



The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, March 2, 2021, at 4:30 PM.

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. 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>.

A G E N D A

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - A. February 23, 2021
4. Review Agenda for Regular Meeting of March 2, 2021
 - A. Regular Meeting Agenda
5. Public Hearings Scheduled For March 9, 2021
 - A. Accept Public Input Regarding Application GPZ-1-2021, Filed by Alex Winder, Requesting a General Plan Change from Commercial/Office and Office/Education to Light Manufacturing and a Zone Change from C-2 (General Commercial) to LI (Light

• 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.

Industrial) for Property Located at 5718 West 3500 South

Action: Consider Ordinance 21-09, Amend the General Plan to Show a Change of Land Use from Commercial/Office and Office/Education to Light Manufacturing for Property Located at 5718 West 3500 South on 5.35 Acres

Action: Consider Ordinance 21-10, Amend the Zoning Map to Show a Change of Zone for Property Located at 5718 West 3500 South on 5.35 Acres from C-2 (General Commercial) to LI (Light Industrial)

Action: Consider Resolution 21-35, Authorize the City to Enter into a Development Agreement with Lifetime Holdings, LLC, Winder Properties, LLC, the Keller Family Trust, and Parker Davidson for Approximately 5.35 Acres of Property Located at Approximately 5718 West 3500 South

6. Communications:

- A. Localscapes Discussion (15 min)
- B. 14 Elements of Being a Great Pet Owner (10 min)
- C. Legislative Update (5 min)
- D. Council Calendar

7. New Business:

- A. Potential Future Agenda Items

B. Council Reports

8. Motion for Closed Session (if necessary)

9. Adjourn

MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 23, 2021

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, FEBRUARY 23, 2021 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
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

ABSENT:

Tom Huynh, Councilmember District 1

STAFF PRESENT ELECTRONICALLY:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder
Nicole Cottle, Assistant City Manager/General Counsel
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Russ Willardson, Public Works Director
Nancy Day, Parks and Recreation Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director

APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 16, 2021

The Council considered the Minutes of the Study Meeting held February 16, 2021. There were no changes, corrections or deletions.

Councilmember Lang moved to approve the Minutes of the Study Meeting held February 16, 2021. Councilmember Fitisemanu seconded the motion.

MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 23, 2021

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF FEBRUARY 23, 2021

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 scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR MARCH 2, 2021

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION SA-1-2021, FILED BY ROCKWORTH COMPANIES, LLC, REQUESTING FINAL PLAT APPROVAL FOR THE DECKER LAKE SUBDIVISION LOCATED AT 3100 SOUTH DECKER LAKER DRIVE

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled March 2, 2021, in order for the City Council to hear and consider public comments regarding Application SA-1-2021, filed by Rockworth Companies, LLC, requesting Final Plat Approval for the Decker Lake Subdivision located at 3100 South Decker Laker Drive.

Proposed Ordinance 21-08 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 21-08, APPROVE THE AMENDMENT OF LOTS 2E, 2F, AND A PORTION OF LOT 2G E-CENTER RETAIL SUBDIVISION LOT 2 SECOND AMENDED

Steve Lehman, CED, discussed proposed Ordinance 21-08 that would approve the amendment of lots 2E, 2F, and a portion of lot 2G E-Center Retail Subdivision Lot 2 Second Amended

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

Rockworth Companies LLC, is requesting final plat approval for the Decker Station Subdivision. The subdivision will amend all of lots 2E and 2F and a portion of lot 2G, E-Center Retail Subdivision Lot 2 Second Amended. The purpose for the subdivision is to consolidate existing lots, vacate the public utility easement and dedicate right-of-way necessary for a new residential housing project

The E-Center Retail Subdivision, Lot 2 second amended was recorded with

MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 23, 2021

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the Salt Lake County Recorder's Office in July 2015. That subdivision plat consisted of 3 lots on 5 acres. This application will consolidate lots 2E and 2F and a portion of 2G into 1 lot approximately 2.8 acres in size. The recorded public utility easement running parallel to the property line separating lots 2E and 2F will be vacated. The last component of this application will be right-of-way dedication along Decker Lake Drive and 3100 South.

Access to the subdivision will be gained from both Decker Lake Drive and 3100 South. There are other easements within the boundary of the subdivision that will remain but will not affect the apartment project. All other aspects of development were addressed as part of the conditional use application reviewed and approved by the Planning Commission.

Councilmember Christensen asked if the public utility easement in the middle of the property will ever be needed. Steve replied no and indicated that there are plenty of other opportunities for utilities so this will not be a concern. Councilmember Lang asked when the rezone was approved for the proposed project to be constructed at this location. Steve replied in late 2020.

The City Council will consider Ordinance 21-08 at the Regular Council Meeting scheduled March 2, 2021 at 6:30 P.M.

RESOLUTION 21-34: APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH A TO Z LANDSCAPING, INC. FOR MAINTENANCE WORK ON CITY PROPERTIES

Jason Erekson, Parks and Recreation, presented proposed Resolution 21-34 that would approve a Professional Services Agreement with A to Z Landscaping, Inc. for maintenance work on City properties.

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

The current landscape maintenance contract has expired. A request for quotation was placed and ten bids were received. The lowest qualified bid was \$123,245.93. The funding will come from the Park Maintenance budget and from a previously eliminated full-time position and two seasonal positions, which began happening in 2004. Of this, \$57,351.51 was previously approved from the CARES Act funding for completion of existing projects and maintenance.

The Park Maintenance Division subcontracted landscape maintenance for numerous city-owned properties. Over the years many benefits were realized such

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as city staff having enough time to properly maintain maintenance equipment as well as other projects that were able to be completed such as better weed control in parking lots, sidewalks, and turf. Also, staff were able to better keep up with safety issues such as the impact material in the playground areas.

The Park Maintenance Division would again like to subcontract some landscape maintenance in order to be able to continue realizing the above listed and other benefits.

Bids were received from ten companies:

Terra Works Landscaping	\$408,969.00
Worx	\$362,356.40
Smart Yard LLC	\$260,340.93
Lawn Butler	\$256,862.44
ACER Landscape Mgt	\$229,436.07
MDM Holdings	\$177,011.50
Brightview	\$162,201.92
Huskie's Landscaping	\$155,707.89
Command 7	\$129,409.89
A to Z Landscaping	\$123,245.93

Bids were evaluated by three Park Maintenance personnel and averaged, which determined that A to Z Landscaping was the lowest responsible bidder.

Councilmember Buhler asked if this is an annual contract. Jason replied it is a 5-year contract that is reviewed and evaluated annually. Councilmember Buhler asked if the previous contract was similar and if it was A to Z Landscaping. Jason replied yes and noted they have done great work in the past. Councilmember Buhler noted that there is quite a difference in the dollar amount of proposed bids.

The City Council will consider Resolution 21-34 at the Regular Council Meeting scheduled

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March 2, 2021 at 6:30 P.M.

