0	0
Subtotal	1,418,639	1,418,639
STORMWATER ADMINISTRATON:		
Public Notices	20,000	20,000
Travel & Training	0	0
Office Supplies	1,000	1,000
Prof/Tech (internal)	761,244	761,244
Prof./Tech. (external)	8,000	8,000
Transfer Out	327,513	327,513
` Transfer In	0	0
Subtotal	1,117,757	1,117,757
Total Expenditure	**5,340,000**	**5,340,000**

THE DIVISION OF ARTS AND CULTURE - FUND 37
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
Cultural Center:			
Cultural Center Revenue	385,000	385,000	
Concessions/Alcohol Revenue	5,000	5,000	
Catering Commission	10,000	10,000	
Total Revenue	**400,000**	**400,000**	

THE DIVISION OF ARTS AND CULTURE - FUND 37
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
Operations:			
Permanent Employees	933,484	933,484	
Overtime	5,000	5,000	
Temporary Employees	16,328	16,328	
Employee Benefits	356,805	356,805	
Books & Dues	2,500	2,500	
Advertising	2,500	2,500	
Travel & Training	10,000	10,000	
Office Supplies	15,000	15,000	
Equip. Maintenance	15,000	15,000	
Gasoline	2,200	2,200	
Auto Maintenance	1,800	1,800	
Auto Parts	1,800	1,800	
Software	10,000	10,000	
Building & Grounds	35,000	35,000	
Utilities	133,000	115,140	6
Telephone	10,000	10,000	
Contigency	60,000	60,000	
Professional Services	10,000	10,000	
General Health	250	250	
Special Supplies	70,000	70,000	
Signs	4,000	4,000	
Insurance	1,200	1,200	
ZAP Activities	80,150	80,150	
Cultural Arts Board (CAB)	1,000	1,000	
Gallery Exhibits/Receptions	1,000	1,000	
WorldStage Concerts	15,000	15,000	
Artrageous	1,000	1,000	
Day of the Dead Celebration	10,000	10,000	
Greek Show	1,000	1,000	
Wasatch International Food Festival	15,000	15,000	
Cost of Goods Sold	5,000	5,000	
Events	0	0	
Transfer In From GF	(1,468,667)	(1,468,667)	
Transfer Out to CIP Lease #20	0	17,860	6
Appropriation to Fund Balance	0	0	
Subtotal Operations	**356,350**	**356,350**	
Maintenance:			
Equiment Maintenance	16,450	16,450	
Gasoline	1,200	1,200	
Building & Grounds	26,000	26,000	
Subtotal Maintenance	**43,650**	**43,650**	
Total Expenditures	**400,000**	**400,000**	

UCCC FOUNDATION - FUND 38
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
Arts Foundation:		
ZAP Funding	181,000	181,000
Donations/Contributions	4,000	4,000
Restricted Purpose Donations	0	0
Total Revenue	**185,000**	**185,000**

UCCC FOUNDATION - FUND 38
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
Operations:		
Professional/Technical	4,000	4,000
Transfer Out	181,000	181,000
Total Expenditures	**185,000**	**185,000**

CAPITAL IMPROVEMENTS FUND - FUND 45
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
REVENUES:			
SL County Capital Projects	0	500,000	8
Total Revenues	**0**	**500,000**	
OTHER SOURCES:			
Bond/Lease Proceeds	0	5,100,843	7,18
Appropriation from Fund Balance	444,392	18,618,217	10,18
Total Other Sources	**444,392**	**23,719,060**	
Total Revenue and Other Sources	**444,392**	**24,219,060**	

CAPITAL IMPROVEMENTS FUND - FUND 45
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
EXPENDITURES:			
Rolling Stock Lease Payments	617,497	617,497	
Energy Reduction Project Lease #20	0	257,231	6
Special Projects	2,500,000	2,500,000	
Facilities Projects	0	5,904	18
Maverik Center Parking Lot	0	150,000	18
Faribourne Station Parking Plaza	0	1,497,648	18
2450 S Roadway Extention	0	1,299,612	18
2540 Roadway Phase 3	0	1,837,429	8,18
2700 W Improvement Project	0	1,140,230	18
4100 S Reconstruction	0	830,644	18
4700 S Reconstruction	0	51,328	18
Bridges	0	149,732	18
PW/Parks Building	0	2,968,747	18
Overlay Projects	0	909,788	18
MVC Betterments	0	2,036,690	18
West Valley IFFP	0	13,568	18
RDA Maverik Center Suite Remodel	0	50,000	18
PDHQ Building	0	192,858	18
City Courts/Legal Bldg	0	4,846,568	18
Hawkeye Street	0	37,500	18
Streetlight Replacement	0	979,210	18
Enegy Efficiency Upgrades	0	3,223,901	18
Admin Special Projects	0	171,303	3,18
Finance Special Projects	0	91,741	18
CPD Special Projects	0	66,637	18
Police Special Projects	0	28,976	18
Fire Spceial Porjects	0	109,886	18
Rolling Stock	0	956,621	7,10
Transfers Out	0	128,147	18
Transfers In	(2,673,105)	(2,930,336)	6
Total Expenditures	**444,392**	**24,219,060**	

THE RIDGE GOLF CLUB FUND - FUND 55
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
OPERATING REVENUE:		
Green Fees	730,000	730,000
Member Programs	0	0
Carts	350,500	350,500
Driving Range	28,000	28,000
Grill/Catering	280,000	280,000
Gratuities - Grill & Catering	45,000	45,000
Pro Shop	140,000	140,000
Gratuities - Operations	10,000	10,000
Pull Carts	0	0
Rental Clubs	2,000	2,000
Facility Rental	0	0
Miscellaneous	5,000	5,000
Gain on Sale of Assets	35,000	35,000
Appropriation from Fund Balance	506,546	506,546
Total Revenue	**2,132,046**	**2,132,046**

THE RIDGE GOLF CLUB FUND - FUND 55
EXPENSE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
OPERATING EXPENSES		
OPERATIONS:		
Personnel	327,982	327,982
Operations	172,914	172,914
Professional Services	31,405	31,405
Utilities	36,000	36,000
Operations Subtotal	**568,301**	**568,301**
MAINTENANCE:		
Personnel	354,780	354,780
Operating Supplies	187,455	187,455
Utilities	181,250	181,250
Maintenance Subtotal	**723,485**	**723,485**
GRILL/CATERING		
Personnel	354,338	354,338
Operating Supplies	54,440	54,440
Snack Bar Subtotal	**408,778**	**408,778**
COST OF SALES:		
Cost of Goods Sold	95,000	95,000
Grill/Snack Bar	145,000	145,000
Depreciation	191,482	191,482
Cost of Sales Subtotal	**431,482**	**431,482**
Total Operating Expenses	**2,132,046**	**2,132,046**
NON-OPERATING EXPENSES:		
Transfer In	0	0
Transfer Out	0	0
Total Non-Operating Expenses	**0**	**0**
Total Expenses	**2,132,046**	**2,132,046**

STONEBRIDGE GOLF COURSE FUND - FUND 57
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
OPERATING REVENUE:		
Green Fees	830,000	830,000
Member Programs	0	0
Carts	340,500	340,500
Driving Range	18,000	18,000
Grill/Catering	464,000	464,000
Gratuities - Grill & Catering	61,000	61,000
Pro Shop	189,000	189,000
Gratuities - Operations	16,000	16,000
Pull Carts	0	0
Rental Clubs	9,000	9,000
Facility Rental	0	0
Misc.	5,000	5,000
Total Op. Revenue	**1,932,500**	**1,932,500**
NON-OPERATING REVENUE:		
Gain on Sale of Assets	0	0
Interest	0	0
Appropriation from Fund Balance	1,389,224	1,389,224
Total Non-Operating Rev	**1,389,224**	**1,389,224**
Total Revenue	**3,321,724**	**3,321,724**

STONEBRIDGE GOLF COURSE FUND - FUND 57
EXPENSE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
OPERATING EXPENSES		
OPERATIONS:		
Personnel	457,578	457,578
Operations	233,631	233,631
Professional Services	45,000	45,000
Utilities	45,000	45,000
Operations Subtotal	**781,209**	**781,209**
MAINTENANCE:		
Personnel	468,365	468,365
Operating Supplies	243,051	243,051
Utilities	180,750	180,750
Maintenance Subtotal	**892,166**	**892,166**
GRILL/CATERING:		
Personnel	330,199	330,199
Operating Supplies	65,900	65,900
Snack Bar Subtotal	**396,099**	**396,099**
COST OF SALES:		
Cost of Goods Sold	140,000	140,000
Grill/Snack Bar	180,000	180,000
Depreciation	90,383	90,383
Cost of Sales Subtotal	**410,383**	**410,383**
Total Oper Expenses	**2,479,857**	**2,479,857**
NON-OPERATING EXPENSES:		
Sales Tax Rev Bonds S 2016	1,235,065	1,235,065
Transfer In from (GF)	(393,198)	(393,198)
Transfer Out	0	0
Total Non-Operating Expenses	**841,867**	**841,867**
Total Expenses	**3,321,724**	**3,321,724**

GRANTS - FUND 60
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
CDBG Projects	1,348,130	1,348,130	
HOME & Federal Grants	299,200	644,149	5,16
State Grants	0	128,548	2,3,19
Other Governmental Agencies	0	0	
Subtotal	**1,647,330**	**2,120,827**	

GRANTS - FUND 60
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
Personnel	142,253	142,253	
General Operations	76,360	76,360	
CDBG Projects	1,129,517	1,129,517	
HOME & Federal Grants	299,200	644,149	5,16
State Grants	0	128,548	2,3,19
Other Governmental Agencies	0	0	
Subtotal	**1,647,330**	**2,120,827**	

AMBULANCE FUND - FUND 66
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
OPERATING REVENUE:		
Ambulance Fees	3,170,472	3,170,472
Collections Proceeds	125,000	125,000
Gain on Sale of Assets	0	0
Misc.	0	0
Appropriation from Fund Balance	0	0
Total Operating Revenue	**3,295,472**	**3,295,472**

AMBULANCE FUND - FUND 66
EXPENSE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
OPERATING EXPENSES		
OPERATIONS		
Permanent Employees	1,027,460	1,027,460
Overtime	46,970	46,970
Employee Benefits	407,032	407,032
Uniform Allowance	14,400	14,400
Travel/Training	5,825	5,825
Office Supplies	2,390	2,390
Equipment Maint.	2,987	2,987
Gas/Diesel	30,588	30,588
Auto Maintenance	52,974	52,974
Auto Parts	43,000	43,000
Prof/Tech WVC	400,000	400,000
Billing Services	165,000	165,000
Ambulance Service Provider Assess.	115,000	115,000
Public Safety Supplies	93,450	93,450
Insurance	7,650	7,650
Capital Equipment	0	0
Depreciation	417,000	417,000
Total Operating Expenses	**2,831,726**	**2,831,726**
NON-OPERATING EXPENSES:		
Lease Agreement	360,983	360,983
Transfer Out	102,763	102,763
Transfer In	0	0
Total Non-Operating Expenses	**463,746**	**463,746**
Total Expenses	**3,295,472**	**3,295,472**

BUDGET OPENING
JULY 2020 - SEPT 2020
WEST VALLEY CITY CORP.
FISCAL YEAR 2020-2021

No.		Amount	Description	Source
			ROLLOVERS	
2	$	4,743.74	Rollover State US Census 2020 Grant *(2020 Census Grant Award)*	State of Utah
3	$	118,368.00	Rollover Volkswagen Infrastructure Grant *(Grant to be used for Installation of four Type 2 Electirc Vehicle Charging Stations)*	State of Utah
4	$	1,881.47	Rollover Victims Assistance Funds *(Rollover Donated Funds to Assist Victims of Domestic Violence)*	General Fund Balance
7	$	897,732.00	Rollover US Bank Lease #19 Proceeds for Fire Ladder Truck *(Rollover for Fire Ladder Truck that has been orderd but not delivered yet)*	Lease Proceeds
10	$	58,889.00	Rollover Purchase Orders for Vehicles *(Purchase Order Rollovers from FY19-20. Vehicles ordered last year and delivered this year)*	CIP Fund Balance
14	$	882,456.95	Rollover US Bank Lease #17 *(Maverik Center Energy Savings Equipment Upgrades and Replacement)*	Lease Proceeds
16	$	18,480.00	Rollover 2018 SHSP Grant *(2018 Homeland Security Grant for the Fire Dept.)*	State of Utah
17	$	26,000.58	Rollover Swim Team Funds/Donations *(Funds raised by the Swim Team for Swim meets and competitions)*	FFC Fund Balance
17	$	108,019.78	Rollover ULCT Wellness Grant *(Grant from Utah League of Cities and Towns to promote Wellness Programs)*	FFC Fund Balance
18	$	5,904.16	Rollover PW Facilities Projects *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	150,000.00	Rollover Marverik Center Parking Lot *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	1,497,648.17	Rollover Fairbourne Station Parking Plaza Construction Project *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	149,731.83	Rollover Anna Caroline Bridge Project *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	2,968,746.67	Rollover Public Works/Parks & Rec Building Design *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	830,644.12	Rollover 4100 S Reconstruction Bangerter to 5460 West Project *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	1,299,611.53	Rollover 2450 South (Beagley Rd) Roadway Extention Project *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance

BUDGET OPENING
JULY 2020 - SEPT 2020
WEST VALLEY CITY CORP.
FISCAL YEAR 2020-2021

No.		Amount	Description	Source
18	$	1,140,229.77	Rollover 2700 West Improvement Project *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	128,147.21	Rollover Market St Reconstruction Fairborune Station *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	42,576.00	Unused C Roads Funds for Market Street Reconstruction Project *(Excess funds not needed for Reconstruction of Market Street)*	Transfer to C Roads
18	$	85,571.21	Unused RDA Funds for Market Street Reconstruction Project *(Excess funds not needed for Reconstruction of Market Street)*	Transfer to RDA
18	$	192,857.79	Rollover Police Department Building Construction Project *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	4,846,568.45	Rollover City Courts and Legal Dept Remodel Project *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	2,036,690.22	Rollover MVC Betterments - 4100 S to SR-201 *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	13,567.78	Rollover West Valley IFFP *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	51,328.36	Rollover 4700 South Reconstruction *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	50,000.00	Rollover RDA Maverik Center Suite Remodel *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	1,337,428.75	Rollover 2540 Roadway - Phase 3 *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	909,788.00	Rollover 2020 Overlay & Seal Projects *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	37,500.00	Rollover Hawkeye Street *(On-going Building Construction, Roads and Bridges Projects)*	CIP Fund Balance
18	$	979,210.39	Rollover Streetlight Replacement *(On-going Building Construction, Roads and Bridges Projects)*	Lease Proceeds
18	$	3,223,900.75	Rollover Energy Efficiency Upgrades *(On-going Building Construction, Roads and Bridges Projects)*	Lease Proceeds
18	$	171,302.67	Rollover Harman Hall Improvements - One-Time Capital Projects *(On-going Department Projects not yet completed)*	CIP Fund Balance
18	$	297,240.46	Rollover Finance, CPD, Police & Fire One-Time Capital Projects *(On-going Department Projects not yet completed)*	CIP Fund Balance
			GRANTS	
5	$	209,500.91	VOCA Grant #20VOCA079 *(Salaries, Benefits, Travel & Training for Victim Advocates)*	State of Utah
5	$	116,968.40	VOCA Housing Grant #20VOCA109 *(Survivor Driven Housing for Victims of Crime)*	State of Utah

BUDGET OPENING
JULY 2020 - SEPT 2020
WEST VALLEY CITY CORP.
FISCAL YEAR 2020-2021

No.		Amount	Description	Source
19	$	5,436.00	EMS Grant FY 2021- Fire Dept. *(EMS Grant for Speical Supplies)*	State of Utah
20	$	66,000.00	NRPA Grant FY 2021 *(Grant from National Recreation and Park Association for FY 2021)*	National Recreation and Park Assoc.
			OTHER	
1	$	30,000.00	My Hometown Projects *(My Hometown Projects under the direction of CED)*	Donations
6	$	257,231.28	US Bank Lease #20 Payments *(Transfer of funds to cover the lease payments for the Energy Reduction Project Lease)*	Budget Transfer from Gen Fd, FFC, UCCC and Street Lights
8	$	500,000.00	2540 S from 5600 W to 7200 W Road Project *(Cooperative Agreement with Salt Lake County)*	Salt Lake County
9	$	1,000,000.00	COVID-19 Response Funds *(For COVID-19 Related Expenditures)*	General Fund Balance
11	$	1,802.62	Dumpsters for Neighborhood Clean-Up *(Dumpster Fees for Mountain View Trailer Park Neighborhood Clean-Up)*	Budget Transfer from Gen Fd to Sanitation
12	$	30,000.00	My Hometown Projects *(My Hometown Betterment Projects)*	Existing Budget in the General Fund
13	$	156,296.00	VECC Assessment Increase for FY 20-21 *(Assessment Increase for Police and Fire Dispatch through VECC)*	General Fund Balance
15	$	270,000.00	Maverik Center Energy Efficiency Projects *(Maverik Center Energy Savings Equipment Upgrades and Replacement)*	Transfer from General Fund Balance

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Neighborhood: Meadowlands
Budget Opening Required: ☐

ISSUE:
Application: #Z-7-2020
Applicant: Hotel 5600, LLC
Location: 2880 South 5600 West
Size: 7.5 acres

SYNOPSIS:
RM (Multiple Unit Dwelling Residential) and R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.) to C-2 (General Commercial) and from R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.) to RM (Multiple Unit Dwelling Residential)

BACKGROUND:
The applicant's concept plan includes a 4-story, 95 room Marriott Fairfield Inn & Suites within the proposed C-2 zone. The applicant plans to sell the remaining property, which is mostly zoned RM currently, to David Weekly Homes, who plans to develop this portion of the property into 64, 2-story townhomes. The density of the townhome portion of the project is 11.8 units/acre. For parking, the townhome portion shows 4 stalls/unit (2-car garage plus 2 spaces in the driveway) plus 14 visitor spaces.

The concept plan also includes a north/south running road that separates the hotel from the townhomes and connects Glen Eagles Drive. This road, which would be accessible to the public via a public access easement, was included by the applicant at the request of staff. The road will be maintained by the hotel property owner. By connecting Glen Eagles Drive, those traveling to uses along this street will be able to travel from 3100 South to 2400 South without having to access 5600 West which has high traffic volumes. The connection also allows uses along Glen Eagles Drive between Parkway Blvd. and 3100 South to access the traffic signals on 5600 West at both 3100 South and Parkway Blvd. Access to these signals provides patrons of businesses along 5600 West an alternative to making left turns onto 5600 West.

RECOMMENDATION:
The Planning Commission recommends approval subject to a development agreement.

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

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

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

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2880 SOUTH 5600 WEST FROM RM (MULTIPLE UNIT DWELLING RESIDENTIAL) AND R-1-10 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQ. FT.) TO C-2 (GENERAL COMMERCIAL) AND RM (MULTIPLE UNIT DWELLING RESIDENTIAL)

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

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

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

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

SECTION 1. ZONING CHANGE.

The property described in application #Z-7-2020, filed by Hotel 5600, LLC and located at 2880 South 5600 West is hereby reclassified from zone RM (Multiple Unit Dwelling Residential) and R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.) to C-2 (General Commercial) and RM (Multiple Unit Dwelling Residential), said property being more particularly described as follows:

RM and R-1-10 to C-2:
Lot 1, Hotel 5600 Subdivision

R-1-10 to RM:
Lot 2, Hotel 5600 Subdivision

SECTION 2. ZONING MAP AMENDMENT.

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

SECTION 3. EFFECTIVE DATE.

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

DATED this _____ day of _____, 2020.

WEST VALLEY CITY

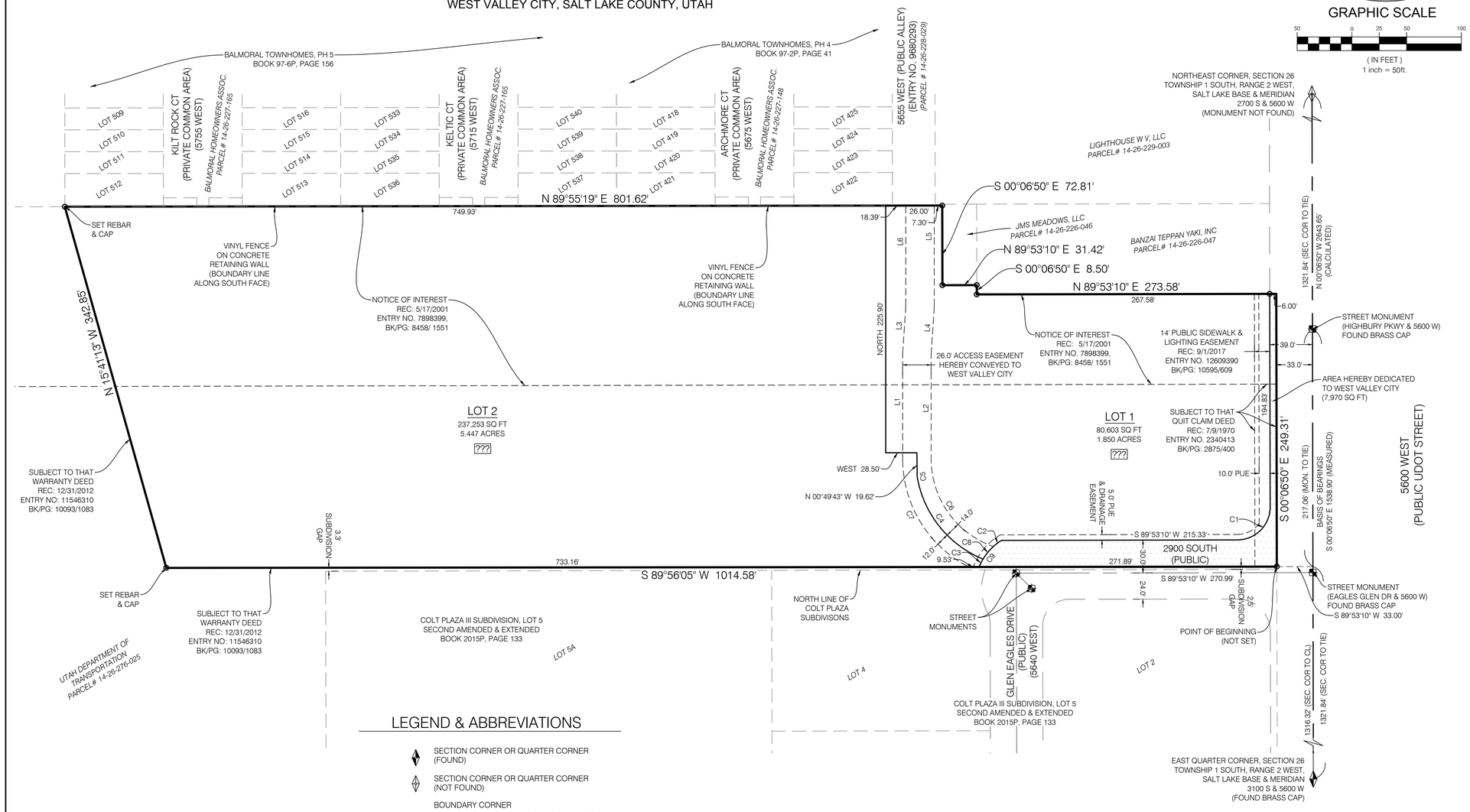
_____
MAYOR

ATTEST:

_____
CITY RECORDER

HOTEL 5600 SUBDIVISION

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



NORTH

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50ft.

