The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, July 19, 2022, 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. July 5, 2022

4. Presentations Scheduled for July 26, 2022

   A. Report by Corey Rushton of a Proposed Property Tax Increase by Jordan Valley Water Conservancy District for Water Services Purposes

   Accept Public Input from the Public and/or the City Council Regarding the Proposed Property Tax Increase by Jordan Valley Water Conservancy District

5. No Regular Meeting Agenda for July 19, 2022- Meeting Has Been Canceled

6. Awards, Ceremonies and Proclamations Scheduled for July 26, 2022

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

A. A Proclamation Declaring August as "Neighborhood Nights" Month and August 2, 2022 as "National Night Out 2022" in West Valley City

7. Public Hearings Scheduled For July 26, 2022

A. Accept Public Input Regarding Application ZT-3-2022, Filed by West Valley City, Requesting an Amendment to Change the Zoning Ordinance (Title 7) and the Condominium Ordinance (Title 9) to Prohibit Private Streets, Allow Parking Spaces for Townhomes and Condominiums Attached to the Side of Each Other to Back Onto a Street, and Create Two New Street Classifications for Use in Planned Unit Developments

Action: Consider Ordinance 22-29, Amend Sections 7-1-103, 7-9-106, 7-9-107, 7-13-704, 7-13-705, 7-13-807, 9-4-102 and 9-4-105 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Streets

B. Accept Public Input Regarding Application SV-2-2022, Filed by Northrup Grumman, Requesting a Vacation of a Perpetual Easement and Right-of-Way Located at Approximately 7000 West 5400 South

Action: Consider Ordinance 22-30, Approve the Vacation of a Perpetual Easement and Right-of-Way Locate at Approximately 7000 West 5400 South

C. Accept Public Input Regarding Application SA-2-2022, Filed by Brook Hintze, Requesting Final Plat Approval for the 4100 South Commons Office Condominiums Amended Located at 3745 West 4100 South

Action: Consider Ordinance, 22-31, Approve the Amendment of the 4100 Commons Office Condominiums

8. Resolutions:

A. 22-122: Approve Two Betterment Agreements Between the City and the Utah Department of Transportation for Certain Additional Improvements On and Around Mountain View Corridor

9. Consent Agenda Scheduled for July 26, 2022

A. Reso. 22-123: Accept a Warranty Deed from SV West Valley City Ut LLC for Property Located at 2460 South 3270 West

10. Communications:

A. Post WestFest Update (10 min)

B. Council Calendar

11. New Business:

A. Potential Future Agenda Items

B. Council Reports

12. Motion for Closed Session (if necessary)

13. Adjourn

MINUTES OF COUNCIL STUDY MEETING – JULY 5, 2022
-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JULY 5, 2022 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 LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2 *(electronically)*
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4 *(electronically)*

ABSENT:

Don Christensen, Councilmember At-Large

STAFF PRESENT:

Nicole Cottle, Acting City Manager *(electronically)*
Nichole Camac, City Recorder *(electronically)*
Ryan Robinson, Acting City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief *(electronically)*
Jim Welch, Finance Director
Steve Pastorik, CED Director *(electronically)*
Layne Morris, CPD Director *(electronically)*
Dan Johnson, Public Works Director *(electronically)*
Jamie Young, Acting Parks and Recreation Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director *(electronically)*
Ken Cushing, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 28, 2022

The Council considered the Minutes of the Study Meeting held June 28, 2022. There were no changes, corrections or deletions.

Councilmember Whetstone moved to approve the Minutes of the Study Meeting held June 28, 2022. Councilmember Huynh seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF JULY 5, 2022

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

PUBLIC HEARINGS SCHEDULED FOR JULY 12, 2022

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-4-2022, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE BY REDUCING THE MINIMUM AREA REQUIRED FOR SHOPPING CENTERS IN SECTION 7-7-124 FROM ONE ACRE TO THREE QUARTERS OF ONE ACRE**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 12, 2022 in order for the City Council to hear and consider public comments regarding application ZT-4-2022, Filed by West Valley City, Requesting a Zone Text Change by Reducing the Minimum Area Required for Shopping Centers in Section 7-7-124 from One Acre to Three Quarters of One Acre.

Proposed Ordinance 22-27 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 22-27, AMEND SECTIONS 7-103 AND 7-7-124 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING SHOPPING CENTERS

Steve Pastorik, CED Director, discussed proposed Ordinance 22-27 that would amend Sections 7-103 and 7-7-124 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Shopping Centers.

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

> At the request of the City Council, City staff is proposing an ordinance amendment to reduce the minimum area required for shopping centers in Section 7-7-124 from one acre to three quarters of one acre.
>
> The current one-acre minimum shopping center size was adopted in March of 2017. At the time the City had reviewed many L-shaped strip malls that were proposed on smaller commercial parcels in several locations. Prior to March 2017, there was no minimum area specific to shopping centers. After

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having several discussions on this topic, the City Council directed staff to change the ordinance to allow shopping centers on properties that are at least three quarters of one acre in area.

The proposed ordinance also amends the definition of shopping centers to be more objective and clarifies that the area of adjoining parcels that share parking and access can be combined to meet the minimum shopping center area.

Councilmember Huynh asked if two or more tenants in a single building must be retail businesses. Steve replied yes.

The City Council will consider Ordinances 22-27 at the Regular Council Meeting scheduled July 12, 2022 at 6:30 P.M.

ORDINANCE 22-28: AMEND SECTIONS 23-6-104(1) AND 23-6-106(1) OF THE WEST VALLEY CITY MUNICIPAL CODE TO COMPLY WITH STATE LAW REGARDING ANIMAL CONTROL

Layne Morris, CPD Director, presented proposed Ordinance 22-28 that would amend Sections 23-6-104(1) and 23-6-106(1) of the West Valley City Municipal Code to Comply With State Law Regarding Animal Control.

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

It is proposed that Code West Valley City Code 23-6-104(1) be amended to read:

Domesticated animals shall be impounded for a minimum of ~~three full calendar~~ five business days before further disposition, except as otherwise provided herein. Reasonable effort shall be made to notify the owner of any animal wearing a license or other identification during that time. Notice shall be deemed given when sent to the last known address of the listed owner. Any animal voluntarily relinquished to the Animal Control facility by the owner thereof for destruction or other disposition need not be kept for the minimum holding period before release or other disposition as herein provided.

It is proposed that Code West Valley City Code 23-6-106(1)(a) be amended to read:

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If the animal was impounded, it must be held for a minimum of ~~three working~~ five business days prior to being eligible for adoption. Animals that have been signed over to the City by their owners are eligible for adoption immediately.

Utah State Code 11-46-103 requires that unidentified or unclaimed animals be held for a minimum of five business days prior to making any final disposition of the animal.

The changes to our ordinance are necessary to remove any discrepancy between city and state code.

The City Council will consider Ordinance 22-28 at the Regular Council Meeting scheduled July 12, 2022 at 6:30 P.M.

RESOLUTION 22-120: AUTHORIZE THE PROCUREMENT OF SERVICES FROM WILSON & COMPANY, INC.

Coby Wilson, Public Works, presented proposed Resolution 22-120 that would authorize the Procurement of Services from Wilson & Company, Inc.

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

West Valley City will receive federal *Surface Transportation Program* funds to assist with the design and construction of a roadway reconstruction project on Lancer Way (3650 South) from 3200 West to 2700 West. The amount of federal participation on this project is $5,771,489, which requires a local match of $419,103.08 from West Valley City. In addition to the local match, it is the city's responsibility to complete an environmental study for the project prior to the distribution of the federal funds.

The proposed project will reconstruct and widen Lancer Way from two-lanes to three-lanes, including a center turn-lane. The project will include the addition of bike lanes, curb and gutter, sidewalk, street lighting, streetscape, and drainage improvements.

This agreement will enable the environmental consultant, Wilson & Company, Inc., to complete the tasks associated with the performance of a UDOT approved environmental study. Upon completion of the environmental study, the WVC Engineering division will coordinate with UDOT and FHWA to access the federal

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funds and begin the preconstruction phase of the project. It is initially anticipated that construction will begin in 2025.

Mayor Lang asked if construction is anticipated to begin in 2024. Coby replied yes.

The City Council will consider Resolution 22-120 at the Regular Council Meeting scheduled July 12, 2022 at 6:30 P.M.

RESOLUTION 22-121: AUTHORIZE THE ACCEPTANCE OF A 2022 UTAH OUTDOOR RECREATION GRANT

Jamie Young, Acting Parks and Recreation Director, presented proposed Resolution 22-121 that would authorize the Acceptance of a 2022 Utah Outdoor Recreation Grant

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

> The West Valley City West View Park has undeveloped land directly adjacent to the Utah and Salt Lake Canal trail system. This property was purchased approximately two years ago for the further development of the park and is located at approximately 4050 South 6000 West. The $191,565.00 Utah Outdoor Recreation award will provide a challenge course for park and trail users to enjoy. The challenge/ninja course will include a two lane 40 yard dash and a full multi-generational obstacle course complete with a timing system.

Councilmember Nordfelt asked if other cities in the State have this type of course. Jamie replied that St. George does but she doesn't believe any others do.

The City Council will consider Resolution 22-121 at the Regular Council Meeting scheduled July 12, 2022 at 6:30 P.M.

COMMUNICATIONS

A. STORM WATER UTILITY UPDATE

Dan Johnson, Public Works, presented a PowerPoint Presentation summarized as follows:

- Storm Water Utility
  - Created in 2001 to fund increased **operational costs** to comply with new federal storm water regulations
  - Funding source for storm water **capital improvement projects**
  - $6/month per Equivalent Residential Unit - (ERU)
    - 1 ERU = 3,163 SF of Impervious Surface Area

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        - Single Family Homes and Duplexes are Billed One ERU
        - Commercial Properties are billed one ERU for every 3,163 SF of Impervious Surface
- Storm Water Regulations
    - **The Clean Water Act** required MS4s to permit for storm water discharge
    - **West Valley City has a Utah Pollutant Discharge Elimination System(UPDES)** permit to discharge municipal storm water
        - Current permit issued February 26, 2020
        - Expires February 25, 2025
    - **Permit Requirements**
        - Develop, implement and enforce a **Storm Water Management Plan** designed to reduce discharge of pollutants from the MS4
            - https://www.wvc-ut.gov/820/Stormwater-Management-Plan
            - Adopted by WVC Council – August 25, 2020
        - Enforced by the Department of Environmental Quality, Division of Water Quality
        - Fines for non-compliance
    - **Six Minimum Control Measures (MCMs)**
        - Public Education and Outreach
        - Public Involvement and Participation
        - Illicit Discharge Detection and Elimination
        - Construction Site Storm Water Control
        - Long-Term Storm Water Management in New Development and Redevelopment (Post-Construction Storm Water Management)
        - Pollution Prevention and Good Housekeeping for Municipal Operations
- Public Education and Outreach and Public Involvement and Participation
    - City required to implement a **public education and outreach** program
        - Salt Lake County Storm Water Coalition
            - Media campaign
        - Middle School Water Quality Fair
        - Spring Fest participation and other activities
        - Business Licensing Education Video
        - Storm Water Brochures

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        - Social Media Outreach
    - City required to involve the public in the development and implementation of the SWMP.
        - Plan made available to public
        - Public comment before plan implemented
- Illicit Discharge and Detection and Elimination
    - Permit requires WVC to implement and enforce an IDDE program to eliminate non-stormwater discharges
    - Regular inspection of drainage outfalls
    - Violators are cited
        - 31 Total Violations in current FY
            - 7 Dumping Contaminants
            - 10 Gravel and Foreign Matter on Highway
            - 16 SWPPP Maintenance
- Construction Site Runoff Control
    - Permit requires a program to reduce pollutants from construction sites.
    - City reviews each Storm Water Pollution Prevention Plan (SWPPP)
    - City issues SW Construction Permits
    - Monthly Inspections by WVC of construction site Best Management Practices (BMPs)
        - Site operators are cited for non-compliance
- Post Construction
    - Long Term Storm Water Management in New Development and Redevelopment
    - City issues Storm Water Management Permits to new/redevelopment projects
        - Projects required to install long-term BMPs to improve water quality
        - 80th Percentile Retention Requirement
        - Low Impact Development (LID) Requirements
    - Inspections are performed annually on permitted sites to ensure that long term BMP's are constructed and in place
- Pollution Prevention and Good Housekeeping
    - Permit Requires WVC to implement measures to reduce pollutants from municipal operations
    - Employee training on water quality issues
    - Maintenance Facilities (PW Shops, Parks Shops, Golf)
        - Frequent inspection
    - SOPs for activities that can impact water quality

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  - Street Sweeping
  - City Drainage System Maintenance
    - Inspection based maintenance program
- SWU annual revenue comparison
- SWU 5 year expense comparison
- 2022-2023 Budget Distribution
- Storm Water Utility Fund Balance
- Completed Storm Water CIP Projects
  - Stanton Drive Storm Drain
    - Neighborhood drainage system improvements
    - Eliminated back yard pipes
    - Completed May 2022
      - $760,000
  - Tecumseh Drive Storm Drain
    - Improvements to mitigate localized flooding problems
    - Complete November 2021
      - $225,000
  - Mountain View Corridor Drainage Betterments
    - **Mountain View Corridor Drainage Betterments**
    - UDOT Constructed - Shared Trunk Line (Approximately 4,500 feet of large diameter pipe)
    - 3500 South to 2900 South
      - $400,000
- Current Storm Water CIP Projects
  - 3100 South Bike Lanes and Overlay
  - Replace CMP prior to new pavement
  - $700,000 Storm Water
    - $4,500,000 Total Project Cost
  - 2700 West Brighton Canal Bridge Removal and Storm Drain Improvements
    - Remove unused bridge under canal
    - Replace failed CMP near bridge
    - Betterment to a Granger- Hunter Sewer Project
    - $215,000
- Future Storm Water CIP Projects
  - Parkway Blvd Storm Drain – MVC to 6400 West
    - 2023
    - $1,000,000
  - CMP replacement in asphalt overlay project
    - Annually
  - Lancer Way Storm Drain – 2700 West to 3200 West

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        - 2024
        - $500,000
    - Roxborough Area Drainage Project
        - 2024
        - $1,000,000
    - 6800 West Detention Basin Modifications
        - 2024
        - $1,000,000
- Future Needs Unscheduled
    - 4000 West Storm Drain (4700 S to 4100 S)
    - Decker Lake Blvd. Storm Drain
    - 4800 West Storm Drain (3100 S to 3300 S)
    - 4000 West 2300 South Storm Drain
    - Southbourne Circle Drainage Improvements
    - The Ridge Golf Course Pond Storage Project
    - Meadowlands Detention Pond Improvements
    - Metro Park Pond Improvements
    - Pump Station SCADA Upgrades
    - **Continued Corrugated Metal Pipe Replacement (85,000 feet of CMP in City)**

Councilmember Whetstone asked what an example of an SOP that can impact water quality would be. Dan replied pollution from street sweeping, etc. Mayor Lang asked if corrugated pipes can be lined to get further use out of them. Dan replied they can be as long as the pipe is still structurally sound. He noted that replacement and lining is about the same cost but lining is less impact to residents.

The Mayor and Council had no further questions or concerns.

B. COUNCIL CALENDAR

Mayor Lang 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 Nordfelt stated that he had seen social media reports regarding a cougar in West Valley City. He asked if there was a report from the City. Layne Morris, CPD Director, stated that officers have been on the lookout. He noted that

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the City does have equipment that would work in capturing a cougar but it would be best to defer to the State for Forest Service. Nicole Cottle asked if the forest service has been made aware. Layne replied yes. Councilmember Nordfelt stated that there has been ring doorbell camera footage of the cougar posted online. Layne replied that the City will look into this and continue keeping an eye out.

B. COUNCIL REPORTS

MAYOR LANG- MAGNA PARADE

Mayor Lang stated that the parade in Magna went well. She noted that the City will also participate in the July 24th parade.

COUNCILMEMBER WHETSTONE- INTO THE HEIGHTS

Councilmember Whetstone stated that he attended Into the Heights at the West Valley Performing Arts Center. He indicated it was a great play.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY JULY 5, 2022 WAS ADJOURNED AT 5:07 PM BY MAYOR LANG.

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, July 5, 2022.

_____

Nichole Camac, CMC
City Recorder

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JORDAN VALLEY WATER
CONSERVANCY DISTRICT

REPORT TO WEST VALLEY CITY COUNCIL REGARDING A PROPOSED PROPERTY TAX RATE INCREASE FOR 2022

July 26, 2022

Jordan Valley Water Conservancy District is proposing a property tax increase for its fiscal year 2022/2023 budget.

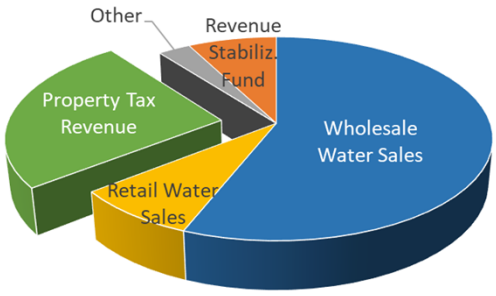
A public hearing is scheduled for August 10, 2022, at 6:00 p.m., where citizens will be able to attend and ask questions or make comments.

A growing service area and increasing water demands require additional water supplies and infrastructure, costing millions of dollars.

Summary information regarding Jordan Valley's proposed property tax increase:

FROM JORDAN VALLEY'S 2022/2023 TENTATIVE BUDGET:

Total budgeted revenue	$88.0 million
Property tax revenue as a percentage of total budgeted revenue	27%
Amount of additional revenue from the proposed property tax increase	$1.7 million
Percent increase in property tax revenue	7.8%
Percent increase in property tax revenue to the total annual cost of water (average residence)	1.7%



PROPERTY TAX INCREASE

AMOUNT FOR A HOME OR BUSINESS:

	$400,000		$550,000		$700,000	
	Home	Business	Home	Business	Home	Business
Current annual property tax	$65.12	$118.40	$89.54	$162.80	$113.96	$207.20
New annual property tax	$70.18	$127.60	$96.50	$175.45	$122.82	$223.30
Annual property tax increase	$5.06	$9.20	$6.96	$12.65	$8.86	$16.10

PURPOSE FOR ADDITIONAL PROPERTY TAX REVENUE:

Major capital projects and debt needs over the next five years, which property tax helps support.

Treatment plant upgrades and expansion	$84.7 million
Two new storage reservoirs	$32.4 million
New wells and groundwater development	$12.9 million
New booster pump station	$7.0 million
New debt/bonds to be issued	$150 million

WEST VALLEY CITY, UTAH

A PROCLAMATION DECLARING AUGUST AS "NEIGHBORHOOD NIGHTS" MONTH AND AUGUST 2, 2022, AS "NATIONAL NIGHT OUT 2022" IN WEST VALLEY CITY.

WHEREAS, West Valley City strives to reinforce the importance of Crime Prevention awareness in the City; and

WHEREAS, Crime Prevention events have been planned throughout the month of August; and

WHEREAS, the National Association of Town Watch (NATW) is sponsoring a unique, nationwide crime, drug and violence prevention program on August 2, 2022 entitled "National Night Out"; and

WHEREAS, the "39th Annual National Night Out" provides a unique opportunity for West Valley City to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention efforts; and

WHEREAS, police-community partnerships, neighborhood safety, awareness and cooperation are important themes of the "National Night Out" program; and

WHEREAS, the Mayor and City Council of West Valley City, do hereby determine that it is essential that all citizens of West Valley City be aware of the importance of crime prevention programs and the impact that their participation can have on reducing crime, drugs and violence in West Valley City.

NOW, THEREFORE, the Mayor and City Council of West Valley City do hereby proclaim August as "Neighborhood Nights" month and August 2, 2022, as "National Night Out 2022" in West Valley City and encourage residents to participate in the various activities taking place though out the City in the month of August.

DATED this _____ day of _____, 2022.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A

Budget Opening Required: ☐

ISSUE:

Requesting an amendment to change the Zoning Ordinance (Title 7) and the Condominium Ordinance (Title 9) to prohibit private streets, allow parking spaces for townhomes and condominiums attached to the side of each other to back onto a street, and create two new street classifications for use in planned unit developments.

SYNOPSIS:

The City Council has expressed concerns about the financial burden private streets place on the residents of planned unit developments (PUDs) with private streets and directed staff to prepare an ordinance revision that would prohibit private streets. This ordinance is in response to that direction.

RECOMMENDATION:

The Planning Commission recommends denial. While the Commission was supportive of eliminating private streets generally, they expressed concerns about how a blanket prohibition on private streets would impact narrow parcels, single family detached PUDs, and development within industrial areas.

SUBMITTED BY:

Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 6/6/2022

Date Adopted: _____

Date Effective: _____

AN ORDINANCE AMENDING SECTIONS 7-1-103, 7-9-106, 7-9-107, 7-13-704, 7-13-705, 7-13-807, 9-4-102, AND 9-4-105 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING STREETS.

WHEREAS, Title 7 and Title 9 of the West Valley City Municipal Code establish regulations concerning the use and development of land throughout the City; and

WHEREAS, the City desires to amend Title 7 and Title 9 to prohibit private streets and to amend related provisions; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Sections 7-1-103, 7-9-106, 7-9-107, 7-13-704, 7-13-705, 7-13-807, 9-4-102, and 9-4-105 of the West Valley City Municipal Code.

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

Section 1. Repealer. Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Sections 7-1-103, 7-9-106, 7-9-107, 7-13-704, 7-13-705, 7-13-807, 9-4-102, and 9-4-105 of the West Valley City Municipal Code are hereby amended as follows:

7-1-103. DEFINITIONS.

Whenever any words or phrases used in this Title are not defined herein, but are defined in related sections of the Utah Code or the West Valley City Municipal Code, such definitions are incorporated herein and shall apply as though set forth herein in full, unless the context clearly indicates a contrary intention. Words not defined in either Code shall have their ordinarily accepted meanings within the context in which they are used.

Unless a contrary intention clearly appears, words used in the present tense include the future, the singular includes the plural, the term "shall" is always mandatory, and the term "may" is permissive. The following terms as used in this Title shall have the following meanings:

(1) "Accessory Building" means a detached Building incidental to and located on the same Lot occupied by a Primary Building and subordinate in height and area to the Primary Building, but can be up to 14 feet in height.

(2) "Accessory Dwelling Unit" and "Internal Accessory Dwelling Unit" have the meanings set forth in Title 10, Chapter 9a, Utah Code Annotated 1953, or successor statute.

(3) "Accessory Use" means a Use customarily incidental and subordinate to the Primary Use or Building and located on the same Lot therewith, not including Uses which dominate in area, extent, or purpose over the Primary Use or Building.

(4) "Agricultural Building" means a Building exempt from the Utah State Construction Code pursuant to Section 15A-1-204, Utah Code Annotated 1953, as a Structure used solely in conjunction with agricultural Use and not for human occupancy.

(5) "Agricultural Business or Industry" means the processing of raw food products by packaging, treating, or intensive feeding, including but not limited to Animal feed yards, the raising of fur-bearing Animals, food packaging or processing plants, and Commercial poultry or egg production. Notwithstanding this subsection (5), non-Animal food processing plants located in an urban renewal area or community reinvestment area in the M Zone are not Agricultural Business or Industry.

(6) "Agricultural Zones" means the A, A-1, and A-2 zones.

(7) "Agriculture" means land used for the production of food through the tilling of the soil, the raising of crops, or horticulture and gardening, but excluding the keeping or raising of domestic Animals or fowl and Agricultural Business or Industry.

(8) "Airport" means any landing area, runway, or other facility designed, used, or intended

to be used either publicly or privately by any Person or Persons for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars, and other Buildings and open spaces.

(9) "Alcohol Establishment" means a business involved in the sale, manufacture, or distribution of alcoholic beverages for retail or wholesale purposes, excluding Off-Premises Beer Retailers.

(10) "Alcoholic Products" means all products obtained by fermentation, infusion, decoction, brewing, distillation, or any other process that uses any liquid or combination of liquids, whether drinkable or not, to create alcohol and that contain at least 0.63 percent alcohol by volume or 0.5 percent alcohol by weight, excluding common extracts, vinegars, ciders, essences, tinctures, food preparations, or over-the-counter drugs and medicines.

(11) "Alley" means a secondary vehicular and pedestrian access to abutting properties not intended for general traffic circulation.

(12) "Alteration" means a physical change or addition to a site, Building, or Structure.

(13) "Alternative Financial Service Provider" means Car Title Loan businesses, Check Cashing businesses, Pawnbrokers, Unchartered Financial Service Providers, and any businesses or entities offering similar services.

(14) "Amenity" means an aesthetic, recreation, or service component integrated into a Development to increase its desirability or marketability.

(15) "Animal" means any of a kingdom of living beings differing from plants in capacity for spontaneous movement and rapid motor response to stimulation.

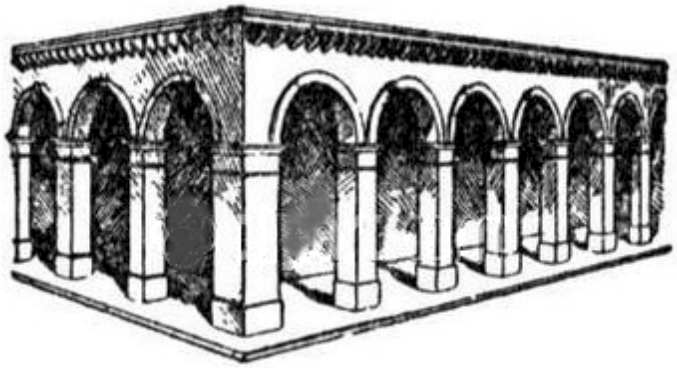
(16) "Animal Training" means the training of two or more Animals for compensation, whether boarded on the premises or transported to the premises for training.

(17) "Apartments" means a Building or group of Buildings with five or more rental Dwelling Units per Building. Apartments meet all of the following characteristics: (a) all Dwelling Units are generally unfurnished, (b) a lease is required to stay, and (c) free housekeeping is not provided for Dwelling Units.

(18) "Applicant" means a Person, firm, association, partnership, corporation, or any other entity or combination thereof owning property or serving as agent of a property Owner and requesting a modification or approval required by this Title.

(19) "Arcade" means a series of arches supported by columns, piers, or pillars Attached to a

wall to form a roofed passageway or lane as illustrated below:



(20) "Architectural Banding" means a horizontal band at least six inches thick applied to the Façade of a Building, including but not limited to a change in color, texture, pattern, material, or relief.

(21) "Arterial Street, Major" means a Street with up to seven lanes for which the principal function is movement of large volumes of traffic from Collector Streets.

(22) "Arterial Street, Minor" means a Street with up to five lanes for which the principal function is movement of traffic.

(23) "Artist Studio" means a place of work for an artist, artisan, or craftsperson, including Persons engaged in the application, teaching, or performance of the fine arts.

(24) "Assisted Living Facility" means Residences for the frail elderly providing rooms, meals, personal care, and supervision of self-administered medication.

(25) "Attached" means a physical connection between Buildings or parts of Buildings, including common walls or overhead roof Structures or Canopies.

(26) "Automobile Sales, Used" means the Use of property for the display and sale of used motor vehicles, including related financing services.

(27) "Automobile Sales, New" means the Use of property for the display and sale of new motor vehicles, including related financing services and Automobile Service, and the display and sale of used motor vehicles.

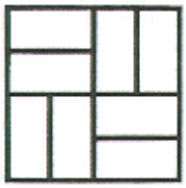
(28) "Automobile Service" means the repair, rental, and maintenance of automobiles and trucks, including but not limited to body shops, transmission shops, lube and emissions centers, tire stores, car washes as a Primary Use, auto glass shops, and car rental.

(29) "Bail Bonds Dealer" means any individual or entity offering or facilitating bail bond services, including but not limited to any individual or entity licensed as a bail bond agency

or producer under the Bail Bond Act or any amended or successor statute.

(30) "Basement" means a Story partly underground. A Basement is a Story for the purpose of height measurement if over one-half of its total height is above ground.

(31) "Basket Weave Brick Pattern" means a pattern of bricks in which bricks alternate between horizontal and vertical placement as illustrated below:



(32) "Bathroom" means a room for personal hygiene activities containing a toilet and a sink. A Bathroom may also include a shower or bathtub.

(33) "Bedroom" means a private room planned and intended for sleeping, separated from other rooms by a door, and accessible to a Bathroom without crossing another Bedroom.

(34) "Billboard" means a freestanding, outdoor sign if the sign is designed or intended to direct attention to a business, product, or service that is not sold, offered, or existing on the property where the sign is located, including any sign Structure, support, or lighting that is part of, related to, or supports the sign.

(35) "Blade Sign" means a small, pedestrian scale sign placed at or near the top of the ground floor of a building that is perpendicular to the Building Façade.

(36) "Block" means a unit of land bounded by Streets, with the length of the block measured at the property Frontage Lot lines.

(37) "Blood Plasma Center" means an establishment where patrons receive compensation for donating blood plasma.

(38) "Boarding Home" means a Dwelling Unit, or portion thereof, wherein a room or rooms are rented under two or more separate written or oral rental agreements, leases, or subleases or combination thereof, whether or not the owner, agent, or rental manager resides within the Dwelling Unit.

(39) "Body Piercing" means the act of piercing any part of the body of an individual, excepting the ears, for the purpose of allowing the insertion of earrings, jewelry, or similar objects into the body.

(40) "Brew Restaurant" means a business licensed to brew and sell beer for on-premises

consumption in connection with a bona fide Restaurant where the revenue from the sale of beer is less than 30 percent of gross revenue.

(41) "Brew Restaurant and Liquor Retailer" means a Brew Restaurant that also holds a liquor license subject to the Alcoholic Beverage Control Act.

(42) "Buildable Area" means that portion of a Lot which may be developed after required setbacks are deducted.

(43) "Building" means any Structure having a roof supported by columns or walls for the housing or enclosure of Persons, Animals, or chattels.

(44) "Building Coverage" means the percentage of a Lot that is or can be covered by Buildings.

(45) "Building Height" means the vertical distance from the Grade to the highest point of the coping of a flat roof or to a point midway between the lowest part of the eaves or Cornice and ridge of a hip or Gable Roof. In the CC zone, Building Height shall be measured as the vertical distance between the lowest point of the roof and the average elevation of the corners of the Building at finished Grade.

(46) "Building, Primary" means a principal Building or a Building housing a principal Use on a Lot.

(47) "Bus Terminal" means any premises for the storage or parking of buses or the loading or unloading of passengers, excluding public transportation service offered by a public entity.

(48) "Canopy" means a roofed Structure not completely enclosed by walls supported by structural supports extending directly to the ground, excluding Carports.

(49) "Car Title Loan" means taking possession of an automobile title in exchange for consideration or extension of a loan, excluding loans made by federal or state chartered banks and credit unions.

(50) "Caretaker's Dwelling" means a Dwelling Unit for the caretaker of an otherwise nonresidential Building that is completely contained within the nonresidential Building. No Caretaker's Dwelling shall be rented, leased, or otherwise hired out. At least one occupant of a Caretaker's Dwelling shall be employed by the business and shall have on-site job responsibilities.

(51) "Cargo Container" means a prefabricated metal Structure designed for use as an individual shipping container in accordance with international standards for overseas

shipping, designed to be mounted on a rail car as freight, or designed as an enclosed truck trailer.

(52) "Carport" means a roofed Structure enclosed on not more than three sides and providing space for the parking of motor vehicles.

(53) "Check Cashing" means cashing a check for consideration or extending a Deferred Deposit Loan and any similar activity or enterprise, including but not limited to all businesses licensed by the State of Utah pursuant to the Check Cashing Registration Act.

(54) "Church" means a Building, together with its Accessory Buildings and Uses, where Persons regularly assemble for religious worship and which is maintained and controlled by a nonprofit religious body organized to sustain religious worship.

(55) "City" means West Valley City.

(56) "City Attorney's Office" means the Law Department of West Valley City.

(57) "City Council" means the City Council of West Valley City.

(58) "City/County Health Department" means the Salt Lake City or County Health Department.

(59) "City Manager" means the chief executive officer of West Valley City.

(60) "City Recorder" means the West Valley City Recorder.

(61) "Club License" means a dining club license, equity club license, fraternal club license, or social club license or substantially equivalent license issued pursuant to the Alcoholic Beverage Control Act.

(62) "Collector Street" means a Street up to three lanes which carries traffic from Minor Streets to the Arterial Street system, including the principal Entrance and circulation Streets within residential Developments.

(63) "Colonnade" means a series of columns set at regular intervals and supporting the base of a roof Structure.

(64) "Commercial" means any Use involving the exchange, purchase, or sale of goods or services for gain or economic profit.

(65) "Commercial Complex" means two or more Commercial Uses on a single Lot or adjacent Lots which are dependent upon each other to meet minimum standards for parking, vehicular circulation, or Landscaping or which are approved as elements in an overall Site Plan under a Conditional Use or Subdivision application.

(66) "Commercial Zones" means the C-1, C-2, C-3, CC, BRP, and MXD zones.

(67) "Commissary" means an establishment where food is prepared and where no retail sales are conducted at the establishment.

(68) "Community and Economic Development Department" means the Community and Economic Development Department of West Valley City.

(69) "Community Use" means a Use which has the primary purpose of serving the educational, religious, recreational, or governmental needs of the general community, including but not limited to Churches, educational institutions, Public Parks, Buildings, and facilities, and cemeteries. Detention Facilities, halfway houses, alcohol rehabilitation centers, Buildings offering lodging or residential services, and similar Uses are excluded from the definition of "Community Use."

(70) "Concert" means an assembly of 125 or more patrons at any given time for the purpose to provide or enjoy musical performances or another similar event for which tickets are sold or entry fees charged.

(71) "Concert Hall" means any establishment which is not a Concert Venue but holds Concerts.

(72) "Concert Venue" means the Maverik Center, USANA Amphitheater, Utah Cultural Celebration Center, Rocky Mountain Raceway, or Hale Center Theater.

(73) "Conditional Use" means a land Use that is permitted with conditions imposed to mitigate detrimental effects.

(74) "Conditional Use Permit" means a permit issued by the City outlining the requirements of approval for a Conditional Use, including written conditions and final, approved Development Plans, if applicable.

(75) "Condominium" or "Planned Unit Development" means the Ownership of a single unit in a multiunit project together with an undivided interest in the common areas and facilities of the property.

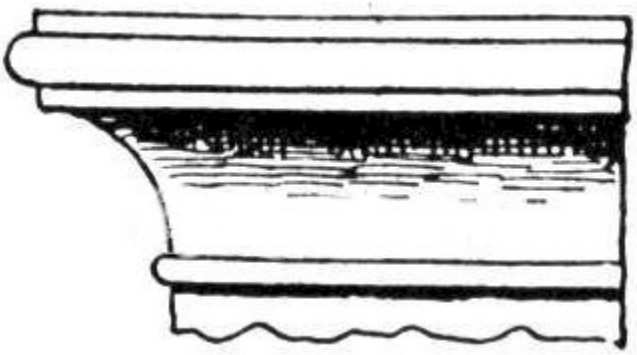
(76) "Consolidated Fee Schedule" means the schedule of fees adopted in the West Valley City Municipal Code.

(77) "Convalescent Center" means a facility licensed as a nursing care facility by the State of Utah.

(78) "Convenience Store" means any Building which contains less than 5,000 square feet of

net floor area and which is used for retail sale of prepackaged food, produce, and other nonfood commodities.

(79) "Cornice" means the uppermost section of moldings along the top of a wall or just below a roof as illustrated below:

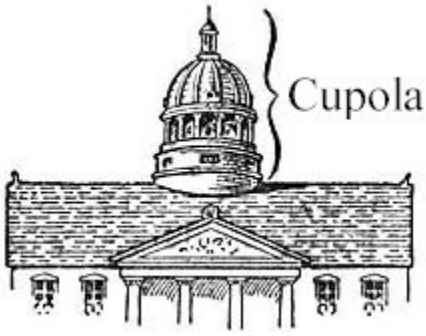


(80) "Courtyard" means an uncovered Recreation Space bounded on two or more sides by Buildings.

(81) "Crisis Nursery and Counseling Center" means an establishment that provides daytime and overnight care for children who are at risk of abuse or neglect and counseling to individuals and families, but does not provide medical treatment.

(82) "Cul-de-Sac" means a Minor Street with only one outlet and a terminal for the safe and convenient reversal of traffic.

(83) "Cupola" means a small ornamental Structure built on top of a roof, such as a dome, as illustrated below:



(84) "Day Care/Preschool Center" means any facility at a nonresidential location licensed by the State of Utah to provide children with daycare or preschool instruction as a Commercial business.

(85) "Decorative Parapet" means an arched, gabled, or stepped Parapet.

(86) "Dedication of Land" means the conveyance of land to the City by a property Owner or developer for public use.

(87) "Deferred Deposit Loan" means a transaction where a Person presents a check written upon his or her account to a Check Cashing business in exchange for money and the promise to refrain from cashing the check until a later date or any similar transaction.

(88) "Density" means the number of Dwelling Units per gross acre of land.

(89) "Detention Facility/Jail" means any facility operated to house offenders in a secure setting for the duration of their confinement or any facility providing assessment, stabilization, or treatment services for parole violators or noncompliant probationers.

(90) "Development" means any manmade change to real estate, including but not limited to the erection of Buildings or Structures, mining, dredging, filling, grading, paving, excavation, or drilling.

(91) "Development Agreement" means a voluntary agreement between the City, using its legislative judgment, and a property Owner or developer relating to a proposed Development within the City that shall run with the land and be binding upon all successors and assigns of the property Owner or developer.

(92) "Development Plan" means all plans, studies, plats, statements, reports, and information required by this Title.

(93) "Director of Health" means the legally designated Director of the Salt Lake City or County Health Department or any representative authorized by such official to act on his or her behalf.

(94) "Dwelling Unit" means one or more rooms connected together in a Structure in which doors and hallways provide shared access to common living facilities, including but not limited to provisions for sleeping, eating, cooking, and sanitation. All occupants of a Dwelling Unit live together as a single housekeeping unit where all occupants maintain free access to all living spaces within the Dwelling Unit and all exits to and from the Dwelling Unit.

(95) "Entrance" means the location of ingress to a room, Building, or Lot.

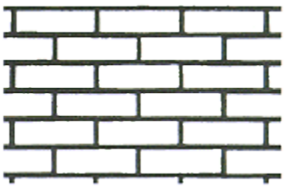
(96) "Exit" means the location of egress from a room, Building, or Lot.

(97) "Event Center, Indoor" means an indoor stadium, arena, Concert Hall, dance hall, or Reception Center that hosts sporting events, Concerts, theatrical performances, rodeos, receptions, parties, or other similar indoor events.

(98) "Event Center, Outdoor" means an outdoor stadium, arena, amphitheater, or similar venue that hosts sporting events, Concerts, theatrical performances, rodeos, or similar outdoor events.

(99) "Façade" means any face or elevation of a Building.

(100) "Face Brick Pattern" means a brick pattern in which all bricks are laid horizontally with the end of bricks aligned with the midpoint of the brick below as illustrated below:



(101) "Fast Food Establishment" means any establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state and whose principal method of operation includes the following characteristics:

a. Foods and beverages are usually served in edible or disposable containers;

b. The consumption of foods and beverages is not restricted to tables, counters, or an immediately adjacent dining patio; or

c. The establishment provides drive-in, drive-through, and/or walk-up service.

(102) "Fence" means walls, hedges, beams, wood, metal, masonry, vinyl, or plastic Structures constructed to obscure view, prevent trespass, or for ornamental or decorative purposes.

(103) "Fenestration" means openings in a Building wall that allow light and views between the Building's interior and exterior.

(104) "Final Plat" means a map of a Subdivision which has been accurately surveyed to permit identification of Streets, Alleys, Blocks, Lots, and other divisions and which conforms with this Title and state law.

(105) "Financial Institution" means a bank, savings and loan institution, credit union, mortgage office, or automated teller machine, excluding Alternative Financial Service Providers.

(106) "Fire Department" means the West Valley City Fire Department.

(107) "Fitness Center" means a facility where individuals use equipment or space for the purpose of physical exercise.

(108) "Flood" or "Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters or the unusual and rapid accumulation or runoff of surface waters from any source.

(109) "Flood Control and Storm Drainage Ordinance" means the West Valley City Flood Control and Storm Drainage Ordinance as presently adopted and amended in the future.

(110) "Flood, 100-Year" means a Flood having a one percent chance of being equaled or exceeded in any given year.

(111) "Flood, 10-Year" means a Flood having a 10 percent chance of being equaled or exceeded in any given year.

(112) "Floodplain, 100-Year" means that area adjacent to a drainage channel which would be inundated by a 100-Year Flood.

(113) "Focal Point" means a point of convergence and interest.

(114) "Food Vending Unit" means a unit that is manually pushed or pulled behind a vehicle and is not motorized to move on its own power, that remains stationary in one location, that is temporary and not permanently established, and which is used for the sale of food and beverages for immediate consumption.

(115) "Four Unit Dwelling" means a Building arranged or designed to have only four Dwelling Units under one ownership on one Lot, such as a fourplex.

(116) "Freeway" means a Street with fully controlled access designed to link major destination points. A Freeway is designed for high speed traffic with a minimum of four travel lanes.

(117) "Frontage" means all property adjacent to a Right-of-way, waterway, or political Subdivision boundary, measured along the Street or boundary line. An intercepting Street shall determine only the boundary of the Frontage on the side of the Street which it intercepts.

(118) "Gable Roof" means two pitched roofs back to back forming a triangular roof as illustrated below:



(119) "Garage, Private" means a Structure, enclosed by walls and a roof, accessory to a residential dwelling which is intended primarily for the storage of private vehicles belonging

to the residents of that dwelling. A Private Garage may be Attached or detached and is considered "Attached" if the garage and dwelling share a roof or wall.

(120) "Garden Center" means a place of business where plants, nursery products, potting soil, power equipment, and other garden tools and equipment are sold to the consumer.

(121) "Gathering Place" means an area allocated and designed for the purpose of accommodating the assembling and meeting of people, such as a courtyard or plaza.

(122) "General Plan" means the document the City has adopted in accordance with state law to set forth general guidelines and principles for future Development.

(123) "Grade" means the natural Grade as established by the elevation of the existing surface of the land prior to commencement of any proposed improvements or any previous disturbance of the site.

a. When not readily established due to prior modifications, Grade shall be fixed by reference elevations and points where the prior disturbance appears to meet undisturbed properties.

b. The Grade shall connect to the elevation and slopes of adjoining properties without a need for retaining walls, abrupt differences in the visual slope of the land, and without changing the direction or flow of runoff water.

c. When measuring Building Height from Grade, the height is measured by the vertical distance from Grade to the highest point of the Parapet wall of a flat roof, or to a point midway between the lowest point of the eaves or Cornice and the ridge of a hip or Gable Roof.

d. For Buildings having no wall approximately parallel to and within five feet of a Street, the Grade shall be the average level of the finished surface ground adjacent to the exterior walls of the Building.

(124) "Grading/Site Development Ordinance" means the West Valley City Grading/Site Development Ordinance as presently adopted and as amended in the future.

(125) "Grocery Store" means a retail establishment with a net floor area over 5,000 square feet offering food and other household products.

(126) "Gun Range, Indoor" means a Building with facilities for the firing of firearms.

(127) "Gun Range, Outdoor" means an outdoor facility for the firing of firearms.

(128) "Hardware Store" means a facility with a gross floor area under 30,000 square feet

primarily engaged in the retail sale of hardware, including but not limited to tools, builder's hardware, plumbing and electrical supplies, housewares and household appliances, and paint and glass.

(129) "Heavy Equipment Sales and Service" means a business selling and servicing equipment such as backhoes, bulldozers, cranes, excavators, construction equipment, and similar equipment or vehicles.

(130) "Heavy Industrial" means asphalt and concrete plants; crematories; electric generating plants and facilities; sand and gravel excavation, processing, and storage; manufacturing and storage of chemicals, explosives, and fuels; Outdoor Gun Ranges; outdoor manufacturing; indoor sewage treatment and disposal facilities; and water purification facilities. "Heavy Industrial" does not include Outdoor Waste Management Facilities.

(131) "Heavy Trucks" means concrete transport trucks, dump trucks, garbage trucks, log carriers, mobile cranes, refrigerator trucks, tractor trucks, tank trucks, and similar vehicles.

(132) "Hip Roof" means a Gable Roof with the ends brought together at the same pitch as the rest of the roof.

(133) "Home Child Care" means care for children who are nonfamily-members in an occupied dwelling by the resident of that dwelling and up to one employee who is not a resident of that dwelling.

(134) "Home Improvement Center" means an establishment over 30,000 square feet selling various household goods, tools, and Building materials, household appliances, electronic equipment, household Animal supplies, and nursery products.

(135) "Home Occupation" means any lawful Use conducted within a dwelling by residents of the dwelling which is incidental and secondary to the residential Use of the dwelling and does not change the residential character of the dwelling or neighborhood.

(136) "Home Preschool" means a preschool program for nonfamily-members in an occupied dwelling by residents of that dwelling.

(137) "Hospital" means an establishment that offers facilities and beds for use beyond a 24-hour period for individuals requiring diagnosis, treatment, or cure for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy and which regularly makes available services including but not limited to clinical laboratory services, diagnostic X-ray services, and treatment facilities for surgery, obstetrical care, or other medical treatments of similar

scope.

(138) "Household Pet" has the meaning set forth in Section 7-2-122.

(139) "Incinerator" means a furnace or similar apparatus for burning waste, trash, or garbage.

(140) "Inland Port" and "Inland Port Use" have the meanings set forth in the Utah Inland Port Authority Act, Title 11, Chapter 58, Utah Code Annotated 1953, or successor statute.

(141) "Instructional Facilities" means indoor facilities used for private Commercial instruction in arts, crafts, physical fitness, or other skills.

(142) "Intensity" means the concentration of activity and the size of Buildings and Structures, including the number of people, cars, visitors, and customers present, the hours of operation, and the presence of outdoor advertising.

(143) "Intensive Retail Service" means a Use engaged in providing retail sale, rental, service, processing, or repair of items for household use, including but not limited to groceries, cards and stationery, books, toys, cosmetics, and sporting equipment.

(144) "Junk" means any salvaged, discarded, or scrapped copper, brass, iron, steel, metal, rope, rags, batteries, paper, trash, plastic, rubber, tires, waste, dismantled or inoperable motor vehicles, and other articles and materials commonly designated as Junk.

(145) "Kennel" means any place where three or more Animals over six months of age are kept for sale, boarding, care, or breeding for which a fee is charged or paid.

(146) "Kennel, Sportsman's" means a Kennel for the keeping of three to five dogs for noncommercial use on a Lot of at least one acre.

(147) "Knee Brace" means a diagonal support placed across the angle between a Building overhang or roof and the Building wall.

(148) "Landscaping" means the improvement of property through the addition of plants and the eradication of weeds and other deleterious material, including the installation of trees, shrubs, lawn, and vegetative or nonvegetative permeable groundcover.

(149) "Laundromat" means an establishment providing washing, drying, or dry cleaning machines on the premises on a pay-per-use basis to the general public.

(150) "Less Intensive Retail Service" means a retail Use with more than 75 percent of the gross floor area used for display and sales of bulky commodities, including but not limited to furniture, large appliances, Building materials, carpeting and floor covering, and air conditioning and heating equipment.

(151) "Light Industrial" means the indoor manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution of such products, which does not produce noise, odors, vibration, hazardous waste materials, or particulate that will disturb or endanger neighboring properties.

(152) "Lingerie Store" means a retail establishment meeting any of the following criteria:

a. Over five percent of the floor area is devoted to the sale of lingerie, adult novelties, and adult marital or sexual aids;

b. Lingerie, adult novelties, and adult marital or sexual aids account for five percent or more of gross sales; or

c. The establishment is marketed as a Lingerie Store or adult establishment.

(153) "Lodging Facility" means any establishment outside Residential or Agricultural Zones where lodging or overnight accommodations are offered, with or without compensation. Lodging Facilities meet all of the following characteristics: (a) all guest rooms are fully furnished, (b) no lease is required to stay, and (c) free housekeeping is provided for all guest rooms. If any Lodging Facility or other establishment where lodging or overnight accommodations are offered is located in any zone by any governmental entity, nonprofit corporation, or any other actor operating under or pursuant to either a state preemption or a general or limited exemption from any land use or zoning regulations, such Lodging Facility or establishment shall be built in accordance with the standards set forth in Section 7-7-117.

(154) "Lot" means an individually described plot of land occupied, or capable of being occupied, by one Building or group of Buildings, together with such Yards, open areas, and Yard areas as required by this Title, and having full Frontage on and unrestricted access to a dedicated Street.

(155) "Lot, Corner" means a Lot abutting on two intersecting or intercepting Streets where the interior angle of intersection or interception does not exceed 135 degrees.

(156) "Lot, Interior" means a Lot other than a Corner Lot.

(157) "Lot Line Adjustment" means the relocation of the property boundary line between two adjoining Lots with the consent of the Owners of record which does not create new Lots or Dwelling Units and all requirements of this Title are met.

(158) "Lot Split" means the division of property into two legal Lots.

(159) "Lot Width" means the distance between the side Lot lines measured along a straight line at the minimum required front setback. For Corner Lots, the Lot Width is the lesser of the two distances between the abutting Streets to the Interior Lot lines opposite those Streets.

(160) "Major Street Plan" means the plan defining the future alignment of Streets and their Rights-of-way which has been approved by the Planning Commission and City Council.

(161) "Mansard Roof" means a roof with a steep lower slope and a flatter upper slope on all sides.

(162) "Manufacturer of Alcoholic Products" means the same as set forth in the Alcoholic Beverage Control Act.

(163) "Manufacturing Zones" means the LI and M zones.

(164) "Massage" and "Massage Therapy" mean the same as set forth in the Massage Therapy Practice Act or any amended or successor legislation.

(165) "Massage Establishment" means any place where Massage or Massage Therapy is practiced for hire.

(166) "Minor Street" means a Street with no more than two lanes for which the principal function is access to abutting land and for which traffic movement is a secondary function.

(167) "Mobile Food Vending Vehicle" means a fully enclosed motorized vehicle mounted food service establishment which is operated by a vendor within the frame of the vehicle, which sells food products for immediate consumption, and which moves under its own power, not being manually pushed, pulled, or towed by another vehicle.

(168) "Mobile Home" means a Structure that is transportable in one or more sections, built on a permanent chassis, and is designed to be used without a permanent foundation as a Residence or temporary housing accommodation, excluding Recreational Vehicles and travel trailers.

(169) "Mobile Home Park" means any plot of ground upon which two or more Mobile Homes are located with or without compensation.

(170) "Mobile Home Space" means a plot of ground within a Mobile Home Park which is designed for the accommodation of one Mobile Home.

(171) "Mobile Home Stand" means that part of a Mobile Home Space which has been reserved for the placement of one Mobile Home with appurtenant Structures or additions.

(172) "Mobile Home Subdivision" means a residential Subdivision designed to offer Lots

under separate Ownership for the placement of Mobile Homes.

(173) "Mortuary" means a facility in which dead bodies are prepared for burial or cremation or where funeral services are conducted.

(174) "Motorized Outdoor Recreation Equipment" means motorized or commonly motorized equipment used in off-road or recreational activities, including but not limited to boats, snowmobiles, race cars, dune buggies, ATVs, watercraft, and off-road motorcycles.

(175) "Movie Theater" means an establishment containing audience seating and at least one screen or facility to view movies.

(176) "Moving Truck Rental Business" means an establishment where moving trucks or trailers are stored outside and rented to customers.

(177) "Multiple Unit Dwelling" means a Building arranged or designed to provide for more than four Dwelling Units.

(178) "Mural" means any mosaic, painting, or graphic art or combination thereof which is professionally applied to a Building; does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business; or any logo, trademark, trade name, or other commercial message.

(179) "Natural Drainage Course" means any natural watercourse which is open continuously for the flow of water in a definite direction or course.

(180) "Natural Waterways" means those areas along streams, rivers, creeks, gullies, springs, or washes which are natural drainage channels and in which no Buildings are to be constructed.

(181) "Neighborhood Grocery" means a retail establishment with 5,000 square feet or less which sells food and other household products, which does not sell motor fuel, and which is closed between the hours of 10:00 P.M. and 6:00 A.M.

(182) "Neighborhood Service Establishment" means low impact retail and service Uses which supply frequently purchased necessities with minimal customer travel, including bakeries, bookstores, dry cleaners, hair styling shops, and similar Uses.

(183) "Nonconforming Structure" means a Structure that legally existed before its current Zoning designation and, because of subsequent Zoning changes, does not now conform to the Zoning Ordinance's setback, height restrictions, or other regulations that govern the Structure.

(184) "Nonconforming Use" means a Use of land that legally existed before its current

Zoning designation, has been maintained continuously since the time the Zoning regulation governing the land changed, and because of subsequent Zoning changes does not now conform to the Zoning regulations that now govern the land.

(185) "Office, Medical and Dental" means a Building used by physicians, dentists, or similar personnel for the treatment and examination of patients and where no overnight stays occur.

(186) "Office, Professional" means a Building used by attorneys, accountants, insurance or real estate agents, and other individuals offering professional services.

(187) "Off-Premises Beer Retailer" means a licensed place of business wherein beer is sold in original containers to be consumed off the premises.

(188) "Outdoor Waste Management Facility" means any outdoor facility that stores, treats, or processes liquid waste, sludge, or solid waste, including but not limited to human and animal waste and household garbage.

(189) "Outside Display of Merchandise" means the outside display of goods in conjunction with an approved retail business.

(190) "Outside Storage" means the keeping of any goods, materials, or equipment outside of a Building for more than 24 hours, excluding Vehicle Recycling Facilities, Vehicle Storage Yards, Towing and Impound Yards, and Outside Display of Merchandise.

(191) "Overpressure" means a sudden increase in air pressure resulting from an explosion traveling at the speed of sound.

(192) "Owner" means the Owner in fee simple of real property as shown in the records of the Salt Lake County Recorder's Office, including both the singular and the plural and including, but not limited to, natural Persons, firms, associations, partnerships, private or public corporations, or any combination thereof.

(193) "Package Agency" is as defined in the Alcoholic Beverage Control Act.

(194) "Pad Site" means a location for a freestanding Building within a larger Commercial center.

(195) "Parapet" means a low wall projecting from the edge of a roof.

(196) "Parcel of Land" means a contiguous quantity of land owned by the same Owner.

(197) "Parking Lot, Commercial" means an open area, other than a Street, used for parking of five or more automobiles and available for public use, with or without compensation.

(198) "Parking Space" means a space within a Building, Lot, or parking lot for the parking

or storage of one vehicle.

(199) "Parking Structure" means a Building or Structure of more than one level used to store motor vehicles.

(200) "Pawnbroker" means any Person who loans money on deposit of personal property or deals in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledger or depositor, or who loans or advances money on personal property by taking chattel mortgage security thereon and takes or receives such personal property into his possession, and who sells the unredeemed pledges, together with such new merchandise as will facilitate the sale of same, or engages in any substantially similar transaction.

(201) "Permanent Cosmetics" means a mark or design made on or under the skin by a process of pricking or ingraining an indelible pigment, dye, or ink in the skin for masking discolorations or cosmetically enhancing facial features which shall follow the natural line of the feature. "Permanent Cosmetics" are limited to eyeliner, eyebrows, and lip coloring procedures.

(202) "Permanent Cosmetics Establishment" means an establishment engaging in Permanent Cosmetics licensed in accordance with Title 58, Utah Code Annotated 1953, excluding Tattoo Establishments and Home Occupations.

(203) "Permitted Use" means a specific Use authorized in a particular zone which does not require Planning Commission review and approval.

(204) "Person" means any individual, firm, trust, partnership, or public or private association or corporation.

(205) "Planned Unit Development" means an integrated design for Development of residential, Commercial, or industrial Uses, or a combination of such Uses, in which one or more of the regulations other than the Use regulations of the Zoning district in which the Development is located is waived or varied to allow flexibility in site and Building design and location in accordance with an approved plan and requirements set forth in this Title.

(206) "Planning Commission" means the West Valley City Planning Commission.

(207) "Porte-cochere" means a porch large enough for automobiles to pass through.

(208) "Portico" means a porch or walkway with a roof supported by columns leading to the Entrance of a Building.

(209) "Preliminary Plat" means the initial map of a proposed Subdivision.

(210) "Primary Façade" means the side of a Building facing the public Street. For Corner Lots, the Street facing side with the primary customer Entrance is the Primary Façade. For residential Buildings designed around a Courtyard or parking area, the side with the primary resident Entrance is the Primary Façade.

(211) "Primary Street" is the Street adjacent to a single Frontage Lot. For Corner Lots, the Primary Street is the public Street with the largest Right-of-way width.

(212) "Primary Use" means the principal Use for which a property is used.

(213) "Protection Strip" means a strip of land bordering a Subdivision or a Street within a Subdivision which serves to bar access of adjacent property Owners to required public improvements installed within the Subdivision until the adjacent Owners share in the cost of said public improvements.

(214) "Public Park" means a park, playground, swimming pool, golf course, or athletic field under the control, operation, or management of the State of Utah, a state agency, Salt Lake County, or West Valley City.

(215) "Public Utility" means every common carrier, gas corporation, electrical corporation, wholesale electrical cooperative, telecommunications corporation, water cooperative, sewage corporation, heat corporation, or independent energy producer where a service is performed for or a commodity delivered to the general public.

(216) "Public Way" means any road, Street, Alley, lane, court, place, viaduct, tunnel, culvert, or bridge laid out or erected as such by the public, dedicated or abandoned to the public, or made such by the Subdivision of real property, including the entire area within the Right-of-way.

(217) "Public Works Department" means the West Valley City Public Works Department.

(218) "Quoins" means dressing for Building corners differentiated from the adjoining walls by material, texture, color, size, or projection.

(219) "Reasonable Notice" means actual notice or notice that meets the requirements of state law.

(220) "Reception Center" means a Building, facility, or Use primarily used to host public or private events, parties, or gatherings, including but not limited to places where patrons dance to live or recorded music or where recorded music is presented by a "DJ" or "disc jockey."

(221) "Recreation, Indoor" means an indoor establishment providing the general public with amusement or activities, including but not limited to bowling alleys, laser tag, skating rinks, trampoline parks, or arcades.

(222) "Recreation, Outdoor" means an outdoor establishment providing the general public with amusement or activities, including but not limited to miniature golf, batting cages, go-cart tracks, driving ranges, or amusement park rides.

(223) "Recreational Vehicle" means any vehicle which is designed to be transported on its own wheels and used as temporary living quarters for travel or vacation purposes, including but not limited to vacation vehicles, truck-campers, tent-trailers, motor homes, and travel trailers.

(224) "Recreation Space" means:

a. Outdoor space shared by residents of a residential Development for passive and active recreation. Examples include terraces, Courtyards, plazas, shared roof decks, sports courts, sports fields, open lawn areas, private parks, swimming pools, hot tubs, tot lots, picnic areas, fire pits and trails.

b. Indoor space shared by residents of a residential Development for passive and active recreation. Examples include fitness rooms, libraries, computer labs, swimming pools, hot tubs, sports courts, lobbies, clubhouses, social rooms, classroom space, community centers, recreation centers, community game rooms and theater rooms.

c. Private outdoor space provided only for the use of the residents of the Dwelling Unit to which it is attached. Examples include private Yards, front porches, patios, balconies, decks and roof decks.

Recreation Space shall not include: public Right-of-way; private curb, gutter, and roadway improvements; Parking Spaces and maneuvering areas to Parking Spaces; all Building roofs that do not cover a porch or that do not have a roof deck that is accessible for recreation use; storm water retention areas; and storm water detention areas where the slope exceeds 30 percent and the depth exceeds two feet from surrounding areas.

(225) "Recreational Facility Beer Retailer" means a business that is licensed to sell beer and permit consumption thereof at recreation facilities, that does not sell beer in original containers, and that sells beer only to the ultimate consumer.

(226) "Regional Shopping Mall" means a Shopping Center located within 200 feet of

Interstate 215 with a combined Building size over 500,000 square feet and a minimum site area of 50 acres.

(227) "Religious Institution" means a Building used primarily for religious worship and activities.

(228) "Rental Store" means a business that rents furniture, appliances, or electronics to customers.

(229) "Residence" means a permanent domicile, dwelling place, or abode.

(230) "Residential Zones" means the R-1-4, R-1-6, R-1-7, R-1-8, R-1-10, R-1-12, R-1-20, R-2-6.5, R-2-8, R-4, RB, RE, RM, RMH, RS, and SH zones.

(231) "Restaurant" means any place of business where the predominant purpose is the preparation of food and drinks which are served and offered for sale or sold for human consumption on or off the premises.

(232) "Restaurant Liquor Retailer" means a Restaurant that maintains a liquor license in accordance with the Alcoholic Beverage Control Act.

(233) "Restaurant On-Premises Beer Retailer" means a licensed place of business in connection with a bona fide Restaurant where beer is sold for on-premises consumption and accounts for less than 30 percent of gross revenue.

(234) "Retail Anchor" means the major store or stores within a Shopping Center.

(235) "Right-of-way" means a public or private strip of land used or intended to be used for a Street, Sidewalk, sanitary or storm sewer, drainage, park strip, or similar Use.

(236) "Sanitary Landfill" means a site for solid waste disposal.

(237) "School" means an institution satisfying the requirements of public education and having an academic curriculum similar to that offered in public schools, excluding Home Occupations represented as schools. For the purposes of regulations pertaining to sexually oriented businesses, "School" means an institution of learning or instruction primarily catering to minors, whether public or private, which is licensed by the State of Utah.

(238) "Secondary Façade" means any side of a Building that is not a Primary Façade and is either visible from a public Right-of-way or has a customer Entrance.

(239) "Secondhand Store" means any business which is engaged in the purchase, barter, exchange, or sale of any secondhand merchandise of value or which deals in secondhand goods, excluding businesses dealing in used motor vehicles and trailers and including

businesses buying or selling more than five firearms per year.

(240) "Self-Storage Facility" means a Building or group of Buildings containing separate, individual, and private storage spaces of varying sizes available for lease or rent.

(241) "Shopping Center" means a group of retail and other Commercial establishments built on a site which is planned, developed, operated, and managed as an operating unit.

(242) "Sidewalk" means a passageway for pedestrians that excludes motor vehicles.

(243) "Single Unit Dwelling" means a Building arranged or designed to have one Dwelling Unit.

(244) "Site Plan" means a drawing including all of the following:

a. Date;

b. North arrow and scale;

c. The legal description of the subject property;

d. The dimension and location of existing and proposed improvements on the property and adjoining property, including but not limited to Buildings, fencing, hard surfacing, utility lines and poles, and Landscaping, drawn to scale;

e. Location of proposed construction, including but not limited to signs;

f. Name, address, and telephone number of the builder and property Owner;

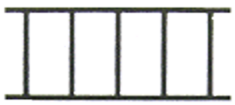
g. Existing and proposed vehicle access, parking stalls, curb, gutter, Sidewalk, vehicle circulation patterns, and curb cuts;

h. The location, height, and size of proposed signs, lighting, and advertising devices; and

i. All other information necessary to determine whether the proposed construction is in compliance with this Title and all other applicable law.

(245) "Small Brewer" means a Brew Restaurant which, in addition to retail sales and on-site consumption, markets beer wholesale in an amount not to exceed 60,000 barrels per year and derives less than 30 percent of gross revenues from beer sales, including but not limited to microbreweries.

(246) "Soldier Course Brick Pattern" means a pattern of bricks in which all bricks are laid vertically as illustrated below:



(247) "Sound Wall" means a solid concrete or masonry wall constructed adjacent to a Major

Arterial Street or Freeway to create a noise and access barrier, excluding hollow core or foam core walls and including walls greater than six feet tall.

(248) "Special District" means all entities established under Title 17B, Utah Code Annotated 1953, and any other governmental or quasi-governmental entity that is not a county, municipality, school district, or state agency.

(249) "State Store" means the same as set forth in the Alcoholic Beverage Control Act.

(250) "Story" means the space within a Building having clear headroom of seven feet or over.

(251) "Story, Half" means a Story with at least two of its opposite sides situated under a sloping roof and with a maximum of two-thirds of the floor area of the Story below.

(252) "Street" means public Rights-of-way, including highways, avenues, boulevards, parkways, roads, lanes, walks, ~~Alleys,~~ viaducts, subways, tunnels, bridges, public easements, and other ways.

(253) "Structure" means anything constructed or erected on or below the ground, including signs and Billboards but excluding Fences six feet tall or shorter.

(254) "Structural Alterations" means any change in supporting members of a Building or Structure, including bearing walls, columns, beams, or girders.

(255) "Subdivider" means the Owner of real property proposed to be subdivided, including all successors and assigns.

(256) "Subdivision" means the same as set forth in the Utah Municipal Land Use, Development, and Management Act.

(257) "Subdivision, Major" is a Subdivision with at least 10 Lots or a Subdivision requiring any new Street or extension of public utilities or facilities.

(258) "Subdivision, Minor" means any Subdivision with nine or fewer Lots on which all Lots have Frontage on improved public Streets and which does not create any new Streets.

(259) "Survey Monument" means a mark affixed to a permanent object along a line of survey to furnish a survey control.

