The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, September 27, 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. September 20, 2022

4. Review Agenda for Regular Meeting of September 27, 2022

   A. Regular Meeting Agenda

5. Public Hearings Scheduled for October 4, 2022:

   A. Accept Public Input Regarding Re-Opening the FY 2022-2023 Budget

      Action: Consider Ordinance 22-38, Amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

- 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.

6. Public Hearings Scheduled For October 11, 2022

A. Accept Public Input Regarding Application Z-9-2022, Filed by Shane Keyvani, Requesting a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to RE (Residential Estate) for Property Located at 3940 South 5200 West

Action: Consider Ordinance 22-37, Amend the Zoning Map to Show a Change of Zone for Property Located at 3940 South 5200 West from A (Agriculture, Minimum Lot Size 1/2 Acre) to RE (Residential Estate)

Action: Consider Resolution 22-143, Development Agreement

7. Resolutions:

A. 22:146: Authorize West Valley City to Enter into a Memorandum of Understanding with the Utah Attorney Generals Office Internet Crimes Against Children Taskforce

B. 22-147: Approve a Federal Aid Agreement Between the City and the Utah Department of Transportation for the Reconstruction of Lancer Way

8. Consent Agenda Scheduled for October 4, 2022

A. Reso. 22-148: Accept a Warranty Deed and a Public Utility Easement from Magna 71 LLC for Property Located at 4352 South 6400 West

9. Communications:

A. Intern Project Update (10 min)

B. Council Calendar

10. New Business:

A. Potential Future Agenda Items

B. Council Reports

C. Review Agendas for Regular Redevelopment Agency and Municipal Building Authority Meetings

A. RDA Meeting

B. BA Meeting

11. Motion for Closed Session (if necessary)

12. Adjourn

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 20, 2022
-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, SEPTEMBER 20, 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
Don Christensen, Councilmember At-Large *(electronically)*
Tom Huynh, Councilmember District 1 *(arrived as noted)*
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4 *(arrived as noted) (electronically)*

STAFF PRESENT:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder *(electronically)*
Nicole Cottle, Assistant City Manager/General Counsel
Eric Bunderson, City Attorney *(electronically)*
Tyler Longman, Acting Police Chief
John Evans, Fire Chief
Jeannette Hobbs, Acting Finance Director
Steve Pastorik, CED Director *(electronically)*
Layne Morris, CPD Director
Dan Johnson, Public Works Director *(electronically)*
Nancy Day, Parks and Recreation Director
Mark Nord, RDA Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT
Steve Lehman, CED *(electronically)*

APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 13, 2022
The Council considered the Minutes of the Study Meeting held September 13, 2022. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held September 13, 2022. Councilmember Harmon 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 SEPTEMBER 20, 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.

Councilmember Huynh arrived at 4:32 PM.

RESOLUTION 22-144: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A SPECIAL WARRANTY DEED WITH AND FROM THE ALAN FRED BROCK FAMILY LIVING TRUST FOR PROPERTY LOCATED AT APPROXIMATELY 4435 SOUTH 4400 WEST

Nancy Day, Parks and Recreation Director, presented proposed Resolution 22-144 that would authorize the City to Enter Into a Real Estate Purchase Agreement and Accept a Special Warranty Deed With and From the Alan Fred Brock Family Living Trust for Property Located at Approximately 4435 South 4400 West.

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

> West Valley City has owned a small parcel of land dedicated for the purpose of a future park. This land is located on 4325 W Maple Meadows Dr. (4420 S.). In reviewing the locations of park properties within West Valley City neighborhoods, it was discovered that the district where this parcel is located is in need of additional park space. A vacant piece of property located at approximately 4435 South 4400 West is directly adjacent to the small parcel listed above. The West Valley City Parks and Recreation Department contacted the property owners of this property to see if there was interest in selling the property to the City. The addition of this land will allow the city to create a nice neighborhood park. The property owners had interest in this and an appraisal was obtained. A purchase price of $1,538,000 was agreed upon by the landowners and West Valley City.

Councilmember Nordfelt asked if the park property can be accessed from the west. Nancy replied no and noted that the Brock's will maintain ownership of several outbuildings and some farming property on the west. She indicated that there will likely be parking stalls as well as access points on the east and added that there will likely be restrooms as well for a park of this size. Councilmember Nordfelt asked if there will be pickleball courts at this location. Nancy replied that this is something that staff would take into consideration but noted that too many courts would not be recommended given the increase of potential

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traffic and on-street parking in the neighborhood since these courts draw residents from other areas. Nancy indicated that lights, type of playground equipment, etc. is all taken into consideration when parks are constructed in established neighborhoods such as this one. She stated that neighborhood involvement will be important and both the City and architects working on the project will get input from residents on what they'd like to see. Councilmember Harmon stated that he would agree and would like to see pickleball courts at this location. He asked if the Brock's would be interested in keeping the small section of property on the northwest side of the project so that there is an even cutoff for the park. Nancy replied that this was discussed but the Brock's didn't want to maintain that much property. She noted that the City will ensure that the design prevents any potential for creating a problem area at this location. Mayor Lang asked how long before the park could begin construction. Nancy replied that there are several parks being worked on now and the development of this park will be dependent on funding. She noted that the City would like to maintain a "farm" theme and that may provide for potential grant funding that can help fast-track the process. Mayor Lang suggested that the property be leased to the Brock's or others who may be interested in continuing to farm the land. Nancy agreed and indicated that the City would like to see this as well and noted that this would help with construction as the soil would be in good condition. She indicated that the Brock's are not opposed to it and those conversations will occur as this purchase moves forward. Wayne asked how many projects are currently on the Parks development list. Nancy replied that there are several being worked on now but there are an additional 5 or 6 awaiting funding, design, or development. Councilmember Whetstone expressed concern about the ratio of parks maintenance workers to acreage. Nancy agreed that this is something that will be taken into consideration as more parks are developed. She indicated that additional personnel will need to be considered but noted that technology is helping reduce some of the man hours needed.