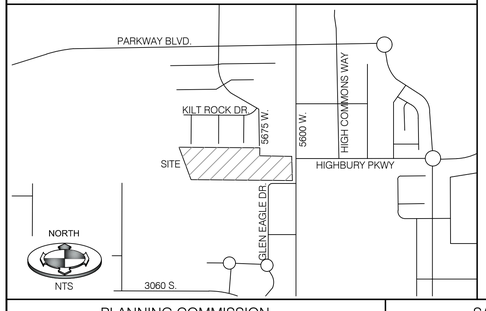
LEGEND & ABBREVIATIONS

- SECTION CORNER OR QUARTER CORNER (FOUND)
- SECTION CORNER OR QUARTER CORNER (NOT FOUND)
- BOUNDARY CORNER (SET 5/8" x 24" REBAR AND CAP OR PLAT NOTED)
- OFFSET PINS TO BE SET IN TOP BACKS OF CURB AND SET 5/#8 x 24" REBAR AND CAP TO BE SET ALL REAR LOT CORNERS
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY
- STREET CENTERLINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- AREA HEREBY DEDICATED TO WEST VALLEY CITY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 00°00'00" E	96.57'
L2	S 00°00'00" E	95.70'
L3	S 03°50'49" W	43.07'
L4	S 03°50'49" W	43.07'
L5	N 00°00'00" E	92.84'
L6	N 00°00'00" E	91.97'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	47.12'	30.00'	90°00'00"	S 44°53'10" W	42.43'
C2	9.47'	52.00'	10°26'09"	S 52°45'33" W	9.46'
C3	8.02'	52.00'	8°50'05"	S 26°47'43" W	8.01'
C4	98.67'	99.00'	57°06'19"	S 39°13'47" E	94.64'
C5	4.30'	25.00'	9°50'55"	S 05°45'10" E	4.29'
C6	104.92'	85.00'	70°43'15"	S 35°21'37" E	98.38'
C7	121.85'	111.00'	62°53'47"	S 31°26'54" E	115.82'
C8	14.82'	52.00'	16°19'43"	S 39°22'37" W	14.77'
C9	32.31'	52.00'	35°35'56"	S 40°10'39" W	31.79'

VICINITY MAP



PROPERTY ADDRESS:
2880 S 5600 W
WEST VALLEY CITY, UT

DEVELOPER:
HOTEL 5600, LLC
RON WITZEL

PHONE: 801-860-9644
RON@RDWITZELCONSTRUCTION.COM

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED UNDER THE 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, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

HOTEL 5600 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND PART OF ADDISON PARK RECORDED SEPTEMBER 22, 1892 AS ENTRY NO. 58511, IN BOOK D, AT PAGE 5, AT THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°06'50" EAST 1321.84 FEET ALONG THE SECTION LINE AND SOUTH 89°53'10" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 26, SAID POINT ALSO BEING SOUTH 00°06'50" EAST 217.06 FEET ALONG THE SECTION LINE AND SOUTH 89°53'10" WEST 33.00 FEET FROM THE STREET MONUMENT LOCATED AT HIGHBURY PARKWAY AND 5600 WEST; AND RUNNING THENCE SOUTH 89°56'05" WEST 1014.58 FEET TO THE EASTERLY LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION PROPERTY (ENTRY NO. 11546310); THENCE NORTH 15°41'13" WEST 342.85 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF BALMORAL TOWNHOMES PHASES 4 AND 5; THENCE NORTH 89°55'19" EAST 801.62 FEET ALONG SAID SOUTHERLY LINE TO THE AS-SURVEYED WESTERLY LINE OF LOT 36, BLOCK 4, ADDISON PARK; THENCE SOUTH 00°06'50" EAST 72.81 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 89°53'10" EAST 31.42 FEET; THENCE SOUTH 00°06'50" EAST 8.50 FEET; THENCE THENCE NORTH 89°53'10" EAST 273.58 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 5600 WEST; THENCE SOUTH 00°06'50" EAST 249.31 FEET TO THE POINT OF BEGINNING.

CONTAINS 328,151 SQ FT OR 7.533 ACRES, MORE OR LESS

2 LOTS

PROFESSIONAL LAND SURVEYOR
9/14/2020
7240531
BRIAN A. LINAM
STATE OF UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS, TOGETHER WITH EASEMENTS, TO BE HEREAFTER KNOWN AS THE

HOTEL 5600 SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY 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. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.IN WITNESS WHEREBY _____ HAVE HEREUNTO SET _____THIS _____DAY OF_____, A.D. 20___.

THE LEONARD K.M. FONG CHARITABLE REMAINDER ANNUITY TRUST U/A/D OCTOBER 1, 2009

BY (PRINT NAME): _____

TITLE: _____

THE LEONARD K.M. FONG CHARITABLE REVOCABLE LIVING TRUST U/A/D NOVEMBER 9, 1989

BY (PRINT NAME): _____

TITLE: _____

TRUSTEE ACKNOWLEDGEMENT

STATE OF _____ } S.S.
County of _____

ON THE _____ DAY OF _____, A.D. 20____, LEONARD K.M. FONG, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF _____ IN SAID STATE OF UTAH, HE, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE TRUSTEE OF "THE LEONARD K.M. FONG CHARITABLE REMAINDER ANNUITY TRUST U/A/D OCTOBER 1, 2009" AND ALSO THE TRUSTEE OF "THE LEONARD K.M. FONG CHARITABLE REVOCABLE LIVING TRUST U/A/D NOVEMBER 9, 1989", AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: _____

_____
NOTARY PUBLIC (PRINT NAME)

MY COMMISSION EXPIRES: _____

_____
(SIGNED) A NOTARY PUBLIC COMMISSIONED IN _____

HOTEL 5600 SUBDIVISION

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

SHEET 1 OF 1

PLANNING COMMISSION

APPROVED THIS_____DAY OF_____, A.D. 20____
BY THE WEST VALLEY CITY PLANNING COMMISSION.

CHAIRMAN, WEST VALLEY CITY PLANNING COMM.

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS _____DAY OF_____, A.D. 20___

DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

GRANGER HUNTER IMPROVEMENT DISTRICT

APPROVED AS TO FORM THIS _____ DAY OF_____, A.D. 20____

DISTRICT ENGINEER

ENGINEER'S CERTIFICATE

ROS #2019-07-0473

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

DATE

CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____

WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL

PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS_____DAY OF_____, A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER

WEST VALLEY CITY MANAGER

RECORDED #_____

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

DATE_____TIME_____BOOK_____PAGE_____

FEE $

SALT LAKE COUNTY RECORDER

1903043.dwg

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Neighborhood: Meadowlands
Budget Opening Required: ☐

ISSUE:

A resolution authorizing the City to enter into a development agreement with Hotel 5600, LLC

SYNOPSIS:

This resolution authorizes a development agreement between the City and Hotel 5600, LLC to establish minimum standards for a townhome and hotel development at 2880 South 5600 West.

BACKGROUND:

Hotel 5600, LLC has submitted a zone change application (Z-7-2020) on 7.5 acres to change the zoning from to RM (Multiple Unit Dwelling Residential) and R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.) to C-2 (General Commercial) and from R-1-10 to RM. The Planning Commission recommended approval of the zone change subject to a development agreement.

The proposed development agreement addresses the following topics:

- Maximum number of units
- Minimum unit sizes
- Architecture
- Amenities
- Parking
- Fencing
- The connection of Glen Eagles Drive

RECOMMENDATION:

The Planning Commission recommends approval to the City Council.

SUBMITTED BY:

Steve Pastorik, Assistant CED Director/Planning Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH HOTEL 5600, LLC FOR APPROXIMATELY 7.5 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2880 SOUTH 5600 WEST.

WHEREAS, Hotel 5600, LLC (herein "Developer") owns real property within the limits of West Valley City, Utah, on which it proposes to build a residential and commercial development (herein the "Project"); and

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

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

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

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

PASSED, APPROVED and MADE EFFECTIVE this _____day of_____, 2020.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (herein the "Agreement") is entered into this _____ day of _____, 20____, by and between Hotel 5600, LLC, a Utah limited liability company, (herein "Developer") for the land to be included in or affected by the project located at approximately 2880 South 5600 West in West Valley City, Utah, and West Valley City, a municipal corporation and political subdivision of the State of Utah (herein the "City").

RECITALS

WHEREAS, Developer owns or is under contract to acquire approximately 7.5 acres of real property located at approximately 2880 South 5600 West in West Valley City, Utah, as described in Exhibit "A" (the "Property"), on which Developer proposes to establish minimum standards for a new residential and commercial development (the "Project"); and

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

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

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

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

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

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

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

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

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

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

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

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

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

TO DEVELOPER:	John M. Potter Hotel 5600, LLC c/o Magnus Commercial Properties 4700 S Highland Drive, Suite B Holladay, UT 84117
TO CITY:	West Valley City Wayne Pyle, City Manager 3600 Constitution Blvd. West Valley City, Utah 84119
WITH A COPY TO:	West Valley City Attorney's Office Attn: Brandon Hill 3600 Constitution Blvd. West Valley City, Utah 84119

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

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

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

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

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

APPROVED AS TO FORM
WVC Attorney's Office

By: _____

Date: _____

DEVELOPER

By:_____

Its: _____

State of _____)
:ss
County of _____)

On this _____ day of _____, 20___, personally appeared before me_____, 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 affirmed that he or she is the _____of Hotel 5600, LLC, a Utah limited liability company, and that said document was signed by him or her in behalf of said corporation by authority of its bylaws or a Resolution of its Board of Directors, and he or she acknowledged to me that said corporation executed the same.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Parcel#: 14-26-229-004

BEG S 0°07'28" E 1321.81 FT & S 89°52'32" W 33 FT FR NE COR SEC 26, T1S, R2W, SLM; S 89°55'25" W 869.94 FT; S 89-55'27" W 145.74 FT; N 15°41'51" W 343.03 FT; N 89°55'14" E 801.56 FT M OR L; S 0°07'28" E 74 FT; N 89°52'32" E 31.42 FT; S 0°07'28" E 8.50 FT; N 89°52'32" E 273.58 FT; S 0°07'05" E 248.61 FT TO BEG.

EXHIBIT B

DEVELOPMENT STANDARDS

Number of Townhome Units

1. The maximum number of units shall be 64. The development shall be platted such that each townhome unit is located on its own lot.

Townhome Sizes

2. The minimum size for all units shall be 1,500 finished square feet above grade excluding the garage.

Townhome Architecture

3. Exterior materials shall be fiber cement siding, stucco and brick or stone. As required by ordinance, brick or stone shall comprise at least 20% of building exteriors.
4. All townhomes shall be built substantially like the elevations provided by the applicant except as noted below. All requirements in Chapter 7-11 Part 4 of the Zoning Ordinance (multi-unit residential design standards) shall be met. This means that the proposed townhome elevations will need to be revised to meet ordinance standards. No exceptions to the exterior materials standards or other architectural standards shall be granted.
5. At least two different exterior color schemes per building shall be used to provide variation between buildings throughout the community. To provide additional variety between buildings, an alternative set of elevations shall be developed and built for the front and street facing façades. The details of the alternative set of elevations shall be determined during the subdivision review process.
6. All townhomes shall have a 2-car garage.

Townhome Project Amenities

7. The minimum required open space percentage shall be 45%. To be counted toward the minimum required 45% open space, any detention/retention areas shall not exceed 2’ in depth from surrounding areas and shall not exceed a 30% slope.
8. At least four amenities from subsection 2 of Section 7-11-412 shall be provided.
9. An entry feature shall be included at the entrance. The details of the entry feature shall be determined during the subdivision review process.
10. All units shall include a driveway with a minimum depth of 18’.
11. A 6’ masonry wall shall be installed along the east boundary of the residential and along the south boundary of the residential adjacent to the car wash. A 6’ fence, which matches the material and style of the fence along the north boundary of the residential, shall be installed along the west boundary of the residential and along the south boundary west of the storage units. If the Developer is able to acquire and improve the surplus UDOT property to the south, a 6’ fence along the south boundary west of the storage units shall

not be required.

12. A minimum of 5’ of landscaping shall be installed west of the east residential boundary between the back of the sidewalk and the masonry wall.
13. Upon completion of all of the on-site improvements, the developer shall provide a letter to the City from an independent engineering firm which certifies that all of the on-site improvements are completed as shown on the plans approved by the City. For the purposes of this provision, on-site improvements shall include landscaping, irrigation, private streets, sidewalks, parking, lighting, entrance features, fencing, playground equipment and any other outdoor recreational amenity.

Commercial Property

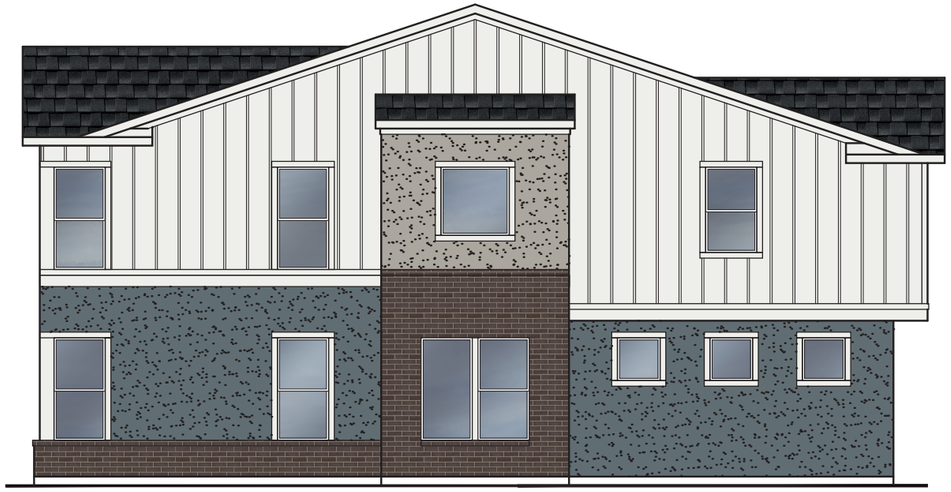
14. Glen Eagles Drive shall be extended through the site by a road having a 24’ pavement width. A 5’ wide sidewalk which is parallel to the road shall be provided through the site. A public access easement shall be granted to the City for the road and sidewalk. The road and sidewalk shall be maintained by the commercial property owner.
15. The 10’ landscape setback normally required between commercial and residential uses shall be replaced by the landscaping described in item 12 above.

EXHIBIT C

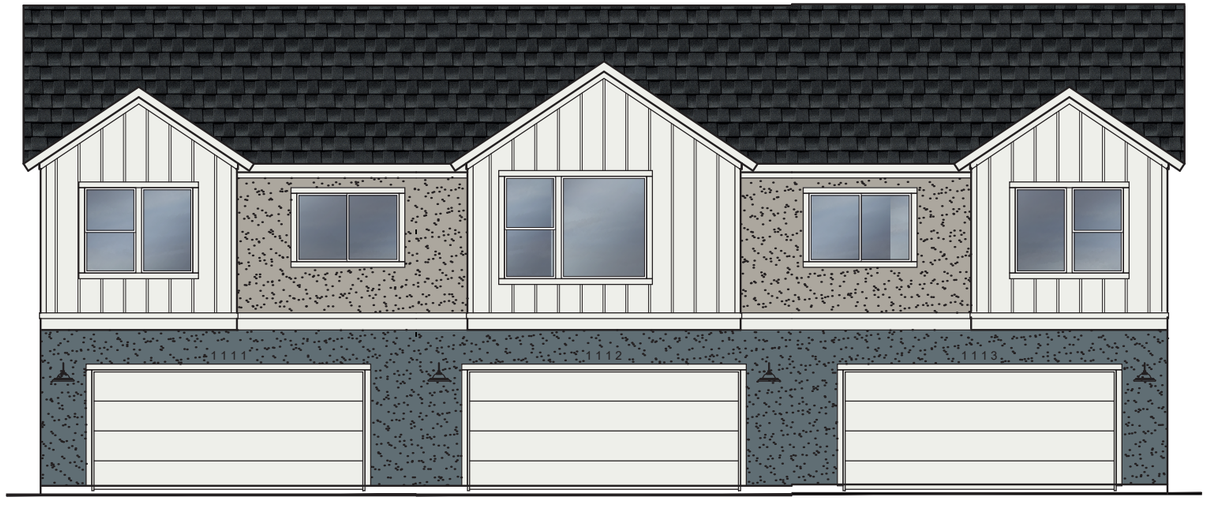
TOWNHOME ELEVATIONS



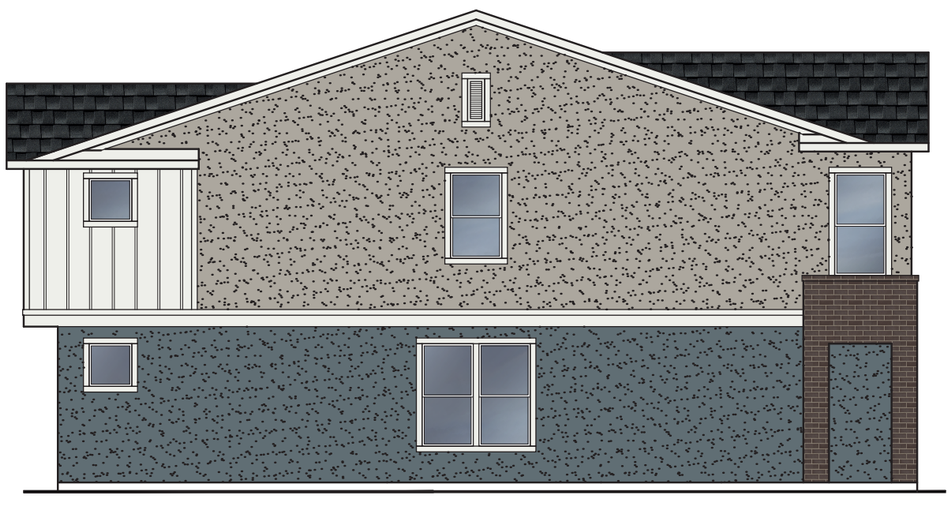
FRONT ELEVATION



RIGHT SIDE ELEVATION "A" (HIGH VISIBILITY/STREET FACING)



REAR ELEVATION "A"



LEFT SIDE ELEVATION "A" (LOW VISIBILITY/INTERIOR)

SCHEME 1

Z-7-2020
Hotel 5600, LLC
2880 South 5600 West
Zone Change from RM and R-1-10 to C-2 and from R-1-10 to RM
7.5 acres

Jake Larsen with Hotel 5600, LLC has submitted a zone change application for a 7.5 acre property at 2880 South 5600 West. The table below summarizes the current and proposed zoning on the property.

Current Zoning	Proposed Zoning
RM (multiple unit dwelling residential) 5.6 acres	RM (multiple unit dwelling residential) 5.4 acres
R-1-10 (single unit dwelling residential, minimum lot size 10,000 square feet) 1.9 acres	C-2 (general commercial) 2.1 acres

While the proposed amount of RM zoning is decreasing slightly, the proposed location of the RM zoning is changing. The current RM zone portion of the property was rezoned from R-1-10 back in 2000 along with other property to the west that is now part of the Mountain View Corridor that is currently under construction.

Roughly one third of the property closest to 5600 West is designated as general commercial in the General Plan and the remaining west portion is designated as mixed use. According to the General Plan document, the mixed use designation at this location includes general commercial and medium density residential (7 to 12 units/acre).

Surrounding zones include C-2 and RM to the south, RM to the west, RM and C-2 to the north and C-2 to the east. Surrounding land uses include commercial uses to the east and south, the Mountain View Corridor (currently under construction) and associated trail to the west and townhomes and commercial to the north. The subject property is vacant.