(260) "Swap Meet, Indoor" means property where the Owner, lessee, or licensee rents, lends, or leases portions of a Building to Persons for use as a marketplace to barter, exchange, or sell goods or services and where no walls are erected from floor to ceiling between the majority of individual tenant spaces, including but not limited to flea markets.

(261) "Swap Meet, Outdoor" means property where the Owner, lessee, or licensee rents, lends, or leases outdoor space or booths to Persons for use as a marketplace to barter, exchange, or sell goods, including but not limited to flea markets, but excluding Yard or garage sales at Residences.

(262) "Tattoo" means a mark or design made on or under the skin by a process of pricking or ingraining an indelible pigment, dye, or ink in the skin, excluding Permanent Cosmetics.

(263) "Tattoo Establishment" means any location, place, area, Structure, or business used for the practice or instruction of Tattooing or Body Piercing, excluding Permanent Cosmetics Establishments.

(264) "Tavern" means the same as set forth in the Alcoholic Beverage Control Act.

(265) "Temporary Land Use" means a Use which is transient or seasonal in nature.

(266) "Temporary Nonresidential Building" means a Building incidental to construction work, such as a construction trailer, or a temporary sales office for the sale or lease of Dwelling Units.

(267) "Temporary Residential Storage Container" means a fully enclosed Structure without a permanent foundation uniquely designed for short term storage of household or remodeling goods and for portable use via transport vehicle.

(268) "Three Unit Dwelling" means a Building arranged or designed to have only three Dwelling Units under one ownership on one Lot, such as a triplex.

(269) "Towing and Impound Yard" means a facility for the temporary storage of vehicles that have been towed, carried, hauled or pushed from property for impoundment, excluding New Automobile Sales, Used Automobile Sales, Automobile Service, Vehicle Recycling Facilities, and Vehicle Storage Yards.

(270) "Townhome" means a Dwelling Unit in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical walls.

(271) "Transportation and Public Ways Ordinance" means the West Valley City Transportation and Public Ways Ordinance as presently adopted and amended in the future.

(272) "Truck Transfer Company" means a facility serving as a transfer or storage point for a truck freight line, including associated offices, parking, and maintenance facilities.

(273) "Turf Farm Equipment Manufacturing" means a Commercial business engaged in

assembling, testing, storing, selling, or repairing equipment, parts, and machinery used exclusively for sod harvesting.

(274) "Twin Home" means a Building arranged or designed to have only two Dwelling Units under separate ownership by two Owners which has a common wall along a common Lot line.

(275) "Two Unit Dwelling" means a Building arranged or designed to have only two Dwelling Units under one ownership on one Lot, such as a duplex.

(276) "Unchartered Financial Service Provider" means any business extending loans, cash advances, short term credit, rent-to-own services, or any similar financial services, excluding federal and state chartered banks, industrial banks, savings and loan institutions, New and Used Automobile Sales, and credit unions.

(277) "Use" means any legal purpose for which a Building, Structure, or tract of land can be designed, arranged, intended, maintained, or occupied or any activity, occupation, business, or operation legally carried on in a Building or Structure or on a tract of land.

(278) "Variance" means a device which grants a property Owner relief from certain provisions of the Zoning Ordinance upon the showing set forth in state law and by this Title.

(279) "Vehicle Recycling Facility" means the outside storage of or Use of property for a storage yard for operable or inoperable automobiles or trucks, a Junk yard, a salvage yard, or a tow truck or wrecker service, including but not limited to the following:

a. The outside storage of two or more used vehicles or used vehicle parts, including tires, regardless of operational ability, condition, time frame, or reason; or

b. The storage of any number of used vehicles or used vehicle parts, including tires, for the purpose of dismantling, stripping, salvaging, or selling all or part of the vehicle, excluding the indoor storage of vehicles in a fully enclosed Building, New and Used Automobile Sales, Automobile Service, and Vehicle Storage Yards.

(280) "Vehicle Storage Yard" means a site where operable vehicles without occupants are stored for compensation for more than 24 hours, excluding New and Used Automobile Sales, Automobile Service, Towing and Impound Yards, and Vehicle Recycling Facilities.

(281) "Veterinary Hospital" means a place where Animals are given medical care and the boarding of Animals is limited to short term, indoor care incidental to the medical Use.

(282) "Warehouse" means a Building used primarily for storage of goods and materials.

(283) "Water and Sewer Improvement Districts" means the Granger-Hunter Improvement

District, the Magna Improvement District, the Taylorsville-Bennion Improvement District, and any other water or sewer improvement district existing or hereafter organized which has jurisdiction over land in the City.

(284) "Yard" means a space on a Lot unoccupied and unobstructed from the ground upward by Buildings, except as otherwise provided herein.

(285) "Yard, Front" means a space on the same Lot with a Building between the front of the Building and the front Lot line and extending across the full width of the Lot. The depth or setback of a Front Yard is the minimum distance between the front Lot line and the closest point of the front of the Building. On Corner Lots, the Front Yard is the Yard which is faced by the primary Entrance to the Building.

(286) "Yard, Rear" means a space on the same Lot with a Building opposite the Front Yard between the rear of the Building and the rear Lot line and extending across the full width of the Lot. The depth of the Rear Yard is the minimum distance between the rear Lot line and the closest point of the rear of the Building.

(287) "Yard, Side" means a space on the same Lot with a Building between the side line of the Building and the side Lot line and extending from the Front Yard to the Rear Yard. The width of the Side Yard shall be the minimum distance between the side Lot line and the side line of the Building.

(288) "Zoning" means the land use regulation imposed by the City, including but not limited to the division of the City into Zoning districts, the establishment of land use standards in each district, and the regulation of Buildings upon the land.

(289) "Zoning Administrator" means the West Valley City Zoning Administrator as appointed by the City Manager or his or her designee.

(290) "Zoning Ordinance" means the West Valley City Zoning Ordinance as presently adopted and amended in the future.

7-9-106. DESIGN STANDARDS FOR OFF-STREET PARKING AND LOADING SPACES.

All Parking Spaces shall be accessible from a Street, provided that no Parking Space shall be designed to require vehicles to back onto a Street except for Parking Spaces that serve a Single or

Two Unit Dwelling or Townhomes or Condominiums that are attached to the side of one another.

7-9-107. PARKING LOT ACCESS.

Entrances and Exits for parking facilities shall be designed to reduce traffic congestion on public Streets and minimize conflicts with neighboring Uses. Adequate ingress and egress to the parking facilities shall be provided as follows:

(1) Access drives for Single or Two Unit Dwellings with single and double-car garages shall be a minimum of 10 feet wide and a maximum of 20 feet at the property line. Access drives for three-car and larger garages shall be a minimum of 10 feet wide and may not exceed a maximum of 30 feet at the property line. On Corner Lots, the access to a Single or Two Unit Dwelling shall be set back a minimum of 40 feet from the point of intersecting curb lines.

(2) Access drives for Single or Two Unit Dwellings with detached garages, Carports or other parking areas located in the Rear Yard of the dwelling, which provide the minimum required Parking Spaces, shall be at minimum of 10' wide and improved per Section 7-9-114 of the West Valley City Code.

(3) Standards for the width, radius, location and number of curb cuts for all Uses on City Streets except Single or Two Unit Dwellings or Townhomes or Condominiums that are attached to the side of one another are outlined in the table below:

Future Right-of-way Width	Max Curb Cut Width	Minimum Access Radius	Separation from Corners*	Separation from Side/Rear Property Lines	Number of Curb Cuts Allowed
<66'	30'	30'	80'	75'	1 per 150' of Frontage
66'– 79'	40'	40'	100'	100'	1 per 200' of Frontage
80' and up	40'	30'	140'	175'	1 per 350' of

Future Right-of-way Width	Max Curb Cut Width	Minimum Access Radius	Separation from Corners*	Separation from Side/Rear Property Lines	Number of Curb Cuts Allowed
					Frontage

***** Measurement made from the point of intersecting curb lines to near edge of driveway.

(4) The City Engineer or designee may modify the standards in the table in Section 7-9-107(3) above if sufficient proof is provided through a traffic study that the modification will be necessary for traffic movement. The maximum driveway width shall be 50 feet.

7-13-704. LOTS.

(1) All Subdivisions shall result in the creation of Lots which are developable and capable of being built upon. A Subdivision shall not create Lots, and no building permit shall be issued for any Lots which would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewerage or driveway Grades, or other physical conditions.

(2) All Lots or parcels created by the Subdivision shall have direct access to a dedicated Street improved to standards hereinafter required without crossing another Lot or parcel. Private Streets shall not be permitted ~~unless the Planning Commission finds that the most logical Development of the land requires that Lots be created which are served by a private Street or other means of access, and makes such findings in writing with the reasons stated therein~~. Land designated as ~~public or private~~ Right-of-way shall be separate and distinct from Lots adjoining such Right-of-way and not be included in the area of such Lots.

(3) The minimum area and dimensions of all Lots shall conform to the requirements of the Zoning Ordinance for the district in which the Subdivision is located.

(4) The side lines of all Lots, so far as possible, shall be at right angles to the Street which the Lot faces, or approximately radial to the center of curvatures, if such Street is curved. Side lines of Lots shall be approximately radial to the center of curvature of a Cul-de-sac on which

the Lot faces. The Planning Commission may allow exceptions to this requirement where considerations for solar orientation are involved.

(5) Corner Lots for residential Use shall be platted ten feet wider than Interior Lots in order to permit conformance with the required Street setback requirements of the Zoning Ordinance.

(6) A Lot shall not be divided by a City boundary. Any such boundary line shall be made a Lot line.

(7) Remnants of property shall not be left in the Subdivision which do not conform to Lot requirements or are not required or more suitable for a common Recreation Space, private utility or public purpose.

(8) Lot numbers shall begin with the number "1" and shall continue consecutively through the Subdivision, with no omissions or duplications; no block designations shall be used.

(9) Except for group dwellings and Planned Unit Developments, as specifically authorized by this Title and Title 9, not more than one Dwelling Unit shall occupy any one Lot.

(10) Flag Lots may be approved by the Planning Commission in any residential zone where, due to parcel dimension or configuration, traditional Lot design is not feasible. Such Lots shall meet the following criteria:

a. The stem of the Lot shall be not less than 20 feet in width;

b. The length of the stem shall be determined by the Planning Commission;

c. The stem shall be hard surfaced in asphalt or concrete;

d. The stem of the Lot shall have direct access to a dedicated Street;

e. The Planning Commission may allow a stem to serve more than one Lot upon a determination that the most logical Development of the site necessitates such a design. If a stem is to serve more than one Lot, the stem portion shall be a minimum 24 feet in width;

f. The design shall meet all City Fire Department requirements;

g. The minimum Lot area of a flag Lot shall be no less than 12,000 square feet. For flag Lot consideration in the R-1-12, R-1-15, R-1-20 and Agricultural zones, the minimum Lot requirements of that particular zone shall apply. The stem area shall not be used in computing Lot size;

h. All Lots resulting from the creation of a flag Lot shall have a Lot Width and Lot area no less than the minimum Lot Width and Lot area requirement of the underlying zone and

shall be measured at the front setback line;

i. To ensure proper storm water drainage, the developer shall submit a grading and drainage plan in conjunction with the Subdivision plat to be revised and approved by the City Public Works Department; and

j. Flag Lots, including the stem portion, shall be held in fee simple Ownership.

7-13-705. STREETS.

(1) All Streets shall be designated and constructed with the appropriate Street classification requirements specified in the Transportation and Public Ways Ordinance. Additional Right-of-way and pavement widths may be required to accommodate bike lanes as shown on the West Valley City Bike Plan. The PUD Primary Street may only be used for Townhomes or Condominiums that are attached to the side of each other. The PUD Secondary Street may only be used to serve the backs of Townhomes or Condominiums that are attached to the side of each other where sidewalks are provided within common area.

STREET CLASSIFICATION

Minimum Requirements	Freeway	Major Arterial	Minor Arterial	Collector	Minor Collector	Minor Street	PUD Primary Street	PUD Secondary Street
Right-of-way Width	200+ft.	106 ft.	80 ft.	66 ft.	60 ft.	54 ft.	44 ft.	34 ft.
Pavement	175+ft.	81 ft.	55 ft.	41 ft.	35 ft.	29 ft.	29 ft.	29 ft.

(2) Where the potential impacts on the existing Street systems are considered to be great, or in the case of unique circumstances concerning access, topography or Street layout, a Transportation Planning/Engineering Study may be required.

(3) The following principles shall govern Street names in a Subdivision:

a. Each Street which is a continuation of, or an approximate continuation of, any existing dedicated Street shall be given the name of such existing Street. When any Street forms a

portion of a proposed Street previously ordered by the City Council to be surveyed, opened, widened or improved, the Street shall be given the name established in said Council order.

b. The names of newly created Streets of a non-continuous or noncontiguous nature shall not duplicate or nearly duplicate the name of any Streets in the City or in the incorporated or unincorporated areas of Salt Lake County.

c. The words "Street," "Avenue," "Boulevard," "Place," "Way," "Court," or other designation of any Street shall be spelled out in full on the plat and shall be subject to approval by the Planning Commission. Any Street name incorporating one of the terms used above shall conform to the definition of that term as specified in the Transportation and Public Ways Ordinance. Any named Street shall also have the proper south or west coordinate as approved by the Public Works Department.

(4) Street patterns in the Subdivision shall be in conformity with the plan for the most advantageous Development of adjoining areas and the entire neighborhood or district. The following principles shall be observed:

a. Where appropriate to the design and terrain, proposed Streets shall be continuous and in alignment with existing planned or platted Streets with which they are to connect.

b. Proposed Streets shall be extended to the boundary lines of the land to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Planning Commission, such extension is not desirable for the coordination of the Subdivision with the existing layout or the most advantageous future Development of adjacent tracts.

c. Dead-end Streets, intended as access to future Development parcels, shall be a maximum of one Lot depth in length. With Planning Commission approval, any dead-end Streets longer than one Lot depth shall have a minimum of a 40-foot radius temporary turnaround area with an all-weather surface and shall not exceed West Valley City engineering standards as established by the Public Works Department; provided, however, that the Street length shall be acceptable to the Planning Commission. Any Street exceeding West Valley City engineering standards for single-access Street length shall have at least two points of independent access.

d. Whenever a dead-end Street is terminated at the boundary of property to be

subdivided, the Street shall be extended and incorporated into the design of the Subdivision, unless the City shall determine that:

i. Extension of the dead-end Street is not necessary for either the harmonious flow of traffic in the neighborhood and district, or to adequately provide water and sewer services, and storm drainage.

ii. If it is determined that extension of the road is not necessary, the road shall be terminated with a Cul-de-sac as approved by the Public Works Department.

e. Proposed Streets shall intersect one another as nearly at right angles as topography and other limiting factors of good design permit. "T" intersections rather than "cross" intersections shall be used wherever possible for local Streets.

f. Excessively long and straight connecting local residential Streets, conducive to high speed traffic, shall be prohibited according to the Planning Commission's judgment.

~~g. Alleys shall not be permitted in residential Subdivisions except when approved for access to Lots abutting an Arterial. Alleys in nonresidential Subdivisions may be permitted.~~

g~~h~~. Cul-de-sacs shall not exceed West Valley City engineering standards as established by the Public Works Department; provided, however that the Cul-de-sac length shall be acceptable to the Planning Commission. Cul-de-sacs are discouraged except where no other Development options exist. Driveways, mailboxes, fire hydrants, or any other obstruction at the terminal of a Cul-de-sac shall be designed in such a way as to provide an area for the piling of snow.

(5) Subdivisions adjacent to Arterials and Freeways shall be designed as specified in the Major Street Plan and as determined by the Planning Commission. The following principles and standards shall be observed:

a. Street design shall have the purpose of making adjacent Lots, if for residential Use, desirable for such Use by cushioning the impact of heavy traffic and of minimizing the interference with traffic on Arterials. The number of intersecting Streets and driveways along Arterials shall be held to a minimum.

b. Design of Lots abutting Arterial Streets shall conform to one of the following alternatives as determined by the Planning Commission:

i. Lots may be platted on a semicircular bulb extending from the Arterial toward the

Subdivision. The bulb shall be designed to accommodate one-way traffic with counter-clockwise circulation. Lots so platted shall conform to the design standards for Cul-de-sac Lots within the zone where the Subdivision is located, except that the minimum depth of such Lots shall be 110 feet.

ii. Lots shall be platted along a Frontage Street which is separated from the Arterial Street by at least 10 feet of permanent Landscaping, subject to approval by the Planning Commission. Frontage roads shall enter Arterials by means of intersections, designed with turning and stacking capacity adequate for the traffic volume as estimated by the Planning Commission.

iii. Double Frontage Lots shall be platted with a minimum depth of 120 feet. The minimum width of such Lots shall be consistent with that required of the zone. Access shall not be allowed from double Frontage Lots directly onto Arterial Streets. In cases where homes are sited on double Frontage Lots with the Rear Yard adjacent to the Arterial, a wall meeting one of the following standards shall be constructed abutting the Sidewalk:

1. A six-foot-high solid decorative concrete or masonry wall; or
2. Other wall designs, as proposed by the developer, may be considered by the Planning Commission.

The type of wall shall be determined by the Planning Commission during the Preliminary Plat approval process, and the type of wall required shall be a condition of Preliminary Plat approval. Once the wall is installed by the developer and approved by the City in accordance with Subdivision requirements, the entire wall shall be maintained by the property Owner for that portion affecting their Lot. For private Developments, the Homeowner's Association shall be responsible for maintenance of the wall. Walls adjacent to I-215, Mountain View Corridor, and Bangerter Highway are excluded from this provision. The wall shall be consistent throughout the Subdivision. On double Frontage Lots with walls in the Rear Yard, two trees shall be planted spaced 30 feet on center. The trees shall be placed such that when mature, the Canopy will overhang the wall. A minimum of 5 feet of Landscaping shall be installed between the wall and the Sidewalk and shall be maintained by the Homeowner's

Association.

iv. Lots may be platted on Cul-de-sacs extending toward an Arterial from a minor collector within the Subdivision. When such Lots are platted on Cul-de-sacs, the standards listed in Section 7-13-705(5)(b)(ii) shall apply.

v. At the Planning Commission's discretion, and in instances where the Planning Commission shall find that a masonry wall is unnecessary to mitigate noise, traffic, aesthetic, and/or public safety or other concerns, a solid visual barrier of materials other than masonry may be permitted on double Frontage Lots.

vi. On Lots with available access only onto an Arterial, a circular drive or some other type of vehicular maneuvering area shall be provided to enable vehicles to enter traffic moving forward rather than backing. The minimum depth of such Lots shall be 120 feet and the minimum width shall be 85 feet.

vii. When a design for a residential Subdivision creates Lots adjacent to an existing or proposed state Freeway, expressway, or highway in areas where high noise levels can be expected, a noise barrier meeting Utah Department of Transportation standards for noise attenuation is required.

c. When any Lot borders an Arterial, the Subdivider may be required to execute and deliver to the City an instrument, deemed sufficient by the City Attorney's Office, prohibiting the right of ingress and egress from the Arterial to the Lot, and a legal document sufficient to guarantee maintenance of Landscaping. The Subdivider shall also be required to install such paving as necessary to construct the Arterial or to bring the Arterial up to standard width and shall install curb, gutter and Sidewalk, along the Arterial. However, the City may waive the requirement to install Sidewalk, if it finds it unnecessary.

7-13-807. UNDERGROUND UTILITIES AND SANITARY SEWER.

(1) All underground utilities, sanitary sewers and storm drains installed in Streets ~~or alleys~~ shall be constructed prior to the surfacing of such Streets ~~or alleys~~. Connections for all underground utilities, water lines and sanitary sewers for each Lot shall be laid to a point which will eliminate the necessity for disturbing the Street ~~or Alley~~ improvements, when

service connections thereto are made.

(2) All telecommunications, electric power, cable television or other wires or cables shall be placed underground. Equipment appurtenant to the underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets and concealed ducts may be above ground. The Subdivider shall make necessary arrangements with the utilities involved for the installation of the underground facilities.

(3) Water mains and fire hydrants connecting to the water system serving the City shall be installed as shown on the plans signed by the Public Works Department. Mains and individual Lot services shall be of sufficient size to furnish an adequate water supply for each Lot or parcel in the Subdivision and to provide adequate fire protection.

9-4-102. PARKING REQUIREMENTS.

(1) Each unit in a condominium development, irrespective of size, shall conform to the parking provisions contained in the West Valley City Zoning Ordinance.

(2) In addition to any other parking requirements, at least one space per four dwelling units for recreational vehicles and boat storage shall be provided. These spaces may be owned in common or by the Homeowners Association. If conditions within a condominium conversion preclude compliance with this requirement, a provision shall be placed in the bylaws or declaration precluding the parking of recreational vehicles and boats within the condominium development, and such preclusion shall be strictly enforced by the management.

(3) The required front and side yards which face upon a ~~public~~ street shall not be used for minimum required vehicular parking~~,~~ but shall be landscaped with lawn and appropriate plants and shrubs as indicated on the approved final development plans.

9-4-105. GEOGRAPHICAL LAYOUT REQUIREMENTS.

(1) The area proposed for a condominium development shall be in one ownership during development to provide for full supervision and control of said development, and to insure conformance with these provisions and all conditions imposed upon the preliminary and final development plans.

(2) Condominium development shall have an area of at least one acre.

(3) The final development plan shall be prepared by a design team composed of an architect, a landscape architect, and an engineer or land surveyor, all licensed to practice in the State of Utah.

(4) Residential density as measured by dwelling units per acre within a condominium development may exceed that permitted by the underlying zone up to a maximum of 20 percent; provided, that the density does not exceed the maximum recommended in the West Valley City Master Plan. The Planning Commission and the City Council both must find, however, that any increase in density will be compensated by increased amenities and improved design which, in its opinion, are proportional to the density increase which it authorizes.

(5) Dedication and improvement of streets shall be made in accordance with the Major Street Plan of the City and further as may be determined by the City Council upon the recommendation of the Planning Commission for special circumstances where it is necessary to serve the vehicular and pedestrian needs of the proposed development and of the City. Said streets shall be constructed to standards set forth for various classes of streets by the City and shall be dedicated to the City as public streets. In instances of severe topography, security requirements or other special circumstances which make dedication or development to City standards impractical or undesirable, the City Council, upon recommendation of the Planning Commission, may allow development of streets to special standards specifically approved as part of the final development plan. ~~Maintenance and repair of nondedicated streets shall be the perpetual responsibility of the Owner's Association, it being understood that this responsibility shall not be borne by the City or any other governmental agency or body.~~

(6) With the following exceptions, dwellings and permitted structures may be located as approved in the final development plans. Locations and arrangements of buildings on the lot should be accomplished in a manner that will best utilize the lot area and create an attractive living environment. The following exceptions shall be considered as minimum requirements as they apply:

a. Garages with entrances facing directly on ~~public~~ streets, whether in a front or side yard, shall be set back at least ~~20~~ 18 feet from such streets.

b. Setbacks shall be maintained along the peripheral property lines of the planned

development which shall be equal to that required by the zone on the property immediately adjacent thereto. Buildings located on the periphery of the development shall be limited to a maximum height of two stories.

c. In those instances where a proposed condominium development will front upon one or more existing streets, the setback from the street shall be equal to that required by the most restrictive zoning on property immediately adjacent along the same street frontage.

(7) *Recreation Space and Landscaping.* Each project shall meet the following standards for Recreation Space and Landscaping:

a. Residential condominiums which contain multiple unit structures having three or more Dwelling Units per structure shall provide Recreation Space and Landscaping in accordance with Section 7-11-414. Residential condominiums which consist of structures containing two or less Dwelling Units shall provide not less than 50 percent Recreation Space. Reduction may be made to the percentages of required Recreation Space by the Planning Commission and upon a showing that the Recreation Space in the site area will provide amenities which will substantially meet the needs of future residents.

b. Landscaping in commercial and industrial condominiums shall be not less than 15 percent of the total site.

c. Preservation, maintenance, and ownership of required Recreation Space within the development shall be the responsibility of the owner or an Owner's Association established with articles of incorporation and bylaws which are satisfactory to City.

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

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

PASSED and APPROVED this _____ day of _____, 2022.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

ZT-3-2022 MINUTES
MAY 11, 2022 PLANNING COMMISSION PUBLIC HEARING

ZT-3-2022
West Valley City
An ordinance change to prohibit private streets, allow parking spaces for townhomes and condominiums attached to the side of each other to back onto a street, and create two new street classifications for use in planned unit developments.

At the request of the City Council, City staff is proposing an ordinance amendment to:

1. prohibit private streets,
2. allow parking spaces for townhomes and condominiums attached to the side of each other to back onto a street, and
3. create two new street classifications for use in planned unit developments.

For the first change, the City Council has expressed concerns about the financial burden private streets place on the residents of planned unit developments (PUDs) with private streets. The proposed ordinance would prohibit the creation of new private streets. Streets internal to a development under one ownership, such as an apartment development where no subdivision is needed, would still be allowed.

For the second change, the current ordinance includes requirements that prohibit the driveways for attached housing like townhomes to access public streets. Section 7-9-106 prohibits vehicles in parking spaces for all development except single and two unit dwellings from backing onto streets. Section 7-9-107 establishes minimum spacing between driveways for all development except single and two unit dwellings. The proposed ordinance adds townhomes and condos that are attached to the side of each other to the list of uses that are excluded from these two provisions.

For the third change, two new street classifications are proposed for use in planned unit developments with attached housing. The current standard for residential streets is a 54’ wide right-of-way composed of 29’ of pavement, 2.5’ of curb and gutter on both sides, 5’ parkstrip on both sides, and 5’ sidewalk on both sides. The proposed new street classifications are:

- a PUD Primary Street that is a 44’ wide right-of-way composed of 29’ of pavement, 2.5’ of curb and gutter on both sides, 5’ parkstrip on one side, and 5’ sidewalk on one side and
- a PUD Secondary Street that is a 34’ wide right-of-way composed of 29’ of pavement and 2.5’ of curb and gutter on both sides.

There are several reasons for creating two new street classifications for use in PUDs with attached housing. These reasons are outlined below:

- By ordinance definition, PUDs are intended to allow flexibility and initiative in site and building design and location. Having only one residential street classification limits flexibility and initiative in design.
- Many PUDs have sidewalks that are internal to the development. For example, the fronts of rear-loaded townhomes often face each other with the front door in the front of the

unit. Requiring sidewalks on all streets would result in sidewalks on the sides of buildings with no doors.

- With roughly 92% of the City developed, new development often occurs on small, infill parcels or developed parcels that are redeveloped. Such parcels are often narrow, have an awkward shape, require connecting to adjoining streets, or exhibit other characteristics that make development more challenging. Having only one residential street classification would make development on such parcels difficult if not impossible in some cases.

Staff Alternatives:

1. Approval. The ordinance should be approved as proposed by staff.

2. Continuance.

3. Denial.

Discussion: Steve Pastorik presented the application. As discussed during the study meeting last week, he showed examples of existing alley-loaded townhomes and how the new proposed cross-sections would work within those developments.

Norm Dahle explained that he has a client, Godfrey Trucking, looking to subdivide some of their industrial property into two lots for future development. He asked if there would be a way to develop the property without putting in a public road servicing the larger parcel. Steve said that the proposed ordinance would no longer allow private streets. He stated that an apartment complex with its own internal driveways or circulation under one owner would not be considered a private street. If there are two or more owners with properties accessing the same road, it would need to be a public street. Steve said he would talk to Mr. Dahle offline regarding his specific situation.

Mr. Dahle asked what the reasoning was behind eliminating private streets. Steve said that the Council had received comments regarding residents paying both property tax and an association fee, and the City is not responsible for the private road. They have also been informed of underfunded associations that cannot provide proper maintenance or repairs of private streets and those associations are coming to the City for help. Mr. Dahle said that it sounds like this is a housecleaning issue for residential properties. Steve stated that the Council did not limit it to residential properties; it encompasses all properties. Mr. Dahle asked if it would be possible to make an exception for industrial properties.

Chair Meaders asked Mr. Dahle what he believes is the benefit of a private road for industrial uses. He stated that the property owner would be able to control who has access to the property. Steve said if the Commission feels it would be

beneficial, they could make a recommendation to the City Council to allow private streets for industrial development.

Chris Clifford stated that the City Council recently denied his application for a PUD due to the ambivalence of private streets being allowed. He presented the site plan that he submitted and his application showing detached units located on several stub streets that connect to one main road. Mr. Clifford asked the Commission to consider this plan, expanding the street widths, as an option for single-family homes within a PUD. Steve explained that the code already has provisions for single-family detached driveways. He noted that the new curb cuts would only apply to attached housing projects. Steve pointed out several dead-end streets depicted in the site plan presented by Mr. Clifford and explained that they are only permitted when stubbing into an adjoining property. Steve said that staff discussed a possible hybrid option of public and private streets with the City Council, and they were not in favor of that option; they wanted only public streets.

Motion: Commissioner Lovato motioned to approve ZT-3-2022. The ordinance should be approved as proposed by staff.

Motion failed due to lack of a second.

Commissioner Woodruff isn't sure how he feels about not allowing dead end streets, where it would impact a number of projects in the City.

Motion: Commissioner Woodruff motioned to continue ZT-3-2022.

Commissioner Fuller Seconded the motion.

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

Unanimously – ZT-3-2022 – Continued

ZT-3-2022 MINUTES
MAY 25, 2022 PLANNING COMMISSION PUBLIC HEARING

ZT-3-2022
West Valley City
An ordinance change to prohibit private streets, allow parking spaces for townhomes and condominiums attached to the side of each other to back onto a street, and create two new street classifications for use in planned unit developments.

This application was continued by the Planning Commission during the public hearing on May 11.

At the request of the City Council, City staff is proposing an ordinance amendment to:

1. prohibit private streets,
2. allow parking spaces for townhomes and condominiums attached to the side of each other to back onto a street, and
3. create two new street classifications for use in planned unit developments.

For the first change, the City Council has expressed concerns about the financial burden private streets place on the residents of planned unit developments (PUDs) with private streets. The proposed ordinance would prohibit the creation of new private streets. Streets internal to a development under one ownership, such as an apartment development where no subdivision is needed, would still be allowed.

For the second change, the current ordinance includes requirements that prohibit the driveways for attached housing like townhomes to access public streets. Section 7-9-106 prohibits vehicles in parking spaces for all development except single and two unit dwellings from backing onto streets. Section 7-9-107 establishes minimum spacing between driveways for all development except single and two unit dwellings. The proposed ordinance adds townhomes and condos that are attached to the side of each other to the list of uses that are excluded from these two provisions.

For the third change, two new street classifications are proposed for use in planned unit developments with attached housing. The current standard for residential streets is a 54’ wide right-of-way composed of 29’ of pavement, 2.5’ of curb and gutter on both sides, 5’ parkstrip on both sides, and 5’ sidewalk on both sides. The proposed new street classifications are:

- a PUD Primary Street that is a 44’ wide right-of-way composed of 29’ of pavement, 2.5’ of curb and gutter on both sides, 5’ parkstrip on one side, and 5’ sidewalk on one side and
- a PUD Secondary Street that is a 34’ wide right-of-way composed of 29’ of pavement and 2.5’ of curb and gutter on both sides.

There are several reasons for creating two new street classifications for use in PUDs with attached housing. These reasons are outlined below:

- By ordinance definition, PUDs are intended to allow flexibility and initiative in site and building design and location. Having only one residential street classification limits flexibility and initiative in design.
- Many PUDs have sidewalks that are internal to the development. For example, the fronts of rear-loaded townhomes often face each other with the front door in the front of the unit. Requiring sidewalks on all streets would result in sidewalks on the sides of buildings with no doors.
- With roughly 92% of the City developed, new development often occurs on small, infill parcels or developed parcels that are redeveloped. Such parcels are often narrow, have an awkward shape, require connecting to adjoining streets, or exhibit other characteristics that make development more challenging. Having only one residential street classification would make development on such parcels difficult if not impossible in some cases.

Staff Alternatives:

1. Approval. The ordinance should be approved as proposed by staff.

2. Continuance.

3. Denial.

Discussion: Steve Pastorik presented the application. He reminded the Commission that this item was continued from the May 11, 2022 public hearing. Chair Woodruff said that he would recommend the City Council reconsider the impact eliminating private streets would have on project development. He stated that the small, long, and narrow projects, in particular, would need approximately double the amount of asphalt at the expense of landscaping. Chair Woodruff noted that the increase in the amount of asphalt used would increase the heat, creating more runoff for the storm system to handle.

Commissioner Winters asked how the Commission could add the points made by Chair Woodruff to the ordinance. Steve said that the Commission could potentially put in some carve-out or exception.

Commissioner Fuller asked if the City would have any issues maintaining the proposed street sizes. Steve explained that the proposed cross-sections would remove the sidewalk and park strip from one or both street sides. However, the asphalt would be the same width as a standard road, 29 feet.

Commissioner Winters asked if large trucks would have trouble turning around without the extra room on the side of the street. Steve said that the Public Works Department would ensure enough room to turn around.

Commissioner Fuller agrees with Chair Woodruff's recommendations. However, he would like confirmation that they can be added to the ordinance before the

application is approved. Commissioner Winters asked if the Commission decides to continue this application, would it make a difference where the Council makes the final decision. Chair Woodruff said that was why he was leaning toward approving the application with our recommendations.

Commissioner Winters stated that an applicant might not be able to develop a lot using only public streets. In that case, could they have the option of convincing the Commission why something else would be acceptable? Steve said that the City has that kind of flexibility using a development agreement. However, he doesn't believe that a development agreement could permit the use of a private street when the code does not. Steve asked Brandon Hill, Deputy City Attorney, if he was accurate with that statement. Brandon said it would be challenging to address this issue through a development agreement.
He stated that another option would be to look at the other standards impacting the public street standard, such as landscaping or setbacks, to see if any relief could be found there.

Motion: Commissioner Winters motioned to approve ZT-3-2022, with the addition that the applicant can request an exception to other standards impacted by the ordinance via development agreement.

Motion failed due to the lack of a second.

The Commission asked Steve what to do if they could not reach a motion. Steve asked Brandon sense this application had been continued once already, and the Commission could not come to a motion during this meeting if the application could be continued a second time. Brandon said the item could be continued again.

Brandon stated that it seems the Commission's primary concern is the lack of flexibility this proposal would create, and this would apply to a variety of contexts. The Commission agreed. Brandon provided other motion options that the Commission had not discussed.

Chair Woodruff noted that Staff had presented many different options to the Council, which have been discarded.

Motion: Commissioner Wood motioned to deny ZT-3-2022 with the recommendation that the City Council consider how this proposal would limit the development of narrow parcels, single-family detached PUDs, and development within an Industrial zone.

Vote:	Commissioner Fuller	Yes
	Commissioner Lovato	Yes
	Commissioner Woodruff	Yes
	Commissioner Porter	Yes

Commissioner Wood	Yes
Commissioner Winters	Yes

Unanimously – ZT-3-2022 – Denied

ZT-3-2022

Petition by **WEST VALLEY CITY** requesting an **ordinance amendment** to change the Zoning Ordinance (Title 7) and the Condominium Ordinance (Title 9). The purpose of these changes is to prohibit private streets, allow parking spaces for townhomes and condominiums attached to the side of each other to back onto a street, and create two new street classifications for use in planned unit developments. (Staff – **Steve Pastorik** at 801-963-3545 or steve.pastorik@wvc-ut.gov)



ZT-3-2022

Petition by **WEST VALLEY CITY** requesting an **ordinance amendment** to change the Zoning Ordinance (Title 7) and the Condominium Ordinance (Title 9). The purpose of these changes is to prohibit private streets, allow parking spaces for townhomes and condominiums attached to the side of each other to back onto a street, and create two new street classifications for use in planned unit developments. (Staff – **Steve Pastorik** at 801-963-3545 or steve.pastorik@wvc-ut.gov)



ZT-3-2022

Petition by **WEST VALLEY CITY** requesting an **ordinance amendment** to change the Zoning Ordinance (Title 7) and the Condominium Ordinance (Title 9). The purpose of these changes is to prohibit private streets, allow parking spaces for townhomes and condominiums attached to the side of each other to back onto a street, and create two new street classifications for use in planned unit developments. (Staff – **Steve Pastorik** at 801-963-3545 or steve.pastorik@wvc-ut.gov)



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

ISSUE:

SV-2-2022 Northrop Grumman Right-of-Way Vacation

SYNOPSIS:

Applicant: Northrop Grumman
Proposal: Final Plat Approval
Location: 7000 West 5400 South

BACKGROUND:

Katherine Pasker, representing Northrop Grumman Innovation systems Inc. is requesting a vacation for a perpetual easement and right-of-way dedicated to Salt Lake County in 1932. Subsequent to West Valley City's incorporation in 1980, this easement and right-of-way was transferred to the City. The purpose for the vacation is to clean up title records.

ISSUES:

According to County records, Arnold and Areva Petersen dedicated 33-feet of their property to Salt Lake County for a future public highway. This deed was recorded in November 1932. The highway was obviously not built, and the property was subsequently developed by Hexcel.

Although the unimproved street will be vacated by ordinance, the ordinance will have no force or effect of any franchise rights of any public utilities, nor would they be impaired thereby. The ordinance will also protect 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 Salt Lake County records.

RECOMMENDATION

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

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

AN ORDINANCE APPROVING THE VACATION OF A PERPETUAL EASEMENT AND RIGHT-OF-WAY LOCATED AT APPROXIMATELY 7000 WEST 5400 SOUTH IN WEST VALLEY CITY UTAH

WHEREAS, the City is in receipt of Petition SV-2-2022, proposing a vacation of a perpetual easement and right-of-way dedicated in 1932 and located at approximately 7000 West 5400 South; and

WHEREAS, the easement and right-of-way have 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 easement and right-of-way 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 easement and right-of-way located at approximately 7000 West 5400 South and as shown in petition SV-2-2022 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 _____ 2022

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

SV-2-2022
Right-of-Way Vacation
7000 West 5400 South

BACKGROUND

Katherine Pasker, representing Northrop Grumman Innovation systems Inc., is requesting a vacation for a perpetual easement and right-of-way dedicated to Salt Lake County in 1932. The purpose for the vacation is to clean up title records.

ISSUES:

According to County records, Arnold and Areva Petersen dedicated 33-feet of their property to Salt Lake County for a future public highway. This deed was recorded in November 1932. The highway was obviously not built, and the property was subsequently developed by Hexcel.

Although the unimproved street will be vacated by ordinance, the ordinance will have no force or effect of any franchise rights of any public utilities, nor would they be impaired thereby. The ordinance will also protect 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 Salt Lake County records.

STAFF ALTERNATIVES:

A. Approval of the street vacation.

B. Continuance to address issues raised during the Planning Commission meeting.

Discussion: Steve Lehman presented the application. Katherine Pasker and Lindon DeYoung, the applicants, said they are available to answer any questions. There was no further discussion.

Motion: Commissioner Porter motioned to approve SV-2-2022.

Commissioner McEwen seconded the motion.

Vote:	Chairperson Fuller	Yes
	Commissioner Lovato	Yes
	Commissioner Woodruff	Yes
	Commissioner Porter	Yes

Commissioner Wood	Yes
Commissioner Winters	Yes
Commissioner McEwen	Yes

Unanimously – SV-2-2022- Approved

West Valley City, Utah - Web Map



6/2/2022, 9:48:19 AM

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Salt Lake County, Maxar, Esri Community Maps Contributors, County of Salt Lake, Utah AGRC, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

West Valley City Web Map Builder

Salt Lake County, Maxar | Esri Community Maps Contributors, County of Salt Lake, Utah AGRC, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA |


HEXCEL



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

ISSUE: SA-2-2022 - 4100 Commons Office Condominiums Amended

SYNOPSIS:

Applicant: Brook Hintze
Proposal: Final Plat Approval
Location: 3745 West 4100 South
Zoning: RB
Acres: 7

BACKGROUND:

Brook Hintze, representing Back Development, is requesting consideration to amend the 4100 Commons Office Condominium Plat. This plat was recorded with the office of the Salt Lake County Recorder in December 2021. The property is located at 3745 West 4100 South.

The purpose for the original condominium plat was to re-purpose the old Granger Medical site by converting the interior space for individual condominiums. The original plat divided interior spaces into smaller units which allow businesses the opportunity and affordability to own a piece of a much larger, nicer facility for business operations. According to the applicant during the original approvals, "It creates synergy within the building with like-minded ownership".

Subsequent to the plat recording in 2021, Back Development has experienced more growth and interest in the project. They have been asked by a particular client to modify portions of the plat to accommodate their needs. This adjustment will affect a small area on the first and second floors.

Adjustments are also proposed for various parking areas to include limited common spaces and a reduction of common area parking spaces. All parking requirements within City ordinances will continue to be satisfied. The applicant will be required to update and revise the declaration of condominium which will be recorded with the amended plat.

RECOMMENDATION

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

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

AN ORDINANCE APPROVING THE AMENDMENT OF THE 4100 COMMONS OFFICE CONDOMINIUMS IN WEST VALLEY CITY UTAH.

WHEREAS, the City is in receipt of petition SA-2-2022, proposing an amendment to the 4100 Commons Office Condominiums located at approximately 3745 West 4100 South; and

WHEREAS, the purpose for the application is to adjust certain interior office spaces to accommodate the needs for a new tenant; 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 plat amendment and that neither the public nor any person will be materially injured by the proposed plat amendment 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 amendment to the 4100 Commons Office Condominiums located at approximately 3745 West 4100 South and as shown in Petition SA-2-2022 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 _____ 2022.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

SA-2-2022
4100 Commons Office Condominiums Amended
3745 West 4100 South
RB Zone
7 Acres

BACKGROUND

Brook Hintze, representing Back Development, is requesting consideration to amend the 4100 Commons Office Condominium Plat. This plat was recorded with the office of the Salt Lake County Recorder in December 2021. The property is located at 3745 West 4100 South.

The purpose for the original condominium plat was to re-purpose the old Granger Medical site by converting the interior space for individual condominiums. The original plat divided interior spaces into smaller units which allow businesses the opportunity and affordability to own a piece of a much larger, nicer facility for business operations. According to the applicant during the original approvals, "It creates synergy within the building with like-minded ownership".

Subsequent to the plat recording in 2021, Back Development has experienced more growth and interest in the project. They have been asked by a particular client to modify portions of the plat to accommodate their needs. This adjustment will affect a small area on the first and second floors. In addition, adjustments are being made to the parking areas to include limited common spaces and a reduction of common area parking spaces. All parking requirements within City ordinances will continue to be satisfied.

To remind the Planning Commission, the definition of a condominium is the ownership of a single unit in a multiunit project, together with an undivided interest in the common areas and facilities of the property. All exterior parking spaces, landscaping and common areas will be held in common ownership. The applicant will need to record an amended declaration of condominium and CCR's to reflect the proposed changes.

STAFF ALTERNATIVES:

1. Approve the amended plat for the 4100 Commons Office Condominiums subject to the revised plat and amended declaration of condominium and CCR's.

2. Continue the application to address concerns raised during the Planning Commission hearing.

Discussion: Steve Lehman presented the application. Betty Garcia, residing on Andra Drive, said that she would like to have the pedestrian gate on at that location closed. Steve explained that the gate is on a different property and the issue would need to be addressed with them. That is not part of this application.

Motion: Commissioner Lovato motioned to approve SA-2-2022 subject to the revised plat and amended declaration of condominium and CCR's.

Commissioner McEwen seconded the motion.

Vote:	Chairperson Fuller	Yes
	Commissioner Lovato	Yes
	Commissioner Woodruff	Yes
	Commissioner Porter	Yes
	Commissioner Wood	Yes
	Commissioner Winters	Yes
	Commissioner McEwen	Yes

Unanimously – SA-2-2022- Approved

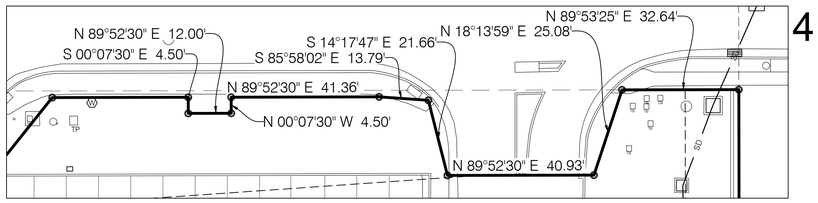
SA-2-2022

Petition by BROOK HINTZE with Back Development is requesting a plat amendment for a portion of the 4100 Commons Office Condominiums. The purpose for the plat amendment is to adjust certain areas within the building from common to limited common space for ownership purposes and to adjust parking spaces to include limited commons stalls. The property is located at 3725 West 4100 South and is zoned RB (Residential Business). (Staff – Steve Lehman at 801-963-3311 or steve.lehman@wvc-ut.gov)




3725
FOR SALE OR LEASE


RESERVED PARKING ONLY
PATIENT PARKING ONLY

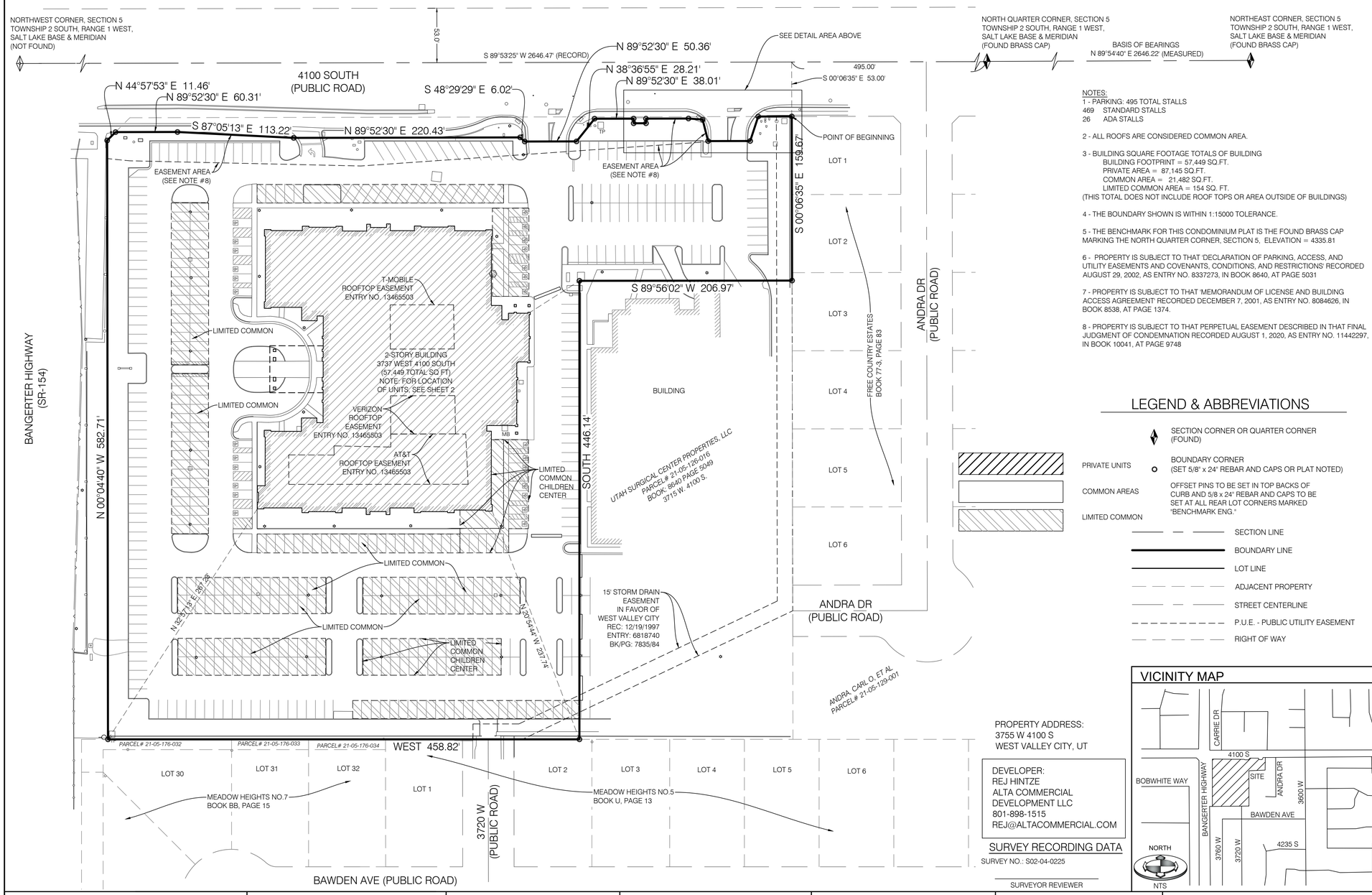


4100 COMMONS OFFICE CONDOMINIUMS AMENDED

AMENDING UNITS 103, 104, 106, 202, 203, 204, AND REMOVING 205
A CONDOMINIUM PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50ft.



NOTES:
1 - PARKING: 495 TOTAL STALLS
469 STANDARD STALLS
26 ADA STALLS

2 - ALL ROOFS ARE CONSIDERED COMMON AREA.

3 - BUILDING SQUARE FOOTAGE TOTALS OF BUILDING
BUILDING FOOTPRINT = 57,449 SQ.FT.
PRIVATE AREA = 87,145 SQ.FT.
COMMON AREA = 21,482 SQ.FT.
LIMITED COMMON AREA = 154 SQ. FT.
(THIS TOTAL DOES NOT INCLUDE ROOF TOPS OR AREA OUTSIDE OF BUILDINGS)

4 - THE BOUNDARY SHOWN IS WITHIN 1:15000 TOLERANCE.

5 - THE BENCHMARK FOR THIS CONDOMINIUM PLAT IS THE FOUND BRASS CAP MARKING THE NORTH QUARTER CORNER, SECTION 5, ELEVATION = 4335.81

6 - PROPERTY IS SUBJECT TO THAT 'DECLARATION OF PARKING, ACCESS, AND UTILITY EASEMENTS AND COVENANTS, CONDITIONS, AND RESTRICTIONS' RECORDED AUGUST 29, 2002, AS ENTRY NO. 8337273, IN BOOK 8640, AT PAGE 5031

7 - PROPERTY IS SUBJECT TO THAT 'MEMORANDUM OF LICENSE AND BUILDING ACCESS AGREEMENT' RECORDED DECEMBER 7, 2001, AS ENTRY NO. 8084626, IN BOOK 8538, AT PAGE 1374.

8 - PROPERTY IS SUBJECT TO THAT PERPETUAL EASEMENT DESCRIBED IN THAT FINAL JUDGMENT OF CONDEMNATION RECORDED AUGUST 1, 2020, AS ENTRY NO. 11442297, IN BOOK 10041, AT PAGE 9748

LEGEND & ABBREVIATIONS

- SECTION CORNER OR QUARTER CORNER (FOUND)
- BOUNDARY CORNER (SET 5/8" x 24" REBAR AND CAPS OR PLAT NOTED)
- OFFSET PINS TO BE SET IN TOP BACKS OF CURB AND 5/8 x 24" REBAR AND CAPS TO BE SET AT ALL REAR LOT CORNERS MARKED "BENCHMARK ENG."
- PRIVATE UNITS
- COMMON AREAS
- LIMITED COMMON
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY
- STREET CENTERLINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- RIGHT OF WAY

VICINITY MAP

PROPERTY ADDRESS:
3755 W 4100 S
WEST VALLEY CITY, UT

DEVELOPER:
REJ HINTZE
ALTA COMMERCIAL
DEVELOPMENT LLC
801-898-1515
REJ@ALTACOMMERCIAL.COM

SURVEY RECORDING DATA
SURVEY NO.: S02-04-0225

SURVEYOR REVIEWER

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNER, I HAVE CAUSED TO BE MADE UNDER MY DIRECTION THIS CONDOMINIUM PLAT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE BUILDINGS AND PROPERTY ARE SHOWN CORRECTLY. THIS PLAT SHALL BE KNOWN AS:

4100 COMMONS OFFICE CONDOMINIUMS AMENDED
A CONDOMINIUM PLAT

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

BOUNDARY DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT OF THE SOUTHERLY RIGHT OF WAY LINE OF 4100 SOUTH, SAID POINT BEING THE NORTHWEST CORNER OF FREE COUNTRY ESTATES SUBDIVISION RECORDED MARCH 24, 1977, AS ENTRY NO. 2922913, IN BOOK 77-3, AT PAGE 83, AT THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°53'25" WEST 495.00 FEET AND SOUTH 00°06'35" EAST 53.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 5 (BASIS OF BEARINGS BEING NORTH 89°54'40" EAST 2646.22 FEET BETWEEN SAID QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 5); AND RUNNING THENCE SOUTH 00°06'35" EAST 159.67 FEET ALONG THE WESTERLY LINE OF FREE COUNTRY ESTATES; THENCE SOUTH 89°56'02" WEST 206.97 FEET; THENCE SOUTH 446.14 FEET TO THE NORTHERLY LINE OF MEADOW HEIGHTS NO. 5 SUBDIVISION RECORDED AUGUST 12, 1959, AS ENTRY NO. 1669726, IN BOOK U, AT PAGE 13, AT THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE WEST 458.82 FEET ALONG SAID NORTHERLY LINE AND THE EXTENSION THEREOF TO THE EASTERLY LINE OF BANGERTER HIGHWAY; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 00°04'40" WEST 582.71 FEET; 2) NORTH 44°57'53" EAST 11.46 FEET TO THE SOUTHERLY LINE OF THAT UTAH DEPARTMENT OF TRANSPORTATION PARCEL WHICH IS DESCRIBED IN THAT FINAL JUDGMENT OF CONDEMNATION RECORDED AUGUST 1, 2020, AS ENTRY NO. 11442297, IN BOOK 10041, AT PAGE 9748, AT THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FIFTEEN (15) COURSES: 1) NORTH 89°52'30" EAST 60.31 FEET; 2) SOUTH 87°05'13" EAST 113.22 FEET; 3) NORTH 89°52'30" EAST 220.43 FEET; 4) SOUTH 48°29'29" EAST 6.02 FEET; 5) NORTH 89°52'30" EAST 50.36 FEET; 6) NORTH 38°36'55" EAST 28.21 FEET; 7) NORTH 89°52'30" EAST 38.01 FEET; 8) SOUTH 00°07'30" EAST 4.50 FEET; 9) NORTH 89°52'30" EAST 12.00 FEET; 10) NORTH 00°07'30" WEST 4.50 FEET; 11) NORTH 89°52'30" EAST 41.36 FEET; 12) SOUTH 85°58'02" EAST 13.79 FEET; 13) SOUTH 14°17'47" EAST 21.66 FEET; 14) NORTH 89°52'30" EAST 40.93 FEET; 15) NORTH 18°13'59" EAST 25.08 FEET; THENCE NORTH 89°53'25" EAST 32.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF 4100 SOUTH TO THE POINT OF BEGINNING.

CONTAINS: 6.904 ACRES
25 UNITS

PROFESSIONAL LAND SURVEYOR
7-8-22
7240531
BRIAN A. LINAM
STATE OF UTAH

OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT BACK DEVELOPMENT, LLC, THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS THE 4100 COMMONS CONDOMINIUMS, A CONDOMINIUM PLAT, LOCATED ON SAID TRACT OF LAND, DO HEREBY CERTIFY THAT THEY HAVE CAUSED A SURVEY TO BE MADE AND HAVE HAD THIS CONDOMINIUM PLAT CONSISTING OF 2 SHEETS PREPARED; AND DO HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH THE UTAH "CONDOMINIUM OWNERSHIP ACT", AND THAT THEY HAVE CAUSED THIS INSTRUMENT TO BE KNOWN AS:

4100 COMMONS OFFICE CONDOMINIUMS AMENDED
A CONDOMINIUM PLAT

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.IN WITNESS WHEREOF WE HAVE SIGNED THIS PLAT THIS _____DAY OF _____, A.D. 20____.

BACK DEVELOPMENT, LLC,

SIGNATURE

BY (PRINT NAME):_____
ITS (TITLE): _____

LLC ACKNOWLEDGEMENT

STATE OF _____
County of _____ } S.S.

ON THE ____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME, WHO, BEING DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE _____ OF BACK DEVELOPMENT, LLC, AND THAT THE FOREGOING OWNER'S CONSENT, REGARDING THE PLAT OF 4100 COMMONS CONDOMINIUMS, WAS SIGNED BY HER ON BEHALF OF SAID BACK DEVELOPMENT, LLC,.

MY COMMISSION NUMBER: _____
NOTARY PUBLIC (PRINT NAME)

MY COMMISSION EXPIRES: _____
(SIGNED) A NOTARY PUBLIC COMMISSIONED IN _____

4100 COMMONS OFFICE CONDOMINIUMS AMENDED
A CONDOMINIUM PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 2

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

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS _____DAY OF_____, A.D. 20___
DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

GRANGER HUNTER IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF_____, A.D. 20___
DISTRICT ENGINEER

PLANNING COMMISSION
APPROVED THIS_____DAY OF_____, A.D. 20___ BY THE WEST VALLEY CITY PLANNING COMMISSION.
CHAIRMAN, WEST VALLEY CITY PLANNING COMM.

WEST VALLEY CITY ENGINEERING
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
DATE — CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20___
WEST VALLEY CITY ATTORNEY

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

SALT LAKE COUNTY RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE,
RECORDED AND FILED AT THE REQUEST OF _____
DATE_____TIME_____BOOK_____PAGE_____
FEE $ — SALT LAKE COUNTY RECORDER

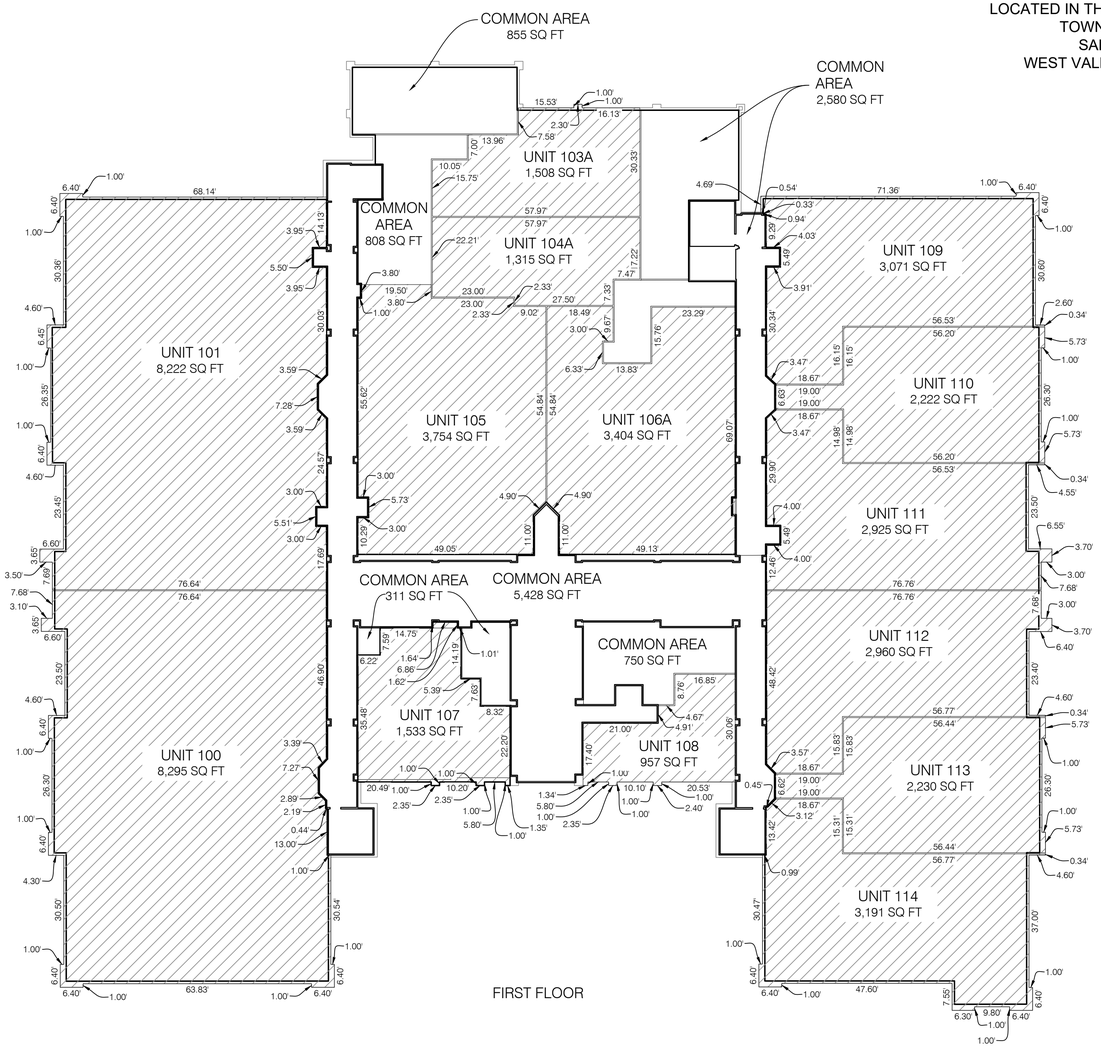
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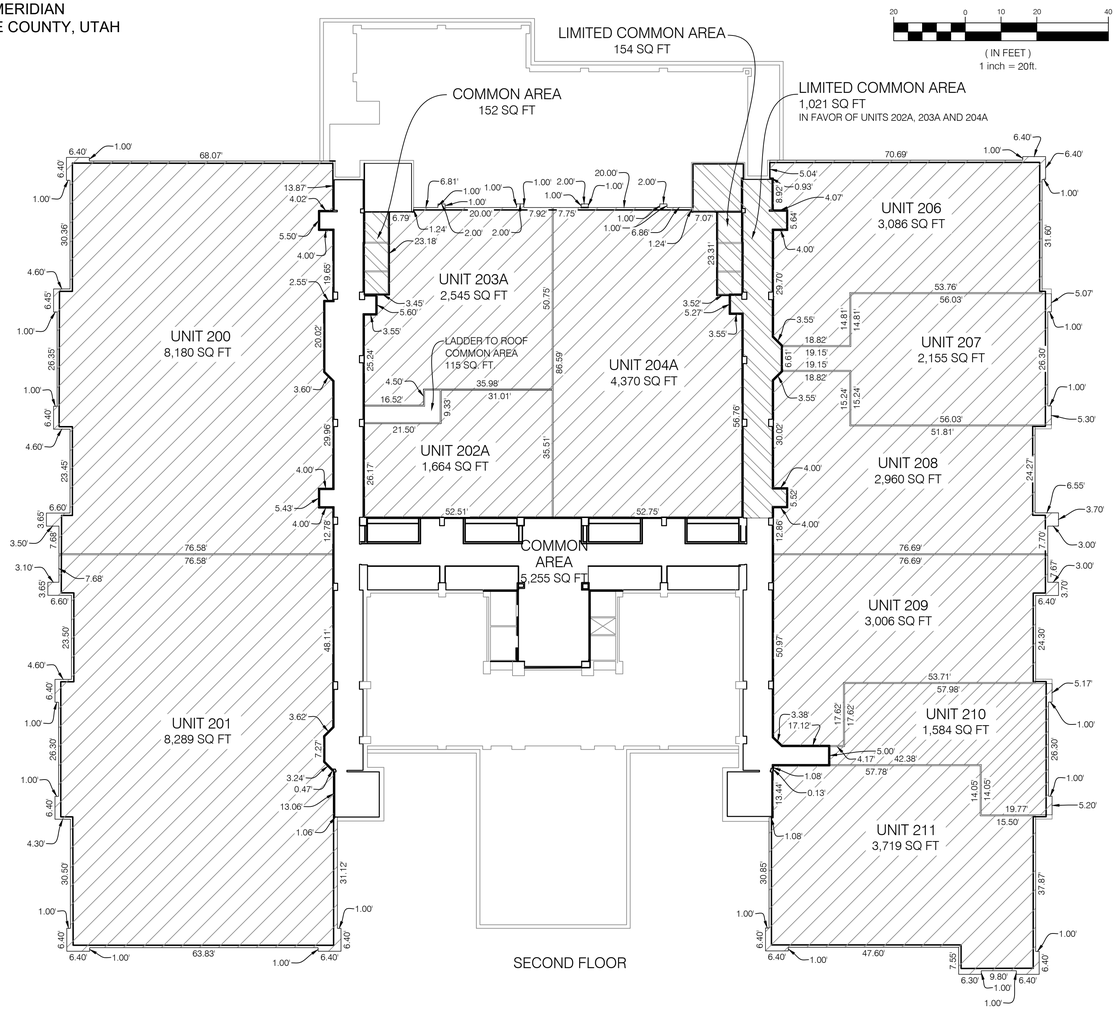
4100 COMMONS OFFICE CONDOMINIUMS AMENDED

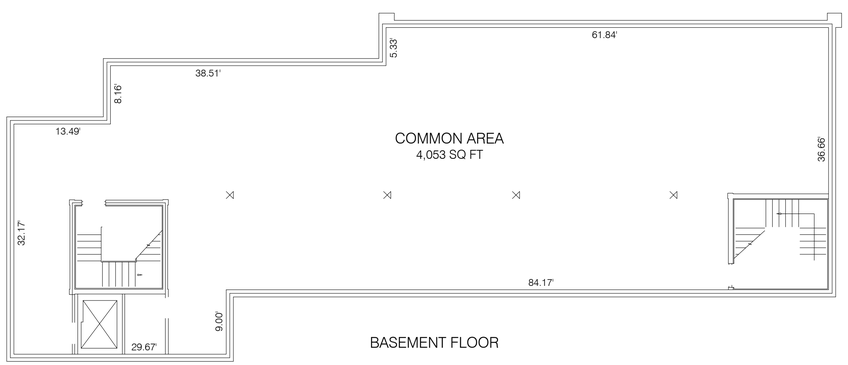
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SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

NORTH

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20ft.