The City Council will consider Resolution 22-144 at the Regular Council Meeting scheduled September 27, 2022 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR SEPTEMBER 27, 2022

A. **RESOLUTION 22-145: ACCEPT A SPECIAL WARRANTY DEED AND A PUBLIC SIDEWALK EASEMENT AND AGREEMENT FROM AGTL WEST VALLEY OWNER, L.L.C. FOR PROPERTY LOCATED AT 2600 WEST 3800 SOUTH**

Wayne Pyle discussed proposed Resolution 22-145 that would authorize the City to accept a Special Warranty Deed and a Public Sidewalk Easement and Agreement from AGTL West Valley Owner, L.L.C. for Property Located at 2600 West 3800 South.

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

The Back 9 Apartments project is located on the north side of 3800 South at 2600 West. As a condition of approval of the project, conveyance of additional 3800 South right-of-way to a 40-foot half width was required. New street improvements will be constructed to match the street improvements to the east for the Costco property. As a portion of the new sidewalk will be constructed outside the public right-of-way to connect to the sidewalk on the Costco property, a public sidewalk easement was required.

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

The City Council will consider Resolution 22-145 at the Regular Council Meeting scheduled September 27, 2022, at 6:30 P.M.

NEW BUSINESS SCHEDULED FOR SEPTEMBER 27, 2022

A. **CONSIDER APPLICATION SD-2-2022, FILED BY DR HORTON, REQUESTING CONSIDERATION TO DEDICATE A PORTION OF 4100 SOUTH AT APPROXIMATELY 4100 SOUTH 8400 WEST**

Steve Lehman, CED, discussed proposed Application SD-2-2022, Filed by DR Horton, Requesting Consideration to Dedicate a Portion of 4100 South at Approximately 4100 South 8400 West.

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

DR Horton is requesting consideration to dedicate a portion of 4100 South west of U-111. The proposed dedication is necessary to provide access to a future project within SL County to be known as Little Valley.

Property west of U-111 at this location is mostly in Salt Lake County, Magna Township. This area is undergoing a major transformation with a variety of residential, community use and other uses planned on the west bench of the valley. The extension of 4100 South, as shown on the Wasatch Front Regional Transportation Plan, will provide needed access not only for the Little Valley project but for property in West Valley City located south of 4100 West.

Discussions about this access have been ongoing between the City and developer for quite some time regarding an acceptable alignment at the intersection of 4100 South and U-111. There are two proposed plats needed for the dedication. One for that portion lying within the boundaries of West

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Valley City and the other plat for that portion lying within the boundaries of Magna Township. The portion within West Valley City occupies an area of approximately 1.7 acres.

In summary, this application dedicates right-of-way located in the City's boundary west of U-111 for a future project in Magna Township. Construction of said right-of-way will need to comply with City standards and review and approval of the City's Engineering Division.

Wayne asked if West Valley City and Magna will split the cost of street maintenance. Steve replied yes.

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

The City Council will consider Application SD-2-2022 at the Regular Council Meeting scheduled September 27, 2022, at 6:30 P.M.

COMMUNICATIONS

A. MOSQUITO ABATEMENT DISTRICT UPDATES

Ryan Lusty, Magna Mosquito Abatement District, presented a PowerPoint presentation summarized as follows:

- Larval control
- Surveillance- Adult Mosquito Trapping
- Surveillance: Sorting Mosquitos into species to test for disease
- Mosquito Activity in 2022
    - As of September 16 the state of Utah has 111 WNV positive Mosquito Samples
    - one positive St Louis Encephalitis Sample in St. George
    - 2 human WNV cases: One in Davis County and One in Salt Lake County
    - 4 WNV positive Horses all from Duschesne and Uintah Counties
- RT-PCR Testing and Magna Mosquito
    - As of September 16
    - MMAD has tested over 70,000 mosquitoes in 788 samples
    - 21 of 788 samples have Tested positive for WNV
    - For Comparison: In 2021 We tested 572 samples with 30 WNV samples
- ULV Treatments/MMAD Website

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  - Magna Mosquito Abatement will conduct a ULV Treatment, Friday Sept. 9, 2022 between 8pm and midnight in the Magna Area weather permitting. The treatment will take place between 3100 South to Highway 201 and 7200 West to 9400 West. If you have questions contact our office.
- Magna MAD and Chickens
  - As of Sept. 9, 2022
  - 12 Chickens split into 3 flocks. 4 birds in 3 different locations
  - We test their blood every two weeks for WNV, SLE and WEE.
  - No chickens positive in 2022
  - 4 chickens positive for WNV in 2021

Councilmember Nordfelt asked if residents can sign up to receive electronic notification. Ryan replied this isn't an option yet but is something that is being looked into. Councilmember Nordfelt asked how many people visit the website a month. Ryan replied about 3,500. Wayne asked if the decrease in mosquito populations is typical for this time of year. Ryan replied that he would expect populations to survive longer than average due to higher temperatures.

Dan McBride, South Salt Lake Valley Mosquito Abatement District, presented a PowerPoint presentation summarized as follows:

- Staff and Board
  - We run a crew of around 25, including:
    - 5 full-time staff, including:
      - District and Assistant Manager
      - Biologist
      - It/GIS Analyst
      - Fleet Supervisor/Maintenance Manager
  - 20+ seasonal and temporary staff
    - Five individual teams
- Governed by Board of Trustees
  - Board comprises representatives of each city, town, and municipality.
- Surveillance and WNV Testing
  - Number of Traps in West Valley City – 6 (run weekly)
  - Number of Mosquito Pools Tested – 1091
  - Number of WNV positive Pools – 20
- Urban Control Program
  - Number of Pond Inspections – 64
  - Number of Horse Troughs Treated – 69
  - Number of Tree Holes Treated -8

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- Catch Basin Program
  - Number of Gutter and Catch Basin Inspections-20,533
  - Number of Gutter and Catch Basin Treatments- 6,737
- Rural Crew
  - Number of Mosquito Sources Inspected Each Week – 192
  - Number of Mosquito Source Treatments – 209
- Black Fly Crew
  - Number of Black Fly Inspections Each Week - 16
- ULC Truck Fogging
  - Number of Adult Control (Fogging) Events – 12
- Education
  - Number of Classroom
  - Presentations – 27

The Mayor and Council had no further questions or concerns.

Councilmember Christensen returned to application SD-2-2022. He asked if there will be an impact to Northrup Grumman developments. Steve Pastorik, CED Director, replied that he doesn't believe there will be.