The applicant's concept plan includes a 4-story, 95 room Marriott Fairfield Inn & Suites within the proposed C-2 zone. The applicant plans to sell the remaining property, which is mostly zoned RM currently, to David Weekly Homes, who plans to develop this portion of the property into 64, 2-story townhomes. The density of the townhome portion of the project is 11.8 units/acre. For parking, the townhome portion shows 4 stalls/unit (2-car garage plus 2 spaces in the driveway) plus 14 visitor spaces. The attached concept plan and development agreement proposal from the applicant provide details on the proposed project. Also included are elevations of the proposed townhomes. More details about the proposal are covered below under the development agreement discussion. Where this application involves two different zones, this report includes a section for each of the two zones requested.
The concept plan includes a north/south running road that separates the hotel from the townhomes and connects Glen Eagles Drive. This road, which would be accessible to the public via a public access easement, was included by the applicant at the request of staff. The road will be maintained by the hotel property owner. By connecting Glen Eagles Drive, those traveling to

uses along this street will be able to travel from 3100 South to 2400 South without having to access 5600 West which has high traffic volumes. The connection also allows uses along Glen Eagles Drive between Parkway Blvd. and 3100 South to access the traffic signals on 5600 West at both 3100 South and Parkway Blvd. Access to these signals provides patrons of businesses along 5600 West an alternative to making left turns onto 5600 West.

RM Zone

According to the City's zoning ordinance, zone changes to the RM zone can only be considered by the City if the following four conditions are met:

1. For properties without existing Structures which are proposed to be developed, the property must be a minimum of one acre and the Density must not exceed 12 units per acre. For properties with existing Structures proposed to be redeveloped, the property must be a minimum of 20,000 square feet and the Density must not exceed 20 units per acre. For properties that are west of Redwood Road and within one-half mile of the West Valley Central light rail station, the Decker Lake light rail station or the Redwood Junction light rail station, the Density may exceed 20 units per acre;

2. The property shall meet any one of the following three requirements: (i) have access and Frontage on a Street with a planned Right-of-way width of at least 80 feet (for properties under two acres) or 100 feet (for properties two acres or larger) as indicated on the Major Street Plan; (ii) be adjacent to existing multifamily residential development on two sides; or (iii) be located west of Redwood Road and within one-half mile of the West Valley Central light rail station, the Decker Lake light rail station, or the Redwood Junction light rail station;

3. A Development Agreement must be proposed with the zone change application that addresses Dwelling Unit sizes, exterior materials, architecture, Landscaping, and project Amenities; and

4. A traffic impact study prepared by a registered traffic engineer is required for projects with 100 or more Dwelling Units.

This application meets the first condition in that the property is over one acre and has a proposed density at 11.8 units/acre. For the second condition, the subject property has access and frontage on 5600 West, which has a planned right-of-way width of 106'. On the third condition, the applicant's development agreement standards are addressed later in this report. The fourth condition does not apply because the project is under 100 units.

As the Commission evaluates this application, the appropriateness of the uses and the quality of the proposal are primary considerations. The points below may help the Commission when considering the appropriateness of the uses:

- Roughly 80% of the area proposed for townhomes is already zoned RM. Townhomes can already be built on the area zoned RM without a zone change.
- The applicant is providing a public street connection to link Glen Eagles Dr. This street

connection will allow hotel patrons and townhome residents to access the traffic signals at Parkway Blvd/5600 West and 3100 South/5600 West without accessing 5600 West.

- This section of 5600 W is a five-lane arterial street that is serviced by UTA bus routes 513 and F556. An express bus route is planned on 5600 West by 2030 from the Old Bingham Highway Light Rail Station to the Salt Lake International Center, then to the Salt Lake International Airport and finally to downtown Salt Lake City. This project is replacing the bus rapid transit project that was previously planned between 2700 S and 6200 S.
- Average annual daily traffic (AADT) for this section of 5600 West for 2017 was 49,000. A five lane arterial can handle a traffic volume of 26,500 at a level of service (LOS) C and 30,500 at an LOS D. Traffic along 5600 West is actually projected by Wasatch Front Regional Council (WFRC) to decrease in the future as the Mountain View Corridor draws commuters off of 5600 West. WFRC's AADT projections for this segment of 5600 West are 36,000 for 2030, 35,000 for 2040 and 35,500 for 2050. According to the Institute of Transportation Engineers, townhomes generate 5.81 trips per day. The high traffic volumes speak to the need for the proposed Glen Eagles Drive connection.

If the Commission believes that townhomes are appropriate here, the quality of the townhome proposal should then be considered.

Dwelling Unit Sizes

All of the proposed townhomes are 3-bedroom units. The minimum area set forth in the City's ordinance for a 3-bedroom townhome is 1,400 sq. ft. The applicant is proposing two unit types – one at 1,524 sq. ft. and the other at 1,700 sq. ft. The applicant's development agreement proposal has the minimum area at 1,500 sq. ft.

Exterior Materials

As seen in the townhome elevations, the proposed exterior materials are brick, fiber cement siding and stucco which are allowed materials in the City's ordinance. At least 20% of building exteriors are required to be brick or stone. It does not appear from the elevations that brick comprises 20% of the exterior.

Architecture

The architecture will be subject to the City's multi-unit residential design standards. Assuming this application is approved, a comprehensive review of the building plans will verify compliance with the design standards. Based on a preliminary review of the elevations and rendering, staff noticed the following:

- The City's design standards for multi-unit residential require architectural variation between buildings for projects with more than four buildings. As proposed, the only variation in buildings is the number of units in a building (3, 4 and 5-unit buildings) and colors. Other recent projects, like Erin Hills (3627 S 5600 W), Cobalt Landing (3579 S Redwood Rd.) and the Villages at Westridge (5610 W 5400 S) had more substantial variation.
- The minimum roof pitch for pitched roofs is 6:12. The applicant is proposing an exception to this standard by proposing 3.5/12 roof pitch in the development agreement.

- The front or primary façade of a building is required to have at least two relief treatments that are used at least once per dwelling unit. Based on the elevations, it appears that there is only one relief treatment used per dwelling unit.

Landscaping/Open Space

The required amount of open space for planned unit developments (PUDs) is 50%. The proposed amount of open space is 45.6%. The code allows the Planning Commission to reduce this percentage upon the applicant showing that the open space in the site area will provide amenities which will substantially meet the needs of future residents. While the proposal does include more amenities than the ordinance requires, staff would be concerned about an open space reduction since three detention/retention areas are shown on the concept plan. In the development agreement recommendations below, staff included a suggested standard to help maintain the recreational utility of the detention/retention areas.

Project Amenities

The City's multi-unit residential design standards require projects with 50 to 75 units to include at least two amenities from a list included in the ordinance. The following amenities are ones proposed by the applicant that count toward the two required: a tot lot, courtyards, a sport court, a walking/exercise trail and a pavilion.

In addition to the architectural and open space concerns raised above, staff is also concerned about fencing. The development agreement proposal from the applicant states that a "6' tall vinyl fence shall be installed around the perimeter of the property". Given the proposed, adjoining hotel and some existing perimeter fences and buildings, staff is recommending the following fencing:

- East side: 6' masonry wall (masonry is required between commercial and residential)
- West side: 6' vinyl fence adjacent to the Mountain View Corridor (MVC) trail
- North side: no new fence (neighboring townhomes installed a relatively new solid fence)
- South side: 6' masonry wall adjacent to the car wash, no fence adjacent to the storage units as they are built on the property line

UDOT will be installing a chain link fence between the MVC and the MVC trail. Staff encourages the applicant to work with UDOT Region 2 to secure access to the trail and to provide a gate along the west side fence for the townhome residents to access the trail.

If the Planning Commission supports this application, the following development agreement provisions are recommended based on the applicant's proposal as well as suggestions from staff:

- The maximum number of units shall be 64. The development shall be platted such that each townhome unit is located on its own lot.
- The minimum size for all units shall be 1,500 finished square feet above grade excluding the garage.
- Exterior materials shall be fiber cement siding, stucco and brick. As required by ordinance, brick shall comprise at least 20% of building exteriors.
- All townhomes shall be built substantially like the elevations provided by the applicant

except as noted below. All requirements in Chapter 7-11 Part 4 of the Zoning Ordinance (multi-unit residential design standards) shall be met. This means that the proposed townhome elevations will need to be revised to meet ordinance standards. No exceptions to the exterior materials standards or other architectural standards shall be granted.

- At least two different exterior color schemes per building shall be used to provide variation between buildings throughout the community. To provide additional variety between buildings, an alternative set of elevations shall be developed and built for the front and street facing façades. The details of the alternative set of elevations shall be determined during the subdivision review process.
- All townhomes shall have a 2-car garage.
- Project amenities shall include courtyards, a sport court, a tot lot, a pavilion and a walking path around the townhome development.
- An entry feature shall be included at the entrance. The details of the entry feature shall be determined during the subdivision review process.
- All units shall include a driveway with a minimum depth of 18'.
- Fencing shall be installed as recommended above in this staff report.
- Glen Eagles Drive shall be extended through the site by a road having a 24' pavement width. A 5' wide sidewalk which is parallel to the road shall be provided through the site. A public access easement shall be granted to the City for the road and sidewalk. The road and sidewalk shall be maintained by the hotel property owner.
- In lieu of a 10' landscaped setback along the west side of the hotel parcel, a minimum of 5' shall be provided between the back of the sidewalk along the west side of the road and the masonry wall. The 5' space shall be landscaped.
- To be counted toward the minimum required 50% open space, any detention/retention areas shall not exceed 2' in depth from surrounding areas and shall not exceed a 30% slope.
- Upon completion of all of the on-site improvements, the developer shall provide a letter to the City from an independent engineering firm which certifies that all of the on-site improvements for the townhome development are completed as shown on the plans approved by the City. For the purposes of this provision, on-site improvements shall include landscaping, irrigation, private streets, sidewalks, parking, lighting, entrance features, fencing, playground equipment, pavilion, sport court and any other outdoor recreational amenity.

C-2 Zone

Along the west side of 5600 West between approximately 2500 South and 3500 South, the subject property is the only parcel fronting onto 5600 West that is not zoned C-2. Given the General Plan designation of general commercial and the commercial nature of this portion of 5600 West, C-2 zoning seems appropriate here.

The C-2 zone includes a 10' landscaped setback whenever a C-2 zoned property is adjacent to residential. This situation is unique in that we have a publicly accessible road over private property dividing commercial from residential. In addition, the proposed townhome buildings are setback over 70' from the property line on the concept plan. For these reasons, staff is suggesting

that at least 5’ of landscaping be installed between the sidewalk along the west side of the road and the masonry wall in lieu of the 10’ setback.

During the Planning Commission study session, Commissioner Woodruff asked if the hotel could be rotated 90 degrees so that the long side was parallel to 5600 West. Staff forwarded this question to the applicant.

Staff Alternatives:

1. Approval. This zone change should be approved subject to a development agreement that includes the standards outlined in the staff report.

2. Continuance.

3. Denial.

Discussion: Steve Pastorik presented the application. Steve explained the original concept plan is just shy of the required 50% open space. Steve received an email with an alternative concept plan that would meet the open space requirement, and he presented that concept plan to the Planning Commission. The new concept plan contains three-story buildings that are not part of the original concept plan, so staff will need to acquire those buildings' elevations.

Commissioner Woodruff stated that the residential zone would come back for conditional use. He asked Steve if the hotel would also be a conditional use or permitted use. Steve explained the hotel is within the 5600 W overlay zone; therefore, it would be a conditional use.

Steve Lovell, counsel for the applicant, explained the concept plan that was initially submitted to the Commission is what the applicant would like approved. Mr. Lovell stated the second concept plan was submitted if the original plan was not approved.

With David Weekly Homes, Cameron Scott stated the requirement is three amenities, and they are proposing five amenities to compensate for the 5% deficiency of green space. Mr. Scott also explained the three-story buildings in the second concept plan are located on the back-west row of townhomes. However, he is open to mingling them throughout the property.

Steve Pastorik then wanted to clarify the original proposal submitted is what the applicant would like to be approved by the Commission. Steve then explained any changes that are needed in the development agreement. Chair Meaders then asked Steve if the Planning Commission's main decision is on the concept with a green space deficiency. Steve confirmed and stated if the zone change is approved, the Planning Commission needs to note what the development standards would be.

Scott Lewis, a homeowner adjacent to the subject property, stated he favors the townhome development. Mr. Lewis questions if the hotel is a good idea in this location. He explained the concern with increased traffic pushing through Glen Eagles Drive. He explained that people regularly speed through the area, and this addition would add more traffic, raising safety concerns. Mr. Lewis asked if there was a way to put in some traffic control. Chair Meaders asked Steve Pastorik if the city has considered anything for traffic control. Steve explained the width of the road is smaller, there are curves in the road leading up to Glen Eagles Dr., and there will be on-street parking on the west side. The feeling is these three features will decrease the speed of traffic in the area.

Steve stated a speed table could be considered as well. Commissioner Winters stated he could see the concern with safety and asked Steve if he has any data on the speed table's effectiveness. Steve said he would need to check with the Public Works department for that data.

Commissioner Lovato asked how far away from the 50% open space is the proposal? Steve Pastorik stated the staff report has the open space as 45.6% with more amenities. Steve noted the code allows the Commission to reduce the open space percentage if the amenities meet the residents' needs. Commissioner Winters is in favor of the extra amenities and extra parking. Commissioner Fuller asked if the amenities are locked into the proposal. Steve explained the amenities are part of the development agreement along with the parking spaces.

Commissioner McEwen expressed the concern of developers coming before the Commission with one concept plan and building something different. Commissioner Wood agrees with Commissioner McEwen, and she feels a change could be possible with the submittal of the second concept plan. Steve expressed that the applicant is looking for approval of the original concept plan. However, the Commission could recommend this be a two-story product to the City Council. Commissioner Lovato expressed liking the vinyl fence that looks like brick. He feels this type of wall is less vandalized.

Motion: Commissioner Winters motioned to approve Z-7-2020 subject to two changes in the development agreement. 1. The fence along the west side be like the fence on the north side. 2. The open space will be at 45.6 % with 4 or more amenities to be included.

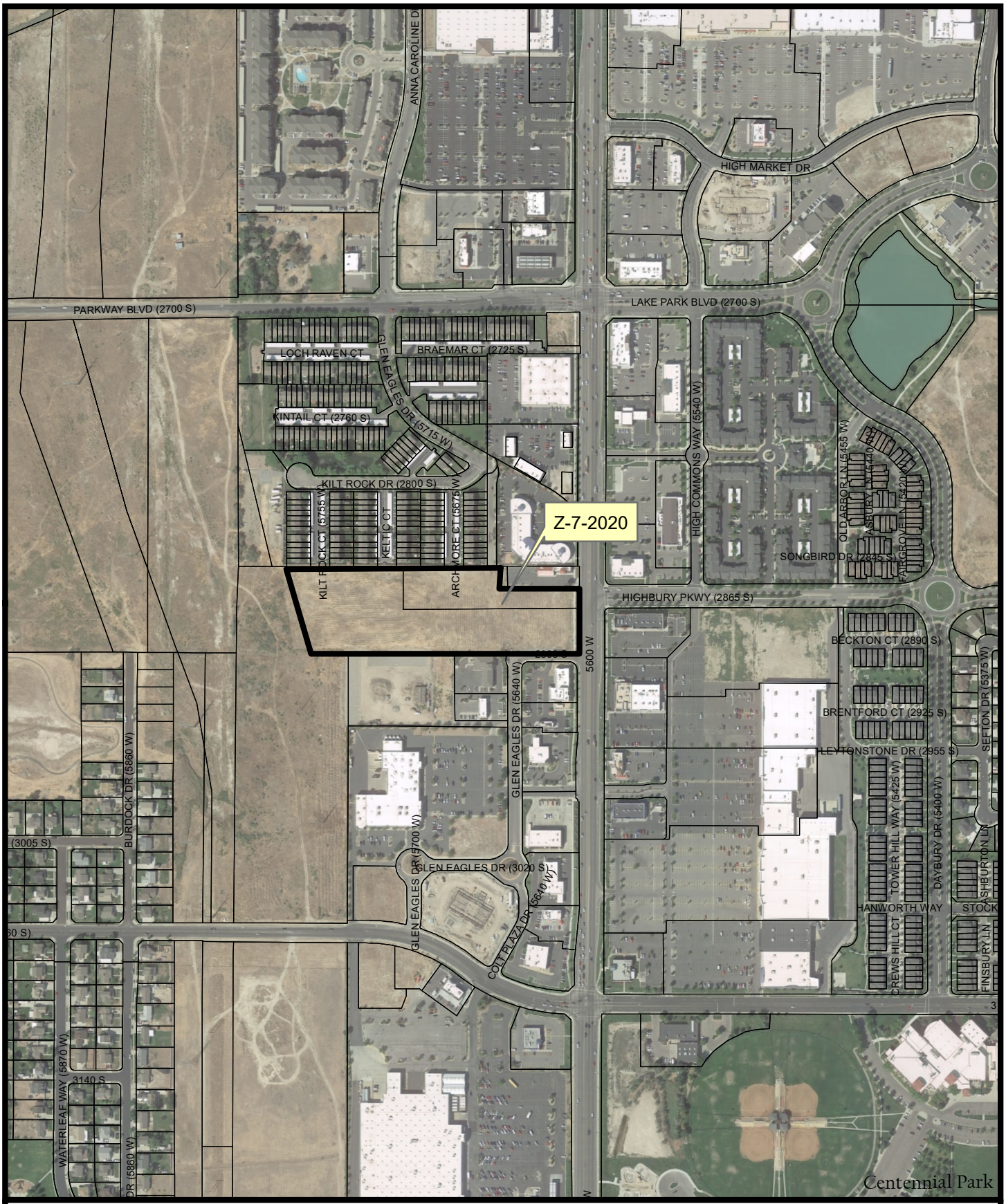
Commissioner Lovato seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Chair Meaders	Yes
Commissioner Woodruff	Yes

Commissioner McEwen	Yes
Commissioner Wood	Yes
Commissioner Winters	Yes

Unanimous– Z-7-2020– Approved



0 250 500 Feet

Z-7-2020
Hotel 5600, LLC
2880 South 5600 West

N

Z-7-2020

Petition by Hotel 5600, LLC requesting a zone change from RM (Multiple Unit Dwelling Residential) and R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.) to C-2 (General Commercial) and from R-1-10 to RM. The property is located at 2880 South 5600 West on 7.5 acres. (Staff – Steve Pastorik at 801-963-3545)