PRIVATE UNITS
COMMON AREAS
LIMITED COMMON AREAS

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

7-8-22
7240531
BRIAN A. LINAM
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

4100 COMMONS OFFICE CONDOMINIUMS AMENDED
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SHEET 2 OF 2

2008181cp.dwg

Item #:	
Fiscal Impact:	$1,384,375.08
Funding Source:	General Fund - $584,375.08 Class C Road Fund – $138,702.66 County Transportation Funds - $263,751.91 Storm Water Utility - $397,600
Account #:	45-9610-40750-75247
Budget Opening Required:	No

ISSUE:
A Resolution Authorizing the Execution of Betterment Agreements No. 2 and 3 with UDOT

SYNOPSIS:
Two agreements between the City and UDOT for the construction of certain city-requested betterments associated with the construction of the Mountain View Corridor

BACKGROUND:

Betterment Agreement No. 2 includes a $900,000 credit from UDOT project funds designated to aesthetic improvements, which was applied toward City betterments. Total cost to the City for this betterment agreement is $584,375.08. Funds for these betterments are available from a previous budget year, a budget opening is not required.

Betterments in this agreement include:

- Lighting & landscaping on 3500 South, 5600 West, Cilma Drive and 3575 South Parking Lots
- Lighting on Masters Drive, Marsha Drive, 2400 South, South Frontage Road and 3100 South
- Miscellaneous site furnishings on the trail
- Speed humps on Cilma Drive
- A credit from UDOT for City-furnished street lights

Betterment Agreement No. 3 includes:

- 5600 West stamped concrete parkstrip
- 3500 South property landscape restoration for power burial improvements
- 2400 South roadway improvements to accommodate the City's new road project (Beagley Lane extension - $263,751 from Beagley project funds)
- Marsha Drive widening – UDOT replaced curb, gutter and sidewalk along Marsha – City requested widening to accommodate future roadway extension from development to the south
- Share storm drain trunk line - The City and UDOT agreed to construct a shared storm drain trunk line running parallel to the highway, from 3500 South to approximately 2900 South. This completed an important element of the City's drainage plans and provided drainage benefits to UDOT's project as well. The City's share of the cost of the shared storm drain is $397,600.

The total cost to the City for Betterment Agreement No. 3 is $800,054.57. Funds for these betterments have been included in the budget.

RECOMMENDATION:
Execute the agreements and authorize the associated expenses

SUBMITTED BY:
Dan Johnson, Public Works Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING TWO BETTERMENT AGREEMENTS BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR CERTAIN ADDITIONAL IMPROVEMENTS ON AND AROUND MOUNTAIN VIEW CORRIDOR.

WHEREAS, the Utah Department of Transportation ("UDOT") is constructing Mountain View Corridor and associated improvements (the "Project"); and

WHEREAS, the City desires to add certain improvements to the scope of work for the Project; and

WHEREAS, two agreements have been prepared by and between the City and UDOT, copies of which are attached hereto and entitled "Local Agency Betterment Agreement No. 2 and No. 3" (hereinafter, the "Agreements"), that set forth the rights, duties, and obligations of each of the parties with respect thereto; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to approve the Agreements.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Agreements are hereby approved in substantially the form attached and that the Mayor is hereby authorized to execute said Agreements and any other documents, deeds, easements, or conveyances needed to accomplish the purposes set forth in said Agreements for and on behalf of West Valley City, subject to approval of the final form of the Agreements by the City Manager and the City Attorney's Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2022.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Local Agency **Lump Sum** **Betterment Agreement No. 2**	Betterment Description: 1. West Valley City Betterments – Installation of additional lighting, irrigation and landscaping. Local Agency: West Valley City	Lump Sum Cost for Betterment **$584,375.08**
PIN: 13149 FINET/CID: 72192	Project Number: S-0085 (9) Project Name: SR-85, MVC; 4100 South to SR-201	Agreement Number Date Executed

THIS AGREEMENT, made and entered into the date shown below, by and between the **Utah Department of Transportation**, ("**UDOT**"), and **West Valley City** a political subdivision of the State of Utah, ("**Local Agency**").

Subject to the attached provisions, UDOT will include the following betterment work items into the above referenced Project and will oversee construction of the betterment work. Upon signing this Agreement, the Local Agency agrees that the costs shown below are lump sums and that the Local Agency will only be responsible for paying the lump sum costs associated with these betterment work items.

Description of Betterment Work:

1. Installation of additional lighting, irrigation and landscaping as itemized in the attached Exhibit A.
2. The MVCC Design-Builder contract included $900,000.00 to pay for a portion of these enhancements as identified at the onset of the project. Additional discussions/negotiations took place which include these finalized and additional items.

Item No.	Description	Lump Sum Cost
1	Lighting and landscape enhancements on 3500 South between 6000 West and 5450 West in West Valley City.	$842,382.80
1a	Adjusted to include credit for 14 lights provided by City for Anna Caroline and 2400 South. And 1 light for Darle and 2 lights for Cilma. 17 total lights.	-$38,722.00
2	Lighting and landscape enhancements on Cilma Dr. lot and Darle Ave. in West Valley City.	$111,613.32
3	Lighting and landscape enhancements on 3575 SUP lot in West Valley City.	$61,780.02
4	Lighting enhancements on Master's Dr. and Marsh Dr. in West Valley City.	$58,128.66
5	Lighting enhancements on 2400 South, South Frontage Road and 3100 South in West Valley City.	$253,922.22
6	Irrigation controller costs and installation.	$137,610.87

7	Site Furnishings and Design misc. items.	$44,152.35
8	Marsha Spur and Speed Tables – 50% cost split between UDOT and City.	$13,506.84
9	Deduction for WVC project aesthetic and landscape enhancement Design Builder contract.	-$900,000.00
Total Local Agency Betterment Work		**$584,375.08**

The total lump sum cost of the betterment work shall be deposited with UDOT by July 29, 2022. The Local Agency shall deposit the stated amount with UDOT's Comptroller's Office located at UDOT/Comptroller, 4501 South 2700 West, Box 141510, Salt Lake City 84119-1510.

Provisions
(Note: the language in these provisions shall not be changed without prior approval from the Utah AG's office)

The Local Agency desires to include the betterment work items described herein in the project contract work.

UDOT will include the Local Agency's requested betterment work in the project contract provided that the Local Agency pay the actual additional costs and UDOT's project will not be delayed because of the betterments. No betterments will be added to the bid package until this Agreement has been signed by both parties.

The Local Agency, at no cost to the Project, shall provide on-call support from Local Agency's Design Engineer or appropriate representative to correct or clarify issues during construction and to perform the necessary inspection for the Local Agency work installed by the contractor. The Local Agency engineer and / or inspector shall work with and through UDOT's Project Manager or Resident Engineer and shall give no orders directly to UDOT's contractor unless authorized in writing to do so. UDOT's contractor will accomplish the work covered herein on the Local Agency's facilities in accordance with the plans and specifications provided by the Local Agency, including changes or additions to the plans and specifications which are approved by the parties.

The Local Agency, through its inspection of the work, will provide UDOT's Project Manager or Resident Engineer with information covering any problems or concerns the Local Agency may have with acceptance of the facilities upon completion of construction.

Any periodic plan and specification review or construction inspection performed by UDOT arising out of the performance of the project does not relieve the Local Agency of its duty in the performance of this project or to ensure compliance with acceptable standards.

Except in cases of emergency, access for maintenance and servicing of the Local Agency facilities located on UDOT's right-of-way will be by permit issued by UDOT to the Local Agency, and that the Local Agency will obtain the permit and abide by the conditions thereof for policing and other controls in the conformance with Utah Administrative Rules.

I. Indemnification:

UDOT and the Local Agency are both governmental entities subject to the Governmental Immunity Act. Each party agrees to indemnify, defend, and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of its negligent acts, errors or omissions of its officers, agents, contractors or employees in the performance of this agreement. Nothing in this paragraph is intended to create additional rights to third parties or to waive any of the provisions of the Governmental Immunity Act. The obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided the Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

II. Termination:

This Agreement may be terminated as follows:

a. By mutual agreement of the parties, in writing.
b. By either UDOT or the Local Agency for failure of the other party to fulfill their obligations as set forth in the provisions of this Agreement. Reasonable allowances will be made for circumstances beyond the control of the parties. Written notice of intent to terminate is required and shall specify the reasons for termination.
c. By UDOT for the convenience of the State upon written notice to the Local Agency.
d. Upon satisfactory completion of the provisions of this Agreement.

III. Maintenance:

The Local Agency agrees that, upon completion and final inspection of the project construction, to accept, own and maintain the betterment work covered herein at no further cost to UDOT.

IV. Payment and Reimbursement to UDOT:

The Local Agency shall be responsible for all actual costs associated with these betterment items.

The Local Agency agrees that if it modifies or cancels this Agreement at any time after it has been signed, the Local Agency agrees to pay any cancellation penalties or costs incurred by UDOT as a result of the betterment work scope being modified or cancelled. In the event the Local Agency fails to reimburse UDOT for the costs included in this Agreement, funding for other Local Agency projects or B&C road funds may be withheld until the entire payment is made.

V. Change in Scope and Schedule:

The Local Agency recognizes that if its project scope or schedule changes from the terms of this Agreement, Local Agency will notify the UDOT Project Manager or Resident Engineer will be notified prior to changes being made. Any costs incurred by UDOT as a result of these scope or schedule changes will be the responsibility of the Local Agency.

In the event there are changes in the scope of the work, extra work, or changes in the planned work covered by this Agreement, a signed written modification to this Agreement is required prior to the start of work on the changes or additions.

VI. Miscellaneous:

This Agreement shall constitute the entire agreement and understanding of the parties with respect to the betterments, and shall supersede all offers, negotiations, and other agreements. Any amendment to this agreement must be in writing and executed by authorized representatives of each party.

Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of this agreement at the request of the other party.

The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this Agreement, or by law, will not release either party from any obligations arising under this Agreement.

This Agreement may be executed in counter parts by the parties.

Each party represents that it has the authority to enter into this Agreement.

Language content was reviewed and approved by the Utah AG's office on April 10, 2018.

Local Agency			**Utah Department of Transportation**		
By		Date	By		Date
Title/Signature of Official			Project Manager		
By		Date	By		Date
Title/Signature of additional official, if required			Program Manager		
By		Date	By		Date
Title/Signature of additional official, if required			Region Director		
By	Brandon Hill	Date 7/6/22	By		Date
Title/Signature of additional official, if required			Comptroller's Office		

BACKUP DOCUMENTATION FOR REDUCTION IN COSTS TO CITY AS PROVIDED IN CO #6

Arnold, Brent

From: Codee Raymond <codee.raymond@wvc-ut.gov>
Sent: Wednesday, June 8, 2022 11:44 AM
To: Arnold, Brent
Subject: WVC Street Lighting

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brent,

Initially Big D (the maintenance station contractor) was tasked with building Anna Caroline Drive. They fell behind, and it was determined by the Mountain View team to remove this portion of work from their contract with a negative CO. We then wrote a CO to Kiewit adding this scope to their contract. All the lights in both of the projects were City furnished lights. In fact all the lights on the project (not on MVC) were furnished by the City, including Cilma Drive. Alia would be a good resource to get the Change Order information.

If there's still confusion, you're welcome to reach out again, or have Marwan give me a call.

Thanks,

Codee Raymond, PE
Assistant City Engineer
Construction Manager
codee.raymond@wvc-ut.gov
o:(801)963-3477 c:(801)509-2014

WEST VALLEY CITY
Unity Pride Progress

Arnold, Brent

To: Braden Andersen
Subject: RE: 13149_UT_Agree_WVC_Btrmt Agmt No.2_Lighting-Landscape-Irrigation

From: Braden Andersen <bandersen@utah.gov>
Sent: Thursday, May 12, 2022 1:36 PM
To: Arnold, Brent <Brent.Arnold@hdrinc.com>
Cc: Aguirre, Alia <Alia.Aguirre@hdrinc.com>; Westover, Bryan <bryan.westover@hdrinc.com>
Subject: Re: 13149_UT_Agree_WVC_Btrmt Agmt No.2_Lighting-Landscape-Irrigation

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Brent-

Let's wait to see what MVCC's response is.
Thanks!

Braden Andersen, P.E. | Resident Engineer
UTAH DEPARTMENT OF TRANSPORTATION | REGION TWO
385.321.1084 | bandersen@utah.gov | www.udot.utah.gov

On Thu, May 12, 2022 at 12:53 PM Arnold, Brent <Brent.Arnold@hdrinc.com> wrote:

> Braden – would you like me to check with Dan at WVC to see if they have and backup info on cost/invoices and ask if perchance payment has already been made by MVCC?
>
> **Brent G. Arnold**
>
> 2825 E. Cottonwood Parkway, Suite 200
> Salt Lake City, UT 84121-7077
>
> D 801.743.7873 M 801.300.0171
>
> hdrinc.com/follow-us
>
> **From:** Braden Andersen <bandersen@utah.gov>
> **Sent:** Thursday, May 12, 2022 10:14 AM
> **To:** Aguirre, Alia <Alia.Aguirre@hdrinc.com>
> **Cc:** Arnold, Brent <brent.arnold@hdrinc.com>; Westover, Bryan <bryan.westover@hdrinc.com>
> **Subject:** Re: 13149_UT_Agree_WVC_Btrmt Agmt No.2_Lighting-Landscape-Irrigation
>
> CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> I am still waiting to hear from MVCC if they received these lights from WVC. It's a little confusing because MVCC was probably already paid for the lighting that WVC provided for non-betterment work. In which case I may need to deduct this from MVCC in a future pay estimate. I don't want to pay WVC and MVCC for the same lights.

Braden Andersen, P.E. | Resident Engineer

UTAH DEPARTMENT OF TRANSPORTATION | REGION TWO

385.321.1084 | bandersen@utah.gov | www.udot.utah.gov

On Wed, May 11, 2022 at 7:52 AM Aguirre, Alia <Alia.Aguirre@hdrinc.com> wrote:

I think we can just credit the amounts that are shown in the spreadsheet as long as we can validate that the WVC purchased these lights on behalf of the department and that they were received. I was not aware this had occurred at 5600 and Anna Caroline, but my guess is that it is true and WVC should be credited the amounts Dan shows below.

Braden, do you think we will be able to credit MVCC $3836 or is it better to just have the Department pay that cost? Seems pretty nominal.

Alia

From: Arnold, Brent <Brent.Arnold@hdrinc.com>
Sent: Wednesday, May 11, 2022 7:22 AM
To: Braden Andersen <bandersen@utah.gov>; Westover, Bryan <bryan.westover@hdrinc.com>; Aguirre, Alia <alia.aguirre@hdrinc.com>
Subject: FW: 13149_UT_Agree_WVC_Btrmt Agmt No.2_Lighting-Landscape-Irrigation

ALL - how do we come to reconcile, agree or adjust the costs and rationale presented by Dan below? Please let me know if you want to set up a call or if you Braden or Alia can understand this presentation and calculations based on your construction information. THANKS

Brent G. Arnold

2825 E. Cottonwood Parkway, Suite 200
Salt Lake City, UT 84121-7077

D 801.743.7873 M 801.300.0171

hdrinc.com/follow-us

From: Daniel Johnson <Daniel.Johnson@wvc-ut.gov>
Sent: Tuesday, May 10, 2022 6:10 PM
To: Arnold, Brent <Brent.Arnold@hdrinc.com>
Cc: Marwan Farah <mfarah@utah.gov>; Braden Andersen <bandersen@utah.gov>; Westover, Bryan <bryan.westover@hdrinc.com>; Aguirre, Alia <alia.aguirre@hdrinc.com>; Deniro, Nicole <Nikki.Deniro@hdrinc.com>; Jeff Ray <jeff.ray@wvc-ut.gov>; Coby Wilson <coby.wilson@wvc-ut.gov>
Subject: Re: 13149_UT_Agree_WVC_Btrmt Agmt No.2_Lighting-Landscape-Irrigation

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brent,

My response to your responses are in green. Let me know if you have any questions.

Dan

WVC provided light poles and fixtures for installation by MVCC, I don't believe this has been accounted for anywhere. I attached my cost splitting spreadsheet for your review.

City provided poles and fixtures were used and installed by MVCC. No costs or charges have been included in this betterment for these items. There is NO credit for City furnished poles and fixtures since they were being used in the betterment. The only cost is for MVCC to install them.

The lights that should be paid for by WVC are not betterment lights. They are lights associated with the development of the UDOT maintenance shed on Anna Caroline Drive, not a city-requested betterment. The spreadsheet summarizes the lights that were installed on Anna Caroline Drive, 5600 West and 2400 South adjacent to the maintenance shed. (Lighting Betterment Cost Summary.xlsx) WVC ordered those lights for UDOT because we get substantial savings in purchasing lights directly from the supplier and we just did a verbal agreement that we would settle up later. There were also two lights that we purchased for MVCC to be installed on Cilma Drive.

The amounts owed for light poles and fixtures by UDOT and MVCC are as follows:

UDOT: $34,886.00

MVCC: $3,836.00

I don't remember the reason for WVC to pay for the UTA lot landscape changes? Can you help my memory?

Landscape costs for UTA lot have been removed from the betterment.

Thank you.

Regarding the "Marsha Spur and Speed Tables". I assume the Marsha Spur refers to the small asphalt spur to connect the Marsha Drive sidewalk to the SUP, correct? And I'm assuming that the Speed Tables refer to the speed tables built on Cilma Drive? My recollection on the west speed table is that was to be paid for by the DB, because of the vertical curve length, or something like that... and that the east speed table on Cilma was a city betterment. This seems high for one speed table and the small asphalt spur. Could we look at this item a little closer?

Marsha Spur and Speed Tables – yes this refers to the asphalt spur to connect Marsha Dr. to the SUP. Yes, speed tables are on Cilma Drive. The speed table costs included in the agreement were included in the PCO which WVC did review and approve (email attached). UDOT would agree to split this cost 50% with the City.

If we reviewed and approved the PCO, then we can pay the full price. I have recollections that the DB included one speed table in their base bid, but it's not a big deal either way. So, maybe we should just accept UDOT's gracious offer to pay 50% and move on. This is the problem with doing betterment agreements beyond my optimal memory recollection threshold.

Pricing for the Irrigation Controller is much higher than PCO 054 pricing. Do you know what changed?

The irrigation controller was changed because the one originally specified was discontinued. Cost for the new controller were much higher that original estimated costs. The irrigation costs included in the agreement were included in the PCO which WVC did review and approve (email attached).

Okie dokie.

From: Arnold, Brent <Brent.Arnold@hdrinc.com>
Sent: Tuesday, May 10, 2022 3:30 PM
To: Daniel Johnson <Daniel.Johnson@wvc-ut.gov>
Cc: Marwan Farah <mfarah@utah.gov>; Braden Andersen <bandersen@utah.gov>; Westover, Bryan <bryan.westover@hdrinc.com>; Aguirre, Alia <Alia.Aguirre@hdrinc.com>; Deniro, Nicole <Nikki.Deniro@hdrinc.com>; Jeff Ray <jeff.ray@wvc-ut.gov>; Coby Wilson <coby.wilson@wvc-ut.gov>
Subject: RE: 13149_UT_Agree_WVC_Btrmt Agmt No.2_Lighting-Landscape-Irrigation

Dan – we have researched and addressed your comments in red as noted below and the attached review/approval email. Please let us know if this is sufficient discussion or if we need to schedule a meeting to discuss further. If you are in agreement with these responses, I have changed the Betterment Agreement accordingly. Please have the attached PDF document signed by the City and we will continue with the agreement process. Hope I have the math right on this one.

Regards,

Brent G. Arnold

2825 E. Cottonwood Parkway, Suite 200
Salt Lake City, UT 84121-7077

D 801.743.7873 **M** 801.300.0171

hdrinc.com/follow-us [hdrinc.com]

From: Daniel Johnson <Daniel.Johnson@wvc-ut.gov>
Sent: Wednesday, April 27, 2022 6:26 PM
To: Arnold, Brent <Brent.Arnold@hdrinc.com>
Cc: Marwan Farah <mfarah@utah.gov>; Braden Andersen <bandersen@utah.gov>; Westover, Bryan <bryan.westover@hdrinc.com>; Aguirre, Alia <alia.aguirre@hdrinc.com>; Deniro, Nicole <Nikki.Deniro@hdrinc.com>; Jeff Ray <jeff.ray@wvc-ut.gov>; Coby Wilson <coby.wilson@wvc-ut.gov>
Subject: Re: 13149_UT_Agree_WVC_Btrmt Agmt No.2_Lighting-Landscape-Irrigation

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brent,

My initial thoughts on this betterment agreement...

WVC provided light poles and fixtures for installation by MVCC, I don't believe this has been accounted for anywhere. I attached my cost splitting spreadsheet for your review.

City provided poles and fixtures were used and installed by MVCC. No costs or charges have been included in this betterment for these items. There is NO credit for City furnished poles and fixtures since they were being used in the betterment. The only cost is for MVCC to install them.

I don't remember the reason for WVC to pay for the UTA lot landscape changes? Can you help my memory?

Landscape costs for UTA lot have been removed from the betterment.

Regarding the "Marsha Spur and Speed Tables". I assume the Marsha Spur refers to the small asphalt spur to connect the Marsha Drive sidewalk to the SUP, correct? And I'm assuming that the Speed Tables refer to the speed tables built on Cilma Drive? My recollection on the west speed table is that was to be paid for by the DB, because of the vertical curve length, or something like that... and that the east speed table on Cilma was a city betterment. This seems high for one speed table and the small asphalt spur. Could we look at this item a little closer?

Marsha Spur and Speed Tables – yes this refers to the asphalt spur to connect Marsha Dr. to the SUP. Yes, speed tables are on Cilma Drive. The speed table costs included in the agreement were included in the PCO which WVC did review and approve (email attached). UDOT would agree to split this cost 50% with the City.

Pricing for the Irrigation Controller is much higher than PCO 054 pricing. Do you know what changed?

The irrigation controller was changed because the one originally specified was discontinued. Cost for the new controller were much higher that original estimated costs. The irrigation costs included in the agreement were included in the PCO which WVC did review and approve (email attached).

I'll pass these betterment agreements to a few other people around here to get their comments.

It would probably be easier for me to execute both betterment agreements and the Cooperative Agreement at the same time, so I only have to tell the MVC story once to the City Council. I think in my last email regarding the co-op agreement, I asked about the possibility of executing the deeds at the same time as the co-op. Will that be a possibility?

Thanks,
Dan

From: Arnold, Brent <Brent.Arnold@hdrinc.com>
Sent: Wednesday, April 27, 2022 4:28 PM
To: Daniel Johnson <Daniel.Johnson@wvc-ut.gov>
Cc: Marwan Farah <mfarah@utah.gov>; Braden Andersen <bandersen@utah.gov>; Westover, Bryan <bryan.westover@hdrinc.com>; Aguirre, Alia <alia.aguirre@hdrinc.com>; Deniro, Nicole <Nikki.Deniro@hdrinc.com>
Subject: 13149_UT_Agree_WVC_Btrmt Agmt No.2_Lighting-Landscape-Irrigation

Hi Dan,

Attached is the Betterment Agreement for the Landscaping and Aesthetics improvements for Mountain View Corridor.

Please review and let me know if you have any questions. If it looks good to you please proceed with getting the City signatures. We will then have UDOT finalize the agreement and anticipate City payment by June 17, 2022.

Thank you,

Brent G. Arnold

Right of Way / Utility Coordination Manager

2825 E. Cottonwood Parkway, Suite 200
Salt Lake City, UT 84121-7077

D 801.743.7873 **M** 801.300.0171
brent.arnold@hdrinc.com

hdrinc.com/follow-us [hdrinc.com] [nam12.safelinks.protection.outlook.com]

ATTACHMENT A

Form C101 Rev. 10/03

TO CONSTRUCTION CONTRACT CHANGE ORDER NO. 6

PROJECT NO.: S-0085(9) **LOCATION:** SR-85 (MVC); 4100 South to SR-201

LETTER OF EXPLANATION

REASONS FOR CHANGE ORDER:

During development of the RFP it was determined that the construction of Anna Caroline Drive (approximately 5715 West) would be handled by the Contractor (Big D) that would be constructing the new UDOT Maintenance facility (Station 224) on 5600 West and 2400 South. There have been delays in completing Station 224 incurred by Big D that have the potential to impact the Mountain View Corridor (MVC) project. The Department has elected to remove this scope from Big D's project and add it to the MVC project in order to mitigate further delays. Incidentally, a deductive Change Order was written for Big D's contract to account for the reduction in scope.

This Change Order includes work for HMA pavement, drainage, utilities, irrigation, curb & gutter, and sidewalk. This Change Order also includes credit for Kern River Gas (KRG) trench remediation (see Exhibit #3) and for a damaged ATMS cabinet (see Exhibit #4).

PROJECT ENGINEER'S COST ANALYSIS:

The Design-Builder submitted a total cost of $800,985.07 for this Change Order (see Exhibit #1). This cost includes two deductive Change Orders for an ATMS Cabinet and for the KRG Trench for a total credit of $98,743.00 (see Exhibits #3 and #4). The Engineer's Independent Cost Estimate (ICE) estimated a total cost of $788,797.75 to complete the work and for the deductive Change Orders (see Exhibit #2). The ICE is 1.5% less than the Design-Builder's submitted cost, therefore the Engineer finds the submitted cost acceptable.

CONTRACT TIME ADJUSTMENT:

There will be no adjustment to contract time with this Change Order.

COORDINATED WITH:

Codee Raymond, P.E. - UDOT, Resident Engineer
Michelle Page, P.E. – UDOT, West District Engineer
Braden Andersen, P.E. – UDOT, Field Engineer
Alia Aguirre, P.E. – HDR, Project Controls
Chris Geiger - MVCC, Project Manager
Kathleen Ehlke – MVCC, Office Engineer

June 25, 2020

Codee Raymond
Resident Engineer
3959 West 1820 South
Salt Lake City, UT 84104

Project: MVC; 4100 South to SR-201, DB - S-0085(9)

Subject: PCO-041 – Additional Scopes at Anna Caroline

Dear Codee,

As per the Department's request and as outlined in the Contract Part 2 (General Provisions) Section 16.7 "Pricing of Change Orders (excluding Equal or Better Change Orders)", Mountain View Corridor Constructors (MVCC) has prepared the cost for the added work performed on Anna Caroline Drive.

The details of the price include the following:

- Excavation and installation of curb and gutter, HMA, and flatwork on Anna Caroline Drive and 5600W.
- Drainage pipe removal and install on Anna Caroline and 5600W.
- Installation of water meters, vaults, waterline, and irrigation lines performed by Noland and Sons.
- Lighting and Power source for the UDOT shed performed by Cache Valley Electric.
- Removal and regrading of curb and gutter and 6 ADA ramps on Anna Caroline to meet specifications
- Deduct for the KRG Trench Remediation
- Deduct for the damaged ATMS Cabinet

The estimate values this change to the work at $800,985.07. Attached is a detailed breakdown of the costs including applicable bonds and markups. This pricing only includes the direct costs of the work and no other time or cost impacts caused by the added work.

Please feel free to contact me with any questions or concerns.

Sincerely,

Mountain View Corridor Constructors

Chris Geiger
Project Manager, MVCC

PCO-041
Anna Caroline Summary/Notes

General Notes

MVCC does not expect to install any permanent striping on Anna Caroline
Stamped concrete needs to be installed in all parkstrips on Anna Caroline. 5600W parkstrips will be installed with landscaping not through MVCC.
Barry confirmed that forward pricing is accurate for the Anna Caroline drainage work. Majority of the field changes occurred on 5600W drainage.

MOT Shift

Barry Bridges stated that MVCC designed its way out of having to do a traffic switch for the original drainage work called out at the 2400S/5600W corner. With the new
- 579 LF of median curb 85 removed
- 2 plowable end section removed
- Temp Striping

Reinstall of work on 5600W
- 579 Median Curb
- 2 plowable end section
- permanent striping

Drainage

5600W Drainage - FDC-019 and ORFI144 caused changes to the drainage on 5600W
4 inlets were installed on 5600W.
- 1 inlet - MVCC contracted to install. MH was casted and delivered but could not be used. Can only charge for buy of the new MH. Can not charge for demo or install cost
- 2 inlets (MH 15 and 16) were new scope.
- 1 inlet was called out as existing. This MH had to be reconstructed by MVCC Structures Crew. Jacob Fischer tracked this work. Work was completed on 10/8/2019 and 10/10/2019 to core, dowel, form, pour and strip the box.

Drainage pipe could not be installed close to the gas line. Special inlets had to be made to keep to acceptable clearence between the pipe and gas line. The new MHs were MH-15 and MH-16
All existing manholes and pipe were demo'd and replaced on 5600W (643 LF of Pipe). Tim Earnhart completed this demo work starting 10/9, 10/14 - 10/18/2019, and 10/21/2019 - 10/25/2019.
Tim Earnhart reinstalled 643LF of 18" RCP Pipe for everything that was removed.

Anna Caroline Dr. Drainage

Drainage was installed per Mike Carrell's pricing on 7/26/2019
No flared end sections were installed on Anna Caroline.
15" RCP pipe was installed

Noland Work $ 110,334.54
Culinary Work
Secondary Irrigation - Big O's subcontractor placed the secondary irrigation line in the wrong location at the intersection of Anna Caroline and 2400S. Noland removed a section of the newly installed line and had to reinstall the irrigation line correctly.
Noland had to relocate an existing 8" gate valve that was installed by Big O and was in conflict with the new sidewalk. Work was completed May 2020.

CVE
Pulled fiber and UDOT Boxes $ 7,329.00
Installed lights and power to lights $ 93,475.00
CVE needs to give MVCC pricing to buy the 13 light poles (at WVC pricing). UDOT will then credit this cost against the WVC betterment costs.

Extra Work to Adjust ADA Ramps
The 6 ADA ramps on Anna Caroline needed to be adjusted to meet spec.
The ADA ramps were not poured yet, but the curb had to be removed by A-core. Jared Jaques crew regraded the curb. Curb was replaced by Craghead.
Jared Jaques crew consists of 1 foreman and 4 operators/laborers. Eric Denney estimated demo and regrading took about 5 hours total
Equipment: Mini Ex 305 and 10 WHL.

CACHE VALLEY ELECTRIC

Signal & Utility Division
1338 S. Gustin Rd.
Salt Lake City UT 84104
(801) 908-6666

Proposal / Contract

Date: 8/23/2019

To: Mountain View Corridor Constructors

Attn: Morgen Baldwin

Project: UDOT Maintenance Shed

Proposal:

Item #	Description	Qty	Unit Price	Total
1	Street Light Fndn. & Stand (7) SL2 (6) SL1	13	$2,100.00/EA	$27,300.00
2	Conduit and circuit	2300	$16.00/FT	$36,800.00
3	Type I J-boxes	14	$1,050.00/EA	$14,700.00
4	Power Source	1	$4,675.00/EA	$4,675.00
			Total:	$83,475.00

Clarifications:

- CVE excludes the purchase of street lights. City Furnished
- CVE excludes RMP work called out on the drawings for Division 26 site contractor to provide.
- Pricing is only for street lighting on page ES101. No site lighting included.
- Traffic control, flagging, permits, bond and survey are excluded.
- Sweeping, dust control, re seeding and site dewatering are excluded
- Concrete testing, dirt compaction testing and etc. are excluded.
- Asphalt Patching and replacement are excluded
- We assume that native soils will be acceptable for backfilling
- Rock hammering, Blasting or other specialty equipment required for trenching is excluded from our installation costs.

2/2/2020: CVE is getting WVC's pricing for these light poles. The light pole buy (at WVC Cost) will be carried on the Utility Matrix PCO and not this PCO.

Please call if there are questions.

Pricing is good for 30 days. We hereby propose to furnish labor and materials - complete in accordance with the specifications. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above this estimate.
THIS PROPOSAL IS EXCLUSIVE OF ANY PREMIUM TIME (OVERTIME) LABOR COSTS; e.g., SATURDAY, SUNDAY OR NIGHT WORK.

Cache Valley Electric By: Mike Maero	The undersigned hereby accepts this proposal including all terms and conditions thereof: Accepted by:
Date: August 26, 2019	Company Name:
If this bid is accepted, please sign and return.	Title:
	Date:

			LP-02		$ 1,918.00	LP-03		$ 1,941.00	LP-07		$ 1,445.00	LP-05 (Sidewalk)		$ 3,072.00
		DSUB	City Cost	UDOT Cost	LP-02 Cost	City Cost	UDOT Cost	LP-03 Cost	City Cost	UDOT Cost	LP-07 Cost	City Cost	UDOT Cost	LP-05 Cost
CL-LT-01	Cilma Drive	DS0186	6											
LT-05	Masters Drive	DS0186												
LT-06	3575 and Darle	DS0186	3	1		1								
35-LT-01	3500 South	DS0186												
35-LT-02	3500 South	DS0186												
SFR-LT-05	South Frontage Road	DS0040							4					
SFR-LT-06	South Frontage Road	DS0040							6					
24-LT-01	2400 South	DS0040							4					
MD-LT-01	Marsha Drive	DS0156												
CS201	Anna Caroline Drive						3							
CS202	Anna Caroline Drive						3							
CS201	5600 West at the UDOT Shed												4	
CS202	5600 West at the UDOT Shed												2	
CS201	2400 South - at UDOT Shed									2				
	129		9	1		21	6		29	2		0	6	
	$ 344,357.00		$ 17,262.00	$ 1,918.00		$ 40,761.00	$ 11,646.00		$ 41,905.00	$ 2,890.00		$ -	$ 18,432.00	
	Totals		12			27			31			6		

WVC	$	305,635.00
UDOT	$	34,886.00
MVCC	$	3,836.00

LP-02	$	1,918.00	1	$ 1,918.00	$ 1,918.00
LP-03	$	11,646.00	6	$ 1,941.00	$ 11,646.00
LP-07	$	2,890.00	2	$ 1,445.00	$ 2,890.00
LP-05 (Sidew	$	18,432.00	6	$ 3,072.00	$ 18,432.00
	$	34,886.00	15		
MVCC Cilma		3,836.00			
TOTAL	$	38,722.00			

	$803,660.80	842382.8
	$111,613.32	-38722
	$61,780.02	803660.8
	$58,128.66	
	$253,922.22	
	$137,610.87	
	$44,152.35	
	$13,506.84	
	-$900,000.00	
	$584,375.08	

Amount to be credited to City for Mtnc Sta 224 lighting associated with Anna Caroline, 2400 South and 5600 West.

Invoice

Mountain States Lighting
P.O. Box 449, Conifer, CO 80433
(303) 838-4430

DATE	INVOICE #
5/10/2021	10884

BILL TO	SHIP TO
West Valley City 3600 Constitution Blvd West Valley, UT 84119-3720	West Valley City 2805 South 3600 West West Valley, Utah 84119-3720

Job Name	P.O. NO.	TERMS	DUE DATE	SHIP DATE	SHIP VIA	FOB
WVC MVC STREET LIGHT	21001725	Net 30	6/9/2021	5/10/2021	Best Way	Factory

QTY	DESCRIPTION	RATE	AMOUNT
5	RESIDENTIAL LP-01 ASSEMBLIES	1,503.00	7,515.00
12	COLLECTOR LP-02 ASSEMBLIES	1,918.00	23,016.00
7	ARTERIAL LP-03 ASSEMBLIES	1,941.00	13,587.00
48	3500 S. (DOUBLE LED) W/BREAKAWAY COUPLINGS	4,129.00	198,192.00
6	SIDEWALK/LAKE PARK SGL FIXTURE	3,072.00	18,432.00
31	INDUSTRIAL COBRA (BLACK FIXTURES)	1,445.00	44,795.00
20	ARTERIAL LP-03 ANCHOR BASE ASSEMBLIES	2,378.00	47,560.00

Approved for Payment

Total Payment Amount: $353,097.00

By: Digitally signed by Daniel Johnson DN: C=US, E=daniel.johnson@wvc-ut.gov, O=West Valley City, OU=Engineering, CN=Daniel Johnson Date: 2021.05.24 17:41:07-06'00' **Ok:**

Date: **PO:**

45-9610-40750-75247-0400

LP02 1 @ $1,918.00 $ 1,918.00
LP03 6 @ $1,941.00 $11,646.00
LP07 2 @ $1,445.00 $ 2,890.00
LP05 6 @ $3,072.00 $18,432.00
15 $34,886.00
Cilma 2 @ $1,918.00 $ 3,836.00
TOTAL $38,722.00

Thank you, we really appreciate your business! Please send payment within 30 days of receiving invoice. There will be a 1.5% interest charge per month on late invoices.

Subtotal	$353,097.00
Sales Tax (7.25%)	$0.00
Total	$353,097.00

EXHIBIT A

Item No.	Description	Lump Sum Cost	Updated- Distributing Markup by Item
1	Lighting and landscape enhancements on 3500 South between 6000 West and 5450 West in West Valley City.	$ 755,947.06	$ 842,382.80
1a	Adjusted to include credit for 17 lights provided by City for Anna Caroline, 2400 South, Cilma and Darle.	$ -	($38,722.00)
2	Lighting and landscape enhancements on Cilma Dr. lot and Darle Ave. in West Valley City.	$ 100,160.83	$ 111,613.32
3	Lighting and landscape enhancements on 3575 SUP lot in West Valley City.	$ 55,440.86	$ 61,780.02
4	Lighting enhancements on Master's Dr. and Marsh Dr. in West Valley City.	$ 52,164.16	$ 58,128.66
5	Lighting enhancements on 2400 South, South Frontage Road and 3100 South in West Valley City.	$ 227,867.61	$ 253,922.22
6	Irrigation controller costs and installation.	$ 121,138.27	$ 137,610.87
7	Site Furnishings and Design misc. items.	$ 39,245.17	$ 44,152.35
8	Marsha Spur and Speed Tables - 50% cost split between UDOT and City	$ 24,144.91	$ 13,506.84
9	UTA lot landscape changes	$ 6,260.67	$ -
10	Incidental SWPPP, MOT, and Markups	$161,210.91	$ -
11	Deduction for WVC project aesthetic and landscape enhancement Design Builder contract.	($900,000.00)	($900,000.00)
Total Local Agency Betterment Work		**$643,580.45**	**$ 584,375.08**

Mountain View Corridor Constructures
3959 West 1820 South Suite 250
Salt Lake City, UT 84104
Project Name: Mountain View Corridor
Project No: S-0085(9)
EXHIBIT A - Estimate

MOUNTAIN VIEW CORRIDOR CONSTRUCTORS
A KIEWIT-CLYDE JOINT VENTURE

PCO 054 - WVC Enhancements - Rev 1

Description	C E-(TO) Qty	C E-UOM	Labor	Construction Equipment (Owned)	Fully Operated and Maintained Equipment	Materials & Supplies	Subcontract	Incidental Job Burden	Total
3500S / 5600W Enhancements									
RBI - Mobilization	1	EA					$ 2,000.00	$ -	$ 2,000.00
RBI - Sleeve Mobilization	1	EA					$ 250.00	$ -	$ 250.00
RBI - Tree Pit Export/Topsoil	206	EA					$ 15,450.00	$ -	$ 15,450.00
RBI - 2" Cal Trees	188	EA					$ 83,660.00	$ -	$ 83,660.00
RBI - 2.5" Cal Trees	18	EA					$ 9,810.00	$ -	$ 9,810.00
RBI - Tree Pit Rock Mulch	4,632	SF					$ 9,264.00	$ -	$ 9,264.00
RBI - Weed Barrier Fabric	4,632	SF					$ 1,852.80	$ -	$ 1,852.80
RBI - 4" PVC Sleeves	8,010	LF					$ 91,314.00	$ -	$ 91,314.00
RBI - Irrigation	1	PLS					$ 108,900.00	$ -	$ 108,900.00
CVE - 3500 South LP-04 (Twin Fixture)	67	EA					$ 419,182.82	$ -	$ 419,182.82
NDC-051 Changes/Adjustments									
3500S - Increase Tree Pit Rock Mulch Depth from 3"-4"	4632	SF					$ 3,103.44		$ 3,103.44
(Credit) 3500S - Original Irrigation Controllers and Pedestal	-8	EA					$ (19,568.00)		$ (19,568.00)
3500S - Upgraded Rainbird ESP-LXME with IQ Communication Cartridge and External Antenna	8	EA					$ 30,728.00		$ 30,728.00
Subtotal			**$ -**	**$ -**	**$ -**	**$ -**	**$ 755,947.06**	**$ -**	**$ 755,947.06**
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$ 22,678.41	$ 22,678.41
Total			**$ -**	**$ -**	**$ -**	**$ -**	**$ 755,947.06**	**$ 22,678.41**	**$ 778,625.47**
Markup %			**15%**	**10%**	**10%**	**10%**	**7.5%**	**15%**	
Markup Value			$ -	$ -	$ -	$ -	$ 56,696.03	$ 3,401.76	$ 60,097.79
Bond & Insurance @ 0.47%			$ -	$ -	$ -	$ -	$ 3,552.95	$ 106.59	$ 3,659.54
Grand Total 3500S / 5600W Enhancements			**$ -**	**$ -**	**$ -**	**$ -**	**$ 816,196.04**	**$ 26,186.76**	**$ 842,382.80**
Cilma Dr Lot / Darle Ave									
RBI - Sleeve Mobilization	1	EA					$ 250.00	$ -	$ 250.00
RBI - 2" Cal Trees	7	EA					$ 2,905.00	$ -	$ 2,905.00
RBI - 2.5" Cal Trees	2	EA					$ 1,090.00	$ -	$ 1,090.00
RBI - 5 Gal Plants	41	EA					$ 1,804.00	$ -	$ 1,804.00
RBI - 4" Steel Edging	320	LF					$ 1,600.00	$ -	$ 1,600.00
RBI - Weed Barrier Fabric	2,640	SF					$ 924.00	$ -	$ 924.00
RBI - Wood Bark Mulch	2,640	SF					$ 1,980.00	$ -	$ 1,980.00
RBI - Irrigation	1	PLS					$ 15,100.00	$ -	$ 15,100.00
CVE - Cilma Drive LP-02 (14' Height)	2	EA					$ 11,663.16	$ -	$ 11,663.16
CVE - Darle Avenue LP-02 (14' Height)	3	EA					$ 22,001.49	$ -	$ 22,001.49
CVE - Cilma Drive SUP Parking LP-02 (14' Height)	6	EA					$ 31,339.38	$ -	$ 31,339.38
NDC-051 Changes/Adjustments									
(Credit) Cilma Lot - Eliminate Steel Edging	-320	LF					$ (1,600.00)		$ (1,600.00)
Cilma Lot - Install Mow Curb	320	LF					$ 4,640.00		$ 4,640.00
(Credit) Cilma Lot - Bark Mulch	-2640	SF					$ (1,980.00)		$ (1,980.00)

Adjusted to include credit of $38,772 for WVC provided lights for Mtnc Sta 224 Project.

803,660.80

Mountain View Corridor Constructures
3959 West 1820 South Suite 250
Salt Lake City, UT 84104
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Project No: S-0085(9)
EXHIBIT A - Estimate

MOUNTAIN VIEW CORRIDOR CONSTRUCTORS
A KIEWIT-CLYDE JOINT VENTURE

PCO 054 - WVC Enhancements - Rev 1

Description	C E-(TO) Qty	C E-UOM	Labor	Construction Equipment (Owned)	Fully Operated and Maintained Equipment	Materials & Supplies	Subcontract	Incidental Job Burden	Total
Cilma Lot - 1" South Weber Rock Mulch	2640	SF					$ 7,048.80		$ 7,048.80
(Credit) Cilma Lot - Original Irrigation Controllers and Pedestal	-1	EA					$ (2,446.00)		$ (2,446.00)
Cilma Lot - Upgraded Rainbird ESP-LXME with IQ Communication Cartridge and External Antenna	1	EA					$ 3,841.00		$ 3,841.00
Subtotal			**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,160.83**	**$ -**	**$ 100,160.83**
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$ 3,004.82	$ 3,004.82
Total			**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,160.83**	**$ 3,004.82**	**$ 103,165.65**
Markup %			**15%**	**10%**	**10%**	**10%**	**7.5%**	**15%**	
Markup Value			$ -	$ -	$ -	$ -	$ 7,512.06	$ 450.72	$ 7,962.79
Bond & Insurance @ 0.47%			$ -	$ -	$ -	$ -	$ 470.76	$ 14.12	$ 484.88
Grand Total Cilma Dr Lot / Darle Ave			**$ -**	**$ -**	**$ -**	**$ -**	**$ 108,143.65**	**$ 3,469.67**	**$ 111,613.32**

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MOUNTAIN VIEW CORRIDOR CONSTRUCTORS
A KIEWIT-CLYDE JOINT VENTURE

PCO 054 - WVC Enhancements - Rev 1

Description	C E-(TO) Qty	C E-UOM	Labor	Construction Equipment (Owned)	Fully Operated and Maintained Equipment	Materials & Supplies	Subcontract	Incidental Job Burden	Total
3575 SUP Lot									
RBI - Sleeve Mobilization	1	EA					$ 250.00	$ -	$ 250.00
RBI - 2" Cal Trees	9	EA					$ 3,690.00	$ -	$ 3,690.00
RBI - 5 Gal Plants	45	EA					$ 1,980.00	$ -	$ 1,980.00
RBI - 4" Steel Edging	400	LF					$ 2,000.00	$ -	$ 2,000.00
RBI - Weed Barrier Fabric	3,200	SF					$ 1,120.00	$ -	$ 1,120.00
RBI - Wood Bark Mulch	3,200	SF					$ 2,400.00	$ -	$ 2,400.00
RBI - Irrigation	1	PLS					$ 16,300.00	$ -	$ 16,300.00
City Standard 2' x 8' Steel Bench	1	EA					$ 2,527.20	$ -	$ 2,527.20
CVE - 3575 LP-02 (14' Height)	2	EA					$ 13,834.66	$ -	$ 13,834.66
NDC-051 Changes/Adjustments									
(Credit) 3575S Lot - Eliminate Steel Edging	-400	LF					$ (2,000.00)		$ (2,000.00)
3575S Lot - Install Mow Curb	400	LF					$ 5,800.00		$ 5,800.00
(Credit) 3575S Lot - Bark Mulch	-3200	SF					$ (2,400.00)		$ (2,400.00)
3575S Lot - 1" Cherokee	3200	SF					$ 8,544.00		$ 8,544.00
(Credit) 3575S Lot - Original Irrigation Controllers and Pedestal	-1	EA					$ (2,446.00)		$ (2,446.00)
3575S Lot - Upgraded Rainbird ESP-LXME with IQ Communication Cartridge and External Antenna	1	EA					$ 3,841.00		$ 3,841.00
Subtotal			**$ -**	**$ -**	**$ -**	**$ -**	**$ 55,440.86**	**$ -**	**$ 55,440.86**
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$ 1,663.23	$ 1,663.23
Total			**$ -**	**$ -**	**$ -**	**$ -**	**$ 55,440.86**	**$ 1,663.23**	**$ 57,104.09**
Markup %			**15%**	**10%**	**10%**	**10%**	**7.5%**	**15%**	
Markup Value			$ -	$ -	$ -	$ -	$ 4,158.06	$ 249.48	$ 4,407.55
Bond & Insurance @ 0.47%			$ -	$ -	$ -	$ -	$ 260.57	$ 7.82	$ 268.39
Grand Total 3575 SUP Lot			**$ -**	**$ -**	**$ -**	**$ -**	**$ 59,859.50**	**$ 1,920.53**	**$ 61,780.02**
Master's Dr / Marsha Dr									
CVE - Masters Drive LP-02 (14' Height)	3	EA					$ 21,388.86	$ -	$ 21,388.86
CVE - Marsha Drive LP-02 (14' Height)	1	EA					$ 30,775.30	$ -	$ 30,775.30
Subtotal			**$ -**	**$ -**	**$ -**	**$ -**	**$ 52,164.16**	**$ -**	**$ 52,164.16**
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$ 1,564.92	$ 1,564.92
Total			**$ -**	**$ -**	**$ -**	**$ -**	**$ 52,164.16**	**$ 1,564.92**	**$ 53,729.08**
Markup %			**15%**	**10%**	**10%**	**10%**	**7.5%**	**15%**	
Markup Value			$ -	$ -	$ -	$ -	$ 3,912.31	$ 234.74	$ 4,147.05
Bond & Insurance @ 0.47%			$ -	$ -	$ -	$ -	$ 245.17	$ 7.36	$ 252.53
Grand Total Master's Dr / Marsha Drt			**$ -**	**$ -**	**$ -**	**$ -**	**$ 56,321.64**	**$ 1,807.02**	**$ 58,128.66**
2400S / South Frontage Rd / 3100S									
CVE - South Frontage Road/2400S LP-07 (Industrial Cobra)	30	EA					$ 206,597.10	$ -	$ 206,597.10

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MOUNTAIN VIEW CORRIDOR CONSTRUCTORS
A KIEWIT-CLYDE JOINT VENTURE

PCO 054 - WVC Enhancements - Rev 1

Description	C E-(TO) Qty	C E-UOM	Labor	Construction Equipment (Owned)	Fully Operated and Maintained Equipment	Materials & Supplies	Subcontract	Incidental Job Burden	Total
CVE -3100S LP-07 (30' Height)	3	EA					$ 21,270.51	$ -	$ 21,270.51
Subtotal			**$ -**	**$ -**	**$ -**	**$ -**	**$ 227,867.61**	**$ -**	**$ 227,867.61**
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$ 6,836.03	$ 6,836.03
Total			**$ -**	**$ -**	**$ -**	**$ -**	**$ 227,867.61**	**$ 6,836.03**	**$ 234,703.64**
Markup %			**15%**	**10%**	**10%**	**10%**	**7.5%**	**15%**	
Markup Value			$ -	$ -	$ -	$ -	$ 17,090.07	$ 1,025.40	$ 18,115.47
Bond & Insurance @ 0.47%			$ -	$ -	$ -	$ -	$ 1,070.98	$ 32.13	$ 1,103.11
Grand Total 2400S / South Frontage Rd / 3100S			**$ -**	**$ -**	**$ -**	**$ -**	**$ 246,028.66**	**$ 7,893.56**	**$ 253,922.22**
Irrigation Controllers									
Provide Power to Irrigation Controllers (CVE)	10	EA					$ 50,000.00	$ -	$ 50,000.00
Install Water Meter (Noland)	1	EA					$ 25,000.00	$ -	$ 25,000.00
MVCC Installed Water Meters (Labor and Equipment)	9	EA							
Jared Baxter	97	MH	$ 5,343.21						$ 5,343.21
Tim Earnhart (Foreman)	122	MH	$ 7,986.98						$ 7,986.98
Gregorio Lopez	108	MH	$ 4,684.74						$ 4,684.74
Martin Lopez	108	MH	$ 5,030.39						$ 5,030.39
Heber Strong	40	MH	$ 1,992.40						$ 1,992.40
Slade Taylor	58	MH	$ 3,039.41						$ 3,039.41
Justin Warner	19	MH	$ 1,284.40						$ 1,284.40
Foreman Truck	122	MH		1,445.70					$ 1,445.70
CAT 305 - Mini Exc	3	WK			$ 3,771.00				$ 3,771.00
CAT 938 - Loader	3	WK			$ 7,452.00				$ 7,452.00
Irrigation Meters - Materials (Ferguson)	1	LS				$ 4,108.04			$ 4,108.04
Subtotal			**$ 29,361.53**	**$ 1,445.70**	**$ 11,223.00**	**$ 4,108.04**	**$ 75,000.00**	**$ -**	**$ 121,138.27**
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$ 3,634.15	$ 3,634.15
Total			**$ 29,361.53**	**$ 1,445.70**	**$ 11,223.00**	**$ 4,108.04**	**$ 75,000.00**	**$ 3,634.15**	**$ 124,772.42**
Markup %			**15%**	**10%**	**10%**	**10%**	**7.5%**	**15%**	
Markup Value			$ 4,404.23	$ 144.57	$ 1,122.30	$ 410.80	$ 5,625.00	$ 545.12	$ 12,252.03
Bond & Insurance @ 0.47%			$ 138.00	$ 6.79	$ 52.75	$ 19.31	$ 352.50	$ 17.08	$ 586.43
Grand Total Irrigation Controllers			**$ 33,903.76**	**$ 1,597.06**	**$ 12,398.05**	**$ 4,538.15**	**$ 80,977.50**	**$ 4,196.35**	**$ 137,610.87**

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MOUNTAIN VIEW CORRIDOR CONSTRUCTORS
A KIEWIT-CLYDE JOINT VENTURE

PCO 054 - WVC Enhancements - Rev 1

Description	C E-(TO) Qty	C E-UOM	Labor	Construction Equipment (Owned)	Fully Operated and Maintained Equipment	Materials & Supplies	Subcontract	Incidental Job Burden	Total
Site Furnishings and Design, Misc Items									
Trash Recepticle Post	2	EA				$ 1,077.29		$ -	$ 1,077.29
Bike Fix it Station	2	EA				$ 3,076.00		$ -	$ 3,076.00
Dumor Bench	2	EA				$ 2,957.00		$ -	$ 2,957.00
Water Fountain	1	EA				$ 4,942.00		$ -	$ 4,942.00
Install Site Furnishings	1	LS	$ 1,374.38	$ 118.50		$ 500.00		$ -	$ 1,992.88
Design Cost (Parsons)	1	LS					$ 25,200.00	$ -	$ 25,200.00
Subtotal			**$ 1,374.38**	**$ 118.50**	**$ -**	**$ 12,552.29**	**$ 25,200.00**	**$ -**	**$ 39,245.17**
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$ 1,177.36	$ 1,177.36
Total			**$ 1,374.38**	**$ 118.50**	**$ -**	**$ 12,552.29**	**$ 25,200.00**	**$ 1,177.36**	**$ 40,422.53**
Markup %			**15%**	**10%**	**10%**	**10%**	**7.5%**	**15%**	
Markup Value			$ 206.16	$ 11.85	$ -	$ 1,255.23	$ 1,890.00	$ 176.60	$ 3,539.84
Bond & Insurance @ 0.47%			$ 6.46	$ 0.56	$ -	$ 59.00	$ 118.44	$ 5.53	$ 189.99
Grand Total Site Furnishings and Design, Misc Items			**$ 1,587.00**	**$ 130.91**	**$ -**	**$ 13,866.51**	**$ 27,208.44**	**$ 1,359.49**	**$ 44,152.35**
Marsha Spur and Speed Tables									
Speed Tables (Craghead)	2	EA					$ 23,700.00		$ 23,700.00
(Credit) Asphalt at Speed Tables	(28)	Ton					$ (3,167.08)		$ (3,167.08)
Marsha Spur (See attached Pricing Breakout)	1	LS	$ 1,105.78	$ 608.35	$ 107.20	$ 287.61	$ 1,503.05		$ 3,611.99
Subtotal			**$ 1,105.78**	**$ 608.35**	**$ 107.20**	**$ 287.61**	**$ 22,035.97**	**$ -**	**$ 24,144.91**
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$ 724.35	$ 724.35
Total			**$ 1,105.78**	**$ 608.35**	**$ 107.20**	**$ 287.61**	**$ 22,035.97**	**$ 724.35**	**$ 24,869.26**
Markup %			**15%**	**10%**	**10%**	**10%**	**7.5%**	**15%**	
Markup Value			$ 165.87	$ 60.84	$ 10.72	$ 28.76	$ 1,652.70	$ 108.65	$ 2,027.53
Bond & Insurance @ 0.47%			$ 5.20	$ 2.86	$ 0.50	$ 1.35	$ 103.57	$ 3.40	$ 116.89
Grand Total Marsha Spur and Speed Tables			**$ 1,276.84**	**$ 672.04**	**$ 118.42**	**$ 317.72**	**$ 23,792.24**	**$ 836.40**	**$ 27,013.68**
UTA Lot Changes per NDC-051									
UTA Lot Wood Bark Mulch	(2,125)	SF					$ (1,593.75)		$ (1,593.75)
UTA Lot 4" Rock Mulch	2,125	SF					$ 2,762.50		$ 2,762.50
Added 4" Rock Mulch	1,200	SF					$ 1,560.00		$ 1,560.00
Added Weed Barrier Fabric	1,200	SF					$ 420.00		$ 420.00
UTA Lot - Eliminate Landscape and Irrigation	1	LS					$ (2,808.08)		$ (2,808.08)
UTA Lot - Stamped Concrete (Craghead)	800	SF					$ 5,920.00		$ 5,920.00
Subtotal			**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,260.67**	**$ -**	**$ 6,260.67**
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$ 187.82	$ 187.82
Total			**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,260.67**	**$ 187.82**	**$ 6,448.49**

$44,152.35
$27,013.68
13,506.84
50% cost split between UDOT and City

Mountain View Corridor Constructures
3959 West 1820 South Suite 250
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MOUNTAIN VIEW CORRIDOR CONSTRUCTORS
A KIEWIT-CLYDE JOINT VENTURE

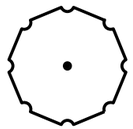
PCO 054 - WVC Enhancements - Rev 1

Description	C E-(TO) Qty	C E-UOM	Labor	Construction Equipment (Owned)	Fully Operated and Maintained Equipment	Materials & Supplies	Subcontract	Incidental Job Burden	Total
Markup %			15%	10%	10%	10%	7.5%	15%	
Markup Value			$ -	$ -	$ -	$ -	$ 469.55	$ 28.17	$ 497.72
Bond & Insurance @ 0.47%			$ -	$ -	$ -	$ -	$ 29.43	$ 0.88	$ 30.31
Grand Total UTA Lot Changes per NDC-051			**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,759.65**	**$ 216.88**	**$ ~~6,976.52~~**

Not included in Betterment costs

LANDSCAPE QUANTITIES AND GENERAL NOTES

PLANTING LEGEND:



DECIDUOUS TREE



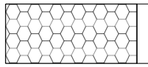
ORNAMENTAL TREE



SHRUBS



BOULDERS



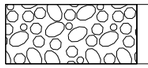
GROUND COVER



ROCK COBBLE



TURF SOD



3/4" AND 1.5" GRAVEL MULCH

GENERAL NOTES:

1. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATING PLANTING PITS. IF THERE IS A CONFLICT WITH UNDERGROUND UTILITIES, CONTACT LANDSCAPE ARCHITECT TO DETERMINE RESOLUTION AND \ PLANTING DESIGN MODIFICATION.
2. TREE LOCATIONS SHALL BE STAKED IN THE FIELD FOR ENGINEER'S' APPROVAL. SHRUB, PERENNIAL AND GROUND COVER BEDS SHALL BE LAID OUT FOR APPROVAL.
3. ALL SHRUB, PERENNIAL AND GROUND COVER PLANTINGS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED IN THE PLANS**.**
4. SHREDDED TREE BARK MULCH SHALL BE EVENLY PLACED THROUGHOUT SHRUB BEDS AS CALLED OUT ON THE PLANS TO A DEPTH OF 4 INCHES. LOCATIONS CALLED OUT TO RECEIVE COBBLE ROCK MULCH WITHIN UTA LOT SHALL HAVE 8 INCHES OF COBBLE ROCK PLACED. COBBLE ROCK AND WOOD BARK MULCH SAMPLES SHALL BE SUBMITTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACING ORDER. ALL MULCHED AREAS, TREE BARK OR ROCK, SHALL HAVE DEWITT PRO5 POLYPROPELENE WEED BARRIER OR APPROVED EQUAL PLACED PRIOR TO MULCH APPLICATION EXCEPT FOR PERENNIAL BEDS.
5. LANDSCAPE EDGER SHALL BE PLACED BETWEEN PLANTING BEDS AND GRASS. EDGER SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAILS.
6. ALL SOD SHALL BE A MIX OF TURF TYPE KENTUCKY BLUEGRASS.
7. ALL PLANTED AREAS SHALL HAVE SOIL PREPARATION PRIOR TO PLANTING. SOIL PREPARATION SHALL CONSIST AT A MINIMUM THE SCARIFICATION OF THE TOP 6" OF SOIL TO ADEQUATELY BREAK UP LARGE CLODS. CLODS SHALL BE A MAXIMUM SIZE OF 2" IN ANY DIRECTION FOR PLANT BEDS AND 1" IN ANY DIRECTION FOR SODDED AREAS.
8. LANDSCAPE BOULDERS SHALL BE PLACED AS SHOWN ON THE PLANS. CONTRACTOR SHALL STAKE BOULDER LOCATIONS PRIOR TO PLACEMENT FOR APPROVAL. BOULDERS SHALL HAVE A MINIMUM OF 4" BURIED BELOW GRADE AND SHALL NOT BE SET ON TOP OF FINISHED GRADE.
9. TREE WELLS ALONG 3500 SOUTH AND 5600 WEST SHALL HAVE 4" OF RED, 3/4" CRUSHED ROCK MULCH. ROCK SHALL BE FROM AMERICAN STONE AND BE THE CRUSHED CHEROKEE ROCK OR APPROVED EQUAL. PROVIDE SAMPLE OF ROCK FOR APPROVAL BY WEST VALLEY CITY A MINIMUM OF 2 WEEKS PRIOR TO DELIVERY.
10. TRAILHEADS SHALL HAVE 4" OF RED, 1.5" CRUSHED ROCK MULCH. ROCK SHALL BE FROM THE SAME SUPPLIER AS 3/4" ROCK. SAMPLES SHALL BE PROVIDED FOR APPROVAL BY WEST VALLEY CITY A MINIMUM OF 2 WEEKS PRIOR TO DELIVERY.
11. CONTRACTOR SHALL PROVIDE CUT SHEETS FOR ALL SITE FURNISHINGS FOR APPROVAL TO THE CITY A MINIMUM OF 2 WEEKS PRIOR TO ORDERING FURNISHINGS.
12. INFILTRATION WELL FOR THE DRINKING FOUNTAIN AT THE 3575 SOUTH TRAILHEAD SHALL BE INSPECTED BY CITY REPRESENTATIVE PRIOR TO FILLING WITH ROCK AND BACKFILLING TO ENSURE PROPER DEPTH, ROCK SIZE, GEOMEMBRANE COVERAGE AND LOCATION.
13. SEE LIGHTING PLANS FOR LIGHT FIXTURE INFORMATION AT TRAILHEADS.
14. TREES SHALL BE CENTERED IN TREE WELLS. ROTATE TREES AS NEEDED TO ALLOW NATURAL BRANCHING STRUCTURE TO WORK WITH LOCATION. AVOID LOWEST BRANCHES STICKING INTO TRAVEL LANE OR SIDEWALK AS MUCH AS POSSIBLE.