COMMUNICATIONS

A. VETERAN'S HALL DISCUSSION

Wayne Pyle, City Manager, stated he has had many conversations with the Mayor and staff and is need of Council direction at this time. Wayne detailed conversations regarding programming, building design, park planning, etc. Wayne provided a map of the proposed location and detailed Phase 1 of the project which would include a memorial wall, landscaping, minimal parking, etc. Wayne stated that Phase 2 would consist of a building, water features, and landscaping while Phase 3 would complete the project with landscaping and other needs. Wayne noted other goals the City would like to work on in conjunction with the County to use river space and other property to the east as part of the project. Wayne provided concept plans of the Veterans Memorial, memorial wall, park space, etc. Wayne discussed funding options and budgetary constraints. Councilmember Buhler stated that there is a large park area that was formerly the Jordan River Marketplace and questioned how this would develop. Wayne replied that is part of Phase 3 and funding has not been provided at this time. Councilmember Buhler noted that the Council just purchased property from the Jones Trust and asked if this is included. Wayne replied that is part of the proposal as an option to be used. Councilmember Christensen asked where the building would be located. Wayne noted the proposed location on the map. Councilmember Lang asked where parking would be provided. Wayne indicated the location of parking options in Phase 1. Councilmember Lang stated she would like more detailed pictures of phases. Wayne stated that he could get a closer rendition of how the building would sit. Councilmember Buhler asked where funding will come from. Wayne replied that it would come from the General Fund. Councilmember Buhler asked how the City is doing with the Fund Balance. Wayne replied the City is still doing well percentage wise. Councilmember Buhler stated that he would like to go forward with this now. Mayor Bigelow stated that he was concerned with the proposal at first but feels much more comfortable with the suggestion of phases as outlined. Mayor Bigelow stated that there are other funding options that he is pursuing, including those with Salt Lake County. He noted the difficulty that has come from funding related to COVID. Wayne discussed the need for further design related to the park space. Councilmember Lang expressed concern about this area becoming a hotspot for homeless camps. Wayne replied that this is something that has been discussed and noted that there has been a strong effort to keep this area free of those problems. Councilmember Lang asked if there are bathroom facilities being proposed. Wayne replied no but noted that there are facilities several hundred yards away on the South Salt Lake side of the street as well as at the Cultural Center. Mayor Bigelow stated that he was concerned about the wall being long and straight, so staff is looking into

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options of breaking that up. The Mayor and Council discussed homeless camps in the area, ways of discouraging these in certain locations, etc.

B. LEGISLATIVE UPDATE

Lincoln Shurtz, Legislative Advisor, provided an update on bills being proposed and discussed at the current Legislative Session. These include bills regarding: ADU's, billboards, and zoning ordinance regulations.

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

Councilmember Buhler stated that he has received complaints about the Parking Ordinance in relation to parking right up next to the driveway. The Council agreed that this is a safety concern and would like to discuss this further for a potential ordinance change.

Councilmember Lang stated that she would like to have conversations related to water conservation and xeriscaping. Mayor Bigelow and the Council agreed that the environment is changing and droughts are becoming more common. Councilmember Lang added that there are more water users due to increased population.

Councilmember Christensen stated that he saw that the Maverik Center is a nationally accredited clean facility and he feels this should be recognized.

B. COUNCIL REPORTS

MAYOR BIGELOW- CHAMBERWEST

Mayor Bigelow noted that the ChamberWest legislative committee has become very active and is making a difference at the State level.

MOTION TO ADJOURN

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

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY FEBRUARY 23, 2021 WAS ADJOURNED AT 5:35 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, February 23, 2021.

Nichole Camac, CMC
City Recorder



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, March 2, 2021, at 6:30 PM.

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. 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 March 2, 2021.

A G E N D A

1. Call to Order
2. Roll Call
3. Inside the City Video Series
4. Special Recognitions
5. Approval of Minutes:
 - A. January 15, 2021 (Strategic Planning Meeting)
 - B. February 23, 2021
6. Comment 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.

(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.)

- A. Public Comments
- B. City Manager Comments
- C. City Council Comments

7. Public Hearings:

- A. Accept Public Input Regarding Application SA-1-2021, Filed by Rockworth Companies, LLC, Requesting Final Plat Approval for the Decker Lake Subdivision Located at 3100 South Decker Laker Drive

Action: Consider Ordinance 21-08, Approve the Amendment of Lots 2E, 2F, and a Portion of Lot 2G E-Center Retail Subdivision Lot 2 Second Amended

8. Resolutions:

- A. 21-34: Approve a Professional Services Agreement with A to Z Landscaping, Inc. for Maintenance Work on City Properties

9. Motion for Closed Session (if necessary)

10. Adjourn

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

ISSUE:

Application: #GPZ-1-2021
Applicant: Alex Winder
Location: 5718 West 3500 South
Size: 5.35 acres

SYNOPSIS:

A General Plan change from Commercial/Office and Office/Education to Light Manufacturing and a zone change from C-2 (General Commercial) to LI (Light Industrial).

BACKGROUND:

The applicant is proposing to develop the subject property as flex space with 80 to 90% warehouse space and 10 to 20% office. The current C-2 zone allows a building with up to 50% warehouse with the balance being office. The proposed LI zone allows for a building to be 100% warehouse. Access to the property is gained through two easements – one from the east going through the Alpine Storage property to 5600 West and the other to the south connecting to 3500 South.

One of the design standards in the LI zone is that “Overhead doors shall not be oriented toward High-Image Arterial Streets...” The Mountain View Corridor is one of the High-Image Arterial Streets and the proposed building does have overhead doors that face the Mountain View Corridor. The proposed development agreement accompanying this General Plan/zone change allows for a limited amount of overhead doors along the west side of the building in exchange for additional design features.

RECOMMENDATION:

The Planning Commission recommends approval subject to a development agreement.

SUBMITTED BY:

Steve Pastorik, CED Director

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

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

AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM COMMERCIAL/OFFICE AND OFFICE/EDUCATION TO LIGHT MANUFACTURING FOR PROPERTY LOCATED AT 5718 WEST 3500 SOUTH ON 5.35 ACRES.

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

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

WHEREAS, the City Council of West Valley City finds that such General Plan amendment should be made;

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

SECTION 1. GENERAL PLAN AMENDMENT.

The property described in Application #GPZ-1-2021, filed by Alex Winder, and located at 5718 West 3500 South within West Valley City, is hereby amended by reclassifying the following described property from Commercial/Office and Office/Education to Light Manufacturing. Said property is more particularly described as follows:

Parcel #: 14-26-476-013

SECTION 2. GENERAL PLAN MAP AMENDMENT.

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

SECTION 3. EFFECTIVE DATE.

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

DATED this ____ day of _____, 2021.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

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 5718 WEST 3500 SOUTH ON 5.35 ACRES FROM C-2 (GENERAL COMMERCIAL) TO LI (LIGHT INDUSTRIAL)

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 #GPZ-1-2021, filed by Alex Winder, and located at 5718 West 3500 South within West Valley City, is hereby classified from zone C-2 (General Commercial) to LI (Light Industrial), said property more particularly described as follows:

Parcel #: 14-26-476-013

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 _____, 2021.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

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 Lifetime Holdings, LLC, Winder Properties, LLC, Keller Family Trust, and Parker Davidson.

SYNOPSIS:

This resolution authorizes a development agreement between the City and Lifetime Holdings, LLC, Winder Properties, LLC, Keller Family Trust, and Parker Davidson to establish standards for a light industrial development at 5718 West 3500 South.