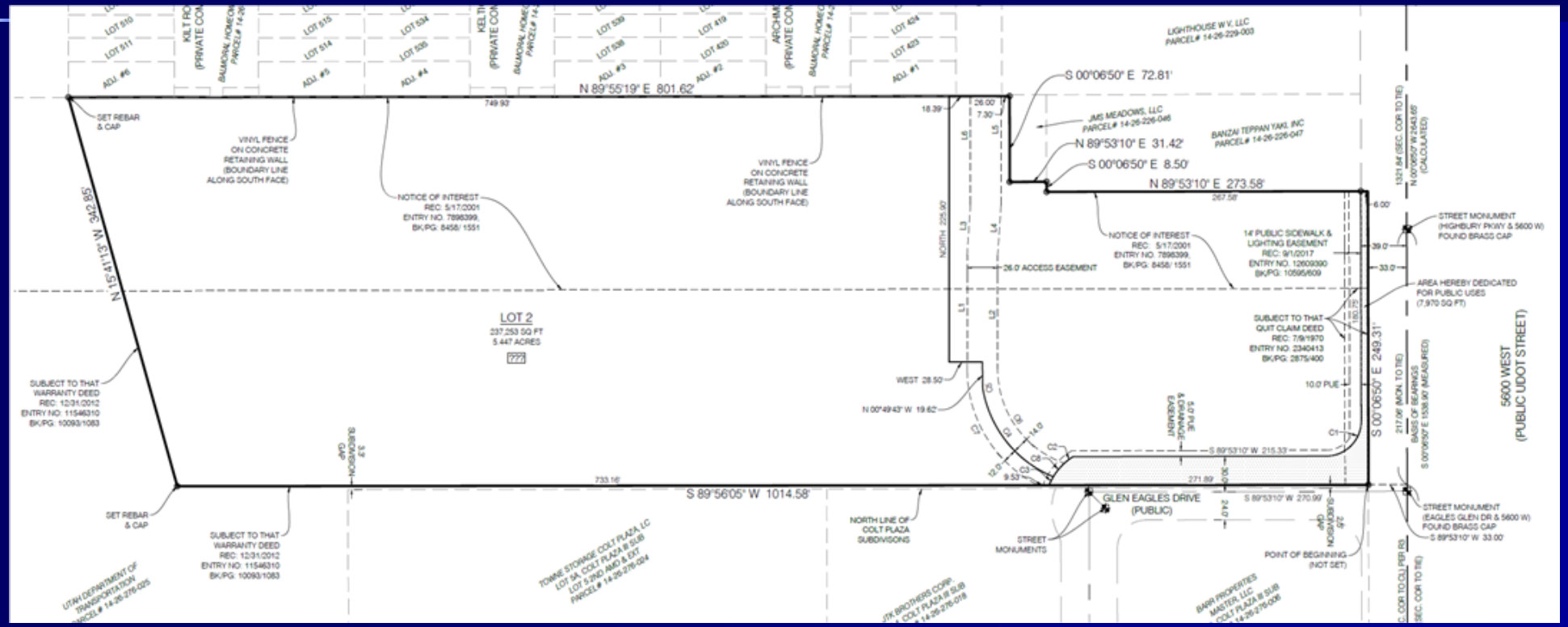
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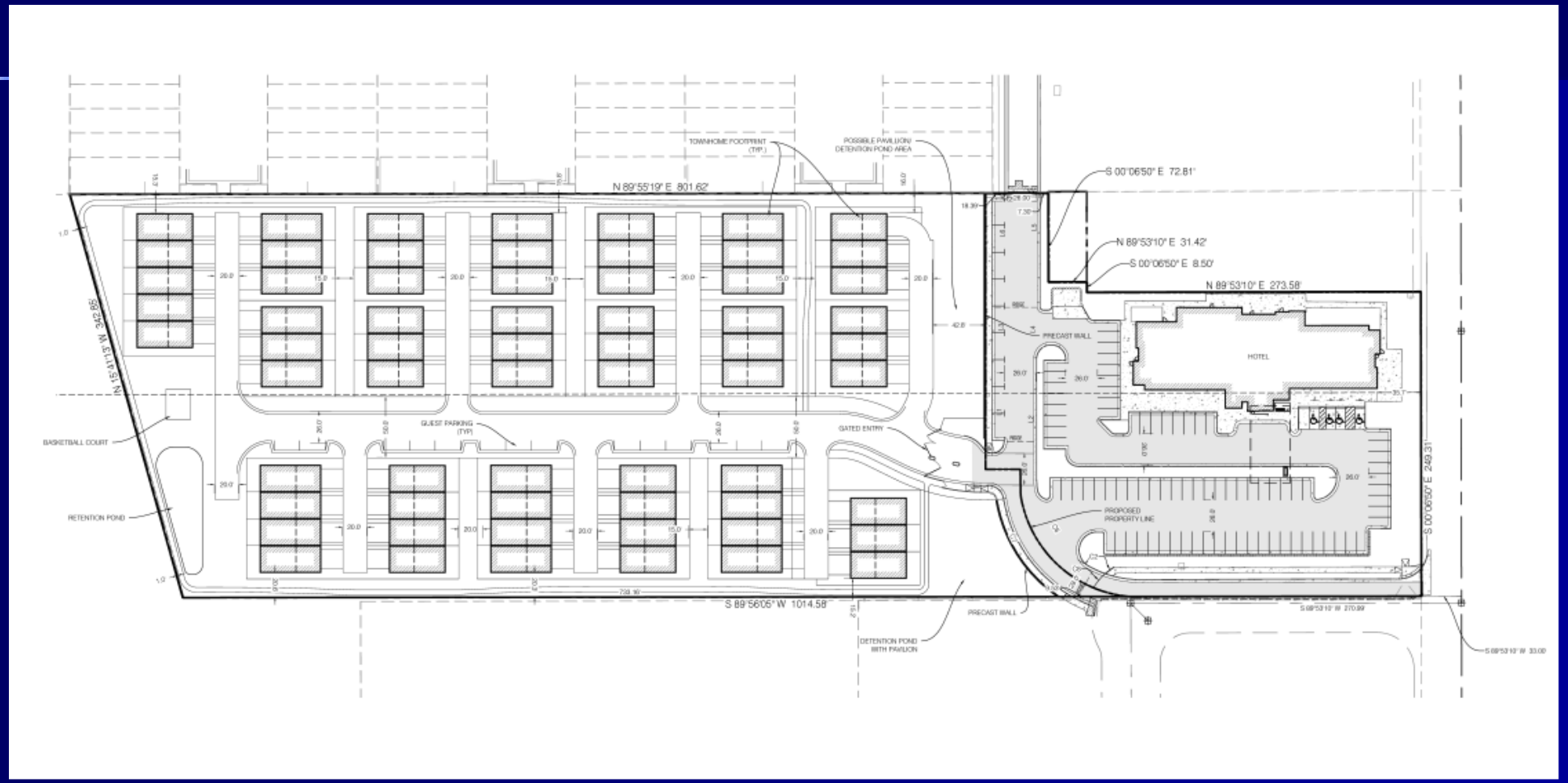
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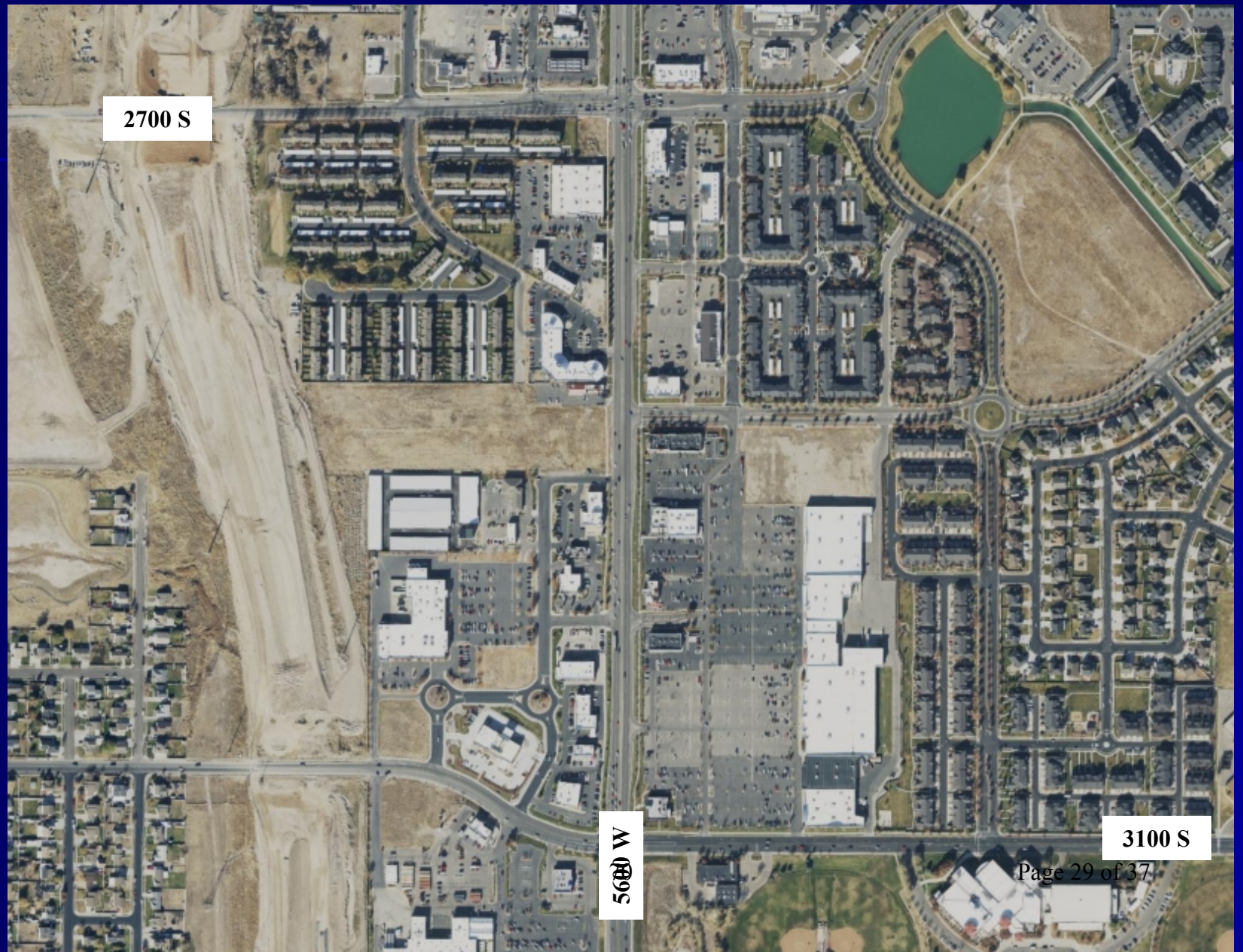
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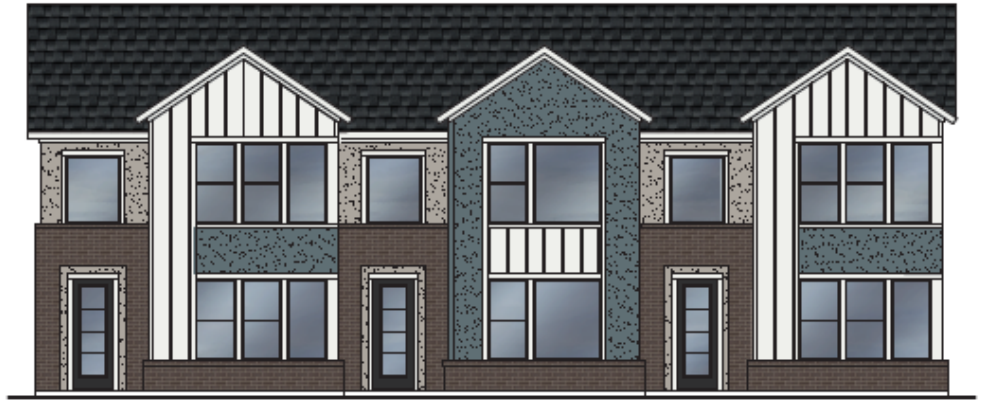
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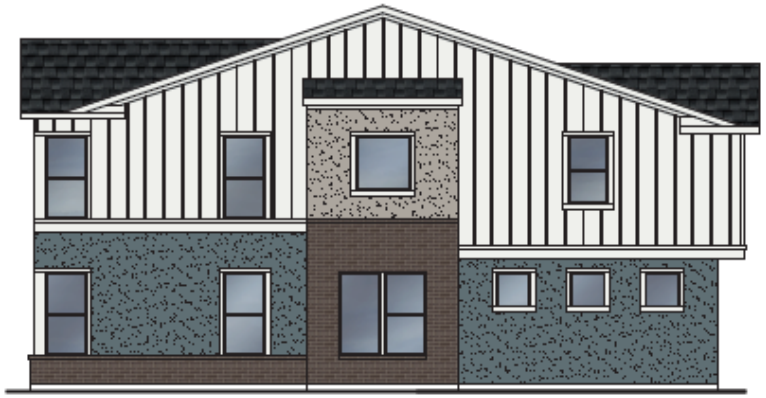


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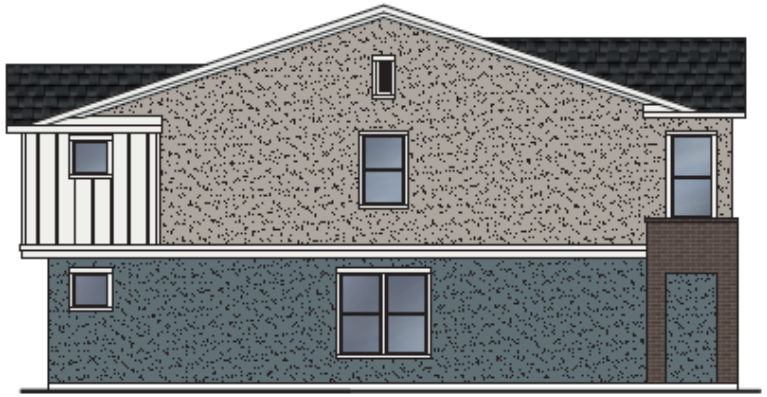
FRONT ELEVATION



RIGHT SIDE ELEVATION "A" (HIGH VISIBILITY/STREET FACING)



REAR ELEVATION "A"



LEFT SIDE ELEVATION "A" (LOW VISIBILITY/INTERIOR)

SCHEME 1

Building Dreams, Enhancing Lives
David Weekley Homes

WESTVIEW SLC
DAVID WEEKLEY HOMES:
SALT LAKE CITY
06AUG20

SIELA

Z-7-2020

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Item #:	
Fiscal Impact:	$69,000
Funding Source:	Existing Budget
Account #:	10-4151-40750-42001-0000
Budget Opening Required:	No

ISSUE:

Approve the purchase of computer equipment for employees during the COVID-19 pandemic, as well as future emergencies.

SYNOPSIS:

Amount	Vendor	Description	Justification
$30,000	ValCom, SLC	(20) HP EliteBook 840 Laptops	Computers for the EOC employees working from home.
$26,000	ValCom, SLC	(20) HP EliteDesk 705 Desktop	Computers for EOC and employees working from home.
$2,500	ValCom, SLC	(3) Fortinet Phone Devices	Phones for Command Posts
$7,500	ValCom, SLC	(15) 27" Docking station/monitors	Docking stations for employees working from home.
$3,000	ValCom, SLC	(15) Planar 22" Touch Monitor	Monitors for employees working from home

BACKGROUND:
During the COVID-19 Pandemic, it is necessary for City staff to use computers in remote locations to keep the City functioning.

RECOMMENDATION:
Emergency Management Staff recommends approval of the resolution.

SUBMITTED BY:
J. Eric Bunderson, Logistics Section Chief, COVID-19 Pandemic

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF COMPUTER EQUIPMENT AND RELATED SERVICES FROM VALCOM.

WHEREAS, West Valley City wishes to purchase certain computer equipment, accessories, and related services for use by emergency operations staff; and

WHEREAS, Valcom is able and willing to provide said equipment to meet the requirements of the City; and

WHEREAS, Valcom holds the Utah state contract for said equipment; and

WHEREAS, the contract price provided by Valcom is within price parameters and meets the City's needs; 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 purchase said equipment and services;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the City is hereby authorized to purchase computer equipment, accessories, and related services from Valcom in an amount not to exceed $69,000.00, and that the Mayor and City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchases.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of_____, 2020.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Item #:	
Fiscal Impact:	$55,750
Funding Source:	Existing Budget
Account #:	10-4151-40750-42001-0000
Budget Opening Required:	No

ISSUE:

Purchase communication equipment for continued pandemic function as well as future emergencies.

SYNOPSIS:

Amount	Vendor	Description	Justification
$45,000	Motorola Solutions	(15) Motorola Radios	Back up radio system for Exec Staff, EOC, and essential workers who might lose communication while working from home during pandemic
$6,250	Motorola Solutions	(50) Spare Batteries & Chargers	Additional spare battery power for staff radios
$4,500	Motorola Solutions	(20) Microphones & Earpieces	Staff radio accessories for working in EOC and field under adverse conditions

BACKGROUND:

During the COVID-19 Pandemic, city staff has found it necessary to use backup communications beyond regular phones when networks and power fail. These radios function well in those situations and ensure continuity of service to our residents.

RECOMMENDATION:

Emergency Management Staff recommends approval of the resolution.

SUBMITTED BY:

J. Eric Bunderson, Logistics Section Chief, COVID-19 Pandemic

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF COMMUNICATIONS EQUIPMENT FROM MOTOROLA SOLUTIONS, INC.

WHEREAS, the City has a need to obtain emergency communications equipment ("Equipment") used by certain critical employees; and

WHEREAS, the City desires to purchase the Equipment from Motorola Solutions, Inc. ("Motorola"); and

WHEREAS, Motorola has been awarded the State Contract to supply such Equipment; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah that the City is hereby authorized to purchase Equipment from Motorola for an amount not to exceed $55,750.00 and that the Mayor and the City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase, subject to final approval of the form of said documents by the City Attorney's Office.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of_____, 2020.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Item #:	
Fiscal Impact:	$61,000
Funding Source:	Existing Budget
Account #:	10-4151-40750-42001-0000
Budget Opening Required:	No

ISSUE:

Purchase of computer and communication equipment for continued pandemic function as well as future emergencies.

SYNOPSIS:

Amount	Vendor	Description	Justification
$46,000	Remote Satellite Systems, Santa Rosa, CA	(6) Explorer 510 Satt Terminal (3) Explorer 710 Satt Terminal (1) MCD-4800 Satt Hotspot	Satellite Emergency Communications for essential workers who are working from home during pandemic/other emergency and may lose network capability
$15,000	Remote Satellite Systems, Santa Rosa, CA	Annual Satellite Service	Each new Satellite device requires an annual rate plan

BACKGROUND:

During the COVID-19 Pandemic, staff has found it necessary to use several backup communications beyond regular phone and internet service. Satellite services provide voice and data when other communications are not working.

RECOMMENDATION:

Emergency Management Staff recommends approval of the resolution.

SUBMITTED BY:

J. Eric Bunderson, Logistics Section Chief, COVID-19 Pandemic

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF SATELLITE COMMUNICATIONS EQUIPMENT FROM REMOTE SATELLITE SYSTEMS.

WHEREAS, the City has a need to obtain emergency satellite communications equipment ("Equipment") used by certain critical employees; and

WHEREAS, the City desires to purchase the Equipment from Remote Satellite Systems ("RSS"); and

WHEREAS, RSS has been awarded the State Contract to supply such Equipment; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah that the City is hereby authorized to purchase Equipment from RSS for an amount not to exceed $61,000.00 and that the Mayor and the City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase, subject to final approval of the form of said documents by the City Attorney's Office.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of_____, 2020.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Item#: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____
Neighborhood: **Meadow Breeze**

ISSUE:

SMI-7-2020 – Don Felix Correa Estates Subdivision

SYNOPSIS:

Applicant:	Felix Correa
Proposal:	Final Plat Approval
Location:	6090 West 3500 South
Zoning:	R-1-8
Acres:	1
Lots:	3

BACKGROUND:

Mr. Felix Correa, is requesting final subdivision approval for the Don Felix Correa Estates Subdivision. The proposed subdivision is bordered on the north and east by the Meadow Breeze Subdivision, the west by property zoned R-1-8 and the south by 3500 South.

The proposed subdivision will consist of 3 lots on 1 acre of property. Although zoned R-1-8, the minimum lot size is 10,460 square feet with the largest lot being 12,850 square feet. All provisions of the R-1-8 zone, including those for flag lot development have been satisfied.

Access to the subdivision will be gained from 3500 South. Curb, gutter and sidewalk are existing. The developer will need to coordinate the relocation of an existing drive approach and any replacement of existing or damaged improvements with UDOT. While the developer will be dedicating additional right-of-way to UDOT, the location of the existing improvements will remain. All lots will gain access from a private street system.

The developer has provided a soils report. The report indicated that ground water was not encountered to a depth of 9 feet. This depth will allow full basements to be constructed as part of new single family homes. All homes in the subdivision will comply with current single family housing standards.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

SMI-7-2020
Don Felix Correa Estates Subdivision
6090 West 3500 South
R-1-8 Zone
3 Lots
1 Acre

BACKGROUND

Mr. Felix Correa is requesting minor subdivision approval for the Don Felix Correa Estates Subdivision. The proposed subdivision is bordered on the north and east by the Meadow Breeze Subdivision, the west by property zoned R-1-8 and the south by 3500 South.

STAFF/AGENCY CONCERNS:

Fire Department:

- Hydrants to be located no greater than 250 feet of the back lot.
- Will need to provide a turnaround for emergency services.

Granger Hunter Improvement District:

- Project will need to run availability for water, sewer and fire protection.
- Subject to design and review inspections.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures. Need to resolve an old well located on the property.

- Will need to coordinate any required improvements along 3500 South with the Utah Department of Transportation.

- Revisions to the plat required.

- Will need to coordinate subdivision name with County Auditor's Office.

- Follow recommendations of the soils report.

Building Inspections:

- Will need to follow recommendations outlined in the soils report.

ISSUES:

- The proposed subdivision will consist of 3 lots on 1 acre of property. Although zoned R-1-8, the minimum lot size is 10,460 square feet with the largest lot being 12,850 square feet. All lot area and frontage requirements of the R-1-8 zone have been met, including provisions of the flag lot ordinance.

- Access to the subdivision will be gained from 3500 South. Curb, gutter and sidewalk are existing including a drive approach. The developer will need to coordinate the relocation of the drive approach and any replacement of existing or damaged improvements with UDOT. While the developer will be dedicating additional right-of-way to UDOT, the location of the existing improvements will remain. All lots will gain access from a private street system.

- The developer has provided a soils report. The report indicated that ground water was not encountered to a depth of 9 feet. This depth will allow full basements to be constructed as part of new single-family homes. All homes in the subdivision will comply with current single-family housing standards.

- An old abandoned well exists on lot 1. The developer will need to coordinate with the State Engineer regarding the capping of this well – if not already done. Staff does not believe the location of the well will be problematic for the placement of a new home on this lot.

STAFF ALTERNATIVES:

A. Grant preliminary approval for the Don Felix Correa Estates Subdivision subject to the following conditions:

1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.

2. That the subdivision name be approved by Salt Lake County.

3. That the developer follow recommendations outlined in the soils report.

4. That the developer resolve all staff and agency concerns.

5. That the developer coordinate access along 3500 South with UDOT. In addition, the developer shall coordinate the replacement of any existing improvements that are damaged or need to be replaced.

6. That the developer coordinate the abandonment of the well with the State of Utah Engineer's Office.

B. Continuance to allow the developer an opportunity to address issues raised during the public hearing.

Discussion: Steve Lehman presented the application. Braden resides at Meadow Breeze adjacent to the subject property. He explained this lot has been cleared before and then abandoned. He stated the are two remaining trees on the subject property that will have branches fall during storms creating further issues, and he would like them removed. Steve explained that tree removal is not part of the ordinance, but where these are nuisance trees, he will discuss with the developer and get back to Braden via email.