LANDSCAPE QUANTITY SUMMARY

ITEM DESCRIPTION	UNIT	QUANTITY	REMARKS
TURF SOD	SQ. FT.	1,030	KENTUCKY BLUEGRASS MIX
PLANT - 1 GALLON CONTAINER	EACH	119	
PLANT - 5 GALLON CONTAINER	EACH	190	
PLANT - 2" CALIPER	EACH	191	
PLANT - 2.5" CALIPER	EACH	24	
BOULDERS	EACH	10	
3/4" GRAVEL MULCH	CU. FT.	1,504	4" DEPTH
1.5" GRAVEL MULCH	CU. FT.	1,798	4" DEPTH
ROCK COBBLE	CU. FT.	2,240	8" DEPTH, 6" IN SIZE - UTA LOT ONLY
WOOD BARK MULCH	CU. FT.	679	4" DEPTH - UTA LOT ONLY
WEED BARRIER	SQ. YD.	1,712	DEWITT PRO5 POLYPROPELENE
METAL EDGING	LIN. FT.	352	METAL EDGER AT UTA LOT
IRRIGATION - SPRAY ZONES	SQ. FT.	3,086	
IRRIGATION - BUBBLER ZONES	EACH	928	WVC - 4/TREE - 1/SHRUB UTA - 2/TREE
IRRIGATION - SLEEVES	LIN. FT.	4,759	SEE DETAIL LS-003
IRRIGATION - DRIP LINE	LIN. FT.	660	
BENCH	EACH	2	SEE DETAIL LS-101
DRINKING FOUNTAIN	EACH	1	SEE DETAIL LS-101
TRASH RECEPTACLE POST	EACH	2	SEE DETAIL LS-103

PLANTING SUMMARY

SYMBOL & CALL OUT	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SHEET QUANTITIES											PROJECT TOTAL	REMARKS
					LS-35-01	LS-35-02	LS-35-03	LS-35-04	LS-35-05	LS-35-06	LS-56-01	LS-56-02	LS-Cilma Lot	LS-South Lot	UTA Lot		
ORNAMENTAL TREES	CI	Crataegus crus galli inermus	Thornless Cockspur Hawthorn	2" Cal.			9							3		12	
	PV	Prunus virginiana	Canadian Red Cherry	2" Cal.					27			2	3			32	
DECIDUOUS STREET TREES	AN	Acer negundo 'Sensation'	Sensation Boxelder	2" Cal.									4	6		10	
	GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2.5" Cal.					1		16	1	2		4	24	
	PA	Platanus acerifolia	London Planetree	2" Cal.											5	5	
	TC	Tilia cordata 'Rancho'	Rancho Littleleaf Linden	2" Cal.	5	12	11	11	17	5						61	
	UF	Ulmus 'Frontier'	Frontier Elm	2" Cal.	3	16	12	12	9	3						55	
	ZS	Zelkova serrata 'Musashino'	Musashino Zelkova	2" Cal.							11	5				16	
SHRUBS	HS	Hemerocallis 'Stella D'oro'	Stella D'oro Daylily	1 Gal.											29	29	
	RA	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 Gal.									10	13		23	
	RT	Rhus typhina 'Staghorn'	Staghorn Sumac	5 Gal.											3	3	
	RP	Rosa x 'Pink Floribunda'	Nearly Wild Rose	5 Gal.											19	19	
	YF	Yucca filamentosa 'Color Guard'	Varigated Yucca	5 Gal.									8	5		13	
GROUND COVERS	JS	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 Gal.											132	132	4' O.C.
ORNAMENTAL GRASSES	CA	Calamagrostis acu. 'Karl Foerster'	Reed Grass	5 Gal.									23	27		50	
	FO	Festuca ovina glauca	Blue Fescue	1 Gal.											28	28	
	MS	Miscanthus sinensis 'Goldbar'	Goldbar Maiden Grass	1 Gal.											10	10	

AS-BUILT

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/16/20	PMN	NDC-051 - WVC BETTERMENTS
0	10/01/19	PMN	RFC - 4100S/3500S/5600S FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
DATE
APPROVED
PROFESSIONAL ENGINEER

SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT
S-0085(9)
PROJECT NUMBER
PIN 13149

LANDSCAPE QUANTITIES

SHEET NO. LS-A

DGN: File:p:\\WW40\PWINT01.parsons.com\Utah State\Documents\MVC41005 SR201\60-Submittals\Roadway\Post Design\Final Design Documents\South Full Civil Works\08 - Electronic Files (Microstation & Other)\Landscape\Sheet Files\13149_S_LS_Landscape Quantities.dgn
22-APR-2021

GENERAL IRRIGATION NOTES

THE CONTRACTOR SHALL INSTALL ALL IRRIGATION COMPONENTS AND EQUIPMENT TO THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE UTAH TRANSIT AUTHORITY (UTA) AND CITY OF WEST VALLEY CITY.

THE DESIGN OF THE IRRIGATION SYSTEM ASSUMES A MINIMUM STATIC PRESSURE OF 55 PSI. VERIFY PRESSURE AND ADEQUATE FLOW RATES ON SITE PRIOR TO CONSTRUCTION. ANY VARIATION FROM THE ASSUMPTIONS GREAT ENOUGH TO ADVERSLEY AFFECT THE INTENDED DESIGN SHALL BE REPORTED TO THE PROJECT ENGINEER.

COORDINATE UTILITY LOCATES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

THE IRRIGATION PLANS ARE DIAGRAMMATIC, THEREFORE PLEASE NOTE THEFOLLOWING:
IRRIGATION EQUIPMENT MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR THE SAKE OF CLARITY. INSTALL IRRIGATION PIPE, WIRING, AND EQUIPMENT IN THE PLANTING AREAS TO THE EXTENT POSSIBLE.

IN CASE OF CONFLICTS WITH PLANTING AND SITE FEATURES, THE IRRIGATION SYSTEM MUST BE ADJUSTED TO ACCOMODATE THESE PROJECT AND / OR EXISTING ELEMENTS.

USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.

INSTALL MANUAL DRAINS AS DETAILED IN ALL LOW POINTS OF MAINLINE. ALL MAINLINE SHALL HAVE 18" OF COVER AND ALL LATERAL LINES SHALL HAVE 12" OF COVER MINIMUM, SEE DETAIL 4 ON SHEET IRR-101.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXACT LOCATIONS OF EACH IRRIGATION HEAD, VALVE, AND QUICK COUPLER TO ACCOMMODATE THE AS CONSTRUCTED SITE CONDITIONS AND PROVIDE COMPLETE AND EFFICIENT COVERAGE FOR ALL AREAS.

SELECT NOZZLES FOR THE SPRINKLER HEADS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH A MINIMUM OF OVERSPRAY FOR THE SITE CONDITIONS. TO MINIMIZE OVERSPRAY, USE PRESSURE COMPENSATING SCREENS IF UNIFORM LATERAL PRESSURE CANNOT BE ATTAINED WITH PRESSURE ADJUSTMENTS AT THE REMOTE CONTROL VALVE. ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE FOR EACH SPRINKLER PROVIDING BEST PERFORMANCE WITH MINIMUM OVERSPRAY.

THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE IRRIGATION SLEEVES. PIPES AND WIRING SHALL HAVE SEPERATE SLEEVES WHERE PAVED SURFACES ARE CROSSED. COORDINATE SLEEVING WITH PAVING CONTRACTOR. ANY PIPE OR WIRING CROSSING A PAVED SURFACE WHERE SLEEVING WAS NOT INSTALLED REQUIRES HORIZONTAL BORING AT THE CONTRACTORS EXPENSE.

REMOTE CONTROL WIRING SHALL BE A MINIMUM OF 14 GUAGE, UF UL OR PE UL RATED. WIRING SHALL BE PLACED A MINIMUM OF 6" FROM MAINLINE AT THE SAME DEPTH IN TRENCH AT BOTTOM OF MAINLINE.

CONTRACTOR SHALL COORDINATE EACH CONTROLLER'S POWER SOURCE LOCATION WITH WVC. ALL WORK DONE TO MEET THE ELECTRICAL REQUIREMENTS FOR THE IRRIGATION CONTROLLERS SHALL MEET THE APPLICABLE LOCAL AND NATIONAL CODES. 110 VOLT ELECTRIC LINES SHALL BE SLEEVED SEPARATELY FROM PIPES AND LOWER VOLTAGE WIRING. ENSUE POWER IS AVAILABLE TO ALL CONTROLLERS, NO BATTERY OPERATED CONTROLLERS.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS OF THE TAP, METER & BACKFLOW PREVENTER OR FILTER, IF THESE ELEMENTS HAVE BEEN RELOCATED OR REPLACED PER UTA'S OR WEST VALLEY CITY REQUIREMENTS AND FOR THE IRRIGATION CONTROLLER LOCATION - IF MOVED, INCLUDING THE FOUNDATION AND LOCATION FOR THE RAIN SENSOR. THE RAIN SENSOR SHALL BE LOCATED PER MANUFACTURER'S RECOMMENDATIONS TO AVOID THE POTENTIAL FOR VALDALISM.

ALL IRRIGATION COMPONENTS MUST BE COMPATIBLE WITH NON-POTABLE WATER SOURCE.

UTA LOT CONTROLLERS ARE EXISTING ON SITE AND SHALL REMAIN. IF THE EXISTING CONTROLLER IS RELOCATED, CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL COMPONENTS WITH UTA MAINTENANCE STAFF TO VERIFY CONTROLLER SIGNAL IS ADEQUATE, FREQUENCY IS ASSIGNED AND ALL SYSTEMS ARE OPERATIONAL.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH UTA AND WEST VALLEY CITY PRIOR TO PROCURING, INSTALLING, TESTING AND VERIFYING ALL EQUIPMENT REQUIRED FOR THE SYSTEM. ALL WVC IRRIGATION REQUIRES OPEN TRENCH INSPECTION BY WVC PARKS PRIOR TO BURYING.

IRRIGATION SLEEVE LOCATION TAB

SLEEVE NAME	STATION		OFF - SET	SLEEVE LENGTH	TYPE	COMMENTS
UTA LOT						
A	3534+30.8	3534+30.8	122.8' S	28.0'	4" HDPE	UNDER DRIVE SURFACE
B	3534+27.5	3534+27.5	93.34' S	8'	4" HDPE	UNDER SIDEWALK
C	3534+53.0	3534+81.0	153.52' S	28'	4" HDPE	UNDER DRIVE SURFACE
D	3535+13.0	3535+41.0	153.52' S	28'	4" HDPE	UNDER DRIVE SURFACE
E	3535+71.0	3536+01.0	121' S	30'	4" HDPE	UNDER DRIVE SURFACE
F	3535+15.0	3535+14.0	121' S	9'	4" HDPE	UNDER SIDEWALK
3500 S / 5600 W / TRAILHEADS						
3500 SOUTH	WB SUMMARY			1,533	4" PVC	
	EB SUMMARY			1,447	4" PVC	
5600 WEST	SB SUMMARY			861	4" PVC	
	NB SUMMARY			772	4" PVC	
TRAILHEADS	3575			15	4" PVC	
	CILMA			0	4" PVC	

IRRIGATION FLAG NOTES

1. INSTALL TWO ADDITIONAL #14 AWG WIRES FROM CONTROLLER TO FURTHEST INDICATED AUTOMATIC CONTROL VALVE ASSEMBLY FOR USE AS SPARE WIRES IN CASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF EACH SPARE WIRE IN VALVE BOX. ROUTE WIRES IN SUCH A MANNER THAT THE FURTHEST REMOTE CONTROL VALVE IN BOTH DIRECTIONS HAS AT LEAST TWO SPARE WIRES ROUTED TO IT.

2. GROUND ALL CONTROLLER CLOCKS WITH AN 8 FOOT GROUNDING ROD, USING A #6 OR LARGER SOLID COPPER WIRE OR PER CITY STANDARDS.

3. DUE TO PRESSURE LOSS IN LONGER RUNS, INCREASE PIPE SIZE BY 1/4". ALL PVC LATERAL PIPING SHALL BE SIZED AS FOLLOWS:

   8-12 GPM = 1"
   12-22 GPM = 1 1/4"
   22-30 GPM = 1 1/2"
   30-50 GPM = 2"
   50 & GREATER GPM = 2 1/2"

   ALL PIPE RUNS FURTHER THAN 400' FROM VALVE SHALL BE INCREASED BY 1/4" LARGER THAN REQUIREMENTS ABOVE.

4. ALL PVC PIPE SHALL BE RATED ASTM D 1784 OR 1785. CONTRACTOR SHALL ENSURE ALL PIPING SHALL NOT HAVE A FLOW THAT EXCEEDS 5 FEET PER SECOND AS SHOWN ON THE LATERAL SIZING ABOVE.

5. THE IRRIGATION CONTRACTOR SHALL PROVIDE UTA AND WEST VALLEY CITY WITH IRRIGATION SYSTEM REDLINED AS-BUILT DRAWINGS OF ALL COMPONENTS. THESE REDLINES SHALL BE UPDATED WEEKLY AND AVAILABLE FOR INSPECTION BY UTA STAFF. REDLINES SHALL BE DONE ON 24" X 36" IRRIGATION PLAN SHEETS BY THE SUPERINTENDENTS DIRECTLY DOING THE WORK.

IRRIGATION STATION CALLOUT KEY

X-1
22.57 GPM
1½"

- CONTROLLER AND STATION NUMBER
- VALVE FLOW RATE IN GALLONS / MINUTE
- REMOTE CONTROL VALVE SIZE IN INCHES
  - BUB - TREE ONLY BUBBLER ZONE
  - SPRAY - POP UP SPAY ZONE

PROJECT IRRIGATION CONTROLLER CHART

STATION	CONTROLLER CALLOUT	CONTROLLER SIZE	CONTROLLER NOTES
UTA LOT	X-1	24	EXISTING RAINBIRD MAXICOM, ESP24
3514+90 (L)	A	8	WEST VALLEY CITY CONTROLLERS SHALL BE LOCATED NEAR BACKFLOWS WITH CITY APPROVAL RAINBIRD ESP - 8LXME - WITH ANTENNA - INTERFACE / MODEM - WEATHERPROOF CABINET OR STAINLESS STEEL ENCLOSURE
3515+10 (R)	B	8	
3525+10 (L)	C	8	
3527+50 (R)	D	8	
3531+80 (R)	E	8	
3600+00 (L)	F	8	
5613+80 (L)	G	8	
5614+80 (R)	H	8	
3575 SOUTH	I	8	
CILMA LOT	J	8	

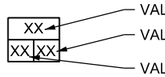
UTA & WVC IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	UTA QTY	WVC QTY
	RAINBIRD 1806-SAM-PRS 5Q-B STREAM BUBBLER 6" POPUPS WITH CHECK VALVE, PCS SCREENS,16Q PCS-20 (O.5 GPM) (2 PER TREE) REDUCE RADIUS AS REQUIRED.	18	-
	RAINBIRD 1401 FULL CIRCLE TRICKLE PATTERN: (O.25 GPM) (4 PER TREE) ADJUST RADIUS AS REQUIRED.	-	824
	RAINBIRD 1402 FULL CIRCLE TRICKLE PATTERN: (O.25 GPM) (1 PER SHRUB) ADJUST RADIUS AS REQUIRED.	-	86
	POP-UP SPRAY SPRINKLER: RAINBIRD 1804-NP SPRAY HEADS WITH U SERIES NOZZLES, NOZZLE PRESSURE: 25 PSI; RADIUS: 5-12 FEET; FLOW RATE: 0.26 TO 1.2 GPM UTA LOT ONLY-HUNTER PRO-SPRAY (PROS-04-CV-R) WITH RAINBIRD U-SERIES NOZZLE.		
	1804-U8H	63	-
	1804-U12F	5	-
	1804-U8Q	13	-
	1804-U12Q	3	-
	1804-SST H (FLOW RATE .36-4'X28')	10	-
	1804-LCS OR RCS (FLOW RATE 0.18-4'X14')	3	-

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	QTY
	RAINBIRD XCZ-100-PRB-COM DRIP CONTROL KIT, 1" PESB VALVE, 1" BASKET FILTER, AND 40 PSI PRESSURE REGULATOR, 1" BALL VALVE.	3	-
	RAINBIRD 1.5" PEB VALVE AND 40 PSI PRESSURE REGULATOR, 1" BALL VALVE.	8	14

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	QTY
	RAINBIRD 5LRC 1" QUICK COUPLER VALVE, ONE PIECE BODY, LOCKING COVER	3	10
	MATCO 200RTD DUCTILE IRON EPOXY COATED & RESILIENT WEDGE	2	-
BF	FEBCO 825YA 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTOR	1	10
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 ONLY LATERAL TRANSITION PIPE SIZE 11#4" AND ABOVE ARE INDICATED ON THE RUN, WITH ALL OTHER BEING 1" IN SIZE	1,485'	9,373'
	IRRIGATION MAINLINE: PVC SCHEDULE 40	265'	575'
	PIPE SLEEVE: HDPE PE3408 DR 11 16PSI TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 12 INCHES BEYOND EDGE OF PAVING OR CONSTRUCTION.	127'	5,196

VALVE CALLOUT



AS-BUILT

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/16/20	PMN	NDC-051 - WVC BETTERMENTS
0	10/01/19	PMN	RFC - 4100S/3500S/5600W FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

APPROVED

PROFESSIONAL ENGINEER

DRAWN BY JCM | CHECKED BY PMN | QC | DATE

SR-85, MVC; 4100 SOUTH TO SR-201

PIN 13149

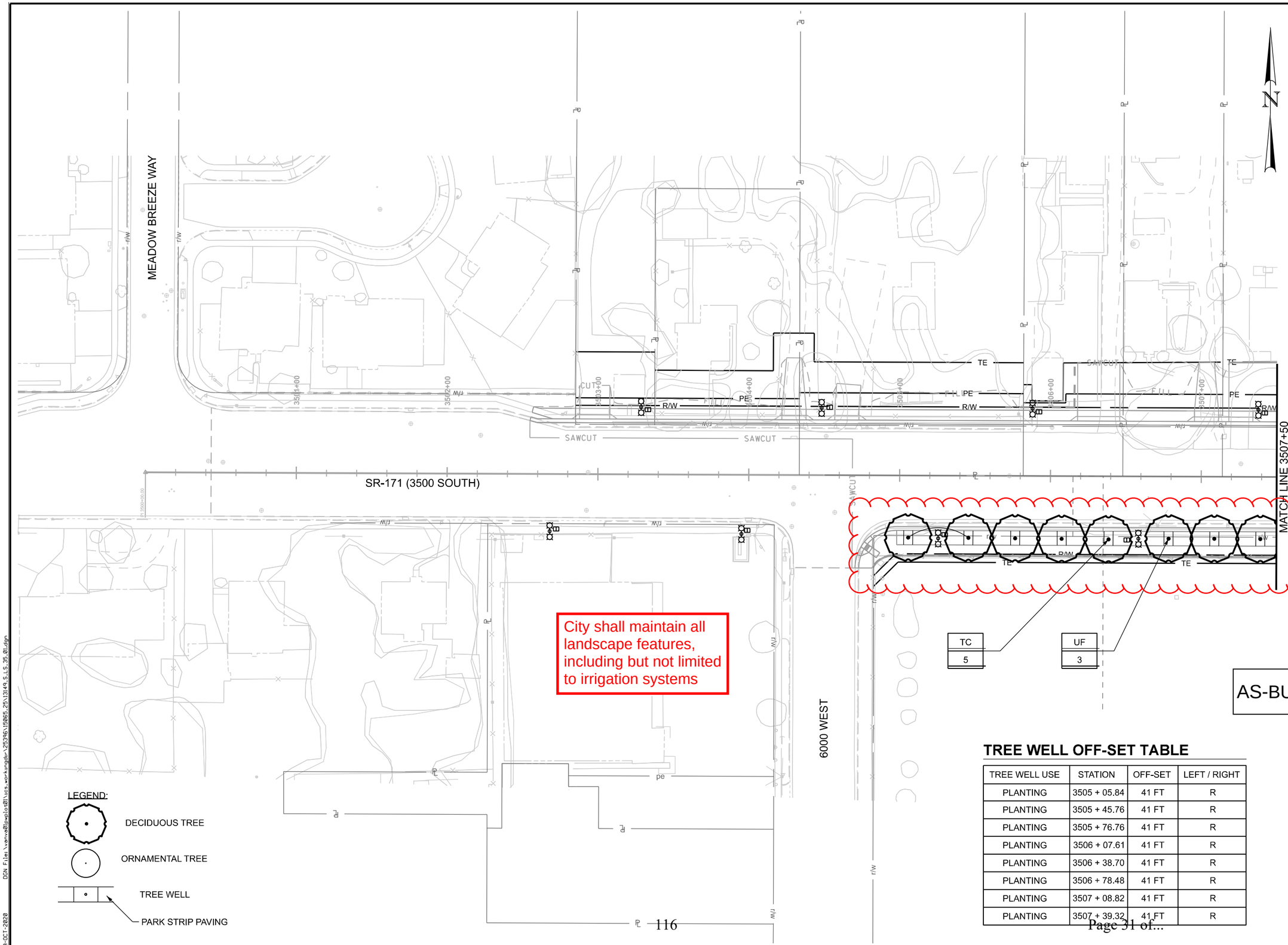
S-0085(9)

IRRIGATION GENERAL NOTES

PROJECT | PROJECT NUMBER

SHEET NO. LS-B

DGN File: C:\Users\Colton.Sidoran\OneDrive - Kiewit Corporation\MVC_SHEET SETS_COMPLETE\WORKING SETS-NEED REDLINES\SSFCW_LANDSCAPING\13149_S_LS_Irr_Gen_Notes.dgn
22-APR-2021



TREE WELL OFF-SET TABLE

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	3505 + 05.84	41 FT	R
PLANTING	3505 + 45.76	41 FT	R
PLANTING	3505 + 76.76	41 FT	R
PLANTING	3506 + 07.61	41 FT	R
PLANTING	3506 + 38.70	41 FT	R
PLANTING	3506 + 78.48	41 FT	R
PLANTING	3507 + 08.82	41 FT	R
PLANTING	3507 + 39.32	41 FT	R

AS-BUILT

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY: JCM
QC CHECKED BY: PMN
10/09/20 DATE

APPROVED
PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9)
PIN: 13149
LANDSCAPE (3500 S)

SHEET NO. 35-LS-01

DGN File: \\srv-s01\projdir\25396\15065_25\13149_S_LS_35_01.dgn
9-OCT-2020

AS-BUILT

RELOCATED DUE TO UTILITY CONFLICT

SR-171 (3500 SOUTH)

SEE 35-LS-01 MATCH LINE 3507+50

MATCH LINE 3514+50 SEE 35-LS-03

EMPTY TREE WELL FOR IRRIGATION EQUIPMENT

HUNTER PARK

UF 5

TC 4

UF 1

UF 4

TC 4

UF 1

TC 4

UF 5

LEGEND:

DECIDUOUS TREE

ORNAMENTAL TREE

TREE WELL

PARK STRIP PAVING

City shall maintain all landscape features, including but not limited to irrigation systems

TREE WELL OFF-SET TABLE

FDC-0101

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT	TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	3507 + 69.37	41 FT	R	~~PLANTING~~ IRR / PLANT	3513 + 58.16	61.75 FT	R
PLANTING	3508 + 09.24	41 FT	R	~~PLANTING~~ PLANTING	3513 + 86.90	63 FT	R
PLANTING	3508 + 38.36	41 FT	R	IRR / PLANT	3514 + 12.44	63.5 FT	R
PLANTING	3508 + 67.29	41.5 FT	R	PLANTING	3514 + 55.44	63.5 FT	R
PLANTING	3508 + 95.70	42 FT	R	PLANTING	3510 + 65.00	33.25 FT	L
PLANTING	3510 + 68.67	43.75 FT	R	PLANTING	3510 + 89.43	33.5 FT	L
PLANTING	3510 + 98.38	44.5 FT	R	PLANTING	3511 + 63.11	33.5 FT	L
PLANTING	3511 + 28.33	45 FT	R	PLANTING	3511 + 91.79	33.5 FT	L
PLANTING	3511 + 58.24	45.75 FT	R	IRR /PLANT	3513 + 88.57	33.5 FT	L
PLANTING	3511 + 98.21	47 FT	R	PLANTING	3514 + 17.55	33.5 FT	L
PLANTING	3512 + 28.78	49.25 FT	R	PLANTING	3514 + 49.18	33.5 FT	L
PLANTING	3512 + 58.29	52 FT	R	PLANTING	3514 + 78.20	33.5 FT	L
PLANTING	3512 + 88.26	56 FT	R	PLANTING	3515 + 28.27	33.5 FT	L
PLANTING	3513 + 29.27	60 FT					

REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS	

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
DATE 10/09/20

APPROVED
PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9)
PIN 13149
LANDSCAPE (3500 S)

SHEET NO. 35-LS-02

DGN: F:\ac\vwa8\projects01\vcs_workingdir\2539\15065_26\13149_S_LS_35_02.dgn
9-OCT-2020

Released for Construction 10.12.2020

TREE WELL OFF-SET TABLE

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	3515 + 57.79	33.5 FT	L
PLANTING	3516 + 61.98	33.5 FT	L
PLANTING	3516 + 89.16	33.5 FT	L
PLANTING	3517 + 16.23	33.5 FT	L
PLANTING	3517 + 44.46	35 FT	L
PLANTING	3517 + 69.83	47.75 FT	L
PLANTING	3521 + 77.21	55.75 FT	L
PLANTING	3522 + 03.25	43.5 FT	L
PLANTING	3522 + 31.49	42.5 FT	L
PLANTING	3522 + 59.85	42.5 FT	L
PLANTING	3523 + 25.53	42.5 FT	L
PLANTING	3523 + 49.39	42.5 FT	L

RELOCATED DUE TO UTILITY CONFLICT

RELOCATED DUE TO UTILITY CONFLICT

City shall maintain all landscape features, including but not limited to irrigation systems

SR-85 (MOUNTAIN VIEW CORRIDOR)

SR-171 (3500 SOUTH)

RAMP 35C

RAMP 35A

RAMP 35B

RAMP 35D

SW SPUR TO 3500S

SE SPUR TO 3500S

SHARED USE PATH

SHARED USE PATH

NE SPUR TO 3500S

SEE 35-LS-02 MATCH LINE 3515+50

SEE 35-LS-04 MATCH LINE 3523+50

UF 1 TC 6

TC 5 CI 3

UF 6 CI 3

UF 5 CI 3

LEGEND:

DECIDUOUS TREE

ORNAMENTAL TREE

TREE WELL

PARK STRIP PAVING

AS-BUILT

TREE WELL OFF-SET TABLE

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	3515 + 95.43	76.5 FT	R
PLANTING	3516 + 19.13	76.5 FT	R
PLANTING	3516 + 72.57	76.5 FT	R
PLANTING	3517 + 28.06	76.5 FT	R
PLANTING	3517 + 61.45	83 FT	R
PLANTING	3522 + 89.21	79.5 FT	R
PLANTING	3523 + 26.68	79.5 FT	R

REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS	

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

APPROVED
PROFESSIONAL ENGINEER

DRAWN BY JCM
CHECKED BY PMN
QC
DATE 10/09/20

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9)
PIN: 13149
LANDSCAPE (3500 S)

SHEET NO. 35-LS-03

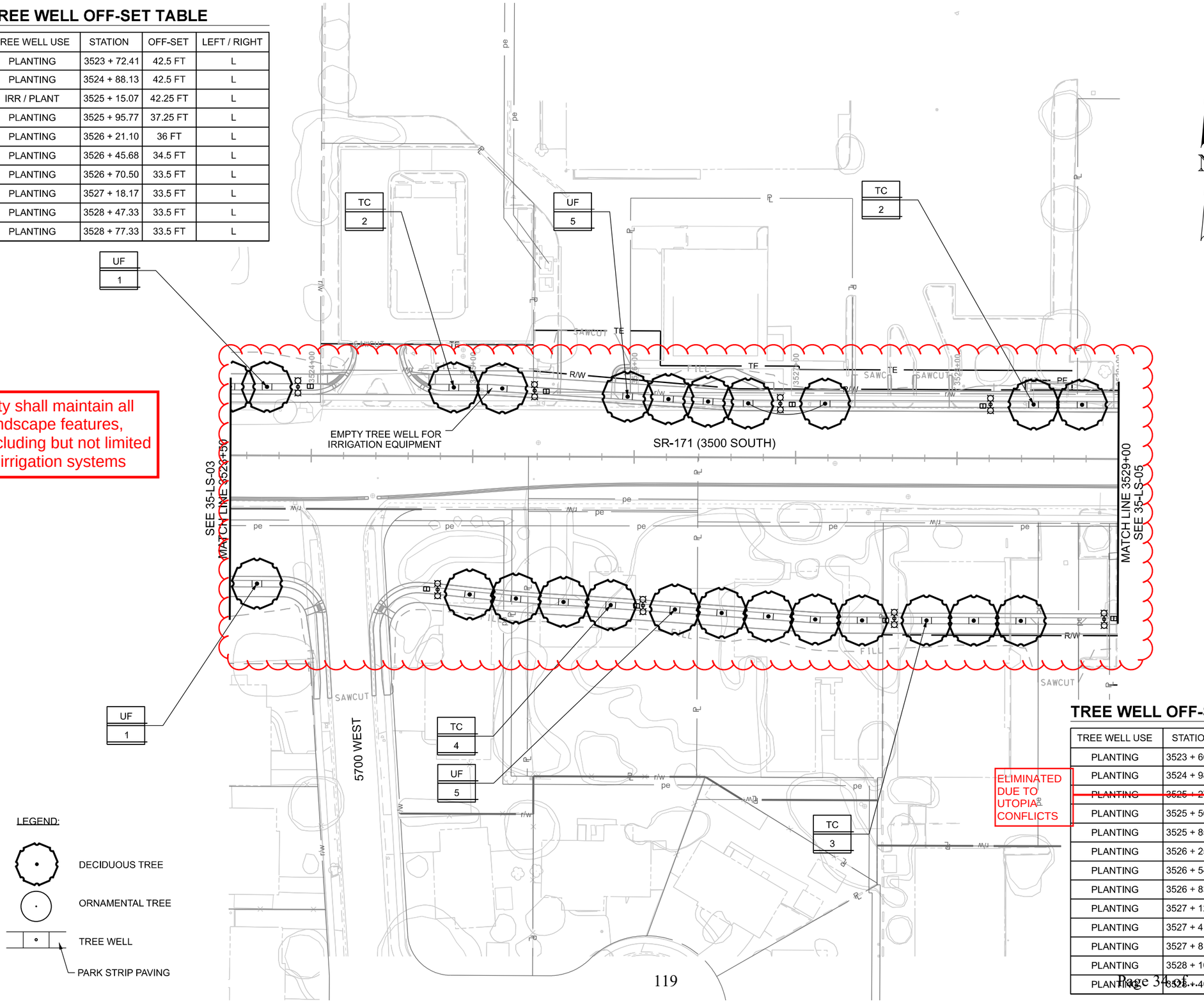
DGN: File: \\envs8\projects01\ns\workingdir\25396\16865.27\13149_S_LS_35_03.dgn
9-OCT-2020

AS-BUILT

TREE WELL OFF-SET TABLE

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	3523 + 72.41	42.5 FT	L
PLANTING	3524 + 88.13	42.5 FT	L
IRR / PLANT	3525 + 15.07	42.25 FT	L
PLANTING	3525 + 95.77	37.25 FT	L
PLANTING	3526 + 21.10	36 FT	L
PLANTING	3526 + 45.68	34.5 FT	L
PLANTING	3526 + 70.50	33.5 FT	L
PLANTING	3527 + 18.17	33.5 FT	L
PLANTING	3528 + 47.33	33.5 FT	L
PLANTING	3528 + 77.33	33.5 FT	L

City shall maintain all landscape features, including but not limited to irrigation systems



LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- TREE WELL
- PARK STRIP PAVING

TREE WELL OFF-SET TABLE

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	3523 + 66.68	79.5 FT	R
PLANTING	3524 + 98.46	85.5 FT	R
~~PLANTING~~	~~3525 + 27.13~~	~~88 FT~~	~~R~~
PLANTING	3525 + 56.58	90 FT	R
PLANTING	3525 + 85.86	91.75 FT	R
PLANTING	3526 + 25.66	94.25 FT	R
PLANTING	3526 + 54.63	96.25 FT	R
PLANTING	3526 + 83.60	98.5 FT	R
PLANTING	3527 + 12.58	100 FT	R
PLANTING	3527 + 41.63	100.75 FT	R
PLANTING	3527 + 81.54	100.5 FT	R
PLANTING	3528 + 10.77	100.5 FT	R
PLANTING	3528 + 40.00	100.5 FT	R

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY: JCM
QC CHECKED BY: PMN
10/09/20 DATE

APPROVED
PROFESSIONAL ENGINEER

SR-85, MVC; 4100 SOUTH TO SR-201
PIN 13149
S-0085(9)
LANDSCAPE (3500 S)

PROJECT
PROJECT NUMBER

SHEET NO. 35-LS-04

DGN File: \\env-slcfps01\projects01\tcs_workingdir\253961\15865.28\13149.5.LS.35.04.dgn
9-OCT-2020

TREE WELL OFF-SET TABLE (5600)

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT	TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	5606 + 51.09	49.5 FT	R	PLANTING	5606 + 63.43	60.5 FT	L
PLANTING	5606 + 68.31	49.5 FT	R	PLANTING	5606 + 81.43	60.5 FT	L
PLANTING	5606 + 84.99	49.5 FT	R	PLANTING	5606 + 99.43	60.5 FT	L
PLANTING	5607 + 20.05	49.5 FT	R	PLANTING	5607 + 17.43	60.5 FT	L
PLANTING	5607 + 35.95	49.5 FT	R	PLANTING	5607 + 36.84	60.5 FT	L
PLANTING	5607 + 52.07	49.5 FT	R	PLANTING	5607 + 56.48	60.5 FT	L
PLANTING	5607 + 72.07	49.5 FT	R	PLANTING	5607 + 87.44	60.5 FT	L
PLANTING	5607 + 87.32	49.5 FT	R	PLANTING	5610 + 38.79	69.5 FT	L
PLANTING	5608 + 02.26	49.5 FT	R	PLANTING	5610 + 60.45	69.5 FT	L
PLANTING	5610 + 35.34	49.5 FT	R	PLANTING	5610 + 81.93	69.5 FT	L
PLANTING	5610 + 56.60	49.5 FT	R	PLANTING	5611 + 22.53	69.5 FT	L
PLANTING	5611 + 13.48	49.5 FT	R	PLANTING	5611 + 44.02	69.5 FT	L
PLANTING	5611 + 30.53	49.5 FT	R	PLANTING	5611 + 65.38	69.5 FT	L
PLANTING	5611 + 50.64	49.5 FT	R				
PLANTING	5611 + 85.02	49.5 FT	R				

SEE 56-LS-01
MATCH LINE 5612+00

5612+00

SR-172 (5600 WEST)

PV 6

TC 2

GT 1

PV 5

TC 5

TC 1

City shall maintain all landscape features, including but not limited to irrigation systems

SR-171 (3500 SOUTH)

UF 5

UF 4

SEE 35-LS-04
MATCH LINE 3529+00

MATCH LINE 3537+00
SEE 35-LS-06

TC 5

TC 3

PV 7

PV 9

SEE 56-LS-02
MATCH LINE 5606+40

TREE WELL OFF-SET TABLE (3500)

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT	TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	3529 + 18.77	100.5 FT	R	PLANTING	3529 + 52.15	33.5 FT	L
PLANTING	3529 + 48.77	100.5 FT	R	PLANTING	3529 + 79.72	33.5 FT	L
PLANTING	3529 + 78.77	100.5 FT	R	PLANTING	3532 + 02.69	37.5 FT	L
PLANTING	3532 + 12.11	91.5 FT	R	PLANTING	3532 + 32.69	37.5 FT	L
PLANTING	3532 + 40.57	91.5 FT	R	PLANTING	3532 + 78.56	37.5 FT	L
PLANTING	3532 + 69.03	91.5 FT	R	PLANTING	3533 + 06.94	37.5 FT	L
PLANTING	3532 + 97.49	91.5 FT	R	PLANTING	3533 + 35.32	37.5 FT	L
PLANTING	3533 + 57.26	91.5 FT	R	PLANTING	3534 + 09.09	37.5 FT	L
PLANTING	3536 + 31.85	80.75 FT	R	PLANTING	3534 + 66.85	37.5 FT	L
				PLANTING	3534 + 98.11	37.5 FT	L
				PLANTING	3535 + 62.05	35.25 FT	L
				PLANTING	3535 + 94.80	34 FT	L
				PLANTING	3536 + 63.21	33.75 FT	L

UTA LOT

SEE SHEET LS-002
FOR UTA PARKING LOT

LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- TREE WELL
- PARK STRIP PAVING

AS-BUILT

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
DATE 10/09/20

APPROVED
PROFESSIONAL ENGINEER

SR-85, MVC; 4100 SOUTH TO SR-201

PROJECT
PROJECT NUMBER S-0085(9)
PIN 13149

LANDSCAPE (3500 S)

SHEET NO. 35-LS-05

DGN File: \\envs8\projects01\tcs_workingdir\25395\15065_29\13149_S_LS_35_05.dgn
9-OCT-2020

AS-BUILT

3537+00

SEE 35-LS-05
MATCH LINE 3537+00

SUNSHADE DR

ROSEMARY ST

SR-171 (3500 SOUTH)

3538+00 3539+00 3540+00 3541+00 3542+00 3543+00 3544+00 3545+00

SAWCUT

R/W

TE

UF 3

TC 1

TC 4

City shall maintain all landscape features, including but not limited to irrigation systems

ELIMINATED DUE TO UTILITY CONFLICTS

TREE WELL OFF-SET TABLE

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	3537 + 06.73	72.5 FT	R
PLANTING	3537 + 57.78	67 FT	R
~~PLANTING~~	~~3537 + 87.25~~	~~64 FT~~	~~R~~
PLANTING	3538 + 17.29	60.5 FT	R
PLANTING	3539 + 12.49	53.75 FT	R
PLANTING	3539 + 84.94	53.5 FT	R
PLANTING	3540 + 24.86	53.5 FT	R
PLANTING	3540 + 45.92	53.5 FT	R

LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- TREE WELL
- PARK STRIP PAVING

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
10/09/20 DATE

APPROVED
PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
LANDSCAPE (3500 S)

SHEET NO. 35-LS-06

DGN File: \\env-slcfpsfs01\tcs_workgroup\253965\165655_30\13149_S_LS_35_06.dgn
9-OCT-2020

AS-BUILT

City shall maintain all landscape features, including but not limited to irrigation systems

GT 2 | ZS 6 | GT 4 | GT 6 | ZS 5 | GT 4

EMPTY TREE WELL FOR IRRIGATION EQUIPMENT

SR-172 (5600 WEST)

SEE 35-RD-05 MATCH LINE 5612+00

EMPTY TREE WELL FOR IRRIGATION EQUIPMENT

LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- TREE WELL
- PARK STRIP PAVING

TREE WELL OFF-SET TABLE

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT	TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	5612 + 13.01	44.75 FT	R	PLANTING	5612 + 56.22	69.5 FT	L
PLANTING	5612 + 36.57	44.75 FT	R	PLANTING	5612 + 86.29	69.5 FT	L
PLANTING	5612 + 59.65	44.75 FT	R	~~PLANTING IRR / PLANT~~	5613 + 79.75	64.25 FT	L
PLANTING	5612 + 83.56	44.75 FT	R	PLANTING	5614 + 05.80	63 FT	L
PLANTING	5613 + 84.52	44.5 FT	R	PLANTING	5614 + 28.82	61.5 FT	L
PLANTING	5614 + 11.95	44.5 FT	R	PLANTING	5614 + 51.74	59.75 FT	L
PLANTING	5614 + 52.13	44.5 FT	R	~~IRR / PLANT PLANTING~~	5614 + 74.88	59.5 FT	L
IRR / PLANT	5614 + 86.73	45 FT	R	PLANTING	5615 + 23.95	59.5 FT	L
PLANTING	5615 + 40.02	45.25 FT	R	PLANTING	5616 + 43.82	54.5 FT	L
PLANTING	5615 + 80.67	45.25 FT	R	PLANTING	5616 + 67.75	52 FT	L
PLANTING	5616 + 13.61	45.25 FT	R	PLANTING	5616 + 93.12	50 FT	L
PLANTING	5616 + 33.88	45.5 FT	R	PLANTING	5617 + 15.61	48.5 FT	L
PLANTING	5616 + 53.30	45.5 FT	R				
PLANTING	5616 + 74.66	45 FT	R				
PLANTING	5617 + 12.87	45 FT	R				

FDC-0101

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS

REVISIONS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

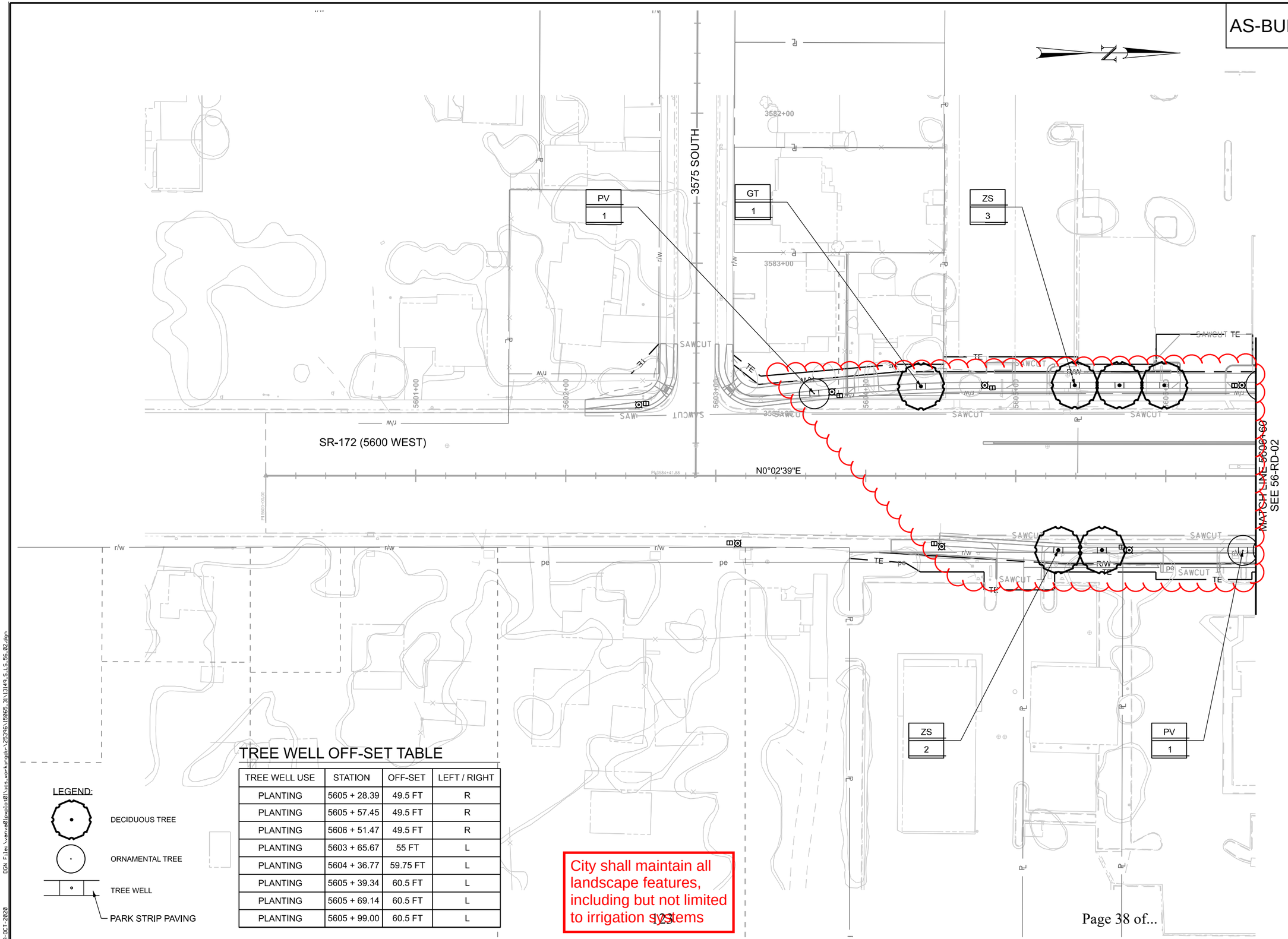
DRAWN BY: JCM
QC CHECKED BY: PMN
DATE: 10/09/20
APPROVED
PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9)
PIN: 13149
LANDSCAPE (5600 W)

SHEET NO. 56-LS-01

DGN File: \\envu01pw-plot01\ces_workingdir\25396\f0865.33\13149_S_LS_56_01.dgn
9-OCT-2020

AS-BUILT



LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- TREE WELL
- PARK STRIP PAVING

TREE WELL OFF-SET TABLE

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	5605 + 28.39	49.5 FT	R
PLANTING	5605 + 57.45	49.5 FT	R
PLANTING	5606 + 51.47	49.5 FT	R
PLANTING	5603 + 65.67	55 FT	L
PLANTING	5604 + 36.77	59.75 FT	L
PLANTING	5605 + 39.34	60.5 FT	L
PLANTING	5605 + 69.14	60.5 FT	L
PLANTING	5605 + 99.00	60.5 FT	L

City shall maintain all landscape features, including but not limited to irrigation systems

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REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS	

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
DATE 10/09/20

APPROVED
PROFESSIONAL ENGINEER

SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT
S-0085(9) PIN 13149
PROJECT NUMBER
LANDSCAPE (5600 W)

SHEET NO. 56-LS-02

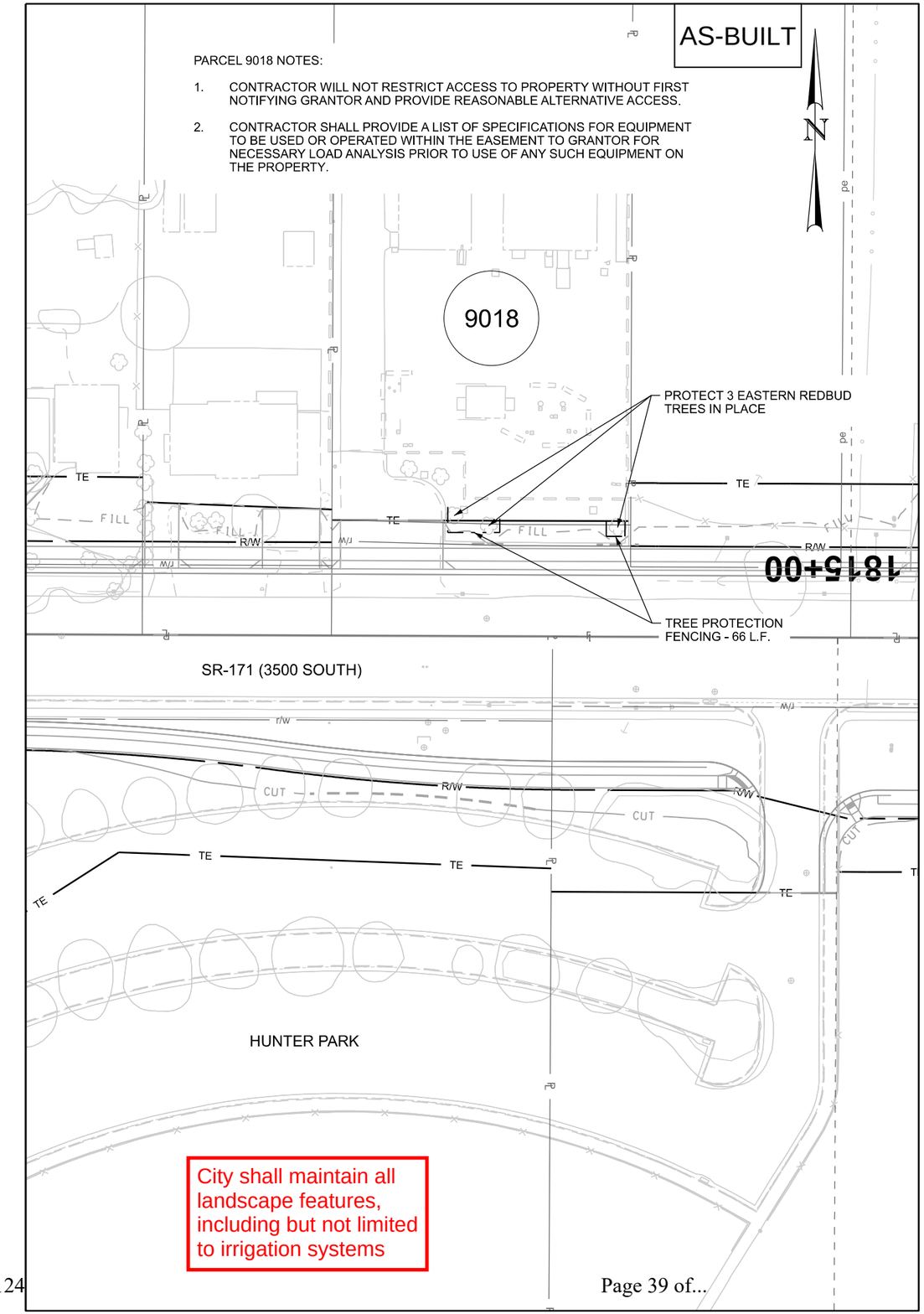
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9-OCT-2020

AS-BUILT

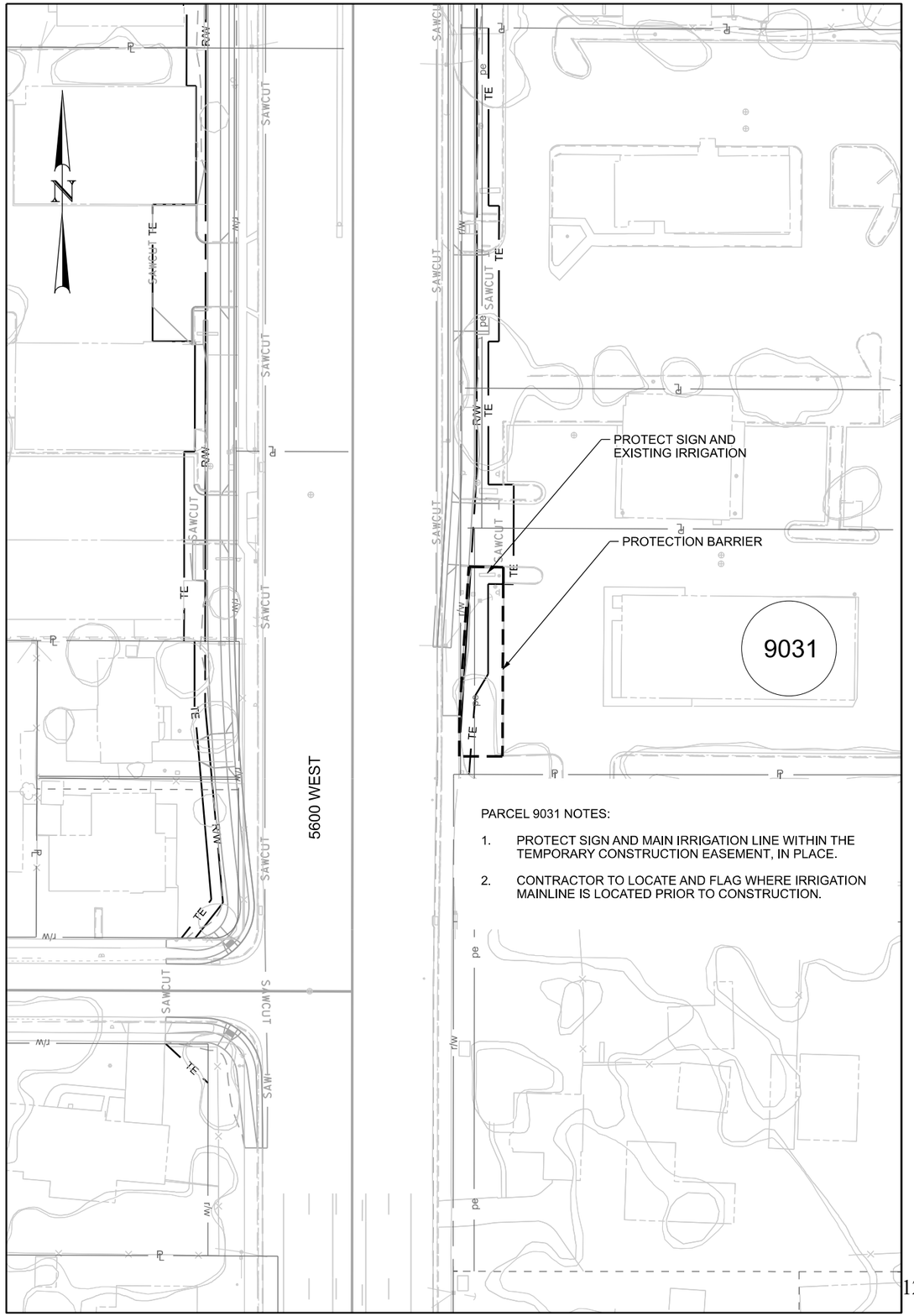
PARCEL 9018 NOTES:

1. CONTRACTOR WILL NOT RESTRICT ACCESS TO PROPERTY WITHOUT FIRST NOTIFYING GRANTOR AND PROVIDE REASONABLE ALTERNATIVE ACCESS.

2. CONTRACTOR SHALL PROVIDE A LIST OF SPECIFICATIONS FOR EQUIPMENT TO BE USED OR OPERATED WITHIN THE EASEMENT TO GRANTOR FOR NECESSARY LOAD ANALYSIS PRIOR TO USE OF ANY SUCH EQUIPMENT ON THE PROPERTY.



City shall maintain all landscape features, including but not limited to irrigation systems



PARCEL 9031 NOTES:

1. PROTECT SIGN AND MAIN IRRIGATION LINE WITHIN THE TEMPORARY CONSTRUCTION EASEMENT, IN PLACE.

2. CONTRACTOR TO LOCATE AND FLAG WHERE IRRIGATION MAINLINE IS LOCATED PRIOR TO CONSTRUCTION.

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	10/01/19	PMN	RFC - 4100S/3500S/5600W FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN

APPROVED
PROFESSIONAL ENGINEER
10/07/19 DATE

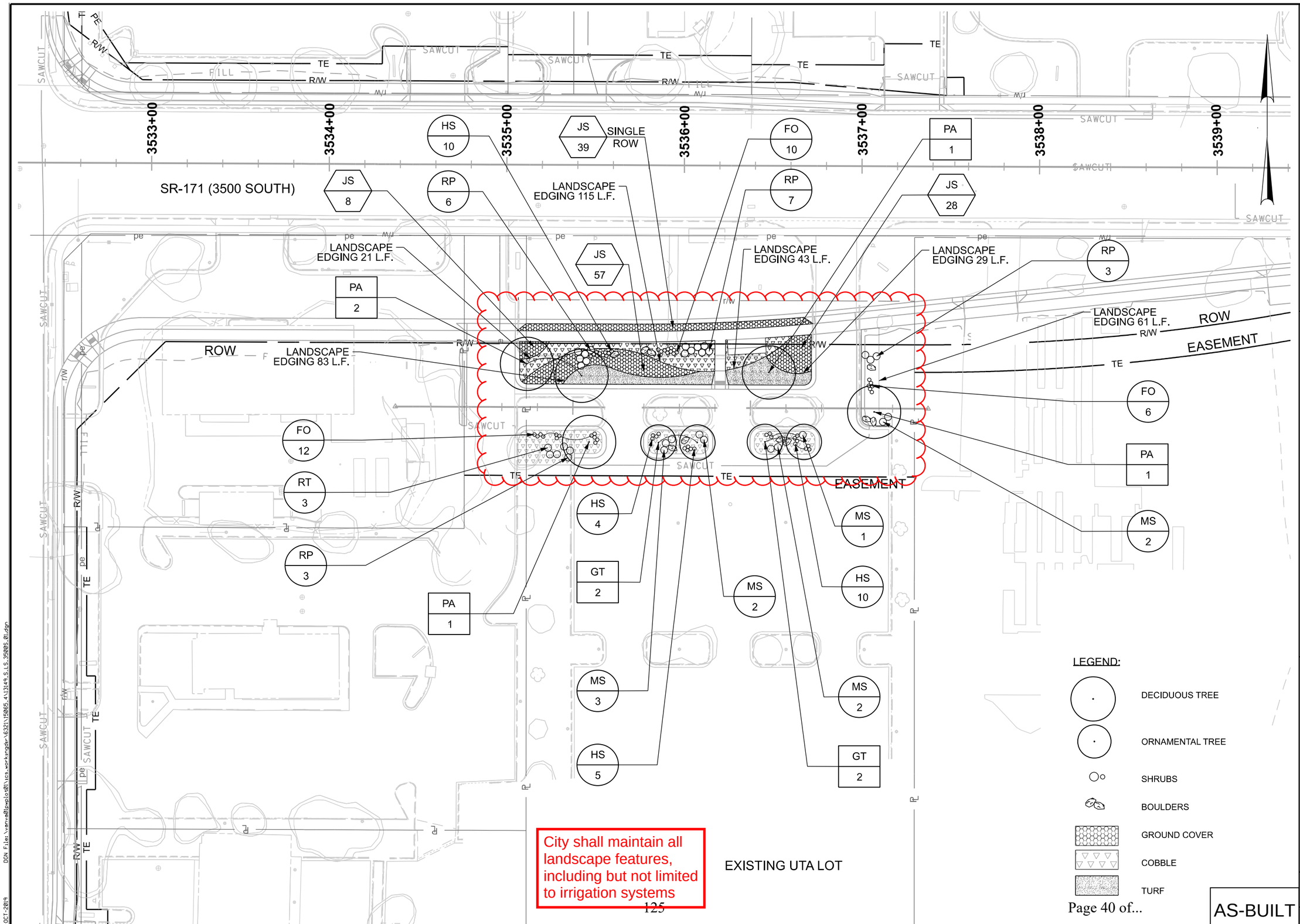
SR-85, MVC; 4100 SOUTH TO SR-201

PROJECT S-0085(9)
PROJECT NUMBER PIN 13149

LANDSCAPE PARCEL COMMITMENTS

SHEET NO. LS-001

DGN File: \\engslfpsprod01\ues_workgroup\6321\15965.21\3149.S_LS_35005-56005_03.dgn
7-OCT-2019



REVISIONS				
NO.	DATE	APPROVED BY	REMARKS
0	10/01/19	PMN	IRFC - 4100S/3500S/5600W FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
APPROVED
PROFESSIONAL ENGINEER
10/07/19 DATE

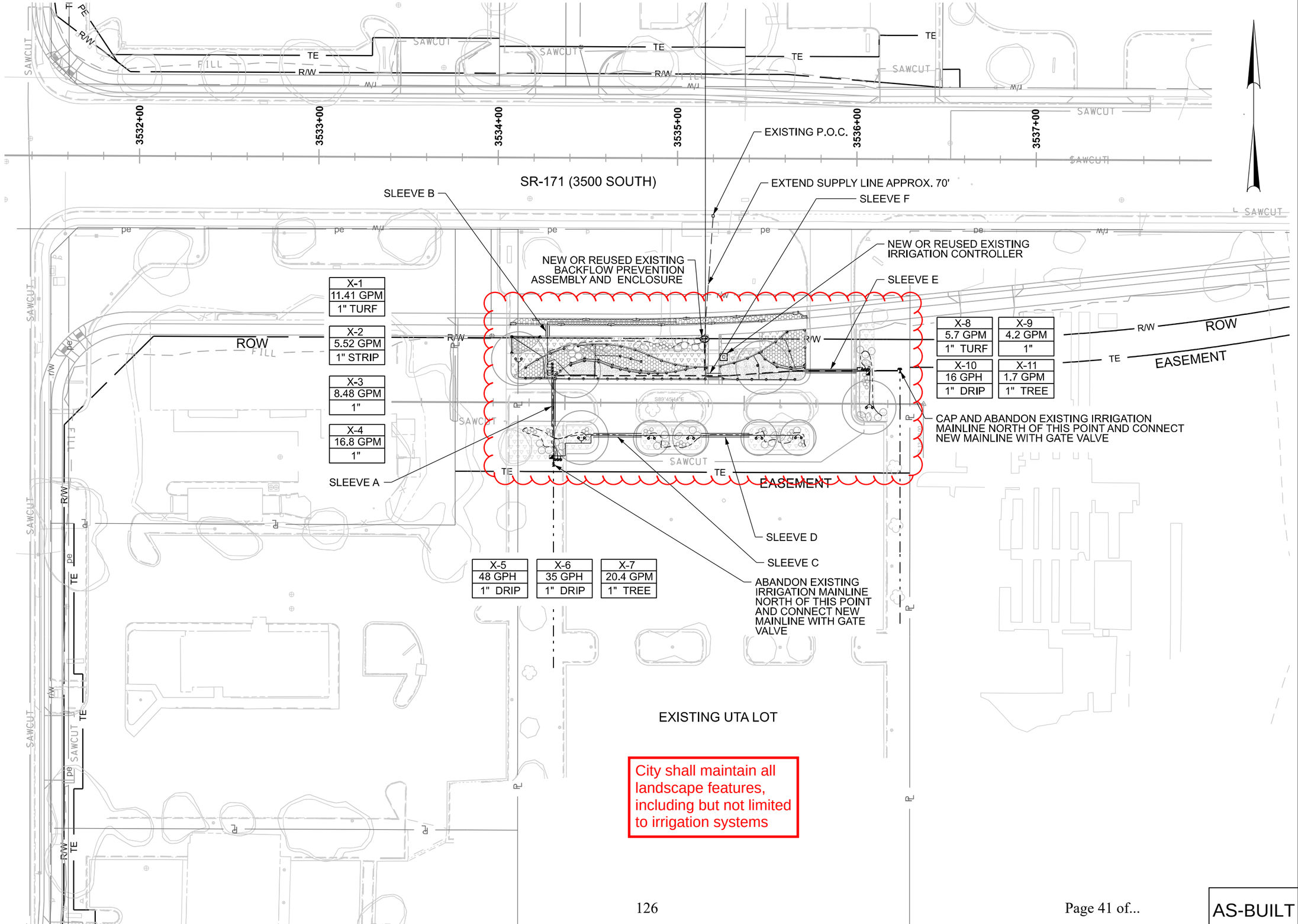
SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT
S-0085(9)
PROJECT NUMBER
PIN 13149

UTA PARKING LOT - LANDSCAPE

AS-BUILT

SHEET NO. LS-002

DGN: File: \\envs8\projects8\Live_working\dgn~6321\F5865_A13149_S_LS_35025_01.dgn
7-OCT-2019



REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	10/01/19	PMN	RFC - 4100S/3500S/5600W FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY: JCM
QC CHECKED BY: PMN
APPROVED: 10/07/19 DATE

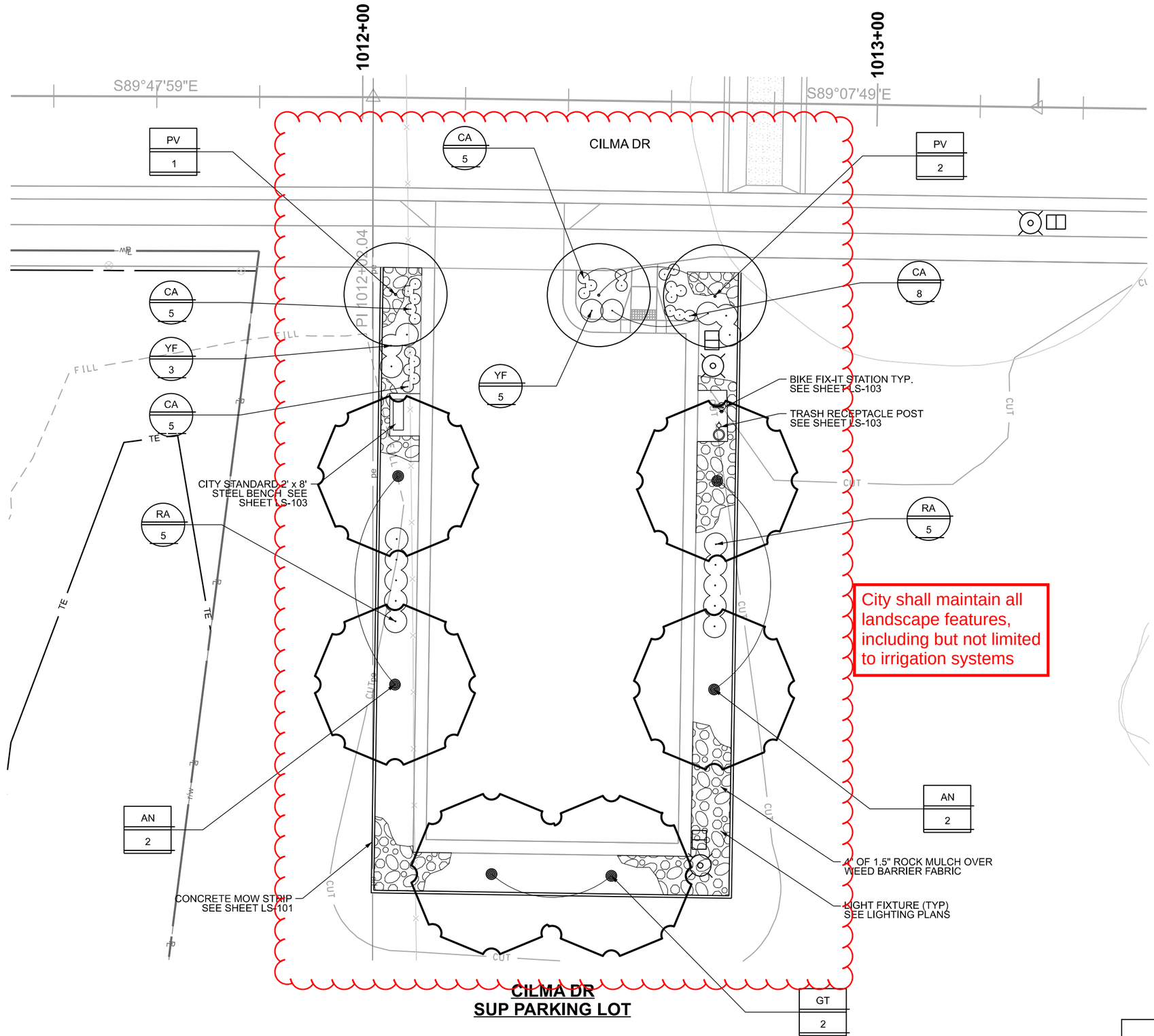
Paul Mahn, PROFESSIONAL ENGINEER

PROJECT	PIN
SR-85, MVC; 4100 SOUTH TO SR-201	13149
PROJECT NUMBER: S-0085(9)	UTA PARKING LOT - IRRIGATION

AS-BUILT

SHEET NO. LS-003

DGN File: \\corp.pbworld.com\us\workingdir\632i\15065.01\13149.S.LS.35085.02.lr.dgn
7-OCT-2019



REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS	

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
10/09/20 DATE

APPROVED
PROFESSIONAL ENGINEER

SR-85, MVC; 4100 SOUTH TO SR-201
S-0085(9) PIN 13149
CILMA TRAILHEAD LANDSCAPE PLAN

PROJECT
PROJECT NUMBER

AS-BUILT

SHEET NO. LS-004

DGN: File:\\corvus8\projects8\Vcs_working\dgn\25414\15065.21\13149.S_LS_Cilma_Landscape.dgn
9-OCT-2020

AS-BUILT

TRASH RECEPTACLE POST
SEE SHEET LS-103

BIKE FIX-IT STATION
SEE SHEET LS-103

4' DIA. INFILTRATION WELL
SEE SHEET LS-101

2" PVC DRAIN LINE FROM
DRINKING FOUNTAIN

BENCH
ROATATED 90
DEGREES

SHARED USE PATH

AN 3

CA 7

RA 3

WTR

3575 SOUTH
PARKING LOT

CITY STANDARD 2' x 8' STEEL
BENCH SEE SHEET LS-103

MURDOCK DRINKING FOUNTAIN
SEE SHEET LS-103

YF 7

CA 4

PARKING LOT SPUR

SIDEWALK

CONNECTION POINT: EXTEND
EXISTING WATERLINE TO
DRINKING FOUNTAIN

3576+00

r/w n/a

CUT

RA 2

CA 8

RA 3

CI 3

4" OF 1.5" ROCK MULCH OVER
WEED BARRIER FABRIC

CONCRETE MOW STRIP
SEE SHEET LS-101

CA 8

YF 3

AN 3

SAWCUT

3575 SOUTH

City shall maintain all landscape features, including but not limited to irrigation systems

3575 SOUTH PARKING LOT PLAN

3577+00

REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS	

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
DATE 10/09/20

APPROVED
PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
3575 SOUTH TRAILHEAD LANDSCAPE

SHEET NO. LS-005

DGN File: \\srv-s01\pwlo\01\ics_workingdir\25414\F6065_20\13149_S_LS_3575_Landscape.dgn
9-OCT-2020

MEADOW BREEZE WAY

SR-171 (3500 SOUTH)

SAWCUT

CUT

FILL

PE

R/W

EASEMENT

TE

ROW

3501+00

3502+00

3503+00

3504+00

3505+00

3506+00

3507+00

MATCHLINE 3507+50
SEE 35-IR-02

SLEEVE TYP

6000 WEST

City shall maintain all landscape features, including but not limited to irrigation systems

REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS	

UTAH DEPARTMENT OF TRANSPORTATION

MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM

QC CHECKED BY PMN

10/09/20
DATE

APPROVED

Paul Michaelis
PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201

PROJECT NUMBER: S-0085(9) PIN 13149

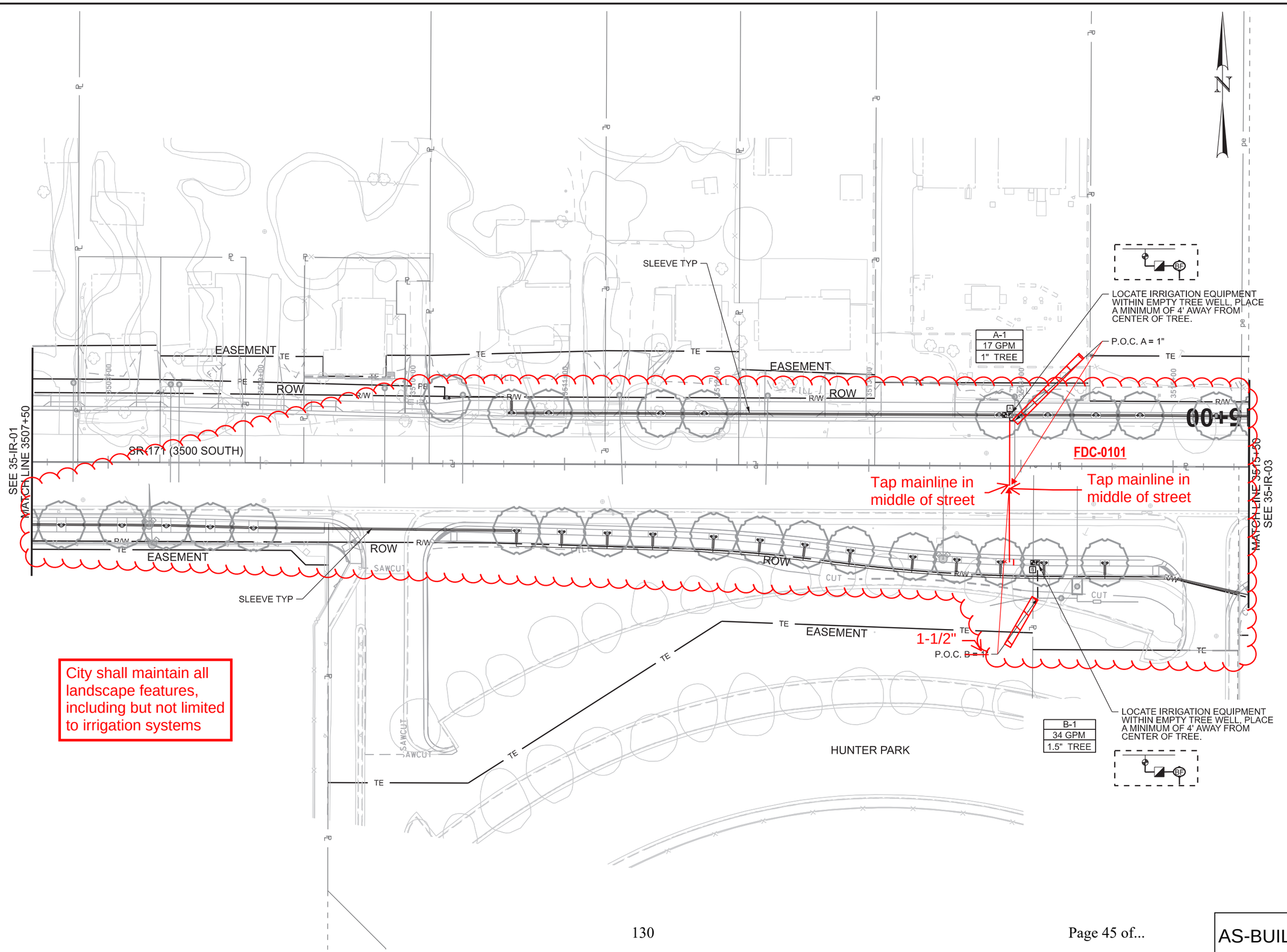
IRRIGATION (3500 S)

SHEET NO. 35-IR-01

AS-BUILT

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9-OCT-2020



REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY: JCM
QC CHECKED BY: PMN
DATE: 10/09/20
APPROVED
PROFESSIONAL ENGINEER

SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT
S-0085(9)
PROJECT NUMBER
PIN 13149
IRRIGATION (3500 S)

AS-BUILT

SHEET NO. 35-IR-02

DGN: Files\vanwa01\pwplot01\tcs_workingdir\25396\15665_36\13149_S_IR_35_02.dgn
9-OCT-2020

AS-BUILT

SEE 35-IR-02
MATCH LINE 3515+50

SLEEVE TYP

EASEMENT

TE

ROW

RAMP 35D

SR-85 (MOUNTAIN VIEW CORRIDOR)

RAMP 35C

NE SPUR TO 3500S

YIELD

AHEAD STOP

SHARED USE PATH

FILL

SR-171 (3500 SOUTH)

MATCH LINE 3523+50
SEE 35-IR-04

SLEEVE TYP

TE

EASEMENT

ROW

R/W

R/W N/A

SW SPUR TO 3500S

RAMP 35A

RAMP 35B

SE SPUR TO 3500S

SHARED USE PATH

CUT

City shall maintain all landscape features, including but not limited to irrigation systems

REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS	

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
DATE 10/09/20
APPROVED

Paul Mahler
PROFESSIONAL ENGINEER

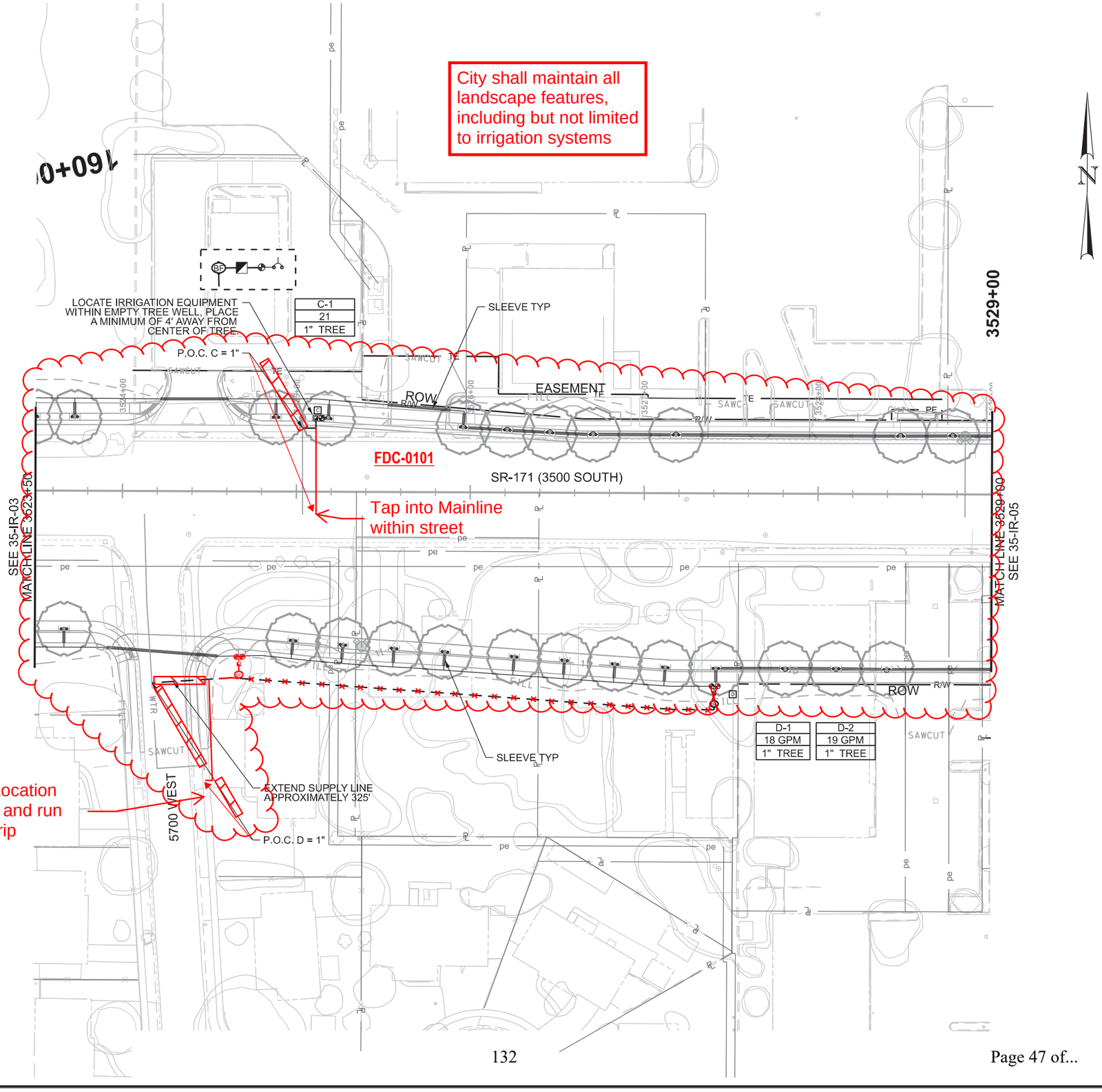
PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
IRRIGATION (3500 S)

SHEET NO. 35-IR-03

DGN File: \\arwa01pwpl001\ies_workgdr\25396\f9865_37\13149_S_IR_35_03.dgn
9-OCT-2020

AS-BUILT

City shall maintain all landscape features, including but not limited to irrigation systems



FDC-0101

Adjust P.O.C. Location here to 6" main and run through park strip

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
DATE 10/09/20

APPROVED
PROFESSIONAL ENGINEER

SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT
S-0085(9)
PROJECT NUMBER
PIN 13149
IRRIGATION (3500 S)

SHEET NO. 35-IR-04

DGN File: \\env-s01\projects01\ues_workingdir\25396\15865.38\13149_S_IR_35_04.dgn
9-OCT-2020

SEE 56-IR-01
MATCH LINE 5612+00

SR-172 (5600 WEST)

City shall maintain all landscape features, including but not limited to irrigation systems

AS-BUILT

SLEEVE TYP

F-1
11 GPM
3/4" TREE

LOCATE IRRIGATION EQUIPMENT WITHIN EMPTY TREE WELL. PLACE A MINIMUM OF 4' AWAY FROM CENTER OF TREE.

P.O.C. F = 3/4"

EASEMENT

ROW

SR-171 (3500 SOUTH) **FDC-0101**

Tap directly into mainline. Use existing irrigation only tree well location.

SEE 35-IR-04
MATCH LINE 6529+00

SEE 35-IR-06
MATCH LINE 3537+00

P.O.C. E = 1"

E-2
18 GPM
1" TREE

E-1
11 GPM
3/4" TREE

SLEEVE TYP

No P.O.C. Tap needed. The existing service line from previous gas station still available.

FDC-0101

UTA LOT

SEE SHEET LS-003
FOR UTA PARKING LOT

SEE 56-IR-02
MATCH LINE 5607+60

REVISIONS					
NO.	DATE	APPROVED BY	REMARKS		
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS		

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
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QC
DATE 10/09/20

APPROVED

PROFESSIONAL ENGINEER

SR-85, MVC; 4100 SOUTH
TO SR-201

PIN 13149

S-0085(9)

IRRIGATION (3500 S)

PROJECT

PROJECT NUMBER

SHEET NO. 35-IR-05

DGN File: \\env-slfpsplp01\tcs_workgrp~1\2539\15065_39\13149_S_IR_35_05.dgn

9-OCT-2020

City shall maintain all landscape features, including but not limited to irrigation systems

AS-BUILT

N

SEE 35-IR-05
MATCH LINE 3537+00

SUNSHADE DR

SR-171 (3500 SOUTH)

ROSEMARY ST

SAWCUT

R/W

ROW

TE

EASEMENT

SLEEVE TYP

3538+00 3539+00 3540+00 3541+00 3542+00 3543+00 3544+00 3545+00

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

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QC CHECKED BY PMN
APPROVED 10/09/20
DATE

PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
IRRIGATION (3500 S)

SHEET NO. 35-IR-06

DGN: File: \\envs8\projects01\ics_workingdir\25396\15065.40\13149.S_IR_35_06.dgn
9-OCT-2020

AS-BUILT

City shall maintain all landscape features, including but not limited to irrigation systems

SLEEVE TYP

LOCATE IRRIGATION EQUIPMENT WITHIN EMPTY TREE WELL, PLACE A MINIMUM OF 4' AWAY FROM CENTER OF TREE.

P.O.C G = 1"

G-1
18 GPM
1" TREE

EASEMENT

ROW

Tap directly to mainline

SR-172 (5600 WEST)

FDC-0101

H-1
21 GPM
1" TREE

P.O.C H= 1"

LOCATE IRRIGATION EQUIPMENT WITHIN EMPTY TREE WELL, PLACE A MINIMUM OF 4' AWAY FROM CENTER OF TREE.

SEE 35-IR-05
MATCH LINE 5613+00

HUNTER DR

SAWCUT
FILL
TE
R/W
PL
pe

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
APPROVED
10/09/20
DATE
PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
IRRIGATION (5600 W)

SHEET NO. 56-IR-01

DGN File: \\env-slc01\projects\workingdir\25396\15065.43\13149.S_IR-56-01.dgn
9-OCT-2020

AS-BUILT

City shall maintain all landscape features, including but not limited to irrigation systems

3575 SOUTH

3582+00

3583+00

5606+00

SLEEVE TYP

SAWCUT

TE

RW

SR-172 (5600 WEST)

N0°02'39"E

MATCHLINE 5606+00
SEE 35-IR-05

pe

SLEEVE TYP

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

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QC CHECKED BY PMN
DATE 10/09/20

APPROVED
PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
IRRIGATION (5600 W)

SHEET NO. 56-IR-02

DGN: File:\\corp.dlpeaplus.com\us\workingdir\25396\15865.41\13149.S.IR.56.02.dgn
9-OCT-2020

1012+00

1013+00

S89°47'59"E

S89°07'49"E

CILMA DR

SLEEVE TYP

P.O.C. J = 1"

EXTEND SUPPLY LINE APPROX. 10'

BF

FDC-0101

8" line runs under curb and gutter to a 2" blowout valve. Grainger Hunter personnel feel tap can be made behind curb and gutter prior to 2" valve.

Relocated Backflow closer to site keeping in on the same side of future street as the trailhead

FDC-0101

J-1
21.5 GPM
1 1/4" SHRUB

J-2
9 GPM
1" TREE

CUT

City shall maintain all landscape features, including but not limited to irrigation systems

NEW IRRIGATION CONTROLLER

J

PI 1012+02.04

R/W

FILL

TE

CUT

CILMA DR
SUP PARKING LOT

137

Page 52 of...

AS-BUILT

REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS	

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

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APPROVED
10/09/20 DATE

PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
CILMA TRAILHEAD IRRIGATION

SHEET NO. IR-001

DGN File: \\corp.pbworld.com\ces_workingdir\265965.22\13149.S.LS.Cilma_Irrigation.dgn
9-OCT-2020

SHARED USE PATH

N

MSS

r/w n/a

SAW

WTR

FILL

3575 SOUTH
PARKING LOT

SLEEVE TYP

6' CONCRETE SIDEWALK

CONCRETE CURB AND GUTTER
TYPE B1

PARKING LOT SPUR

3575+00

EXTEND SUPPLY LINE APPROX. 10'

P.O.C. I = 1"

CUT

r/w n/a

pe

ad

PL

SAWCUT

3575 SOUTH

I-1
22 GPM
1-1/4" SHRUB

I-2
9 GPM
1" TREE

FDC-0101

Anticipated extension of previous water line to property has been abandoned already. Potable line to drinking fountain will need to T off of irrigation line prior to backflow preventer

City shall maintain all landscape features, including but not limited to irrigation systems

3575 SOUTH PARKING LOT PLAN

3577+00

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AS-BUILT

REVISIONS					
NO.	DATE	APPROVED BY	REMARKS		
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS		

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

APPROVED
Paul Mulholland
PROFESSIONAL ENGINEER

DRAWN BY	JCM
QC CHECKED BY	PMN
DATE	10/09/20

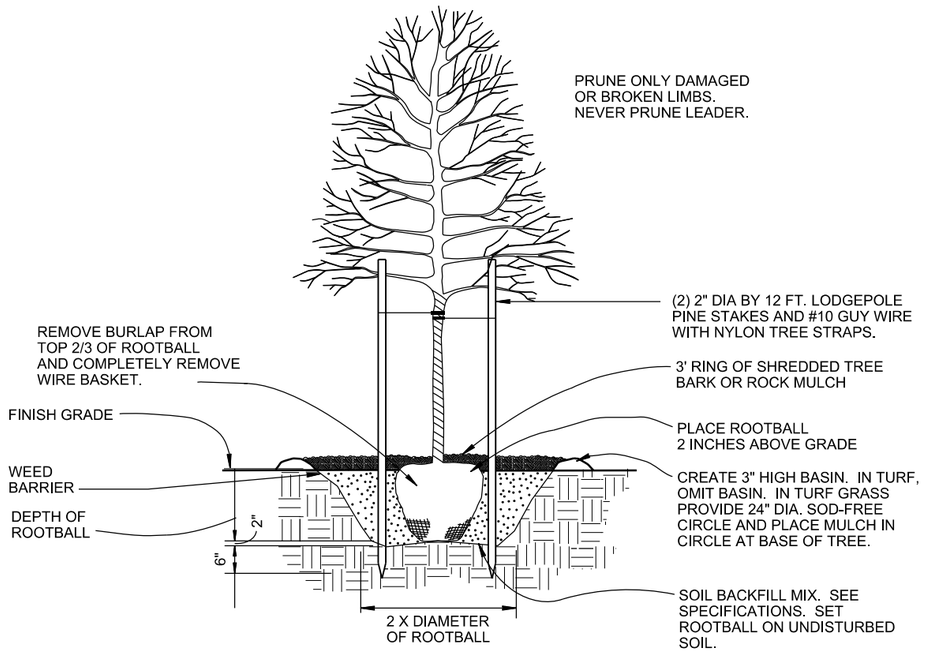
PROJECT	SR-85, MVC; 4100 SOUTH TO SR-201	PIN	13149
PROJECT NUMBER	S-0085(9)		
	3575 SOUTH TRAILHEAD IRRIGATION		

SHEET NO. IR-002

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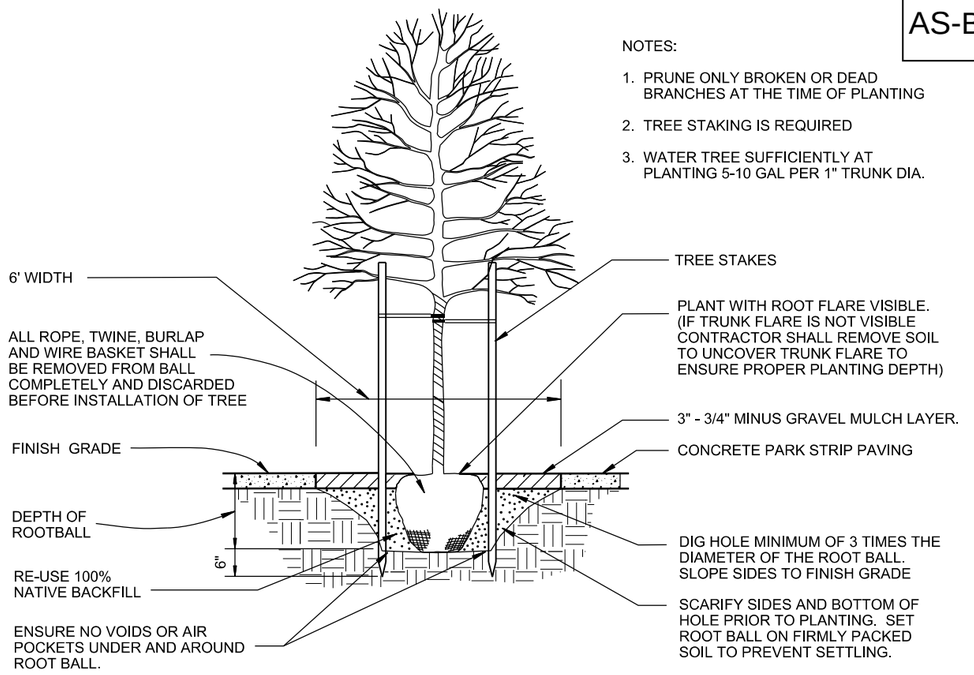
9-OCT-2020

AS-BUILT

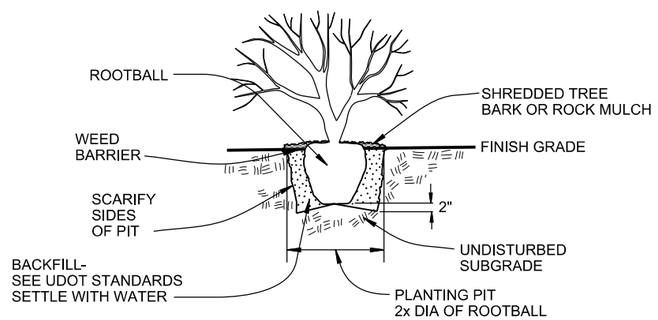


NOTE: WRAP TREE TRUNK DURING FALL AND WINTER MONTHS USING 4" WEATHER RESISTANT PAPER WRAP. START FROM BOTTOM AND WRAP UP TO SECOND BRANCH. SECURE IN A MIN. OF 3 PLACES.

1 DECIDUOUS TREE PLANTING - TRAILHEAD SECTION / ELEVATION NTS

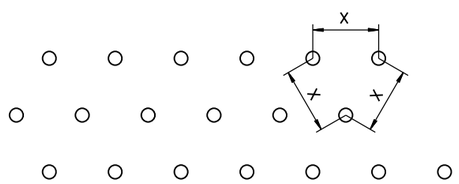


2 DECIDUOUS TREE PLANTING - PARK STRIP SECTION / ELEVATION NTS



NOTE: AROUND SHRUB BEDS, MULCH TO EXTEND 6" PAST EXPECTED SHRUB GROWTH OVER A 5 YEAR PERIOD

3 SHRUB PLANTING SECTION / ELEVATION NTS

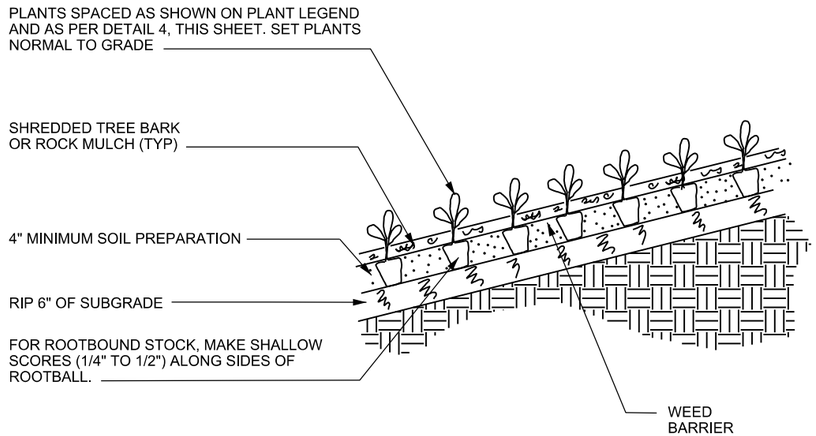


FOR DIMENSIONS OF X SEE PLANT QUANTITY SHEET.

ALL PLANTINGS WILL BE SPACED TRIANGULARLY AT THE DIMENSIONS SHOWN ON THE PLANS, UNLESS SHOWN OTHERWISE.

SPACE INDIVIDUAL TREES AS SHOWN ON THE PLANS.

4 PLANT SPACING DETAIL PLAN VIEW NTS



5 GROUND COVER PLANTING PLAN VIEW NTS

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/16/20	PMN	NDC-051 - WVC BETTERMENTS
0	10/01/19	PMN	RFC - 4100S/3500S/5600W FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

APPROVED

PROFESSIONAL ENGINEER

DRAWN BY JCM
QC CHECKED BY PMN
DATE

SR-85, MVC; 4100 SOUTH TO SR-201

PIN 13149

PROJECT NUMBER S-0085(9)

LANDSCAPE DETAILS 1

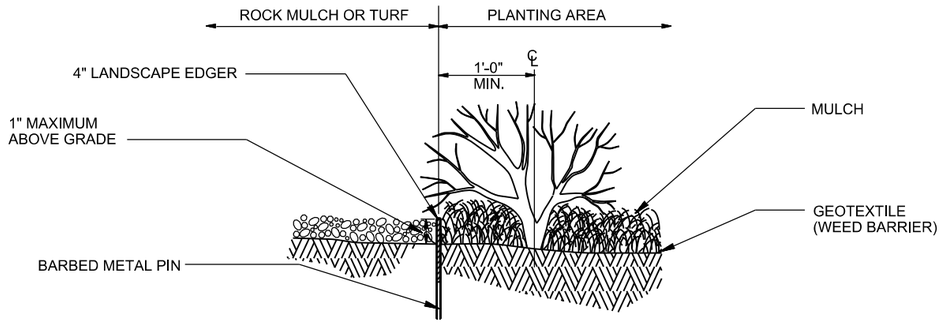
PROJECT

SHEET NO. LS-100

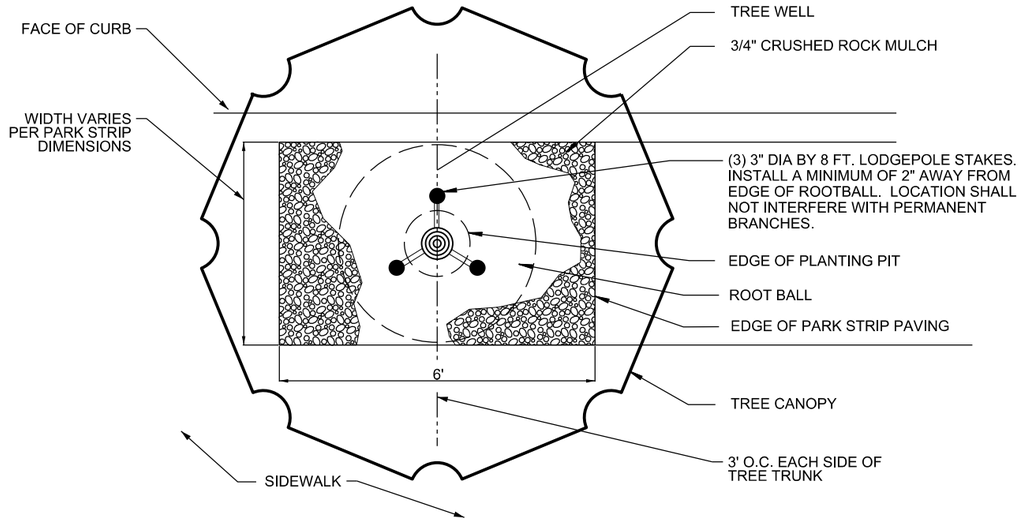
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22-APR-2021

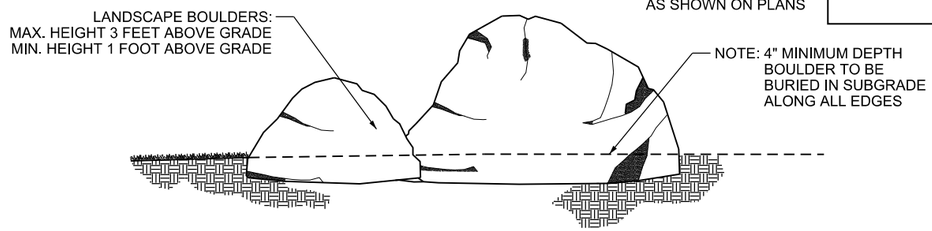
AS-BUILT



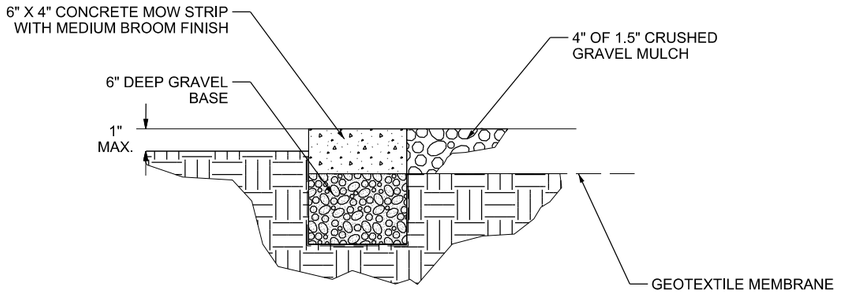
6 LANDSCAPE EDGER
SECTION / ELEVATION **NTS**



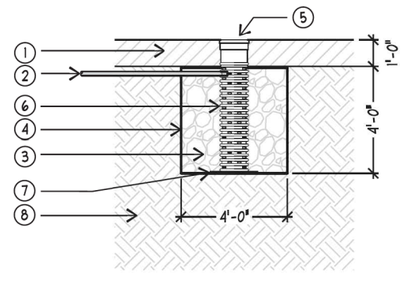
7 TREE STAKE - TREE WELL DETAIL
SECTION / ELEVATION **NTS**



8 LANDSCAPE BOULDER
SECTION / ELEVATION **NTS**



9 CONCRETE MOW STRIP
SECTION DETAIL **NTS**



1. TOPSOIL
2. 2" DIAMETER PVC DRAIN LINE FROM DRINKING FOUNTAIN - SEE SHEET LS-103
3. 1-1/2" CLEAN DRAIN ROCK
4. INSTALL PERMEABLE FILTER FABRIC ON TOP AND SIDES OF WELL
5. 12" NYOPLAST IN-LINE DRAIN WITH INTEGRATED DUCTILE IRON PEDESTRIAN RATED FRAME AND GRATE, OR APPROVED EQUAL
6. 12" PERFORATED ADS PIPE
7. 24" SQUARE STEEL FOOT PLATE
8. COMPACTED SUBGRADE

NOTES:

1. AGGREGATE SHALL BE COMPLETELY ENCASED IN FILTER FABRIC.
2. STONE AGGREGATE SHALL BE PLACED IN LIFTS AND COMPACTED USING PLATE COMPACTORS. THE MAXIMUM LOOSE LIFT THICKNESS SHALL BE 12".
3. FOLLOWING STONE AGGREGATE PLACEMENT, THE GEOTEXTILE MUST BE FOLDED OVER THE TOP TO FORM A 12" MINIMUM OVERLAP.
4. VOIDS SHALL NOT EXIST BETWEEN THE GEOTEXTILE AND THE EXCAVATED SIDES OF THE SUMP WALLS.

10 DRINKING FOUNTAIN INFILTRATION WELL
SECTION / ELEVATION **NTS**

REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	10/01/19	PMN	RFC - 4100S/3500S/5600W FULL CIVIL WORKS	
1	03/16/20	PMN	NDC-051 - WVC BETTERMENTS	

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
CHECKED BY PMN
QC
DATE

APPROVED
PROFESSIONAL ENGINEER

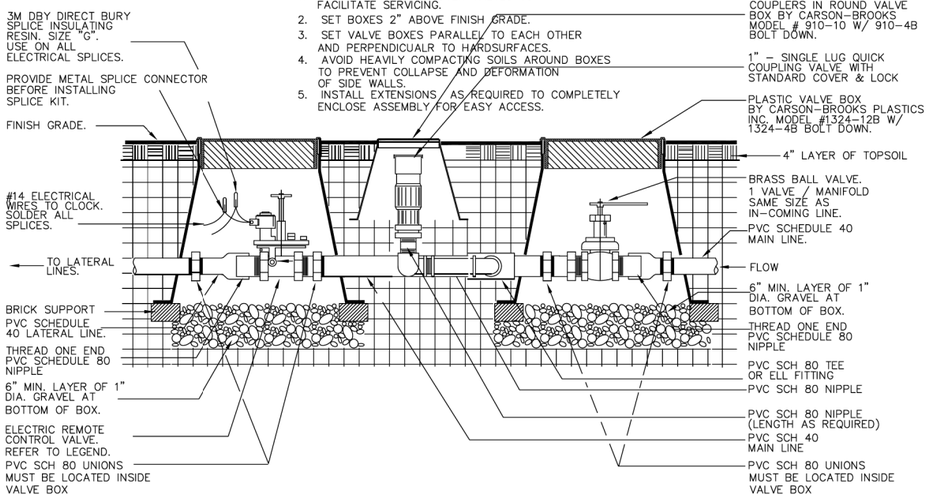
PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PIN 13149
PROJECT NUMBER S-0085(9)
LANDSCAPE DETAILS 2

SHEET NO. LS-101

DGN File: pw://WANVAULTPW.WT01.parsons.com:Utah State Documents/WVC41005 SR201/20-Design/20-Corridor-Wide/CAD/Landscaping/Sheets/South Segment/13149_S_LS_Planting Details 2.dgn
22-APR-2021

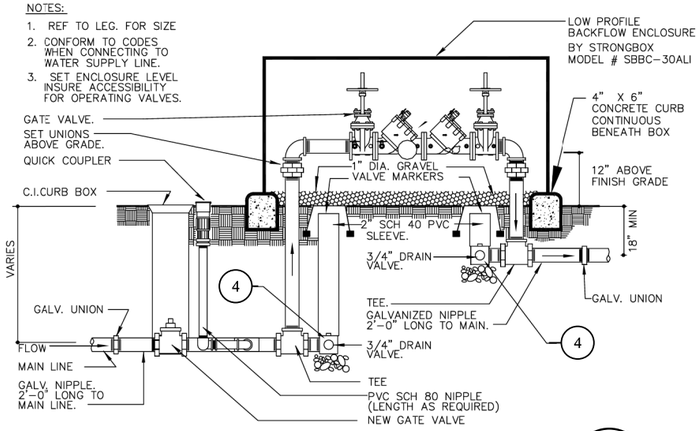
AS-BUILT

NOTES:
1. CENTER VALVE BOX OVER VALVES TO FACILITATE SERVICING.
2. SET BOXES 2" ABOVE FINISH GRADE.
3. SET VALVE BOXES PARALLEL TO EACH OTHER AND PERPENDICUALR TO HARDSURFACES.
4. AVOID HEAVILY COMPACTING SOILS AROUND BOXES TO PREVENT COLLAPSE AND DEFORMATION OF SIDE WALLS.
5. INSTALL EXTENSIONS AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

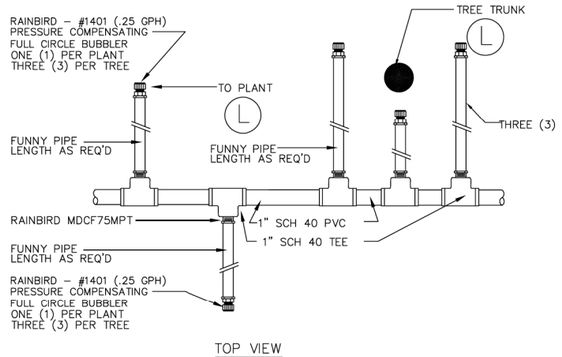


VALVE MANIFOLD - SECTION — 1
Not to Scale

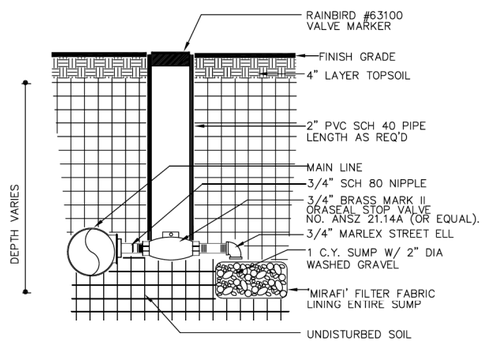
NOTES:
1. REF TO LEG. FOR SIZE
2. CONFORM TO CODES WHEN CONNECTING TO WATER SUPPLY LINE.
3. SET ENCLOSURE LEVEL INSURE ACCESSIBILITY FOR OPERATING VALVES.



BACKFLOW PREVENTER — 2
Not to Scale



DRIP LATERAL LINE — 3
Not to Scale

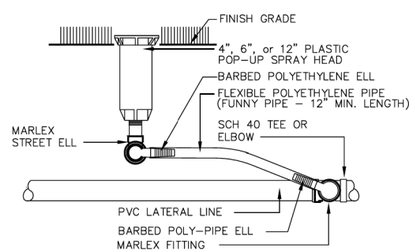


DRAIN VALVE & SUMP DETAIL — 4
Not to Scale

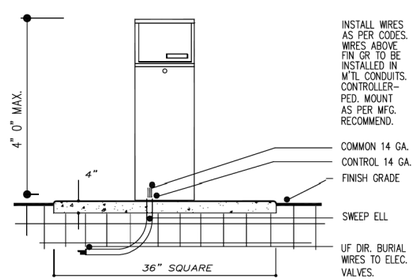
NOTES:
(A) EX. TRENCH M'TRL @ 2" MINUS
(B) USE 2" LAYER OF 1/4" MINUS MATERIAL TO BED ALL PIPES & WIRES.

GENERAL NOTE:
- TRENCHES MUST BE 12" FROM BLDGS; WALKS; HRDSRFCES.
- SETTLE TRENCHES W/ WATER PRIOR TO PLACING TOPSOIL.
- ALL PIPES MUST BE SEPARATED A MIN. OF 12" FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE IN ALL TRENCHES.

TRENCHING DETAIL — 5
Not to Scale



SWING JOINT - SPRAY HEAD DETAIL — 6
Not to Scale



CONTROLLER — 7
Not to Scale

REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	10/01/19	PMN	RFC - 4100S/3500S/5600W FULL CIVIL WORKS	

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY: JCM
CHECKED BY: PMN
DATE:
APPROVED
PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9)
PIN: 13149

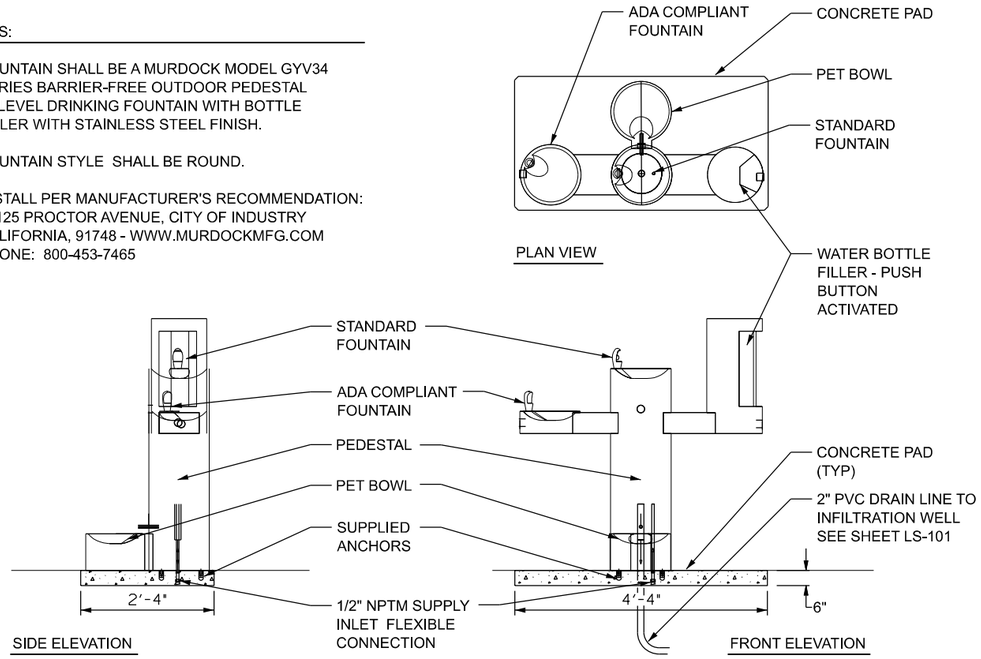
IRRIGATION DETAILS 1

SHEET NO. LS-102

DGN File: pw://VANVADIPWINT01.parsons.com:Utah State/Documents/MVC41005 SR201/30-Design/00-Corridor Wide/CAD/Landscaping/Sheets/South Segment/13149_S_LS_Irrigation Details.dgn
22-APR-2021

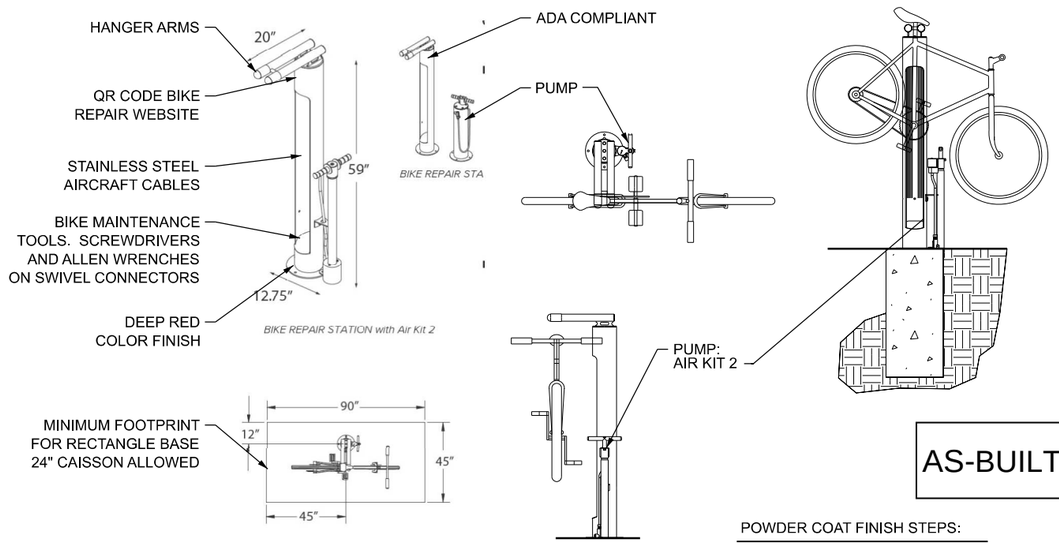
NOTES:

1. FOUNTAIN SHALL BE A MURDOCK MODEL GYV34 SERIES BARRIER-FREE OUTDOOR PEDESTAL BI-LEVEL DRINKING FOUNTAIN WITH BOTTLE FILLER WITH STAINLESS STEEL FINISH.
2. FOUNTAIN STYLE SHALL BE ROUND.
3. INSTALL PER MANUFACTURER'S RECOMMENDATION: 15125 PROCTOR AVENUE, CITY OF INDUSTRY CALIFORNIA, 91748 - WWW.MURDOCKMFG.COM PHONE: 800-453-7465



1 DRINKING FOUNTAIN SECTION / ELEVATION

NTS



FIX-IT STATION BY:
DERO AT WWW.DERO.COM - TELEPHONE: 888-337-6729

POWDER COAT FINISH STEPS:

1. SANDBLAST
2. EPOXY PRIMER ELECTROSTATICALLY APPLIED
3. FINAL THICK TGIC POLYESTER POWDER COAT

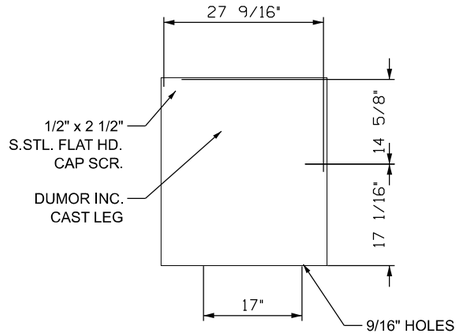
AS-BUILT

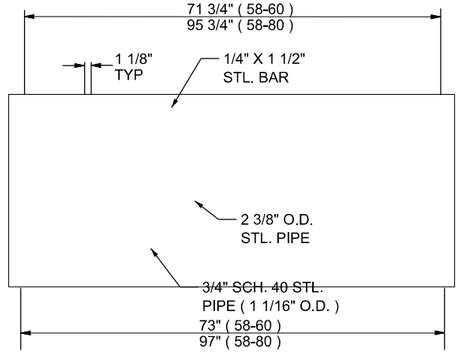
2 BICYCLE FIT-IT STATION DETAIL SECTION / ELEVATION

NTS

NOTES:

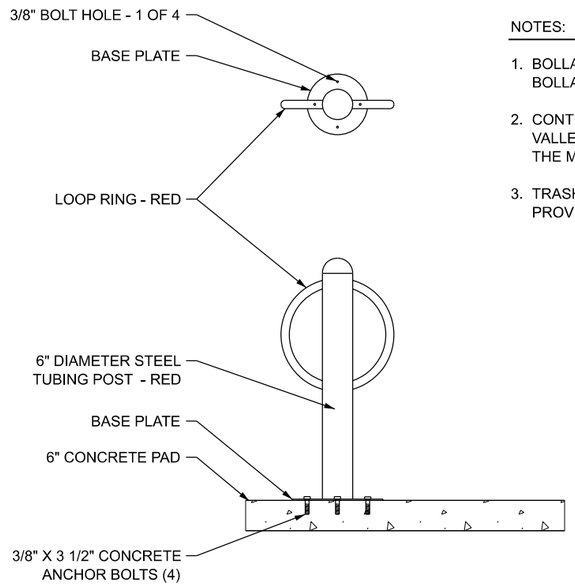
1. BENCH SHALL BE A DUMOR 58 SERIES STEEL BENCH.
2. BENCH SIZE SHALL BE 8' X 2'.
3. INSTALL PER MANUFACTURER'S RECOMMENDATION: P.O. BOX 142 MIFFLINTOWN, PA 17059. PHONE: 800-598-4018





3 BENCH SECTION / ELEVATION

NTS



NOTES:

1. BOLLARD POST SHALL BE THE "4' CLASSIC BIKE BOLLARD" OR APPROVED EQUAL
2. CONTRACTOR SHALL PROVIDE THE CITY OF WEST VALLEY CITY PARKS DEPARTMENT A CUT SHEET OF THE MODEL FOR APPROVAL PRIOR TO PLACING ORDER.
3. TRASH RECEPTACLE AND SECURING CHAIN SHALL BE PROVIDED AND INSTALLED BY THE CITY.

TRASH RECEPTACLE POST BY:
PARK WAREHOUSE AT WWW.PARKWAREHOUSE.COM
TELEPHONE: 877-609-1678

4 TRASH RECEPTACLE CONNECTING POST SECTION / ELEVATION

NTS

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	PMN	NDC-061 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

APPROVED
PROFESSIONAL ENGINEER

DRAWN BY JCM
QC CHECKED BY PMN
10/09/20 DATE

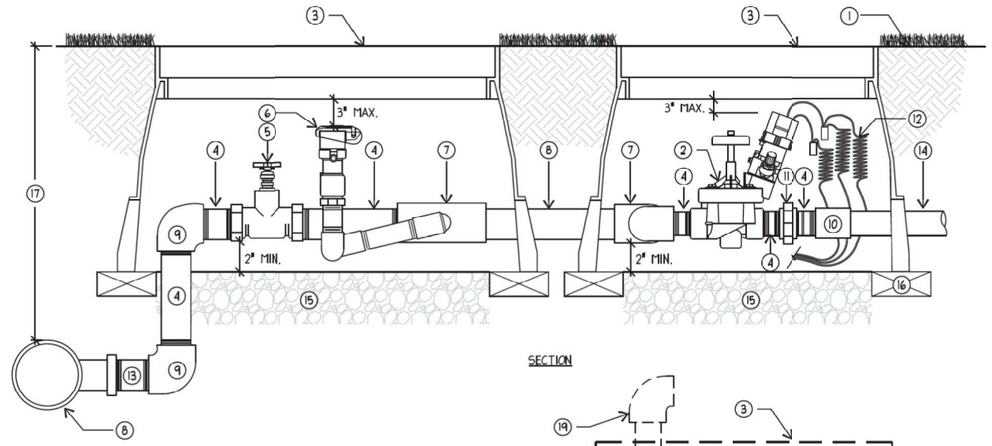
SR-85, MVC; 4100 SOUTH TO SR-201

PROJECT
PROJECT NUMBER S-0085(9)
PIN 13149

SITE FURNISHING DETAILS

SHEET NO. LS-103

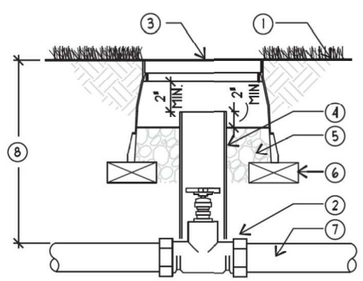
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9-OCT-2020



NOTES:
1. LOCATE ALL VALVE BOXES IN PLANTER BEDS UNLESS OTHERWISE INDICATED.
2. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH 80 THREADED PVC USINGTEFLON TAPE.
3. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN SUPPLY LINE. MINIMUM OF 1 FOOT BEFORE CHANGE IN DIRECTION.
4. CUT ALL VALVE BOXES AS REQUIRED SO BOXES DO NOT SIT ON PIPING.

1 ELECTRIC REMOTE-CONTROL VALVE ASSEMBLY
SECTION / PLAN VIEW

NTS

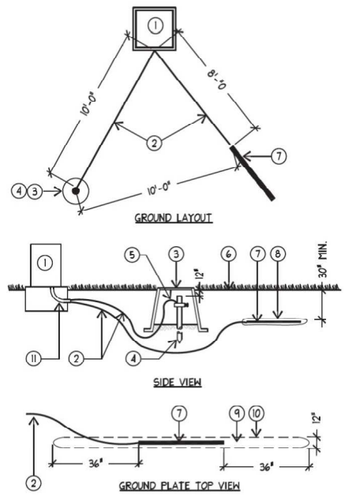


1. SET FLUSH TO FINISH GRADE/ TOP OF MULCH.
2. GATE OR STOP & WASTE VALVE (SEE IRRIGATION SCHEDULE).
3. 10" ROUND VALVE BOX (LOCATION MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION).
4. 6" SCH 40 PVC SLEEVE (LENGTH AS REQUIRED). NOTCH OVER VALVE FOR STABILITY.
5. 6" MINIMUM DEPTH OF ¾ INCH WASHED AGGREGATE
6. BRICK FOUNDATION
7. MAINLINE PIPING (SIZE PER PLAN)
8. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)

3 GATE / STOP & WASTE VALVE ASSEMBLY
SECTION VIEW

NTS

1. SET FLUSH TO FINISH GRADE/ TOP OF MULCH
2. ELECTRIC REMOTE-CONTROL VALVE (SEE IRRIGATION LEGEND)
3. CARSON BROOKS 1419-12 STANDARD OR JUMBO VALVE BOC WITH 1220 EXTENSIONS, IF NEEDED (LOCATION MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALL.)
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. ISOLATION GATE VALVE (SEE IRRIGATION LEGEND)
6. QUICK COUPLER VALVE (SEE IRRIGATION LEGEND AND DETAIL)
7. PVC SCH 80 TEE T X T X S (SAME SIZE AS MAINLINE PIPING)
8. MAINLINE PIPING (SIZE AS PER PLAN)
9. PVC SCH. 80 T X T ELBOW
10. PVC SCH. 80 T X S COUPLING
11. PVC SCH. 80 UNION
12. CONTROL WIRES - 30-INCH LINEAR LENGTH OF WIRE, COILED
13. PVC SCH. 80 NIPPLE WITH BUSHING (LENGTH AS REUIRED)
14. LATERAL PIPING (SIZE AS PER PLAN)
15. 6-INCH MINIMUM DEPTH OF ¾ INCH WASHED AGGREGATE
16. BRICK FOUNDATION TYP
17. 18" MIN TRENCH DEPTH FOR MAINLINE, 12" MIN TRENCH DEPTH FOR LATERAL LINE (SEE TRENCHING AND SLEEVING DETAIL)
18. PVC SCH 80 PIPE (LENGTH AS REQUIRED)
19. EXTEND FOR NUMBER OF VALVES REQUIRED



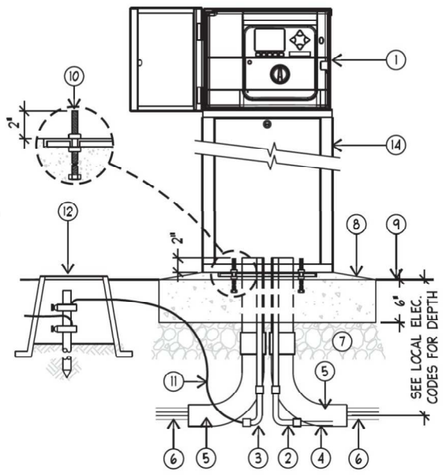
NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. ENSURE POWER IS AVAILABLE TO ALL CONTROLLERS.
3. TEST GROUNDING 1 MONTH AFTER INSTALLATION. GROUNDING MUST ACHIEVE RESISTANCE OF TEN (10) OHMS OR LESS

2 GROUNDING GRID Y DESIGN LAYOUT
SECTION / PLAN VIEW

NTS

1. IRRIGATION CONTROLLER.
2. SOLID BARE COPPER WIRE (#6 AWG) FROM GROUNDING ROD OR GROUNDING PLATE TO CONTROLLER ASSEMBLY. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE.
3. COVER GROUNDING ROD WITH #10 ROUND VALVE BOX AS SHOWN.
4. 5/8 INCH X 10' COPPER CLAD GROUNDING ROD.
5. CADWELD CONNECTION
6. FINISH GRADE
7. COPPER GROUND PLATE (4" X 96" X .0625") ATTACHED TO #6 AWG BARE COPPER WIRE W/ CADWELD CONNECTION OR APPROVED EQUAL.
8. EARTH CONTACT MATERIAL.
9. DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE.
10. ELECTRODE SPHERE OF INFLUENCE BOUNDARIES
11. PLASTIC SWEEP ELL (1 ½" OR LARGER)

AS-BUILT



NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. ENSURE POWER IS AVAILABLE TO ALL CONTROLLERS.
3. ALL CONDUIT ABOVE GROUND SHALL BE SCH. 80 PIPE.
4. USE 14 AWG PE SOLID COPPER, DIRECT BURY CABLE, ORANGE FOR THE MASTER VALVE AND PURPLE FOR THE FLOW SENSOR. WHITE FOR THE COMMONS NEEDED.

1. PEDESTAL-MOUNTED IRRIGATION CONTROLLER AND ENCLOSURE (SEE IRRIGATION SCHEDULE)
2. 1" POWER CONDUIT - AC POWER
3. 1" GROUND WIRE SCH. 80 CONDUIT. GROUND PER ASIC GUIDELINES (SEE SPECS.)
4. 120V POWER SUPPLY - COORDINATE 120 VAC ELECTRICAL SUPPLY AND MAKE FINAL CONNECTIONS TO THE CONTROLLER.
5. 3" PVC SCH 80 CONDUIT AND LONG SWEEP ELL FOR VALVE WIRES.
6. REMOTE CONTROL VALVE WIRES
7. 6" MIN. ROAD BASE
8. POURED CONCRETE BASE, 6" MIN. THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH 0.5% MIN. SLOPE FOR DRAINAGE.
9. FINISH GRADE
10. MOUNTING BOLTS W/ HEX NUTS, TYPICAL 4 PLACES.
11. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER ASSEMBLY. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE.
12. GROUNDING GRID Y DESIGN LAYOUT.

4 IRRIGATION CONTROLLER - PEDESTAL MOUNT
SECTION VIEW

NTS

REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	03/16/20	PMN	NDC-051 - WVC BETTERMENTS	

DRAWN BY: JCM
QC CHECKED BY: PMN
DATE: 10/09/20

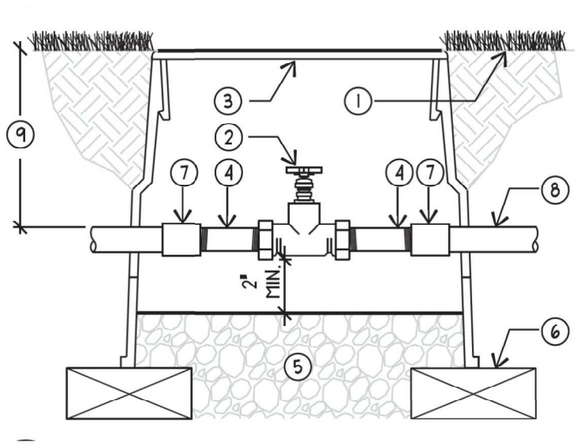
UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

APPROVED
PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
WEST VALLEY CITY IRRIGATION DETAILS 1

SHEET NO. IR-100

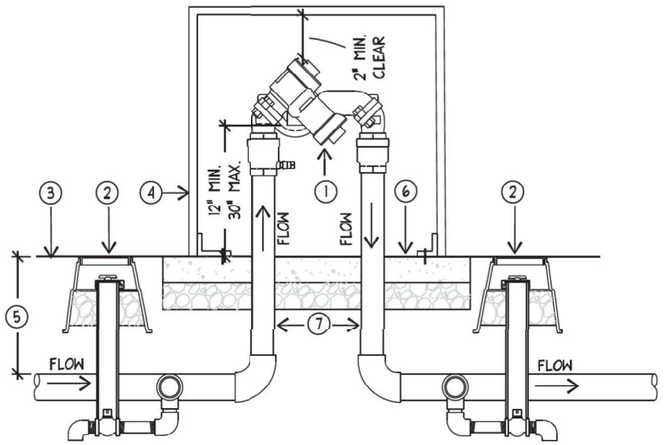
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1. SET FLUSH TO FINISH GRADE/ TOP OF MULCH.
2. ISOLATION GATE VALVE (SEE IRRIGATION SCHEDULE).
3. VALVE BOX (LOCATION MUST BE APPROVED BY OWNER'S REP. PRIOR TO INSTALL.
4. PVC SCH. 80 NIPPLE.
5. 6" MINIMUM DEPTH OF ¾ INCH WASHED AGGREGATE.
6. BRICK FOUNDATION
7. PVC SCH 80 SLIP X THREAD COUPLING (SAME SIZE AS MAINLINE PIPING)
8. MAINLINE PIPING
9. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)

1 ISOLATION BALL VALVE ASSEMBLY
SECTION VIEW

NTS

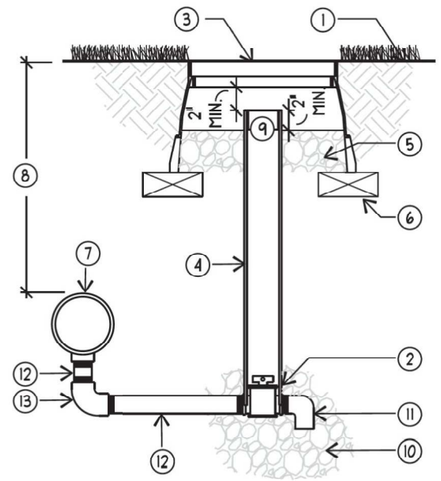


1. REDUCED PRESSURE BACKFLOW PREVENTION DEVICE (SEE IRRIGATION SHCEDULE).
2. MAINLINE DRAIN VALVE ASSEMBLY - SEE DETAIL
3. FINISH GRADE
4. BACKFLOW ENCLOSURE - SEE IRRIGATION SCHEDULE.
5. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL).
6. POURED CONCRETE BASE, 6" MIN. THICKNESS OVER 6" OF ROAD BASE, EXTEND 12" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH 0.5% MIN. SLOPE FOR DRAINAGE.
7. MAINLINE PIPING (SIZE AS PER PLANS).

NOTES:
1. INSTALL BACKFLOW PREVENTION PER MANUFACTURER'S SPECIFICATIONS.
2. ALL BURIED BOLTS SHALL BE STAINLESS STEEL.
3. ALL BACKFLOW ARE TO MEET ALL JURISDICTIONAL CODES.
4. CONTRACTOR TO FIELD VERIFY REQUIRED SPATIAL DISTANCES PRIOR TO INSTALLATION.
5. PROVIDE WINTERIZATION OF THE MAINLINE BACKFLOW AS REQUIRED WITH THE MANUAL DRAIN AND QUICK COUPLER FOR COMPRESSED AIR.
6. ALL MAINLINE PIPE ABOVE GRADE SHALL BE SCH 40 GALVANIZED PIPE.
7. INSTALL QUICK COUPLER DOWNSTREAM OF BACKFLOW PREVENTOR FOR WINTERIZATION PURPOSES.

3 REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY
SECTION VIEW

NTS

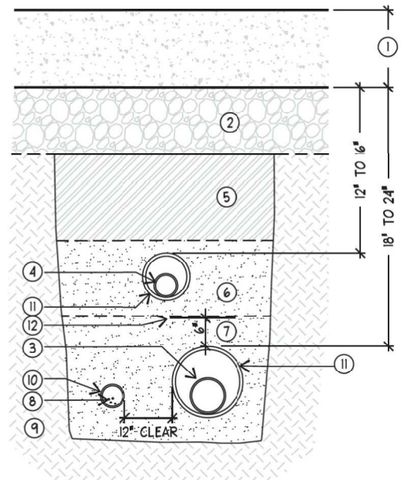


1. SET FLUSH TO FINISH GRADE/ TOP OF MULCH
2. 3/4" MAINLINE DRAIN VALVE (SEE IRRIGATION LEGEND)
3. VALVE BOX (LOCATION MUST BE APPROVED BY OWNER'S REP. PRIOR TO INSTALL).
4. 4" SCH 40 PVC SLEEVE (LENGTH AS REQUIRED). NOTCH OVER VALVE FOR STABILITY.
5. 6" MINIMUM DEPTH OF 3/4" WASHED AGGREGATE.
6. BRICK FOUNDATION
7. MAINLINE PIPING (SIZE AS PER PLAN).
8. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL).
9. WEATHERMATIC 906L LOCKING VALVE CAP WITH A RLK-1 KEY OR EQUAL.
10. GRAVEL SUMP - 18" DIA. X 12" DEEP.
11. SCH. 80 PVC STREET ELL TURNED DOWNWARDS.
12. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED).
13. PVC SCH 80 ELL

NOTES:
1. ALL LINES SHALL SLOPE TO MANUAL DRAIN. IF FIELD CONDITIONS NECESSITATE ADDITIONAL DRAINS THESE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM.

2 MAINLINE DRAIN ASSEMBLY
SECTION VIEW

NTS



1. HARDSCAPE PAVING
2. COMPACTED AGGREGATE SUB-BASE
3. MAINLINE PIPING
4. LATERAL PIPING
5. CLEAN BACKFILL FREE OF ROCKS 1" DIA. AND LARGER - SEE SPECS.
6. BEDDING SAND - IN CASES WHERE LATERAL PIPING IS INSTALLED IN MAINLINE TRENCH, USE SAND TO BACKFILL TRENCH.
7. BEDDING SAND - USE SAND TO A DEPTH OF 2" BELOW AND TO EITHER SIDE OF THE SLEEVING.
8. ELECTRICAL WIRES - KEEP 6" CLEARANCE FROM MAINLINE.
9. COMPACTED SUBGRADE
10. ELECTRICAL CONDUIT - SEE SPECS.
11. SLEEVES SHALL BE 4" PVC CLASS 200
12. USE DETECTABLE WARNING TAPE W/ MAINLINE - PLACE 6" ABOVE.