BACKGROUND:

Alex Winder has submitted an application (GPZ-1-2021) on property at 5718 West 3500 South to change the General Plan from commercial/office and office/education to light manufacturing and the zoning from C-2 to LI. If approved, Mr. Winder intends to develop the site as flex space with 80 to 90% warehouse space and 10 to 20% office. This agreement would allow overhead doors along the west façade subject to certain design requirements.

RECOMMENDATION:

The Planning Commission recommends approval to the City Council.

SUBMITTED BY:

Steve Pastorik, CED Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH LIFETIME HOLDINGS, LLC, WINDER PROPERTIES, LLC, THE KELLER FAMILY TRUST, AND PARKER DAVIDSON FOR APPROXIMATELY 5.35 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 5718 WEST 3500 SOUTH.

WHEREAS, Lifetime Holdings, LLC, Winder Properties, LLC, the Keller Family Trust, and Parker Davidson (herein and collectively “Developer”) own real property within the limits of West Valley City, Utah, on which Developer proposes to build a light industrial 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 _____, 2021.

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 West Valley City (“City”), a municipal corporation of the state of Utah, and Lifetime Holdings, LLC, Winder Properties, LLC, Keller Family Trust, and Parker Davidson (collectively, “Developer”) for the land to be included in or affected by the project located at approximately 5718 West 3500 South in West Valley City, Utah.

RECITALS

WHEREAS, Developer owns or is under contract to acquire approximately 5.35 acres of real property located at approximately 5718 West 3500 South in West Valley City, Utah, as described in Exhibit “A” (the “Property”), on which Developer proposes to establish minimum standards for a new light industrial development (the “Project”); and

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

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

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

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

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

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

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

4. **Specific Design Conditions.** The Project shall be developed and constructed as set forth in the specific design conditions set forth in Exhibit "B". The Project shall also comply with all requirements set forth in the minutes of the Planning Commission and 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: Alex Winder
10757 South Riverfront Parkway, Suite 110
South Jordan, Utah 84095

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: _____

Lifetime Holdings, LLC

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 Lifetime Holdings, LLC, and that said document was signed by him or her in behalf of said entity by authority of its articles of organization or a resolution of its members, and he or she acknowledged to me that said entity executed the same.

Notary Public

Winder Properties, LLC

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 Winder Properties, LLC, and that said document was signed by him or her in behalf of said entity by authority of its articles of organization or a resolution of its members, and he or she acknowledged to me that said entity executed the same.

Notary Public

Keller Family Trust (Clay Keller - 50% Int)

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 trustee or successor trustee of Keller Family Trust, and that the foregoing instrument was signed in behalf of said trust and they acknowledged to me that said trust executed the same.

Notary Public

Keller Family Trust (Kelly Keller - 50% Int)

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 trustee or successor trustee of Keller Family Trust, and that the foregoing instrument was signed in behalf of said trust and they acknowledged to me that said trust executed the same.

Notary Public

Parker Davidson

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 that he or she acknowledged to me that he or she executed the foregoing instrument.

Notary Public

EXHIBIT A
LEGAL DESCRIPTION

Parcel #: 14-26-476-013

BEG N 0°09'50" W 1346.6 FT & S 89°59'10" W 653 FT FR SE COR OF SEC 26, T 1S, R 2W,
S L M; S 89°59'10" W 237 FT; S 0°09' 50" E 983.6 FT; N 89°58'47" E 237 FT; N 0°09'50" W
983.6 FT TO BEG. 5.35 AC M OR L.

EXHIBIT B

DEVELOPMENT STANDARDS

Overhead doors shall be allowed on the west façade of the building subject to the following requirements:

1. Along the west façade, the width of overhead doors shall not exceed 35% of the overall width of the façade.
2. The LI zone requires at least one treatment on the primary or street facing façade from the building relief treatments (Section 7-11-311), building design treatments (Section 7-11-312) and roof treatments (Section 7-11-313) for a total of three treatments. This development shall include at least two additional treatments (total of 5 treatments) that can come from one or more of the three Sections referenced above.

West Valley City

3600 South Constitution Blvd 220

West Valley City, Utah 84119

To whom it may concern:

We have owned the property at 5718 West 3500 South since 2017. It is approximately 5.35 acres currently zoned C2. The current General Plan is General Commercial and we are asking to change that designation to Light Manufacturing with light industrial zoning. Our parcel is sandwiched between the back of the Old Kmart which is now Alpine Storage and Mountain View Corridor. We have almost 1000 feet of frontage along the new corridor. We are proposing a zone change to Light Industrial because we see a huge need for flex space. Currently under the C2 zone we are allowed Office Warehouse but under the condition that it's 50% office and 50% warehouse. The product we would like to build is 80-90% warehouse and 10-20% office. Where we are tucked behind the old kmart and don't have visibility from 5600 West we feel like facing the fronts of our product west towards mtn view corridor would be beneficial. We don't have a timeline on the construction. We would plan on building once we have 50%-60% of each phase pre leased. With the odd circumstances surrounding this parcel we feel this is a great use and will bring good small businesses to West Valley City. If you have any questions feel free to call me at 801-635-9619

Sincerely

Alex Winder

GPZ-1-2021 MINUTES
FEBRUARY 10, 2021 PLANNING COMMISSION PUBLIC HEARING

Application #: GPZ-1-2021
Applicant: Alex Winder
Address: 5718 W 3500 S
Request: General plan change from commercial/office and office/education to light manufacturing and zone change from C-2 to LI
Property Size: 5.35 acres

Alex Winder has submitted a General Plan/zone change application for a 5.35-acre parcel located at 5718 West 3500 South. The property is currently zoned C-2 (general commercial) with a General Plan designation of commercial/office and office/education. The proposed zone is LI (light industrial) and the proposed General Plan designation is light manufacturing. The LI zone is more restrictive than the M (manufacturing) zone and does not allow any outdoor uses or heavy industrial. For reference, a copy of the commercial and manufacturing use table is included with this report. The LI zone requires that at least one building relief treatment, building design treatment, and roof treatment from the commercial design standards be incorporated into buildings within the zone.

This property is addressed in the Hunter Town Center Small Area Plan that is part of the City's General Plan. The Hunter Town Center Small Area Plan was first adopted in 2010 and later updated in 2017. The commercial/office and office/education future land use designation for the subject property assumed the redevelopment of the old Kmart building. However, this building has since been converted into storage units. Given the recent investment into the property by Alpine Storage, the redevelopment of this building is very unlikely for the foreseeable future.

The property is surrounded by C-2 zoning on all sides. Surrounding land uses include the Mountain View Corridor which is currently under construction to the west; a privately owned storm water retention pond to the north; a commercial center to the east that includes Alpine Storage, Vasa Fitness, Salt Lake Community College, and other uses; and the same commercial center and UDOT property to the south. The subject property is vacant.

Included with this report is a letter and concept plan from the applicant describing the proposed use as well as reasons to support this application. The applicant is proposing to develop the subject property as flex space with 80 to 90% warehouse space and 10 to 20% office. As pointed out by the applicant, the current C-2 zone allows a building with up to 50% warehouse with the balance being office. The LI zone allows for a building to be 100% warehouse. Access to the property is gained through two easements – one from the east going through the Alpine Storage property to 5600 West and the other to the south connecting to 3500 South.