B. PUBLIC RELATIONS RESPONSE TO INCIDENTS

Sam Johnson, Public Relations Director, presented a PowerPoint presentation summarized as follows:

- Critical Incidents
  - Officer Involved Critical Incidents (OICI)
  - GRAMA Requests
  - Social media monitoring
- Telling our story
  - COVID
  - Inside the Police Department
  - Smell Something, Say Something
  - Fire Department Training
  - Change to Tylenol
  - Elections
- 2020 Earthquake
  - Real time social media updates
  - Real time website updates
- Correcting Misinformation
  - Fact check

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- Work with the media
- Social media clarification
- Website
- 501,502 web visitors in 2016; 378,571 visitors so far in 2017; already a 5% increase over same period in 2016

Councilmember Fitisemanu arrived at 5:24 PM.

The Mayor and Council had no further questions or concerns.

C. 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

Mayor Lang stated she received an email from a resident who asked to celebrate Halloween on the weekend closest to the holiday if the holiday falls on a weekday. Councilmember Harmon stated that he doesn't believe anything can be done to change when people decide to go out trick or treating.

Councilmember Huynh asked if there is any concern about a temporary homeless shelter being located in the vacant liquor store along Redwood Road. Wayne replied he hasn't heard of any further discussion regarding this possibility. He noted that staff is watching Legislative conversations closely to see if there are any changes at that level.

B. COUNCIL REPORTS

COUNCILMEMBER HUYNH- GROUNDBREAKING

Councilmember Huynh stated he attended a groundbreaking for the apartments near Costco. He indicated it went well.

COUNCILMEMBER HARMON- NEIGHBORHOOD BLOCK PARTIES

Councilmember Harmon stated that he attended several successful Neighborhood Block Parties.

COUNCILMEMBER WHETSTONE- HARMON SENIOR CENTER AND MISTER WASH

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Councilmember Whetstone stated that he enjoyed attending the Neighbhorhoog Night Out party at the Harmon Senior Center and noted that he enjoyed touring the train room while he was there. Councilmember Whetstone stated he also attended the grand opening of Mister Cash.

COUNCILMEMBER FITISMEANU- MY HOMETOWN
Councilmember Fitisemanu stated that he has heard positive feedback about West Valley City's My Hometown success from cities such as Provo, Orem, Ogden, etc. He indicated that these Cities are working to emulate what West Valley City has done. He thanked and congratulated those who make the program a success.

MOTION TO ADJOURN
Upon motion by Councilmember Harmon all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY SEPTEMBER 20, 2022 WAS ADJOURNED AT 5:34 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, September 20, 2022.

_____
Nichole Camac, CMC
City Recorder

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The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, September 27, 2022, at 6:30 PM, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV. To participate in the public comment period or scheduled public hearings electronically, please visit www.wvc-ut.gov/PublicComment prior to 2:30 PM on Tuesday, September 27, 2022

A G E N D A

1. Call to Order

2. Roll Call

3. Opening Ceremony: Councilmember Don Christensen

4. Special Recognitions

5. Approval of Minutes:

   September 20, 2022

7. Comment Period:

   (The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to five minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once during that

comment period. Speakers should not expect any debate with the Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond within the 30-minute period.)

A. Public Comments

B. City Manager Comments

C. City Council Comments

10. Resolutions:

22-144: Authorize the City to Enter Into a Real Estate Purchase Agreement and Accept a Special Warranty Deed With and From the Alan Fred Brock Family Living Trust for Property Located at Approximately 4435 South 4400 West

11. New Business:

Consider Application SD-2-2022, Filed by DR Horton, Requesting Consideration to Dedicate a Portion of 4100 South at Approximately 4100 South 8400 West

13. Consent Agenda:

Reso. 22-145: Accept a Special Warranty Deed and a Public Sidewalk Easement and Agreement from AGTL West Valley Owner, L.L.C. for Property Located at 2600 West 3800 South

14. Motion for Closed Session (if necessary)

15. Adjourn

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

ISSUE:

Approve an ordinance to re-open the fiscal year 2022-2023 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

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

BACKGROUND:

A Public Notice was posted September 22, 2022 in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held October 4, 2022 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the Ordinance amending the budget of West Valley City Corporation for the fiscal year beginning July 1, 2022 and ending June 30, 2023, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 9/21/2022

Date Adopted: _____

Effective Date: _____

AN ORDINANCE AMENDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023 TO REFLECT CHANGES IN THE BUDGET AND AUTHORIZE THE DISBURSEMENT OF FUNDS.

WHEREAS, the West Valley City Council adopted by ordinance the budget of West Valley City Corporation for the fiscal year beginning July 1, 2022 and ending June 30, 2023, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended; and

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

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

WHEREAS, notice was duly given of a public hearing to be held on October 4, 2022, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on October 4, 2022 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

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

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

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

beginning July 1, 2022 and ending June 30, 2023, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended.

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

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

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

PASSED and APPROVED this _____ day of _____, 2022.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY GENERAL FUND - FUND 10
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
PROPERTY TAX:			
Current Year	33,954,483	33,954,483	
Prior Year	386,089	386,089	
Street Lights	0	0	
Fitness Center	0	0	
Total Property Tax	**34,340,572**	**34,340,572**	
SALES TAX:			
General Sales Tax	35,521,163	35,521,163	
Transportation Sales Tax	2,500,000	2,500,000	
Total Sales Tax	**38,021,163**	**38,021,163**	
UTILITY TAX:			
Cable TV/Bch Adv	708,482	708,482	
Telecommunications	524,293	524,293	
Electricity	5,366,452	5,366,452	
Gas	2,789,588	2,789,588	
Total Utility Tax	**9,388,815**	**9,388,815**	
LICENSES AND PERMITS:			
Business & Econ. Services	1,200,000	1,200,000	
Animal Licenses	80,000	80,000	
Building Permits	3,200,000	3,200,000	
Subdivision Fees	270,000	270,000	
Disproportionate Service	552,000	552,000	
Total Licenses & Permits	**5,302,000**	**5,302,000**	
MISCELLANEOUS:			
Taylorsville DS Reimb.	137,000	137,000	
Taylorsville Contract Services	320,000	320,000	
Animal Shelter Vaccinations	20,000	20,000	
Animal Shelter Misc. Fees	40,000	40,000	
Animal Shelter Donations	20,000	20,000	
Animal Sterilization	30,000	30,000	
Amphitheater	300,000	300,000	
Court Maintenance	0	0	
District Court Fines	40,000	40,000	
Engineer Consultant Fees CED	60,000	60,000	
Excavation Perm-Prop Bond	250,000	250,000	
Finger Print/Work Cards	5,500	5,500	
Fire Prevention/Haz Mat	175,000	175,000	
Harman Home Maint., etc.	60,000	60,000	
Harman Home SL CO.	18,786	18,786	
Indigent Defense	15,000	15,000	
Miscellaneous	45,000	49,000	20
Park Reservations/Activities	8,000	8,000	
Parking Ticket Fines	250,000	250,000	
Police Reimbursement	700,000	700,000	
Police Reports	100,000	100,000	
Professional Shop Services	180,000	180,000	
Rent-Housing Authority	42,000	42,000	
Rent-Redevelop Agency	25,000	25,000	
Roads Funds HB244 2021	1,100,000	1,100,000	
Tower Lease	81,079	81,079	
UIA	490,681	490,681	
Vehicle Fees	1,658,439	1,658,439	
Total Miscellaneous	**6,171,485**	**6,175,485**	

