The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, October 12, 2021, at 4:30 PM, in the Multipurpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

A G E N D A

1. Call to Order

2. Roll Call

3. Approval of Minutes:

   A. October 5, 2021

4. Review Agenda for Regular Meeting of October 12, 2021

   A. Regular Meeting Agenda

5. Awards, Ceremonies and Proclamations Scheduled for October 19, 2021

   A. Utah Recreation and Parks Association City Award Presentation

6. Public Hearings Scheduled For October 19, 2021

   A. Accept Public Input Regarding Application SV-2-2021, Filed by West Valley City,

- 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.

Requesting a Vacation of a Public Alley Between Warnock Avenue and Stratford Avenue at 1685 West

Action: Consider Ordinance 21-59, Approve the Vacation of the Alley Between Warnock Avenue and Stratford Avenue Located at 1685 West Between 2525 and 2565 South

B. Accept Public Input Regarding Application SV-3-2021, Filed by West Valley City, Requesting a Vacation of a Public Alley Between Claybourne Avenue and Russet Avenue at 1685 West Between 2785 and 2830 South

Action: Consider Ordinance 21-60, Approve the Vacation of the Alley Between Claybourne Avenue and Russet Avenue Located at 1685 West Between 2785 and 2830 South

7. Resolutions:

A. 21-179: Adopt the 2021 Annual Report on the Moderate Income Housing Plan

8. Consent Agenda Scheduled for October 19, 2021

A. Reso. 21-180: Authorize the City to Accept a Public Sidewalk Easement from Freightliner of Utah for Property Located at Approximately 2377 South 5370 West

B. Reso. 21-181: Authorize the City to Accept a Storm Drain Easement from Affleck Properties II LLC for Property Located at Approximately 2054 South 3400 West

C. Reso. 21-182: Authorize the City to Enter Into a Real Estate Purchase Agreement and Accept a Warranty Deed, a Perpetual Easement, and a Temporary Construction Easement With and From Kim Yoeun Yong and Sumala Yong for Property Located at 4691 South Woodgrove Drive

9. Communications:

   A. 4100 South Wrap-Up Report (15 min)

   B. Council Calendar

10. New Business:

   A. Potential Future Agenda Items

   B. Council Reports

11. Motion for Closed Session (if necessary)

12. Adjourn

MINUTES OF COUNCIL STUDY MEETING – OCTOBER 5, 2021
-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, OCTOBER 5, 2021 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Wayne T Pyle, City Manager
Tera Smith, Deputy City Recorder
Eric Bunderson, City Attorney *(electronically)*
Colleen Jacobs, Police Chief *(electronically)*
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director *(electronically)*
Dan Johnson, Public Works Director
Nancy Day, Parks and Recreation Director
Mark Nord, RDA Director *(electronically)*
John Flores, HR Director
Sam Johnson, Strategic Communications Director
Ken Cushing, Network Manager

APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 28, 2021
The Council considered the Minutes of the Study Meeting held September 28, 2021. There were no changes, corrections, or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held September 28, 2021. Councilmember Fitisemanu seconded the motion.

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

REVIEW AGENDAS FOR REGULAR CITY COUNCIL AND REGULAR REDEVELOPMENT AGENCY MEETINGS OF OCTOBER 5, 2021

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

RESOLUTION 21-176: APPROVE A MEMORANDUM OF AGREEMENT FOR THE MIDVALLEY BUS RAPID TRANSIT CONNECTOR PROJECT

Steve Pastorik, CED Director, presented proposed Resolution 21-176 that would approve a Memorandum of Agreement for the Midvalley Bus Rapid Transit Connector Project.

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

> This resolution authorizes a MOA between the City, Taylorsville, Murray, Wasatch Front Regional Council, UDOT, Salt Lake Community College and UTA to establish roles and responsibilities for the Midvalley Connector bus rapid transit (BRT) project.
>
> UTA has been working with the aforementioned entities on the Midvalley Connector BRT project which will begin in Murray, travel through Taylorsville, and end in West Valley at the Fairbourne Station bus hub. This MOA establishes roles and responsibilities for this BRT project. The City's involvement includes property for the expanded bus hub and improvements to Lancer Way.

Councilmember Buhler inquired if we are committing to reconstruction of Lancer Way or a bigger bus hub. Steve Pastorik stated that we are not committing to making improvements but providing the space. Councilmember Buhler verified that the space would be where the America First Credit Union use to be located. Wayne Pyle clarified that it is the north end of where America First Credit Union used to be located and the south end of city hall parking lot which is currently mostly landscaping. Councilmember Buhler verified the property is all city owned property and not currently going any further west. Steve Pastorik answered eventually it will go further west where there is no curb gutter, etc. affected. Councilman Christensen verified if it wouldn't affect current BRT? Steve Pastorik confirmed that it will not. Councilmember Lang inquired if it would connect at all. Steve Pastorik answered not as this time. Mayor Bigelow inquired if the bus stop at 2700 West bus stop would require modifications. Steve Pastorik answered that it would not.

The City Council will consider Resolution 21-176 at the Regular Council Meeting scheduled October 12, 2021 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR OCTOBER 12, 2021

A. **RESOLUTION 21-177: RATIFY THE CITY MANAGER'S APPOINTMENT OF BRIAN BLANK AS A MEMBER OF THE CLEAN AND BEAUTIFUL COMMITTEE**

Mayor Bigelow discussed proposed Resolution 21-177 that would ratify the City Manager's appointment of Brian Blank as a member of the Clean and Beautiful Committee.

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

> Brian Blank is willing to serve as a member of the West Valley City Clean and Beautiful Committee.
>
> Members of the West Valley City Clean and Beautiful Committee are appointed for a four-year term by the City Manager with the advice and consent of the City Council.

B. **RESOLUTION 21-178: RATIFY THE CITY MANAGER'S APPOINTMENT OF TIFFINE DALTON AS A MEMBER OF THE CLEAN AND BEAUTIFUL COMMITTEE**

Mayor Bigelow discussed proposed Resolution 21-178 that would ratify the City Manager's appointment of Tiffine Dalton as a member of the Clean and Beautiful Committee.

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

> Tiffine Dalton is willing to serve as a member of the West Valley City Clean and Beautiful Committee.
>
> Members of the West Valley City Clean and Beautiful Committee are appointed for a four-year term by the City Manager with the advice and consent of the City Council.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider Resolutions 21-177 and 21-178 at the Regular Council Meeting scheduled October 12, 2021, at 6:30 P.M.

COMMUNICATIONS

A. PARKS AND RECREATION PROJECT UPDATE

Nancy Day, Parks and Recreation, presented a PowerPoint presentation summarized as follows:

- Value of Parks and Green Infrastructure
    - **Environmental**
        - Benefits to water, air, land & wildlife
    - **Health & Wellness**
        - Benefits to physical & mental health of the community
    - **Social**
        - Benefits to social cohesion, public safety & education
    - **Economic**
        - Benefits to workforce & business development
    - Needs Assessment/Survey Reminders:
        - 84% used WVC P&R facility (park, etc.) in past 12 months (pre-covid)
        - More than ½ use their neighborhood parks frequently (pre-covid)
    - Benefits:
        - ***Environmental:*** Parks/GI mimics natural processes & captures/treats stormwater at its source; Enhanced biodiversity leads to healthier and more resilient ecosystems. Even planting 1 tree stabilizes soil, infiltrates water & increases native insect, bird & mammal populations. This includes crucial pollinators; Trees, plants in urban environments enhance air quality and lower temperatures. Enhanced shade and evapotranspiration ease urban heat island impacts. Enhanced tree canopies have a more pronounced effect.
        - ***Health & Wellness:*** Physical benefits: obesity, heart rate, diabetes, etc., etc. Plus, lower temperatures and better air quality; Mental benefits (whether active or not): reducing stress, lowering anxiety, etc.
        - ***Social:*** Communities become more connected, engaged & unified. Analysis from the Center for Active Design shows that when community residents see that public parks are well-cared for and rehabilitated, their trust in their local government (& even in each other) increases over time; PUBLIC SAFETY: GI/Parks attract more community members to exercise, socialize, etc. so there are more eyes patrolling the area thus discouraging criminal activity; EDUCATION: Raising public awareness of value of green spaces and tree canopy.

- ***Economic:*** Increases property values & property taxes which support parks and green spaces. Studies show people typically spend 8-12% more in business districts with urban tree canopies and other green features. People (thus workforce) want to live and work in communities with a good park & trail system (GI).

- Grasmere Park (3900 S Grasmere Ln)
  - 1 Acre
  - $530,000
  - Funding: Community Development Block Grant
  - Construction Underway
- Rocky Ridge Park (5200 S Summer Ridge Dr)
  - 1.44 acres
  - $887,000
  - Funding: Impact Fees
  - Conducted Public Meetings
  - Design Process Underway
  - Construction Start Date: Early 2022
- Sunset Hills Wood Hollow Park (6300 S Oquirrh Mesa Dr)
  - 3.09 Acres
  - $1,467,750
  - Funding: Impact Fees
  - Public Meetings Held
  - Design Process Underway
  - Construction Start Date: Spring 2022
- Centennial Bike Park (Final Phase: Centennial Park)
  - $1,105,658
  - Funding: Community Development Block Grant
  - Construction Start Date: Spring 2022
  - Opening Date: Summer 2022
- Wetland/Stormwater Park (6400 West Parkway Blvd)
  - 72 Acres
  - $14,000,000
  - Seeking Funding
  - School District Partnership
  - USU Partnership
  - Additional Partners
- Newton Farms Park (3600 S Newton Farms Dr)
  - 1.095 Acres
  - $620,000
  - Funding: Impact Fees
  - Construction to Begin 2023 pending funding

- Upcoming Projects
  - West View Park Addition
    - 1.25 acres; $589,000
  - Brud Drive Park
    - .52 acres; $237,000
  - Brock Family Park
    - 6 acres; $2.8 mil
  - OMH Power Corridor Park
    - 16.6 acres; $6.6 mil; Rocky Mountain Power Corridor
  - Midway Trailhead Park
    - .5 acres; $237,000
  - Veteran Memorial Park
    - 13.81 acres; $6.5 mil
  - Sugar Plum Park
    - 9.5 acres; $4.5 mil
  - UDOT Sport Field Property
    - 14 acres; $6.6 mil
  - Jordan River West Trail Park
    - 37.73 acres; $7.2 mil
  - Crosstown Trail Completion
    - Work with Outside Agencies
    - Grant Opportunities
- Additional Department Projects
  - **PARKS:**
    - Redwood Trailhead Park & Hillsdale Park Improvements
    - Smart Irrigation Progress
    - Solar Lighting Cost Analysis
  - **FAMILY FITNESS CENTER:**
    - Dino Dig/Edutainment Outdoor Play Area
    - Energy Efficiency Project – Completion Date Extended
    - **GOLF COURSES:**
    - Continued Drainage Work at The Ridge
  - **HARMAN SENIOR RECREATION CENTER:**
    - Train Room Remodel
  - **ARTS & CULTURE:**
    - Canal Option Review Underway
  - Trailhead & Hillsdale Park:
    - Sign Bases Being Built, Signs Ordered
    - Irrigation Repairs next Month
    - Tree Audit & Safety Measures Being Taken
    - Volunteer Assistance with OMH

Councilmember Lang inquired about the entrance of Sunset Hills Wood Hollow Park. Nancy Day clarified entrance location on map. Councilmember Lang inquired if the pump track would be portable. Nancy Day clarified that what is on the map is a bike trail with different levels for all skill types. Councilmember Lang inquired about impact fees. Wayne Pyle stated that we are always looking at those. Steve Pastorik verified that a recent study was just completed. Councilmember Lang inquired if we are we still trying to acquire property on 4800 West. Nancy Day stated that we have not seen interest from the property owner. Councilmember Lang inquired if the 2.8 million for the Brock Family Park is the full price. Nancy Day stated yes that is the total cost to develop. Councilmember Lang inquired if we are applying for any assistance with Granger Hunter Improvement District for irrigation. Nancy Day said she would double check, but that city employees have been providing the current work. Councilmember Lang thought we approved to fix the fence at Fassio Park. Wayne Pyle stated that we have it on the list. Nancy Day stated it is either 5th or 6th on the list and that we are getting some new numbers due to material price increase. Councilmember Lang inquired if this is a risk management issue. Nancy Day stated they have gone out and done some tests on and it seems solid but will be replaced. Councilman Huynh stated that he is very excited for the Redwood Trailhead. Wayne Pyle stated one of the things the county found out is that they have some irregularities that they need to fix before we can take it over. Councilman Huynh mentioned an issue he experienced at the West Valley City Family Fitness Center. He mentioned some kids were being bullied by teenagers in the locker room. Nancy Day thanked Councilman Huynh for bring this to her attention and mentioned that it is part of the lifeguard's rotation during their shifts to check on the locker rooms. Councilman Christensen inquired about a dog park in the city since that has been discussed in the past. Nancy Day stated that Salt Lake County earmarked the southwest side of Lodestone Park. For funding reasons, this has been delayed, however it is on the master plan to look at other locations. Mayor Bigelow inquired if this report given covers all proposed parks at this point. Nancy Day stated that it does. Councilmember Fitisemanu inquired if the solar lights are those more of accent lights or illuminating lighting. Nancy Day replied that they are more illuminating lights with LED. Not the quality of lighting for a tennis court or a pickleball court, however, can adjust so that there is not the bleed out. Councilmember Lang inquired about funding for the lights coming out of street light fees. Wayne Pyle replied that haven't been discussed where the funding is coming from. Also stated that we are always trying to figure out different ways to do things. Solar Power lights are a new way to combat stealing copper wire out of lights. Councilmember Lang inquired about wrapping of the power boxes at the skate park and if the artist would be Josh. Nancy Day replied that Josh would be the artist and that he has come up with a design to better fit he location.

The Mayor and Council had no further questions or concerns.

B. CHARTER SCHOOL SAFETY CONCERNS

Dan Johnson, Public Works Director, stated a couple of weeks ago some concerns about safety at charter schools specifically around traffic backing up at drop off and pick up times were expressed. The question was raised how the city provides safety for these schools. Dan Johnson stated that the challenge that charter schools give us is that there is no busing therefore it causes traffic to build up on streets. He mentioned that he observed the drop off and pick up times at Monticello for a couple of days. He watched parents show up very early to pick up kids. The vehicles stopping in the travel lane provides concern. Dan met with the school's Director to discuss solutions. He did note that once the parking lot is opened the problem disappears. They are going to try opening up the parking lot earlier. Also communicate with the parents whether that be a staggered pick-up time or other solution. Dan will continue to work with the school's Director to come up with the best possible resolution.

Councilmember Lang mentioned that she personally experienced people illegally crossing the street in front of her. Dan Johnson mentioned that at Esperanza there is plenty of room to do a double stack due to having a lot more space than Monticello. Councilmember Buhler inquired where do we go from here. Dan Johnson replied that he would be following up with the schools and report back. Councilman Christensen stated that he has seen this issue within the Granite School District as well.

The Mayor and Council had 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

Councilmember Fitisemanu requested a detailed list of boards/committees that the city currently has. He requested this list include a brief description, what the nomination process is, the term length, what opportunities are provided, etc. He stated that this could be a future communication item.

B. COUNCIL REPORTS

Councilmembers had no comment.