NOTES:
1. SETTLE ALL TRENCHES WITH WATER PRIOR TO INSTALLATION OF TOPSOIL.
2. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH, ADD REQUIRED SLEEVE SIZES TOGETHER FOR 1 SLEEVE SIZE.
3. EXTEND ALL SLEEVING 12" MIN. BEYOND EDGE OF PAVING.

4 SLEEVING
SECTION VIEW

NTS

AS-BUILT

REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	03/16/20	PMN	NDC-051 - WVC BETTERMENTS	

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
DATE 10/09/20

APPROVED
PROFESSIONAL ENGINEER

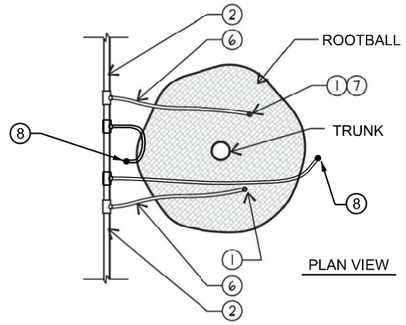
SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT
S-0085(9)
PROJECT NUMBER
PIN 13149

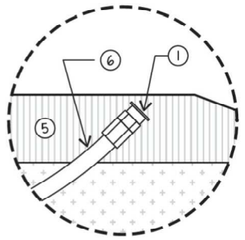
WEST VALLEY CITY IRRIGATION DETAILS 2

SHEET NO. IR-101

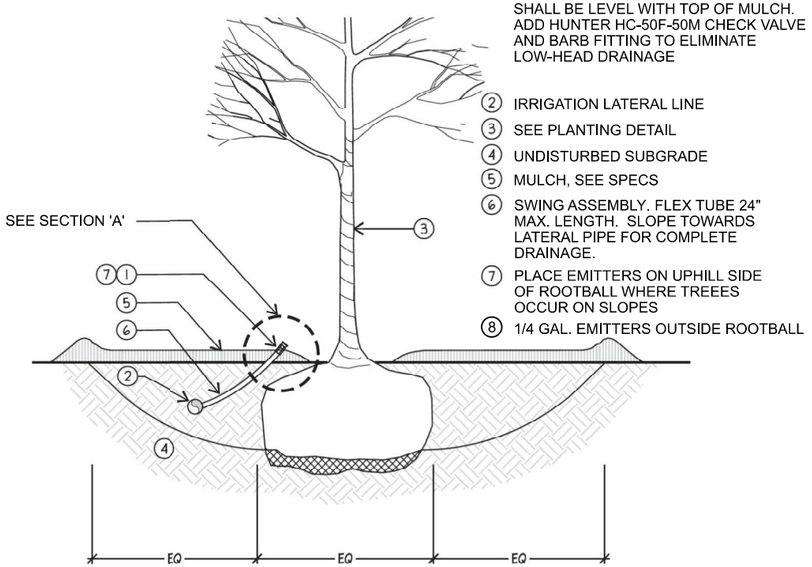
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9-OCT-2020

AS-BUILT



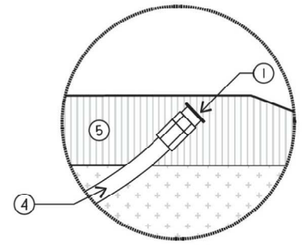


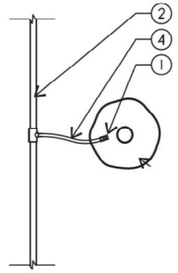
1. 1/4 GAL. BUBBLER NOZZLE. SEE IRRIGATION SCHEDULE. TOP OF HEAD SHALL BE LEVEL WITH TOP OF MULCH. ADD HUNTER HC-50F-50M CHECK VALVE AND BARB FITTING TO ELIMINATE LOW-HEAD DRAINAGE
2. IRRIGATION LATERAL LINE
3. SEE PLANTING DETAIL
4. UNDISTURBED SUBGRADE
5. MULCH, SEE SPECS
6. SWING ASSEMBLY, FLEX TUBE 24" MAX. LENGTH. SLOPE TOWARDS LATERAL PIPE FOR COMPLETE DRAINAGE.
7. PLACE EMITTERS ON UPHILL SIDE OF ROOTBALL WHERE TREEES OCCUR ON SLOPES
8. 1/4 GAL. EMITTERS OUTSIDE ROOTBALL

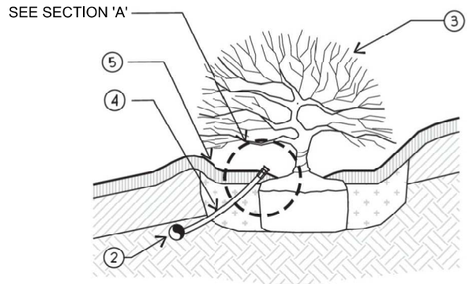


SECTION

1 TREE BUBBLERS
SECTION / PLAN VIEW
NTS







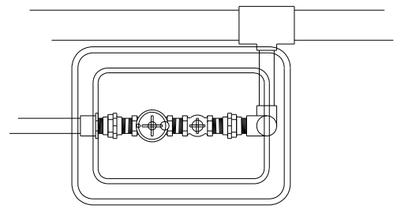
SECTION

1. 1/2 GAL. RAINBIRD SERIES 1400 BUBBLER (SEE IRRIGATION SCHEDULE) ADD HUNTER HC-50F-50M CHECK VALVE AND BARB FITTING
2. IRRIGATION LATERAL LINE
3. SHRUB / GRASS - SEE PLANTING DETAIL
4. 1/2" POLYETHYLENE SWING PIPE, LENGTH AS NEEDED
5. ROCK MULCH

NOTE:

PLACE EMITTER ON UPHILL SIDE OF ROOTBALL WHERE PLANTS OCCUR ON SLOPES

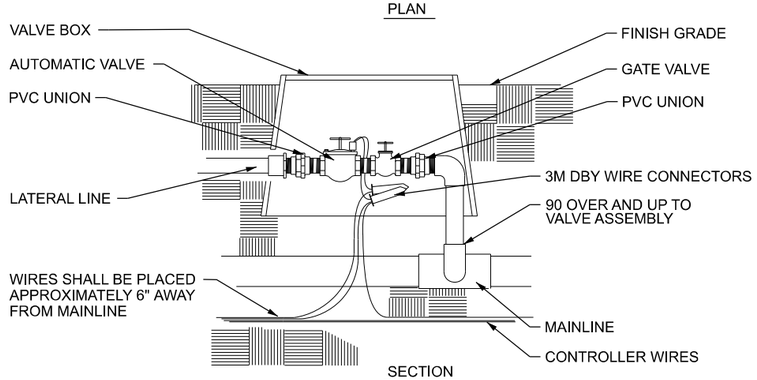
2 SHRUB BUBBLERS
SECTION / PLAN VIEW
NTS



PLAN

NOTE:

ALL PRESSURE FITTINGS IN VALVE ASSEMBLY SHALL BE THREADED FITTINGS EXCEPT FOR MAIN LINE GASKET FITTINGS.



SECTION

3 ELECTRIC CONTROL VALVE
SECTION / PLAN VIEW
NTS

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	10/01/19	PMN	NDC-051 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
CHECKED BY PMN
QC
DATE 10/09/20

APPROVED
PROFESSIONAL ENGINEER

SR-85, MVC; 4100 SOUTH TO SR-201

PIN 13149

S-0085(9)

PROJECT

PROJECT NUMBER

WEST VALLEY CITY IRRIGATION DETAILS 3

SHEET NO. IR-102

DGN File: \\envwdfiles01\ces_workgdr\25396\f865.34\13149_S_LS_WVC Irrigation Details 3.dgn
9-OCT-2020

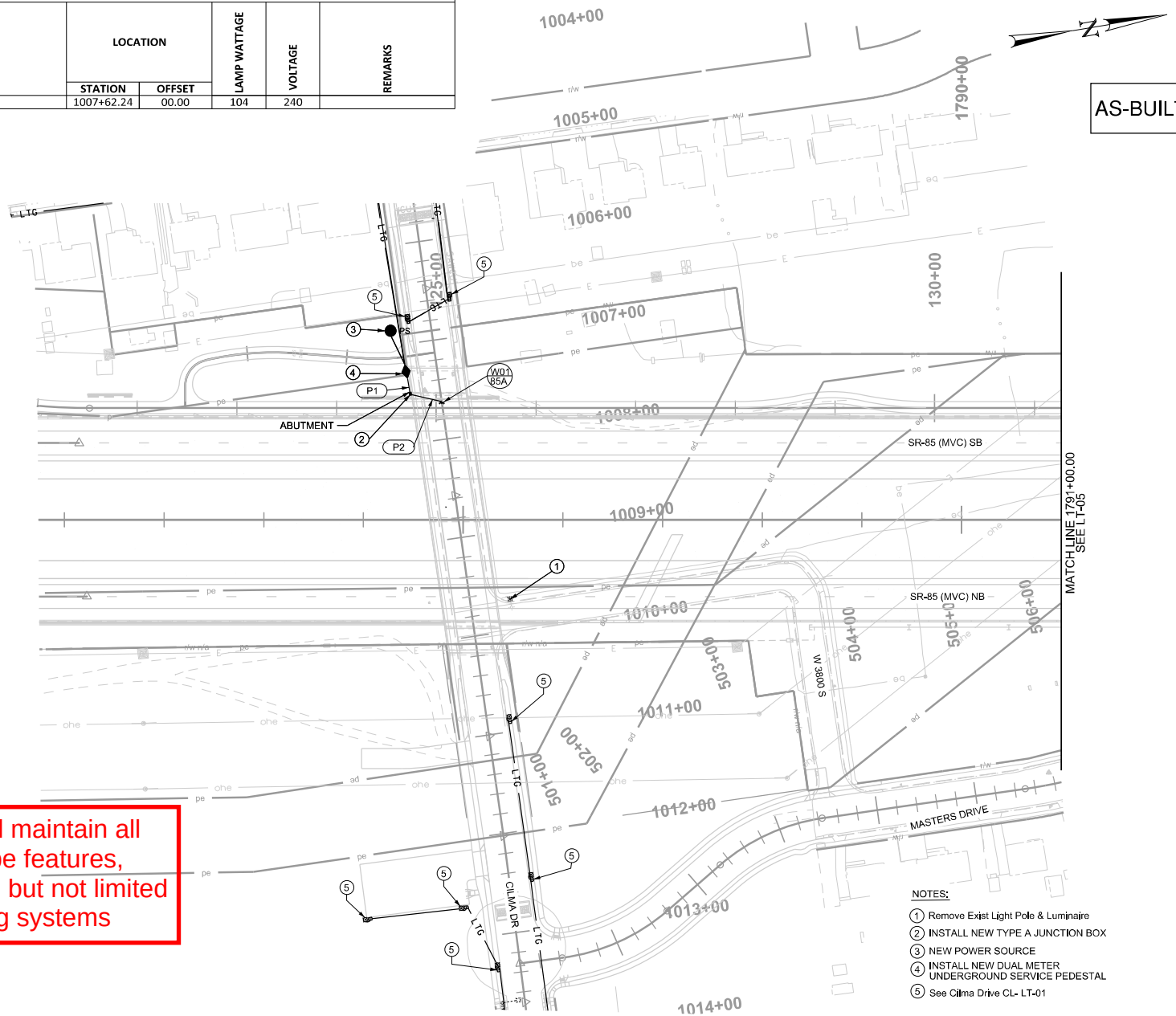
LIGHT POLE SCHEDULE							
LIGHT No.	CIRCUIT NO.	LINE	LOCATION		LAMP WATTAGE	VOLTAGE	REMARKS
			STATION	OFFSET			
W01	85A	CILMA DR	1007+62.24	00.00	104	240	

AS-BUILT

POWER CABLES

P1 2" CONDUIT; 2 #6 LTG,1 #6 GROUND

P2 1" CONDUIT; 2 #10 LTG,1 #6 GROUND



City shall maintain all landscape features, including but not limited to lighting systems

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
2	03/16/20	GMA	NDC-0051 - WVC BETTERMENTS
1	01/09/20	GMA	NDC-0031 - MARSHA DR WIDENING
0	10/14/19	GMA	RFC - FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER DATE

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
LIGHTING
SHEET NO. LT-04

LIGHT POLE SCHEDULE

LIGHT No.	CIRCUIT NO.	LINE	LOCATION		LAMP WATTAGE	VOLTAGE	REMARKS
			STATION	OFFSET			
D01	CLB	MASTERS DRIVE	508+ 18.57	22.2 LT	64	240	WVC LP-01
D02	CLB	MASTERS DRIVE	509+73.80	22.5 LT	64	240	WVC LP-01
D03	CLB	MASTERS DRIVE	511+53.07	27.6 LT	64	240	WVC LP-01

City shall maintain all landscape features, including but not limited to lighting systems

AS-BUILT



NOTES:
1. Remove Exist Light Pole & Luminaire
2. Remove Exist 3/8" Span Wire & Lighting Cable
3. INSTALL CITY OF WEST VALLEY LIGHT POLE SEE DETAIL E ON SHEET LT-DT-02
4. INSTALL 2"C, 2 #6 LTG, 1 #6 G
5. Exist Power Source to Protect In Place
6. INSTALL CITY OF WEST VALLEY POLYMER-CONCRETE JUNCTION BOX
7. INSTALL NEW UNDERGROUND SERVICE PEDESTAL

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/16/20	GMA	NDC-0051 - WVC BETTERMENTS
0	10/14/19	GMA	RFC - FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

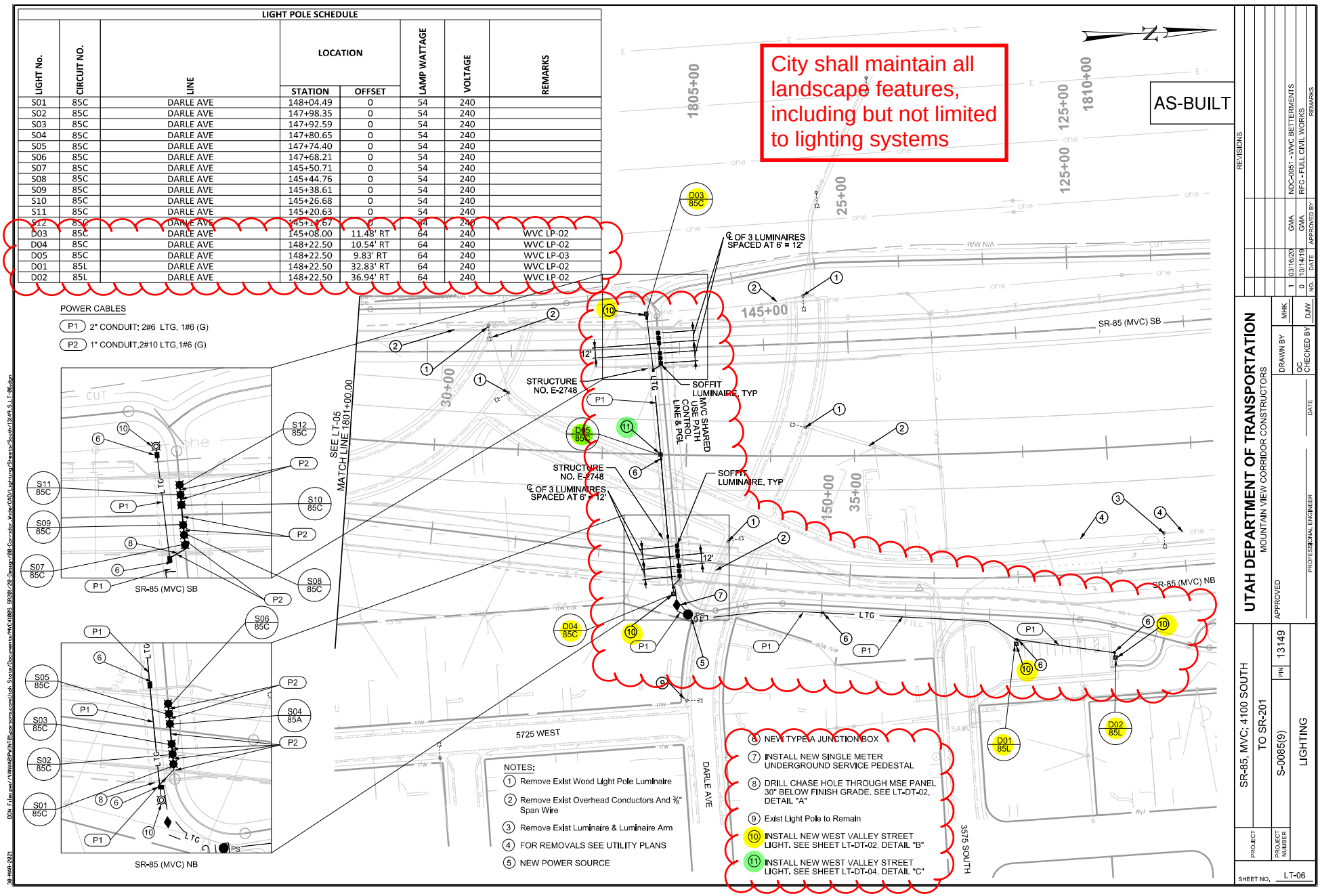
APPROVED

DRAWN BY MHK
QC CHECKED BY DJW

PROFESSIONAL ENGINEER DATE

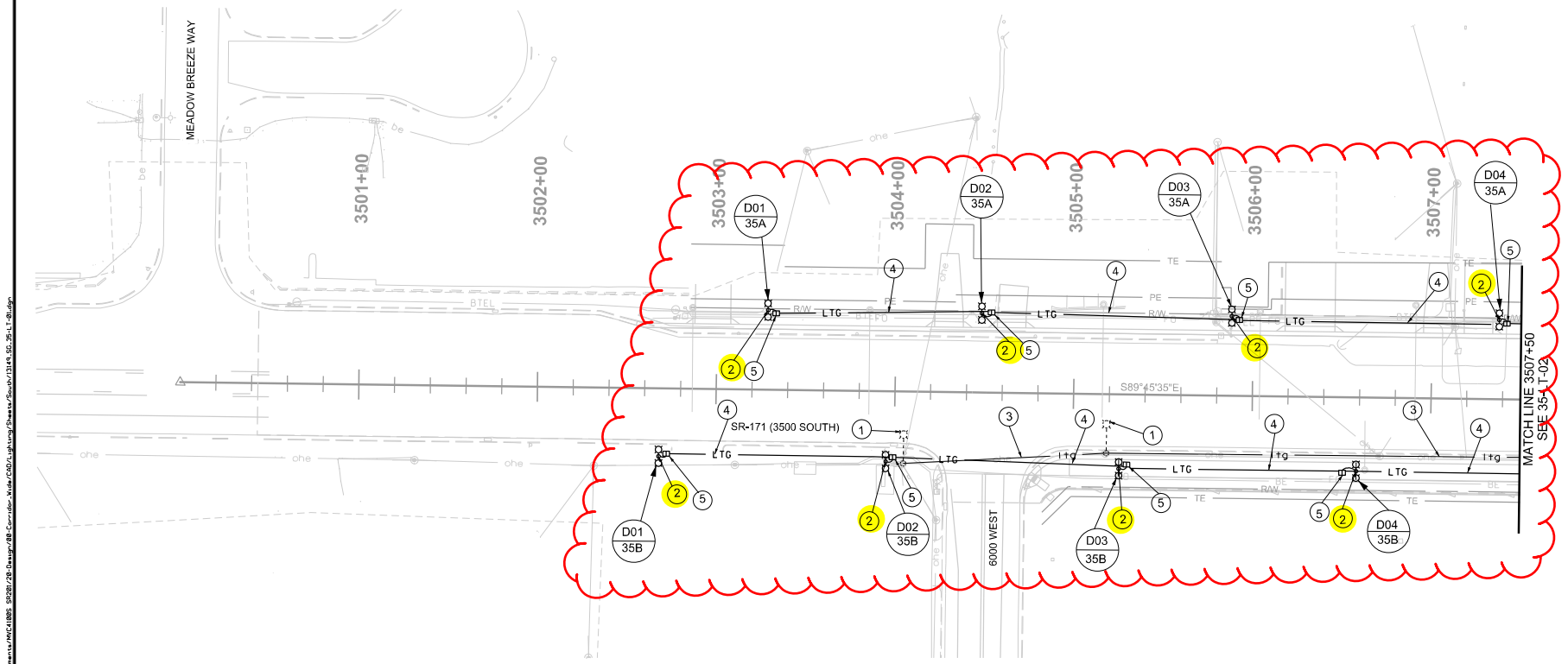
PROJECT SR-85 WVC 4100 SOUTH TO SR-201
PROJECT NUMBER S-0085(9) PIN 13149
LIGHTING
SHEET NO. LT-05

DGN: File:///W:/WVW/Plans/Roadway/Corridor_Wide/C/ROW/Lighting/Sheets/South/13149_S_LT-DT-02.dgn
30-MAR-2021



One light needs to be paid for by UDOT to replace an existing lighting located on 3575 South.

AS-BUILT



LIGHT POLE SCHEDULE

LIGHT NO.	CIRCUIT NO.	LOCATION			LAMP WATTAGE	VOLTAGE	REMARKS
		LINE	STATION	OFFSET			
D01	35A	SR-171 (3500 SOUTH)	3503+29.03	44.58 (Lt)	2-64	240	WVC LP-04
D01	35B	SR-171 (3500 SOUTH)	3502+67.66	38.00 (Rt)	2-64	240	WVC LP-04
D02	35A	SR-171 (3500 SOUTH)	3504+48.70	44.52 (Lt)	2-64	240	WVC LP-04
D02	35B	SR-171 (3500 SOUTH)	3503+94.76	39.30 (Rt)	2-64	240	WVC LP-04
D03	35A	SR-171 (3500 SOUTH)	3505+88.56	44.40 (Lt)	2-64	240	WVC LP-04
D03	35B	SR-171 (3500 SOUTH)	3505+25.19	41.68 (Rt)	2-64	240	WVC LP-04
D04	35A	SR-171 (3500 SOUTH)	3506+38.26	44.54 (Lt)	2-64	240	WVC LP-04
D04	35B	SR-171 (3500 SOUTH)	3507+58.04	41.14 (Rt)	2-64	240	WVC LP-04

NOTE:
1. Exist Luminaire Removed by Others & Luminaire Arm Salvaged by Others to West Valley City
2. INSTALL WEST VALLEY CITY FURNISHED DUAL LUMINAIRE STANDARD. SEE DETAIL D ON SHEET LT-DT-04
3. Span Wire & Overhead Lighting Conductors Removed By Others
4. INSTALL 2" C, 2# 6 LTG, 1# 6 G
5. INSTALL CITY OF WEST VALLEY POLYMER-CONCRETE JUNCTION BOX

City shall maintain all landscape features, including but not limited to lighting systems

REVISIONS

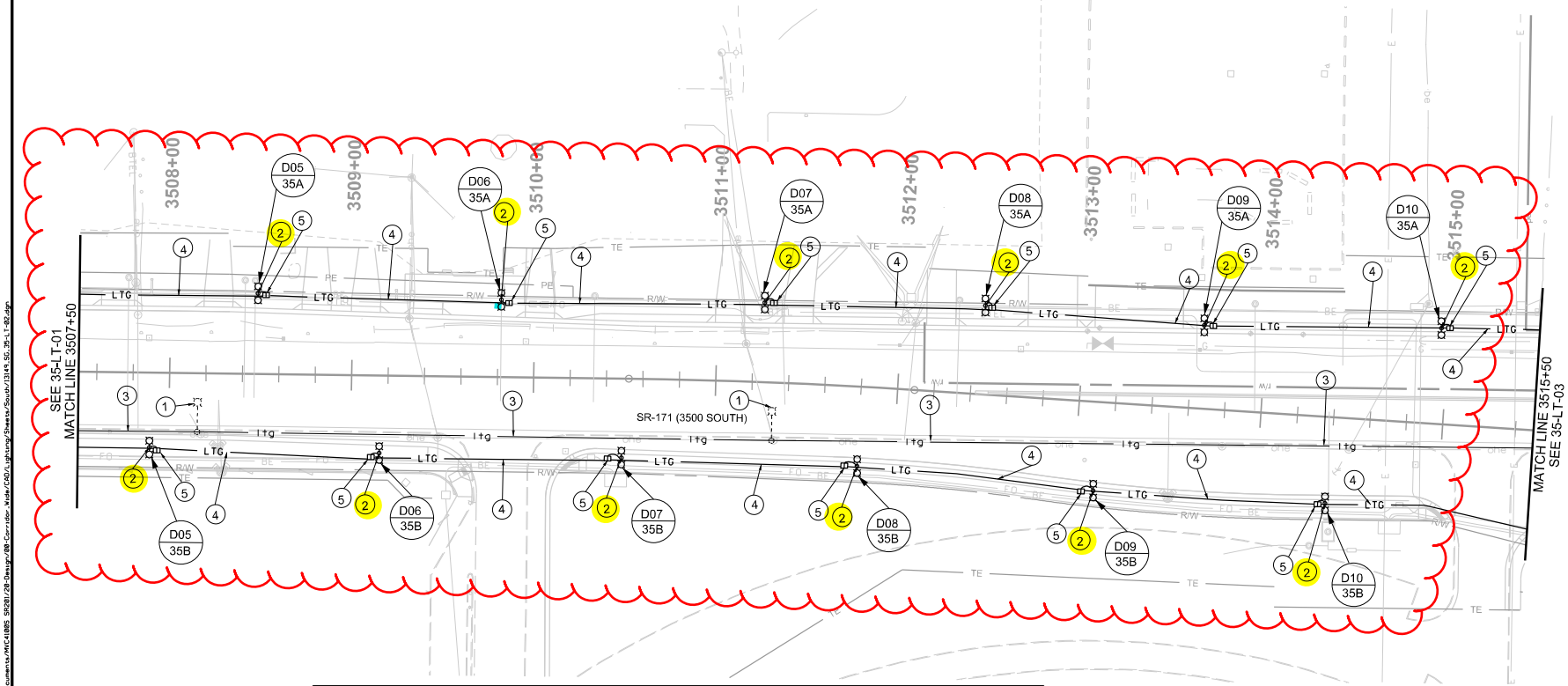
NO.	DATE	APPROVED BY	REMARKS
1	03/16/20	GMA	NDC-0051 - WVC BETTERMENTS
0	10/01/19	GMA	RFC - 4100S/3500S/5960W FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER
DATE

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
LIGHTING
SHEET NO. 35-LT-01

AS-BUILT



NOTES:

1. Exist Luminaire Removed By Others & Luminaire Arm Salvaged by Others to West Valley City
2. INSTALL WEST VALLEY CITY FURNISHED DUAL LUMINAIRE STANDARD. SEE DETAIL D ON SHEET LT-DT-04
3. Span Wire & Overhead Lighting Conductors Removed By Others
4. INSTALL 2" C, 2# 6 LTG, 1# 6 G
5. INSTALL CITY OF WEST VALLEY POLYMER-CONCRETE JUNCTION BOX

LIGHT POLE SCHEDULE

LIGHT NO.	CIRCUIT NO.	LINE	LOCATION		LAMP WATTAGE	VOLTAGE	REMARKS
			STATION	OFFSET			
D05	35A	SR-171 (3500 SOUTH)	3508+48.58	44.24 (Lt)	2-64	240	WVC LP-04
D05	35B	SR-171 (3500 SOUTH)	3507+88.92	41.31 (Rt)	2-64	240	WVC LP-04
D06	35A	SR-171 (3500 SOUTH)	3509+82.20	42.42 (Lt)	2-64	240	WVC LP-04
D06	35B	SR-171 (3500 SOUTH)	3509+15.11	42.60 (Rt)	2-64	240	WVC LP-04
D07	35A	SR-171 (3500 SOUTH)	3511+26.97	43.63 (Lt)	2-64	240	WVC LP-04
D07	35B	SR-171 (3500 SOUTH)	3510+48.10	43.42 (Rt)	2-64	240	WVC LP-04
D08	35A	SR-171 (3500 SOUTH)	3512+48.21	48.79 (Lt)	2-64	240	WVC LP-04
D08	35B	SR-171 (3500 SOUTH)	3511+77.63	43.63 (Rt)	2-64	240	WVC LP-04
D09	35A	SR-171 (3500 SOUTH)	3513+68.70	45.78 (Lt)	2-64	240	WVC LP-04
D09	35B	SR-171 (3500 SOUTH)	3513+07.59	48.71 (Rt)	2-64	240	WVC LP-04
D10	35A	SR-171 (3500 SOUTH)	3514+99.12	52.73 (Lt)	2-64	240	WVC LP-04
D10	35B	SR-171 (3500 SOUTH)	3514+35.14	47.40 (Rt)	2-64	240	WVC LP-04

City shall maintain all landscape features, including but not limited to lighting systems

N

REVISIONS

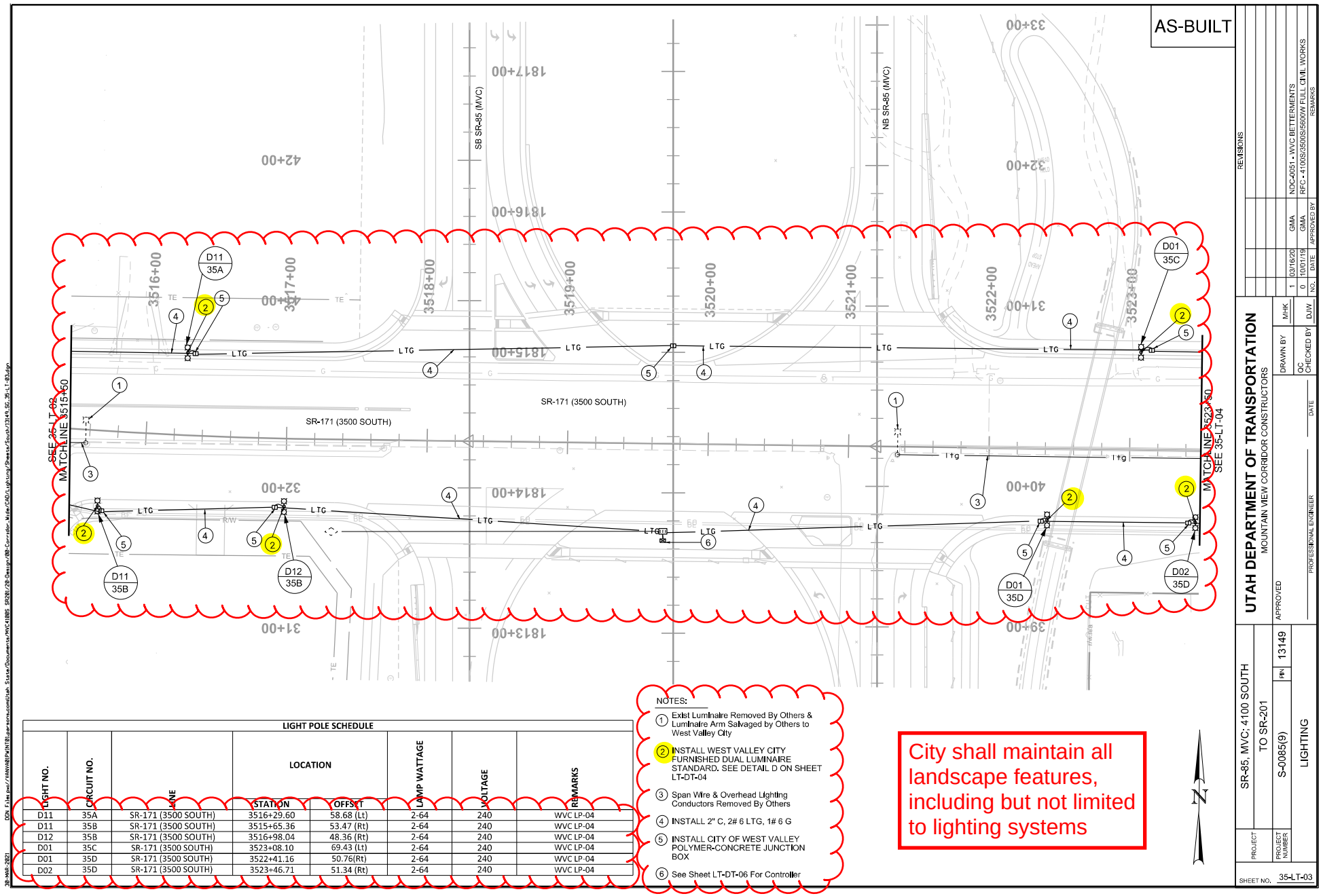
NO.	DATE	APPROVED BY	REMARKS
1	03/16/20	GMA	NDC-2051 - WVC BETTERMENTS
0	10/01/19	GMA	RFC - 4100S/3500S/5600W FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER DATE

PROJECT SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER S-0085(9) PIN 13149
LIGHTING
SHEET NO. 35-LT-02

DGN: File:pw://WANA01PWINT01.dot.state.ut.us:Documents/MVC4100S SR201/2R-Design/08-Corridor_Wide/CAD/Lighting/Sheets/South/13149_SG_35-LT-02.dgn
38-MAR-2021



LIGHT POLE SCHEDULE

LIGHT NO.	CIRCUIT NO.	LINE	LOCATION		LAMP WATTAGE	VOLTAGE	REMARKS
			STATION	OFFSET			
D11	35A	SR-171 (3500 SOUTH)	3516+29.60	58.68 (Lt)	2-64	240	WVC LP-04
D11	35B	SR-171 (3500 SOUTH)	3515+65.36	53.47 (Rt)	2-64	240	WVC LP-04
D12	35B	SR-171 (3500 SOUTH)	3516+98.04	48.36 (Rt)	2-64	240	WVC LP-04
D01	35C	SR-171 (3500 SOUTH)	3523+08.10	69.43 (Lt)	2-64	240	WVC LP-04
D01	35D	SR-171 (3500 SOUTH)	3522+41.16	50.76(Rt)	2-64	240	WVC LP-04
D02	35D	SR-171 (3500 SOUTH)	3523+46.71	51.34 (Rt)	2-64	240	WVC LP-04

NOTES:

1. Exist Luminaire Removed By Others & Luminaire Arm Salvaged by Others to West Valley City
2. INSTALL WEST VALLEY CITY FURNISHED DUAL LUMINAIRE STANDARD. SEE DETAIL D ON SHEET LT-DT-04
3. Span Wire & Overhead Lighting Conductors Removed By Others
4. INSTALL 2" C, 2# 6 LTG, 1# 6 G
5. INSTALL CITY OF WEST VALLEY POLYMER-CONCRETE JUNCTION BOX
6. See Sheet LT-DT-06 For Controller

City shall maintain all landscape features, including but not limited to lighting systems

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/16/20	GMA	NDC-0051 - WVC BETTERMENTS
0	10/01/19	GMA	RFC - 4100S/3500S/5600W FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER DATE

SR-85, MVC; 4100 SOUTH TO SR-201

PROJECT
PROJECT NUMBER S-0085(9) PIN 13149

LIGHTING

SHEET NO. 35-LT-03

LIGHT POLE SCHEDULE

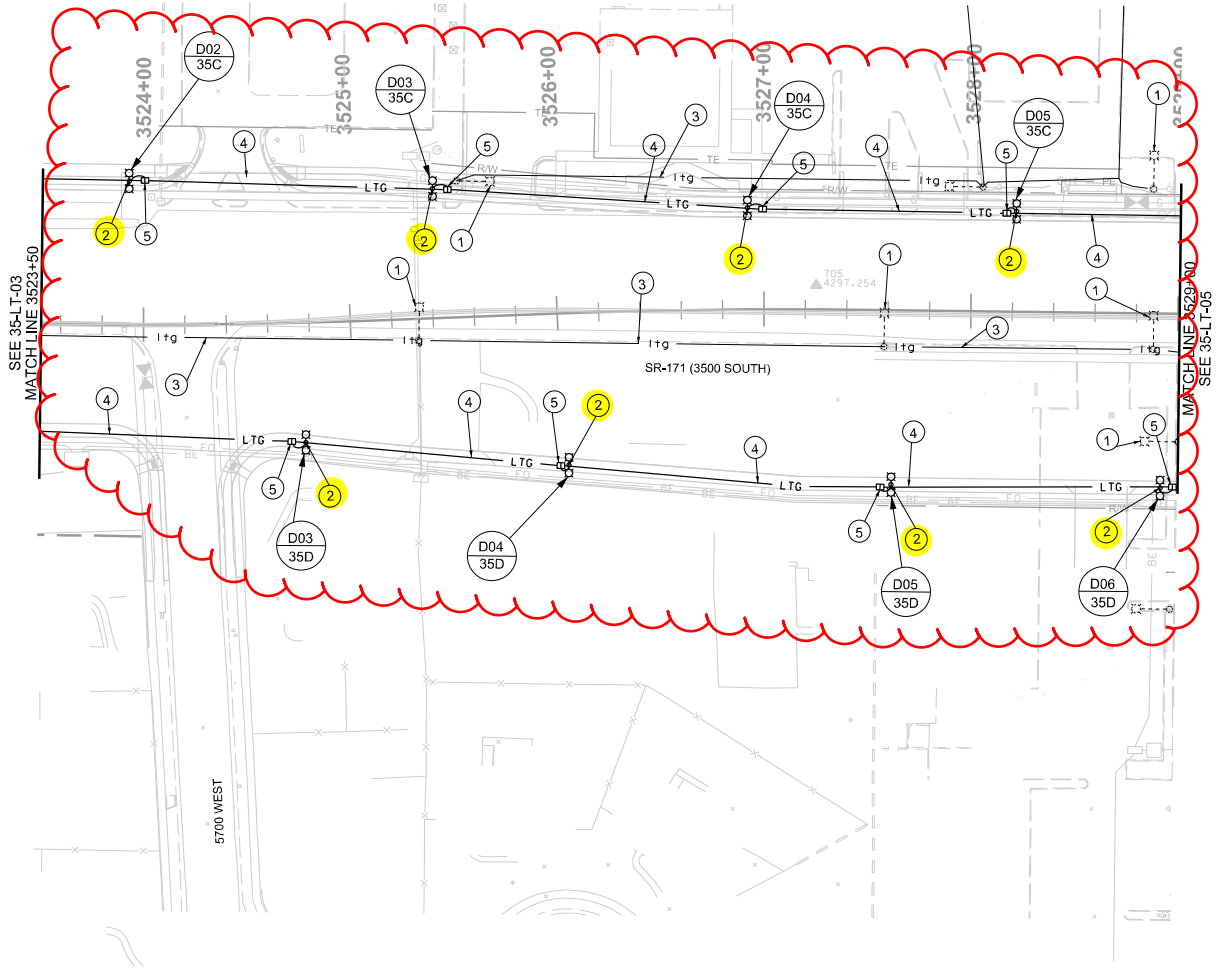
LIGHT NO.	CIRCUIT NO.	LOCATION LINE	LOCATION STATION	LOCATION OFFSET	LAMP WATTAGE	VOLTAGE	REMARKS
D02	35C	SR-171 (3500 SOUTH)	3523+93.09	69.58 (Lt)	2-64	240	WVC LP-04
D03	35D	SR-171 (3500 SOUTH)	3524+78.51	57.84 (Rt)	2-64	240	WVC LP-04
D03	35C	SR-171 (3500 SOUTH)	3525+39.69	62.66 (Lt)	2-64	240	WVC LP-04
D04	35D	SR-171 (3500 SOUTH)	3526+05.71	73.53 (Rt)	2-64	240	WVC LP-04
D04	35C	SR-171 (3500 SOUTH)	3526+91.94	48.99 (Lt)	2-64	240	WVC LP-04
D05	35D	SR-171 (3500 SOUTH)	3527+61.37	84.35 (Rt)	2-64	240	WVC LP-04
D05	35C	SR-171 (3500 SOUTH)	3528+22.03	48.44 (Lt)	2-64	240	WVC LP-04
D06	35D	SR-171 (3500 SOUTH)	3528+91.34	84.33 (Rt)	2-64	240	WVC LP-04

City shall maintain all landscape features, including but not limited to lighting systems

NOTES:

1. Exist Luminaire Removed By Others & Luminaire Arm Salvaged by Others to West Valley City
2. INSTALL WEST VALLEY CITY FURNISHED DUAL LUMINAIRE STANDARD. SEE DETAIL D ON SHEET LT-DT-04
3. Span Wire & Overhead Lighting Conductors Removed By Others
4. INSTALL 2" C, 2# 6 LTG, 1# 6 G
5. INSTALL CITY OF WEST VALLEY POLYMER-CONCRETE JUNCTION BOX

AS-BUILT



REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
1	03/16/20	GMA	NDC-0051 - WVC BETTERMENTS	
0	10/01/19	GMA	RFC - 4100S/3500S/5600W FULL CIVIL WORKS	

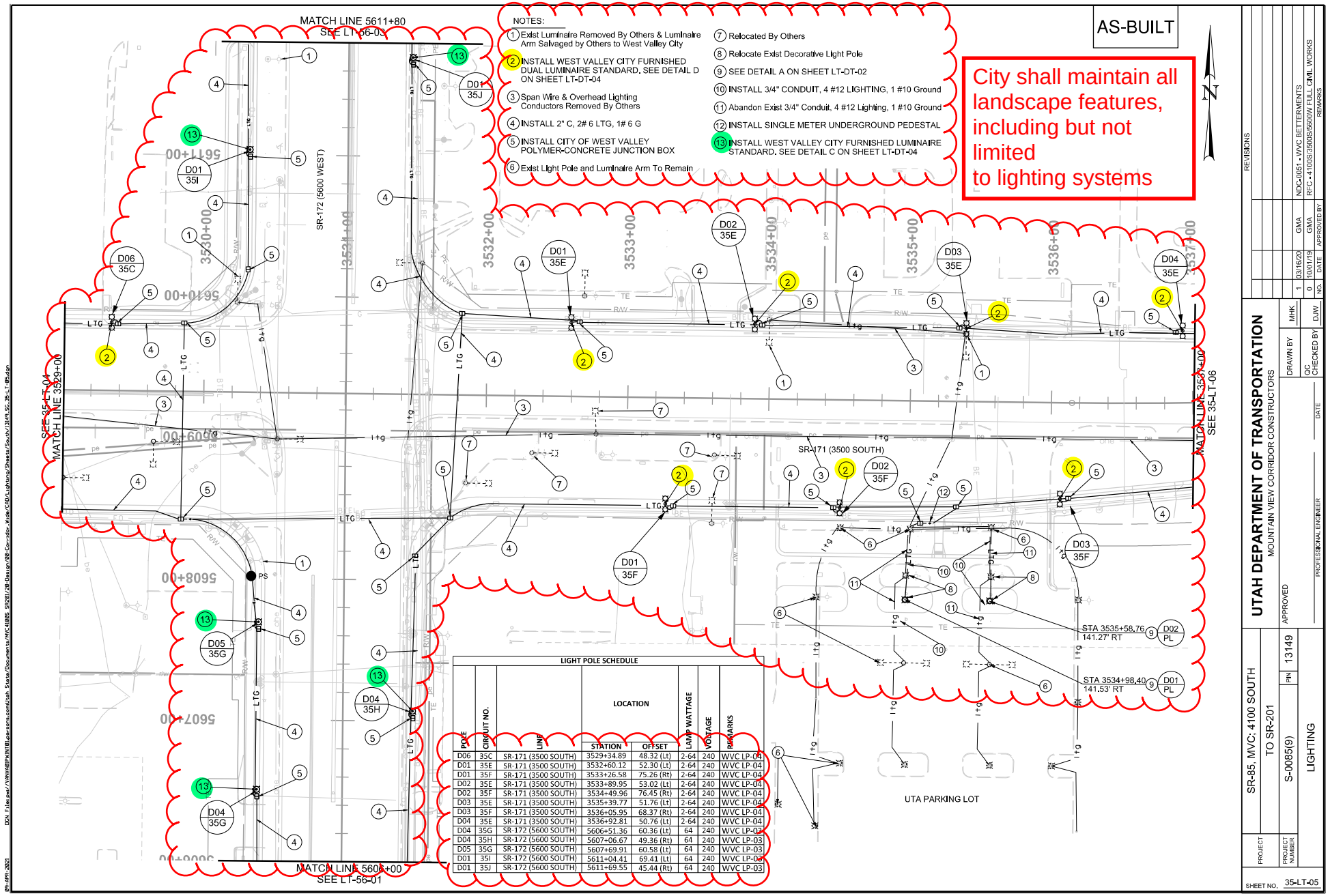
UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

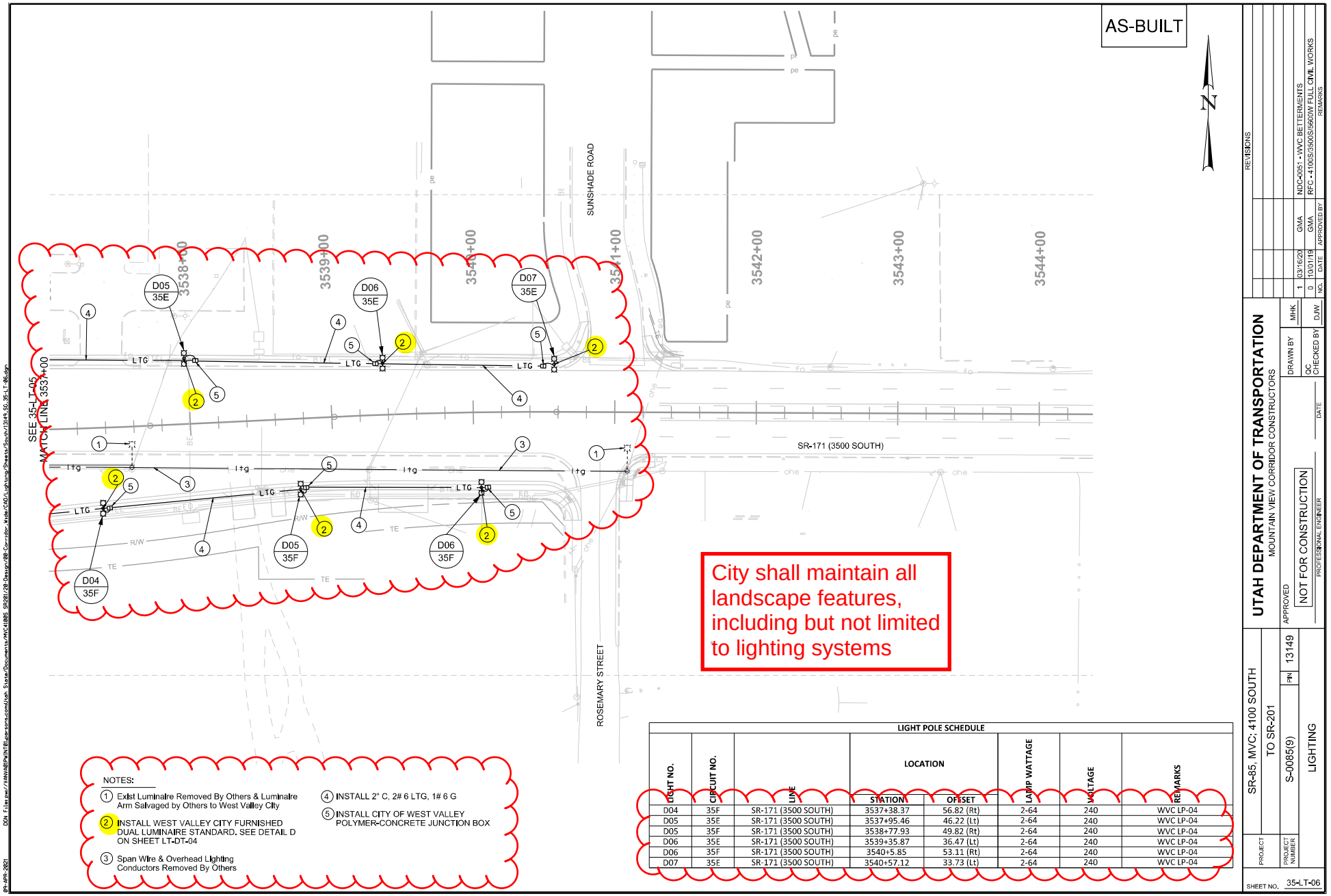
DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER
DATE

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
LIGHTING

SHEET NO. 35-LT-04

DGN: File:pw://WWA@Pwint01@bgbsprs.com:Utah Sites/Documents/MVC41085 SR201/2A-Design/00-Corridor-Wide/CAD/Lighting/Sheets/South/13149_35-LT-04.dgn
09-APR-2021


AS-BUILT
City shall maintain all landscape features, including but not limited to lighting systems
NOTES:
1 Exist Luminaire Removed By Others & Luminaire Arm Salvaged by Others to West Valley City
2 INSTALL WEST VALLEY CITY FURNISHED DUAL LUMINAIRE STANDARD. SEE DETAIL D ON SHEET LT-DT-04
3 Span Wire & Overhead Lighting Conductors Removed By Others
4 INSTALL 2" C, 2# 6 LTG, 1# 6 G
5 INSTALL CITY OF WEST VALLEY POLYMER-CONCRETE JUNCTION BOX
6 Exist Light Pole and Luminaire Arm To Remain
7 Relocated By Others
8 Relocate Exist Decorative Light Pole
9 SEE DETAIL A ON SHEET LT-DT-02
10 INSTALL 3/4" CONDUIT, 4 #12 LIGHTING, 1 #10 Ground
11 Abandon Exist 3/4" Conduit, 4 #12 Lighting, 1 #10 Ground
12 INSTALL SINGLE METER UNDERGROUND PEDESTAL
13 INSTALL WEST VALLEY CITY FURNISHED LUMINAIRE STANDARD. SEE DETAIL C ON SHEET LT-DT-04
MATCH LINE 5611+80
SEE LT-56-03
MATCH LINE 5608+00
SEE LT-56-01
SR-172 (5600 WEST)
SR-171 (3500 SOUTH)
MATCH LINE 3529+00
SEE 35-LT-04
MATCH LINE 3537+00
SEE 35-LT-06
UTA PARKING LOT
STA 3535+58.76 141.27' RT
STA 3534+98.40 141.53' RT
LIGHT POLE SCHEDULE
POLE | CIRCUIT NO. | LINE | LOCATION: STATION | OFFSET | LAMP WATTAGE | VOLTAGE | REMARKS
D06 | 35C | SR-171 (3500 SOUTH) | 3529+34.89 | 48.32 (Lt) | 2-64 | 240 | WVC LP-04
D01 | 35E | SR-171 (3500 SOUTH) | 3532+60.12 | 52.30 (Lt) | 2-64 | 240 | WVC LP-04
D01 | 35F | SR-171 (3500 SOUTH) | 3533+26.58 | 75.26 (Rt) | 2-64 | 240 | WVC LP-04
D02 | 35E | SR-171 (3500 SOUTH) | 3533+89.95 | 53.02 (Lt) | 2-64 | 240 | WVC LP-04
D02 | 35F | SR-171 (3500 SOUTH) | 3534+49.96 | 76.45 (Rt) | 2-64 | 240 | WVC LP-04
D03 | 35E | SR-171 (3500 SOUTH) | 3535+39.77 | 51.76 (Lt) | 2-64 | 240 | WVC LP-04
D03 | 35F | SR-171 (3500 SOUTH) | 3536+05.95 | 68.37 (Rt) | 2-64 | 240 | WVC LP-04
D04 | 35E | SR-171 (3500 SOUTH) | 3536+92.81 | 50.76 (Lt) | 2-64 | 240 | WVC LP-04
D04 | 35G | SR-172 (5600 SOUTH) | 5606+51.36 | 60.36 (Lt) | 64 | 240 | WVC LP-03
D04 | 35H | SR-172 (5600 SOUTH) | 5607+06.67 | 49.36 (Rt) | 64 | 240 | WVC LP-03
D05 | 35G | SR-172 (5600 SOUTH) | 5607+69.91 | 60.58 (Lt) | 64 | 240 | WVC LP-03
D01 | 35I | SR-172 (5600 SOUTH) | 5611+04.41 | 69.41 (Lt) | 64 | 240 | WVC LP-03
D01 | 35J | SR-172 (5600 SOUTH) | 5611+69.55 | 45.44 (Rt) | 64 | 240 | WVC LP-03
REVISIONS
NO. | DATE | APPROVED BY | REMARKS
1 | 03/16/20 | GMA | NDC-0051 - WVC BETTERMENTS
0 | 10/01/19 | GMA | RFC - 4100S/3500S/5600W FULL CIVIL WORKS
UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS
DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER
DATE
PROJECT SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER S-0085(9) PIN 13149
LIGHTING
SHEET NO. 35-LT-05



NOTES:

1. Exist Luminaire Removed By Others & Luminaire Arm Salvaged by Others to West Valley City
2. INSTALL WEST VALLEY CITY FURNISHED DUAL LUMINAIRE STANDARD. SEE DETAIL D ON SHEET LT-DT-04
3. Span Wire & Overhead Lighting Conductors Removed By Others
4. INSTALL 2" C, 2# 6 LTG, 1# 6 G
5. INSTALL CITY OF WEST VALLEY POLYMER-CONCRETE JUNCTION BOX

LIGHT POLE SCHEDULE

LIGHT NO.	CIRCUIT NO.	LINE	LOCATION		LAMP WATTAGE	VOLTAGE	REMARKS
			STATION	OFFSET			
D04	35F	SR-171 (3500 SOUTH)	3537+38.37	56.82 (Rt)	2-64	240	WVC LP-04
D05	35E	SR-171 (3500 SOUTH)	3537+95.46	46.22 (Lt)	2-64	240	WVC LP-04
D05	35F	SR-171 (3500 SOUTH)	3538+77.93	49.82 (Rt)	2-64	240	WVC LP-04
D06	35E	SR-171 (3500 SOUTH)	3539+35.87	36.47 (Lt)	2-64	240	WVC LP-04
D06	35F	SR-171 (3500 SOUTH)	3540+5.85	53.11 (Rt)	2-64	240	WVC LP-04
D07	35E	SR-171 (3500 SOUTH)	3540+57.12	33.73 (Lt)	2-64	240	WVC LP-04

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/16/20	GMA	NDC-0051 - WVC BETTERMENTS
0	10/01/19	GMA	RFC - 4100S/3500S/5600W FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY MHK
QC CHECKED BY DJW

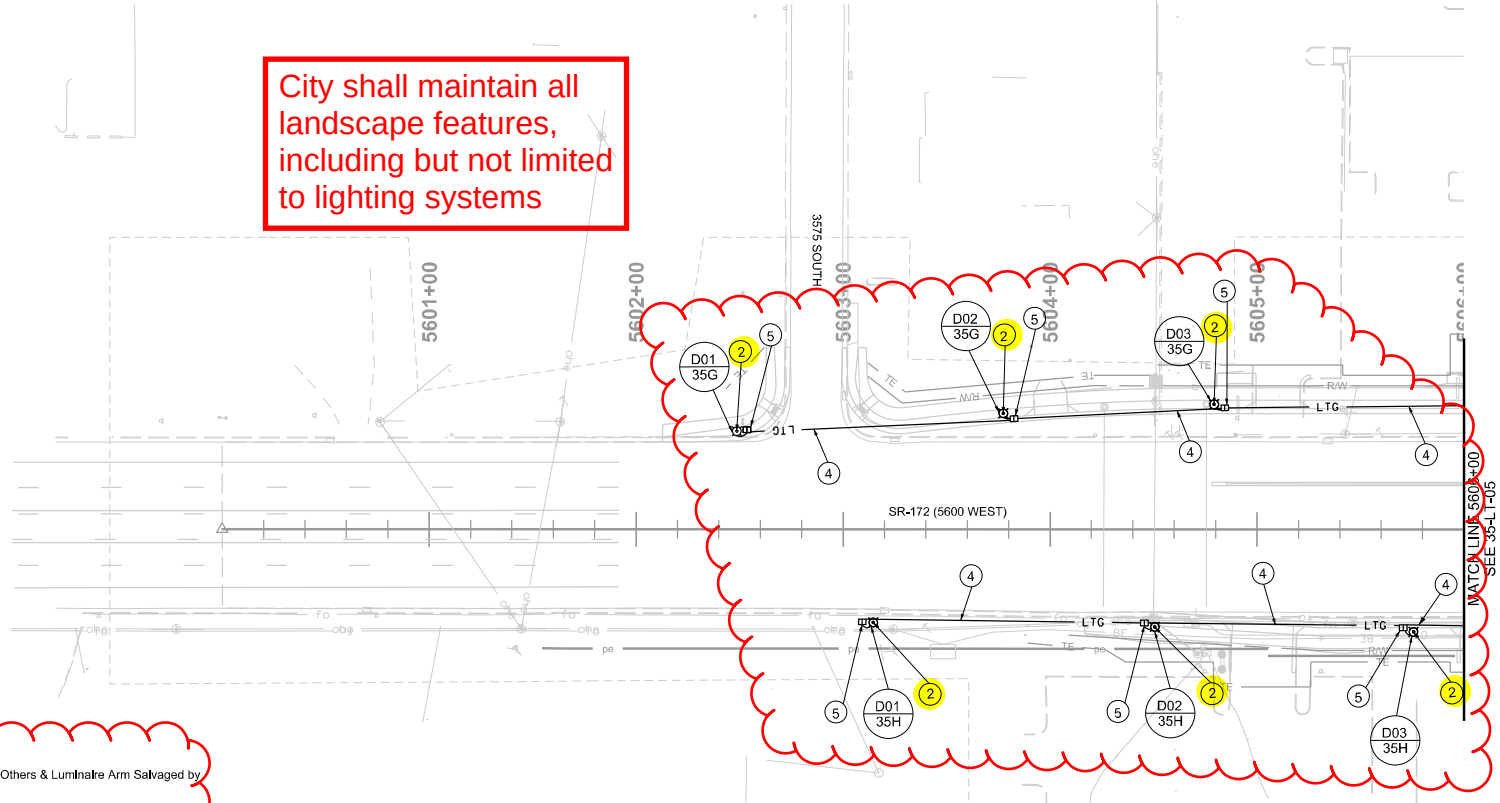
APPROVED
NOT FOR CONSTRUCTION
PROFESSIONAL ENGINEER DATE

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
LIGHTING
SHEET NO. 35-LT-06

DGN: File:pw://WWA@Pw%3A%2F%2Fwebservicesconnect.com:Utah Sister/Documents/MVC41085 SR201/28-Design/08-Corridor Wide/CAD/Lighting/Sheets/South/13149_35-LT-06.dgn
09-APR-2021

AS-BUILT

City shall maintain all landscape features, including but not limited to lighting systems



NOTE:

1. Exist Luminaire Removed By Others & Luminaire Arm Salvaged by Others to West Valley City
2. INSTALL WEST VALLEY CITY FURNISHED LUMINAIRE STANDARD. SEE DETAIL C ON SHEET LT-DT-04
3. Span Wire & Overhead Lighting Conductors Removed By Others
4. INSTALL 2" C, 2# 6 LTG, 1# 6 G
5. INSTALL CITY OF WEST VALLEY POLYMER-CONCRETE JUNCTION BOX

LIGHT POLE SCHEDULE

LIGHT NO.	CIRCUIT NO.	LINE	LOCATION		LAMP WATTAGE	VOLTAGE	REMARKS
			STATION	OFFSET			
D01	35G	SR-172 (5600 WEST)	5602+49.73	48.11 (Lt)	64	240	WVC LP-03
D01	35H	SR-172 (5600 WEST)	5603+14.61	44.93 (Rt)	64	240	WVC LP-03
D02	35G	SR-172 (5600 WEST)	5603+77.35	56.11 (Lt)	64	240	WVC LP-03
D02	35H	SR-172 (5600 WEST)	5604+50.42	47.07 (Rt)	64	240	WVC LP-03
D03	35G	SR-172 (5600 WEST)	5604+79.27	60.50 (Lt)	64	240	WVC LP-03
D03	35H	SR-172 (5600 WEST)	5605+75.79	49.45 (Rt)	64	240	WVC LP-03

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	GMA	NDC-0051 - WVC BETTERMENTS

DRAWN BY MKH
QC CHECKED BY DJW
DATE 10/09/20

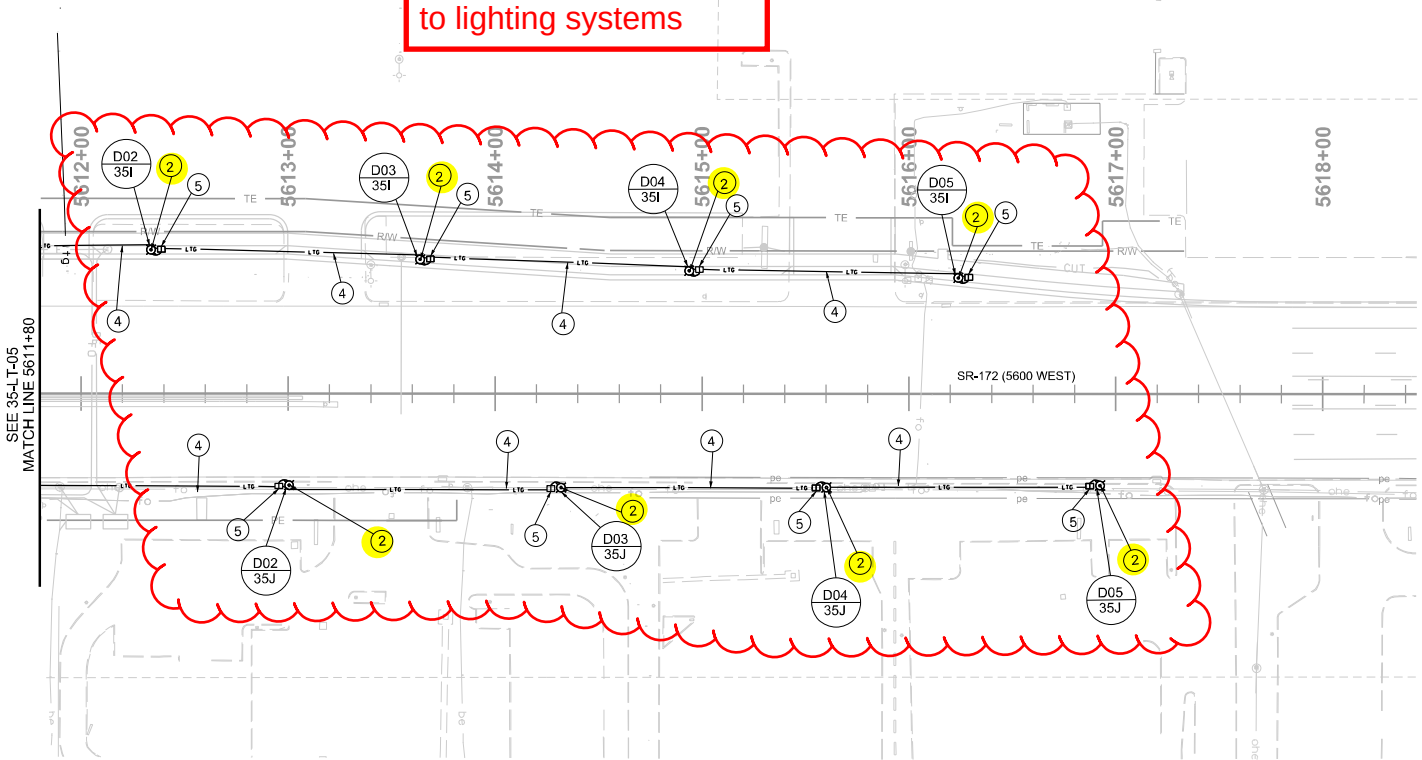
UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

APPROVED
PROFESSIONAL ENGINEER

PROJECT SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER S-0085(9) PIN 13149
LIGHTING
SHEET NO. 56-LT-01

AS-BUILT

City shall maintain all landscape features, including but not limited to lighting systems



NOTE:

1. Exist Luminaire Removed By Others & Luminaire Arm Salvaged by Others to West Valley City
2. INSTALL WEST VALLEY CITY FURNISHED LUMINAIRE STANDARD. SEE DETAIL C ON SHEET LT-DT-04
3. Span Wire & Overhead Lighting Conductors Removed By Others
4. INSTALL 2" C, 2# 6 LTG, 1# 6 G
5. INSTALL CITY OF WEST VALLEY POLYMER-CONCRETE JUNCTION BOX

LIGHT POLE SCHEDULE

LIGHT NO.	CIRCUIT NO.	LOCATION LINE	LOCATION STATION	LOCATION OFFSET	LAMP WATTAGE	VOLTAGE	REMARKS
D02	35I	SR-172 (5600 WEST)	5612+33.76	69.53 (Lt)	64	240	WVC LP-03
D02	35J	SR-172 (5600 WEST)	5613+00.51	44.20 (Rt)	64	240	WVC LP-03
D03	35I	SR-172 (5600 WEST)	5613+63.81	64.88 (Lt)	64	240	WVC LP-03
D03	35J	SR-172 (5600 WEST)	5614+31.88	45.36 (Rt)	64	240	WVC LP-03
D04	35I	SR-172 (5600 WEST)	5614+93.86	59.46 (Lt)	64	240	WVC LP-03
D04	35J	SR-172 (5600 WEST)	5615+60.00	45.26 (Rt)	64	240	WVC LP-03
D05	35I	SR-172 (5600 WEST)	5616+23.90	56.00 (Lt)	64	240	WVC LP-03
D05	35J	SR-172 (5600 WEST)	5616+92.38	44.30 (Rt)	64	240	WVC LP-03

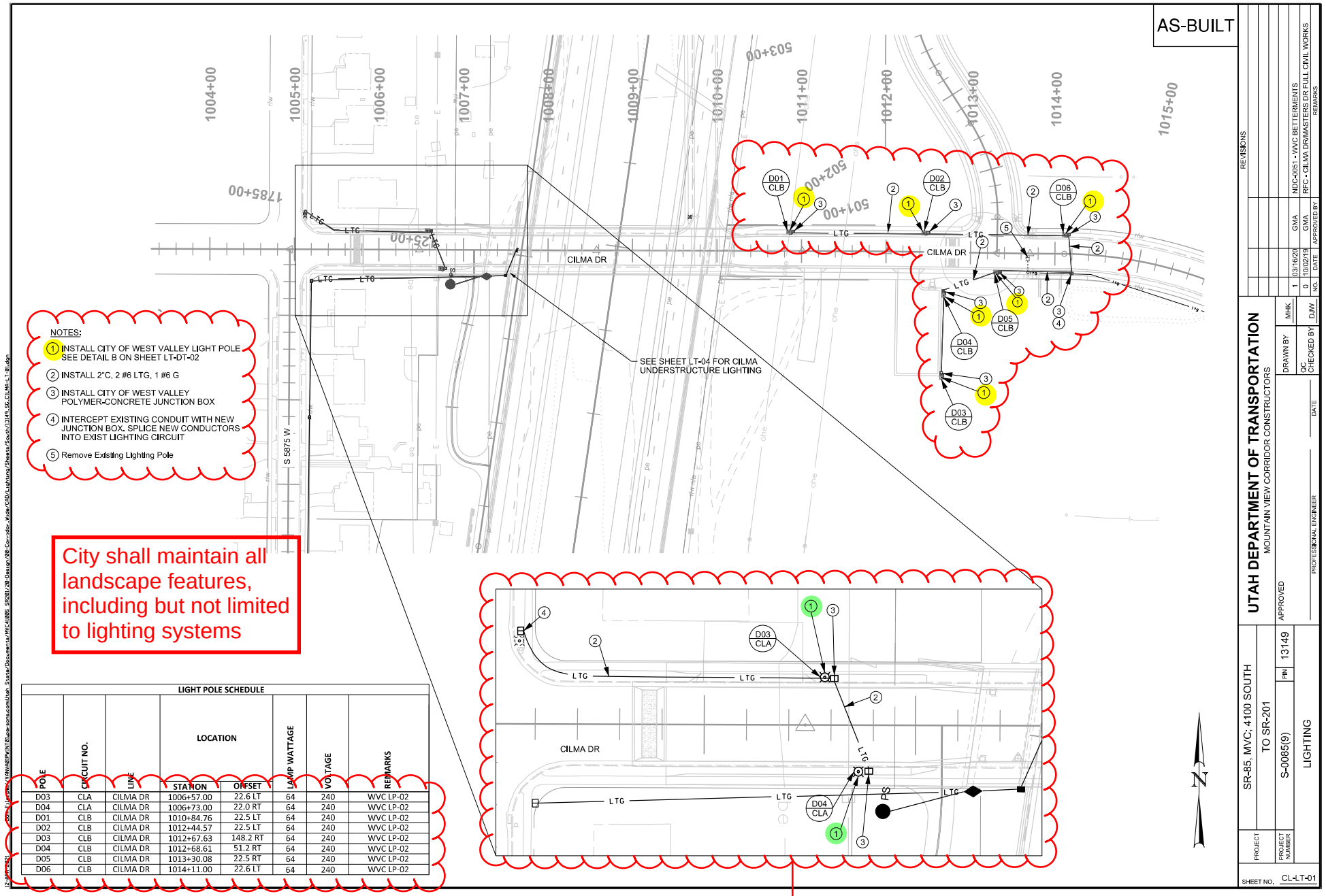
REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	GMA	NDC-0051 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

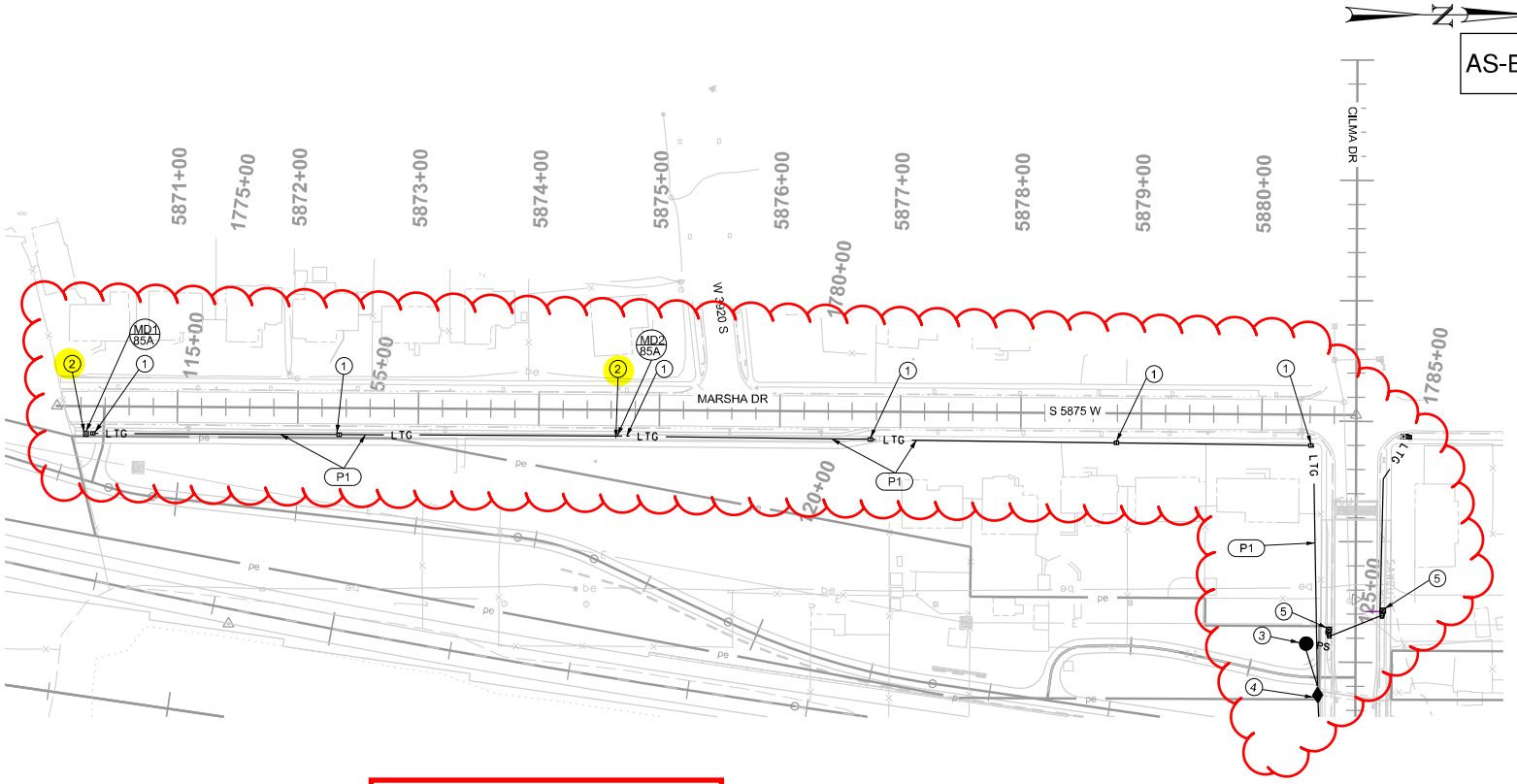
DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER
10/09/20 DATE

PROJECT SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER S-0085(9) PIN 13149
LIGHTING
SHEET NO. 56-LT-03



The vertical curve on the west side of MVC on Cilma had a K value that did not meet the "Comfort Criteria". As a mitigating factor, MVCC proposed to install two additional street lights on Cilma.