WEST VALLEY CITY GENERAL FUND - FUND 10
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
JUSTICE COURT:			
Small Claims Fees	140,000	140,000	
Traffic Fines	2,576,045	2,576,045	
Total Justice Court	**2,716,045**	**2,716,045**	
ADMINITRATIVE COURT:			
ACE Program	139,000	139,000	
Bail Fines & Forfeitures	0	0	
Civil Penalties	207,000	207,000	
Total Adminstrative Court	**346,000**	**346,000**	
INTEREST:			
Investment Interest	300,000	300,000	
Ambulance Interest	27,044	27,044	
RDA Interest	84,265	84,265	
Total Interest	**411,309**	**411,309**	
OTHER:			
Appropriation from Fund Balance	0	2,975,017	2,3,4,14,17,18,19,21,22,23,24,25
Reserved Funds	275,000	275,000	
Reserved Debt Service Funds	1,842,327	1,842,327	
Sale of Land/Assets	0	0	
Total Other	**2,117,327**	**5,092,344**	
Subtotal	**98,814,716**	**101,793,733**	
RESTRICTED FUNDS:			
Forfeited Assets	0	0	
Bond Proceeds	0	0	
Bond Interest	0	0	
Total Restricted Funds	**0**	**0**	
Grand Total	**98,814,716**	**101,793,733**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
LEGISLATIVE:			
City Council	726,420	726,420	
Elections	231,800	231,800	
Total Legislative	**958,220**	**958,220**	
ADMINISTRATIVE:			
City Manager	1,380,838	1,380,838	
Justice Court	2,181,623	2,181,623	
Human Resources	1,311,379	1,343,379	17
Community & Media Relations	816,583	816,583	
Recorder	570,720	570,720	
Public Facilities	1,868,594	1,868,594	
Total Administrative	**8,129,737**	**8,161,737**	
NON-DEPARTMENTAL			
UTOPIA	4,421,278	4,421,278	
Capital Projects/Fleet Xfer to CIP	0	1,253,317	22
Council Contingency Misc.	0	0	
Retirement Incentives	0	0	
Wage Under Runs	(2,000,000)	(2,000,000)	
Storm Water (Prof.Service)	(485,744)	(485,744)	
Sanitation (Prof.Service)	(532,531)	(532,531)	
Ambulance (Prof.Service)	(400,000)	(400,000)	
CARES/ARP Act (Sold Service)	0	0	
Federal Reimb. (Sold Service)	0	0	
Transfers In	(7,680)	(113,787)	9
Benefits Accrual	1,050,000	1,050,000	
Fitness Center	1,361,086	1,361,086	
Theater	50,000	50,000	
Arena	1,126,171	1,126,171	
Cultural Center	1,312,587	1,312,587	
Transportation Sales Tax to CIP	2,500,000	3,445,839	4
Stonebridge Golf Course	0	0	
Transfer Out	19,960	526,107	25
Special Projects	0	0	
Utilities	863,879	863,879	
Total Non-Departmental	**9,279,006**	**11,878,203**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
DEBT SERVICE:		
Animal Shelter/CPD Facility	742,550	742,550
Public Safety/Stonebridge	0	0
Fitness Center Refinance	0	0
UCCC & Arena Equipment	0	0
Road Revenue Bonds	1,099,371	1,099,371
Bond Fees	25,000	25,000
Fire Truck Lease, SunTrust #2	0	0
USB #1 - Public Safety Radios	0	0
USB #2 - Public Safety Radios	0	0
USB #4 - Police Radios	37,020	37,020
USB #6 - EMC Data Domain System	0	0
USB #7 - Public Safety Radios	39,949	39,949
USB #9 - Public Safety Radios	69,392	69,392
USB #10 - Public Safety Radios	88,747	88,747
USB #11 - Police Computers	0	0
USB #13 - Data Backup System	24,605	24,605
USB #15 - Sophos Software	0	0
USB #16 - Police Computers	19,463	19,463
USB #18 - Police Computers	39,367	39,367
USB #21 - I.T. Equipment	25,152	25,152
USB #22 - Police Computers	29,711	29,711
Transfer Out	0	0
Vehicle Lease S'13 to CIP	0	0
Fire Truck Refurbish to CIP	0	0
Fire Truck Lease 2014 to CIP	0	0
Fire Truck & Trailer to CIP	70,342	70,342
Energy Savings Projects to CIP	275,221	275,221
Fire Station #75/ PW to BA	0	0
Fire Sta 71, 72 & 76 to BA	517,600	517,600
MBA S 2017 FFC to BA	0	0
MBA S 2017-PD & Courts to BA	2,235,650	2,235,650
MBA S 2017-Parking to BA	1,087,600	1,087,600
MBA S 2019-Parks Bldg to BA	211,454	211,454
Subtotal	**6,638,194**	**6,638,194**
DEBT SERVICE (CONTINUED):		
Transfers In:		
Fire Station Impact Fees	(300,000)	(300,000)
Police Impact Fees	(450,000)	(450,000)
Debt Service Reserve (CIP)	(1,480,981)	(1,480,981)
Fitness Center	(71,658)	(71,658)
UCCC	(19,109)	(19,109)
Street Lights	(151,013)	(151,013)
Subtotal	**(2,472,761)**	**(2,472,761)**
Total Debt Service	**4,165,433**	**4,165,433**