MOTION FOR CLOSED SESSION
Councilmember Fitisemanu moved to adjourn and reconvene in a Closed Session for discussion of pending litigation. Councilmember Christensen seconded the motion.

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY OCTOBER 5, 2021 WAS ADJOURNED AT 5:30 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, October 5 2021.

_____
Tera Smith
Deputy City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, OCTOBER 5, 2021 AT 5:33 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Wayne Pyle, City Manager
Tera Smith, Deputy City Recorder
Eric Bunderson, City Attorney *(electronically)*

The City Council met in Closed Session and discussed pending litigation.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF OCTOBER 5, 2021 WAS ADJOURNED AT 5:52 P.M. BY MAYOR BIGELOW.

_____
Tera Smith – Deputy City Recorder

The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, October 12, 2021, at 6:30 PM, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV. To participate in the public comment period or scheduled public hearings electronically, please visit www.wvc-ut.gov/PublicComment prior to 2:30 PM on Tuesday, October 12, 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. October 6, 2021

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. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once during that

- 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.

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. Resolutions:

A. 21-176: Approve a Memorandum of Agreement for the Midvalley Bus Rapid Transit Connector Project

8. Consent Agenda:

A. 21-177: Ratify the City Manager's Appointment of Brian Blank as a Member of the Clean and Beautiful Committee

B. 21-178: Ratify the City Manager's Appointment of Tiffine Dalton as a Member of the Clean and Beautiful Committee

9. Motion for Closed Session (if necessary)

10. Adjourn

SUBDIVISION ANALYSIS

July 14, 2021

SV-2-2021
Alley Vacation between Warnock Avenue and Stratford Avenue
1685 West between 2525 and 2565 South

BACKGROUND

The West Valley City Engineering Division is requesting consideration to vacate the 16-foot alley located between Warnock Avenue and Stratford Avenue. The location of the alley is approximately 1685 West between 2525 and 2565 South.

The alley is located within the Chesterfield Plat. This plat was recorded with the County Recorder's Office in July 1914. The plat identifies a 16-foot alley along the east property line of those properties fronting Redwood Road. It is presumed that this alley was to provide service capabilities for properties that would be used for commercial purposes.

While the idea behind this was well intended, these alleys have not been utilized for that purpose. To staffs knowledge, these alleys have never been formally improved. As a common practice, many residents living adjacent to these alleys have fenced this area off. In some instances, residents have used the alley as part of their yard and for parking. The vacation of these alleys generally allows for property owners to take better care of these areas than has previously been done.

Per State Law, when a street or alley is vacated, each abutting owner will end up with half of the vacated property. In this case, 8 feet of additional property would then belong to the property owners on the east as well as the west side of the alley. If a property owner did not want their portion, they could negotiate transferring their portion to the adjacent landowner.

In the case of this particular alley, there is an existing storm drain line. The City will request that an easement be recorded that will accommodate the storm drain line. This will be done with the vacating ordinance that ends up being recorded with the Salt Lake County Recorder's Office.

According to City Ordinance, streets and/or alley vacations shall be reviewed by the Planning Commission with a recommendation to the City Council.

RECOMMENDATION

1. Approve the vacation of the 16-foot alley located between Warnock Avenue and Stratford Avenue.

2. Continue the application due to issues raised at the public hearing.

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

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

AN ORDINANCE APPROVING THE VACATION OF THE ALLEY BETWEEN WARNOCK AVENUE AND STRATFORD AVENUE LOCATED AT 1685 WEST BETWEEN 2525 AND 2565 SOUTH.

WHEREAS, the City is in receipt of Petition SV-2-2021, proposing an alley vacation between Warnock Avenue and Stratford Avenue located at 1685 West between 2525 and 2565 South; and

WHEREAS, the alley has never been improved or used by the general public as a thoroughfare; and

WHEREAS, proper notice was given and a public hearing was held pursuant to Section 10-9a-207, Utah Code Annotated; and

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

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

Section 1. The vacation of the alley located between Warnock Avenue and Stratford Avenue at 1685 West between 2525 and 2565 South and as shown in petition SV-2-2021 is hereby approved.

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

Section 3. A 16 foot wide Storm Drain Easement is hereby reserved in favor of West Valley City over, under and across the vacated alley.

Section 4. The City Recorder is hereby directed to record this Ordinance with the Salt Lake County Recorder's Office.

Section 5. This Ordinance shall become effective immediately upon posting as required by law.

PASSED AND APPROVED this _____ day of _____ 2021

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

SV-2-2021
Alley Vacation between Warnock Avenue and Stratford Avenue
1685 West between 2525 and 2565 South

BACKGROUND

The West Valley City Engineering Division is requesting consideration to vacate the 16-foot alley located between Warnock Avenue and Stratford Avenue. The location of the alley is approximately 1685 West between 2525 and 2565 South.

The alley is located within the Chesterfield Plat. This plat was recorded with the County Recorder's Office in July 1914. The plat identifies a 16-foot alley along the east property line of those properties fronting Redwood Road. It is presumed that this alley was to provide service capabilities for properties that would be used for commercial purposes.

While the idea behind this was well intended, these alleys have not been utilized for that purpose. To staffs knowledge, these alleys have never been formally improved. As a common practice, many residents living adjacent to these alleys have fenced this area off. In some instances, residents have used the alley as part of their yard and for parking. The vacation of these alleys generally allows for property owners to take better care of these areas than has previously been done.

Per State Law, when a street or alley is vacated, each abutting owner will end up with half of the vacated property. In this case, 8 feet of additional property would then belong to the property owners on the east as well as the west side of the alley. If a property owner did not want their portion, they could negotiate transferring their portion to the adjacent landowner.

In the case of this particular alley, there is an existing storm drain line. The City will request that an easement be recorded that will accommodate the storm drain line. This will be done with the vacating ordinance that ends up being recorded with the Salt Lake County Recorder's Office.

According to City Ordinance, streets and/or alley vacations shall be reviewed by the Planning Commission with a recommendation to the City Council.

RECOMMENDATION

1. Approve the vacation of the 16-foot alley located between Warnock Avenue and Stratford Avenue.

2. Continue the application due to issues raised at the public hearing.

Discussion: Steve Lehman presented the application. Robert Hicks, the neighbor to the west of the subject location, Distributed pictures to the Planning Commission and staff depicting the Sanchez family's home, his neighbor to the east, in 1950. Mr. Hicks said they have added onto the home and now part of the roof is hanging over the proposed alley way.

He explained an ongoing dispute between his neighbors and himself. Mr. Hicks would like the Commission to table this proposal until a survey is done on the Sanchez property and their roof is only over their property.

Steve Lehman said this proposal is from the West Valley City Engineering Department and the dispute between neighbors should not interfere with the vacation. Steve explained that the City no longer has a need to own the subject property, therefore, they are requesting the vacation.

Motion: Commissioner Lovato moved to approve SV-2-2021.

Commissioner McEwen seconded the motion.

Vote:	Chairperson Meaders	Yes
	Commissioner McEwen	Yes
	Commissioner Fuller	Yes
	Commissioner Lovato	Yes
	Commissioner Porter	Yes
	Commissioner Wood	Yes

Unanimously – SV-2-2021- Approved

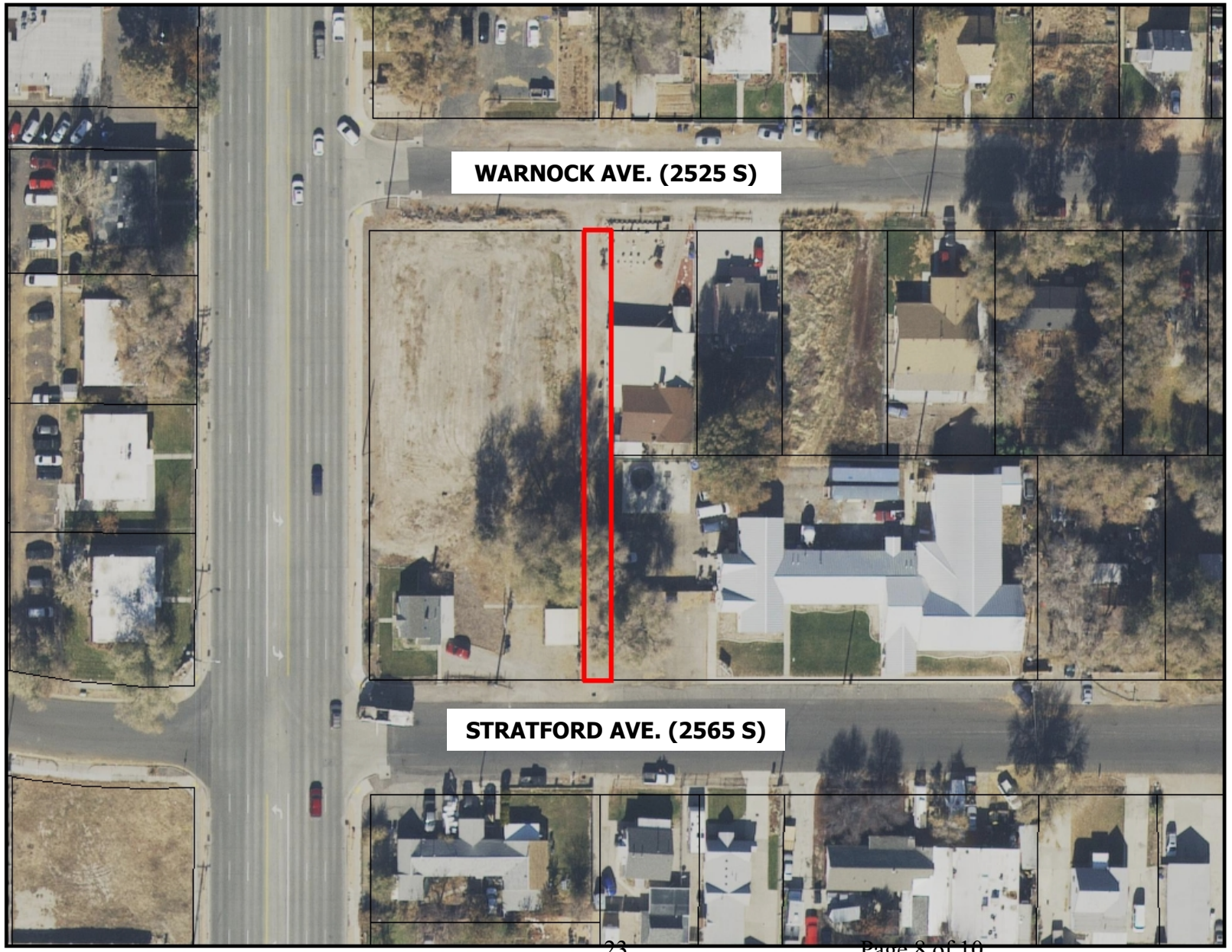
SV-2-2021

Petition by WEST VALLEY CITY ENGINEERING DIVISION is requesting consideration to vacate the 16-foot alley located between Warnock Avenue and Stratford Avenue. The location of the alley is approximately 1680 West between Warnock Avenue and Stratford Avenue. (Staff – Steve Lehman at 801-963-3311 or steve.lehman@wvc-ut.gov)



SV-2-2021

Petition by WEST VALLEY CITY ENGINEERING DIVISION is requesting consideration to vacate the 16-foot alley located between Warnock Avenue and Stratford Avenue. The location of the alley is approximately 1680 West between Warnock Avenue and Stratford Avenue. (Staff – Steve Lehman at 801-963-3311 or steve.lehman@wvc-ut.gov)




3241



SUBDIVISION ANALYSIS

July 14, 2021

SV-3-2021
Alley Vacation between Clayborne Avenue and Russet Avenue
1685 West between 2785 and 2830 South

BACKGROUND

The West Valley City Engineering Division is requesting consideration to vacate the 16-foot alley located between Clayborne Avenue and Russet Avenue. The location of the alley is approximately 1685 West between 2785 and 2830 South.

The alley is located within the Chesterfield Plat. This plat was recorded with the County Recorder's Office in July 1914. The plat identifies a 16-foot alley along the east property line of those properties fronting Redwood Road. It is presumed that this alley was to provide service capabilities for properties that would be used for commercial purposes.

While the idea behind this was well intended, these alleys have not been utilized for that purpose. To staffs knowledge, these alleys have never been formally improved. As a common practice, many residents living adjacent to these alleys have fenced this area off. In some instances, residents have used the alley as part of their yard and for parking. The vacation of these alleys generally allows for property owners to take better care of these areas than has previously been done.

Per State Law, when a street or alley is vacated, each abutting owner will end up with half of the vacated property. In this case, 8 feet of additional property would then belong to the property owners on the east as well as the west side of the alley. If a property owner did not want their portion, they could negotiate transferring their portion to the adjacent landowner.

According to City Ordinance, streets and/or alley vacations shall be reviewed by the Planning Commission with a recommendation to the City Council.

RECOMMENDATION

1. Approve the vacation of the 16-foot alley located between Clayborne Avenue and Russet Avenue.

2. Continue the application due to issues raised at the pubic hearing.

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

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

AN ORDINANCE APPROVING THE VACATION OF THE ALLEY BETWEEN CLAYBORNE AVENUE AND RUSSET AVENUE LOCATED AT 1685 WEST BETWEEN 2785 AND 2830 SOUTH .

WHEREAS, the City is in receipt of Petition SV-3-2021, proposing an alley vacation between Clayborne Avenue and Russet Avenue located at 1685 West between 2785 and 2830 South; and

WHEREAS, the alley has never been improved or used by the general public as a thoroughfare; and

WHEREAS, proper notice was given and a public hearing was held pursuant to Section 10-9a-207, Utah Code Annotated; and

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

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

Section 1. The vacation of the alley located between Clayborne Avenue and Russet Avenue located at 1685 West between 2785 and 2830 South and as shown in petition SV-3-2021 is hereby approved.

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

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

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

PASSED AND APPROVED this _____ day of _____ 2021

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

SV-3-2021
Alley Vacation between Clayborne Avenue and Russet Avenue 1685 West between 2785 and 2830 South

BACKGROUND

The West Valley City Engineering Division is requesting consideration to vacate the 16-foot alley located between Clayborne Avenue and Russet Avenue. The location of the alley is approximately 1685 West between 2785 and 2830 South.

The alley is located within the Chesterfield Plat. This plat was recorded with the County Recorder's Office in July 1914. The plat identifies a 16-foot alley along the east property line of those properties fronting Redwood Road. It is presumed that this alley was to provide service capabilities for properties that would be used for commercial purposes.

While the idea behind this was well intended, these alleys have not been utilized for that purpose. To staffs knowledge, these alleys have never been formally improved. As a common practice, many residents living adjacent to these alleys have fenced this area off. In some instances, residents have used the alley as part of their yard and for parking. The vacation of these alleys generally allows for property owners to take better care of these areas than has previously been done.

Per State Law, when a street or alley is vacated, each abutting owner will end up with half of the vacated property. In this case, 8 feet of additional property would then belong to the property owners on the east as well as the west side of the alley. If a property owner did not want their portion, they could negotiate transferring their portion to the adjacent landowner.

According to City Ordinance, streets and/or alley vacations shall be reviewed by the Planning Commission with a recommendation to the City Council.