Staff is supportive of this change for the following reasons:

- Retail and office would likely struggle with difficult access and no visibility from either 3500 South or 5600 West.
- Single family homes would be awkward sandwiched between the back of a commercial center and the Mountain View Corridor. Residents would have to drive through the commercial center to get to their homes.
- Multi-family residential would also be awkward and this property is not eligible for RM zoning based on the criteria found in the ordinance in Section 7-5-101.
- There are no residential neighbors that would be negatively impacted.
- Flex space would take advantage of the visibility from Mountain View Corridor. Similar uses have been built in other communities where a property has freeway visibility with limited access.

During the study session the Planning Commission asked several questions about this application. These questions are listed below along with a response from the applicant in italics.

- Do you anticipate semi-truck traffic? If yes, will the site accommodate this? *We don't anticipate a lot of semi-trucks but would design the site to handle them. With our current easements I don't think a 53' tractor trailer could make it in off the 5600 West access. We would have them come in off of 3500 South. Our target market are the smaller businesses so I would imagine it would be more fed ex and ups sized box trucks and vans coming in and out of the site.*
- What is the anticipated building height and overhead door height? *The max height we would go is 35'. With the way our lot slopes it may be closer to 28'. We really want a 25' clear height.*
- Are there any specific tenants that you anticipate coming to the site? *Currently we don't have any tenants lined up. Our research shows that there aren't many 2000-3500 sq ft spaces. They are all 1800 or less or 5000 or more. We really want to hit the smaller business owners that don't need a huge space but need somewhere to start. Honestly if your office/warehouse requirement in the c2 zone wasn't 50/50 we wouldn't even need a zone change. But because we want to me more of a 70/30 or 80/20 ratio of warehouse to office it pushes us into this light industrial zone.*

One of the design standards in the LI zone is that “Overhead doors shall not be oriented toward High-Image Arterial Streets as listed in Section 7-10-102.” The Mountain View Corridor is one of the High-Image Arterial Streets listed in Section 7-10-102 and the proposed building does have overhead doors that face the Mountain View Corridor. Staff notified the applicant of this issue and explained that either the overhead doors would need to be removed from the west side of the building or they could propose a development agreement where building enhancements were proposed in exchange for allowing overhead doors on the west side. The applicant

indicated that he is fine with adding enhancements to keep the overhead doors on the west side of the building. Under staff alternative 1 below, staff has included some recommended enhancements.

Staff Alternatives:

1. Approval. This application should be approved subject to a development agreement that includes the following standards:
 - a. Along the west façade, the width of overhead doors shall not exceed 35% of the overall width of the façade.
 - b. The LI zone requires at least one treatment on the primary or street facing façade from the building relief treatments (Section 7-11-311), building design treatments (Section 7-11-312) and roof treatments (Section 7-11-313) for a total of three treatments. This development shall include at least two additional treatments (total of 5 treatments) that can come from one or more of the three Sections referenced above.
2. Continuance. This application should be continued for reasons determined during the public hearing.
3. Denial. The C-2 zone should remain.

Discussion: Steve Pastorik presented the application. Steve noted one issue pertaining to the subject property being in a LI (light industrial) zone. This zone has a provision stating the street-facing side of the building cannot include overhead doors. The proposed building would have storefronts mixed in with overhead doors. Steve explained, if the Commission approves this proposal, a development agreement could allow for an exception to the overhead door rule by adding other items into the development agreement addressing the aesthetics. Those additional items are addressed in the staff report.

Steve explained that from a staff perspective, an office/warehouse building is a good use for this location. He stated that this property's visibility from 5600 W. and 3500 S. is limited and would not be optimal for a retail business. There is no surrounding residential area, and you need to drive through a commercial center to reach the subject property, which would be a challenge for a single-family development. The code does not allow for a multi-family development.

Applicant: Alex Winder stated there is a high demand for an office/warehouse building, and he wants to help fill that need.

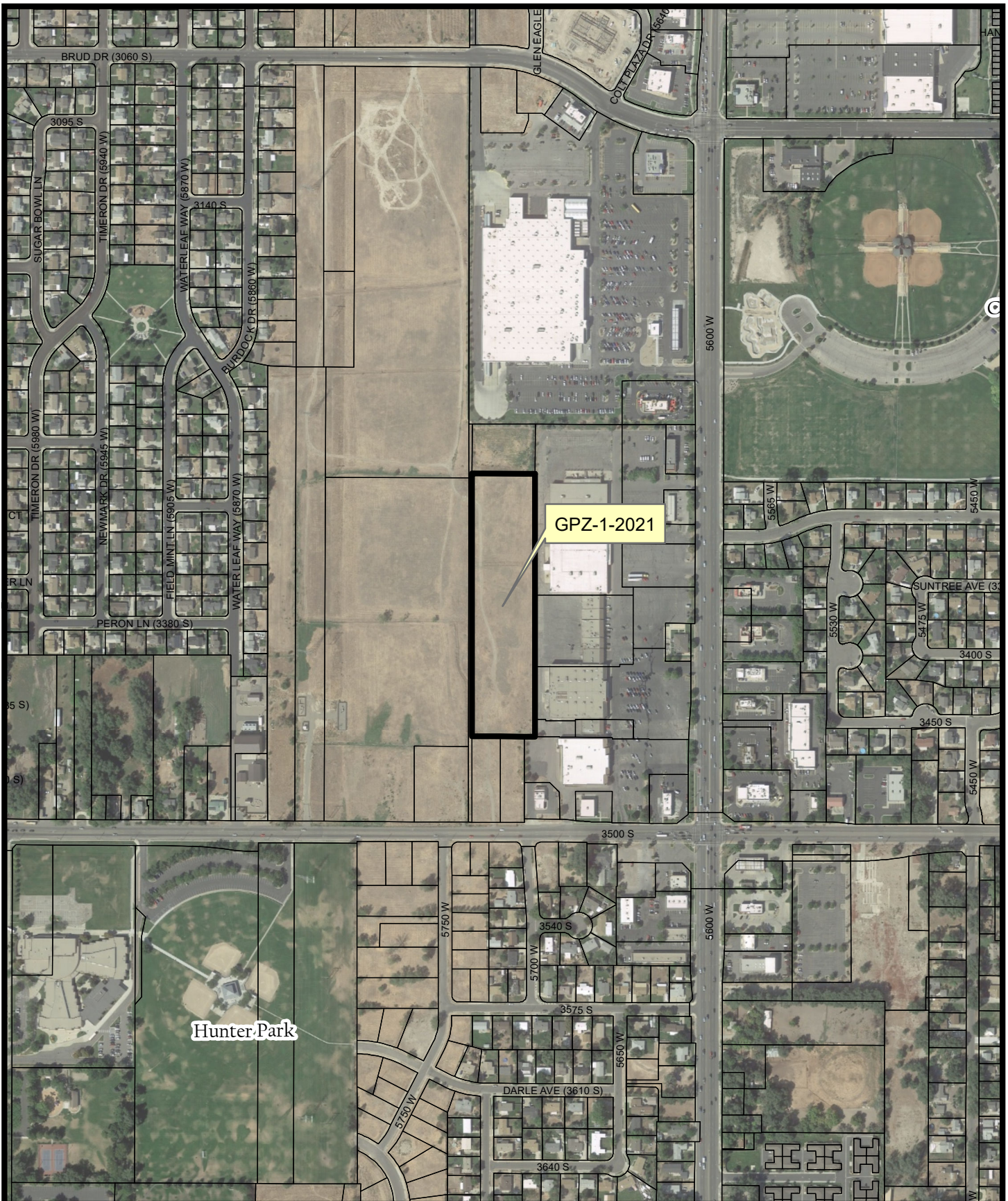
Motion: Commissioner Winters motioned to approve GPZ-1-2021 subject to the development agreement that includes two standards outlined in the staff report.