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
COMMUNITY & ECONOMIC DEVELOPMENT:			
Administration	408,824	444,210	18,21
Planning Commission	15,955	15,955	
Board of Adjustment	4,157	4,157	
Building Inspection	1,109,856	1,109,856	
Neighborhood Services	127,840	131,840	20
Planning & Zoning	699,580	699,580	
Total Comm. & Econ. Dev.	**2,366,212**	**2,405,598**	
FINANCE:			
Administration	562,494	562,494	
Purchasing	141,779	141,779	
Business Licenses	279,063	279,063	
Treasury	326,032	326,032	
Accounting	498,677	498,677	
Budget & Disbursements	385,632	385,632	
Total Finance	**2,193,677**	**2,193,677**	
FIRE:			
Administration	13,856,692	13,946,692	9
Emergency Operations	71,395	78,395	9
Fire Prevention	25,383	25,383	
Logistics	533,895	533,895	
Special Operations	24,335	24,335	1
Development Services	31,323	31,323	
Medical Services	146,771	146,771	
Total Fire	**14,689,794**	**14,786,794**	
LEGAL:			
Civil/Prosecutor/Risk	2,852,103	2,853,908	2
Risk Financing	1,463,308	1,463,308	
Victim Assistance	458,920	458,920	7,8
Information Technology	2,641,008	2,728,713	3
Central Services	2,857,902	2,878,034	23
Communications	143,113	143,113	
Total Law	**10,416,354**	**10,525,995**	
PARKS & RECREATION:			
Parks & Rec. Administration	579,916	579,916	
Park Maintenance	2,142,066	2,213,488	24
Recreation	37,622	37,622	
Harman Home Operations	274,994	295,204	19
Total Parks & Recreation	**3,034,598**	**3,126,231**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
POLICE:			
Administration	35,251,828	35,251,828	
Records	45,200	45,200	
Training	173,611	173,611	
Crossing Guards	680,312	680,312	
Evidence	29,350	29,350	
Forensics	47,600	47,600	
Community Policing	22,710	22,710	
Investigation	185,455	185,455	
Uniform Patrol	97,210	97,210	
K-9	0	0	
S.W.A.T. Unit	92,560	92,560	
Traffic Enforcement	0	0	
Special Operations	63,600	63,600	
Intelligence/Internal Affairs	51,000	51,000	
Bomb Squad Unit	7,500	7,500	
Police Grants	0	0	
Total Police	**36,747,936**	**36,747,936**	
PUBLIC WORKS:			
Administration	485,177	485,177	
Streets	1,390,996	1,390,996	
Transportation	363,872	363,872	
Engineering	914,773	915,826	14
Street Lights	0	0	
Fleet Maintenance	1,221,260	1,230,367	9
Total Public Works	**4,376,078**	**4,386,238**	
COMMUNITY PRESERVATION			
Administration	330,642	330,642	
Animal Control	1,420,926	1,420,926	
Ordinance Enforcement	706,103	706,103	
Total Community Preservation	**2,457,671**	**2,457,671**	
OTHER:			
Appropriation to Fund Balance	0	0	
Total Other	**0**	**0**	
Total Operating Expenses	**98,814,716**	**101,793,733**	
RESTRICTED FUNDS:			
Forfeited Assets	0	0	
Total Restricted Funds	**0**	**0**	
Grand Total	**98,814,716**	**101,793,733**	

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

	Adopted 2022-2023	Sept 2022 Openings	
"C" Roads			
"C" Road Fund	4,550,000	4,550,000	
Misc. Revenue	0	0	
Interest Revenue	0	0	
Gain on Sale of Assets	350,000	350,000	
Appropriation from Fund Balance	0	399,703	14
Subtotal	**4,900,000**	**5,299,703**	

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

	Adopted 2022-2023	Sept 2022 Openings	
OPERATIONS:			
Office Supplies	0	0	
Equipment	35,000	35,000	
Utilities	0	73	14
Gasoline & Diesel	2,000	2,000	
Professional Svcs. (Intern)	845,000	845,000	
Professional Svcs. (Ext.)	84,320	86,528	14
Special Supplies	150,000	150,000	
Crack Seal	490,000	492,323	14
Concrete & Salt	250,000	250,000	
Trafiic Controls	0	0	
Capital Building	0	0	
Capital Equipment	884,000	1,279,098	14
Special Projects	347,089	347,089	
Transfer Out	7,680	7,680	
Transfer In	0	0	
Subtotal Streets	**3,095,089**	**3,494,792**	
ENGINEERING:			
Software	7,500	7,500	
Professional Svcs. (Intern)	570,000	570,000	
Special Projects	545,000	545,000	
Subtotal Engineering	**1,122,500**	**1,122,500**	
TRANSPORTATION:			
Equipment	1,000	1,000	
Utilities	13,000	13,000	
Professional Svcs. (Int.)	0	0	
Professional Svcs. (Ext.)	280,000	280,000	
Signs	35,000	35,000	
Traffic Controls	35,000	35,000	
Capital Equipment	12,000	12,000	
Special Projects	50,000	50,000	
Transfer Out	256,411	256,411	
Subtotal Transportation	**682,411**	**682,411**	
Total Expenditures	**4,900,000**	**5,299,703**	

WEST VALLEY CITY FITNESS CENTER - FUND 21
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
FITNESS CENTER:			
Facility Drop-In Fees	370,000	370,000	
Annual Passes	1,498,500	1,498,500	
Activity Area	328,000	328,000	
Community Rooms	40,724	40,724	
Children's Area	468,000	468,000	
Aquatics	159,000	159,000	
Pro Shop	30,000	30,000	
Snack Bar/Catering	190,000	190,000	
Sports Programs	205,000	205,000	
Miscellaneous Rev.	45,500	45,500	
Appropriation from Fund Balance	2,274	133,641	19
Total Fitness Center	**3,336,998**	**3,468,365**	