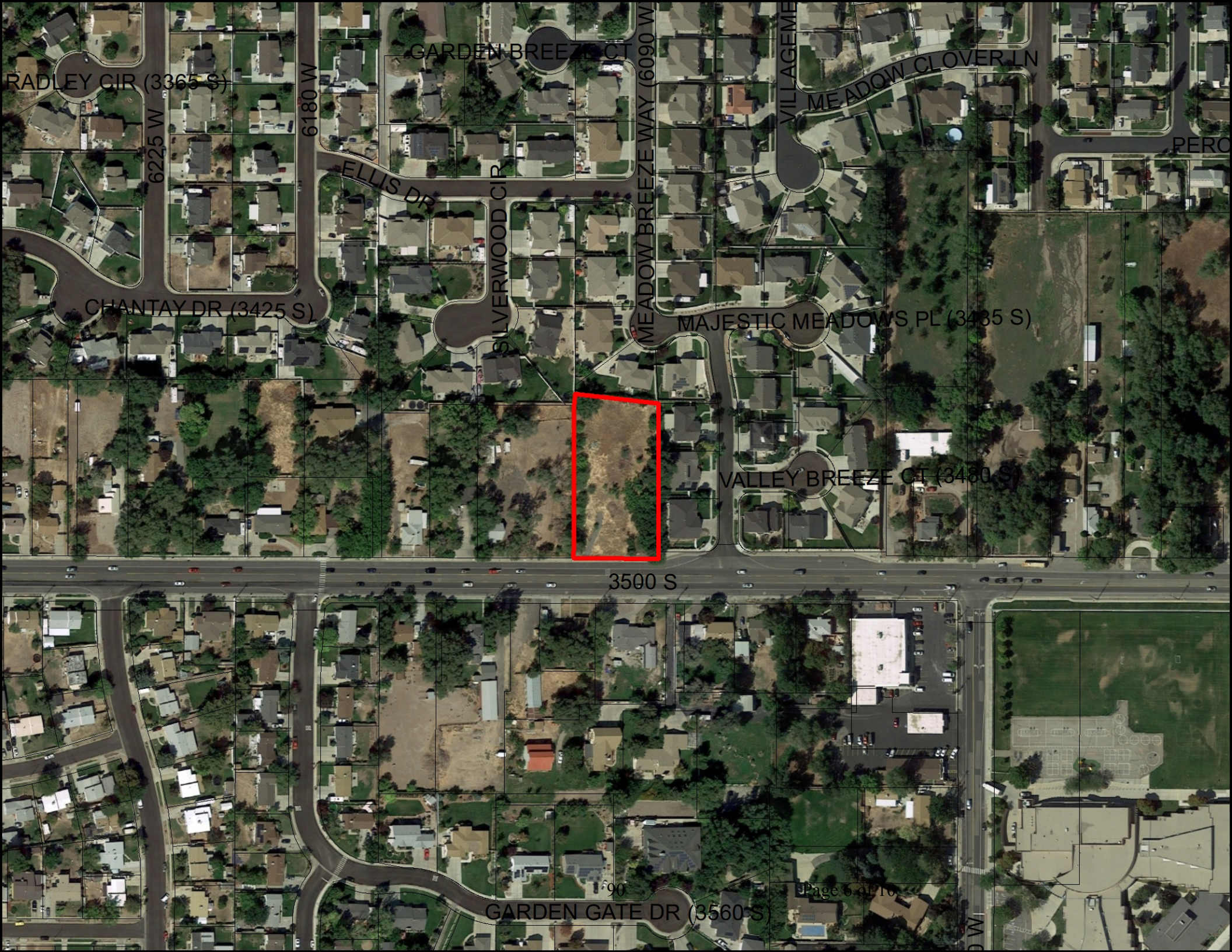
Motion: Commissioner McEwen motioned to approve SMI-7-2020 subject to the 6 staff alternatives.

Commissioner Fuller seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Chair Meaders	Yes
Commissioner Woodruff	Yes
Commissioner McEwen	Yes
Commissioner Wood	Yes
Commissioner Winters	Yes

Unanimous– SMI-7-2020– Approved


RADLEY CIR (3365 S)
6225 W
6180 W
GARDEN BREEZE CT
ELLIS DR
SILVERWOOD CIR
MEADOW BREEZE WAY (6090 W
VILLAGEME
MEADOW CLOVER LN
PERC
CHANTAY DR (3425 S)
MAJESTIC MEADOWS PL (3435 S)
VALLEY BREEZE CT (3480 S)
3500 S
GARDEN GATE DR (3560 S)


SILVER
MEAD
MAJESTIC MEADO
VALLEY BREEZ
3500 S

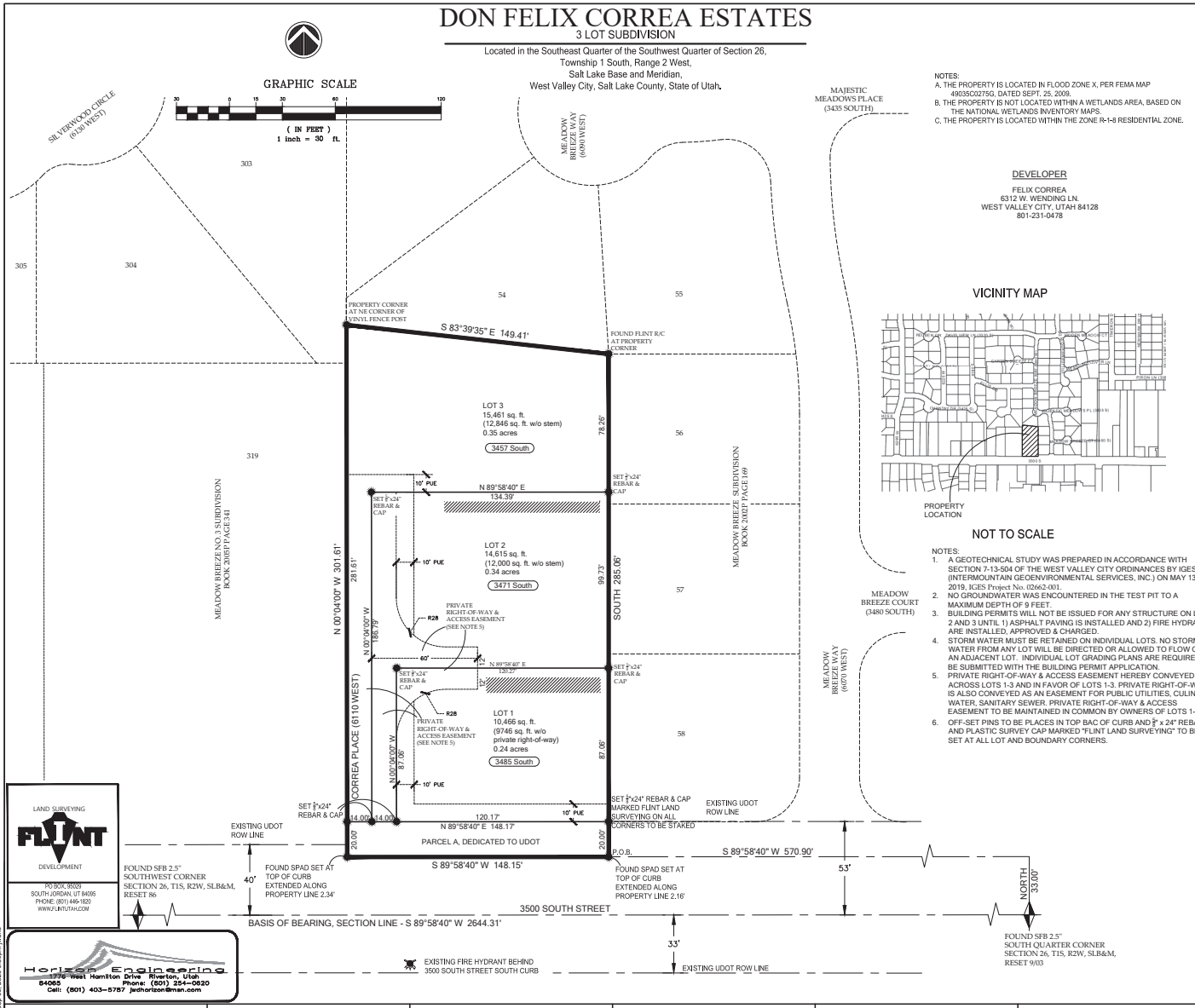




DON FELIX CORREA ESTATES

3 LOT SUBDIVISION

Located in the Southeast Quarter of the Southwest Quarter of Section 26,
Township 1 South, Range 2 West,
Salt Lake Base and Meridian,
West Valley City, Salt Lake County, State of Utah.



NOTES:
A. THE PROPERTY IS LOCATED IN FLOOD ZONE X, PER FEMA MAP 49035C0275G, DATED SEPT. 25, 2009.
B. THE PROPERTY IS NOT LOCATED WITHIN A WETLANDS AREA, BASED ON THE NATIONAL WETLANDS INVENTORY MAPS.
C. THE PROPERTY IS LOCATED WITHIN THE ZONE R-1-8 RESIDENTIAL ZONE.

DEVELOPER

FELIX CORREA
6312 W. WENDING LN.
WEST VALLEY CITY, UTAH 84128
801-231-0478

VICINITY MAP

PROPERTY LOCATION

NOT TO SCALE

NOTES:
1. A GEOTECHNICAL STUDY WAS PREPARED IN ACCORDANCE WITH SECTION 7-13-504 OF THE WEST VALLEY CITY ORDINANCES BY IGES (INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC.) ON MAY 13, 2019, IGES Project No. 02662-001.
2. NO GROUNDWATER WAS ENCOUNTERED IN THE TEST PIT TO A MAXIMUM DEPTH OF 9 FEET.
3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE ON LOTS 2 AND 3 UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & CHARGED.
4. STORM WATER MUST BE RETAINED ON INDIVIDUAL LOTS. NO STORM WATER FROM ANY LOT WILL BE DIRECTED OR ALLOWED TO FLOW ONTO AN ADJACENT LOT. INDIVIDUAL LOT GRADING PLANS ARE REQUIRED TO BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
5. PRIVATE RIGHT-OF-WAY & ACCESS EASEMENT HEREBY CONVEYED ACROSS LOTS 1-3 AND IN FAVOR OF LOTS 1-3. PRIVATE RIGHT-OF-WAY IS ALSO CONVEYED AS AN EASEMENT FOR PUBLIC UTILITIES, CULINARY WATER, SANITARY SEWER. PRIVATE RIGHT-OF-WAY & ACCESS EASEMENT TO BE MAINTAINED IN COMMON BY OWNERS OF LOTS 1-3.
6. OFF-SET PINS TO BE PLACES IN TOP BAC OF CURB AND ⅝" x 24" REBAR AND PLASTIC SURVEY CAP MARKED "FLINT LAND SURVEYING" TO BE SET AT ALL LOT AND BOUNDARY CORNERS.

LAND SURVEYING
FLINT
DEVELOPMENT
PO BOX 95929
SOUTH JORDAN, UT 84095
PHONE: (801) 446-1820
WWW.FLINTUTAH.COM

Horizon Engineering
1776 West Hamilton Drive Riverton, Utah
84065 Phone: (801) 254-0620
Cell: (801) 403-5787 jedhorizon@msn.com

SURVEYOR'S CERTIFICATE

I, Mark S Nickel, do hereby certify that I am a professional Land Surveyor, and that I hold certificate no. 7028650 as prescribed under the laws of the State of Utah. I further certify that by the 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 street, together with easements to hereafter be known as

DON FELIX CORREA ESTATES

and that same has been correctly surveyed and monumented on the ground as shown on the plat. I further certify that the lot described meets the frontage width and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

A tract of land located in the Southeast quarter of the Southwest Quarter of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, State of Utah, Basis if Bearing being between the South Quarter Corner and the Southeast Corner of said Section 26, being a Bearing of S89°58'40"W. Also being described as: Beginning at a point 33.00 feet North and S89°58'40"W for a distance of 570.90 feet along the section line from the South Quarter Corner of Section 26, Township 1 South, Range 2 West of the Salt Lake Base and Meridian; and running thence S89°58'40"W 148.15 feet; thence N0°04'00"W a distance of 301.61feet along the East Line of the Meadow Breeze No.3 Subdivision to the Southwest Corner of Meadow Breeze Subdivision; thence S83°39'35"E for a distance of 149.41 feet along the South Line of Meadow Breeze Subdivision; thence S0°00'00"E for a distance of 285.05 feet along the West Boundary of The Meadow Breeze Subdivision to the Point of Beginning.

Contains 1.00 acres, 3 Lots

Mark S. Nickel, PLS
Date Signed: August 29, 2020
License Expires: March 31, 2021

OWNER'S DEDICATION

Known all by these presents that I/we the undersigned owner (s) of the described tract of land below, having caused the same to be subdivided into lots and street, together with easements to hereafter be known as DON FELIX CORREA ESTATES, do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owner (s) also 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. The undersigned owner (s) also convey any other easements as shown on this plat to the parties indicated and for the purposes shown and/or noted hereon.

In witness hereof I have hereunto set my hand this _____ day of _____ AD, 20_____

_____

ACKNOWLEDGMENT

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

On the _____day of _____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer of the above Owners dedication, one in number, who duly acknowledged uses and purposes therein mentioned.
My commission expires

_____ _____
Notary Public

residing in _____County

DON FELIX CORREA ESTATES
3 LOT SUBDIVISION

Located in the Southeast Quarter of the Southwest Quarter of Section 26,
Township 1 South, Range 2 West,
Salt Lake Base and Meridian,
West Valley City, Salt Lake County, State of Utah.

PLANNING COMMISSION	GRANGER HUNTER IMPROVEMENT DISTRICT	SALT LAKE COUNTY HEALTH DEPARTMENT	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	WEST VALLEY CITY COUNCIL
APPROVED THIS____DAY OF_____A.D. 20____ BY THE WEST VALLEY CITY PLANNING COMMISSION.	APPROVED THIS_____ DAY OF_____A.D 20____	APPROVED THIS_____DAY OF_____A.D. 20____	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION OF FILE IN THIS OFFICE. ROS #2017-09-0635	APPROVED AS TO FORM THIS____DAY OF _____A.D. 20____	PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS_____DAY OF_____A.D. 20____AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CHAIR., WEST VALLEY CITY PLANNING COMM.	DISTRICT ENGINEER	SALT LAKE COUNTY HEALTH DEPARTMENT	DATE / CITY ENGINEER	WEST VALLEY CITY ATTORNEY	ATTEST: CITY RECORDER / WEST VALLEY CITY MANAGER

RECORDED # _____

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

_____ _____
FEE DEPUTY COUNTY RECORDER

D:\jobs\shelrale SBD.dwg Sep 01, 2020 3:50pm jwdho

Item#: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____
Neighborhood: **Meadowlands**

ISSUE:

SMI-8-2020 – Hotel 5600 Subdivision

SYNOPSIS:

Applicant:	Steve Lovell
Proposal:	Final Plat Approval
Location:	2880 South 5600 West
Zoning:	C-2 & RM
Acres:	7.5
Lots:	2

BACKGROUND:

Steve Lovell, representing the property owner, is requesting final plat approval for the Hotel 5600 Subdivision. Property to the north is zoned C-2 and RM with a commercial center and Balmoral Townhomes respectively. Property to the south is zoned C-2 and RM and contains a mix of commercial uses and storage units. The Mountain View Corridor is located to the west.

The purpose of the subdivision will be to divide the 7.5 acre property into 2 lots. Lot 1 is located along 5600 West and will be used for a future hotel. Lot 2 is located to the west and will be the site for a future town home development.

Access to the subdivision will be gained from Glen Eagles Drive from the North and the South. At the present time, an existing stub street is located to the north adjacent to the Balmoral Townhomes. A half width of Glen Eagles Drive was dedicated and constructed as part of the Colt Plaza Phase III Subdivision to the south.

The developer will be dedicating the north portion of this right-of-way and will be installing standard improvements. The north/south street, essentially dividing the two lots, will be a public access easement. As mentioned in the zoning application, the City believes this connection is important to move traffic north/south and to provide relief to the volumes of traffic using 5600 West as noted in the zoning application.

To conclude, the purpose for the subdivision is to simply divide the commercial property from the residential portion. Applications regarding the hotel site and town home site will be reviewed at a later date. The town home development will actually have an additional subdivision review process wherein access, site design, drainage and other elements will be reviewed.

All requirements of the C-2 and RM zones have been satisfied for the 2-lot subdivision application.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

SMI-8-2020
Hotel 5600 Subdivision
2880 South 5600 West
RM & C-2 Zones
2 Lots
7.5 Acres

BACKGROUND:

Jake Larsen, representing the property owner, is requesting preliminary approval for the Hotel 5600 Subdivision. Property to the north is zoned C-2 and RM with a commercial center and Balmoral Townhomes respectively. Property to the south is zoned C-2 and RM and contains a mix of commercial uses and storage units. The Mountain View Corridor is located to the west.

ISSUES:

The purpose of the subdivision will be to divide the 7.5 acre property into 2 lots. Lot 1 is located along 5600 West and will be used for a future hotel. Lot 2 is located to the west and will be the site for a future town home development.

Access to the subdivision will be gained from Glen Eagles Drive from the North and the South. At the present time, an existing stub street is located to the north. A half width of Glen Eagles Drive was constructed as part of the Colt Plaza Phase III Subdivision to the south. The developer will be dedicating the north portion of this right-of-way and will be installing standard improvements. The north/south street, essentially dividing the two lots, will be a public access easement. As mentioned in the zoning application, the City believes this connection is important to move traffic north/south and to provide relief to the volumes of traffic as noted in the zoning application.

To conclude, the purpose for the subdivision is to simply divide the commercial property from the residential portion. Applications regarding the hotel site and town home site will be reviewed at a later date. The town home development will actually have an additional subdivision review process wherein access, site design, drainage and other elements will be reviewed.

All requirements of the C-2 and RM zones have been satisfied for the 2-lot subdivision application.

STAFF ALTERNATIVES:

1. Approve the Hotel 5600 Subdivision subject to a resolution of staff and agency comments.

2. Continue the application in order for the developer to address the Planning Commission's concerns.

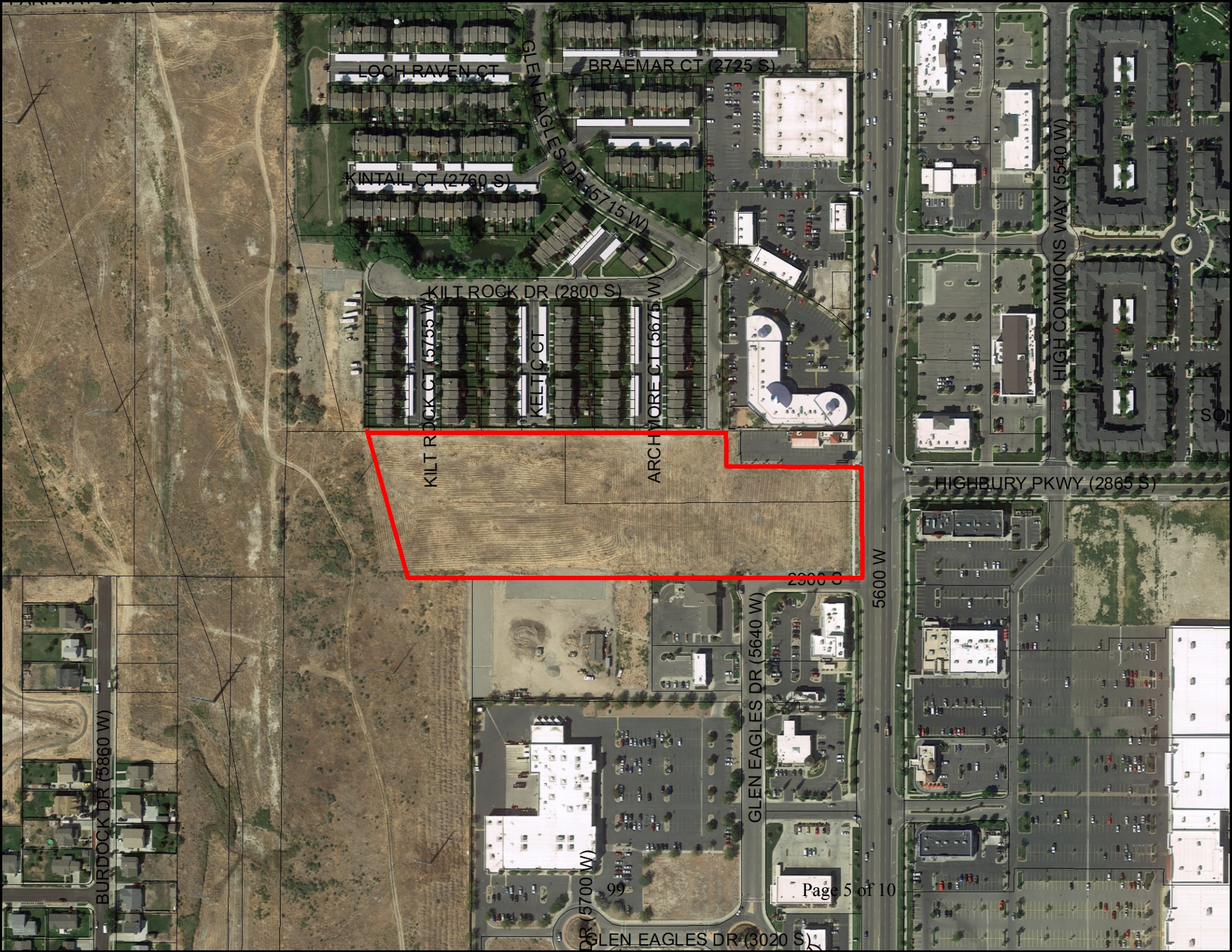
Discussion: Steve Lehman presented the application. Steve explained the purpose of this application is to divide the two properties creating two lots. Further subdivision review would be needed when the town home project is submitted. Steve Lovell, council for the applicant, stated he was on the meeting to answer any questions.

Motion: Commissioner Fuller motioned to approve SMI-8-2020

Commissioner Lovato seconded the motion.