Commissioner McEwen 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 – GPZ-1-2021 – Approved



GPZ-1-2021

Hunter Park

0 245 490 Feet

GPZ-1-2021
Alex Winder
5718 West 3500 South



GPZ-1-2021

Petition by ALEX WINDER requesting a General Plan change from Commercial/Office and Office/Education to Light Manufacturing and a zone change from C-2 (General Commercial) to LI (Light Industrial). The property is located at 5718 W 3500 S on 5.35 acres. (Staff – Steve Pastorik at 801-963-3545)



GPZ-1-2021

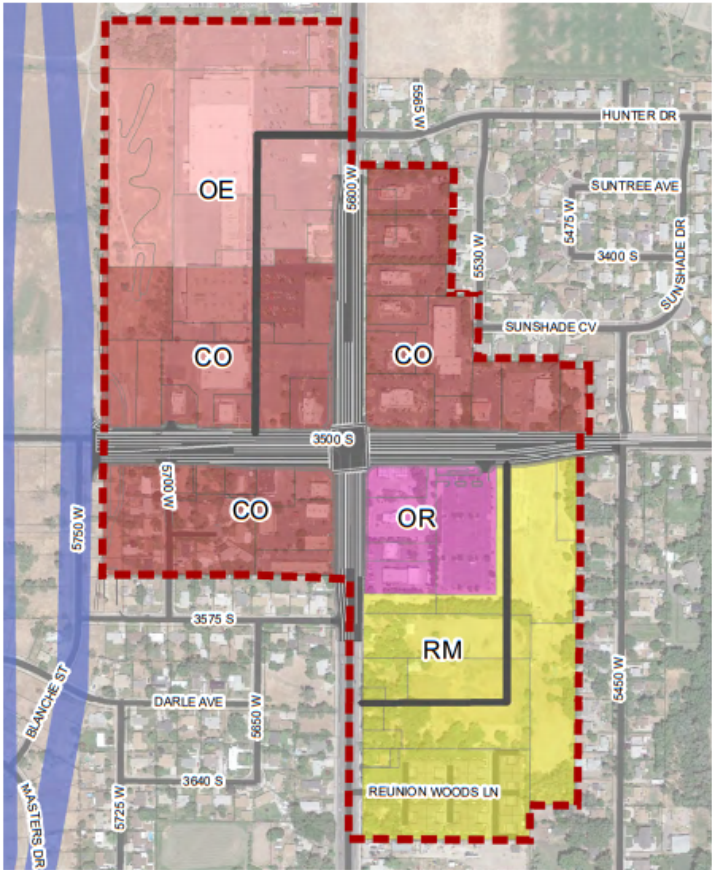
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SECTION 4: GUIDING PLAN CONCEPTS

FUTURE LAND USES



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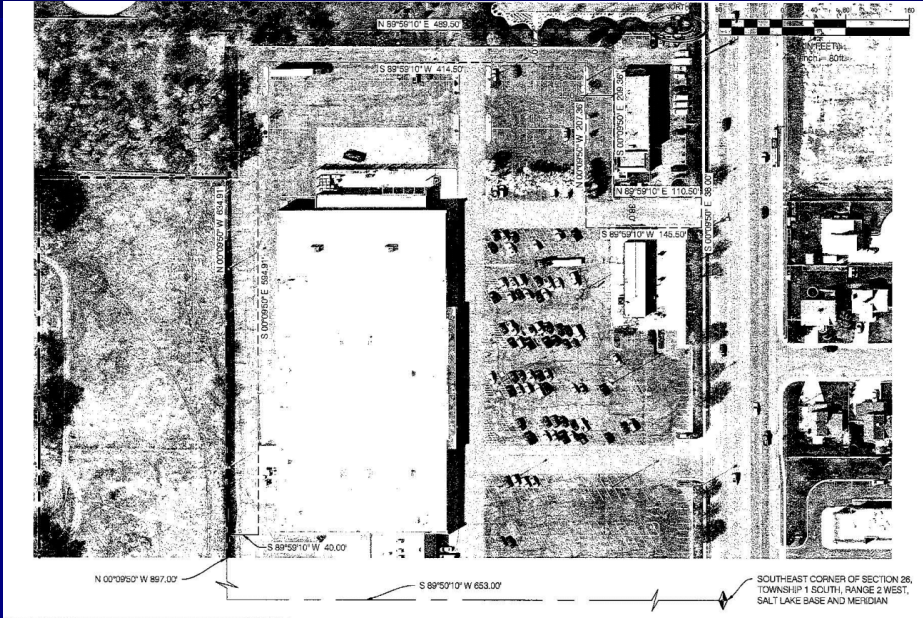
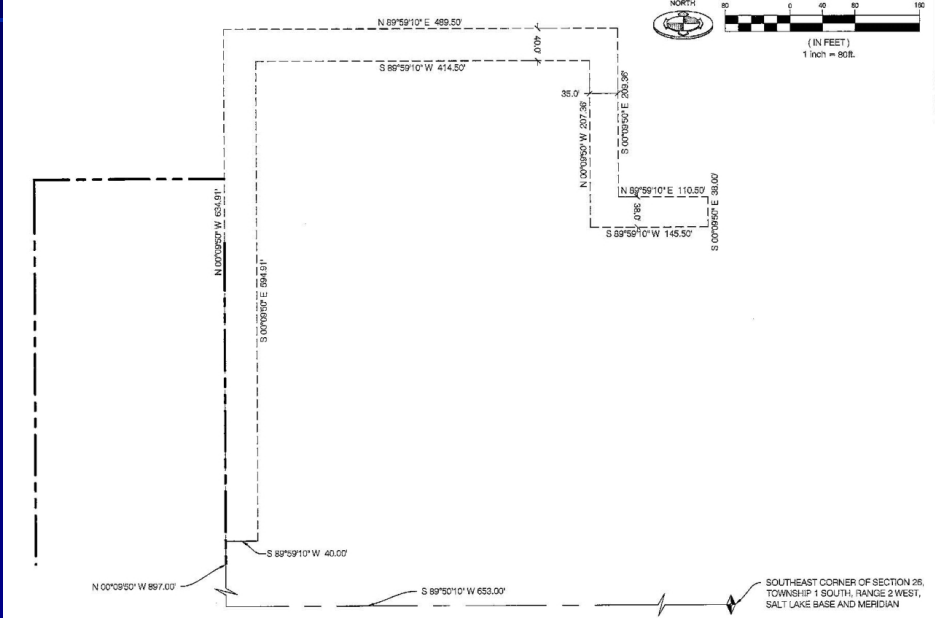
SHEET
1 OF 1

Petition by ALEX WINDER requesting a General Plan change from Commercial/Office and Office/Education to Light Manufacturing and a zone change from C-2 (General Commercial) to LI (Light Industrial). The property is located at 5718 W 3500 S on 5.35 acres. (Staff – Steve Pastorik at 801-963-3545)