RECOMMENDATION

1. Approve the vacation of the 16-foot alley located between Clayborne Avenue and Russet Avenue.

2. Continue the application due to issues raised at the public hearing.

Discussion: Steve Lehman presented the application. There was no further discussion.

Motion: Commissioner McEwen moved to approve SV-3-2021.

Commissioner Wood seconded the motion.

Vote:

Chairperson Meaders Yes
Commissioner McEwen Yes
Commissioner Fuller Yes
Commissioner Lovato Yes
Commissioner Porter Yes
Commissioner Wood Yes

Unanimously – SV-3-2021- Approved

SV-3-2021

Petition by WEST VALLEY CITY ENGINEERING DIVISION is requesting consideration to vacate the 16-foot alley located between Clayborne Avenue and Russet Avenue. The locate of the alley is approximately 1680 West between Clayborne Avenue and Russet Avenue. (Staff – Steve Lehman at 801-963-3311 or steve.lehman@wvc-ut.gov)



SV-3-2021

Petition by WEST VALLEY CITY ENGINEERING DIVISION is requesting consideration to vacate the 16-foot alley located between Clayborne Avenue and Russet Avenue. The locate of the alley is approximately 1680 West between Clayborne Avenue and Russet Avenue. (Staff – Steve Lehman at 801-963-3311 or steve.lehman@wvc-ut.gov)




AUTO GLASS

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

ISSUE:

A resolution approving the 2021 Report on the City's Moderate Income Housing Plan.

SYNOPSIS:

This resolution approves the 2021 Report on the City's Moderate Income Housing Plan which is required by State law.

BACKGROUND:

Utah Code Section 10-9a-408 requires the legislative body of municipalities to annually prepare a report outlining a review of their Moderate Income Housing Plan. The report must address the following:

- "a revised estimate of the need for moderate income housing in the municipality for the next five years;
- a description of progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below:
    - 80% of the adjusted median family income;
    - 50% of the adjusted median family income; and
    - 30% of the adjusted median family income;
- a description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
- a description of how the municipality has implemented any of the recommendations related to moderate income housing described in Subsection 10-9a-403(2)(b)(iii)."

RECOMMENDATION:

City staff recommends approval to the City Council.

SUBMITTED BY:

Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE 2021 ANNUAL REPORT ON THE MODERATE INCOME HOUSING PLAN.

WHEREAS, on July 16, 2019, the City Council adopted an amended moderate income housing plan element of the City's General Plan; and

WHEREAS, Utah Code Section 10-9a-408 requires the City to annually review the moderate income housing plan element of the City's General Plan and implementation of that element of the General Plan; and

WHEREAS, the 2021 Annual Report ("Report") addressing the required subjects has been prepared; and

WHEREAS, the City Council, as set forth in the Report, does find and determine that the City has taken significant steps to provide affordable housing for moderate income households and that the City is a leader in the state of Utah in providing such housing; and

WHEREAS, the City Council of West Valley City, Utah, hereby determines that it is in the best interests of the citizens of West Valley City to approve said Report; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Report is hereby approved in the form attached and that the Report shall be submitted as required by law.

PASSED AND APPROVED this _____ day of_____, 2021.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

2021 Report on West Valley City's Moderate Income Housing Plan

Introduction

Utah Code Section 10-9a-408 requires municipalities to prepare an annual report that addresses the following:

- "a revised estimate of the need for moderate income housing in the municipality for the next five years;
- a description of progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below:
    - 80% of the adjusted median family income;
    - 50% of the adjusted median family income; and
    - 30% of the adjusted median family income;
- a description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
- a description of how the municipality has implemented any of the recommendations related to moderate income housing described in Subsection 10-9a-403(2)(b)(iii)."

The following report addresses each of these four topics. Since the report is due to the State on December 1, 2021, the reporting period is the City's fiscal year 2020-2021 or from July 1, 2020 to June 30, 2021 for City produced data unless noted otherwise. Data from the Census comes from the latest American Community Survey (ACS), which is for the year 2019.

Revised Estimate of the Need for Moderate Income Housing

Unfortunately, the State's five-year housing projection calculator is not helpful for West Valley City because it estimates a reduction in housing units between 2017 and 2026 when in fact the City is still seeing significant new housing development. Therefore, City staff utilized a different approach to assess the need for moderate income housing within the City as described below.

The term "moderate income housing" is defined in Section 10-9a-103 of Utah Code as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located." According to data from HUD, moderate income households in Salt Lake County earned $66,150 or less in the year 2019.

Table 1 below shows the number of households in 2019 within Salt Lake County that fall within varying income levels. In 2019, moderate income households comprised 38.9% of all households within the County. During the same period in West Valley City, 68.6% of all occupied housing was affordable to moderate income households. Tables 2-5 below explain how the 68.6% was calculated. Using this methodology, West Valley City is providing more than its share of moderate income housing and therefore does not have a need to provide additional moderate income housing for the next five years.

Table 1: 2019 Salt Lake County Household Income

Household Income	Number of Households	% of Total Households	Moderate Income Households
Less than $10,000	14,337	3.8%	Yes
$10,000 to $14,999	10,209	2.7%	Yes
$15,000 to $19,999	11,164	3.0%	Yes
$20,000 to $24,999	11,087	3.0%	Yes
$25,000 to $29,999	13,458	3.6%	Yes
$30,000 to $34,999	13,080	3.5%	Yes
$35,000 to $39,999	14,109	3.8%	Yes
$40,000 to $44,999	14,919	4.0%	Yes
$45,000 to $49,999	13,770	3.7%	Yes
$50,000 to $59,999	29,620	7.9%	Yes
$60,000 to $74,999	41,980	11.2%	No
$75,000 to $99,999	56,260	15.0%	No
$100,000 to $124,999	43,070	11.5%	No
$125,000 to $149,999	28,257	7.5%	No
$150,000 to $199,999	30,507	8.1%	No
$200,000 or more	28,993	7.7%	No
Total:	374,820		

Source: ACS Table B19001 2015-2019 5-Year Estimates

Description of Progress Made to Provide Moderate Income Housing

As required by State law, the following targeted income groups were evaluated – low income (80%), very low income (50%) and extremely low income (30%). Table 2 below lists the annual family income, the monthly income available for housing and the affordable home price for each targeted income group. For example, in 2019 a very low income family made $41,350 annually, could afford to spend $1,034 monthly on housing and could afford a home priced up to $150,000.

Table 2: 2019 Income Available for Housing for Targeted Income Groups

	Targeted Income Groups		
	Extremely Low Income (30%)*	Very Low Income (50%)	Low Income (80%)
Annual Family Income	$25,750	$41,350	$66,150
Monthly Income Available for Housing (30%)	$644	$1,034	$1,654
Affordable Home Price (includes Utilities)	$70,000	$150,000	$250,000
*The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 60 percent of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services, provided that this amount is not greater than the Section 8 50% very low-income limit.			

Source: HUD and staff calculations

A number of assumptions were made to determine how much money a family would need to afford housing. For rental properties, ACS Gross Rent numbers, which include utilities, were used. For owner-

occupied housing utility expenses, $250 per month was used based on local utility company estimates and averages. For the purposes of calculating mortgage payments, a 3.75% interest rate on a 30-year, fixed rate (typical rate in 2019) mortgage was assumed. An average Utah homeowner insurance amount is $580, and this amount was divided by the Salt Lake County median home price to come up with a rate of 0.00184. West Valley City's property tax rate was used for taxes.

To calculate the number of affordable units for each targeted income group, City staff utilized ACS data from the U.S. Census Bureau for both renter-occupied and owner-occupied units. Tables 3 and 4 below summarize this information by showing what percentage of renter-occupied and owner-occupied units are affordable for each targeted income group within West Valley City.

Table 3: 2018 and 2019 Renter-Occupied Unit Affordability Based on Gross Rent (Includes Utilities)

Year	Total Units with Cash Rent	Units Affordable to Extremely Low Income Households ($644 Max Rent)	Units Affordable to Very Low Income Households ($1,034 Max Rent)	Units Affordable to Low Income Households ($1,654 Max Rent)
2018	11,155	926 (8.3%)	4,748 (42.6%)	9,658 (86.6%)
2019	11,323	966 (8.5%)	4,300 (38.0%)	9,155 (80.9%)

Source: ACS Table B25063 5-Year Estimates

Table 4: 2018 and 2019 Owner-Occupied Unit Affordability Based on Value

Year	Owner-Occupied Units	Units Affordable to Extremely Low Income Households ($70,000 Max Sales Price + Utilities)	Units Affordable to Very Low Income Households ($150,000 Max Sales Price + Utilities)	Units Affordable to Low Income Households ($250,000 Max Sales Price+ Utilities)
2018	25,850	2,233 (8.6%)	3,702 (14.3%)	15,951 (61.7%)
2019	25,824	2,128 (8.2%)	4,599 (17.8%)	16,706 (64.7%)

Source: ACS Table B25075 5-Year Estimates

Table 5 combines the information in Tables 3 and 4 above to show the percentage of total occupied housing units within West Valley City that are affordable to the three targeted income groups.

Table 5: 2018 and 2019 Occupied Housing Unit Affordability

Year	Total Occupied Housing Units	Units of Total Housing Available to Extremely Low Income Households	Units of Total Housing Available to Very Low Income Households	Units of Total Housing Available to Low Income Households
2018	37,584	3,158 (8.4%)	8,450 (22.5%)	25,609 (68.1%)
2019	37,691	3,094 (8.2%)	8,899 (23.6%)	25,861 (68.6%)

Source: ACS Tables B25063 and B25075 5-Year Estimates

In summary, West Valley City's number of moderate income housing units remained roughly the same between 2018 and 2019. Lower mortgage interest rates helped offset increases in home value. West Valley City continues to be a leader among cities within Salt Lake County in providing moderate income housing.

Efforts to Utilize Moderate Income Housing Set-Aside

In fiscal year 2020-2021, the Redevelopment Agency of West Valley City generated $1,743,978 in housing set-aside money through the eight project areas that, due to their type and date of adoption, have a mandated housing financial requirement.

The RDA spent $152,826 on West Valley City resident students who have received the University of Utah Opportunity Scholarship. The following excerpt from the University of Utah's website describes the Opportunity Scholarship:

> "The University of Utah recognizes that a racially/ethnically diverse student body benefits and enriches the educational experiences of all students, faculty, and staff. Thus, we strive to recruit students who will further enrich this diversity and make every attempt to support their academic and personal success while they are here. In support of this goal, the Utah Opportunity Scholarship (UOS) will be offered to entering freshmen that reside in the Greater Salt Lake City area. Eligible applicants are first-generation college students and/or those with demonstrated financial need. Whenever possible, scholars will be selected from applicants whose ethnic background is under-represented in higher education in Utah. Other attributes we seek are students that have community service or community leadership. Selected applicants must also be accepted to the University of Utah."

The $152,826 was used to provide off-campus (in West Valley City) housing for those qualifying students, including rent and utilities, for those West Valley resident students who have received the scholarship.

The remaining $1,591,152 was used to pay bonded indebtedness on bonds issued within the City Center RDA. The terms of Redevelopment Area (RDA) allow for housing funds generated from other project areas to be spent on housing in project areas that have a blight designation. As was required with all RDA's, City Center RDA does have a blight designation.

The City Center Project Area has two phases of multi-family housing, that total 426 units. The bonds proceeds were used in part to acquire and demolish blighted properties to assemble and construct the two new housing developments.

The use of the housing monies within the City Center Project Area has resulted in dramatic improvements to the area, the surrounding neighborhoods, surrounding businesses, and the City.

Description of Strategy Implementation

Below in italics are strategies from Section 10-9a-403(2)(b)(iii) of Utah Code that were included in the City's Moderate Income Housing Plan and that are either still in affect or have seen additional progress made. Underneath each of the strategies is a brief update on the City's implementation of the strategies.

- *Rezone for densities necessary to assure the production of moderate income housing.*

  During the reporting period, the City Council rezoned a 2.79 acre property at 3036 S Decker Lake Drive for a 219-unit apartment development with a density of 78 units/acre.

- *Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.*

  In response to HB 82 passed by the Utah Legislature in the 2021 General Session, West Valley City now allows internal accessory dwelling units in all residential zones.

- *Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.*

  The City continues to allow higher density residential development in the City Center (CC) and Mixed Use (MXD) zones which also allow commercial development. A 201-unit apartment development with a density of 70 units/acre was recently completed within the CC zone at 2986 W Lehman Ave.

- *Encourage higher density or moderate income residential development near major transit investment corridors.*

  Both the 219-unit and the 201-unit apartment developments mentioned earlier are within walking distance of light rail stations. In fact, the apartment development approved at 3036 S Decker Lake Drive is adjacent to the light rail station on Decker Lake Drive just north of 3100 South.

- *Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.*

  The City Center zone, which is serviced by the 704 TRAX Green Line and 10 local bus routes at the West Valley Central Station, allows a 10% reduction from the City's minimum parking requirements. The City's code also allows for reductions to minimum parking requirements for developments with a mix of uses that have different peak parking demands where parking can be shared. In addition, the City's code allows further reductions through a use specific parking study that can demonstrate that the proposed use would have a parking demand less than the minimum requirements.

- *Implement zoning incentives for low to moderate income units in new developments.*

  Within the City Center zone, the City has no density limit.

- *Utilize strategies that preserve subsidized low to moderate income units on a long-term basis.*

  The West Valley City Housing Authority administers the Section 8 Housing Choice Voucher Program to provide long-term subsidized assistance to eligible tenants. Using HOME funds, the

City offers home rehabilitation grants to preserve affordable, safe, sanitary and decent housing for low-income families and individuals. Utilizing CDBG funding, the City also provides grants for home maintenance and minor repair services to extremely low income homeowners within the City to correct emergency repairs on their home.

- *Preserve existing moderate income housing.*

  As described above, the City and the City's Housing Authority administer programs that help preserve existing moderate income housing.

- *Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.*

  The City has a residency incentive program in the Police Department that includes $10,000 to purchase a home within West Valley.

- *Apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act.*

  Through an interlocal cooperation agreement with Salt Lake County and the four other entitlement cities, West Valley City participates in the HOME Investment Partnership Program. Through this partnership, West Valley receives HOME funds that are used to fund the housing programs mentioned earlier in this report.

- *Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing.*

  West Valley City has its own housing authority. As described above the City's Housing Authority administers the Section 8 Housing Choice Voucher Program.

- *Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance.*

  Later this year, West Valley City will be applying for funding from the Wasatch Front Regional Council's Transportation and Land Use Connection Program to update the City's General Plan.

- *Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency.*

  The City Redevelopment Agency's most recent efforts to utilize moderate income housing set-aside funds are described in the proceeding report section.

- *Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.*

  The City uses HOME funds to provide up to a $15,000 down payment assistance grant to eligible households wishing to locate within the City.

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

Budget Opening Required: ☐

Issue:

Public Sidewalk Easement.

Synopsis:

Acceptance of a Public Sidewalk Easement from Freightliner of Utah, a Utah limited liability company for property located at 2377 South 5370 West. This easement is to accommodate installation of a five foot wide sidewalk with a five foot wide park strip on the north side of 2400 South and the east side of 5370 West.