AS-BUILT



City shall maintain all landscape features, including but not limited to lighting systems

LIGHT POLE SCHEDULE

LIGHT No.	CIRCUIT NO.	LINE	LOCATION STATION	LOCATION OFFSET	LAMP WATTAGE	VOLTAGE	REMARKS
MD1	MDA	MARSHA DR	5870+74.00	23.25 RT	64	240	WVC LP-01
MD2	MDA	MARSHA DR	5874+66.00	23.25 RT	64	240	WVC LP-01

POWER CABLES

P1 2" CONDUIT, 2 #6 LTG,1 #6 GROUND

NOTES:

1. INSTALL NEW TYPE A JUNCTION BOX
2. INSTALL NEW WEST VALLEY CITY LIGHT, SEE DETAIL E ON SHEET LT-DT-02
3. CONNECT TO PROPOSED POWER SOURCE. SEE SHEET LT-04.
4. CONNECT TO NEW DUAL METER UNDERGROUND SERVICE PEDESTAL. SEE SHEET LT-04.
5. SEE SHEET CL-LT-01.

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/16/20	GMA	NDC=0051 - W VC BETTERMENTS
0	01/09/20	GMA	NDC=0031 - MARSHA DR WIDENING

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

APPROVED

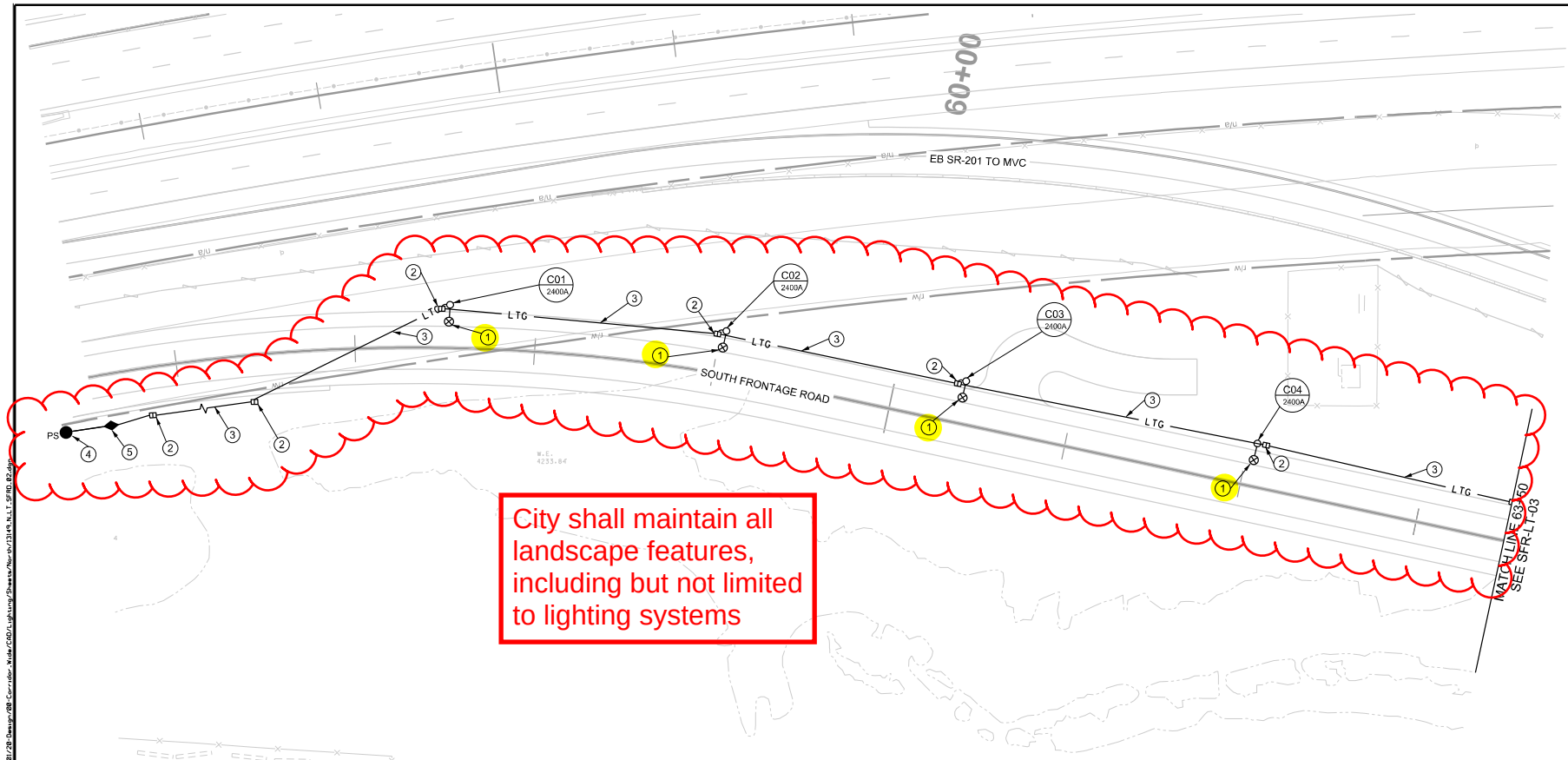
DRAWN BY MHK
QC CHECKED BY DJW

PROFESSIONAL ENGINEER DATE

PROJECT SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER S-0085(9) PIN 13149
LIGHTING

SHEET NO. MD-LT-01

DGN: File:pw://WWW@PWNT01@Jobs-sons.com:Utah Sites:Documents:MVC:41085 SR201/28-Design/08-Corridor Wide/CAD/Lighting/Sheets/South/13149_S_LT_MARSHA.dgn
8th-APR-2021



City shall maintain all landscape features, including but not limited to lighting systems

AS-BUILT

LIGHT POLE SCHEDULE

LIGHT No.	CIRCUIT NO.	LUM	LOCATION STATION	LOCATION OFFSET	LAMP WATTAGE	VOLTAGE	ANCHOR BOLT	REMARKS
C01	2400A	SR201 SOUTH FRONTAGE - 2400S	57+52.47	24.00 LT	108	240	4	WVC LP-07
C02	2400A	SR201 SOUTH FRONTAGE - 2400S	59+03.56	24.00 LT	108	240	4	WVC LP-07
C03	2400A	SR201 SOUTH FRONTAGE - 2400S	60+38.83	24.00 LT	108	240	4	WVC LP-07
C04	2400A	SR201 SOUTH FRONTAGE - 2400S	62+04.61	24.00 LT	108	240	4	WVC LP-07

NOTES:

1. INSTALL CITY FURNISHED 30' WEST VALLEY INDUSTRIAL STREETLIGHT WITH 5' LUMINAIRE ARM AND LUMINAIRE. SEE DETAIL A ON SHEET LT-DT-06.
2. INSTALL WEST VALLEY CITY STREET LIGHT JUNCTION BOX WITH 3/4"X10' COPPER COATED GROUND ROD. SEE DETAIL B ON SHEET LT-DT-06.
3. INSTALL 2" C, 2 #4 LTG, 1 #4 G
4. EXIST POWER SOURCE
5. INSTALL SINGLE METER UNDERGROUND PEDESTAL. SEE DETAIL C ON SHEET LT-DT-06.

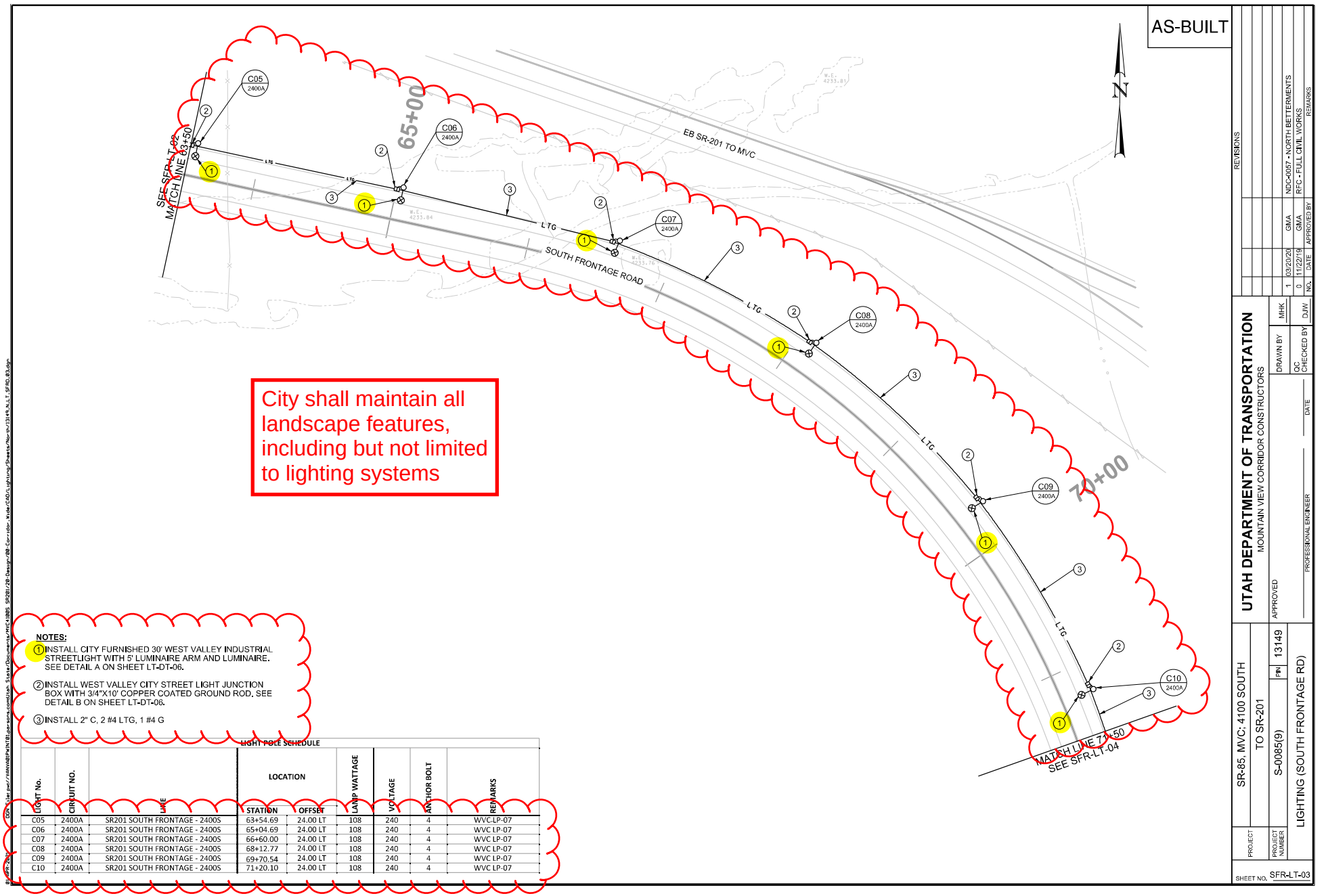
REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/20/20	GMA	NDC-0057 - NORTH BETTERMENTS
0	11/22/19	GMA	RFC - FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER
DATE

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
LIGHTING (SOUTH FRONTAGE RD)
SHEET NO. SFR-LT-02



NOTES:

1. INSTALL CITY FURNISHED 30' WEST VALLEY INDUSTRIAL STREETLIGHT WITH 5' LUMINAIRE ARM AND LUMINAIRE. SEE DETAIL A ON SHEET LT-DT-06.
2. INSTALL WEST VALLEY CITY STREET LIGHT JUNCTION BOX WITH 3/4"X10' COPPER COATED GROUND ROD. SEE DETAIL B ON SHEET LT-DT-06.
3. INSTALL 2" C, 2 #4 LTG, 1 #4 G

LIGHT POLE SCHEDULE

LIGHT No.	CIRCUIT NO.	LINE	LOCATION		LAMP WATTAGE	VOLTAGE	ANCHOR BOLT	REMARKS
			STATION	OFFSET				
C05	2400A	SR201 SOUTH FRONTAGE - 2400S	63+54.69	24.00 LT	108	240	4	WVC LP-07
C06	2400A	SR201 SOUTH FRONTAGE - 2400S	65+04.69	24.00 LT	108	240	4	WVC LP-07
C07	2400A	SR201 SOUTH FRONTAGE - 2400S	66+60.00	24.00 LT	108	240	4	WVC LP-07
C08	2400A	SR201 SOUTH FRONTAGE - 2400S	68+12.77	24.00 LT	108	240	4	WVC LP-07
C09	2400A	SR201 SOUTH FRONTAGE - 2400S	69+70.54	24.00 LT	108	240	4	WVC LP-07
C10	2400A	SR201 SOUTH FRONTAGE - 2400S	71+20.10	24.00 LT	108	240	4	WVC LP-07

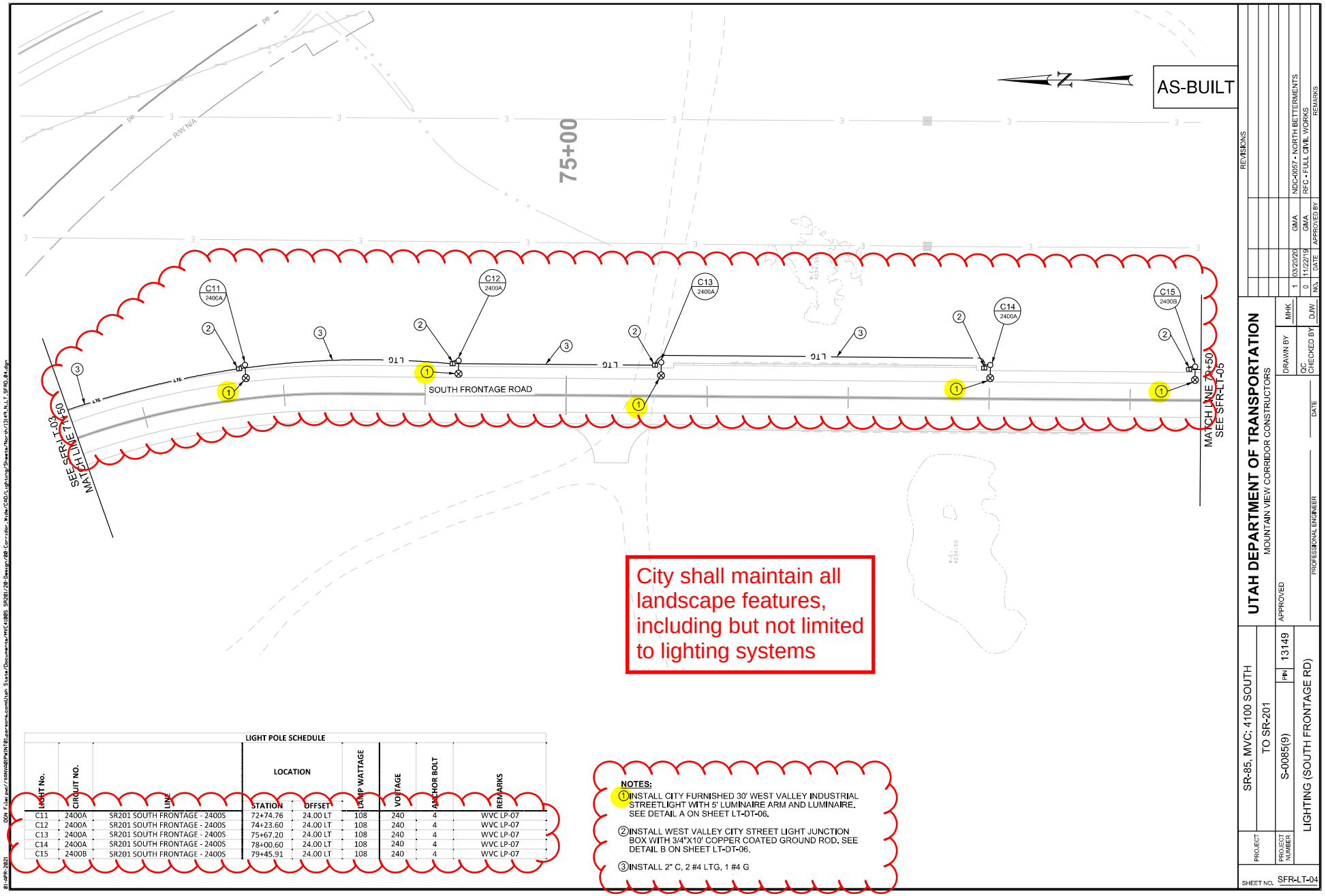
REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/20/20	GMA	NDC-0057 • NORTH BETTERMENTS
0	11/22/19	GMA	RFC - FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER
DATE

PROJECT SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER S-0085(9) PIN 13149
LIGHTING (SOUTH FRONTAGE RD)
SHEET NO. SFR-LT-03



LIGHT POLE SCHEDULE

LIGHT No.	CIRCUIT NO.	LINE	LOCATION STATION	LOCATION OFFSET	LAMP WATTAGE	VOLTAGE	ANCHOR BOLT	REMARKS
C11	2400A	SR201 SOUTH FRONTAGE - 2400S	72+74.76	24.00 LT	108	240	4	WVC LP-07
C12	2400A	SR201 SOUTH FRONTAGE - 2400S	74+23.60	24.00 LT	108	240	4	WVC LP-07
C13	2400A	SR201 SOUTH FRONTAGE - 2400S	75+67.20	24.00 LT	108	240	4	WVC LP-07
C14	2400A	SR201 SOUTH FRONTAGE - 2400S	78+00.60	24.00 LT	108	240	4	WVC LP-07
C15	2400B	SR201 SOUTH FRONTAGE - 2400S	79+45.91	24.00 LT	108	240	4	WVC LP-07

NOTES:

① INSTALL CITY FURNISHED 30' WEST VALLEY INDUSTRIAL STREETLIGHT WITH 5' LUMINAIRE ARM AND LUMINAIRE. SEE DETAIL A ON SHEET LT-DT-06.

② INSTALL WEST VALLEY CITY STREET LIGHT JUNCTION BOX WITH 3/4"X10' COPPER COATED GROUND ROD. SEE DETAIL B ON SHEET LT-DT-06.

③ INSTALL 2" C, 2 #4 LTG, 1 #4 G

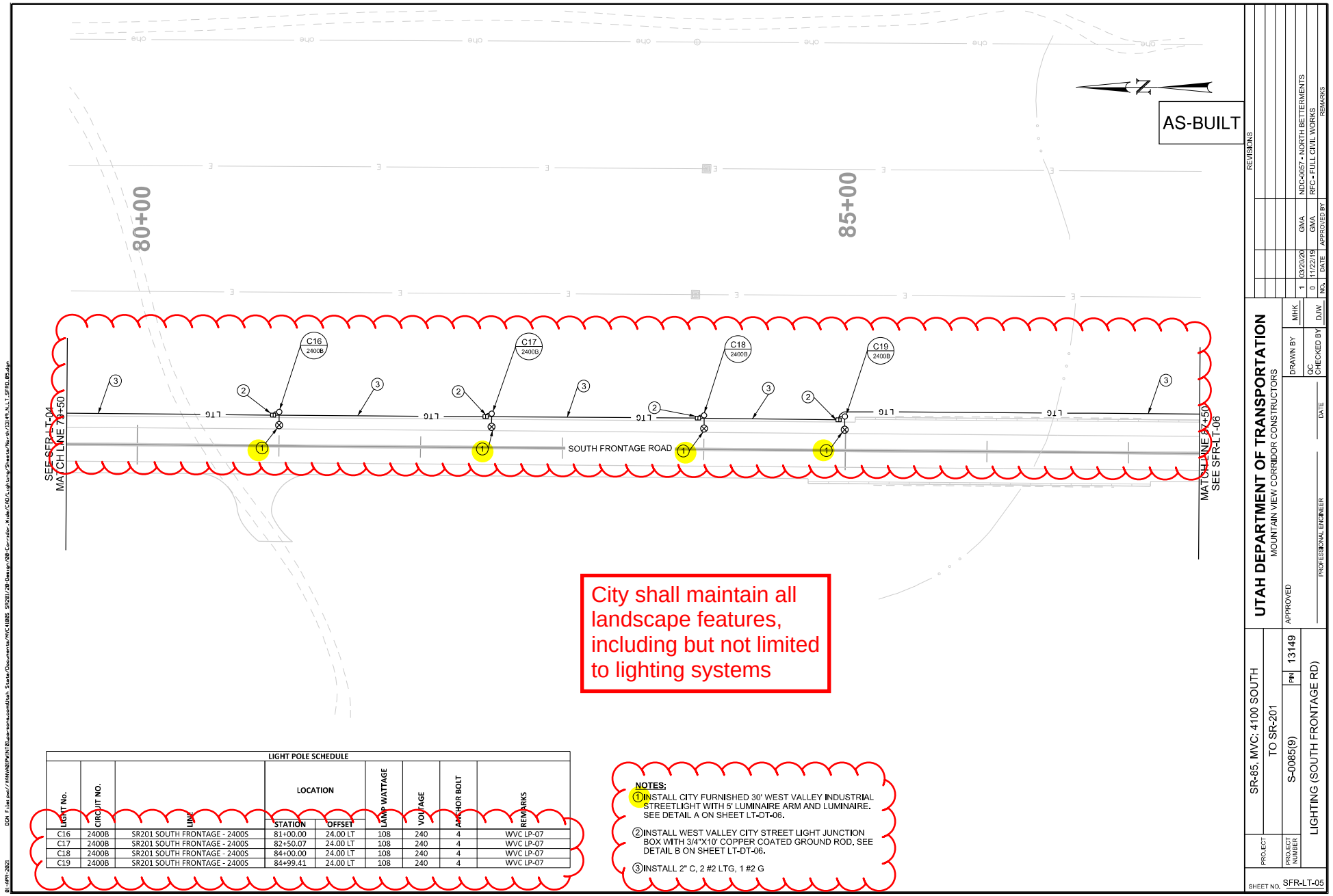
REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/20/20	GMA	NDC-0057 - NORTH BETTERMENTS
0	11/22/19	GMA	RFC - FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER DATE

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
LIGHTING (SOUTH FRONTAGE RD)
SHEET NO. SFR-LT-04



LIGHT POLE SCHEDULE

LIGHT No.	CIRCUIT NO.	LINE	LOCATION STATION	LOCATION OFFSET	LAMP WATTAGE	VOLTAGE	ANCHOR BOLT	REMARKS
C16	2400B	SR201 SOUTH FRONTAGE - 2400S	81+00.00	24.00 LT	108	240	4	WVC LP-07
C17	2400B	SR201 SOUTH FRONTAGE - 2400S	82+50.07	24.00 LT	108	240	4	WVC LP-07
C18	2400B	SR201 SOUTH FRONTAGE - 2400S	84+00.00	24.00 LT	108	240	4	WVC LP-07
C19	2400B	SR201 SOUTH FRONTAGE - 2400S	84+99.41	24.00 LT	108	240	4	WVC LP-07

NOTES:

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② INSTALL WEST VALLEY CITY STREET LIGHT JUNCTION BOX WITH 3/4"X10' COPPER COATED GROUND ROD. SEE DETAIL B ON SHEET LT-DT-06.

③ INSTALL 2" C, 2 #2 LTG, 1 #2 G

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/20/20	GMA	NDC-0057 - NORTH BETTERMENTS
0	11/22/19	GMA	RFC - FULL CIVIL WORKS

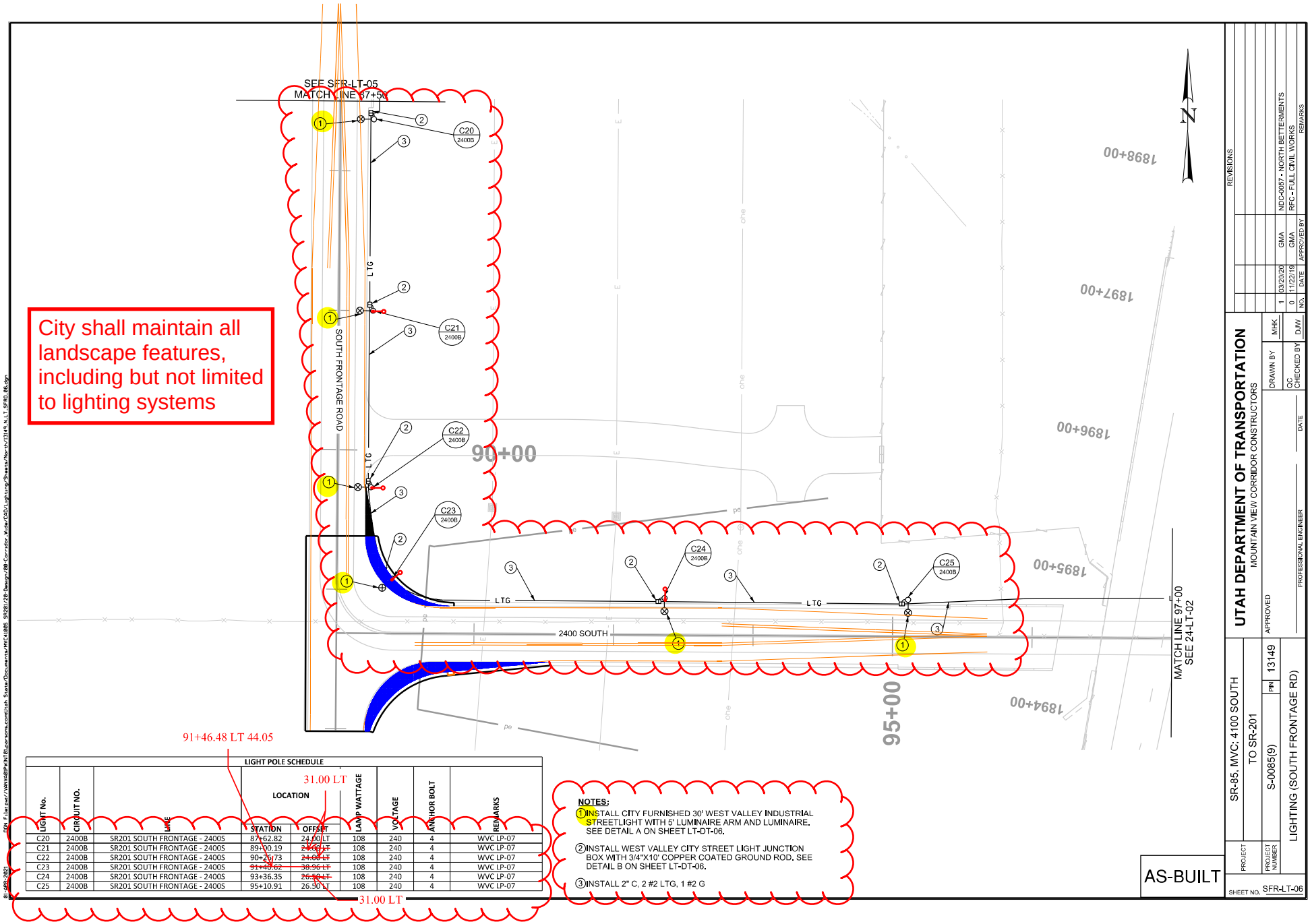
UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER
DATE

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
LIGHTING (SOUTH FRONTAGE RD)
SHEET NO. SFR-LT-05

DGN: F:\ae.pw\~\VANVA08\PWNT01\ae.bentley.com\Utah - Status\Documents\MVC\41885 SR201 / 2B Design\08 Corridor Wide\CAD\Lighting\Sheets\Nor-thr\13149-N-LT-SFR0-05.dgn
01-APR-2021

City shall maintain all landscape features, including but not limited to lighting systems



LIGHT POLE SCHEDULE

LIGHT No.	CIRCUIT NO.	LINE	LOCATION STATION	LOCATION OFFSET	LAMP WATTAGE	VOLTAGE	ANCHOR BOLT	REMARKS
C20	2400B	SR201 SOUTH FRONTAGE - 2400S	87+62.82	24.00 LT	108	240	4	WVC LP-07
C21	2400B	SR201 SOUTH FRONTAGE - 2400S	89+00.19	~~24.00 LT~~	108	240	4	WVC LP-07
C22	2400B	SR201 SOUTH FRONTAGE - 2400S	90+26.73	~~24.00 LT~~	108	240	4	WVC LP-07
C23	2400B	SR201 SOUTH FRONTAGE - 2400S	~~91+40.62~~	~~38.96 LT~~	108	240	4	WVC LP-07
C24	2400B	SR201 SOUTH FRONTAGE - 2400S	93+36.35	~~26.50 LT~~	108	240	4	WVC LP-07
C25	2400B	SR201 SOUTH FRONTAGE - 2400S	95+10.91	26.50 LT	108	240	4	WVC LP-07

NOTES:

1. INSTALL CITY FURNISHED 30' WEST VALLEY INDUSTRIAL STREETLIGHT WITH 5' LUMINAIRE ARM AND LUMINAIRE. SEE DETAIL A ON SHEET LT-DT-06.
2. INSTALL WEST VALLEY CITY STREET LIGHT JUNCTION BOX WITH 3/4"X10' COPPER COATED GROUND ROD. SEE DETAIL B ON SHEET LT-DT-06.
3. INSTALL 2" C, 2 #2 LTG, 1 #2 G

AS-BUILT

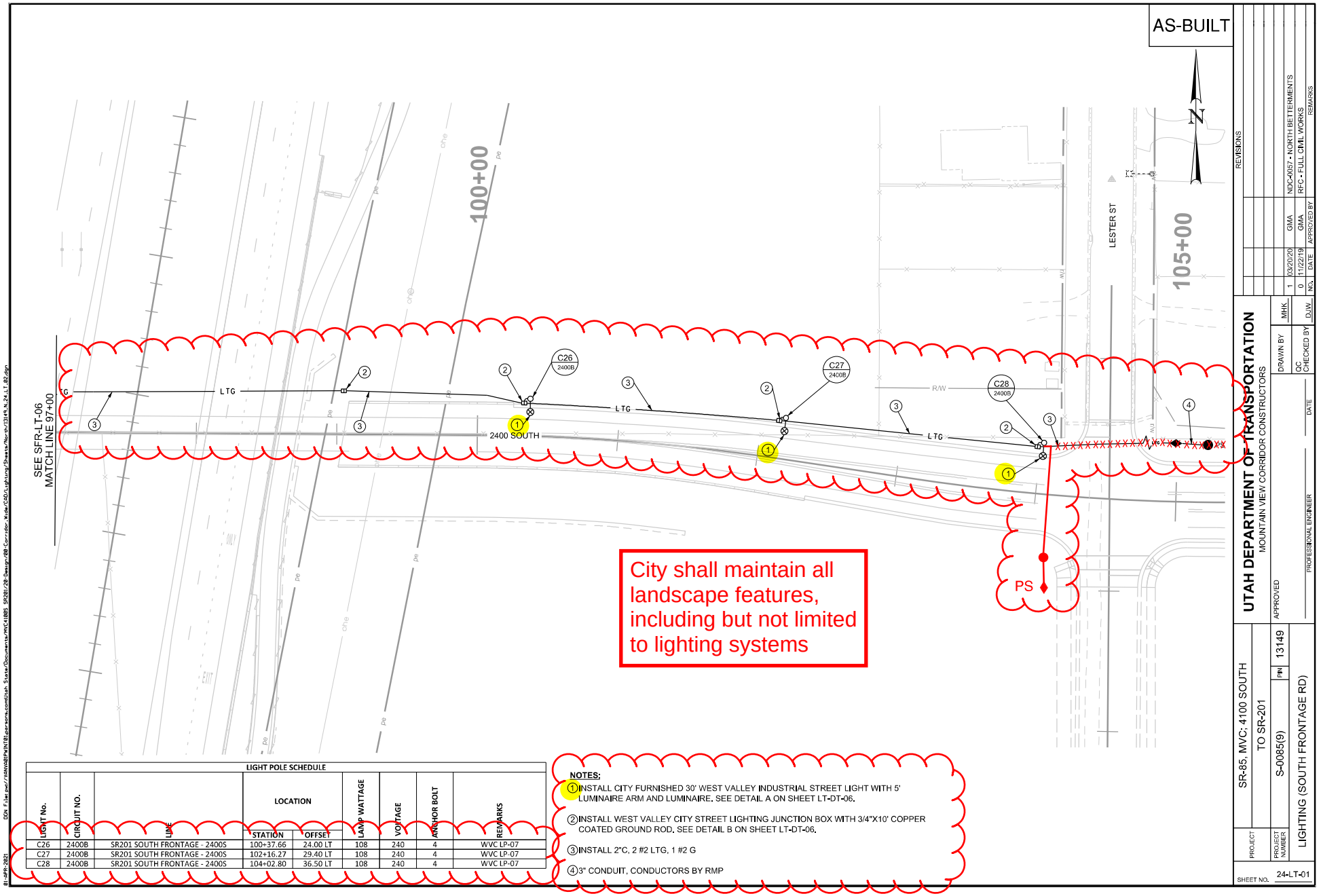
REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/20/20	GMA	NDC-0057 - NORTH BETTERMENTS
0	11/22/19	GMA	RFC - FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER
DATE

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
LIGHTING (SOUTH FRONTAGE RD)
SHEET NO. SFR-LT-06



LIGHT POLE SCHEDULE

LIGHT No.	CIRCUIT NO.	LINE	LOCATION STATION	LOCATION OFFSET	LAMP WATTAGE	VOLTAGE	ANCHOR BOLT	REMARKS
C26	2400B	SR201 SOUTH FRONTAGE - 2400S	100+37.66	24.00 LT	108	240	4	WVC LP-07
C27	2400B	SR201 SOUTH FRONTAGE - 2400S	102+16.27	29.40 LT	108	240	4	WVC LP-07
C28	2400B	SR201 SOUTH FRONTAGE - 2400S	104+02.80	36.50 LT	108	240	4	WVC LP-07

NOTES:

1. INSTALL CITY FURNISHED 30' WEST VALLEY INDUSTRIAL STREET LIGHT WITH 5' LUMINAIRE ARM AND LUMINAIRE. SEE DETAIL A ON SHEET LT-DT-06.
2. INSTALL WEST VALLEY CITY STREET LIGHTING JUNCTION BOX WITH 3/4"X10' COPPER COATED GROUND ROD. SEE DETAIL B ON SHEET LT-DT-06.
3. INSTALL 2"C, 2 #2 LTG, 1 #2 G
4. 3" CONDUIT, CONDUCTORS BY RMP

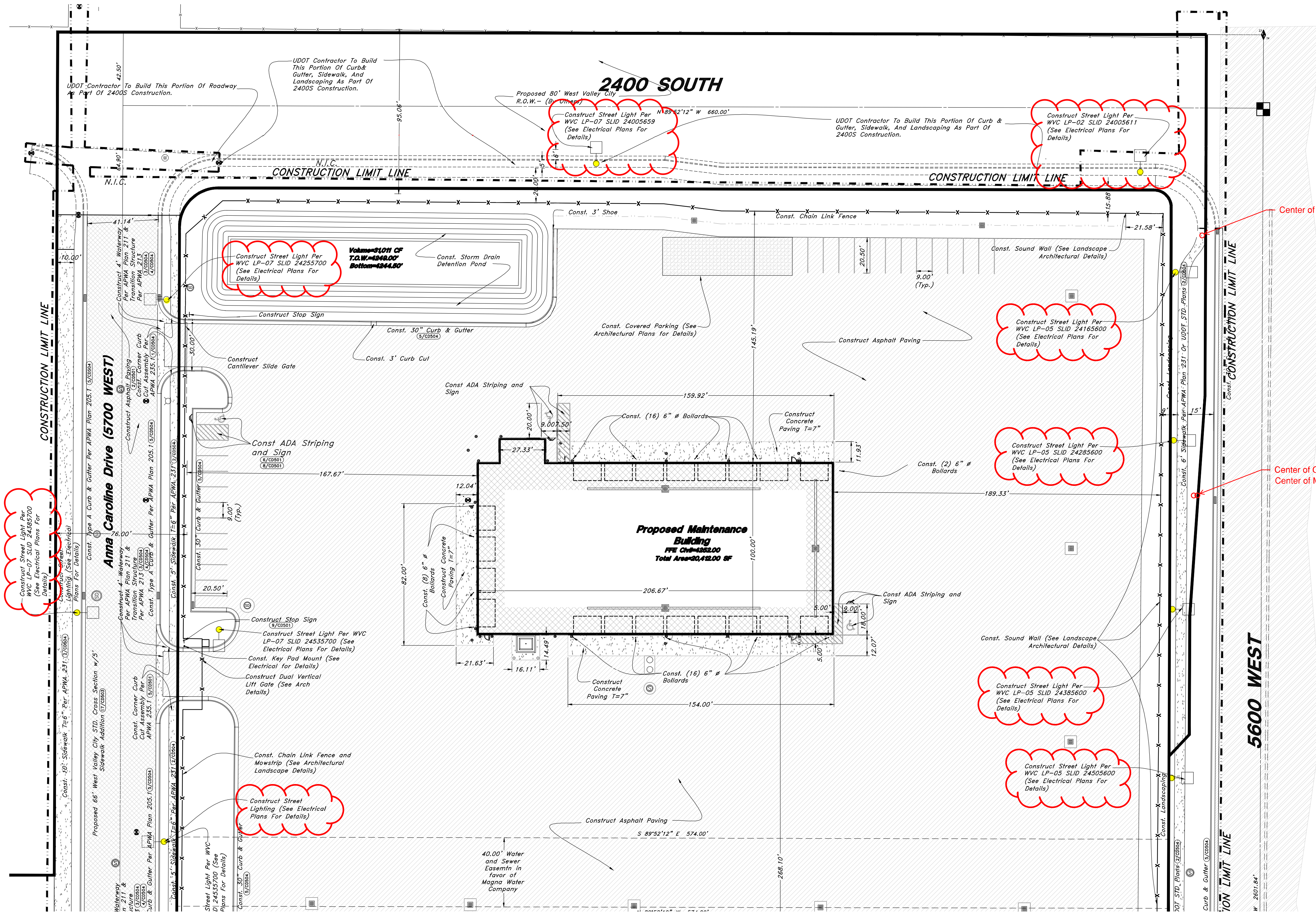
REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	03/20/20	GMA	NDC-0057 - NORTH BETTERMENTS
0	11/22/19	GMA	RFC - FULL CIVIL WORKS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY MHK
QC CHECKED BY DJW
APPROVED
PROFESSIONAL ENGINEER
DATE

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT NUMBER: S-0085(9) PIN 13149
LIGHTING (SOUTH FRONTAGE RD)
SHEET NO. 24-LT-01



AS-BUILT

Scale: 1" = 30'

Graphic Scale

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	SD
Cleanout	
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	x x x
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Spill Curb & Gutter	
Demo Tree	

SITE NOTES:

1. Bollards to be constructed per Architectural Plan details.
2. ADA signs and Stop signs to be constructed per Architectural Plan details.

GENERAL SITE NOTES:

1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property: that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

City shall maintain street lighting installed as part of the site development of the maintenance shed. Street trees adjacent to the maintenance shed property are the responsibility of UDOT.

JRCA ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C.(801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

UDOT MANTENANCE STATION #224

2443 S ANNA CAROLINE DRIVE
WEST VALLEY, UTAH 84128

PROJECT #: 18N005

VBS Bidding Documents
10/09/2018

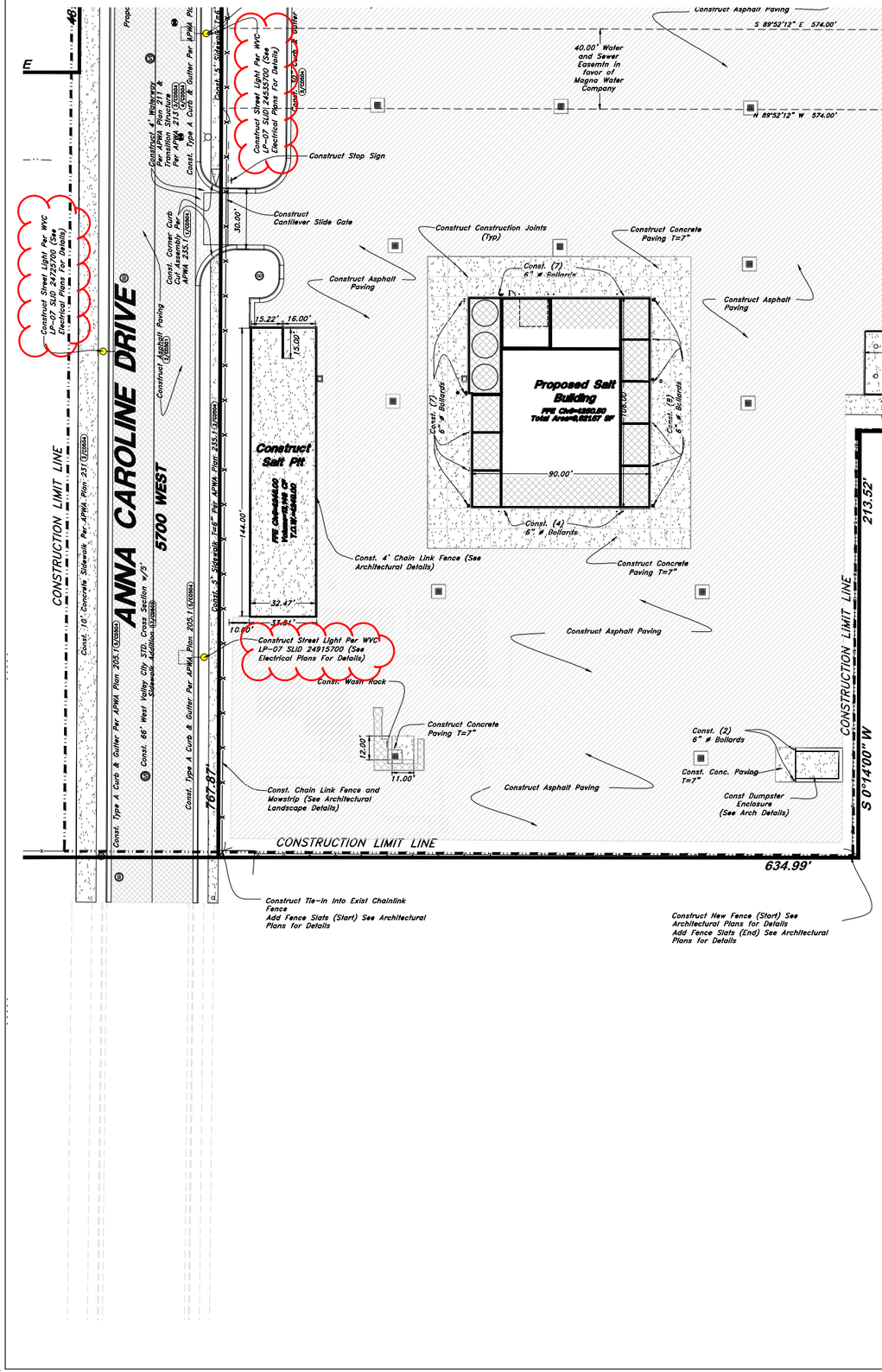
△	DATE	REVISION
1	10/19/2018	Code Responce 1
2	11/26/2018	Bid Set Clarification
3	01/31/2019	Magna Water Comments
8	04/23/2019	Municipal Government Revisions
10	05/10/2019	PR07: Salt Pit Revisions

SITE PLAN

CS201

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AS-BUILT



Scale: 1" = 30'

0 15 30 40 50 60

Graphic Scale

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	SD
Cleanout	
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	x x x x
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	95.53TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Spill Curb & Gutter	
Demo Tree	

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

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JRCA ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

GREAT BASIN ENGINEERING

UDOT MANTENANCE STATION #224
2443 S ANNA CAROLINE DRIVE
WEST VALLEY, UTAH 84128

PROJECT #: 18N005

VBS Bidding Documents 10/09/2018

	DATE	REVISION
1	10/19/2018	Code Response 1
2	11/26/2018	Bid Set Clarification
3	01/31/2019	Magna Water Comments
8	04/23/2019	Municipal Government Revisions
10	05/10/2019	PR07: Salt Pit Revisions

SITE PLAN

CS202

W:\18N005 - UDOT Shed 224\Drawings\18N005 - S16.dwg, 5/22/2019 3:05:25 PM, DWilhoite, 1:1

Local Agency **Lump Sum** **Betterment Agreement No. 3**	Betterment Description: 1. West Valley City Betterments – Installation of improvements for 5600 West, 3500 South and 2400 South. Local Agency: West Valley City	Lump Sum Cost for Betterment **$800,054.58**
PIN: 13149 FINET/CID: 72192	Project Number: S-0085 (9) Proj Name: SR-85, MVC; 4100 South to SR-201	Agreement Number Date Executed

THIS AGREEMENT, made and entered into the date shown below, by and between the **Utah Department of Transportation**, ("**UDOT**"), and **West Valley City** a political subdivision of the State of Utah, ("**Local Agency**").

Subject to the attached provisions, UDOT will include the following betterment work items into the above referenced Project and will oversee construction of the betterment work. Upon signing this Agreement, the Local Agency agrees that the costs shown below are lump sums and that the Local Agency will only be responsible for paying the lump sum costs associated with these betterment work items.

Description of Betterment Work:

1. Installation of additional lighting, irrigation and landscaping as itemized in the attached Exhibit A.

Item No.	Description	Lump Sum Cost
1	5600 West Park strip Stamped Concrete	$22,826.58
2	3500 South landscape restoration at Kids of Camelot	$15,712.67
3	2400 South Roadway Improvements	$263,751.91
4	Marsh Drive widening	$100,163.42
5	Shared storm drain trunk line 5600 West. Per item 3.2 13149_UT_Agree_WVC_Coop No. 2 2021-12-06	$397,600.00
Total Local Agency Betterment Work		**$800,054.58**

The total lump sum cost of the betterment work shall be deposited with UDOT by June 17, 2022. The Local Agency shall deposit the stated amount with UDOT's Comptroller's Office located at UDOT/Comptroller, 4501 South 2700 West, Box 141510, Salt Lake City 84119-1510.

Provisions
(Note: the language in these provisions shall not be changed without prior approval from the Utah AG's office)

The Local Agency desires to include the betterment work items described herein in the project contract work.

UDOT will include the Local Agency's requested betterment work in the project contract provided that the Local Agency pay the actual additional costs and UDOT's project will not be delayed because of the betterments. No betterments will be added to the bid package until this Agreement has been signed by both parties.

The Local Agency, at no cost to the Project, shall provide on-call support from Local Agency's Design Engineer or appropriate representative to correct or clarify issues during construction and to perform the necessary inspection for the Local Agency work installed by the contractor. The Local Agency engineer and / or inspector shall work with and through UDOT's Project Manager or Resident Engineer and shall give no orders directly to UDOT's contractor unless authorized in writing to do so. UDOT's contractor will accomplish the work covered herein on the Local Agency's facilities in accordance with the plans and specifications provided by the Local Agency, including changes or additions to the plans and specifications which are approved by the parties.

The Local Agency, through its inspection of the work, will provide UDOT's Project Manager or Resident Engineer with information covering any problems or concerns the Local Agency may have with acceptance of the facilities upon completion of construction.

Any periodic plan and specification review or construction inspection performed by UDOT arising out of the performance of the project does not relieve the Local Agency of its duty in the performance of this project or to ensure compliance with acceptable standards.

Except in cases of emergency, access for maintenance and servicing of the Local Agency facilities located on UDOT's right-of-way will be by permit issued by UDOT to the Local Agency, and that the Local Agency will obtain the permit and abide by the conditions thereof for policing and other controls in the conformance with Utah Administrative Rules.

I. Indemnification:

UDOT and the Local Agency are both governmental entities subject to the Governmental Immunity Act. Each party agrees to indemnify, defend, and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of its negligent acts, errors or omissions of its officers, agents, contractors or employees in the performance of this agreement. Nothing in this paragraph is intended to create additional rights to third parties or to waive any of the provisions of the Governmental Immunity Act. The obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided the Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

II. Termination:

This Agreement may be terminated as follows:

a. By mutual agreement of the parties, in writing.
b. By either UDOT or the Local Agency for failure of the other party to fulfill their obligations as set forth in the provisions of this Agreement. Reasonable allowances will be made for circumstances beyond the control of the parties. Written notice of intent to terminate is required and shall specify the reasons for termination.
c. By UDOT for the convenience of the State upon written notice to the Local Agency.
d. Upon satisfactory completion of the provisions of this Agreement.

III. Maintenance:

The Local Agency agrees that, upon completion and final inspection of the project construction, to accept, own and maintain the betterment work covered herein at no further cost to UDOT.

IV. Payment and Reimbursement to UDOT:

The Local Agency shall be responsible for all actual costs associated with these betterment items.

The Local Agency agrees that if it modifies or cancels this Agreement at any time after it has been signed, the Local Agency agrees to pay any cancellation penalties or costs incurred by UDOT as a result of the betterment work scope being modified or cancelled. In the event the Local Agency fails to reimburse UDOT for the costs included in this Agreement, funding for other Local Agency projects or B&C road funds may be withheld until the entire payment is made.

V. Change in Scope and Schedule:

The Local Agency recognizes that if its project scope or schedule changes from the terms of this Agreement, Local Agency will notify the UDOT Project Manager or Resident Engineer will be notified prior to changes being made. Any costs incurred by UDOT as a result of these scope or schedule changes will be the responsibility of the Local Agency.

In the event there are changes in the scope of the work, extra work, or changes in the planned work covered by this Agreement, a signed written modification to this Agreement is required prior to the start of work on the changes or additions.

VI. Miscellaneous:

This Agreement shall constitute the entire agreement and understanding of the parties with respect to the betterments, and shall supersede all offers, negotiations, and other agreements. Any amendment to this agreement must be in writing and executed by authorized representatives of each party.

Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of this agreement at the request of the other party.

The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this Agreement, or by law, will not release either party from any obligations arising under this Agreement.

This Agreement may be executed in counter parts by the parties.

Each party represents that it has the authority to enter into this Agreement.

Language content was reviewed and approved by the Utah AG's office on April 10, 2018.

Local Agency			**Utah Department of Transportation**		
By		Date	By		Date
Title/Signature of Official			Project Manager		
By		Date	By		Date
Title/Signature of additional official, if required			Program Manager		
By		Date	By		Date
Title/Signature of additional official, if required			Region Director		
By	Brandon Hill	Date 7/6/22	By		Date
Title/Signature of additional official, if required			Comptroller's Office		

EXHIBIT A

MVCC
A KIEWIT-CLYDE JOINT VENTURE

August 13, 2021

Braden Anderson
Resident Engineer
3959 West 1820 South
Salt Lake City, UT 84104

Project: MVC; 4100 South to SR-201, DB - S-0085(9)

Subject: PCO-083 – 5600W Stamped Concrete

Dear Braden,

As per the Department's request and as outlined in the Contract Part 2 (General Provisions) Section 16.7 "Pricing of Change Orders (excluding Equal or Better Change Orders)", Mountain View Corridor Constructors (MVCC) has prepared the cost remove the existing park strip on the east side of 5600W, north of 3500S and replace the park strip with stamped concrete.

The estimate values this change to the work at $22,826.58. Attached is a detailed breakdown of the costs including applicable bonds and markups. This pricing only includes the direct costs of the work and no other time or cost impacts caused by the added work.

Please feel free to contact me with any questions or concerns.