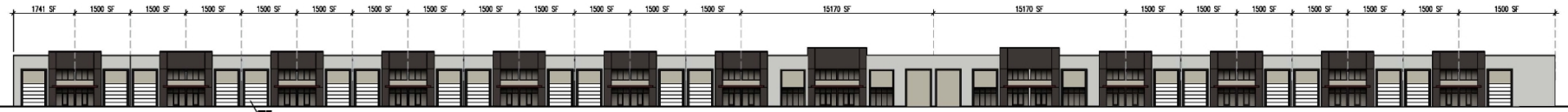


GPZ-1-2021

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NORTH ELEVATION

SCALE: 1" = 30'-0"

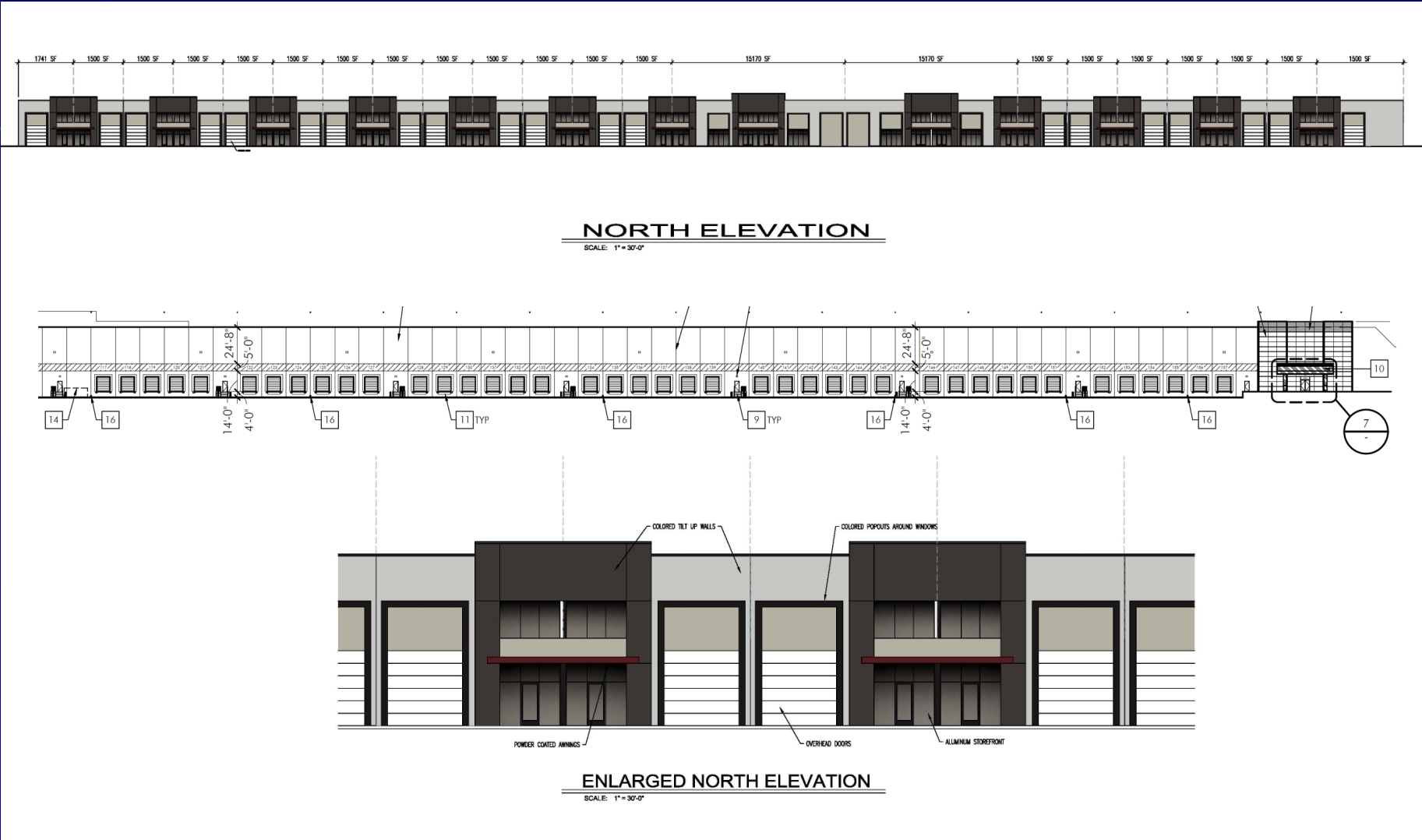


ENLARGED NORTH ELEVATION

SCALE: 1" = 30'-0"

GPZ-1-2021

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Helpful City Services Phone Numbers & Website

- Animal Services**
(801) 965-5800 www.wvc-ut.gov/animal
- Building Inspections**
(801) 963-3283 www.wvc-ut.gov/building
- Business Licensing**
(801) 963-3290 www.wvc-ut.gov/business
- Code Enforcement**
(801) 963-3289 www.wvc-ut.gov/codeenforcement
- Garbage Collection**
(801) 955-3720 www.wvc-ut.gov/sanitation
- Graffiti Enforcement**
(801) 963-3467 www.wvc-ut.gov/graffiti
- Neighborhood Dumpster Program**
(801) 955-3723 www.wvc-ut.gov/sanitation
- Neighborhood Services**
(801) 963-3285 www.wvc-ut.gov/neighborhoods
- Parking Enforcement**
(801) 963-3313 www.parking.wvcpd.com
- Planning and Zoning**
(801) 963-3312 www.wvc-ut.gov/planning
- Police Department, COP Unit**
(801) 955-3797 www.wvc-ut.gov/police
- Non-Emergency Dispatch (801) 840-4000**
Emergency Dispatch 911
- Public Works Department, Streets
Lights, Signs, Maintenance, & Snow Removal**
(801) 955-3720 www.wvc-ut.gov/publicworks
- Victim Services**
(801) 963-3223 www.wvc-ut.gov/victim



Document Produced by:
WVC Public Relations Department
Neighborhood Services Office
3600 South Constitution Boulevard
West Valley City, UT 84119
(801) 963-3285
www.wvc-ut.gov/neighborhoods

West Valley City
Community Preservation Department
Animal Services Division
Serving West Valley City & Taylorsville
4522 West 3500 South
West Valley City, UT 84120
(801) 965-5800
www.wvcpets.com



14 Elements of Being a Great Pet Owner

West Valley Animals services is dedicated to the care of companion animals in our community while providing quality public service and adoption outcomes. We are committed to promoting responsible pet ownership through education to the public while adhering to City ordinances, State laws, and enforcement, for the protection of citizens and animals. In addition, we are devoted to participating in community collaborations and offering outstanding humane education opportunities to further our goal of offering Hope, Service and Mercy to our community.

Pets have a significant impact on our lives - they keep us company, reduce our stress, teach responsibility, entertain us, and add purpose to our lives. The decision to obtain a pet is not one which should be made lightly or hastily. Those impacts, welcome in our own home, may extend to the surrounding neighborhood in unwelcome ways if not carefully and deliberately contained. Are you a great pet owner? The following are 14 common signs to consider.