Background:

The Freightliner of Utah property is the site of the proposed Premier Truck Group site on Lot 9 of the West Valley Truck Center. As a condition of approval, installation of a five foot sidewalk and a five foot park strip. The existing right-of-way lines in the West Valley Truck Center Subdivision are located five feet behind the existing top back of curb and gutter. As sidewalk is now required in this subdivision, a Public Sidewalk Easement was required as a condition of approval.

Recommendation:

Accept and record Public Sidewalk Easement.

Submitted By:

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

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ACCEPT A PUBLIC SIDEWALK EASEMENT FROM FREIGHTLINER OF UTAH FOR PROPERTY LOCATED AT APPROXIMATELY 2377 SOUTH 5370 WEST.

WHEREAS, Freightliner of Utah (herein "Owner") has executed a Public Sidewalk Easement (the "Easement") for property located at 2377 South 5370 West; and

WHEREAS, the Easement conveyed by Owner is necessary and desirable for the development of said property; 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 accept the Easement.

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

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

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

PASSED, APPROVED and **MADE EFFECTIVE** this _____day of _____ _____, 2021.

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

PARCEL I.D. # **14-24-176-007**

PUBLIC SIDEWALK EASEMENT

Freightliner of Utah, a Utah limited liability company, d.b.a. Warner Truck Center, GRANTOR, hereby grants to West Valley City, a municipal corporation of the State of Utah, whose principal place of business is located at 3600 South Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, GRANTEE for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual easement for public access, installation, maintenance, repair, alteration, and replacement of a public sidewalk on, over, and across real property located at **2377 South 5370 West** in West Valley City, Salt Lake County, State of Utah, described as follows:

> Beginning at a point on the northerly right of way line of 2400 South Street; said point being the Southeast Corner of Lot 9 of the West Valley Truck Center, Recorded Number 7496211, Book 99-10P, Page 293; said point also being North 89°40'47" East, along the section line, 1801.18 feet and North 00°19'13" West, 33.00 feet from the West Quarter Corner of Section 24, Township 1 South, Range 2 West, Salt Lake Base & Meridian; and running thence South 89°40'47" West, 200.42 feet to a point on a 50.00 foot radius curve to the right; thence 78.92 feet along said curve through a central angle of 90°25'55" (chord bears North 45°06'15" West, 70.98 feet); thence North 00°06'42" East, 299.21 feet to the Northwest Corner of said Lot 9; thence North 89°40'47" East, 5.00 feet; thence South 00°06'42" West, 299.25 feet to a point on a 45.00 foot radius curve to the left; thence 71.02 feet along said curve through a central angle of 90°25'55" (chord bears South 45°06'15" East, 63.88 feet); thence North 89°40'47" East, 200.46 feet; thence South 00°06'42" West, 5.00 feet to the Point of Beginning. Encompassing 2,873 square feet.

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.

WITNESSED the hand of said GRANTOR this 23 day of SEPT, 2021.

GRANTOR
Freightliner of Utah, a Utah limited liability company, d.b.a. Warner Truck Center

By: BUTZ WARNER

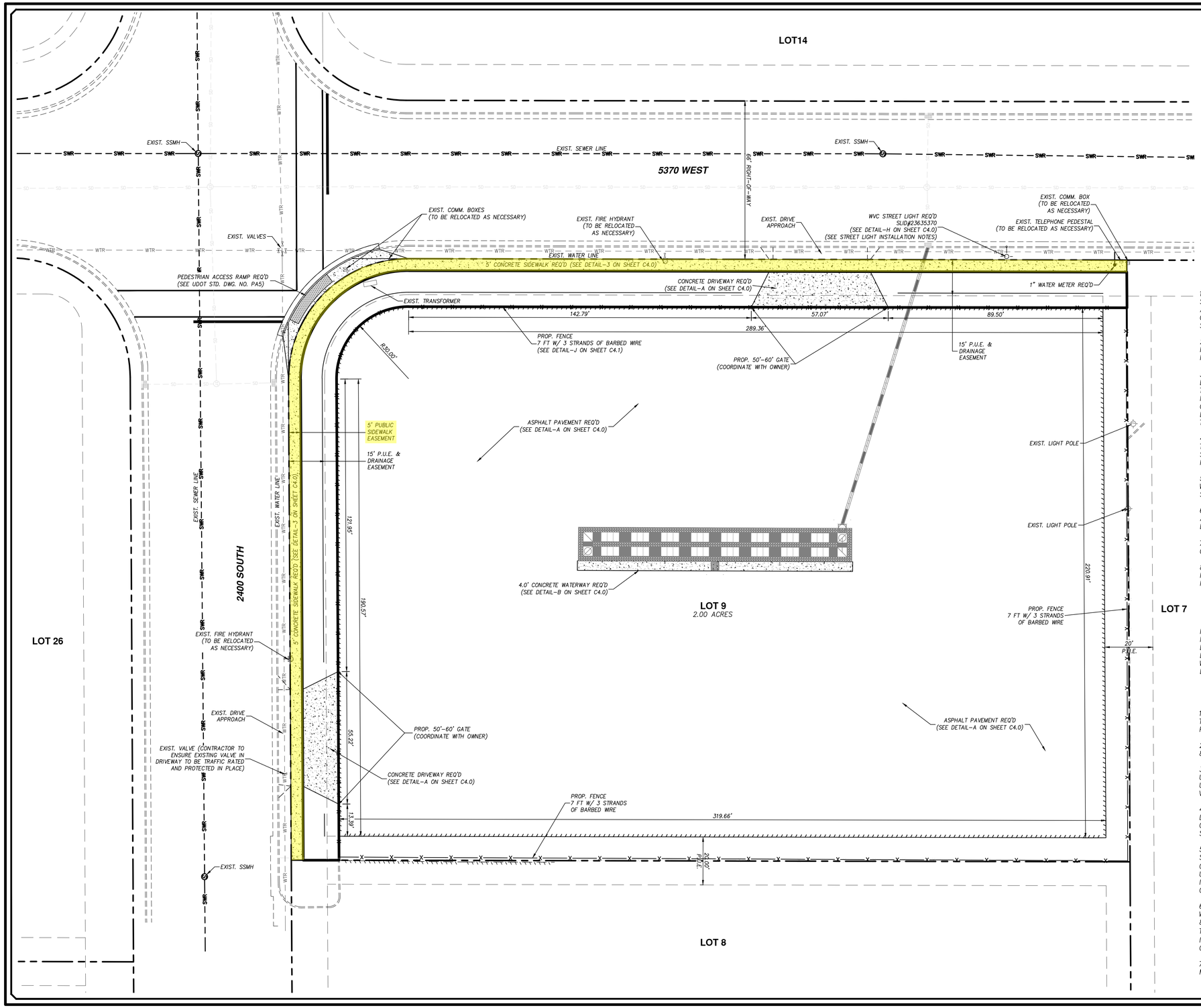
Title: Manager

State of UTAH)
:ss
County of SALT LAKE)

On this 23 day of SEPT, 2021, 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 is the **Manager** of **Freightliner of Utah, a Utah limited liability company, d.b.a. Warner Truck Center**, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Notary

ANGIE SCHNEIDER
Notary Public, State of Utah
Commission #710914
My Commission Expires On
February 28, 2024



20 0 20 40

SCALE IN FEET

LEGEND

- LOT LINE
- EASEMENT LINE
- EXISTING CURB & GUTTER
- EXISTING EDGE OF ASPHALT
- SWR — EXISTING SEWER LINE
- WTR — EXISTING WATER LINE
- SD — EXISTING STORM DRAIN
- PROPOSED EDGE OF ASPHALT

NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH WEST VALLEY CITY STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. FOR AREAS NOT COVERED BY WEST VALLEY CITY STANDARDS AND SPECIFICATIONS, CONSTRUCTION MUST COMPLY WITH THE CURRENT APWA STANDARDS AND SPECIFICATIONS.

2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.

3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.

4. EXISTING UTILITY LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY PERTINENT LOCATIONS AND ELEVATIONS, SPECIFICALLY AT CONNECTION POINTS, AND AT POTENTIAL POINTS OF CONFLICT PRIOR TO CONSTRUCTION.

5. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.

6. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.

7. ALL UTILITIES THAT ARE "TO BE RELOCATED" TO BE COORDINATED AND CONTRUCTED UNDER THE DIRECTION OF THE INDIVIDUAL UTILITY COMPANIES.

8. 5370 WEST AND 2400 SOUTH STREETS ARE CONCRETE PAVED ROADS. ANY ROAD CUTS OR OTHER DAMAGE TO SAID STREETS WILL REQUIRE FULL CONCRETE PANEL REPLACEMENT.

FENCE NOTES:

FENCE FABRIC HEIGHT = 7.00 FT WITH A 3 STRAND BARB WIRE AT TOP
MAXIMUM SPACING OF FENCE POSTS = 10.00 FT
DEPTH OF EMBEDMENT = 3.00 FT
DIAMETER OF CONCRETE FILL HOLE = 1 FT
WIRE FABRIC SIZE = 9 GAGE
DESIGN WIND LOAD 90 MPH

STREET LIGHT INSTALLATION NOTES:

1. ALL STREET LIGHTING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE WEST VALLEY CITY STREET LIGHTING STANDARDS AND THE APWA STANDARD PLANS AND SPECIFICATIONS.

2. ELECTRICAL CONTRACTOR SHALL CONTACT WEST VALLEY CITY AT 801-955-3726 PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT POLES AND FIXTURES UPON DELIVERY TO THE JOB SITE AND TO PROTECT THE SAME FROM DAMAGE UNTIL INSTALLATION IS COMPLETE AND LIGHTING SYSTEM IS ACCEPTED BY WEST VALLEY CITY.

4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE CONSTRUCTION OF LIGHTING SYSTEM WITH ROCKY MOUNTAIN POWER AND WEST VALLEY CITY. CONFIRM FINAL LOCATION OF ROCKY MOUNTAIN POWER TRANSFORMERS OR SECONDARY BOXES BEFORE STARTING CONSTRUCTION.

5. ALL LIGHT POLES, FIXTURES, JUNCTION BOXES, TRANSFORMERS OR SECONDARY BOXES, UNDERGROUND CONDUIT AND WIRING SHALL BE PLACED ONLY WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND/OR DESIGNATED PUBLIC UTILITY EASEMENT. ALL UNDERGROUND WORK SHALL BE COMPLETED AND INSPECTED PRIOR TO CONSTRUCTION OF PERMANENT ROADWAY, SIDEWALK, AND CURB AND GUTTER.

6. ALL ASPECTS OF STREET LIGHTING INSTALLATION SHALL BE INSPECTED BY WEST VALLEY CITY. CALL WEST VALLEY CITY TRANSPORTATION DIVISION AT 801-955-3726 TO SCHEDULE INSPECTIONS AT LEAST 24 HOURS IN ADVANCE. TWO (2) INSPECTIONS WILL BE REQUIRED. ONE (1) POLE AND UNDERGROUND INSTALLATION, AND ONE (1) FINAL INSPECTION AFTER SYSTEM INSTALLATION IS COMPLETED.

7. ANTICIPATE 12 WEEKS FOR DELIVERY OF STREET LIGHT ASSEMBLIES FROM MANUFACTURER.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7/21
SURVEY BY: PEPG CREW
DRAWN BY: BCB
DESIGNED BY: RLK
CHECKED BY: RLK
SCALE: 1"=20'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

WEST VALLEY TRUCK CENTER - LOT 9

SITE & UTILITY PLAN
2377 SOUTH 5370 WEST

JULY 16, 2021 — LAST REVISED
6951.1910 — PROJECT NUMBER
DWG\SPLAN-01 — DRAWING FILE

W. VALLEY CITY

PROFESSIONAL ENGINEER
No. 7544732
RYAN KITCHEN
6-29-2021
STATE OF UTAH

SHEET NO. C1.0

Item:
Fiscal Impact: None
Funding Source: NA
Account No: NA

Budget Opening Required: ☐

Issue:

Storm Drain Easement.

Synopsis:

Accept a Storm Drain Easement from Affleck Properties II LLC, a Utah limited liability company across property located at 2054 South 3400 West. This Storm Drain Easement was required for approval of additional improvements on the Mapleleaf Cabinets site.

Background:

There is existing 48" RCP storm piping and boxes located on the property which is part of the West Valley City storm drain system. Although the City has a prescriptive easement for the existing storm drain piping, the property owner has agreed to formally convey a Storm Drain Easement in favor of West Valley City.

Recommendation:

Accept and record Storm Drain Easement.

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 STORM DRAIN EASEMENT FROM AFFLECK PROPERTIES II LLC FOR PROPERTY LOCATED AT APPROXIMATELY 2054 SOUTH 3400 WEST.

WHEREAS, Affleck Properties II LLC (herein "Owner") has executed a Storm Drain Easement (the "Easement") for property located at 2054 South 3400 West; and

WHEREAS, the Easement conveyed by Owner is necessary and desirable for the development of said property; 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 accept the Easement.

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

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

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

PASSED, APPROVED and **MADE EFFECTIVE** this _____day of _____ _____, 2021.

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 #**15-20-476-004**

STORM DRAIN EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **Affleck Properties II LLC, a Utah limited liability company**, whose address is 2554 South 3400 West, West Valley City, Utah 84119, GRANTOR, hereby grants to West Valley City, a municipal corporation of the State of Utah, whose address 3600 South Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, GRANTEE for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual non-exclusive Storm Drain Easement for the installation, operation, maintenance, enlargement, inspection and replacement of storm drain piping and related facilities, on, over, under, and across real property located in West Valley City, Salt Lake County, State of Utah, said easement being more particularly described as follows:

> A 15 foot storm drain easement located in Lot 8, Wedelco Industrial Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorders Office, located in the Southeast Quarter of Section 20, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows;
>
> Beginning at the southeast corner of said Lot 8 and running; thence South 89°53'47" West 219.72 feet along the south line of Lot 8; thence North 19°22'52" West 90.78 feet; thence North 05°27'11" West 276.76 feet; thence North 02°53'50" West 20.49 feet to the north line of Lot 8; thence North 89°57'22" East 15.14 feet along the north line of Lot 8; thence South 02°53'50" East 19.40 feet; thence South 05°27'11" East 274.57 feet; thence South 19°22'52" East 78.33 feet; thence North 89°53'47" East 208.98 feet to the east line of Lot 8; thence South 0°02'38" East 15.00 feet to the point of beginning.

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.

WITNESSED the hand of said GRANTOR this 17 day of September, 2021.