Commissioner Wood	Yes
Commissioner Winters	Yes
Commissioner Lovato	Yes
Commissioner Fuller	Yes
Commissioner McEwen	Yes
Commissioner Woodruff	Yes
Chair Meaders	Yes

Unanimous– SMI-8-2020– Approved


LOCH RAVEN CT
GLEN EAGLES DR (5715 W)
BRAEMAR CT (2725 S)
KINTAIL CT (2760 S)
KILT ROCK DR (2800 S)
KILT ROCK CT (5755 W)
KELTIC CT
ARCHMORE CT (5675 W)
HIGH COMMONS WAY (5540 W)
HIGHBURY PKWY (2865 S)
5600 W
GLEN EAGLES DR (5640 W)
BURDOCK DR (5860 W)
GLEN EAGLES DR (3020 S)


KILT ROCK CT (5755 W)
KILT ROCK DR (2800 S)
KELTIC CT
ARCHMORE CT (5675 W)
100
ES DR (5640 W)
2900 S
5600 W


WASH


CAR WAS

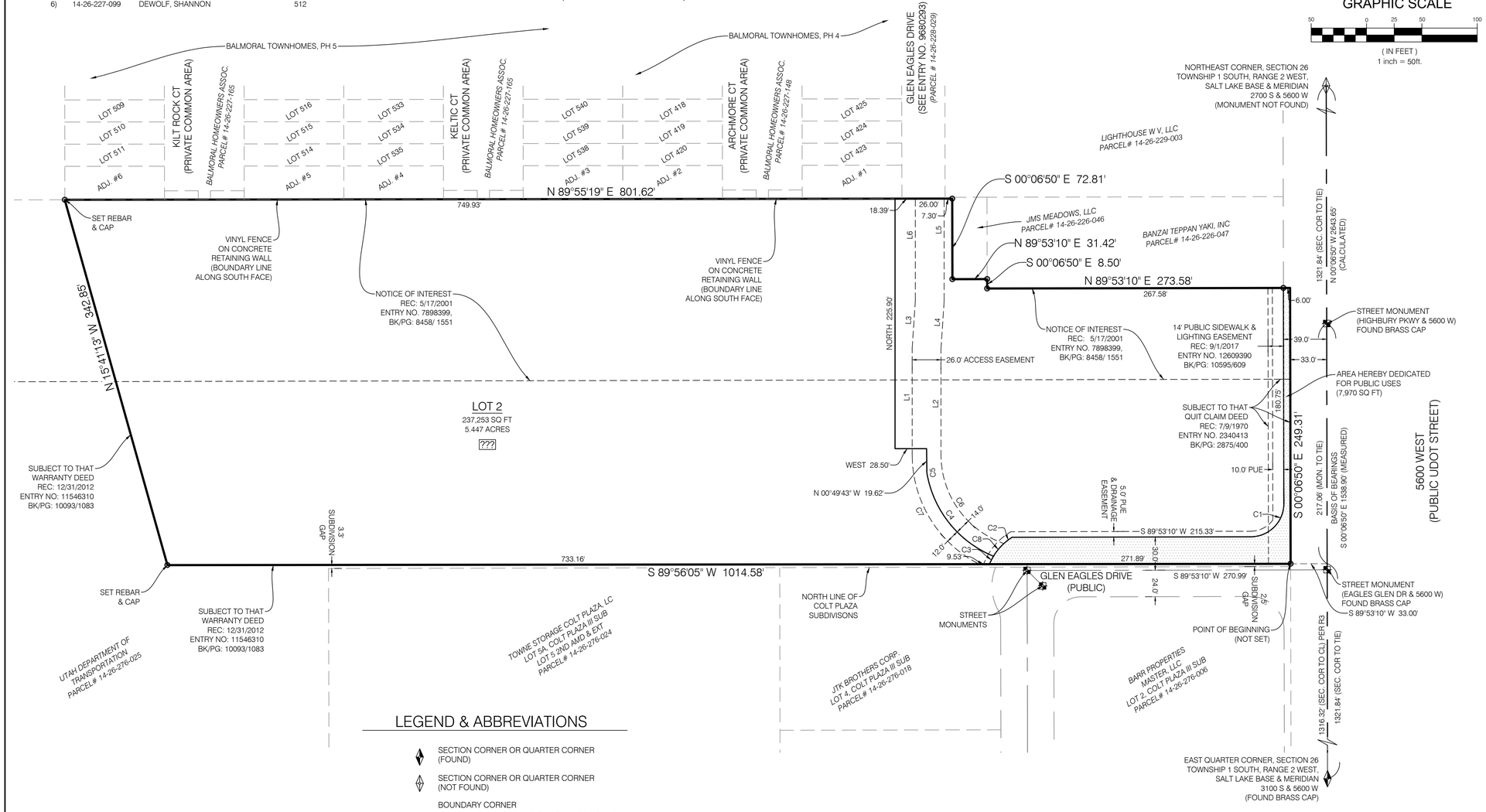

verizon
NO
TRESPASSING
OR
DUMPING
VIOLATORS WILL BE FINED

HOTEL 5600 SUBDIVISION

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

ADJOINING PARCELS LIST:

	PARCEL NO.	OWNER	LOT
1)	14-26-227-160	FULLER, JAMES & SHANNON; JT	422
2)	14-26-227-147	KLEMAS, KEITH & STACIA; JT	421
3)	14-26-227-135	CLUFF, KEATON & JOHNSON, VERONICA	537
4)	14-26-227-123	HUMPHREY, ANGELA	536
5)	14-26-227-111	LEWIS, SCOTT	513
6)	14-26-227-099	DEWOLF, SHANNON	512



NORTH

GRAPHIC SCALE

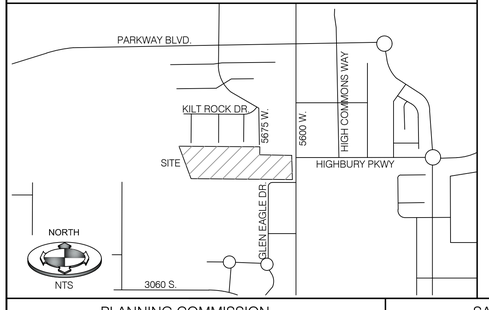
50 0 25 50 100

(IN FEET)
1 inch = 50ft.

LEGEND & ABBREVIATIONS

- SECTION CORNER OR QUARTER CORNER (FOUND)
- SECTION CORNER OR QUARTER CORNER (NOT FOUND)
- BOUNDARY CORNER (SET 5/8" x 24" REBAR AND CAP OR PLAT NOTED)
- OFFSET PINS TO BE SET IN TOP BACKS OF CURB AND SET 5/#8 x 24" REBAR AND CAP TO BE SET ALL REAR LOT CORNERS
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY
- STREET CENTERLINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- SETBACK
- AREA DEDICATED TO UTAH DEPARTMENT OF TRANSPORTATION

VICINITY MAP



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 00°00'00" E	96.57'
L2	S 00°00'00" E	95.70'
L3	S 03°50'49" W	43.07'
L4	S 03°50'49" W	43.07'
L5	N 00°00'00" E	92.84'
L6	N 00°00'00" E	91.97'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	47.12'	30.00'	90°00'00"	S 44°53'10" W	42.43'
C3	8.02'	52.00'	8°50'05"	S 26°47'43" W	8.01'
C4	98.67'	99.00'	57°06'19"	S 39°13'47" E	94.64'
C5	4.30'	25.00'	9°50'55"	S 05°45'10" E	4.29'
C6	104.92'	85.00'	70°43'15"	S 35°21'37" E	98.38'
C7	121.85'	111.00'	62°53'47"	S 31°26'54" E	115.82'

PROPERTY ADDRESS:
2880 S 5600 W
WEST VALLEY CITY, UT

DEVELOPER:
HOTEL 5600, LLC
RON WITZEL

PHONE: 801-860-9644
RON@RDWITZELCONSTRUCTION.COM

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED UNDER THE 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, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

HOTEL 5600 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND PART OF ADDISON PARK RECORDED SEPTEMBER 22, 1892 AS ENTRY NO. 58511, IN BOOK D, AT PAGE 5, AT THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°06'50" EAST 1321.84 FEET ALONG THE SECTION LINE AND SOUTH 89°53'10" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 26, SAID POINT ALSO BEING SOUTH 00°06'50" EAST 217.06 FEET ALONG THE SECTION LINE AND SOUTH 89°53'10" WEST 33.00 FEET FROM THE STREET MONUMENT LOCATED AT HIGHBURY PARKWAY AND 5600 WEST; AND RUNNING THENCE SOUTH 89°56'05" WEST 1014.58 FEET TO THE EASTERLY LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION PROPERTY (ENTRY NO. 11546310); THENCE NORTH 15°41'13" WEST 342.85 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF BALMORAL TOWNHOMES PHASES 4 AND 5; THENCE NORTH 89°55'19" EAST 801.62 FEET ALONG SAID SOUTHERLY LINE TO THE AS-SURVEYED WESTERLY LINE OF LOT 36, BLOCK 4, ADDISON PARK; THENCE SOUTH 00°06'50" EAST 72.81 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 89°53'10" EAST 31.42 FEET; THENCE SOUTH 00°06'50" EAST 8.50 FEET; THENCE THENCE NORTH 89°53'10" EAST 273.58 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 5600 WEST; THENCE SOUTH 00°06'50" EAST 249.31 FEET TO THE POINT OF BEGINNING.

CONTAINS 328,151 SQ FT OR 7.533 ACRES, MORE OR LESS

2 LOTS

PROFESSIONAL LAND SURVEYOR 9/14/2020 7240531 BRIAN A. LINAM STATE OF UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS, TOGETHER WITH EASEMENTS, TO BE HEREAFTER KNOWN AS THE

HOTEL 5600 SUBDIVISION

AND DO HEREBY DEDICATE AND 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. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.IN WITNESS WHEREBY _____ HAVE HEREUNTO SET _____THIS _____DAY OF_____, A.D. 20___.

THE LEONARD K.M. FONG CHARITABLE REMAINDER ANNUITY TRUST U/A/D OCTOBER 1, 2009

BY (PRINT NAME): _____

TITLE: _____

THE LEONARD K.M. FONG CHARITABLE REVOCABLE LIVING TRUST U/A/D NOVEMBER 9, 1989

BY (PRINT NAME): _____

TITLE: _____

TRUSTEE ACKNOWLEDGEMENT

STATE OF _____ } S.S.
County of _____

ON THE _____ DAY OF _____, A.D. 20____, LEONARD K.M. FONG, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF _____ IN SAID STATE OF UTAH, HE, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE TRUSTEE OF "THE LEONARD K.M. FONG CHARITABLE REMAINDER ANNUITY TRUST U/A/D OCTOBER 1, 2009" AND ALSO THE TRUSTEE OF "THE LEONARD K.M. FONG CHARITABLE REVOCABLE LIVING TRUST U/A/D NOVEMBER 9, 1989", AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: _____

_____
NOTARY PUBLIC (PRINT NAME)

MY COMMISSION EXPIRES: _____

_____
(SIGNED) A NOTARY PUBLIC COMMISSIONED IN _____

HOTEL 5600 SUBDIVISION

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

SHEET 1 OF 1

PLANNING COMMISSION

APPROVED THIS_____DAY OF_____, A.D. 20____
BY THE WEST VALLEY CITY PLANNING COMMISSION.

CHAIRMAN, WEST VALLEY CITY PLANNING COMM.

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS _____DAY OF_____, A.D. 20___

DIRECTOR, SALT LAKE VALLEY HEALTH DEPT.

GRANGER HUNTER IMPROVEMENT DISTRICT

APPROVED AS TO FORM THIS _____ DAY OF_____, A.D. 20____

DISTRICT ENGINEER

ENGINEER'S CERTIFICATE

ROS #2019-07-0473

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

DATE

CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____

WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL

PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS_____DAY OF_____, A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER

WEST VALLEY CITY MANAGER

RECORDED

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

DATE_____TIME_____BOOK_____PAGE_____

FEE $

SALT LAKE COUNTY RECORDER

1903043.dwg

Item:
Fiscal Impact: N/A
Funding Source: N/A
Account No: N/A

Budget Opening Required: ☐

Issue:

Acceptance of a Warranty Deed.

Synopsis:

Kelez Cottonwood Heights, LLC, a Utah limited liability company has signed a Warranty Deed for additional right-of-way on the SR-201 North Frontage Road.

Background:

The Kelez Cottonwood Heights, LLC parcel located at 6644 W. SR-201North Frontage Road (14-22-200-031) is the site of RWK 201 project. As a condition of approval for the project additional right-of-way and improvements were required along the north side of the SR-201 North Frontage Road (southerly portion of subject property).

Recommendation:

Accept Warranty Deed. Authorize City Recorder to record said Warranty Deed for and in behalf of West Valley City.

Submitted By:

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

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ACCEPT A WARRANTY DEED FROM KELEZ COTTONWOOD HEIGHTS, LLC.

WHEREAS, Kelez Cottonwood Heights, LLC ("Kelez") is developing a property on the north frontage road of SR-201 (herein "Project"); and

WHEREAS, in order to complete the Project in compliance with applicable ordinances, Kelez is required to convey certain property to the City; and

WHEREAS, a warranty deed (the "Deed") has been prepared for the City's acceptance; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to authorize the acceptance of the Deed;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Deed is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to accept, and the City Recorder is authorized to record, the Deed for and on behalf of West Valley City.

PASSED, APPROVED and **MADE EFFECTIVE** this _____day of _____ _____, 2020.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

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

Space above for County Recorder's use

Portion of PARCEL I.D. #**14-22-200-031**

WARRANTY DEED

Kelez Cottonwood Heights, LLC, a Utah limited liability company, GRANTOR, hereby conveys and warrants to WEST VALLEY CITY, a municipal corporation of the State of Utah, located at 3600 Constitution Blvd., West Valley City, Utah 84119, GRANTEE, for the sum of $10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a strip of land in fee, located at **6644 W. SR-201 North Frontage Road**, in West Valley City, Salt Lake County, State of Utah. The boundaries of said parcel of land conveyed by this Warranty Deed are described as follows:

See Attached EXHIBITS "A" and "B"

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

WITNESSED the hand of said GRANTOR this 15th day of September, 2020.

GRANTOR
Kelez Cottonwood Heights, LLC, a Utah limited liability company

_____
Robert W. Kelez, Manager

State of Utah)
:ss
County of Salt Lake)

On this 15th day of September, 2020, personally appeared before me **Robert W. Kelez**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the **Manager** of **Kelez Cottonwood Heights, LLC, a Utah limited liability company**, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

MICHELLE LIECHTY
Notary Public State of Utah
My Commission Expires on:
July 17, 2024
Comm. Number: 713030

_____
Notary Public

EXHIBIT "A"

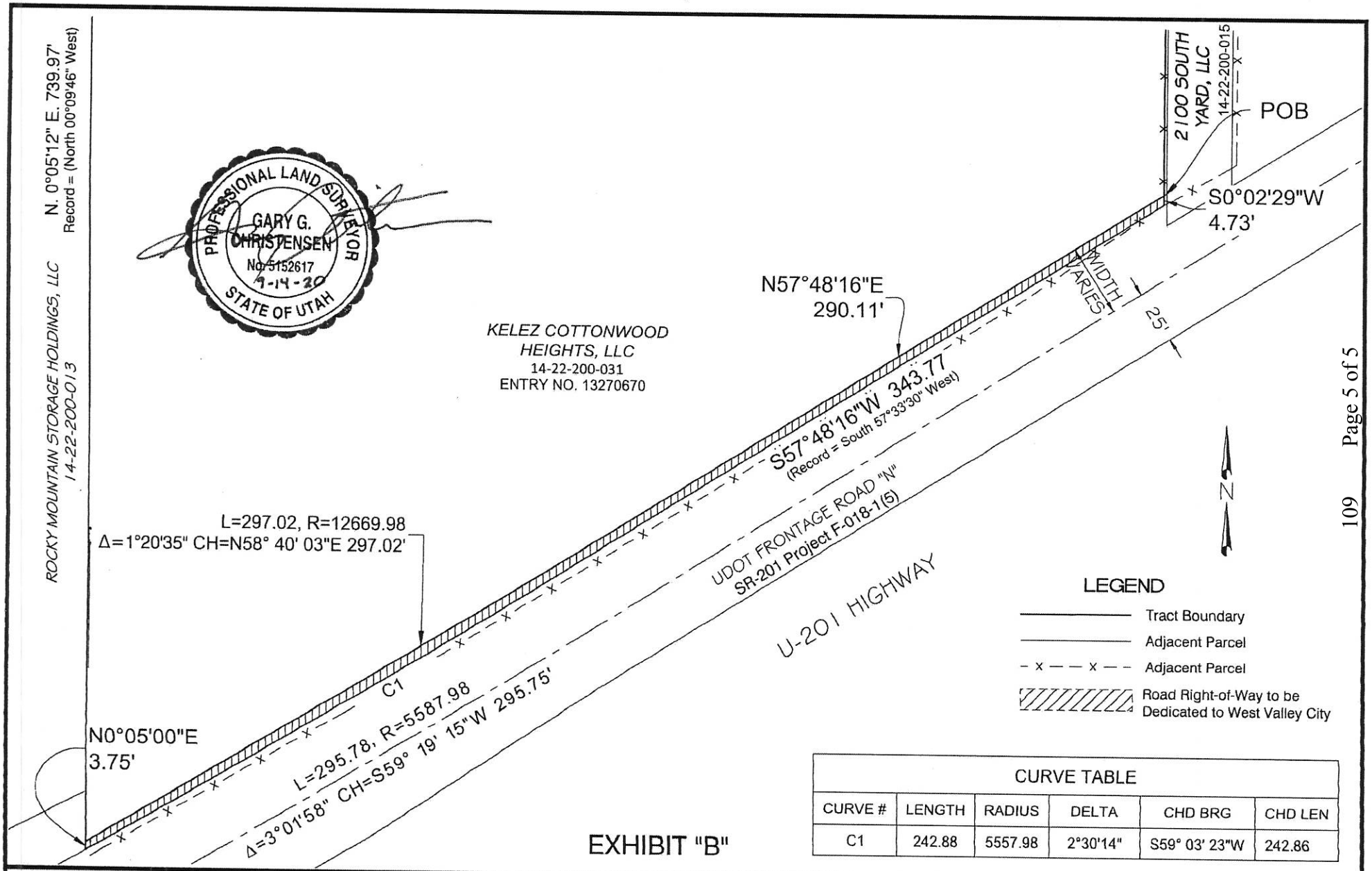
A parcel of land being a part of an Overall Parcel described in that Special Warranty Deed recorded May 15, 2020 as Entry No. 13270670 in Book 10944, at Page 2172 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northeast Quarter of Section 22, Township 1 South, Range 2 West, Salt Lake Base and Meridian. Said parcel of land is described as follows:

Beginning at the intersection of the southeast corner of said Overall Parcel and the northwesterly Utah Department of Transportation (UDOT) right-of-way line of Frontage Road "N" of SR-201 Project F-018-1(5) as shown on that certain Record of Survey filed as S2004-08-0511 in the Office of the Salt Lake County Surveyor, which is 1324.30 feet S. 89°59'10" E. along the northerly line of said Section 22 and 1431.44 feet South from the North Quarter Corner of said Section 22; thence southwesterly along said right-of-way line the following two (2) courses: 1) S. 57°48'16" W. (Record = S. 57°33'30" W.) 343.77 feet to a point of tangency with a 5557.98 – foot radius curve to the right, concave northwesterly; 2) southwesterly 242.88 feet along the arc of said curve, through a central angle of 02°30'14" (Chord bears S. 59°03'23" W. 242.86 feet) to the southwest corner of said Overall Parcel; thence N. 0°05'00" E. 3.75 feet along the west line of said Overall Parcel to a point on a non-tangent curve with a 12669.98- foot radius curve to the left, concave northeasterly thence easterly 297.02 feet along arc of said curve (chord bears N. 58°40'03" E. 297.02 feet); thence N. 57°48'16" E. 290.11 feet to the easterly boundary line of said Overall Parcel; thence S. 00°02'29" W. (Record = S. 00°12'17" E.) 4.73 feet along said easterly boundary line to the **Point of Beginning**.

The above described parcel of land contains 2420 sq. ft. in area or 0.06 acres, more or less.

EXHIBIT "B" By this reference, made a part hereof.

BASIS OF BEARING S. 89°32'53" E. along the Section line between the Southwest Corner and the South Quarter Corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	242.88	5557.98	2°30'14"	S59° 03' 23"W	242.86

EXHIBIT "B"

PREPARED BY:
CIR | CIVIL ENGINEERING + SURVEYING
3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119

Kelez Cottonwood Heights, LLC

Right of Way Strip

Assesor Parcel No:
14-22-200-031

Part of the NE 1/4 of Section 22
Township 1 South, Range 2 West, S.L.B.&M.

0 60 120
Scale in Feet
1"=60'

July 31, 2020

Fiscal Impact:	$400.00
Funding Source:	Class C Roads
Account #:	45-9610-40750-75256
Budget Opening Required:	No

ISSUE:

Authorization and acceptance of a Right-of-way Purchase Agreement, Quit Claim Deed and a Grant of Temporary Construction Easement.

SYNOPSIS:

RU Pool 2 LLC, a Delaware limited company has signed a Right-of-way Purchase Agreement, Quit Claim Deed and a Grant of Temporary Construction Easement for property located at 2784 West 3835 South (15-33-327-004).

BACKGROUND:

The RU Pool 2 LLC property is one of several properties affected by the required removal and replacement of pedestrian ramps to meet current ADA standards as part of the 2020 Asphalt Overlay Project. As part of this project several City streets will be overlaid full width. Any existing ADA ramps which do not comply with the current standards and regulations must be removed and replaced.

The Quit Claim Deed and the Grant of Temporary Construction Easement will facilitate construction of the project. Compensation in the amount of $400.00 was negotiated based upon the appraisal reports prepared for neighboring properties by Integra Realty Resources.

RECOMMENDATION:

Approve and accept Quit Claim Deed and Grant of Temporary Construction Easement. Authorize the Mayor to execute the Right-of-way Purchase Agreement and the Grant of Temporary Construction Easement for and in behalf of West Valley City. Authorize City Recorder to record said Quit Claim Deed and Grant of Temporary Construction Easement for and in behalf of West Valley City.

SUBMITTED BY:

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

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A QUITCLAIM DEED AND TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM RU POOL 2, LLC FOR PROPERTY LOCATED AT 2784 WEST 3835 SOUTH.