Sincerely,

Mountain View Corridor Constructors

Chris Geiger
Project Manager, MVCC

Mountain View Corridor Constructors
3959 West 1820 South Suite 250
Salt Lake City, UT 84104
Project Name: Mountain View Corridor
Project No: S-0085(9)
EXHIBIT A - Estimate

PCO-083 5600W Stamped Concrete

Description	C E-(TO) Qty	C E-UOM	Labor	Construction Equipment (Owned)	Fully Operated and Maintained Equipment	Materials & Supplies	Subcontract	Incidental Job Burden	Total
PCO-083 5600W Stamped Concrete	1.00	PLS	$4,846.08	$2,238.29	$49.32	$231.52	$12,727.50	$0.00	$20,092.71
Remove Stamped Concrete	58.00	SY	$ 475.35	$ 348.83	$ 49.32	$ 29.57	$ -		$903.06
Parkway Grading	190.00	SY	$ 430.72	$ 143.97	$ -	$ -	$ -		$574.69
Subgrade Finish Stamped Concrete	190.00	SY	$ 1,636.59	$ 1,079.47	$ -	$ -	$ -		$2,716.07
Misc UTB Flatwork Sidewalk/C&G/V-Gutter	29.00	Ton	$ 187.35	$ 124.08	$ -	$ 201.95	$ 95.70		$609.07
Finish Misc UTB under Stamped Concrete	190.00	SY	$ 816.08	$ 541.94	$ -	$ -	$ -		$1,358.01
Install Stamped Concrete (Craghead)	1,707.00	SF	$ -	$ -	$ -	$ -	$ 12,631.80		$12,631.80
Raise/Lower Fire Hydrants	2.00	EA	$ 1,300.00	$ -	$ -	$ -	$ -		$1,300.00
			$4,846.08	**$2,238.29**	**$49.32**	**$231.52**	**$12,727.50**		**$20,092.71**
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$602.78	$602.78
Total			$4,846.08	$2,238.29	$49.32	$231.52	$12,727.50	$602.78	$20,695.49
Markup %			**15%**	**10%**	**10%**	**10%**	**7.5%**	**15%**	
Markup Value			$726.91	$223.83	$4.93	$23.15	$954.56	$90.42	$2,023.80
Bond & Insurance @ 0.47%			$26.32	$11.63	$0.26	$1.20	$64.61	$3.27	$107.28
Grand Total			**$5,599.31**	**$2,473.75**	**$54.51**	**$255.87**	**$13,746.67**	**$696.47**	**$22,826.58**

Parkstrip Quantity Takeoff							
ParkStrip	UOM	# of Tree Wells	Tree Well (SF) per each	Tree Well (SF) Total	Replacement SF	Current condition	Final Condition
138	SF	2	24	48	90	Stamped Concrete	Stamped Concrete
301	SF	3	24	72	229	Stamped Concrete	Stamped Concrete
49	SF	0	24	0	49	Sod	Stamped Concrete
453	SF	4	24	96	357	Sod	Stamped Concrete
493	SF	4	24	96	397	Sod	Stamped Concrete
753	SF	7	24	168	585	Sod	Stamped Concrete
2187				480	1707		

190 SY
16 CY UTB
29 Ton UTB

5600W Stamped Concrete ROM Pricing				
Description	**Quantity**	**UOM**	**$/UOM**	**Total Price**
Remove Stamped Concrete	58	SY	$ 15.57	$ 903.06
Parkway Grading	190	SY	$ 3.03	$ 574.69
Subgrade Finish Stamped Concrete	190	SY	$ 14.32	$ 2,716.03
Place UTB (3") Under Stamped Concrete	29	TON	$ 20.83	$ 609.07
Finish UTB Under Stamped Concrete	190	SY	$ 7.16	$ 1,358.01
Install Stamped Concrete (Craghead)	1707	SF	$ 7.40	$ 12,631.80
Raise/Lower Fire Hydrants to Grade	2	Ea	$ 850.00	$ 1,700.00
				$ 20,492.66
Incidental Markup			3%	$ 614.78
MVCC Markup (Direct Labor)			15%	$ 720.43
MVCC Markup (Subcontractor)			7.5%	$ 947.39
Total ROM Pricing				**$ 22,775.26**

Released for Construction 10.12.2020

TREE WELL OFF-SET TABLE (5600)

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT	TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	5606 + 51.09	49.5 FT	R	PLANTING	5606 + 63.43	60.5 FT	L
PLANTING	5606 + 68.31	49.5 FT	R	PLANTING	5606 + 81.43	60.5 FT	L
PLANTING	5606 + 84.99	49.5 FT	R	PLANTING	5606 + 99.43	60.5 FT	L
PLANTING	5607 + 20.05	49.5 FT	R	PLANTING	5607 + 17.43	60.5 FT	L
PLANTING	5607 + 35.95	49.5 FT	R	PLANTING	5607 + 36.84	60.5 FT	L
PLANTING	5607 + 52.07	49.5 FT	R	PLANTING	5607 + 56.48	60.5 FT	L
PLANTING	5607 + 72.07	49.5 FT	R	PLANTING	5607 + 87.44	60.5 FT	L
PLANTING	5607 + 87.32	49.5 FT	R	PLANTING	5610 + 38.79	69.5 FT	L
PLANTING	5608 + 02.26	49.5 FT	R	PLANTING	5610 + 60.45	69.5 FT	L
PLANTING	5610 + 35.34	49.5 FT	R	PLANTING	5610 + 81.93	69.5 FT	L
PLANTING	5610 + 56.60	49.5 FT	R	PLANTING	5611 + 22.53	69.5 FT	L
PLANTING	5611 + 13.48	49.5 FT	R	PLANTING	5611 + 44.02	69.5 FT	L
PLANTING	5611 + 30.53	49.5 FT	R	PLANTING	5611 + 65.38	69.5 FT	L
PLANTING	5611 + 50.64	49.5 FT	R				
PLANTING	5611 + 85.02	49.5 FT	R				

SEE 56-LS-01
MATCH LINE 5612+00

5612+00

SR-172 (5600 WEST)

SR-171 (3500 SOUTH)

SEE 35-LS-04
MATCH LINE 3529+00

MATCH LINE 3537+00
SEE 35-LS-06

SEE 56-LS-02
MATCH LINE 5606+40

49 sf

301 sf

3' x 10'

13 sf

100'-0"

PV 6
TC 2
GT 1
PV 5
TC 5
UF 5
TC 1
UF 4
TC 5
TC 3
PV 7
PV 9
TC 1

TREE WELL OFF-SET TABLE (3500)

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT	TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	3529 + 18.77	100.5 FT	R	PLANTING	3529 + 52.15	33.5 FT	L
PLANTING	3529 + 48.77	100.5 FT	R	PLANTING	3529 + 79.72	33.5 FT	L
PLANTING	3529 + 78.77	100.5 FT	R	PLANTING	3532 + 02.69	37.5 FT	L
PLANTING	3532 + 12.11	91.5 FT	R	PLANTING	3532 + 32.69	37.5 FT	L
PLANTING	3532 + 40.57	91.5 FT	R	PLANTING	3532 + 78.56	37.5 FT	L
PLANTING	3532 + 69.03	91.5 FT	R	PLANTING	3533 + 06.94	37.5 FT	L
PLANTING	3532 + 97.49	91.5 FT	R	PLANTING	3533 + 35.32	37.5 FT	L
PLANTING	3533 + 57.26	91.5 FT	R	PLANTING	3534 + 09.09	37.5 FT	L
PLANTING	3536 + 31.85	80.75 FT	R	PLANTING	3534 + 66.85	37.5 FT	L
				PLANTING	3534 + 98.11	37.5 FT	L
				PLANTING	3535 + 62.05	35.25 FT	L
				PLANTING	3535 + 94.80	34 FT	L
				PLANTING	3536 + 63.21	33.75 FT	L

UTA LOT

SEE SHEET LS-002
FOR UTA PARKING LOT

LEGEND:
- DECIDUOUS TREE
- ORNAMENTAL TREE
- TREE WELL
- PARK STRIP PAVING

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
DATE 10/09/20

APPROVED
PROFESSIONAL ENGINEER

SR-85, MVC; 4100 SOUTH TO SR-201
PROJECT

S-0085(9)
PROJECT NUMBER

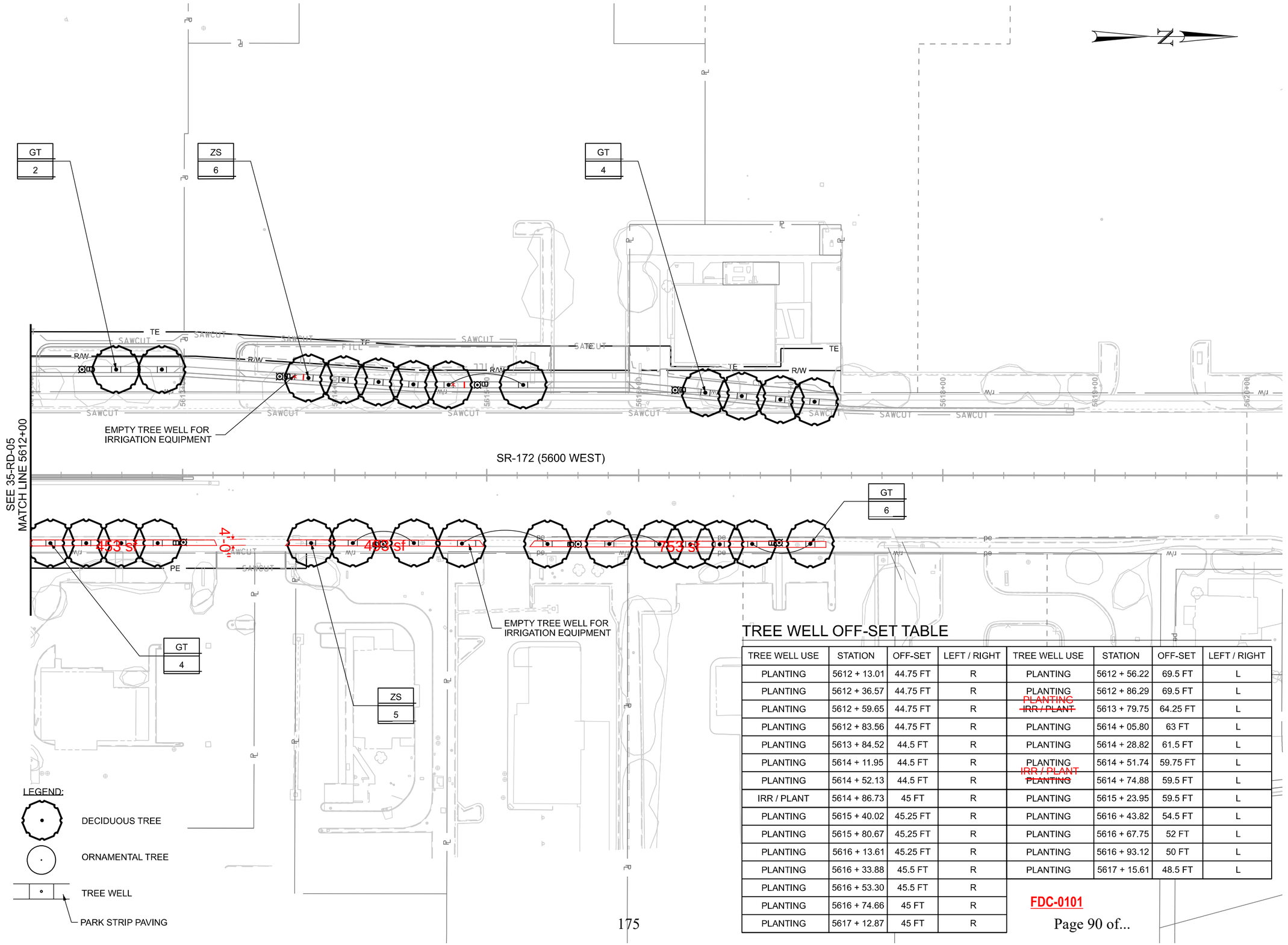
PIN 13149

LANDSCAPE (3500 S)

SHEET NO. 35-LS-05

DGN File: \\srvw01pwlo01\ics_workgdr\25396\15665_29\13149_S_LS_35_05.dgn
9-OCT-2020

Released for Construction 10.12.2020



TREE WELL OFF-SET TABLE

TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT	TREE WELL USE	STATION	OFF-SET	LEFT / RIGHT
PLANTING	5612 + 13.01	44.75 FT	R	PLANTING	5612 + 56.22	69.5 FT	L
PLANTING	5612 + 36.57	44.75 FT	R	PLANTING	5612 + 86.29	69.5 FT	L
PLANTING	5612 + 59.65	44.75 FT	R	~~PLANTING IRR / PLANT~~	5613 + 79.75	64.25 FT	L
PLANTING	5612 + 83.56	44.75 FT	R	PLANTING	5614 + 05.80	63 FT	L
PLANTING	5613 + 84.52	44.5 FT	R	PLANTING	5614 + 28.82	61.5 FT	L
PLANTING	5614 + 11.95	44.5 FT	R	PLANTING	5614 + 51.74	59.75 FT	L
PLANTING	5614 + 52.13	44.5 FT	R	~~IRR / PLANT PLANTING~~	5614 + 74.88	59.5 FT	L
IRR / PLANT	5614 + 86.73	45 FT	R	PLANTING	5615 + 23.95	59.5 FT	L
PLANTING	5615 + 40.02	45.25 FT	R	PLANTING	5616 + 43.82	54.5 FT	L
PLANTING	5615 + 80.67	45.25 FT	R	PLANTING	5616 + 67.75	52 FT	L
PLANTING	5616 + 13.61	45.25 FT	R	PLANTING	5616 + 93.12	50 FT	L
PLANTING	5616 + 33.88	45.5 FT	R	PLANTING	5617 + 15.61	48.5 FT	L
PLANTING	5616 + 53.30	45.5 FT	R				
PLANTING	5616 + 74.66	45 FT	R				
PLANTING	5617 + 12.87	45 FT	R				

FDC-0101

REVISIONS				
NO.	DATE	APPROVED BY	REMARKS	
0	03/16/20	PMN	NDC - 051 - WVC BETTERMENTS	

UTAH DEPARTMENT OF TRANSPORTATION
MOUNTAIN VIEW CORRIDOR CONSTRUCTORS

DRAWN BY JCM
QC CHECKED BY PMN
10/09/20 DATE

APPROVED
Paul Mielke
PROFESSIONAL ENGINEER

PROJECT: SR-85, MVC; 4100 SOUTH TO SR-201
PIN: 13149
PROJECT NUMBER: S-0085(9)
LANDSCAPE (5600 W)

SHEET NO. 56-LS-01

DGN File: \\envwdfiles01\ces_workingdir\25396\15865.33\13149_S_LS_56_01.dgn
9-OCT-2020

MVCC
A KIEWIT-CLYDE JOINT VENTURE

August 13, 2021

Braden Anderson
Resident Engineer
3959 West 1820 South
Salt Lake City, UT 84104

Project: MVC; 4100 South to SR-201, DB - S-0085(9)

Subject: PCO-084 – Kids of Camelot

Dear Braden,

As per the Department's request and as outlined in the Contract Part 2 (General Provisions) Section 16.7 "Pricing of Change Orders (excluding Equal or Better Change Orders)", Mountain View Corridor Constructors (MVCC) has prepared the cost to install stamped concrete in the park strip at the Kids of Camelot property on 3500S. Pricing also includes replacing the sidewalk and removing the existing driveway.

The estimate values this change to the work at $15,712.67. Attached is a detailed breakdown of the costs including applicable bonds and markups. This pricing only includes the direct costs of the work and no other time or cost impacts caused by the added work.

Please feel free to contact me with any questions or concerns.

Sincerely,

Mountain View Corridor Constructors

Chris Geiger
Project Manager, MVCC

Mountain View Corridor Constructors
3959 West 1820 South Suite 250
Salt Lake City, UT 84104
Project Name: Mountain View Corridor
Project No: S-0085(9)
EXHIBIT A - Estimate

PCO-084 Kids of Camelot

Description	C E-(TO) Qty	C E-UOM	Labor	Construction Equipment (Owned)	Fully Operated and Maintained Equipment	Materials & Supplies	Subcontract	Incidental Job Burden	Total
PCO-084 Kids of Camelot	1.00	PLS	$2,629.41	$1,765.83	$103.81	$258.43	$9,112.20	$0.00	$13,869.68
Stamped Concrete									
Parkway Grading -Stamped Concrete	75.00	SY	$170.29	$56.83	$0.00		$ -		$227.12
Subgrade Finish - Stamped Concrete	75.00	SY	$646.02	$427.85	$0.00				$1,073.87
Place UTB (3") Under Stamped Concrete	10.00	Ton	$64.60	$42.78	$0.00	$ 77.99	$ 33.00		$218.38
Finish UTB under Stamped Concrete	75.00	SY	$323.01	$213.92	$0.00				$536.93
Install Stamped Concrete (Craghead)	671.00	SF					$ 4,965.40		$4,965.40
Raise/Lower Fire Hydrants to Grade	1.00	EA					$ 650.00		$650.00
Sidewalk									
Remove Sidewalk	87.00	SY	$713.02	$522.86	$73.98	$ 44.35			$1,354.21
Place UTB (3") Under Sidewalk	14.00	Ton	$90.44	$59.90	$0.00	$ 109.19	$ 46.20		$305.73
Finish UTB under Sidewalk	87.00	SY	$374.69	$248.15	$0.00				$622.84
Install Sidewalk (Craghead)	785.00	SF					$ 2,826.00		$2,826.00
Driveway Demo/Curb Install									
Remove Driveway	13.00	SY	$106.54	$78.13	$11.05	$ 6.63			$202.36
REMOVE CURB & GUTTER	34.00	LF	$90.13	$59.39	$18.78	$ 20.27	$ -		$188.56
CUT C&G GRADE	34.00	LF	$50.66	$56.02	$0.00	$ -	$ -		$106.68
Install B1 Curb (Craghead)	34.00	LF					$ 591.60		$591.60
			$2,629.41	**$1,765.83**	**$103.81**	**$258.43**	**$9,112.20**		**$13,869.68**
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$416.09	$416.09
Total			$2,629.41	$1,765.83	$103.81	$258.43	$9,112.20	$416.09	$14,285.77
Markup %			**15%**	**10%**	**10%**	**10%**	**7.5%**	**15%**	
Markup Value			$394.41	$176.58	$10.38	$25.84	$683.42	$62.41	$1,353.05
Bond & Insurance @ 0.47%			$14.28	$9.17	$0.54	$1.34	$46.26	$2.26	$73.85
Grand Total			**$3,038.10**	**$1,951.58**	**$114.73**	**$285.62**	**$9,841.87**	**$480.76**	**$15,712.67**

Quantity Takeoff							
	Length	Width	Area (SF)				
Sidewalk	157	5	785				
Stamped Concrete	190	3	671				
Driveway Demo			120				
Remove Curb	34						
Install Curb (B1)	34						

stamped UTB	12.06868056 tons UtB
SW UTB	14.11909722

Kids of Camelot ROM Pricing				
Description	**Quantity**	**UOM**	**$/UOM**	**Total Price**
Parkway Grading	75	SY	$ 3.03	$ 225.90
Subgrade Finish Stamped Concrete	75	SY	$ 14.32	$ 1,067.64
Place UTB (3") Under Stamped Concrete	10	TON	$ 20.83	$ 208.30
Finish UTB Under Stamped Concrete	75	SY	$ 7.16	$ 533.82
Install Stamped Concrete (Craghead)	671	SF	$ 7.40	$ 4,965.40
Raise/Lower Fire Hydrants to Grade	1	Ea	$ 850.00	$ 850.00
Demo Sidewalk	87	SY	$ 15.57	$ 1,358.05
Place UTB (3") Under Sidewalk	14	TON	$ 20.83	$ 291.62
Finish UTB Under Sidewalk	87	SY	$ 7.16	$ 624.51
Install Sidewalk	785	SF	$ 3.60	$ 2,826.00
Demo Driveway	13	SY	$ 15.57	$ 207.60
Demo Curb and Gutter	34	LF	$ 5.55	$ 188.70
Cut Curb and Gutter to Grade	34	LF	$ 5.49	$ 186.66
Install B1 Curb	34	LF	$ 17.40	$ 591.60
				$ 14,125.80
Incidental Markup			3%	$ 423.77
MVCC Markup (Direct Labor)			15%	$ 861.42
MVCC Markup (Subcontractor)			7.5%	$ 628.73
Total ROM Pricing				**$ 16,039.72**

Notes:
No parking lot work is priced
no work on 6000W is included in pricing

MVCC
A KIEWIT CLYDE JOINT VENTURE

August 25, 2021

Braden Andersen
Resident Engineer
3959 West 1820 South
Salt Lake City, UT 84104

Project: MVC; 4100 South to SR-201, DB - S-0085(9)

Subject: PCO-072 – 2400S and SFR Redesign

Dear Braden,

As per the Department's request and as outlined in the Contract Part 2 (General Provisions) Section 16.7 "Pricing of Change Orders (excluding Equal or Better Change Orders)", Mountain View Corridor Constructors (MVCC) has prepared the cost to redesign the South Frontage Road and 2400S travel lanes to allow a larger turn radius. This was requested by West Valley City.

Pricing includes the following:

- Labor, equipment, material, and trucking costs associated with embanking and finishing common borrow and lightweight fill over KRG Easement.
- Labor, equipment, and material costs associated with widening the roadway section, extending and relocating storm drain pipe and structures, and relocating 1 light pole.
- Superintendent, field engineer, and project engineer cost for 6 days of construction completed in February 2021 and future work.

The estimate values this change to the work at $263,751.91. This pricing includes work already completed at the north and south radiuses and work not already completed. The cost for work already completed is $56,834.45. The remaining work not completed is $206,917.46. Attached is a detailed breakdown of the costs including applicable bonds and markups.

This work was added scope requested by West Valley City. MVCC stopped the original designed work on January 4, 2021 and was not able to proceed with the 2400S radiuses until January 24, 2021, when direction was given by West Valley City to implement the design change. This work directly impacted the opening of the 2400S bridge, the 2400S temp detour removal, and completion of MVC mainline roadway. The added work took 6 days to complete and pulled MVCC craft and resources from completing the base scope work. Completion of the remaining work does not impact MVCC's substantial completion. This pricing only includes the direct and indirect staffing costs directly related to completion of the added work and no other time or cost impacts caused by the added work.

MVCC
A KIEWIT-CLYDE JOINT VENTURE

Please feel free to contact me with any questions or concerns.

Sincerely,

Mountain View Corridor Constructors

Chris Geiger
Project Manager, MVCC

Mountain View Corridor Constructors
3959 West 1820 South Suite 250
Salt Lake City, UT 84104
Project Name: Mountain View Corridor
Project No: S-0085(9)
EXHIBIT A - Estimate

PCO-072 - 2400S and SFR Redesign

Description	C E-(TO) Qty	C E-UOM	Labor	Construction Equipment (Owned)	Fully Operated and Maintained Equipment	Materials & Supplies	Subcontract	Incidental Job Burden	Total
North and South Radius Work (Already Complete)			**$ 16,667.42**	**$ 486.07**	**$ 22,477.84**	**$ 738.82**	**$ 8,953.61**	**$ -**	**$ 49,323.76**
Drainage Work (S and N Radius)			**$ 5,316.03**	**$ 486.07**	**$ 4,247.80**	**$ 738.82**	**$ 490.97**	**$ -**	**$ 11,279.69**
Materials and Subs			$ 364.17	$ 486.07	$ -	$ 738.82	$ 490.97	$ -	$ 2,080.03
18" RCP Pipe (Material Buy)	17.00	LF				$ 282.42			$ 282.42
Buy Rip Rap	18.50	Tons				$ 456.40			$ 456.40
Haul Rip Rap (Material Haul)	18.50	Tons					$ 140.97		$ 140.97
Place Rip Rap	11.00	CY	$ 364.17	$ 486.07					$ 850.24
Acore Saw Cut PCCP Panels for CB South Radius (min charge)	1.00	LS					$ 350.00		$ 350.00
Extend Pipe, Relocate Catch Basin, Backfill (1/28 and 2/4) Labor and Equipment			$ 4,951.86	$ -	$ 4,247.80	$ -	$ -	$ -	$ 9,199.66
Tim Earnhart	21.00	MH	$ 1,303.76						$ 1,303.76
Martin Lopez	19.00	MH	$ 835.69						$ 835.69
Gregorio Lopez	19.00	MH	$ 775.27						$ 775.27
Slade Taylor	19.00	MH	$ 1,018.57						$ 1,018.57
Jared Baxter	19.00	MH	$ 1,018.57						$ 1,018.57
Foreman Pickup	21.00	HR			$ 268.80				$ 268.80
CAT 320 Excavator	2.00	Day			$ 1,852.00				$ 1,852.00
CAT 306 Excavator	1.00	Day			$ 323.00				$ 323.00
CAT 938 Loader	2.00	Day			$ 1,804.00				$ 1,804.00
Borrow - South and North Radius			**$ 9,689.75**	**$ -**	**$ 15,727.58**	**$ -**	**$ 4,650.00**	**$ -**	**$ 30,067.33**
Load and Haul Borrow (2/1, 2/2, 2/5)			$ -	$ -	$ 4,129.20	$ -	$ 4,650.00	$ -	$ 8,779.20
Anthony Stott	25.00	MH			$ 1,423.20				$ 1,423.20
CAT 938 Loader	3.00	Days			$ 2,706.00				$ 2,706.00
Borrow (On site Material)	784.00	CY				$ -			$ -
Haul Borrow Trucking (Ralph Smith)	46.50	HRS					$ 4,650.00		$ 4,650.00
Place Borrow and Finish Slopes (1/29, 2/1, 2/2, 2/5)			$ 9,689.75	$ -	$ 11,598.38	$ -	$ -	$ -	$ 21,288.13
Tim Earnhart	44.00	MH	$ 2,761.92						$ 2,761.92
Martin Lopez	36.50	MH	$ 1,585.54						$ 1,585.54
Gregorio Lopez	36.50	MH	$ 1,470.91						$ 1,470.91
Slade Taylor	36.50	MH	$ 1,935.70						$ 1,935.70
Jared Baxter	36.50	MH	$ 1,935.70						$ 1,935.70
Foreman Pickup	44.00	HR			$ 563.20				$ 563.20
CAT 320 Excavator	4.00	Day			$ 3,704.00				$ 3,704.00
CAT 306 Excavator	2.00	Day			$ 646.00				$ 646.00
CAT 335 F Excavator	1.00	Day			$ 1,196.00				$ 1,196.00
CAT 938 Loader	4.00	Day			$ 3,608.00				$ 3,608.00
CAT S56 Roller	3.00	Day			$ 1,881.18				$ 1,881.18

Roadway Section			**$ 5,024.76**	**$ -**	**$ 2,502.46**	**$ -**	**$ 12,578.64**	**$ -**	**$ 20,105.86**
Labor and Equipment 2/9 Place and Finish UTBC			$ 1,545.84	$ -	$ 2,502.46	$ -	$ -	$ -	$ 4,048.30
Jonathan Steed	4.00	MH	$ 229.44						$ 229.44
Keith Longhurst	5.00	MH	$ 254.90						$ 254.90
Brandon Atkinson	5.00	MH	$ 266.80						$ 266.80
Jose Pacheco	5.00	MH	$ 175.20						$ 175.20
Alanso Martinez	5.00	MH	$ 189.10						$ 189.10
Kyle Moos	5.00	MH	$ 239.80						$ 239.80
Pastor Zavala	5.00	MH	$ 190.60						$ 190.60
Foreman Pickup	4.00	HR			$ 47.40				$ 47.40
CAT S56 Roller	1.00	Day			$ 627.06				$ 627.06
320 excavator	1.00	Day			$ 926.00				$ 926.00
938M Loader	1.00	Day			$ 902.00				$ 902.00
Materials and Subs			$ 3,478.92	$ -	$ -	$ -	$ 12,578.64	$ -	$ 16,057.56
Buy UTB	135.00	Ton					$ 926.64		$ 926.64
Haul UTB - Ralph Smith	1.00	LS					$ 825.00		$ 825.00
Winter Concrete Buy (Geneva Rock)	80.20	CY					$ 10,827.00		$ 10,827.00
Pour PCCP - Hand Pour	212.00	SY	$ 2,535.52						$ 2,535.52
Winter Protection	212.00	SY	$ 943.40						$ 943.40
Misc			**$ (3,363.12)**	**$ -**	**$ -**	**$ -**	**$ (8,766.00)**	**$ -**	**$ (12,129.12)**
Remove 4" Sidewalk	216.00	SY	$ (3,363.12)						$ (3,363.12)
3100S 5' Sidewalk Credit (Craghead)	2,435.00	SF					$ (8,766.00)		$ (8,766.00)
			$ 16,667.42	$ 486.07	$ 22,477.84	$ 738.82	$ 8,953.61	$ -	$ 49,323.76
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$ 1,479.71	$ 1,479.71
Total			$ 16,667.42	$ 486.07	$ 22,477.84	$ 738.82	$ 8,953.61	$ 1,479.71	$ 50,803.47
Markup %			**15%**	**10%**	**10%**	**10%**	**7.5%**	**15%**	
Markup Value			$ 2,500.11	$ 48.61	$ 2,247.78	$ 73.88	$ 671.52	$ 221.96	$ 5,763.86
Bond & Insurance @ 0.47%			$ 90.51	$ 2.52	$ 116.76	$ 3.84	$ 45.45	$ 8.04	$ 267.12
Grand Total			**$ 19,258.05**	**$ 537.20**	**$ 24,842.38**	**$ 816.54**	**$ 9,670.58**	**$ 1,709.71**	**$ 56,834.45**

Mountain View Corridor Constructors
3959 West 1820 South Suite 250
Salt Lake City, UT 84104
Project Name: Mountain View Corridor
Project No: S-0085(9)
EXHIBIT A - Estimate

PCO-072 - 2400S and SFR Redesign

Description	C E-(TO) Qty	C E-UOM	Labor	Construction Equipment (Owned)	Fully Operated and Maintained Equipment	Materials & Supplies	Subcontract	Incidental Job Burden	Total
Remaining Work - Not Complete			**$ 120,316.32**	**$ 662.82**	**$ 6,837.00**	**$ 37,164.98**	**$ 11,498.92**	**$ -**	**$ 176,480.04**
Earthwork			**$ 112,133.60**	**$ -**	**$ -**	**$ 36,000.00**	**$ -**	**$ -**	**$ 148,133.60**
Load Common Borrow	2,216.00	CY	$ 11,678.32						$ 11,678.32
Haul Common Borrow	2,216.00	CY	$ 13,140.88						$ 13,140.88
Lightweight Fill (Buy)	1,000.00	CY				$ 8,500.00			$ 8,500.00
LightWeight Fill (Haul)	1,000.00	CY				$ 27,500.00			$ 27,500.00
Place and Finish Borrow/Slopes (Common and Light Weight)	3,216.00	CY	$ 87,314.40						$ 87,314.40
Drainage Work			**$ 8,182.72**	**$ 662.82**	**$ 6,837.00**	**$ 1,164.98**	**$ 190.50**	**$ -**	**$ 17,038.02**
Materials and Subs			$ 496.60	$ 662.82	$ -	$ 1,164.98	$ 190.50	$ -	$ 2,514.90
18" RCP Pipe (Material Buy)	33.00	LF				$ 548.23			$ 548.23
Buy Rip Rap	25.00	Ton				$ 616.75			$ 616.75
Haul Rip Rap (Material Haul)	25.00	Ton					$ 190.50		$ 190.50
Place Rip Rap	15.00	CY	$ 496.60	$ 662.82					$ 1,159.42
Extend Pipe, end sections on west side of SFR, Relocate Pipe and End Sections under maintence Road (3 Days)			$ 7,686.12	$ -	$ 6,837.00	$ -	$ -	$ -	$ 14,523.12
Tim Earnhart	30.00	MH	$ 1,839.84						$ 1,839.84
Martin Lopez	30.00	MH	$ 1,339.38						$ 1,339.38
Gregorio Lopez	30.00	MH	$ 1,248.30						$ 1,248.30
Slade Taylor	30.00	MH	$ 1,629.30						$ 1,629.30
Jared Baxter	30.00	MH	$ 1,629.30						$ 1,629.30
Foreman Pickup	30.00	HR			$ 384.00				$ 384.00
CAT 320 Excavator	3.00	Day			$ 2,778.00				$ 2,778.00
CAT 306 Excavator	3.00	Day			$ 969.00				$ 969.00
CAT 938 Loader	3.00	Day			$ 2,706.00				$ 2,706.00
Misc			**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,708.42**	**$ -**	**$ 4,708.42**
Relocate Light Pole (CVE)	1.00	LS					$ 2,192.12		$ 2,192.12
Temp Striping (Daily Minimum)	1.00	LS					$ 1,200.00		$ 1,200.00
Remove Temp Striping (Daily Minimum)	1.00	LS					$ 1,200.00		$ 1,200.00
Permaent Paint Increase Quantity	1.00	LS					$ 116.30		$ 116.30
Indirects							**$ 6,600.00**		**$ 6,600.00**
Superintendent	48.00	HR					$ 4,250.40		$ 4,250.40
Field Engineer	48.00	HR					$ 2,349.60		$ 2,349.60
			$ 120,316.32	$ 662.82	$ 6,837.00	$ 37,164.98	$ 11,498.92	$ -	$ 176,480.04
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$ 5,294.40	$ 5,294.40
Total			$ 120,316.32	$ 662.82	$ 6,837.00	$ 37,164.98	$ 11,498.92	$ 5,294.40	$ 181,774.44
Markup %			**15%**	**10%**	**10%**	**10%**	**7.5%**	**15%**	
Markup Value			$ 18,047.45	$ 66.28	$ 683.70	$ 3,716.50	$ 862.42	$ 794.16	$ 24,170.51
Bond & Insurance @ 0.47%			$ 653.38	$ 3.44	$ 35.51	$ 193.05	$ 58.37	$ 28.75	$ 972.51
Grand Total			**$ 139,017.15**	**$ 732.54**	**$ 7,556.21**	**$ 41,074.53**	**$ 12,419.71**	**$ 6,117.31**	**$ 206,917.46**

Mountain View Corridor Constructures
3959 West 1820 South Suite 250
Salt Lake City, UT 84104
Project Name: Mountain View Corridor
Project No: S-0085(9)
EXHIBIT A - Estimate

MOUNTAIN VIEW CORRIDOR CONSTRUCTORS
A KIEWIT-CLYDE JOINT VENTURE

PCO 045 - Marsha Drive Widening

Description	C E-(TO) Qty	C E-UOM	Labor	Construction Equipment (Owned)	Fully Operated and Maintained Equipment	Materials & Supplies	Subcontract	Incidental Job Burden	Total
PCO 45 - Marsha Drive Widening	1.00	Each	6,939.93	5,343.81	-	5,028.56	80,154.70	-	$ 97,466.99
Granular Borrow	270.00	Ton	312.88	344.15	-	2,013.56	852.00	-	$ 3,522.59
L - Surface Streets PLACE GB	270.00	Ton	312.88	344.15	-	-	-	-	$ 657.03
Buy Granular Borrow (+5%)	284.00	Ton	-	-	-	2,013.56	-	-	$ 2,013.56
Deliver Granular Borrow	284.00	Ton	-	-	-	-	852.00	-	$ 852.00
Untreated Base Course	147.00	Ton	286.57	333.64	-	1,091.86	462.00	-	$ 2,174.07
L - Surface Streets PLACE UTB	147.00	Ton	153.31	168.63	-	-	-	-	$ 321.94
L - Surface Streets FINISH UTB	154.00	SY	133.26	165.01	-	-	-	-	$ 298.27
Buy Untreated Base Course (+5%)	154.00	Ton	-	-	-	1,091.86	-	-	$ 1,091.86
Deliver Untreated Base Course	154.00	Ton	-	-	-	-	462.00	-	$ 462.00
Misc UTB Flatwork Sidewalk/C&G/V-Gutter	153.00	Ton	6,340.48	4,666.03	-	1,141.64	483.06	-	$ 12,631.21
Place Misc	153.00	Ton	988.42	654.60	-	-	-	-	$ 1,643.02
Finish Misc	995.00	SY	4,285.29	2,838.04	-	-	-	-	$ 7,123.33
CUT C&G GRADE	716.00	LF	1,066.77	1,173.38	-	-	-	-	$ 2,240.16
Buy Untreated Base Course (+10%)	161.00	Ton	-	-	-	1,141.64	-	-	$ 1,141.64
Deliver Untreated Base Course	161.00	Ton	-	-	-	-	483.06	-	$ 483.06
Grading Manhour ST&S	134.00	DMH	-	-	-	301.50	-	-	$ 301.50
Direct Manhour STS - GB UTB Aggregates	134.00	DMH	-	-	-	301.50	-	-	$ 301.50
Roadway - HMA/SMA	120.00	Ton	-	-	-	480.00	11,349.90	-	$ 11,829.90
Geotextile Fabric (500 SY Rolls)	1,000.00	SY	-	-	-	480.00	-	-	$ 480.00
Pave HMA/SMA - Ramps, Frontage Roads, Cross-Streets	120.00	Ton	-	-	-	-	11,349.90	-	$ 11,349.90
Curb/Gutter/Sidewalk/Driveway	1.00	PLS	-	-	-	-	26,996.73	-	$ 26,996.73
Pedestrian Ramp & Sidewalk	3,580.00	SF	-	-	-	-	14,538.33	-	$ 14,538.33
Curb and Gutter	716.00	LF	-	-	-	-	12,458.40	-	$ 12,458.40
Design Costs	1.00	Each	-	-	-	-	10,998.00	-	$ 10,998.00
Parsons and CRS - Hydrants and Lighting	1.00	Each	-	-	-		3,906.00 ~~6,366.00~~	-	$ 3,906.00 ~~6,366.00~~
KIE - Roadway	1.00	Each	-	-	-		4,632.00	-	$ 4,632.00
Fire Hydrant Relocation 2 EA - Noland	2.00	Each	-	-	-		23,192.00	-	$ 23,192.00
Furnish/Install Street Light 1 EA - CVE	1.00	Each	-	-	-	-	0.00 ~~5,821.00~~	-	$ 0.00 ~~5,821.00~~
Subtotal			$ 6,939.93	$ 5,343.81	$ -	$ 5,028.56	$ 71,873.70 ~~80,154.70~~	$ -	$ 89,185.99 ~~97,466.99~~
Incidental Job Burden (Maintain SWPPP, MOT, Locates) 3% As Bid								$ 2,675.58 ~~2,924.01~~	$ 2,675.58 ~~2,924.01~~
Total			$ 6,939.93	$ 5,343.81	$ -	$ 5,028.56	$ 71,873.70 ~~80,154.70~~	$ 2,675.58 ~~2,924.01~~	$ 91,861.57 ~~100,391.00~~
Markup %			15%	10%	10%	10%	7.5%	15%	
Markup Value			$ 1,040.99	$ 534.38	$ -	$ 502.86	$ 5,390.53 ~~6,011.60~~	$ 401.34 ~~438.60~~	$ 7,870.09 ~~8,528.43~~
Bond & Insurance @ 0.47%			$ 32.62	$ 25.12	$ -	$ 23.63	$ 337.81 ~~376.73~~	$ 12.58 ~~13.74~~	$ 431.75 ~~471.84~~
Grand Total			$ 8,013.53	$ 5,903.31	$ -	$ 5,555.05	$ 77,602.03 ~~86,543.03~~	$ 3,089.49 ~~3,376.35~~	$ **100,163.42** ~~109,391.27~~

Deduct $2,460 for lighting portion of design cost

Deduct furnish and install of lighting

PARSONS

envision more

October 16, 2019

Tony Borgerding
Design Build Manager
MVCC
3959 W 1820 S, Suite 250
Salt Lake City, UT 84104

RE: WBS 90014 – Design Change Request Rev 2
Marsha Drive Expansion

Tony:

Attached is the design change request associated with the widening request by West Valley City at Marsha Drive. The original lump sum amount did not include this widening as it is a recent request from West Valley City. This change request will result in design costs associated with developing a Supplemental Agreement for Granger Hunter Improvement District fire hydrants and added lighting scope. The lump sum change order cost includes the costs associated with these efforts.

Scope
Develop Supplemental Agreements for GHID fire hydrants. Develop additional design sheet to include lighting scope per attached exhibit.

Costs

Consultant	Hours	Labor	ODC's	Parsons Markup	Total
CRS	36	$3,720	-	$186	$3,906
Parsons	36	$4,920			$4,920
Total					~~$8,826~~

Design Schedule Impacts
The activities associated with this design change request are new items required for the Supplemental Agreement and lighting design. These items will be progressed at the direction from MVCC.

Please review and confirm concurrence on the proposed lump sum costs and provide NTP.

Sincerely,

Steve Haines

Design Manager

CRS : $3,906 for Fire Hydrants
PARSONS : $4,920 / 2 = $2,460
Design cost for one light
* design for 1 light, other light included in MVC betterments

Attachment: Marsha Drive Exhibit
Parsons Engineering Estimate Summary Form
CRS Engineering Estimate Summary Form

Total : $6,366

landscaping, fences, lighting, signs, and snow removal) shall be in accordance with the Utah Administrative Code R918-6.

3. STORM DRAINS

3.1. **UDOT** l installed storm drainage systems to collect and convey storm water from the MVC Shared Use Path system, except for areas defined in Part 4-04 of the Contract. **UDOT** shall maintain the storm drainage system including swales, pipes, catch basins, manholes and other appurtenances within the No-Access fencing. The **CITY** shall maintain the storm drainage system outside the No Access fencing. The **CITY** shall reviewed drainage plans for the Shared Use Path.

3.2. **UDOT** constructed a Shared Trunkline to convey both **UDOT** and **CITY** runoff from Cilma Drive to Detention Facility 8-1. The Shared Trunkline terminates at the point of discharge into Detention Facility 8-1. The Shared Trunkline, including pipes, inlets, diversion boxes, manholes and other appurtenances shall be maintained and operated by **UDOT**.

- The Shared Trunkline shall be a shared cost between the **CITY** and **UDOT.** The **CITY** shall pay $397,600 of the total cost of the Shared Trunkline. **UDOT** shall pay the remaining total cost.

3.3. **UDOT** constructed storm drainage modifications including pipes, inlets and manholes to collect and convey runoff along Cilma Drive and Masters Drive. These storm drainage systems connect into existing **CITY** owned and operated drainage systems which discharge to the Shared Trunkline. The **CITY** shall maintain these existing and proposed drainage systems along Cilma Drive and Masters Drive including pipes, inlets, manholes and other appurtenances to the point of discharge into the Shared Trunkline. See Exhibit 3A.

3.4. **UDOT** replaced the subsurface pipes along the southern limits of the Hunter Park Detention Facility and replaced the existing outlet pipe within Hunter Park. The **CITY** shall continue to operate and maintain the Hunter Park Detention Facility. The **CITY** shall maintain these storm drainage systems including pipes, inlets, manholes and other appurtenances to the connection at the Shared Trunkline. See Exhibit 3A.

3.5. **UDOT** modified existing storm drainage systems as required for the Project widening of 3500 South and 5600 West. **UDOT** agrees to receive a discharge increase for widened 3500 South and 5600 West pavement areas. The **CITY** shall maintain storm drainage systems on 3500 South and 5600 West including pipes, inlets, manholes and other appurtenances. See Exhibit 3A.

3.6. **UDOT** relocated the existing diversion box located at 6000 West and 3500 South. The relocated diversion box shall retain existing functionality and include a screw gate to control flow to the separate irrigation and storm system along 3500 South. The **CITY** shall maintain the storm drainage system including the diversion box, pipes, inlets and other appurtenances. See Exhibit 3A. Ownership and maintenance of the separate irrigation system is not part of this Agreement and is the responsibility of private irrigation water users.

Item #:	
Fiscal Impact:	None
Funding Source:	NA
Account #:	NA
Budget Opening Required:	No

ISSUE:

A resolution authorizing the acceptance of a Warranty Deed.

SYNOPSIS:

SV West Valley Ut LLC, a New York limited liability company has signed a Warranty Deed in favor of West Valley City for properties located at 2460 South 3270 West (15-20-427-006 & 15-20-427-022).

BACKGROUND:

The SV West Valley Ut LLC property is the site of the Scientia Redwing Building Addition. As a part of the approval for this project, conveyance of additional right-of-way was required along the 3400 West and 3270 West frontages of the property. The installation of a five-foot sidewalk with a five-foot park strip was also required along the 3400 West street frontage.

RECOMMENDATION:

Approve and accept Warranty Deed. Authorize the City Recorder to record said Warranty Deed for and on behalf of West Valley City.

SUBMITTED BY:

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

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION ACCEPTING A WARRANTY DEED FROM SV WEST VALLEY UT LLC FOR PROPERTY LOCATED AT 2460 SOUTH 3270 WEST.

WHEREAS, SV West Valley Ut LLC ("Owner") is expanding a development located at approximately 2460 South 3270 West (the "Project"); and

WHEREAS, a Warranty Deed (the "Deed") is required to convey right of way currently owned by Owner in order to construct the Project; and

WHEREAS, Owner has executed said Deed; 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 Deed.

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

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2022.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

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

Space above for County Recorder's use

Portion of PARCEL I.D. #**15-20-427-006 and 15-20-427-022**

WARRANTY DEED

SV WEST VALLEY UT LLC, a New York limited liability company, GRANTOR, hereby conveys and warrants to WEST VALLEY CITY, a municipal corporation of the State of Utah, located at 3600 Constitution Blvd., West Valley City, Utah 84119, GRANTEE, for the sum of $10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, two strips of land in fee for right-of-way purposes, located at **2460 South 3270 West**, in West Valley City, Salt Lake County, State of Utah. The boundaries of said parcels of land conveyed by this Warranty Deed are described as follows:

ADDITIONAL 3400 WEST RIGHT-OF-WAY

A parcel of land, being part of an entire tract of property situate in the Southeast Quarter of Section 20, Township 1 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the easterly right of way line of 3400 West Street, said point is 1036.00 feet S.89°44'20"W. along the section line and 3063.53 feet S.00°02'38"E. from the Northeast Corner of said Section 20 (Note: Basis of Bearing is S.89°44'20"W. along the section line between the found monuments representing the Northeast Corner and the North Quarter Corner of said Section 20); and running thence along the grantor's northerly boundary line N.89°44'20"E. 11.00 feet; thence S.00°02'38"E. 230.00 feet to a point in the grantor's southerly boundary line; thence along said southerly boundary line S.89°44'20"W. 11.00 feet to a point in said easterly right of way line; thence along said easterly right of way line N.00°02'38"W. 230.00 feet to the point of beginning.

The above described parcel of land contains 2,530 square feet or 0.06 acre in area, more or less.

ADDITIONAL 3270 WEST RIGHT-OF-WAY

A parcel of land, being part of an entire tract of property situate in the Southeast Quarter of Section 20, Township 1 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the westerly right of way line of 3270 West Street, said point is 475.00 feet S.89°44'20"W. along the section line and 3063.53 feet S.00°02'38"E. from the Northeast Corner of said Section 20 (Note: Basis of Bearing is S.89°44'20"W. along the section line between the found monuments representing the Northeast Corner and the North Quarter Corner of said Section 20); and running thence along said westerly right of way line S.00°02'38"E. 230.00 feet to a point in the grantor's southerly boundary line; thence along said southerly boundary line S.89°44'20"W. 10.00 feet; thence N.00°02'38"W. 230.00 feet to a point in the grantor's northerly boundary line; thence along said northerly boundary line N.89°44'20"E. 10.00 feet to the point of beginning.

The above described parcel of land contains 2,300 square feet or 0.05 acre in area, more or less.

ALSO SEE ATTACHED EXHIBITS "A" AND "B"

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

WITNESSED the hand of said GRANTOR this 6th day of July, 2022.

GRANTOR
SV WEST VALLEY UT LLC,
a New York limited liability company

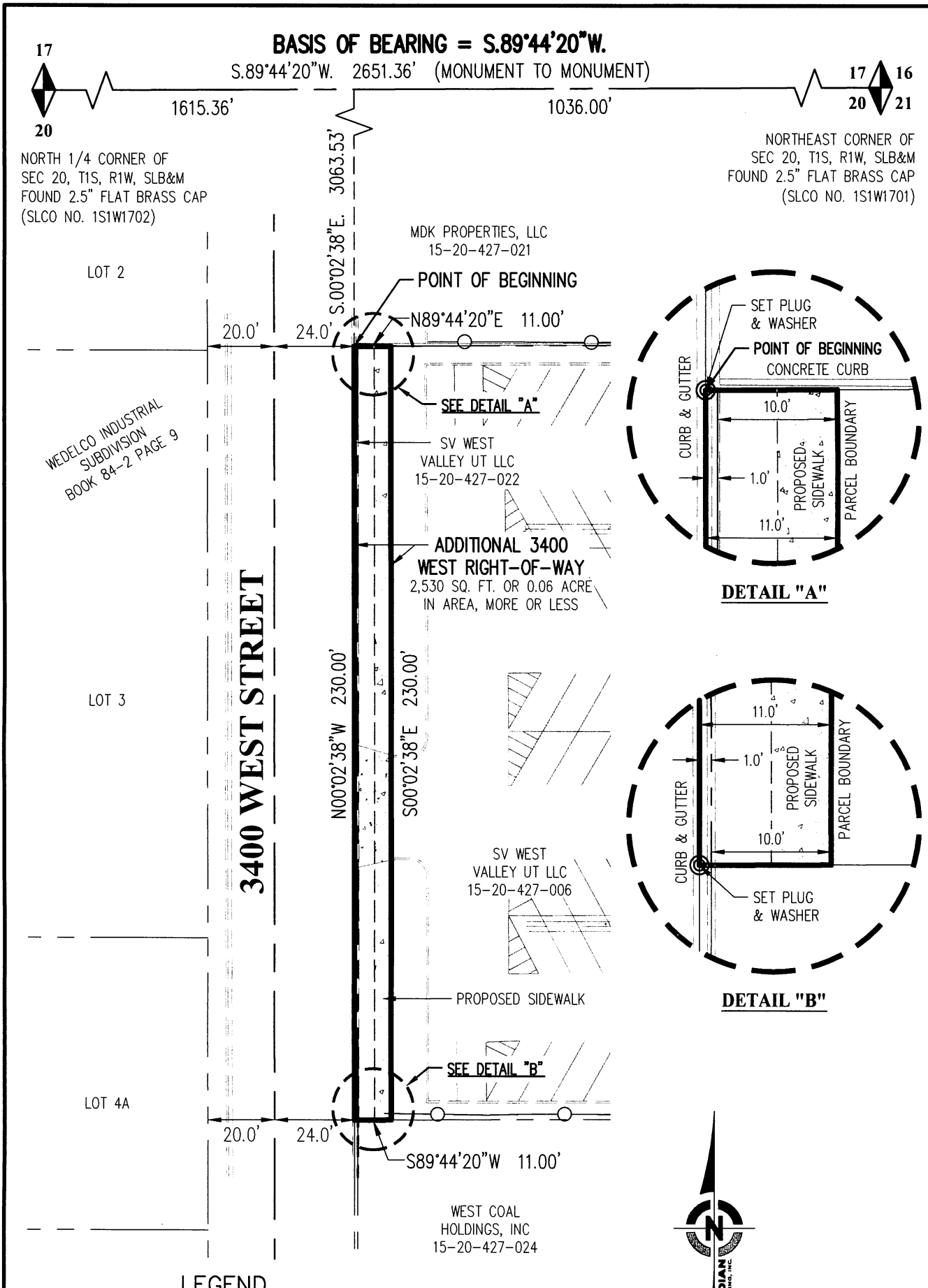
R. Stan Holland
By: Royal Oak Realty Trust (Operating Company) LLC, its Sole Member
By: Royal Oak Realty Trust Inc., Manager
Title: Vice President

State of New York)
:ss
County of Monroe)

On this 6 day of July, 2022, personally appeared before me R. Stan Holland, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the Vice President of **SV WEST VALLEY UT LLC, a New York limited liability company**, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

Notary Public

Rachel Vail
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01VA6368754
Qualified in Monroe County
Commission Expires January 22, 2026



NO	REVISIONS	BY	DATE

DRAWN TRW
SURVEYED MS
CHECKED MWN
DATE 21-JUNE-2022

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MERIDIAN
ENGINEERING, INC.
1628 WEST 1010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1515 FAX (801) 569-1310

SCIENTIA VASCULAR, LLC
3487 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84119

EXHIBIT "A"
ADDITIONAL 3270 WEST RIGHT-OF-WAY
SITUATE IN THE SOUTHEAST 1/4 OF SECTION 20, T1S, R1W, SLB&M

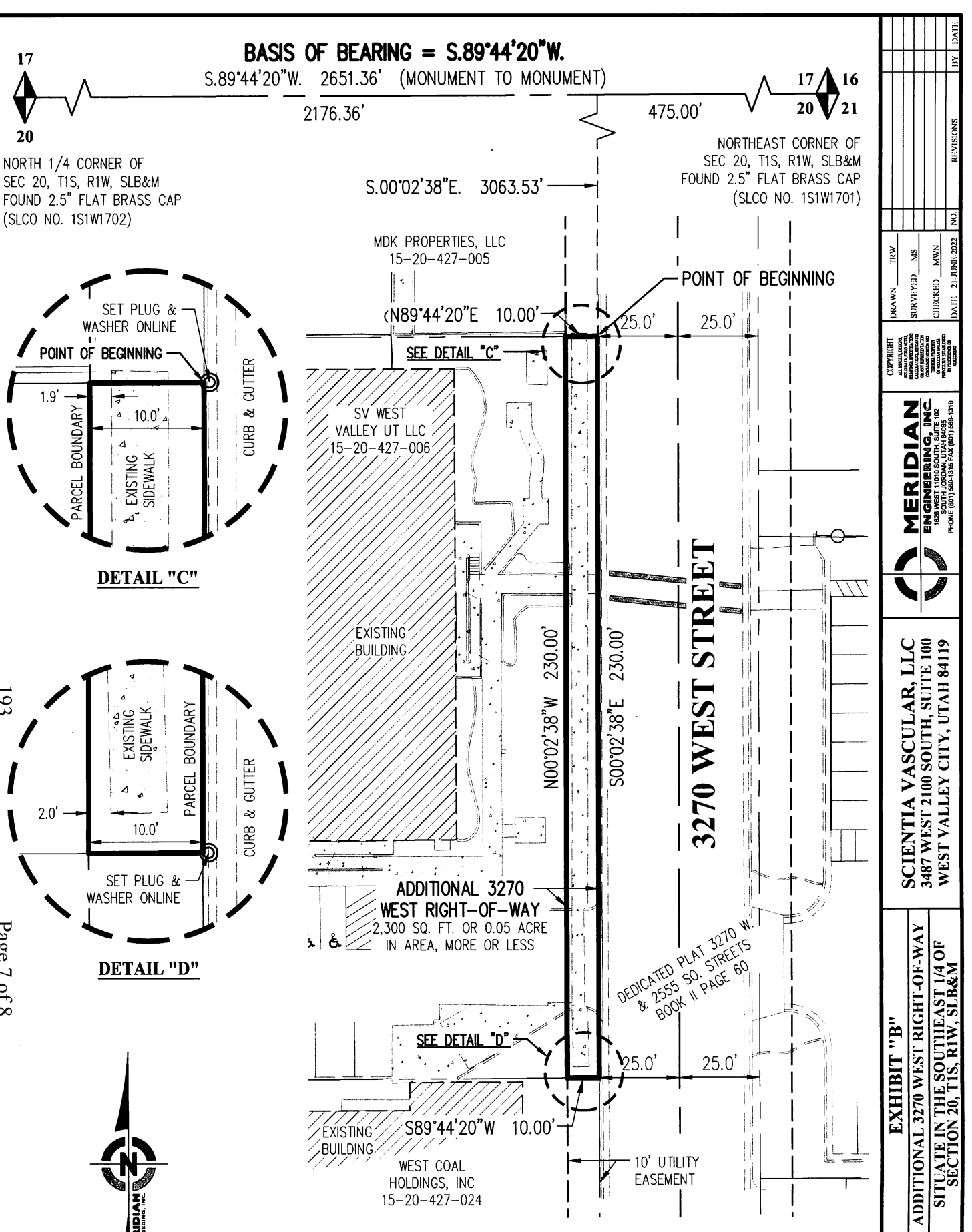
COMP FILE
EXHIBIT "A"

PROJECT NO.
22012

SHEET NO.
1 OF 1

1997 - 2022
25
YEARS OF EXCELLENCE
MERIDIAN ENGINEERING, INC

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

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

N W E S

E 1/2 SE 1/4 Sec 20 T1S R1W

SALT LAKE COUNTY, UTAH

12/13/2017
194

Scale 1"=100'
0 100' 200'
Feet

15-20-42

Area

	R1W	R2W	R3W	R1E	R2E	R3E
T1N	6	7	8	9	10	11
T1S	13	14		16	17	18
T2S	19	20	21	22	23	24
T3S	25	26	27	28	29	30
T4S	31	32	33	34		

Section

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19		21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Page

11	12	21	22
31	32	41	

late (10 min)

WESTFEST 2022

WESTFEST

2022 Review





MARKETING

- Social Media
- Website

FIREWORKS

- Friday & Saturday Shows
- Friday Show Covered by University of Utah Health

CARNIVAL

- Gross Sales Increased 4%
- Sunday Lower Attendance Due to Wind



CITY SUPPORT

- Police
- Fire
- Parks & Recreation
- Public Relations
- Other Departments



ENTERTAINMENT

- Variety
  - Bands
  - Dance Groups
  - Magician
  - Scales & Tails

PARADE

- 36 Entries

Local High Schools, Local Businesses, Youth Dance, Karate, Soccer Teams, Politicians, Other Communities, WVC Departments



- Positive Feedback
- Thank You to City Participation
- Work On: Outreach & Communication

VENDORS



CRAFT & BUSINESS VENDORS - 62

- Formal Booths
- Informal Booths for Home Crafters
- Booth Location Layout
- Variety

FOOD VENDORS - 26

- Overbooked
- Booths & Food Trucks
- Variety

WESTFEST EVENTS

WESTFEST 2022

- 5K/10K Family Fun Run
- Parade
- Movie in the Park
- Dutch Oven Cook-off
- Pickleball Tournament
- Chicken Nugget Eating Contest
- Skateboard Competition
- K9 Demonstration
- Krispy Kreme Donut Eating Contest













IMPROVEMENT IDEAS

- Seek Committee Members - Ongoing
- Increase Advertising
- Improve Communications with City, Vendors, etc.
- Improve Communications with Public
- Seek Additional Sponsorships
- Emergency Action Plan
- Evaluate Layout - Ongoing

July 13, 2022

MEMORANDUM

TO: CITY COUNCIL

FROM: WAYNE T. PYLE, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

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

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

July 2022

July 13, 2022 *Wednesday*	Hump Day Buffet; Fairbourne Station, 3590 S Market Steet
July 14, 2022 *Thursday*	My Hometown North Granger Youth Council Paddleboarding, 8:45 AM; Meet at CRC, 2835 S 2855 W
July 14, 2022 *Thursday*	Face of Utah Sculpture Gallery Opening Reception & Awards, 6-8 PM; UCCC, 1355 W 3100 S
July 15, 2022 *Friday*	The Four Tops & The Temptations; 7 PM; Maverik Center, 3200 S. Decker Lake Dr.
July 16, 2022 *Saturday*	My Hometown North Granger Youth Council Hike Lake Solitude & Twin Lakes, 8:30 AM; Meet at CRC, 2835 S 2855 W
July 18, 2022 *Monday*	Instrument Petting Zoo, 7 PM; UCCC, 1355 W 3100 S
July 18, 2022	West Valley Symphony of Utah, 8 PM; UCCC

Monday	Amphitheatre, 1355 W 3100 S
July 19, 2022 *Tuesday*	My Hometown North Granger Youth Council Skateboarding, 9 AM; WVC Skate Park, 3189 S 5600 W
July 20, 2022 *Wednesday*	My Hometown Interfaith Meeting, More info to come
July 20, 2022 *Wednesday*	Hump Day Buffet; Fairbourne Station, 3590 S Market Steet
July 20, 2022 *Wednesday*	The Lumineers, 7 PM; Maverik Center, 3200 W Decker Lake Dr
July 22, 2022 *Friday*	Movie in the Park; Centennial Park, 5415 W 3100 S
July 23, 2022 *Saturday*	My Hometown North Granger Youth Council Small Sided Soccer, 2 PM; Parkway Park, 3405 Parkway Blvd.
July 23, 2022 *Saturday*	Jason Aldean, 7:30 PM; USANA, 5150 Upper Ridge Road
July 25, 2022 *Monday*	Pioneer Day Holiday – City Offices Closed
July 26 – Sept 30	What's on Your Plate? UCCC – Plaza Level Gallery, 1355 W 3100 S
July 26, 2022 *Tuesday*	My Hometown North Granger Youth Council Skateboarding, 9 AM; WVC Skate Park, 3189 S 5600 W
July 26, 2022 *Tuesday*	Goo Goo Dolls, 7 PM; USANA, 5150 Upper Ridge Road
July 27, 2022 *Wednesday*	Blood Drive, 8:30 AM to 12:30 PM; City Hall Multipurpose Room, 3600 S Constitution Blvd
July 27, 2022 *Wednesday*	Hump Day Buffet; Fairbourne Station, 3590 S Market Steet

July 28, 2022 *Thursday*	U.S. Classic Gymnastics Hopes Championship, 6:40 PM; Maverik Center, 3200 W Decker Lake Dr
July 28, 2022 *Thursday*	Kenny Chesney, 7:30 PM; USANA, 5150 Upper Ridge Road
July 29, 2022 *Friday*	U.S. Classic Gymnastics Junior Women, 6:50 PM; Maverik Center, 3200 W Decker Lake Dr
July 30, 2022 *Saturday*	U.S. Classic Gymnastics Senior Women, 12:20 PM; Maverik Center, 3200 W Decker Lake Dr
July 31, 2022 *Sunday*	U.S. Gymnastics Junior and Senior Men, 1 PM; Maverik Center, 3200 W Decker Lake Dr

August 2022

August 2, 2022 *Tuesday*	Honorary Colonels Golf Tournament; Stonebridge, 4415 Links Dr
August 3, 2022 *Wednesday*	Hump Day Buffet; Fairbourne Station, 3590 S Market Street
August 4, 2022 *Thursday*	Backstreet Boys, 7:30 PM; USANA, 5150 Upper Ridge Road
August 5, 2022 *Friday*	The Chicks, 7:30 PM; USANA, 5150 Upper Ridge Road
August 5, 2022 *Friday*	Movie in the Park; Centennial Park, 5405 W 3100 S
August 6, 2022 *Saturday*	Machine Gun Kelly, 7:30 PM; USANA, 5150 Upper Ridge Road
August 10, 2022 *Wednesday*	Hump Day Buffet; Fairbourne Station, 3590 S Market Street
August 10, 2022 *Wednesday*	Rob Zombie, 6 PM; USANA, 5150 Upper Ridge Road
August 11, 2022	Thomas Rhett, 7:30 PM; USANA, 5150 Upper Ridge Road

Thursday	
August 12, 2022 *Friday*	Lost 80's Live, 6:30 PM; Maverik Center, 3200 S Decker Lake Dr
August, 13, 2022 *Saturday*	My Hometown North Granger Day of Service, 8 AM; Throughout North Granger
August 13, 2022 *Saturday*	OneRepublic, 7 PM; USANA, 5150 Upper Ridge Road
August 13, 2022 *Saturday*	Wasatch International Food Festival; UCCC, 1355 W 3100 S
August 17, 2022 *Wednesday*	MyHometown Interfaith Meeting, More info to come
August 17, 2022 *Wednesday*	Hump Day Buffet; Fairbourne Station, 3590 S Market Street
August 18, 2022 *Thursday*	Big Time Rush, 8 PM; USANA, 5150 Upper Ridge Road
August 19, 2022 *Friday*	The Australian Pink Floyd Show, 7 PM; USANA, 5150 Upper Ridge Road
August 19, 2022 *Friday*	Joe Rogan, 8 PM; Maverik Center, 3200 S Decker Lake Dr
August 20, 2022 *Saturday*	My Hometown Granger Day of Service, 8 AM; Throughout Granger
August 21, 2022 *Sunday*	Suicideboys, 7 PM; USANA, 5150 Upper Ridge Road
August 22, 2022 *Monday*	Blood Drive, 9:30 AM to 2:30 PM; City Hall Multipurpose Room, 3600 S Constitution Blvd
August 24, 2022 *Wednesday*	Hump Day Buffet; Fairbourne Station, 3590 S Market Street
August 24, 2022	Incubus, 7 PM; USANA, 5150 Upper Ridge Road

Wednesday

August 27, 2022 *Saturday*	My Hometown Granger Community Resource Center Grand Opening, More info to come
August 27, 2022 *Saturday*	Los Angeles Azules, 8 PM; Maverik Center, 3200 S Decker Lake Dr
August 29, 2022 *Monday*	Alice in Chains & Breaking Benjamin, 5:30 PM; USANA, 5150 Upper Ridge Road
August 30, 2022 *Tuesday*	Sammy Hagar, 7:30 PM; USANA, 5150 Upper Ridge Road
August 31, 2022 *Wednesday*	Hump Day Buffet; Fairbourne Station, 3590 S Market Street

September 2022

September 2, 2022 *Friday*	Jack Johnson, 7:15 PM; USANA, 5150 Upper Ridge Road
September 2, 2022 *Friday*	Los Tigres Del Norte, 8 PM; Maverik Center, 3200 S Decker Lake Dr
September 5, 2022 *Monday*	Labor Day – City Offices Closed
Sept 6 – Oct 19, 2022	AAUW Utah Women's Artists; UCCC – Celebration Gallery , 1355 W 3100 S (Opening Reception Sept 6, 6-8 PM)
September 6, 2022 *Tuesday*	Ben Platt, 8 PM; Maverik Center, 3200 S Decker Lake Dr
September 7, 2022 *Wednesday*	Hump Day Buffet; Fairbourne Station, 3590 S Market Street
September 7, 2022 *Wednesday*	Alabama, 7 PM; Maverik Center, 3200 S Decker Lake Dr
September 8, 2022 *Thursday*	ARTragous Concert, 8 PM; UCCC Amphitheatre, 1355 W 3100 S

Sept. 8 – Oct. 1	Little Shop of Horrors; West Valley Performing Arts Center, 3333 Decker Lake Drive
September 9, 2022 *Friday*	Korn & Evanescence, 5:30 PM; USANA, 5150 Upper Ridge Rd
September 10, 2022 *Saturday*	My Hometown North Granger Community Resource Center Festival
September 10, 2022 *Saturday*	Morgan Wallen, 7 PM; USANA, 5150 Upper Ridge Road
September 14, 2022 *Wednesday*	Hump Day Buffet; Fairbourne Station, 3590 S Market Street
September 15, 2022 *Thursday*	Keith Urban, 7 PM; USANA, 5150 Upper Ridge Road
September 17, 2022 *Saturday*	My Hometown North Granger Day of Service, 8 AM; Throughout North Granger
September 17, 2022 *Saturday*	Triathlon/Biathlon/Centennial Fitness Challenge; Centennial Park, 5405 W 3100 S
September 17, 2022 *Saturday*	Lany, 7 PM; USANA, 5150 Upper Ridge Road
September 19, 2022 *Monday*	Iron Maiden, 7:30 PM; USANA, 5150 Upper Ridge Road
September 20, 2022 *Tuesday*	Odesza, 6:30 PM; USANA, 5150 Upper Ridge Road
September 24, 2022 *Saturday*	MyHometown Granger Day of Service, 8 AM; Throughout Granger
September 27, 2022 *Tuesday*	Jack Harlow, 8 PM; Maverik Center, 3200 S Decker Lake Dr

October 2022

October 4, 2022	Knotfest Roadshow, 6:30 PM; USANA, 5150 Upper Ridge

Tuesday	Road
October 7, 2022 *Friday*	FFC Member VIP Night; WVCFFC, 5415 W 3100 S
October 7, 2022 *Friday*	Pepe Aguilar Presenta Jaripeo Sin Fronteras, 8 PM; Maverik Center, 3200 South Decker Lake Drive
October 13, 2022 *Thursday*	Rufus Du Sol, 8PM; Maverik Center, 3200 S. Decker Lake Dr
October 15, 2022 *Saturday*	Five Finger Death Punch, 6:30 PM; USANA, 5150 Upper Ridge Road
October 22, 2022 *Saturday*	Halloween Safety Fair, WVCFFC, 5415 W 3100 S
Oct 24 – Nov 3, 2022	Day of the Dead Exhibits; UCCC, 1355 W 3100 S
October 28, 2022 *Friday*	Pumpkin Painting Event (FFC Member Event); WVCFFC, 5415 W 3100 S
October 28, 2022 *Friday*	Day of the Dead; UCCC, 1355 W 3100 S
October 28 & 29, 2022 *Friday & Saturday*	Nightmare Alley, WVCFFC, 5415 W 3100 S
October 29, 2022 *Saturday*	Day of the Dead, Noon to 6 PM; UCCC, 1355 W 3100 S

November 2022

November 3, 2022 *Thursday*	Jake Owen, 7 PM; Maverik Center, 3200 S Decker Lake Dr
Nov 10 – Dec 31, 2022	Sense of Place; UCCC, 1355 W 3100 S (Opening Reception Nov 10, 6-8 PM)
November 10, 2022 *Thursday*	Alan Parsons Live Project, 7:30 PM; Maverik Center, 3200 Decker Lake Dr

November 11, 2022 *Friday*	Veteran's Day – City Offices Closed
November 11, 2022 *Friday*	Veterans Day Program; UCCC & Veterans Memorial Plaza, 1355 W 3100 S
November 12, 2022 *Saturday*	Rumours of Fleetwood Mac, 8 PM; Maverik Center, 3200 S Decker Lake Drive
Nov 21 – Dec 31	Trees of Diversity and Winter Scenes/Holiday Dreams; UCCC, 1355 W 3100 S
November 23, 2022 *Wednesday*	Ugly Sweater 5K Fun Run; Centennial Park, 5405 W 3100 S
November 24, 2022 *Thursday*	Thanksgiving – City Offices Closed

December 2022

December 5, 2022 *Monday*	Christmas Tree Lighting & Walk with Santa; Centennial Park & WVCFFC
December 5, 2022 *Monday*	Winter Concert, 8 PM; UCCC – Great Hall, 1355 W 3100 S
December 9, 2022 *Friday*	Bill Burr, 8 PM; Maverik Center, 3200 Decker Lake Dr
December 10, 2022 *Saturday*	Breakfast with Santa; WVCFFC, 5415 W 3100 S
December 12, 2022 *Monday*	Winter Concert, 8 PM; UCCC – Great Hall, 1355 W 3100 S
December 19, 2022 *Monday*	Winter Concert, 8 PM; UCCC – Great Hall, 1355 W 3100 S
December 25, 2022 *Sunday*	Christmas Day – City Offices Closed
December 26, 2022	Christmas Holiday – City Offices Closed

Monday