GRANTOR
Affleck Properties II LLC, a Utah limited liability company

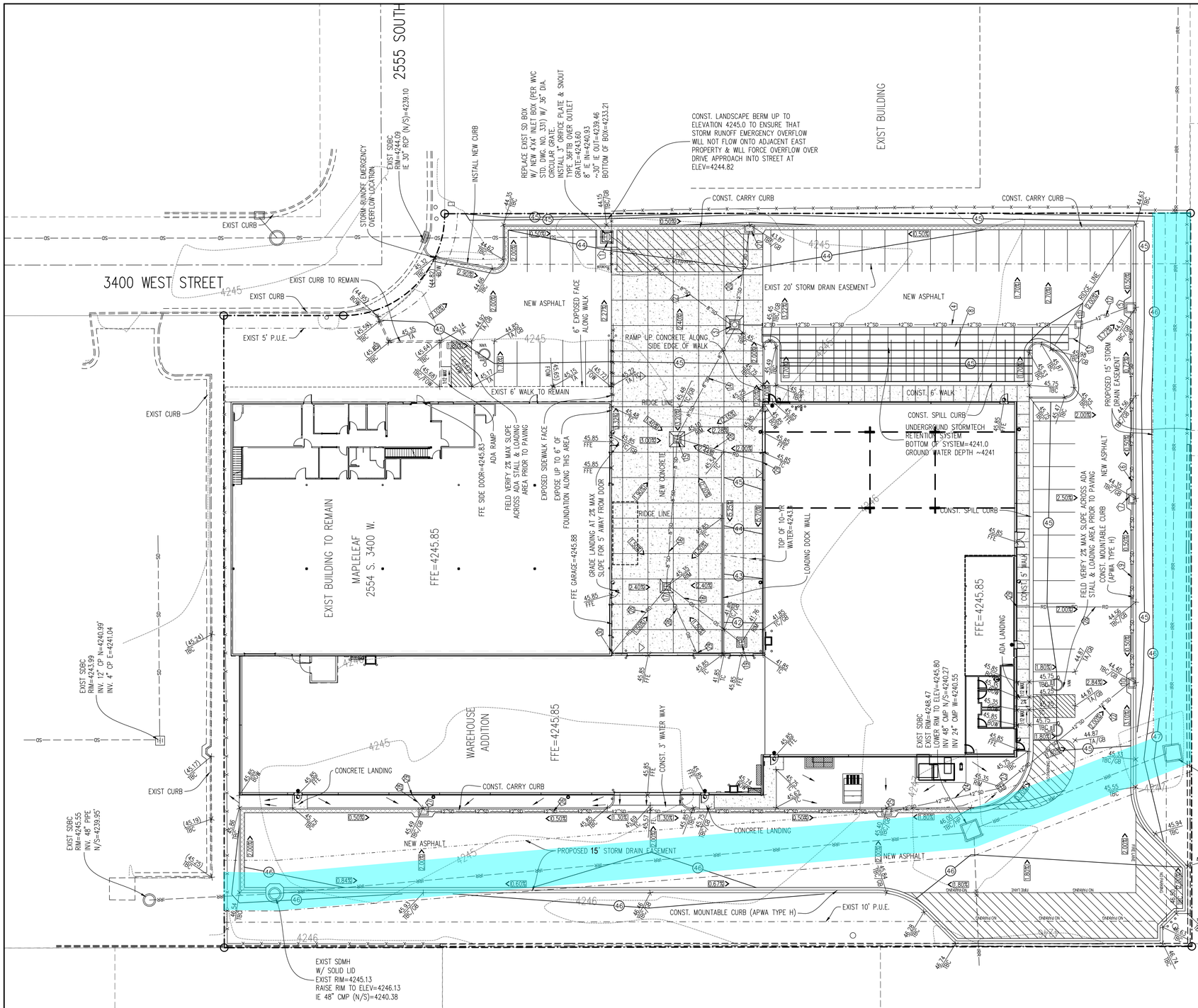
By:
Title:

State of UTAH)
:ss
County of SALT LAKE)

On the 17th day of September, 2021, personally appeared before me Kevin Affleck who affirmed that he/she is the Member of **Affleck Properties II LLC, a Utah limited liability company**, and that this Storm Drain Easement was signed by him in behalf of said limited liability company, and he/she acknowledged to me that said limited liability company executed the same.

Notary Public

EMMETT R. GIBSON
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 718694
COMM. EXP. 06-04-2025



DRAINAGE ANALYSIS

THIS SITE IS TO RETAIN THE FIRST 0.38" OF STORM RUNOFF GENERATED ON THIS SITE AND RELEASE THE REMAINDER AT A CONTROLLED RATE. SEE SEPARATE STORM DRAINAGE REPORT FOR DRAINAGE ANALYSIS OF THIS SITE.

ROOF DRAIN NOTE

CONNECT ROOF DRAINS INTO PROPOSED STORM DRAIN SYSTEM.

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
0.00%	DIRECTION OF DRAINAGE
(00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4808	EXISTING CONTOUR
00	PROPOSED CONTOUR
(1)	STORM DRAIN KEYED NOTES

STORM DRAIN KEYED NOTES

1. REPLACE EXIST SD BOX W/ NEW 4'X4' INLET BOX W/ 36" DIA. CIRCULAR GRATE. INSTALL 3" ORIFICE PLATE & SNOUT TYPE 36FTB OVER OUTLET GRATE=4243.88, 8" IE IN=4240.93, ~30" IE OUT=4239.46, BOTTOM OF BOX=4233.21
2. CONST. 58.7 L.F. 8" ADS @ S=2.6%
3. CONST. 3'X3' BOX W/ SOLID MANHOLE ACCESS, RIM=4244.50, 8"IE OUT(N)=4242.48, 8" IE IN(W)=4241.00, 12" IE IN(E)=4241.00, 12" IE IN/OUT(S)=4241.00 (INSTALL SNOUT TYPE 18F OVER SOUTH OUTLET THAT DRAINS TO PERFORATED PIPE). BOTTOM OF BOX=4237.87
4. CONST. 133.7 L.F. 12" ADS PERFORATED PIPE @ S=0.0%, WRAP PIPE WITH FILTER SOCK.
5. CONST. 3'X3' CATCH BASIN W/ 2'X3' GRATE (NO FACE INLET) & SNOUT TYPE 18F OVER OUTLET PIPE, TBC=4244.31, GRATE=4244.02, 12" IE THRU=4241.10, BOTTOM OF BOX=4237.97
6. CONST. 72.4 L.F. 12" ADS HP STORM @ S=0.4%
7. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4244.35, GRATE=4244.06, 12" IE THRU=4241.39
8. CONST. (103) SC310 STORMTECH CHAMBERS WITH 6" GRAVEL UNDER CHAMBERS, TOP GRAVEL=4243.40, TOP CHAMBERS=4242.90, BOTTOM CHAMBERS=4241.57, BOTTOM GRAVEL=4241.07 TO 4241.00 (SLOPE GRAVEL TOWARDS PERFORATED PIPE), 12"IE IN (S)=4241.65, INSTALL PER STORMTECH STANDARDS AND SPECIFICATIONS.
9. CONST. 69.7 L.F. 12" ADS HP STORM @ S=0.4%
10. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4244.40, GRATE=4244.11, 12" IE THRU=4241.67
11. CONST. 2'X2' BOX W/ SOLID MANHOLE ACCESS, RIM=4244.93, 12"IE THRU(N/S)=4241.00, 12"OUT(W)=4241.80
12. CONST. 19.7 L.F. 12" ADS HP STORM @ S=0.5%
13. 12"ADS MANIFOLD
14. CONST. 48.8 L.F. 8" ADS @ S=4.2%
15. CONST. 2'X2' INLET, GRATE=4245.10, 8" IE THRU=4243.02
16. CONST. 56.3 L.F. 8" ADS HP STORM @ S=0.20%
17. CONST. 2'X2' INLET, GRATE=4245.35, FORCE MAIN IE IN=4243.77, 6" IE IN=4243.13, 8" IE OUT=4243.13
18. CONST. 35.4 L.F. 1"FORCE MAIN
19. CONST. 2'X2' INLET BOX, GRATE=4241.76, BOTTOM OF BOX=4238.76, INSTALL ZOELLER SUMP PUMP IN BOTTOM OF BOX
20. CONST. 36.4 L.F. 12" ADS HP STORM @ S=0.2%
21. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4243.87, GRATE=4243.37, 12" IE OUT=4241.07
22. CONST. 64.2 L.F. 12" ADS HP STORM @ S=0.35%
23. CONST. 2'X2' INLET, GRATE=4245.35, 12" IE THRU=4241.90
24. CONST. 43.7 L.F. 12" ADS HP STORM @ S=0.35%
25. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4245.40, GRATE=4244.90, 12" IE THRU=4242.06
26. CONST. 179.8 L.F. 12" ADS HP STORM @ S=0.24%
27. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4245.49, GRATE=4244.99, 12" IE OUT=4242.49
28. CONST. 6" ADS @ S=1% MIN. CONNECT TO DRAIN BASIN OR INTO PIPE WITH INSERTA TEE (SEE PLAN VIEW)
29. CONST. DOWNSPOUT COLLECTION BOX, SEE DETAIL ON SHEET C5.2
30. CONNECT EXIST ROOF DRAIN IN PROPOSED INLET BOX. ROOF DRAIN TO CROSS UNDER SHALLOW SEWER LATERAL.

20 10 0 20 40 60

Scale 1" = 20'

Know what's below. Call before you dig.

Developer/Property Owner: Mapleleaf
2554 S 3400 W, West Valley City, UT 84119
Phone: (801) 862-7741

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504

REVISIONS

Rev.	Date	Description
1	03/24/21	REVISED PER CITY COMMENTS & SITE REVISIONS
2	07/27/21	SITE REVISIONS
3	09/14/21	REVISED PER CITY COMMENTS

MAPLELEAF EXPANSION

WEST VALLEY 2554 S. 3400 W. UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

SITE GRADING & DRAINAGE PLAN

Scale: 1"=20'
Date: 01/16/20
G1

Item #:	
Fiscal Impact:	$792.09 (6.77% of actual cost)
Funding Source:	STP Funds/Class C Roads
Account #:	45-9610-40750-75252-0200
Budget Opening Required:	No

ISSUE:

Authorization and execution of a Real Estate Purchase Contract, and acceptance of a Warranty Deed, Perpetual Easement and a Temporary Construction Easement.

SYNOPSIS:

Kim Yoeun Yong and Sumala Yong have signed a Right-of-way Contract and have agreed to sign a Warranty Deed, Perpetual Easement and a Temporary Construction Easement for property located at 4691 S. Woodgrove Drive (20-01-378-007).

BACKGROUND:

The Kim Yoeun Yong and Sumala Yong parcel located at 4691 S. Woodgrove Drive is one of several parcels affected by the 4700 South Reconstruction Project (4000 West to 5600 West). This project is being constructed in cooperation with Kearns Metro Township. This project will reconstruct the pavement, curb, gutter, sidewalk and decorative street lighting on both sides of 4700 South and 4715 South to improve safety and ride quality of 4700 South and 4715 South. Compensation for the purchase of the Warranty Deed, Perpetual Easement and a Temporary Construction Easement and improvements is $11,700.00 based upon the Appraisal Report prepared by Van Drimmelen Associates, Inc.

The project is being funded under the Surface Transportation Program (STP) with federal funds. Kearns Metro Township executed the Federal Aid Agreement with UDOT. West Valley City has signed an Interlocal Agreement with Kearns Metro Township. The city is responsible for 6.77% of all project costs, including right of way, within West Valley City jurisdictional limits. The total value for the Warranty Deed, Perpetual Easement and a Temporary Construction Easement is $11,700.00, making the West Valley City share of the acquisition $792.09.

RECOMMENDATION:

Accept Warranty Deed, Perpetual Easement and a Temporary Construction Easement and authorize the Mayor to execute the Right-of-way Contract. Right-of-way Agent will record the Warranty Deed, Perpetual Easement and Temporary Construction Easement for and on behalf of West Valley City.

SUBMITTED BY:

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

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED, A PERPETUAL EASEMENT, AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM KIM YOEUN YONG AND SUMALA YONG FOR PROPERTY LOCATED AT 4691 SOUTH WOODGROVE DRIVE.

WHEREAS, Kim Yoeun Yong and Sumala Yong (herein and collectively "Owner") have entered into a Real Estate Purchase Agreement for property located at 4691 South Woodgrove Drive that is affected by the 4700 South Reconstruction Project (herein "Project"); and

WHEREAS, Owner has also signed a Warranty Deed, a Perpetual Easement, 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 Real Estate 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 "Real Estate 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 _____, 2021.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

DocuSign Envelope ID: 7C85A6C0-9CBE-449C-9457-579CA2E65CDE

WEST VALLEY CITY
Unity Pride Progress

Kearns Metro or West Valley City

REAL ESTATE PURCHASE CONTRACT

Project No: F-2240(2)0 Parcel No.(s): 135:C, 135:E, 135:EC

Pin No: 11085 Job/Proj No: 53867 Project Location: 4700 South; 4000 West to 5600 West
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 20-01-378-007
Property Address: 4691 South Woodgrove Drive WEST VALLEY UT, 84120
Owner's Address: 7662 South 5360 West,WEST JORDAN,UT,84081
Primary Phone: 385-685-8926 Owner's Home Phone: (385)685-8926 Owner's Work Phone:
Owner / Grantor (s): Kim Yoeun Yong and Sumala Yong as joint tenants

IN CONSIDERATION of the mutual promises herein and subject to approval of the Local Government Authority, Kim Yoeun Yong and Sumala Yong as joint tenants ("Owner") agrees to sell to Kearns Metro or West Valley City ("The City") the Subject Property described below for Transportation Purposes,[1] and the City and Owner agree as follows:

1. SUBJECT PROPERTY. The Subject Property referred to in this Contract is identified as parcel numbers 135:C, 135:E, 135:EC, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. The City shall pay and Owner accepts $11,700 for the Subject Property including all improvements thereon and damages, if any, to remaining property. The foregoing amount includes compensation for the following cost to cure items, which are the responsibility of Owner to cure (if applicable): **Grantor was paid for the following Improvements: one tree, and driveway concrete in PFA Total improvements $1,719.00. Grantor was paid for the following cost to cure: Reconfigure/reset sprinkler system in front and backyard areas, Replace grass/sod in TCE in front yard. Total cost to cure: 1,805.00**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. "Settlement" shall mean that Owner and the City have signed and delivered to each other or to the escrow/closing office all documents required by this Contract or by the escrow/closing office, and that all monies required to be paid by Owner or the City under this Contract have been delivered to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. "Closing" shall mean that: (a) Settlement has been completed; (b) the amounts owing to Owner for the sale of the Subject Property have been paid to Owner, and (c) the applicable closing documents have been recorded in the office of the county recorder ("Recording"). Settlement and Closing shall be completed at the earliest time convenient to the parties and the closing office.

3.3 Possession. Upon signing of this Contract by Owner and the Local Government Authority, Owner grants the City, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation of utilities or other work as required in furtherance of the above referenced project.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including but not limited to, homeowner's association dues, property taxes for the current year and rents shall be made as of the time of Settlement.

---

1. "Transportation Purposes" is defined as all current or future transportation uses authorized by law, including, without limitation, the widening, expansion, and/or construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio-fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, statutory relocations caused by the project, and other related transportation uses.

DS DS

DocuSign Envelope ID: 7C85A6C0-9CBE-449C-9457-579CA2E65CDE

Project No: F-2240(2)0 Parcel No.(s): 135:C, 135:E, 135:EC

Pin No: 11085 Job/Proj No: 53867 Project Location: 4700 South; 4000 West to 5600 West
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 20-01-378-007
Property Address: 4691 South Woodgrove Drive WEST VALLEY UT, 84120
Owner's Address: 7662 South 5360 West,WEST JORDAN,UT,84081
Primary Phone: 385-685-8926 Owner's Home Phone: (385)685-8926 Owner's Work Phone:
Owner / Grantor (s): Kim Yoeun Yong and Sumala Yong as joint tenants

4.2 Fees/Costs.

(a) Escrow Fees. The City agrees to pay the fees charged by the escrow/closing office for its services in the settlement/closing process.