WHEREAS, RU Pool 2, LLC (herein "Owner") has entered into a Right of Way Purchase Agreement for property located at 2784 West 3835 South that is affected by the 2020 Asphalt Overlay Project (herein "Project"); and

WHEREAS, Owner has also signed a Quitclaim Deed and a Temporary Construction Easement (the "Documents"), as required for the Project; and

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

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

1. That the above-referenced document entitled "West Valley City Right of Way Purchase Agreement" is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Agreement, and any other documents necessary to complete the transaction, for and on behalf of West Valley City, subject to final approval of the documents by the City Manager and the City Attorney's Office.

2. The Mayor is hereby authorized to accept, and the City Recorder is authorized to record, the Documents for and on behalf of West Valley City.

PASSED, APPROVED and **MADE EFFECTIVE** this _____day of _____ _____, 2020.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY
RIGHT-OF-WAY PURCHASE AGREEMENT

On this ___ day of _____, 2020, RU Pool 2 LLC, a Delaware limited liability company ("Grantor"), hereby agrees to sell to West Valley City ("the City"), 3600 Constitution Blvd., West Valley City, Utah 84119, by quitclaim deed, a tract of land for right-of-way purposes.

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

1. The Property shall be conveyed by Quitclaim Deed in the form and for the property described in Exhibit A. City represents to Grantor that City has inspected the Property prior to the closing date and has found the Property to be satisfactory for all purposes hereunder and has accepted the Property in its "AS IS", "WHERE IS" condition, subject to all legal requirements, any state of facts which an accurate survey or physical inspection of the Property might show, without warranties, either express or implied, "with all faults", including but not limited to both latent and patent defects, and the existence of hazardous materials, if any. This Agreement and the use of the Property is subject and subordinate to any and all encumbrances, easements, rights and rights-of-way now existing or hereafter granted with respect to the Property, whether or not a matter of record and whether or not apparent.

2. GRANTOR shall also deliver a Temporary Construction Easement (the "Easement") in the form and for the property described in Exhibit B.

3. The City shall pay Four Hundred Dollars ($400.00) for the Property and Easement. This amount constitutes fair market value and is the entire payment for all land, improvements, structures, severance, remainder or proximity damages, relocation costs, and any and all known or potential damages, costs, or value that may be related to the Property or the Easement. Closing shall occur within sixty days of the execution of this Agreement.

4. Intentionally deleted.

5. This Agreement embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the Property and Easement. The performance of this Agreement constitutes the entire consideration for the grant of the Property and Easement and shall relieve the City of all further obligations or claims on that account or on account of the location, grade, and construction of the proposed improvements.

6. Closing costs shall be paid by the City.

7. GRANTOR agrees to pay any and all taxes assessed against the Property up to the date of closing; however, if for any reason the Salt Lake County Treasurer determines there are still taxes due on the property, it is the responsibility of the GRANTOR to pay all taxes assessed against the Property up to the date of closing. The provisions of this Section 7 shall survive the termination of this Agreement and the closing of this transaction.

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

(signatures follow)

GRANTOR

RU POOL 2 LLC, a Delaware limited liability company

By: RESTORE UTAH GP SFR LLC, a Utah limited liability company
Its: Manager

By: _____
Print Name: James Schulte
Title: Sole Member and Manager

GRANTEE

WEST VALLEY CITY

_____
Mayor

ATTEST:

_____
CITY RECORDER

EXHIBIT A
QUITCLAIM DEED

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

Space above for County Recorder's use

Portion of PARCEL I.D. #**15-33-327-004**

QUITCLAIM DEED

RU Pool 2 LLC, a Delaware limited liability company, GRANTOR, hereby quitclaims to WEST VALLEY CITY, a municipal corporation of the State of Utah, located at 3600 Constitution Blvd., West Valley City, Utah 84119, GRANTEE, for the sum of $10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a parcel of land in fee, located at **2784 West 3835 South**, in West Valley City, Salt Lake County, State of Utah. The boundaries of said parcel of land conveyed by this Warranty Deed are described as follows:

A parcel of land in fee, being part of an entire tract of property located in the Southwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are more particularly described as follows:

Beginning at a point South 65.00 feet from the Northwest Corner of Lot 41, Rolling Meadows No. 1 Amended, according to the official plat thereof as recorded in Book V at Page 61 in the office of the Salt Lake County Recorder, and running thence North 11.00 feet along the west line of said lot; thence 17.28 feet along a curve to the left having a radius of 11.00 feet, chord bears South 45°00'00" East 15.56 feet; thence West 11.00 feet along the northerly line of 3835 South Street to the POINT OF BEGINNING. Containing 26 square feet, more or less.

WITNESSED the hands of said GRANTOR this 28 day of August, 2020.

GRANTOR:

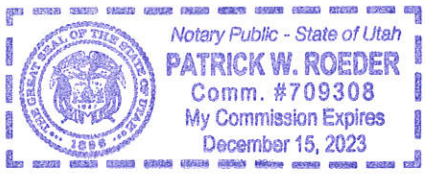
RU POOL 2 LLC, a Delaware limited liability company

By: RESTORE UTAH GP SFR LLC, a Utah limited liability company
Its: Manager

By: _____
Print Name: James Schulte
Title: Sole Member and Manager

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this 28 day of August, 2020, personally appeared before me James Schulte whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Sole Member and Manager, of the RESTORE UTAH GP SFR LLC, a Utah limited liability company, who is the Manager of RU POOL 2 LLC, a Delaware limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.



Notary Public

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT

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: # **15-33-327-004**

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **RU Pool 2 LLC, a Delaware limited liability company**, GRANTOR, hereby grants to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 South Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **2784 West 3835 South**, for construction and replacement of improvements, said easement being described as follows:

> A Temporary Construction Easement, being part of an entire tract of property located in the Southwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah. The boundaries of said easement are more particularly described as follows:
>
> Beginning at a point South 54.00 feet from the Northwest Corner of Lot 41, Rolling Meadows No. 1 Amended, according to the official plat thereof as recorded in Book V at Page 61 in the office of the Salt Lake County Recorder, and running thence North 1.00 foot along the west line of said lot; thence South 45°00'00" East 16.97 feet; thence West 1.00 foot along the northerly line of 3835 South Street; thence 17.28 feet along a curve to the right having a radius of 11.00 feet, chord bears North 45°00'00" West 15.56 feet to the POINT OF BEGINNING. Encompassing 46 square feet, more or less.

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

Grantee will promptly repair any damage to Grantor's property and improvements located thereon caused by Grantee and/or Grantee's contractor, and will restore Grantor's property and the improvements thereon to a substantially similar condition as they existed prior to any entry onto or work performed on Grantor's property by Grantee and Grantee's contractor.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for six (6) months, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

[SIGNATURE PAGES FOLLOW]

WITNESSED the hands of said GRANTOR this 28 day of August, 2020.

GRANTOR:

RU POOL 2 LLC, a Delaware limited liability company

By: RESTORE UTAH GP SFR LLC, a Utah limited liability company
Its: Manager

By: _____
Print Name: James Schulte
Title: Sole Member and Manager

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

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Notary Public - State of Utah
PATRICK W. ROEDER
Comm. #709308
My Commission Expires
December 15, 2023

_____
Notary Public

AGREED and ACCEPTED this ___ day of _____, 2020 by:

GRANTEE:

WEST VALLEY CITY, a Municipal
Corporation, of the State of Utah

By: _____
Print Name: _____
Title: _____

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this ___ day of _____, 2020, personally appeared before me _____ whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the _____ of WEST VALLEY CITY, a Municipal Corporation, of the State of Utah.

_____
Notary Public

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

Space above for County Recorder's use

Portion of PARCEL I.D. #**15-33-327-004**

QUITCLAIM DEED

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RU POOL 2 LLC, a Delaware limited liability company

By: RESTORE UTAH GP SFR LLC, a Utah limited liability company
Its: Manager

By: _____
Print Name: James Schulte
Title: Sole Member and Manager

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

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Notary Public - State of Utah
PATRICK W. ROEDER
Comm. #709308
My Commission Expires
December 15, 2023

Notary Public

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: # **15-33-327-004**

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

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GRANTOR:

RU POOL 2 LLC, a Delaware limited liability company

By: RESTORE UTAH GP SFR LLC, a Utah limited liability company
Its: Manager

By: _____
Print Name: James Schulte
Title: Sole Member and Manager

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

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Notary Public - State of Utah
PATRICK W. ROEDER
Comm. #709308
My Commission Expires
December 15, 2023

_____
Notary Public

AGREED and ACCEPTED this ___ day of _____, 2020 by:

GRANTEE:

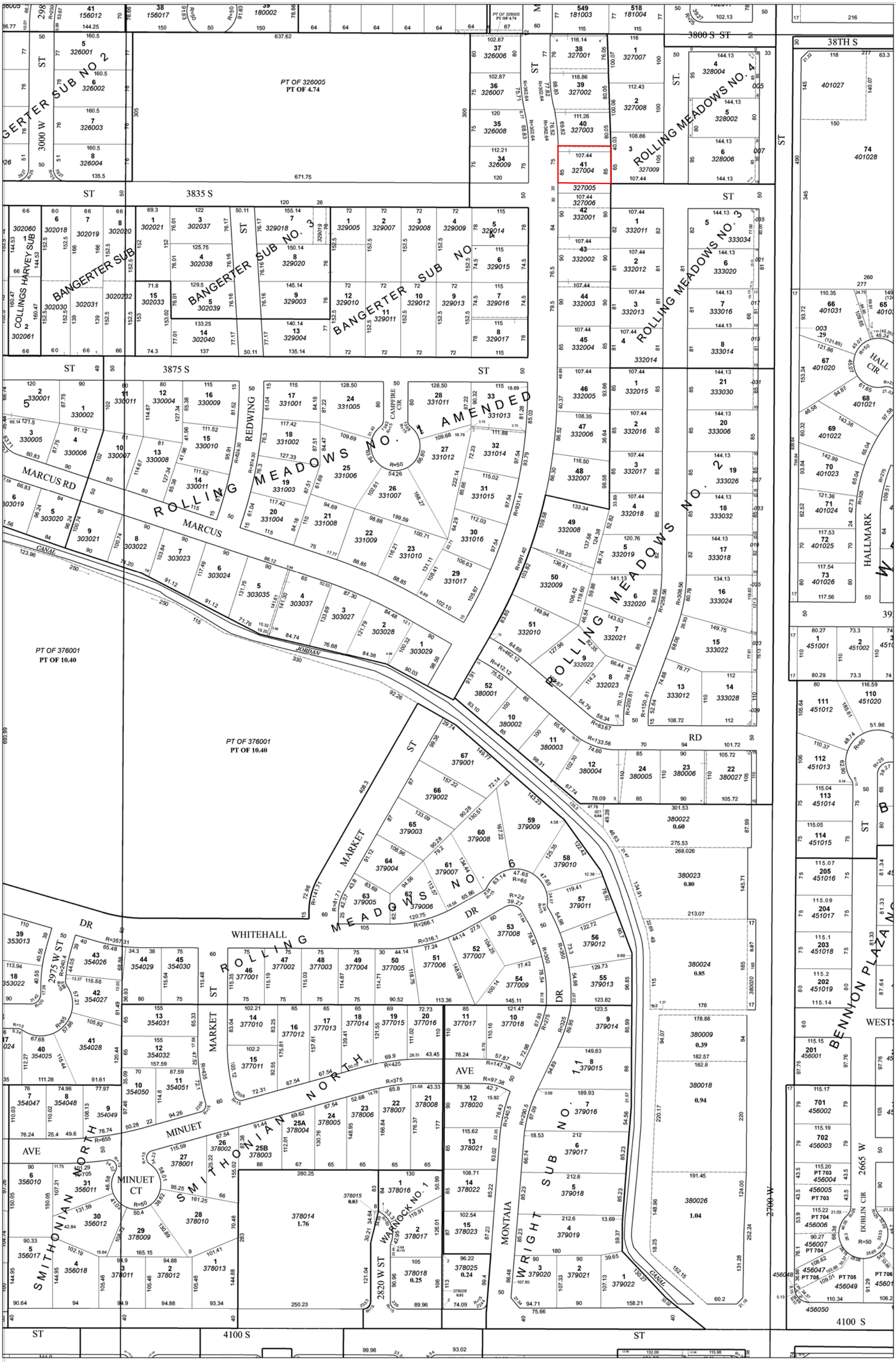
WEST VALLEY CITY, a Municipal
Corporation, of the State of Utah

By: _____
Print Name: _____
Title: _____

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this ___ day of _____, 2020, personally appeared before me _____ whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the _____ of WEST VALLEY CITY, a Municipal Corporation, of the State of Utah.

_____
Notary Public



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.

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

N W E S

E 1/2 SW 1/4 Sec 33 T1S R1W

SALT LAKE COUNTY, UTAH

5/10/2019

Scale 1"=100'

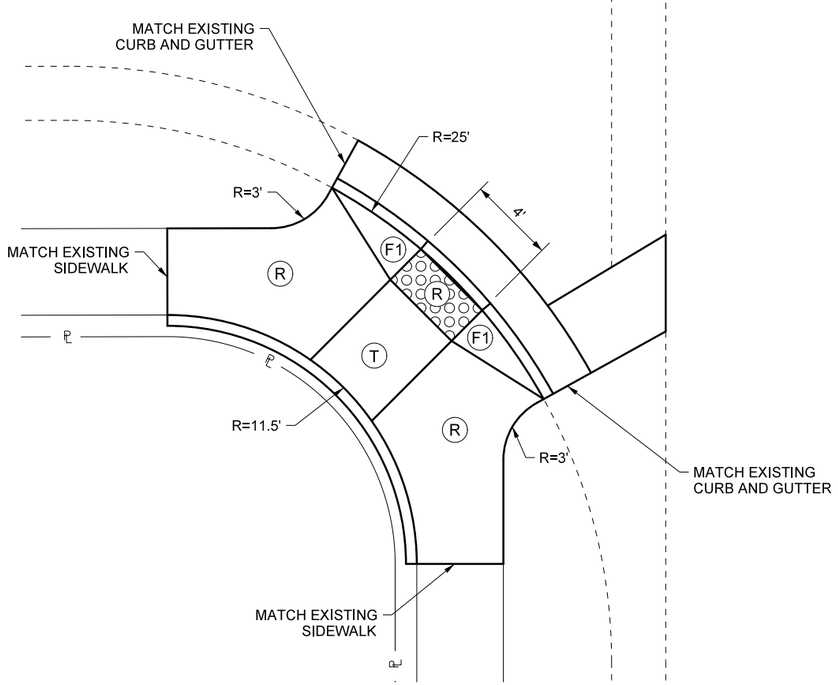
0 100' 200' Feet

Area 125

Section

Page

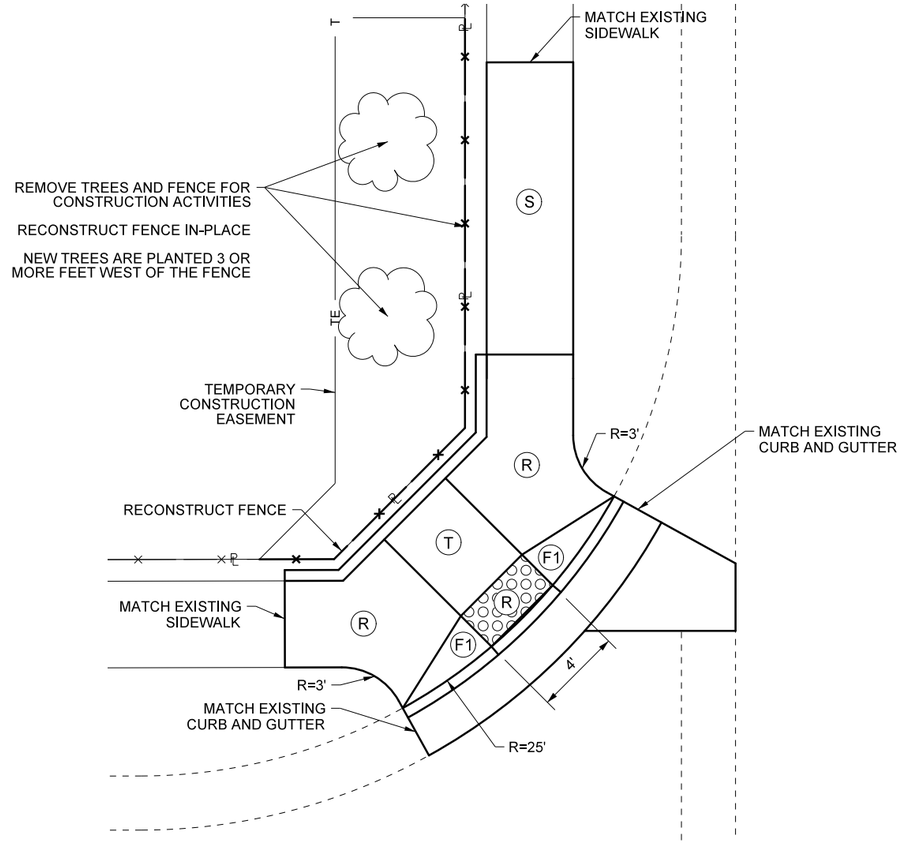
15-33-32



COMBINATION (APEX) RAMP NO. 1

NTS

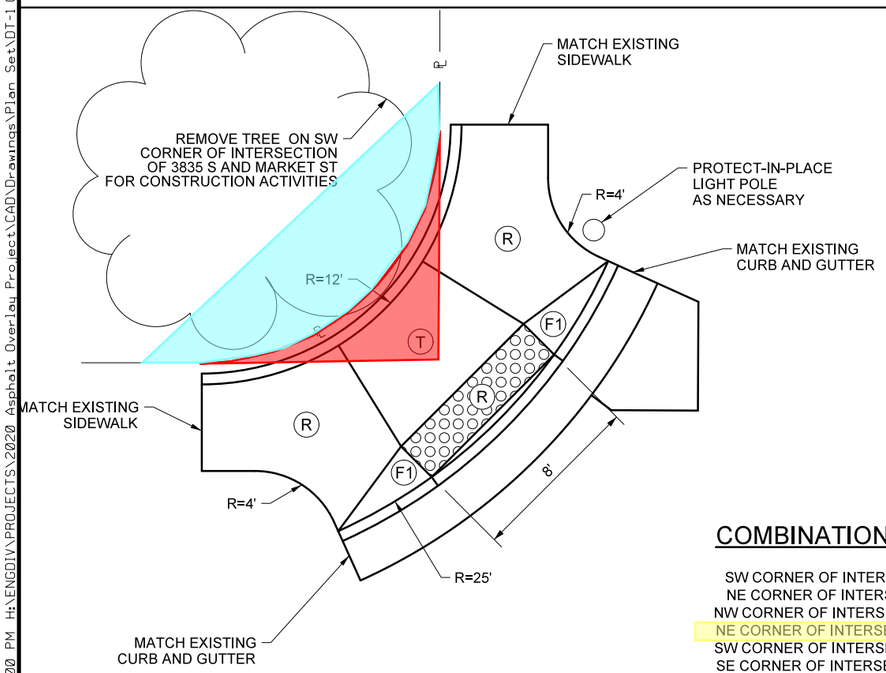
S CORNER OF INTERSECTION BEAVER CIRCLE & BEAVER ST



COMBINATION (APEX) RAMP NO. 2

NTS

N CORNER OF INTERSECTION BEAVER CIRCLE & BEAVER ST



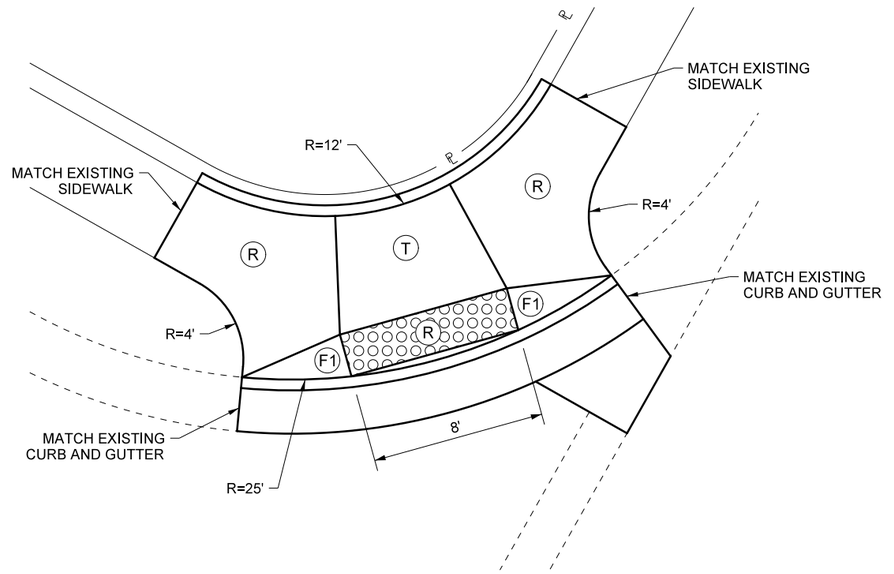
COMBINATION (APEX) RAMP NO. 3

NTS

SW CORNER OF INTERSECTION MARKET & MARCUS RD
NE CORNER OF INTERSECTION MARKET & MARCUS RD
NW CORNER OF INTERSECTION 3835 SOUTH & MARKET ST
NE CORNER OF INTERSECTION 3835 SOUTH & MARKET ST
SW CORNER OF INTERSECTION 3835 SOUTH & MARKET ST
SE CORNER OF INTERSECTION 3835 SOUTH & MARKET ST
SW CORNER OF INTERSECTION 3875 SOUTH & REDWING ST
SE CORNER OF INTERSECTION 3875 SOUTH & REDWING ST
NE CORNER OF INTERSECTION 3835 SOUTH & LEE MAUR ST
SW CORNER OF INTERSECTION 3835 SOUTH & LEE MAUR ST

NOTES

1. AS NECESSARY, SIGNS ARE RELOCATED OUTSIDE OF PEDESTRIAN ACCESS RAMPS AND SIDEWALK.



COMBINATION (APEX) RAMP NO. 4

NTS

NW CORNER OF INTERSECTION MARCUS RD & MARKET ST

NO.	BY	DATE	REMARKS
			REVISIONS

DESIGN __ CHECK __

DRAWN __ CHECK __

WEST VALLEY CITY PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
3600 CONSTITUTION BOULEVARD
WEST VALLEY CITY, UTAH 84119-3720

PROFESSIONAL ENGINEER

DESIGN

DATE

2020 ASPHALT OVERLAY PROJECT

SCHEDULE NO. 1, 2, 4, 8

DETAIL

PROJECT NUMBER WVC ENG CCR-453

SHEET NO. DT-1

1/16/2020 1:38:00 PM H:\ENGDIV\PROJECTS\2020 Asphalt Overlay Project\CADD-Drawings\Plan Set\DT-1 CCR-453.dgn

September 16, 2020

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.