WEST VALLEY CITY FITNESS CENTER - FUND 21
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
FITNESS CENTER:			
Transfers In GF/			
Property Tax	0	0	
Operating Infusion	(1,361,086)	(1,361,086)	
Community Serv. Fd Contribution	0	0	
Permanent Employees	1,104,280	1,104,280	
O.T. Employees	8,000	8,000	
Temporary Employees	1,272,190	1,272,190	
Additional Pay	10,000	10,000	
Employee Benefits	616,324	616,324	
Uniform Allowance	500	500	
Books & Dues	1,300	1,300	
Advertising	25,000	25,000	
Travel & Training	23,000	23,000	
Office Supplies	43,000	43,000	
Snack Bar	140,000	140,000	
Equipment Maint.	225,000	225,000	
Gasoline & Diesel	4,000	4,000	
Software	45,390	45,390	
Building/Grounds	51,000	51,000	
Utilities	273,842	273,842	
Telephone	12,000	12,000	
Professional Services	370,000	370,000	
General Health	5,000	5,000	
Special Supplies	37,000	139,199	19
Healthy Community Grant	0	0	
Children's Programs	85,000	85,000	
Adult Programs	45,000	45,000	
Aquatics	25,000	54,167	19
Insurance	74,600	74,600	
Capital Equipment	100,000	100,000	
Capital Res.(Transfer to BA)	30,000	30,000	
Trustee Fees (Transfer to GL)	0	0	
Debt Service (Transfer to GL)	71,658	71,658	
Transfer for Police Substation	0	0	
Total Fitness Center	**3,336,998**	**3,468,365**	

WEST VALLEY CITY THEATER - FUND 23
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
THEATER:		
Theater	253,199	253,199
Concessions	25,000	25,000
Costume Rentals	15,000	15,000
Donations	0	0
Ticket Sales	0	0
Theater Rental	20,000	20,000
Appropriation from Fund Balance	0	0
Total Theater	**313,199**	**313,199**

WEST VALLEY CITY THEATER - FUND 23
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
THEATER:		
Books & Dues	5,500	5,500
Advertising	5,000	5,000
Travel & Training	4,000	4,000
Office Supplies	15,000	15,000
Equip. Maintenance	10,500	10,500
Gasoline	1,250	1,250
Auto Maintenance	900	900
Auto Parts	1,200	1,200
Software	10,000	10,000
Building & Grounds	35,000	35,000
Utilities	130,000	130,000
Telephone	8,000	8,000
Contingency	35,000	35,000
Professional Services	10,000	10,000
General Health	250	250
Special Supplies	10,000	10,000
Signs	5,000	5,000
Special Projects	10,000	10,000
Capital Equipment	0	0
Transfer Out to Cap Res (BA)	50,000	50,000
Transfer Out to CIP	0	0
Transfer In from Foundation Fd	0	0
Transfer In from Gen.Fund	(50,000)	(50,000)
Appropriation to Fund Balance	16,599	16,599
Total Theater	**313,199**	**313,199**

WEST VALLEY CITY ARENA - FUND 25
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
ARENA REVENUES	**5,708,000**	**5,708,000**

WEST VALLEY CITY ARENA - FUND 25
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
ARENA:		
Operations	6,070,343	6,070,343
Transfers Out	2,500,700	2,500,700
Transfers In	(2,863,043)	(2,863,043)
Total Arena	**5,708,000**	**5,708,000**

WEST VALLEY CITY SANITATION - FUND 27
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
SANITATION:		
Garbage Fees	5,950,000	5,950,000
Interest	0	0
Appropriation from Fund Balance	280,533	280,533
Total	**6,230,533**	**6,230,533**

WEST VALLEY CITY SANITATION - FUND 27
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
SANITATION:		
Permanent Employees	153,412	153,412
O.T. Employees	3,000	3,000
Temporary Employees	6,000	6,000
Employee Benefits	59,910	59,910
Books/Subscriptions	650	650
Travel & Training	2,500	2,500
Office Supplies	7,000	7,000
Gasoline & Diesel	6,000	6,000
Auto Parts	5,000	5,000
Prof. Services Internal	1,222,061	1,222,061
Prof. Services External	3,000,000	3,000,000
Landfill Fees	1,530,000	1,530,000
Special Supplies	135,000	135,000
Insurance	0	0
Capital Equipment	65,000	65,000
Transfer Out	0	0
Transfer In	0	0
Clean & Beautiful Expenses	8,855	8,855
Clean & Beautiful Transfer Out	26,145	26,145
Appropriation to Fund Balance	0	0
Total	**6,230,533**	**6,230,533**

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
Road Impact Fees	300,000	300,000	
Interest	0	0	
Appropriation from Fund Balance	0	0	
Total	**300,000**	**300,000**	

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
Professional Services	100,000	100,000	
Road Projects	200,000	0	6
Impact Fee Reimbursements	0	0	
Transfer Out	0	200,000	6
Total Expenditures	**300,000**	**300,000**	

WEST VALLEY CITY PARK IMPACT FEES - FUND 32
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
Park Impact Fees	500,000	500,000	
Interest	0	0	
Appropriation from Fund Balance	0	54,566	19,24
Total Revenue	**500,000**	**554,566**	

WEST VALLEY CITY PARK IMPACT FEES - FUND 32
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
Park Impact Expenses	500,000	554,566	19,24
Transfers Out	0	0	
Total Expenditures	**500,000**	**554,566**	

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
Fire Impact Fees - Facility	300,000	300,000
Fire Impact Fees - Apparatus	0	0
Interest	0	0
Total Revenue	**300,000**	**300,000**

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
Fire Station 74 Debt Transfer (GF)	300,000	300,000
Total Expenditures	**300,000**	**300,000**

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
Police Impact Fees	450,000	450,000
Interest	0	0
Appropriation from Fund Balance	0	0
Total Revenue	**450,000**	**450,000**

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
Police Debt Serv Transfer to Gen Fd	450,000	450,000
Total Expenditures	**450,000**	**450,000**

WEST VALLEY CITY FLOOD IMPACT FEES - FUND 35
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
FLOOD IMPACT FEES:		
Decker District	0	0
Brighton District	0	0
Riter District	0	0
Lake Park District	0	0
Appropriation from Fund Balance	250,000	250,000
Total Revenue	**250,000**	**250,000**