(b) Title Insurance. If the City elects to purchase title insurance, it will pay the cost thereof.

5. TITLE TO PROPERTY. Owner represents and warrants that Owner has fee title to the Subject Property. Owner shall indemnify and hold the City harmless from all claims, demands and actions from lien holders, lessees or third parties claiming an interest in the Subject Property or the amount paid hereunder. Owner will convey marketable title to the Subject Property to the Grantee shown on Exhibit A at Closing by deed(s) in the form shown on Exhibit A, except for easements which Owner will convey in the form also shown on Exhibit A. The provisions of this Section 5 shall survive Closing.

6. OWNER DISCLOSURES CONCERNING ENVIRONMENTAL HAZARDS. Owner represents and warrants that there are no claims and/or conditions known to Owner relating to environmental hazards, contamination or related problems affecting the Subject Property. Owner agrees to transfer the Subject Property free of all hazardous materials including paint, oil and chemicals. The provisions of this Section 6 shall survive Closing.

7. CONDITION OF SUBJECT PROPERTY AND CHANGES DURING TRANSACTION. Owner agrees to deliver the Subject Property to the City in substantially the same general condition as it was on the date that Owner signed this Contract.

8. AUTHORITY OF SIGNER(S). If Owner is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing this Contract on its behalf warrants his or her authority to do so and to bind the Owner.

9. COMPLETE CONTRACT. This Contract, together with any attached addendum and exhibits, (collectively referred to as the "Contract"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The Contract cannot be changed except by written agreement of the parties.

10. ELECTRONIC TRANSMISSION AND COUNTERPARTS. This Contract may be executed in counterparts. Signatures on any of the documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

11. ADDITIONAL TERMS (IF APPLICABLE):

DS DS

Grantor's Initials

DocuSign Envelope ID: 7C85A6C0-9CBE-449C-9457-579CA2E65CDE

Project No: F-2240(2)0 Parcel No.(s): 135:C, 135:E, 135:EC

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Primary Phone: 385-685-8926 Owner's Home Phone: (385)685-8926 Owner's Work Phone:
Owner / Grantor (s): Kim Yoeun Yong and Sumala Yong as joint tenants

SIGNATURE PAGE TO KEARNS METRO OR WEST VALLEY CITY REAL ESTATE PURCHASE CONTRACT

CONFIRMATION OF AGENCY DISCLOSURE. Buyer and Seller acknowledge prior written receipt of agency disclosure provided by their respective agent that has disclosed the agency relationships confirmed below. At the signing of the Purchase Contract;

Buyer's Agent / Brokerage, Desiree Vargas / WLC Consulting, LLC, represents purchaser.

Authorized Signature(s):

DocuSigned by: Kim Yoeun Yong D2A85825FAF2443... 9/28/2021
100% Kim Yoeun Yong and Sumala Yong - OWNER(s) Date

DocuSigned by: D2A85825FAF2443... 9/14/2021
Date

KEARNS METRO OR WEST VALLEY CITY

Mayor Date
Local Government Authority

DS DS
Grantor's Initials

DocuSign Envelope ID: 7C85A6C0-9CBE-449C-9457-579CA2E65CDE

Project No: F-2240(2)0 Parcel No.(s): 135:C, 135:E, 135:EC

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Primary Phone: 385-685-8926 Owner's Home Phone: (385)685-8926 Owner's Work Phone:
Owner / Grantor (s): Kim Yoeun Yong and Sumala Yong as joint tenants

Exhibit A
(Attach conveyance documents)

DS DS

DocuSign Envelope ID: 7C85A6C0-9CBE-449C-9457-579CA2E65CDE

WHEN RECORDED, MAIL TO:
West Valley City
3600 Constitution Blvd.
West Valley City Utah 84119

COPY TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Perpetual Easement

(Individual)

Salt Lake County

Tax ID No.	20-01-378-007
PIN No.	11085
Project No.	F-2240(2)0
Parcel No.	2240:135:EC

Kim Yoeun Yong and Sumala Yong as joint tenants, Grantor(s), of West Jordan, County of Salt Lake, State of Utah, hereby GRANTS AND CONVEYS to West Valley City, a municipal corporation of the State of Utah, Grantee, at 3600 Constitution Blvd., West Valley City, Utah 84119, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described easement in Salt Lake County, State of Utah, to-wit:

A perpetual easement, upon part of an entire tract of property situate, in Lot 1329, Colony West No. 13 Entry No. 3246268, Book 79-3, Page 69 in the office of the Salt Lake County Recorder, in the SE1/4 SW1/4 of Section 1, T.2S., R.2W., S.L.B.&M, in Salt Lake County, Utah, for the purpose of constructing, maintaining, repairing and access to a wall and appurtenant parts thereof to facilitate the construction and widening of, 4700 South Street known as Project F-2240(2)0. This easement shall run with the Real Property and shall be binding upon the Grantor(s), successors, heirs and assigns. The boundaries of said easement upon a part of an entire tract of property are described as follows:

Beginning at the southeast corner of said Lot 1329 and in the existing northerly right of way line of 4700 South Street, said corner is also 40.00 feet perpendicularly distant northerly from the 4700 South Street Control Line opposite approximate engineer station 1037+77.81; thence N.89°52'35"W. 74.66 feet along said existing northerly right of way line to a point 40.00 feet perpendicularly distant northerly from said control line opposite engineer station 1037+03.15; thence N.50°52'35"W. 25.35 feet to the westerly boundary line of said lot; thence North 1.93 feet along said westerly boundary line; thence S.50°52'35"E. 26.04 feet; thence S.89°52'35"E. 74.12 feet to the easterly boundary line of said lot; thence South 1.50 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement upon part of an entire tract of property contains 150 square feet in area or 0.003 acre, more or less.

(Note: Rotate all bearings in the above description 00°13'58" clockwise to obtain highway bearings.)

Continued on Page 2

DocuSign Envelope ID: 7C85A6C0-9CBE-449C-9457-579CA2E65CDE

PIN No. 11085
Project No. F-2240(2)0
Parcel No. 2240:135:EC

STATE OF _____)
) ss.
)
COUNTY OF _____)

_____
Kim Yoeun Yong

_____
Sumala Yong

On this _____ day of _____, in the year 20_____, before me personally appeared, Kim Yoeun Yong and Sumala Yong as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

_____
Notary Public

DocuSign Envelope ID: 7C85A6C0-9CBE-449C-9457-579CA2E65CDE

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Construction Easement

(Individual)

Salt Lake County

Tax ID No.	20-01-378-007
PIN No.	11085
Project No.	F-2240(2)0
Parcel No.	2240:135:E

Kim Yoeun Yong and Sumala Yong as joint tenants, Grantor(s), of West Jordan, County of Salt Lake, State of Utah, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described easement in Salt Lake County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property situate, in Lot 1329, Colony West No. 13 Entry No. 3246268, Book 79-3, Page 69 in the office of the Salt Lake County Recorder, in the SE1/4 SW1/4 of Section 1, T.2S., R.2W., S.L.B.&M., to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof and blending slopes, incident to the construction of 4700 South Street known as Project No. F-2240(2)0. 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 three (3) years, 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. The boundaries of said easement upon a part of an entire tract of property are described as follows:

Beginning at the southeast corner of said Lot 1329 and in the existing northerly right of way line of 4700 South Street; and running thence N.89°52'35"W. 74.66 feet along said existing northerly right of way line; thence N.50°52'35"W. 25.35 feet to the westerly boundary line of said lot; thence North 21.55 feet along said westerly boundary line; thence S.89°52'35"E. 7.59 feet; thence S.00°07'25"W. 11.00 feet; thence S.89°52'35"E. 6.50 feet; thence S.00°07'25"W. 10.50 feet; thence N.89°23'55"E. 39.50 feet; thence S.00°07'25"W. 3.50 feet; thence S.89°52'35"E. 4.00 feet; thence S.00°07'25"W. 4.00 feet; thence S.89°52'35"E. 34.00 feet; thence N.00°07'25"E. 6.00 feet; thence S.89°52'35"E. 2.77 feet to the easterly boundary line of said lot; thence South 15.00 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement upon part of an entire tract of property contains 1,340 square feet in area or 0.031 acre, more or less.

(Note: Rotate all bearings in the above description 00°13'58" clockwise to obtain highway bearings.)

Continued on Page 2

DocuSign Envelope ID: 7C85A6C0-9CBE-449C-9457-579CA2E65CDE

PIN No. 11085
Project No. F-2240(2)0
Parcel No. 2240:135:E

STATE OF _____)
) ss.
)
COUNTY OF _____)

_____
Kim Yoeun Yong

_____
Sumala Yong

On this _____ day of _____, in the year 20_____, before me personally appeared, Kim Yoeun Yong and Sumala Yong as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

_____
Notary Public

DocuSign Envelope ID: 7C85A6C0-9CBE-449C-9457-579CA2E65CDE

WHEN RECORDED, MAIL TO:
West Valley City
3600 Constitution Blvd.
West Valley City Utah 84119

COPY TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed
(Individual)

Salt Lake County

Tax ID No.	20-01-378-007
PIN No.	11085
Project No.	F-2240(2)0
Parcel No.	2240:135:C

Kim Yoeun Yong and Sumala Yong as joint tenants, Grantor(s), of West Jordan, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to West Valley City, a municipal corporation of the State of Utah, Grantee, at 3600 Constitution Blvd., West Valley City, Utah 84119, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the widening and roadway improvements of the existing 4700 South Street known as Project F-2240(2)0, being part of an entire tract of property situate, in Lot 1329, Colony West No. 13 Entry No. 3246268, Book 79-3, Page 69 in the office of the Salt Lake County Recorder, in the SE1/4 SW1/4 of Section 1, T.2S., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing northerly right of way line of 4700 South Street and in the southerly boundary line of said Lot 1329, said point is 74.66 feet N.89°52'35"W. along said southerly boundary line from the southeast corner of said Lot 1329, said point is also 40.00 feet perpendicularly distant northerly from the 4700 South Street Control Line opposite engineer station 1037+03.15; and running thence N.89°52'35"W. 19.66 feet along said existing northerly right of way line to the westerly boundary line of said lot; thence North 15.95 feet along said westerly boundary line to a point 55.95 feet perpendicularly distant northerly from said control line oppostite engingeer station 1036+83.45; thence S.50°52'35"E. 25.35 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 157 square feet in area or 0.004 acre, more or less.

(Note: Rotate all bearings in the above description 00°13'58" clockwise to obtain highway bearings.)

Continued on Page 2

DocuSign Envelope ID: 7C85A6C0-9CBE-449C-9457-579CA2E65CDE

PIN No. 11085
Project No. F-2240(2)0
Parcel No. 2240:135:C

STATE OF _____)
) ss.
)
COUNTY OF _____)

_____
Kim Yoeun Yong

_____
Sumala Yong

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_____
Notary Public

Prepared by: (RDA) Meridian Engineering, Inc.

INDIVIDUAL RW-01 (11-01-03)

WHEN RECORDED, MAIL TO:
West Valley City
3600 Constitution Blvd.
West Valley City Utah 84119

COPY TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed
(Individual)

Salt Lake County

Tax ID No.	20-01-378-007
PIN No.	11085
Project No.	F-2240(2)0
Parcel No.	2240:135:C

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COPY TO:
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Box 148420
Salt Lake City, Utah 84114-8420

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(Individual)

Salt Lake County

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Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Construction Easement

(Individual)

Salt Lake County

Tax ID No.	20-01-378-007
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Continued on Page 2

PIN No. 11085
Project No. F-2240(2)0
Parcel No. 2240:135:E

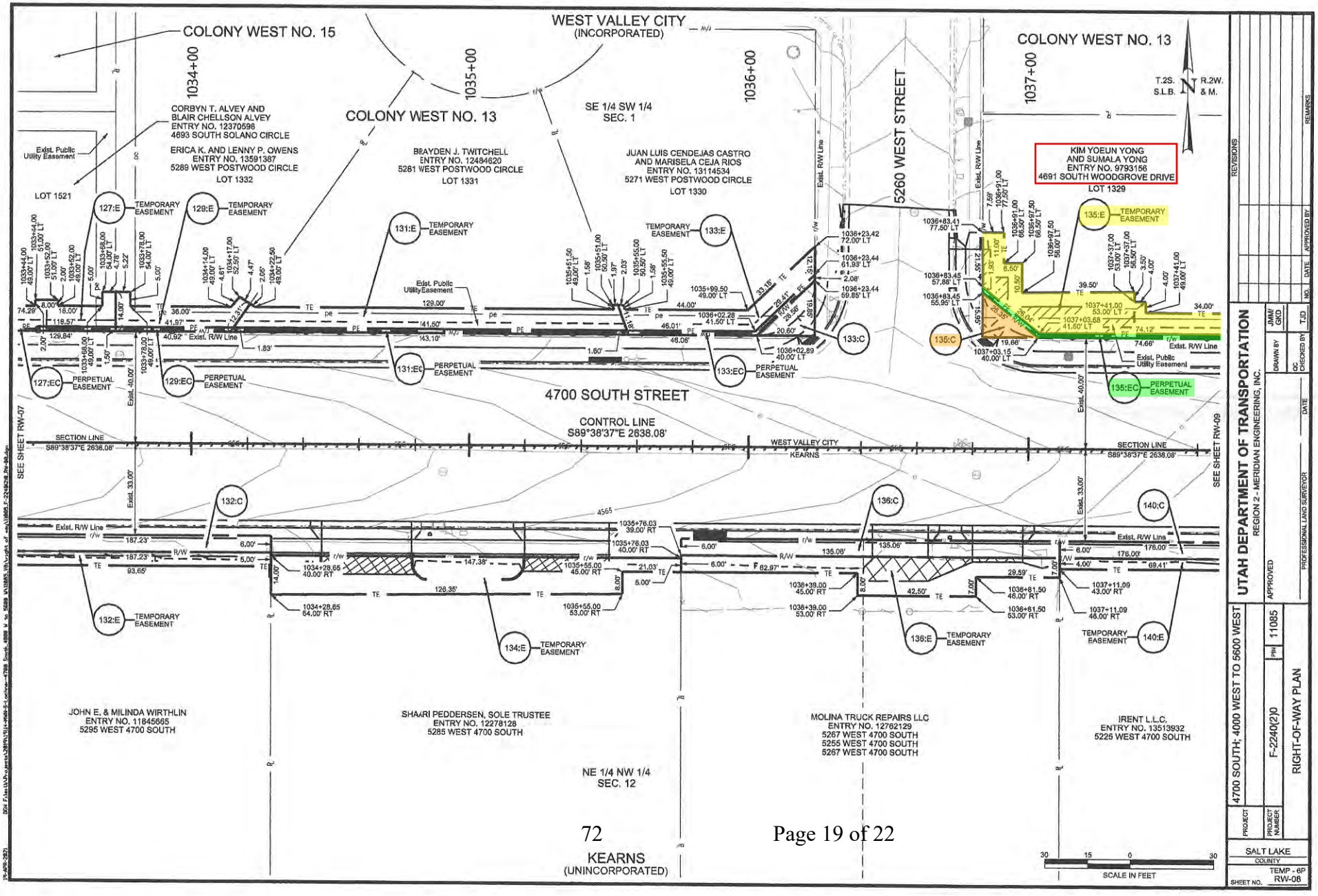
STATE OF _____)
) ss.
)
COUNTY OF _____)