September 2020

September 21-25, 2020 *Monday-Friday*	ULCT Virtual Conference
September 22, 2020 *Tuesday*	Peachwood Park Playground Ribbon Cutting; 4:30 PM- Virtual OR in person
September 26, 2020 *Saturday*	My Hometown Drive-Thru Health & Resource Fair, 9 AM- 12 PM; My Hometown Community Center, 2855 West 2835 South
September 29, 2020 *Tuesday*	No Council Meetings- 5th Tuesday

October 2020

October 1, 2020 *Thursday*	Arsenic and Old Lace (10/1-10/26 on Mondays, Thursdays, Fridays and Saturdays); Harman Theatre, 3333 S Decker Lake Drive

October 1, 2020 *Thursday*	Drive-Thru Safety & Health Fair, 5:30 – 8 PM; Vacant America First Site, 2788 West 3650 South
October 2, 2020 *Friday*	WVCFFC Member VIP Night (Free for members), 6-9 PM; WVCFFC, 5415 W 3100 S
October 7, 2020 *Wednesday*	Bert Kreischer, 7 PM; Maverik Center, 3200 Decker Lake Drive
October 8, 2020 *Thursday*	The Nerve Chiropractic and Wellness Ribbon Cutting and Grand Opening Party, 4-7 PM; 2731 South 5600 West
October 14, 2020 *Wednesday*	Chat with the Chief, 6 PM; Facebook Live
October 19, 2020 *Monday*	Drive-Thru Senior Safety & Health Fair, 9-11 AM; WFCFFC, 5415 West 3100 South
October 22, 2020 *Thursday*	Day of the Dead Art and Alter Exhibit (10/22-11/2); UCCC, 1355 W 3100 S
October 22, 2020 *Thursday*	Day of the Dead Photography Exhibit (10/22-11/2); UCCC Celebration Gallery, 1355 W 3100 S
October 22, 2020 *Thursday*	Day of the Dead in Utah Exhibit (10/22-11/2); UCCC Plaza Gallery
October 22, 2020 *Thursday*	Day of the Dead Market Exhibition (10/22-11/2); UCCC Crescent Gallery
October 22, 2020 *Thursday*	Drive-Thru Family Safety & Health Fair, 4:30-6:30 PM; WVCFFC, 5415 West 3100 South
October 24, 2020 *Saturday*	Day of the Dead Celebration; UCCC, 1355 W 3100 S
October 24, 2020 *Saturday*	Free Halloween Safety Festival, 11 AM – 12 PM; Virtual
Oct 28- Nov 2, 2020	General Election, West Valley City Hall- Early Polling Location

October 31, 2020 *Saturday*	WVCFFC Hours are 5:30 AM – 6 PM (Pools close at 5 PM)

November 2020

November 3, 2020 *Tuesday*	General Election, West Valley City Hall- Polling Location
November 11, 2020 *Wednesday*	Veteran's Day – City Offices Closed
November 11, 2020 *Wednesday*	WVC Veteran's Day Event, 6 PM; UCCC, 1355 W 3100 S
November 11, 2020 *Wednesday*	Chat with the Chief, 6 PM; Facebook Live
November 16, 2020 *Monday*	Winter Scenes and Holiday Dreams (11/16-12/31); UCCC, 1355 W 3500 S
November 18, 2020 *Wednesday*	Winter Market Exhibition (11/18-12/31); UCCC, 1355 W 3100 S
November 21, 2020 *Saturday*	WVCFFC Ugly Sweater 5K Fun Run, 9 AM; Virtual
November 26, 2020 *Thursday*	Thanksgiving – City Offices Closed
November 26, 2020 *Thursday*	WVCFFC Hours are 7 AM – 12 PM (Pools close at 11 AM)
November 27, 2020 *Friday*	Trees of Diversity Exhibit (11/27-12/31); UCCC, 1355 W 3100 S

December 2020

December 6, 2020 *Sunday*	Jeff Dunham, 3 PM; Maverik Center, 3200 Decker Lake Drive

December 7, 2020 *Monday*	Winter Concert Series – Beehive Statesmen; UCCC, 1355 W 3100 S
December 7, 2020 *Monday*	WVCFFC Christmas Tree Lighting and Walk with Santa, 6:30 PM; WVCFFC, 5415 W 3100 S
December 12, 2020 *Saturday*	Breakfast with Santa; WVCFFC, 5415 W 3100 S
December 14, 2020 *Monday*	Winter Concert Series – West Valley Symphony of Utah; UCCC, 1355 W 3100 S
December 21, 2020 *Monday*	Winter Concert Series – Bonnie Harris and the Valley Jazz; UCCC, 1355 W 3100 S
December 24, 2020 *Thursday*	Christmas Eve – City Offices Closed
December 25, 2020 *Friday*	Christmas Day – City Offices Closed

May 2021

May 9, 2021 *Sunday*	Mother's Day Brunch, 10 AM to 1 PM; Stonebridge Golf Course, 4415 Links Drive
May 15, 2021 *Thursday*	Lauren Daigle, 7:30 PM; Maverik Center, 3200 Decker Lake Drive
May 20, 2021 *Thursday*	James Taylor & His All-Star Band, 7:30 PM; Maverik Center, 3200 Decker Lake Drive

June 2021

June 15, 2021 *Tuesday*	Chicago, 6:30 PM; USANA, 5150 Upper Ridge Road
June 24, 2021 *Thursday*	Chris Stapleton, 7 PM; USANA, 5150 Upper Ridge Road

June 29, 2021 *Tuesday*	Santana w/ Earth, Wind, & Fire, 7 PM; USANA, 5150 Upper Ridge Road

July 2021

July 10, 2021 *Saturday*	Lindsey Stirling, 7 PM; USANA, 5150 Upper Ridge Road
July 22, 2021 *Thursday*	Thomas Rhett & Cole Swindell, 7:30 PM; USANA, 5150 Upper Ridge Road
July 23, 2021 *Friday*	Maroon 5, 7 PM; USANA, 5150 Upper Ridge Road
July 27, 2021 *Tuesday*	Goo Goo Dolls, 7 PM; USANA, 5150 Upper Ridge Road
July 29, 2021 *Thursday*	Halsey, 7 PM; USANA, 5150 Upper Ridge Road

August 2021

August 5, 2021 *Thursday*	Backstreet Boys, 7:30 PM; USANA, 5150 Upper Ridge Road
August 8, 2021 *Sunday*	Alanis Morissette, 7 PM; USANA, 5150 Upper Ridge Road
August 31, 2021 *Tuesday*	Disturbed, 7 PM; USANA, 5150 Upper Ridge Road

September 2021

September 8, 2021 *Wednesday*	Megadeth & Lamb of God, 6 PM; USANA 5150 Upper Ridge Road
September 18, 2021 *Saturday*	Matchbox Twenty, 7:30 PM; USANA, 5150 Upper Ridge Road
September 22, 2021 *Wednesday*	KISS, 7:30 PM; USANA, 5150 Upper Ridge Road

September 29, 2021 *Wednesday*	Doobie Brothers, 7:00 PM; USANA, 5150 Upper Ridge Road

The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on 10/6/2020 at 6:30 PM, or as soon thereafter as the City Council Meeting is completed. This meeting will be held electronically. Members of the press and public are invited to view this meeting live on YouTube at https://www.youtube.com/user/WVCTV. To participate in scheduled public hearings, please visit www.wvc-ut.gov/PublicComment prior to 2:30 PM on October 6, 2020.

DON CHRISTENSEN, CHAIR
KAREN LANG, VICE CHAIR

A G E N D A

DRAFT

1. Call to Order- Chair Don Christensen
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
   A. August 25, 2020 (Special Meeting)
5. Report of Chief Executive Officer
6. Public Hearings:
   A. Accept Public Input Regarding Re-Opening the FY 2020-2021 Budget

      Action: Consider Resolution 20-13, Amend the Budget of West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2020 and Ending June 30, 2021 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds
7. 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.

MINUTES OF RDA SPECIAL MEETING – AUGUST 25, 2020
-1-

THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL SESSION ON TUESDAY, AUGUST 25, 2020, AT 6:49 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN CHRISTENSEN.

THIS MEETING WAS HELD ELECTRONICALLY.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

Don Christensen, Chair
Lars Nordfelt
Ron Bigelow
Tom Huynh
Steve Buhler
Jake Fitisemanu

ABSENT:

Karen Lang, Vice-Chair

STAFF PRESENT:

Paul Isaac, Acting Executive Director
Nichole Camac, Secretary

Nicole Cottle, CED Director/General Counsel/ Assistant City Manager
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Collen 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
Jeff Jackson, RDA

APPROVAL OF MINUTES OF SPECIAL MEETING HELD AUGUST 11, 2020
The Agency considered the Minutes of the Special Meeting held August 11, 2020. There were no changes, corrections or deletions.

Mr. Fitisemanu moved to approve the Minutes of the Special Meeting held August 11, 2020. Mr. Huynh seconded the motion.

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

RESOLUTION 20-11: AUTHORIZE THE AGENCY TO EXECUTE AN INCENTIVE AGREEMENT WITH WEST VALLEY INDUSTRIAL OWNER, LLC, A.K.A. SANSONE DEVELOPMENT

Paul Isaac, Acting Chief Executive Officer, presented proposed Resolution 20-11 that would authorize the Agency to execute an Incentive Agreement with West Valley Industrial Owner, LLC, A.K.A. Sansone Development

Written documentation previously provided to the Redevelopment Agency included information as follows:

> Sansone Development is a nationwide industrial real estate development company. Sansone is known for placing extra emphasis on the aesthetic appearance of its buildings as opposed to the past ways of building "industrial sheds." Sansone is looking to develop two sizeable industrial buildings. Building 1 will be 206,800 SF in size while building 2 is 198,000 SF for a total of 404,800 SF. The capital investment of the core & shell alone totals $23,500,000. Additional tenant improvements for new tenants down the road will amount to another investment of $12-15M.
>
> Sansone Development acquired 24 acres of property located at 6941 S. 2100 S. to develop a flex industrial park to meet the high demand for fulfillment space. The property is located inside the Northwest Economic Development Area. In order to develop the site, Sansone Development will need to mitigate 12 feet of undocumented soil fill that has been dumped on the site over the years. The undocumented fill makes the site unstable and completely unfeasible for development. Sansone Development will need to spend $1.3M in order remediate the site and make it stable for development.
>
> The TIF incentive will help offset the heavy cost of remediating the site to make it developable. The amount of TIF generated by this project totals $2,900,000. This incentive is subject to meeting the performance terms of the agreement and totals $600,000, which is nearly 20% of total TIF generated by the project.
>
> The Redevelopment Agency worked with Sansome Development to select the site for development. Due to the development impediments created by the expenses associated with remediating the 12 feet of undocumented soil fill, the West Valley City RDA worked closely with Sansone Development to determine an incentive that would allow for the development to move forward.

Councilmember Huynh asked if soil tests were conducted. Jeff replied yes. Chairman

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Christensen asked if the applicant purchased the property knowing the soil issue. Jeff replied that they discovered the issue during their due diligence process and are waiting to close on the property contingent upon approval of this agreement. He indicated that the City wanted to assist because the company plans to bring in jobs and approximately 2.8 million dollars in the project area overall. He added that this is a great way to beautiful the area and noted that the payment would occur over 5 years. Mr. Bigelow stated that the City wants to assist on land that is unbuildable and 21% seems reasonable. He indicated that City staff does a good job and approving this will increase the revenue base of the City long-term.

Upon inquiry by Chairman Christensen there were no further questions from members of the Agency, and he called for a motion.

Mr. Buhler moved to approve Resolution 20-11.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Chairman Christensen	Yes

Unanimous.

RESOLUTION 20-12: APPROVE TWO AGREEMENTS WITH A-1 ENVIRONMENTAL, INC. TO CONDUCT REMEDIATION OF HAZARDOUS MATERIALS

Paul Isaac, Acting Chief Executive Officer, presented proposed Resolution 20-12 that would approve two agreements with A-1 Environmental, Inc. to conduct remediation of hazardous materials.

Written documentation previously provided to the Redevelopment Agency included information as follows:

> Upon engaging a demolition contractor, asbestos and other hazardous materials were discovered at 1739 and 1755 West Lake Park Drive. State and federal law require that such materials be removed and disposed safely and separately from

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other demolition waste. These two agreements cover both properties and, upon completion of the work, the buildings can be fully demolished.

State and federal regulations require asbestos mitigation to be done by contractors with a specialized certification and in accordance with DEQ requirements. A-1 holds that certification and will manage the federal and state compliance processes as part of the agreements.

Mr. Bigelow stated that due to asbestos and other issues, the cost of demolishing is greatly increased.

Upon inquiry by Chairman Christensen there were no further questions from members of the Agency, and he called for a motion.

Mr. Bigelow moved to approve Resolution 20-12.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Chairman Christensen	Yes

Unanimous.

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY THE SPECIAL MEETING OF TUESDAY, AUGUST 25, 2020, WAS ADJOURNED AT 7:03 P.M. BY CHAIRMAN CHRISTENSEN.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the West Valley City Redevelopment Agency held Tuesday, August 25, 2020.

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_____
Nichole Camac
Secretary

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Item: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____

ISSUE:

Approve a resolution to re-open the fiscal year 2020-2021 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

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

BACKGROUND:

A Public Notice was posted September 17, 2020 in (the Salt Lake Tribune and the Deseret Morning News) general circulation to the general public. Notice was given that a public hearing is to be held October 6, 2020 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the resolution amending the budget of West Valley City Redevelopment Agency for the fiscal year beginning July 1, 2020 and ending June 30, 2021, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO._____

A RESOLUTION AMENDING THE BUDGET OF WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS.

WHEREAS, on June 2, 2020, the Redevelopment Agency of West Valley City adopted a resolution approving the Redevelopment Agency budget for the fiscal year beginning July 1, 2020 and ending June 30, 2021, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended; and

WHEREAS, the Treasurer of the Redevelopment Agency has prepared and filed with the Secretary proposed amendments to said duly-adopted budget for consideration by the Board of Directors and inspection by the public; and

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

WHEREAS, notice was duly given of a public hearing to be held on October 6, 2020, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on October 6, 2020 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of West Valley City, Utah, as follows:

Section 1. The budget amendments attached hereto and made a part of this Resolution are hereby adopted and incorporated into the budget of the Redevelopment Agency of West Valley City for the fiscal year beginning July 1, 2020 and ending June 30, 2021, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended.

Section 2. The Secretary is directed to have this Resolution certified by the Treasurer and filed with the State Auditor, as required by law.

Section 3. The Resolution takes effect upon passage.

PASSED and APPROVED this _____ day of _____, 2020.

REDEVELOPMENT AGENCY
OF WEST VALLEY CITY

_____
CHAIR

ATTEST:

_____
SECRETARY

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
5600 WEST GATEWAY:		
Tax Increment	78,785	78,785
Total 5600 West Gateway	**78,785**	**78,785**
EAST 3500 A:		
Tax Increment	486,222	486,222
Total East 3500 A	**486,222**	**486,222**
NORTH CENTRAL:		
Tax Increment	1,014,628	1,014,628
Total North Central	**1,014,628**	**1,014,628**
JORDAN RIVER:		
Tax Increment	517,813	517,813
Total Jordan River	**517,813**	**517,813**
WILLOW WOOD:		
Tax Increment	385,371	385,371
Total Willow Wood	**385,371**	**385,371**
REDWOOD:		
Tax Increment	0	0
Total Redwood	**0**	**0**
HERCULES HILL A:		
Tax Increment	457,946	457,946
Total Hercules Hill A	**457,946**	**457,946**
HERCULES HILL B:		
Tax Increment	1,212,875	1,212,875
Total Hercules Hill B	**1,212,875**	**1,212,875**
MARKET STREET:		
Tax Increment	119,131	119,131
Total Market Street	**119,131**	**119,131**
DECKER LAKE:		
Tax Increment	1,234,440	1,234,440
Total Decker Lake	**1,234,440**	**1,234,440**
NORTHWEST:		
Tax Increment	2,822,032	2,822,032
Total Northwest	**2,822,032**	**2,822,032**
GRANGER CROSSING:		
Tax Increment	457,009	457,009
Total Granger Crossing	**457,009**	**457,009**
SOUTHWEST:		
Tax Increment	3,857,608	3,857,608
Total Southwest	**3,857,608**	**3,857,608**

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
SOUTH REDWOOD ROAD:		
Tax Increment	383,595	383,595
Total Southwest	**383,595**	**383,595**
CITY CENTER:		
Tax Increment	1,125,340	1,125,340
Total City Center	**1,125,340**	**1,125,340**
Rental Income	0	0
RDA Operations	2,484,262	2,484,262
Sale of Land	0	0
Other Sources-Bond Proceeds	0	0
Bond Interest	97,000	97,000
PTIF Interest	0	0
Build America Back	0	0
Misc. Rev.	0	0
Subtotal	**2,581,262**	**2,581,262**
Total	**16,734,057**	**16,734,057**
Appropriation From Fund Balance	**300,000**	**300,000**
Grand Total	**17,034,057**	**17,034,057**

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	
5600 WEST GATEWAY:			
Project Costs	0	0	
Total 5600 West Gateway	**0**	**0**	
EAST 3500 A:			
Tax Increment Pmts.	0	0	
Project Costs	0	0	
Total East 3500 A	**0**	**0**	
NORTH CENTRAL:			
Tax Increment Pmts.	350,000	350,000	
Project Costs	0	0	
Total North Central	**350,000**	**350,000**	
JORDAN RIVER:			
Tax Increment Pmts.	0	0	
Project Costs	0	0	
Total Jordan River	**0**	**0**	
GENERAL:			
Sold Services	0	0	
Payroll Expenses	779,645	779,645	
Admin./Proj. Costs	728,872	643,301	1
Total General	**1,508,517**	**1,422,946**	
WILLOW WOOD:			
Project Costs	0	0	
Tax Increment Pmts.	0	0	
Total Willow Wood	**0**	**0**	
HERCULES HILL A:			
Tax Increment Pmt.	150,000	150,000	
Debt Service	0	0	
Project Costs	0	0	
Total Hercules Hill A	**150,000**	**150,000**	
HERCULES HILL B:			
Project Costs	0	0	
Tax Increment Pmt.	0	0	
Debt Service - City	0	0	
Total Hercules Hill B	**0**	**0**	
MARKET STREET:			
Project Costs	0	0	
Tax Increment Pmt.	0	0	
Total Market Street	**0**	**0**	

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
DECKER LAKE:		
UCCC Reimbursement	0	0
Granite School District SARR	0	0
Transfer Out Gen. Fund	0	0
Transfer Out UCCC Bond	0	0
Total Decker Lake	**0**	**0**
MULTI-PURPOSE EVENT CENTER:		
Bond Fees	2,500	2,500
Debt Service 2015	386,042	386,042
Transfer Out SARR (DS)	2,037,020	2,037,020
Total MP Event Ctr.	**2,425,562**	**2,425,562**
NORTHWEST:		
Project Costs	150,000	150,000
Tax Increment Payment	1,200,000	1,200,000
Total Northwest	**1,350,000**	**1,350,000**
GRANGER CROSSING:		
Project Costs	0	0
Tax Increment Payment	0	0
Total Granger Crossing	**0**	**0**
SOUTHWEST		
Project Costs	150,000	150,000
Tax Increment Payment	1,600,000	1,600,000
Total Southwest	**1,750,000**	**1,750,000**
SOUTH REDWOOD ROAD		
Project Costs	306,876	306,876
Tax Increment Payment	0	0
Total Southwest	**306,876**	**306,876**
CITY CENTER:		
Prof/Tech	357,410	357,410
Rental Expense	0	0
Tax Increment Payment	0	0
Debt Service 2010B	0	0
Debt Service 2014	0	0
Debt Service 2016 A & B	3,473,697	3,473,697
Debt Service 2016	777,875	777,875
Debt Service 2020	87,858	87,858
Bond Fees	12,000	12,000
WVC Credit Tenant Lease	2,484,262	2,484,262
RDA Operations	0	0
Project Costs	2,000,000	2,000,000
Transfers Out	0	0
Bond Defeasance	0	0
Total City Center	**9,193,102**	**9,193,102**
Appropriation To Fund Balance		**85,571** 1
Grand Total	**17,034,057**	**17,034,057**

BUDGET OPENING
JULY 2020 - SEPT 2020
REDEVELOPMENT AGENCY
FISCAL YEAR 2020-2021

No.		Amount	Description	Source
1	$	85,571.21	Unused funds for Market Street Reconstruction Project *(Excess funds not needed for Reconstruction of Market Street)*	Transfer from CIP Fund