WEST VALLEY CITY FLOOD IMPACT FEES - FUND 35
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
Riter District	250,000	250,000
Total Expenditure	**250,000**	**250,000**

WEST VALLEY CITY STORM WATER UTILITY - FUND 36
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
STORM WATER UTILITY:		
Storm Water Utility Fees	5,335,000	5,335,000
Interest Income	0	0
Penalties/Late Fees	0	0
Gain on Sale of Assets	0	0
Miscellaneous Revenue	0	0
Appropriation from Fund Balance	1,527,468	1,527,468
Total Revenue	**6,862,468**	**6,862,468**

WEST VALLEY CITY STORM WATER UTILITY - FUND 36
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
STORMWATER OPERATIONS:		
Travel & Training	5,000	5,000
Office Supplies	0	0
Equip Maintenance	60,000	60,000
Fuel	25,000	25,000
Auto Maintenance	52,000	52,000
Vehicle Parts	60,000	60,000
Utilities	32,000	32,000
Prof./Tech (internal)	521,604	521,604
Prof./Tech. (external)	70,000	70,000
Special Supplies	75,000	75,000
Insurance	10,000	10,000
Capital Equipment	510,000	510,000
Special Projects	0	0
Depreciation	1,517,900	1,517,900
Subtotal	2,938,504	2,938,504
STORMWATER ENIGEERING PROJECTS:		
Books/Dues	0	0
Travel & Training	9,000	9,000
Office Supplies	3,800	3,800
Equip. Maintenance	0	0
Fuel	0	0
Software	17,500	17,500
Prof/Tech (internal)	749,629	749,629
Prof./Tech. (external)	22,200	22,200
Special Supplies	11,000	11,000
Special Projects	1,913,741	1,913,741
Capitalized Spec Proj	0	0
Debt Service	0	0
Subtotal	2,726,870	2,726,870
STORMWATER ADMINISTRATON:		
Public Notices	20,000	20,000
Office Supplies	1,000	1,000
Prof/Tech (internal)	911,683	911,683
Prof./Tech. (external)	8,000	8,000
Transfer Out	256,411	256,411
Transfer In	0	0
Subtotal	1,197,094	1,197,094
Total Expenditure	**6,862,468**	**6,862,468**

THE DIVISION OF ARTS AND CULTURE - FUND 37
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
Cultural Center:			
Cultural Center Revenue	643,199	643,199	
Concessions/Alcohol Revenue	30,000	30,000	
Donations/Endow/Grants	0	0	
Catering Commission	35,000	35,000	
Membership/Season Tickets	0	0	
Art Sales	0	0	
Pop-Up Art	0	0	
Appropriation from Fund Balance	0	19,300	19
Total Revenue	**708,199**	**727,499**	

THE DIVISION OF ARTS AND CULTURE - FUND 37
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
Operations:			
Permanent Employees	1,333,289	1,333,289	
Overtime	10,000	10,000	
Temporary Employees	312,979	312,979	
Employee Benefits	503,128	503,128	
Books & Dues	5,000	5,000	
Advertising	5,000	5,000	
Travel & Training	6,000	6,000	
Office Supplies	23,000	23,000	
Equip. Maintenance	20,500	20,500	
Gasoline	1,250	1,250	
Auto Maintenance	900	900	
Auto Parts	900	900	
Software	10,000	10,000	
Building & Grounds	50,000	50,000	
Utilities	150,847	150,847	
Telephone	12,000	12,000	
Contingency	60,000	79,300	19
Professional Services	8,028	8,028	
General Health	250	250	
Special Supplies	25,000	25,000	
Signs	2,500	2,500	
Insurance	10,000	10,000	
Sold Services	(321,544)	(321,544)	
Special Projects	15,000	15,000	
Cost of Goods Sold	5,000	5,000	
Transfer Out	19,109	19,109	
Transfer In from GF	(1,312,587)	(1,312,587)	
Transfer In from Foundation	(291,000)	(291,000)	
Subtotal Operations	**664,549**	**683,849**	
Maintenance:			
Equipment Maintenance	16,450	16,450	
Gasoline	1,200	1,200	
Building & Grounds	26,000	26,000	
Subtotal Maintenance	**43,650**	**43,650**	
Total Expenditures	**708,199**	**727,499**	

UCCC FOUNDATION - FUND 38
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
Arts Foundation:			
Art Sales	5,000	5,000	
Donations/Contributions	386,000	386,000	
Restricted Purpose Donations	20,000	57,970	25
TRCC Grant	0	0	
Sustainability Grant	0	0	
ZAP Grant	0	0	
Gallery Exhibits/Receptions	3,500	3,500	
ARTragous Program	5,000	5,000	
Day of the Dead	20,000	20,000	
Theatrical Productions	555,000	555,000	
Greek Show Program	5,000	5,000	
Wasatch International Food Festival	0	0	
Summer Play	5,000	5,000	
Total Revenue	**1,004,500**	**1,042,470**	

UCCC FOUNDATION - FUND 38
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
Operations:			
Professional/Technical	4,000	4,000	
Special Supplies	19,960	19,960	
Special Projects	15,000	52,970	25
Gallery Exhibits/Receptions	15,000	15,000	
WorldStage Concerts	20,000	20,000	
Artrageous	43,000	43,000	
Summer Concerts	30,000	30,000	
Day of the Dead Celebration	10,000	10,000	
Theatre Productions	506,500	506,500	
Greek Show	5,000	5,000	
Shakespeare Educational Program	5,000	5,000	
Wasatch International Food Festival	60,000	60,000	
Transfer Out to UCCC	291,000	291,000	
Transfer In	(19,960)	(19,960)	
Total Expenditures	**1,004,500**	**1,042,470**	

WEST VALLEY CITY STREET LIGHTS - FUND 39
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
STREET LIGHTS:			
Street Light Fees	1,300,000	1,300,000	
Interest	0	0	
Appropriation from Fund Balance	0	292,372	14
Total	**1,300,000**	**1,592,372**	