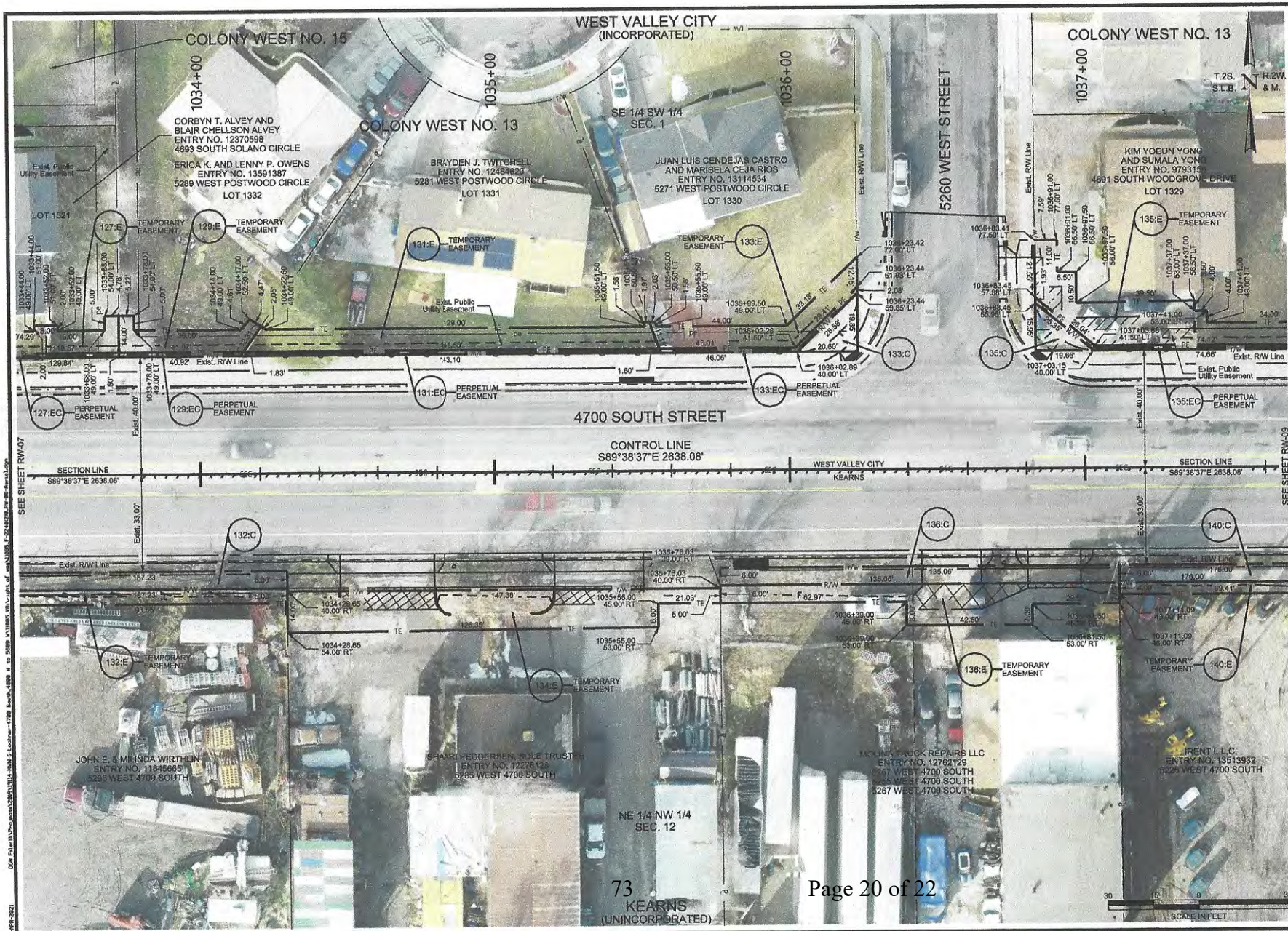
_____
Kim Yoeun Yong

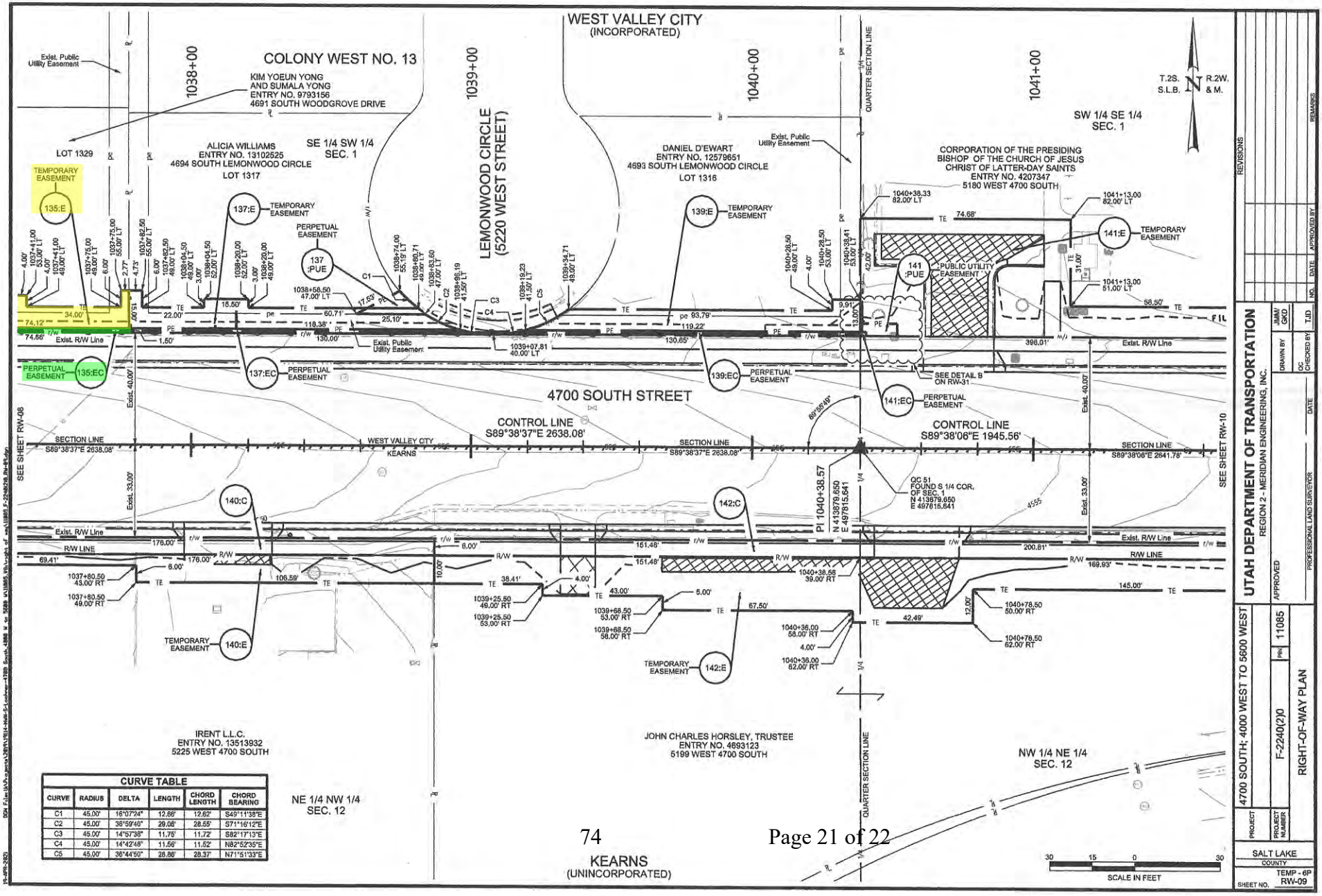
_____
Sumala Yong

On this _____ day of _____, in the year 20____, before me personally appeared, Kim Yoeun Yong and Sumala Yong as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

_____
Notary Public

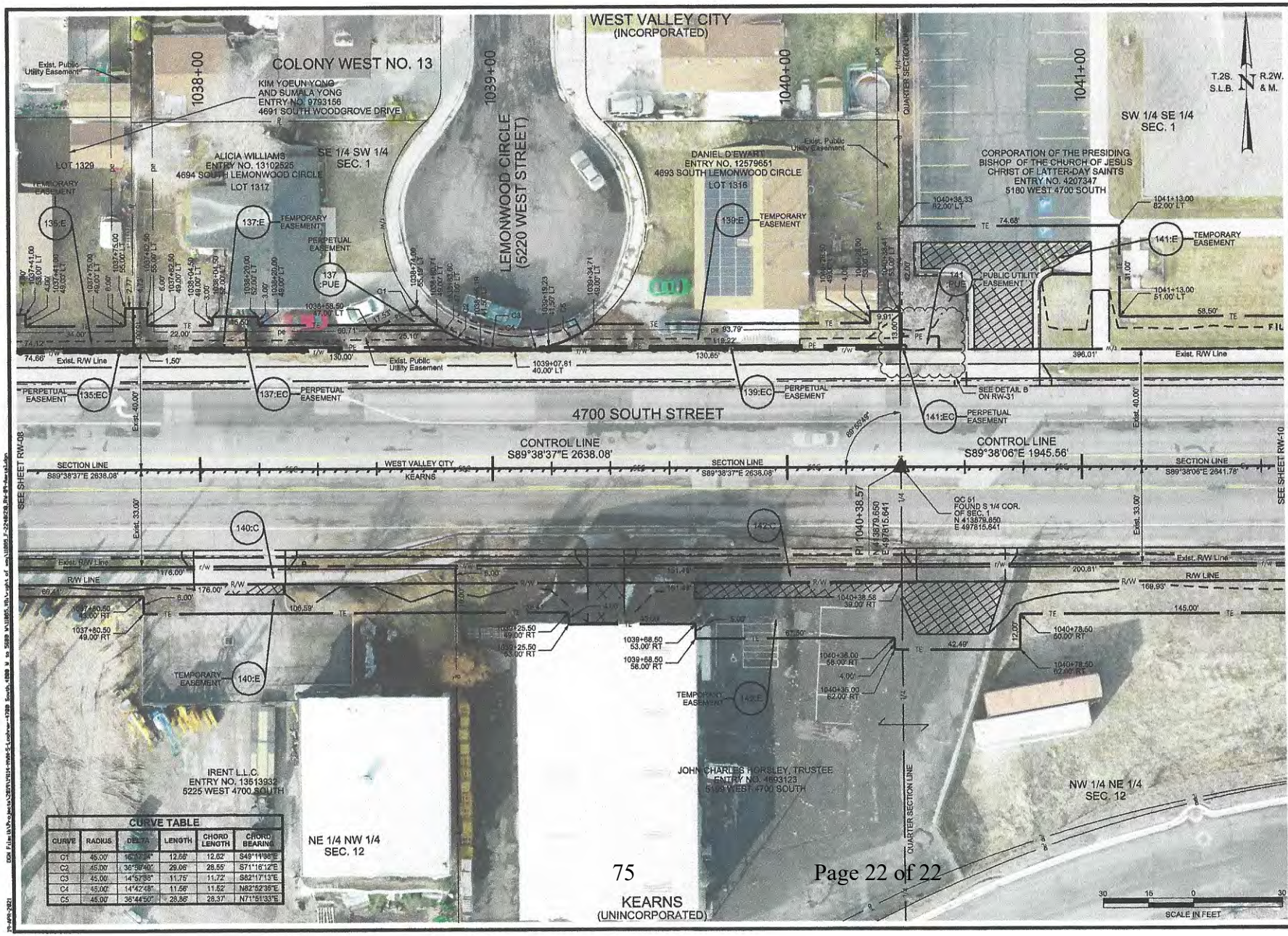

COLONY WEST NO. 15
WEST VALLEY CITY
(INCORPORATED)
COLONY WEST NO. 13
1034+00
1035+00
1036+00
1037+00
T.2S.
S.L.B.
R.2W.
& M.
CORBYN T. ALVEY AND
BLAIR CHELLSON ALVEY
ENTRY NO. 12370598
4693 SOUTH SOLANO CIRCLE
LOT 1521
ERICA K. AND LENNY P. OWENS
ENTRY NO. 13591387
5289 WEST POSTWOOD CIRCLE
LOT 1332
BRAYDEN J. TWITCHELL
ENTRY NO. 12484620
5281 WEST POSTWOOD CIRCLE
LOT 1331
JUAN LUIS CENDEJAS CASTRO
AND MARISELA CEJA RIOS
ENTRY NO. 13114534
5271 WEST POSTWOOD CIRCLE
LOT 1330
KIM YOEUN YONG
AND SUMALA YONG
ENTRY NO. 9793156
4691 SOUTH WOODGROVE DRIVE
LOT 1329
SE 1/4 SW 1/4
SEC. 1
5260 WEST STREET
Exist. Public
Utility Easement
TEMPORARY EASEMENT
PERPETUAL EASEMENT
4700 SOUTH STREET
CONTROL LINE
S89°38'37"E 2638.08'
SECTION LINE
S89°38'37"E 2638.08'
WEST VALLEY CITY
KEARNS
SEE SHEET RW-07
SEE SHEET RW-09
Exist. R/W Line
JOHN E. & MILINDA WIRTHLIN
ENTRY NO. 11845665
5295 WEST 4700 SOUTH
SHARI PEDDERSEN, SOLE TRUSTEE
ENTRY NO. 12278128
5285 WEST 4700 SOUTH
MOLINA TRUCK REPAIRS LLC
ENTRY NO. 12762129
5267 WEST 4700 SOUTH
5255 WEST 4700 SOUTH
5267 WEST 4700 SOUTH
IRENT L.L.C.
ENTRY NO. 13513932
5225 WEST 4700 SOUTH
NE 1/4 NW 1/4
SEC. 12
KEARNS
(UNINCORPORATED)
SCALE IN FEET
REVISIONS
UTAH DEPARTMENT OF TRANSPORTATION
REGION 2 - MERIDIAN ENGINEERING, INC.
APPROVED
PROFESSIONAL LAND SURVEYOR
DRAWN BY
JRAW
CHECKED BY
TJD
QC
DATE
APPROVED BY
REMARKS
PROJECT
4700 SOUTH; 4000 WEST TO 5600 WEST
PROJECT NUMBER
F-2240(2)0
PIN
11085
RIGHT-OF-WAY PLAN
SALT LAKE
COUNTY
SHEET NO.
TEMP - 6P
RW-08