**BEING A RESPONSIBLE
PET OWNER IS AN OBLIGATION
TO OUR SURROUNDING
NEIGHBORHOOD AND
TO OUR PETS
THEMSELVES.**

1. THE RIGHT PETS, THE RIGHT NUMBER OF PETS

Some pets, such as cats, dogs, ferrets, and pot-bellied pigs, have such potential for neighborhood disruption that they must be licensed with the City. Owning or possessing these pets is a privilege that may be revoked if the neighborhood impact becomes severe. No more than two each of these animals, and a total of four animals may be kept without a special permit from the City. The following non-venomous animals may also be kept as part of the four allowed household pets:

- Birds
- Female chickens
- Ducks
- Fish
- Hedgehogs
- Rabbits
- Rodents
- Insects
- Spiders
- Reptiles including lizards and snakes
- Amphibians including turtles and frogs

No other animals, including roosters, poisonous or venomous animals, or wild animals may be kept as household pets.

2. DOGS SECURE

Many people are uncomfortable in the presence of dogs and choose to avoid them. A large and unfamiliar dog can be intimidating, especially to a child who may be outweighed by the dog. All dogs must be leashed in public, including on sidewalks, streets, parks, and schools. Home fences, gates, locks, and accesses should be carefully constructed, inspected, and maintained to prevent a dog from running at large. Any dog found running at large is subject to impoundment and/or fines.

3. QUIET DOGS

Dogs should not bark regularly, frequently, or for extended periods of time. Regular, frequent, or extended barking is a violation of City Code and must be addressed and resolved. Although all dogs may bark on occasion, a dog who regularly or continually barks for extended periods of time is an indication of a problem that must be resolved. Typically, dogs who bark are bored, lonely, or territorial. Solutions include increased human interaction, introduction of new toys, or simply taking a dog indoors. Although some people may be able to let the sound of barking fade into background noise, this is impossible for most people, especially those very close to a home with a barking dog.

4. CATS STAY HOME

Although cats are not typically physically threatening to people, their impact on the surrounding neighborhood can be dramatic and undesirable. Flower beds, sand boxes, and other areas may receive unwelcome feline attention. Did you know a citation may be cited for a cat running at large, or defecating in a neighbor's flower beds, or being a nuisance? Cats are subject to the same leash law as dogs.

5. LICENSING

Licensing can help guard against rabies outbreaks. Before your dog, cat, ferret, or potbelly pig can be issued a license, you must produce proof of vaccination. A Rabies vaccination is required for all dogs and cats who have reached four months of age. The most important reason for licensing your animal is to help the animal be returned to you if it has wandered off and been found by neighbors or Animal Services.



6. SOCIALIZE

Socializing a pet will allow that pet to become familiar with different situations and reduce the occurrence of anxiety or other behavior issues. Introduce your pet to other people and other animals frequently.

7. SPAY OR NEUTER

Spaying helps prevent uterine infections and breast tumors, which are malignant or cancerous in about 50% of dogs and 90% of cats. Spaying a pet before her first heat offers the best protection from these diseases. Neutering a male companion prevents testicular cancer and some prostrate problems. In addition, it helps pets to stay home and not wander looking for a mate.

8. OBEDIENCE TRAINING

Obedience training in dogs is critical to having a well behaved and happy companion. Training teaches a dog basic instructions and skills. When a puppy or dog has training, both human and animal will communicate better, forming the base of a lasting bond. Cats need training too! Teaching a cat to behave in certain ways will help him/her become social and content around humans and other animals.

9. CLEANING UP

Animal waste can spread disease, kills grass, smells bad and does not breakdown like fertilizer. Back yards where no regular cleanup has occurred smell bad enough to be offensive to neighbors, especially with a breeze. Be courteous to others by carrying "poop bags" for easy clean up and disposal in trash receptacles.



10. REGULAR VETERINARY VISITS

Wellness checks are highly recommended for overall pet health. Regular visits with a veterinarian ensure immunization records are current, and alert owners to unseen or slowly developing problems that may impact the life of a pet.

11. PROPER NUTRITION

Clean water and food are essential to all living things! Pets should always have access to clean water. The quality of the food makes a direct difference in your pet's health.

12. A PET PROOF HOME

It is important to pet-proof a home with the same diligence used to baby proof our homes before the arrival. In general, the major sources of potential hazards for our pets include foods, plants, medications, and everyday household items. Keeping an eye out for risks including children's toys, clothing such as socks, and human foods poisonous to pets will keep you and your pet safe and happy.

13. EXERCISE

Proper exercise can help diminish destructive behavior, avoid hyperactivity, develop good social skills, improve sleeping habits, and allow pets to maintain a healthy weight. The ability to demonstrate basic behaviors through exercise leads to mentally and physically healthy pets.



14. MOST IMPORTANTLY, LOVE YOUR PET!

Pets are part of our everyday lives and part of our families. They provide us with companionship and emotional support, reduce our stress levels, reduce the sense of loneliness, and encourage us to increase our social activities.

Pets are part
of your **family**.
Keep them **licensed**.
Keep them **safe**.
Keep them **home**.

February 25, 2021

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.

March 2021

March 1 – May 27	Brain Baity's Egg Exhibit; Online Only
March 4-27, 2021	The Odd Couple, 7:30 PM (2PM on Saturdays); West Valley Theater, 3333 Decker Lake Drive
March 8, 2021 <i>Monday</i>	Blood Drive, Register Online; West Valley City Hall, 3600 South Constitution Blvd.
March 10, 2021 <i>Wednesday</i>	Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice
March 11, 2021 <i>Thursday</i>	Utah Water Ways/Talk with Greg Smoak, Director, U of U American West Center, 6:30-7:45 PM; Online via Zoom
March 12, 2021 <i>Friday</i>	Grizzlies vs. Americans, 7:05 PM; Maverik Center, 3200 S Decker Lake Drive
March 13, 2021 <i>Saturday</i>	Grizzlies vs. Americans, 7:05 PM; Maverik Center, 3200 S Decker Lake Drive
March 14, 2021 <i>Sunday</i>	Grizzlies vs. Americans, 1:05 PM; Maverik Center, 3200 S Decker Lake Drive

March 24, 2021
Wednesday Grizzlies vs. Oilers, 7:05 PM; Maverik Center, 3200 S Decker Lake Drive

March 26, 2021
Friday Grizzlies vs. Oilers, 7:05 PM; Maverik Center, 3200 S Decker Lake Drive

March 27, 2021
Saturday Grizzlies vs. Oilers, 7:05 PM; Maverik Center, 3200 S Decker Lake Drive

March 28, 2021
Sunday Grizzlies vs. Oilers, 1:05 PM; Maverik Center, 3200 S Decker Lake Drive

April 2021

April 2, 2021
Friday Easter Drive-In Movie; Centennial Park, 5405 W 3100 S

April 10, 2021
Saturday H2O Today in Context/Exploring the Jordan River, 9-10:30 AM, 10-11:30 AM, and 11 AM -12:30 PM; Jordan River Nature Center, 1125 W 3300 S in James Madison Oxbow Park

April 14, 2021
Wednesday Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice

April 16, 2021
Friday Julius Caesar, Utah Shakespeare Festival; West Valley Theater, 3333 Decker Lake Drive

April 16, 2021
Friday Springhill Suites at Valley Fair Mall Hotel Open House, 4-6:30 PM; Located on the east side of Valley Fair Mall and adjacent to I-215

April 22 – May 15 Ain't Misbehavin', 7:30 PM (2 PM on Saturdays); West Valley Theater, 3333 Decker Lake Drive

April 25, 2021
Sunday Jeff Dunham, 3 PM; Maverik Center, 3200 Decker Lake Drive

May 2021

May 7 -June 23	Western Federation of Watercolor Societies Exhibit; Online Only
May 7 -June 23	Utah Watercolor Society Spring Exhibition; UCCC, Celebration Gallery, 1355 W 3100 S and Online
May 7 – June 23	Juror's Exhibit/Sara Yeoman's Watercolors; UCCC, Celebration Gallery, 1355 W 3100 S and Online
May 9, 2021 <i>Sunday</i>	Mother's Day Brunch, 10 AM to 1 PM; Stonebridge Golf Course, 4415 Links Drive
May 12, 2021 <i>Wednesday</i>	Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice
May 15, 2021 <i>Thursday</i>	Lauren Daigle, 7:30 PM; Maverik Center, 3200 Decker Lake Drive
May 20, 2021 <i>Thursday</i>	James Taylor & His All-Star Band, 7:30 PM; Maverik Center, 3200 Decker Lake Drive
May 31, 2021 <i>Monday</i>	Memorial Day – City Offices Closed

June 2021

June 9, 2021 <i>Wednesday</i>	Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice
June 12, 2021 <i>Saturday</i>	Movie in the Park; Centennial Park, 5405 W 3100 S
June 15, 2021 <i>Tuesday</i>	Chicago, 6:30 PM; USANA, 5150 Upper Ridge Road
June 16-23, 2021	The Phantom Tollbooth, 8 PM; UCCC 1355 W 3100 S
June 24, 2021	Chris Stapleton, 7 PM; USANA, 5150 Upper Ridge Road

Thursday

June 26, 2021
Saturday Movie in the Park; Centennial Park, 5405 W 3100 S

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

July 2021

July 5 – Sept 29 “What’s on Your Plate?” Exhibit; UCCC, 1355 W 3100 S (Plaza Level Gallery)

July 5 – Sept 29 Shu Yamamoto’s “Rockwell Cats” Exhibit; UCCC, 1355 W 3100 S (Crescent Gallery)

July 5, 2021
Monday Independence Day – City Offices Closed

July 5, 2021
Monday Summer Concert Series, 8 PM; UCCC Amphitheatre, 1355 W 3100 S

July 6 – Sept 29 “Small Pleasures” Sculptures By: Jonna Ramey Exhibit; UCCC, 1355 W 3100 S (Bridge Gallery)

July 10, 2021
Saturday Movie in the Park; Centennial Park, 5405 W 3100 S

July 10, 2021
Saturday Lindsey Stirling, 7 PM; USANA, 5150 Upper Ridge Road

July 12, 2021
Monday Summer Concert Series, 8 PM; UCCC Amphitheatre, 1355 W 3100 S

July 14, 2021
Wednesday Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice

July 19, 2021
Monday Summer Concert Series, 8 PM; UCCC Amphitheatre, 1355 W 3100 S

July 22, 2021 Thomas Rhett & Cole Swindell, 7:30 PM; USANA, 5150

<i>Thursday</i>	Upper Ridge Road
July 23, 2021	Maroon 5, 7 PM; USANA, 5150 Upper Ridge Road
<i>Friday</i>	
July 26, 2021	Summer Concert Series, 8 PM; UCCC Amphitheatre, 1355 W 3100 S
<i>Monday</i>	
July 27, 2021	Goo Goo Dolls, 7 PM; USANA, 5150 Upper Ridge Road
<i>Tuesday</i>	
July 29, 2021	Halsey, 7 PM; USANA, 5150 Upper Ridge Road
<i>Thursday</i>	
July 31, 2021	Movie in the Park; Centennial Park, 5405 W 3100 S
<i>Saturday</i>	

August 2021

August 2, 2021	Summer Concert Series, 8 PM; UCCC Amphitheatre, 1355 W 3100 S
<i>Monday</i>	
August 5, 2021	Backstreet Boys, 7:30 PM; USANA, 5150 Upper Ridge Road
<i>Thursday</i>	
August 8, 2021	Alanis Morissette, 7 PM; USANA, 5150 Upper Ridge Road
<i>Sunday</i>	
August 9, 2021	Summer Concert Series, 8 PM; UCCC Amphitheatre, 1355 W 3100 S
<i>Monday</i>	
Aug 14, 2021	Wasatch International Food Festival; UCCC, 1355 W 3100S (Festival Grounds)
<i>Saturday</i>	
August 14, 2021	Movie in the Park; Centennial Park, 5405 W 3100 S
<i>Saturday</i>	
August 31, 2021	Disturbed, 7 PM; USANA, 5150 Upper Ridge Road
<i>Tuesday</i>	

September 2021

Sept 2 – Oct 13, 2021	Weaver's Guild Exhibit; UCCC, 1355 W 3100 S (Celebration Gallery)
September 6, 2021 <i>Monday</i>	Labor Day – City Offices Closed
September 8, 2021 <i>Wednesday</i>	Megadeth & Lamb of God, 6 PM; USANA 5150 Upper Ridge Road
September 8, 2021 <i>Wednesday</i>	Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice
September 9 – October 2	Sweeney Todd, 7:30 PM (Saturdays at 2 PM); West Valley Theater, 3333 Decker Lake Drive
September 18, 2021 <i>Saturday</i>	Matchbox Twenty, 7:30 PM; USANA, 5150 Upper Ridge Road
September 22, 2021 <i>Wednesday</i>	KISS, 7:30 PM; USANA, 5150 Upper Ridge Road
September 29, 2021 <i>Wednesday</i>	Doobie Brothers, 7:00 PM; USANA, 5150 Upper Ridge Road

October 2021

Oct 11 – Nov 4, 2021	Day of the Dead Exhibits; UCCC, 1355 W 3100 S
October 13, 2021 <i>Wednesday</i>	Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice
October 30, 2021 <i>Saturday</i>	Day of the Dead Celebration, 11 AM to 6 PM; UCCC, 1355 W 3100 S

November 2021

November 10, 2021 <i>Wednesday</i>	Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice
November 11, 2021	Veteran's Day – City Offices Closed

Thursday

Nov 15 – Dec 30	“Trees of Diversity”; UCCC, 1355 W 3100 S (Commons Areas)
Nov 15 – Dec 30	“Winter Scenes and Holiday Dreams” Exhibit; UCCC, 1355 W 3100 S (Plaza Level and Crescent Galleries)
Nov 18 – Dec 30	Winter Market (Art for Sale); UCCC, 1355 W 3100 S (Bridge Gallery)
November 25, 2021 <i>Thursday</i>	Thanksgiving – City Offices Closed

December 2021

December 6, 2021 <i>Monday</i>	Winter Concert Series, 7 PM; UCCC – Great Hall, 1355 W 3100 S
December 13, 2021 <i>Monday</i>	Winter Concert Series, 7 PM; UCCC – Great Hall, 1355 W 3100 S
December 20, 2021 <i>Monday</i>	Winter Concert Series, 7 PM; UCCC – Great Hall, 1355 W 3100 S
December 24, 2021 <i>Friday</i>	Christmas Eve – City Offices Closed