WEST VALLEY CITY
(INCORPORATED)
COLONY WEST NO. 15
COLONY WEST NO. 13
COLONY WEST NO. 13
1034+00
1035+00
1036+00
1037+00
5260 WEST STREET
SE 1/4 SW 1/4
SEC. 1
CORBYN T. ALVEY AND
BLAIR CHELLSON ALVEY
ENTRY NO. 12370596
4693 SOUTH SOLANO CIRCLE
ERICA K. AND LENNY P. OWENS
ENTRY NO. 13591387
5289 WEST POSTWOOD CIRCLE
LOT 1332
BRAYDEN J. TWITCHELL
ENTRY NO. 12484820
5281 WEST POSTWOOD CIRCLE
LOT 1331
JUAN LUIS CENDEJAS CASTRO
AND MARISELA CEJA RIOS
ENTRY NO. 13114534
5271 WEST POSTWOOD CIRCLE
LOT 1330
KIM YOEUN YONG
AND SUMALA YONG
ENTRY NO. 979315
4691 SOUTH WOODGROVE DRIVE
LOT 1329
LOT 1521
Exist. Public Utility Easement
127:E TEMPORARY EASEMENT
129:E TEMPORARY EASEMENT
131:E TEMPORARY EASEMENT
133:E TEMPORARY EASEMENT
135:E TEMPORARY EASEMENT
127:EC PERPETUAL EASEMENT
129:EC PERPETUAL EASEMENT
131:EC PERPETUAL EASEMENT
133:EC PERPETUAL EASEMENT
135:EC PERPETUAL EASEMENT
133:C
135:C
4700 SOUTH STREET
CONTROL LINE
S89°38'37"E 2638.08'
SECTION LINE
S89°38'37"E 2638.08'
WEST VALLEY CITY
KEARNS
SEE SHEET RW-07
SEE SHEET RW-09
132:C
136:C
140:C
132:E TEMPORARY EASEMENT
134:E TEMPORARY EASEMENT
136:E TEMPORARY EASEMENT
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JOHN E. & MILINDA WIRTHLIN
ENTRY NO. 11845665
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ENTRY NO. 12762729
5267 WEST 4700 SOUTH
WEST 4700 SOUTH
5267 WEST 4700 SOUTH
IRENT L.L.C.
ENTRY NO. 13513932
5226 WEST 4700 SOUTH
NE 1/4 NW 1/4
SEC. 12
KEARNS
(UNINCORPORATED)
SCALE IN FEET
UTAH DEPARTMENT OF TRANSPORTATION
REGION 2 - MERIDIAN ENGINEERING, INC.
APPROVED
PROFESSIONAL LAND SURVEYOR
DATE
DRAWN BY JMM/GKD
CHECKED BY TJD
QC
REVISIONS
NO. DATE APPROVED BY REMARKS
PROJECT 4700 SOUTH; 4000 WEST TO 5600 WEST
PROJECT NUMBER F-2240(2)0 PIN 11085
RIGHT-OF-WAY PLAN
SALT LAKE COUNTY
SHEET NO. TEMP - 6P RW-08
29-APR-2021



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	45.00'	16°07'24"	12.66'	12.62'	S49°11'38"E
C2	45.00'	36°59'40"	29.06'	28.55'	S71°16'12"E
C3	45.00'	14°57'38"	11.75'	11.72'	S82°17'13"E
C4	45.00'	14°42'48"	11.56'	11.52'	N82°52'35"E
C5	45.00'	36°44'50"	28.86'	28.37'	N71°51'33"E

UTAH DEPARTMENT OF TRANSPORTATION
REGION 2 - MERIDIAN ENGINEERING, INC.
APPROVED
DRAWN BY JMM/CWD
CHECKED BY TJD
QC
PROFESSIONAL LAND SURVEYOR
DATE
REVISIONS
NO. DATE APPROVED BY REMARKS
PROJECT 4700 SOUTH; 4000 WEST TO 5600 WEST
PROJECT NUMBER F-2240(2)0
PIN 11085
RIGHT-OF-WAY PLAN
SALT LAKE
COUNTY
SHEET NO. TEMP - 6P RW-09



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	45.00'	16°07'24"	12.66'	12.62'	S49°11'38"E
C2	45.00'	36°58'40"	29.06'	28.55'	S71°16'12"E
C3	45.00'	14°57'36"	11.75'	11.72'	S82°17'13"E
C4	45.00'	14°42'48"	11.56'	11.52'	N82°52'35"E
C5	45.00'	36°44'50"	28.86'	28.37'	N71°51'33"E

REVISIONS				
NO.	DATE	APPROVED BY		REMARKS

UTAH DEPARTMENT OF TRANSPORTATION
REGION 2 - MERIDIAN ENGINEERING, INC.
APPROVED
DRAWN BY: JMW/GKD
QC CHECKED BY: TJD
PROFESSIONAL LAND SURVEYOR
DATE

PROJECT: 4700 SOUTH; 4000 WEST TO 5600 WEST
PROJECT NUMBER: F-2240(2)0
PIN: 11085
RIGHT-OF-WAY PLAN

SALT LAKE
COUNTY
SHEET NO. TEMP - 6P RW-09

DGN File: I:\Projects\2021\2021-0106-1-Lehner-4700 South, 4000 W to 5600 W\1085_01\plat of acq\1085_01_2240(2)0_RW-09.dgn

15-APR-2021



4100 SOUTH RECONSTRUCTION WRAP-UP

BANGERTER HIGHWAY TO 5460 WEST

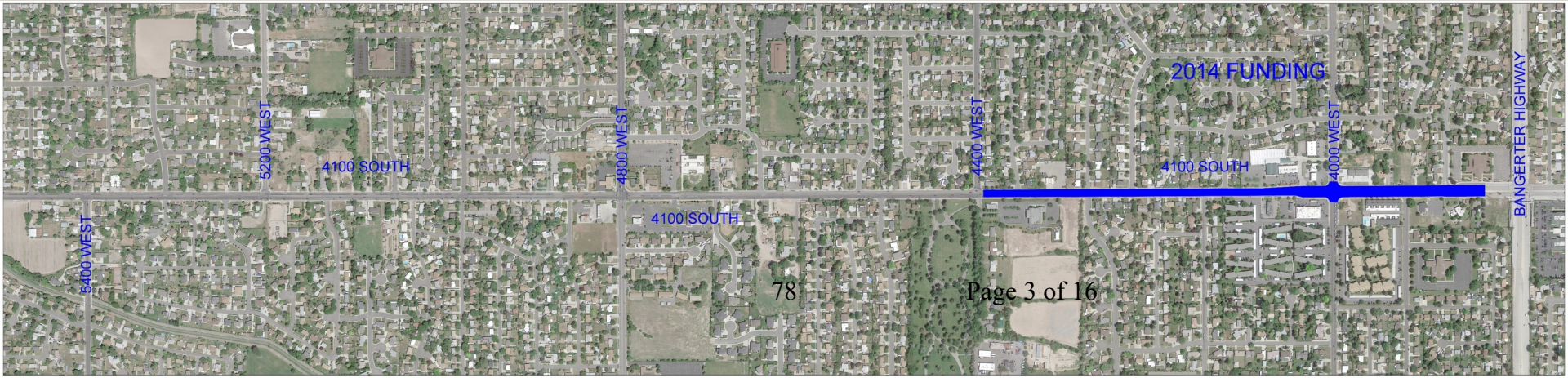
4100 SOUTH RECONSTRUCTION
SCOPE OF WORK

- 34,000 vehicles per day
- Major pavement reconstruction
- Widen to restore third westbound through-lane at 4000 West
- New storm drain trunk line
- Granger Hunter water line betterment
- Traffic signals



4100 SOUTH
FEDERAL FUNDING HISTORY – STP PROGRAM

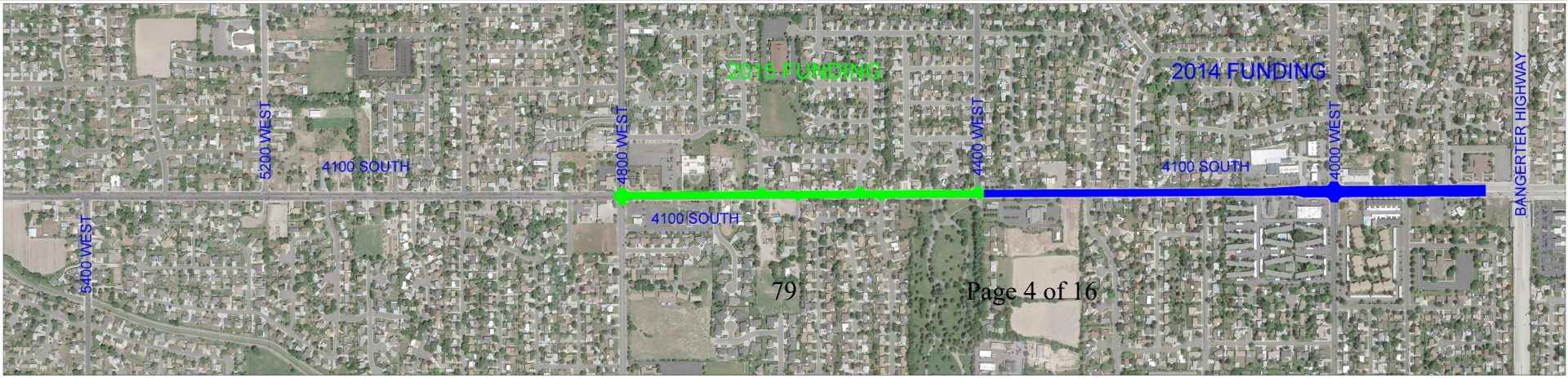
- **2014**
- $4.3 Million Awarded



4100 SOUTH
FEDERAL FUNDING HISTORY – STP PROGRAM

- **2015**
- $3.0 Million Awarded

- 2014
- $4.3 Million Awarded

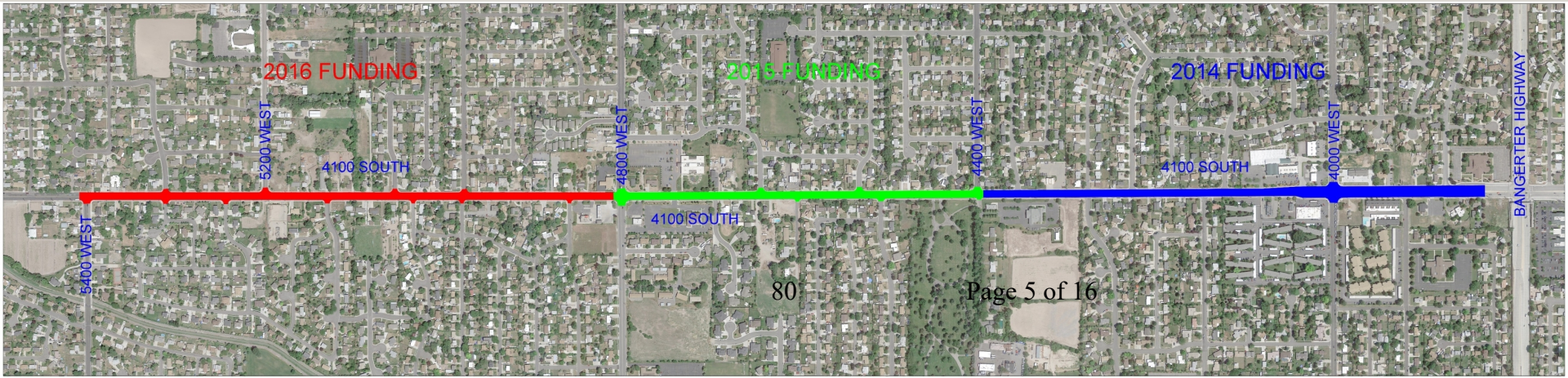


4100 SOUTH
FEDERAL FUNDING HISTORY – STP PROGRAM

- **2016**
- $4.7 Million Awarded

- 2015
- $3.0 Million Awarded

- 2014
- $4.3 Million Awarded



4100 SOUTH
FUNDING SUMMARY

Project Funding Summary:

Funding Category	Total
Federal Funds	$11,227,683.31
WVC Matching Funds	$ 815,310.69
Granger Hunter Waterline Betterment	$ 4,122,371.25
Other WVC Funds	$ 9,934,634.75
Total Project Value	**$26,100,000.00**

4100 SOUTH RECONSTRUCTION
UTILITIES

- December 2018 - Dominion Energy replaced a 50-year-old gas line prior to the road reconstruction project.
- Granger Hunter installed over 3-1/2 Miles of new waterlines as a project betterment
- Burial of certain overhead crossings



4100 SOUTH RECONSTRUCTION
STORM DRAIN

- New storm drain from Bangerter Highway to 5600 West
- Separated irrigation and drainage systems
- The Project moves water from over-capacity Riter Canal to Decker Lake System





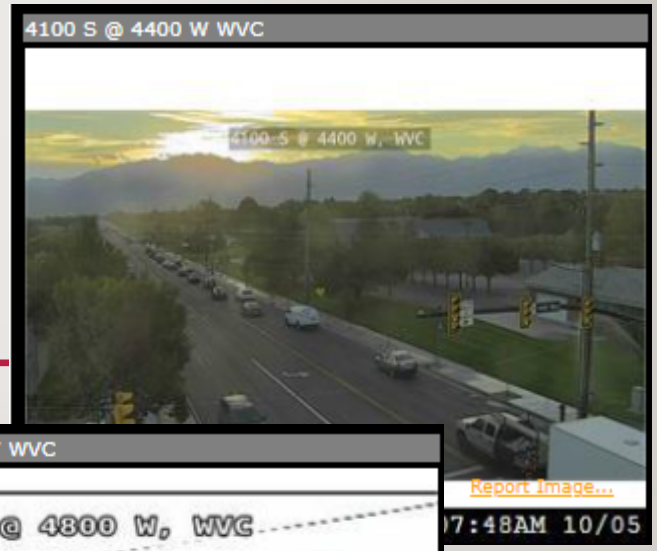
HOLDER DRIVE DETENTION BASIN LANDSCAPING



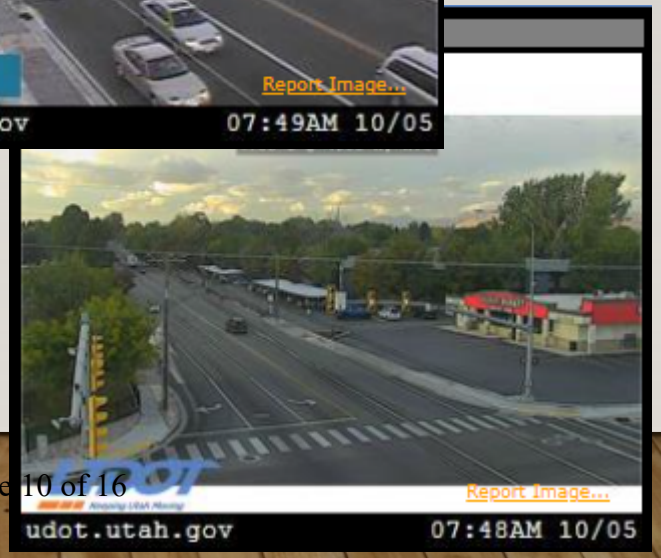


TRAFFIC SIGNALS

- New traffic signals and traffic cameras on UDOT Network:
  - 4000 W (Previous Project)
  - 4400 W
  - 4800 W









OVERHEAD SCHOOL PEDESTRIAN ASSEMBLY
ACORD WAY



- Functions as a normal reduced speed school zone during school hours.
- Outside of school hours, pedestrians can activate “Yield to Pedestrians” blank-out sign for added driver awareness of pedestrians

EMERGENCY VEHICLE HYBRID BEACON

FIRE STATION 72



SIDEWALK



- Park strip added everywhere
- Street trees
- Streetlights



CONCRETE WALLS





ORNAMENTAL FENCES












THANK YOU FOR YOUR SUPPORT!