WEST VALLEY CITY STREET LIGHTS - FUND 39
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
STREET LIGHTS:			
Permanent Employees	194,321	194,321	
O.T. Employees	1,000	1,000	
Temporary Employees	4,000	4,000	
Employee Benefits	74,910	74,910	
Equipment Maintenance	200,000	201,434	14
Gasoline & Diesel	15,000	15,000	
Software	5,000	5,000	
Utilities	100,000	100,000	
Prof./Tech (internal)	77,000	77,000	
Prof./Tech. (external)	150,000	150,000	
Capital Equipment	50,000	340,938	14
Special Projects	277,756	277,756	
Transfer Out	151,013	151,013	
Total	**1,300,000**	**1,592,372**	

CAPITAL IMPROVEMENTS FUND - FUND 45
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
REVENUES:			
Miscellaneous	0	0	
Developer Capital Fees/Contrib.	0	0	
Fed/State Capital Projects	0	0	
SL County Capital Projects	0	0	
Fire Apparatus Reimbursement	0	72,028	13
Interest	0	0	
Gain on Sale of Asset	0	0	
Total Revenues	**0**	**72,028**	
OTHER SOURCES:			
Bond/Lease Proceeds	0	3,761,783	14,15
Appropriation from Fund Balance	1,480,981	22,321,583	9,11,14,15
Total Other Sources	**1,480,981**	**26,083,366**	
Total Revenue and Other Sources	**1,480,981**	**26,155,394**	

CAPITAL IMPROVEMENTS FUND - FUND 45
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
EXPENDITURES:			
Rolling Stock Lease Payments	557,046	557,046	
Facilities Projects	0	136,953	15
Parkway Blvd Widening	0	299,830	6,15
2450 S Roadway Extension	0	2,307,019	15
2700 W Improvement Project	0	68,174	15
4100 S Reconstruction	0	82,644	15
4700 S Reconstruction	0	3,624,230	15
PW/Parks Building	0	600,550	15
Overlay Projects	0	331,337	15
MVC Betterments	0	1,473,421	15
West Valley IFFP	0	3,043	15
City Courts/Legal Bldg	0	8,462,938	5,15
2020 CDBG Pedestrian Ramps	0	40,326	15
Crystal Avenue	0	1,580,175	15
Energy Efficiency Upgrades	0	854,172	15
Crosstowne Trail	0	21,257	15
3500 S 5200 W Safe Sidewalks	0	43,519	15
Veterans Memorial Park	0	0	
2022 Pedestrian Ramps	0	141,682	15
3100 S ATP Overlay (Bike Lanes)	0	4,457,200	15
Roads Bond Projects	0	1,940,337	15
Transportation Sales Tax Projects	2,500,000	5,290,839	4,15
Parking Lots UCCC & Centennial Park	0	183,154	25
Admin Special Projects	0	0	
Finance Special Projects	0	4,550	15
CED Special Projects	0	0	
CPD Special Projects	0	66,637	15
Police Special Projects	0	37,136	15
Fire Special Projects	0	478,603	9,11,13
Parks Special Projects	0	74,025	25
Rolling Stock	0	2,620,890	9,14,22
Transfers Out	1,480,981	1,587,088	9
Transfers In	(3,057,046)	(11,213,382)	4,5,6,22,25
Appropriation to Fund Balance	0	0	
Total Expenditures	**1,480,981**	**26,155,394**	

THE RIDGE GOLF CLUB FUND - FUND 55
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
OPERATING REVENUE:			
Green Fees	808,000	808,000	
Driving Range	42,000	42,000	
Carts	380,000	380,000	
Pull Carts	0	0	
Golf Club Rentals	2,000	2,000	
Gratuities - Operations	55,000	55,000	
Pro Shop	160,000	160,000	
Grill/Catering	285,000	285,000	
Gratuities - Grill & Catering	0	0	
Miscellaneous	5,000	5,000	
Gain on Sale of Assets	35,000	35,000	
Appropriation from Fund Balance	543,694	543,694	
Total Revenue	**2,315,694**	**2,315,694**	

THE RIDGE GOLF CLUB FUND - FUND 55
EXPENSE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
OPERATING EXPENSES			
OPERATIONS:			
Personnel	389,013	389,013	
Operations	177,564	406,564	25
Professional Services	31,405	31,405	
Utilities	36,000	36,000	
Operations Subtotal	**633,982**	**862,982**	
MAINTENANCE:			
Personnel	389,043	389,043	
Operating Supplies	215,760	215,760	
Utilities	181,250	181,250	
Maintenance Subtotal	**786,053**	**786,053**	
GRILL/CATERING			
Personnel	384,974	384,974	
Operating Supplies	66,100	66,100	
Snack Bar Subtotal	**451,074**	**451,074**	
COST OF SALES:			
Cost of Goods Sold	105,000	105,000	
Grill/Snack Bar	150,000	150,000	
Depreciation	189,585	189,585	
Cost of Sales Subtotal	**444,585**	**444,585**	
Total Operating Expenses	**2,315,694**	**2,544,694**	
NON-OPERATING EXPENSES:			
Transfer In	0	(229,000)	25
Transfer Out	0	0	
Total Non-Operating Expenses	**0**	**(229,000)**	
Total Expenses	**2,315,694**	**2,315,694**	

STONEBRIDGE GOLF COURSE FUND - FUND 57
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings
OPERATING REVENUE:		
Green Fees	920,000	920,000
Driving Range	20,000	20,000
Carts	350,000	350,000
Pull Carts	0	0
Rental Clubs	9,000	9,000
Gratuities - Operations	77,000	77,000
Pro Shop	200,000	200,000
Grill/Catering	475,000	475,000
Gratuities - Grill & Catering	0	0
Misc.	5,000	5,000
Total Op. Revenue	**2,056,000**	**2,056,000**
NON-OPERATING REVENUE:		
Gain on Sale of Assets	0	0
Interest	0	0
Appropriation from Fund Balance	486,224	486,224
Total Non-Operating Rev	**486,224**	**486,224**
Total Revenue	**2,542,224**	**2,542,224**

STONEBRIDGE GOLF COURSE FUND - FUND 57
EXPENSE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
OPERATING EXPENSES			
OPERATIONS:			
Personnel	504,790	504,790	
Operations	233,631	233,631	
Professional Services	45,000	45,000	
Utilities	45,000	45,000	
Operations Subtotal	**828,421**	**828,421**	
MAINTENANCE:			
Personnel	427,075	427,075	
Operating Supplies	243,051	243,051	
Utilities	180,750	180,750	
Maintenance Subtotal	**850,876**	**850,876**	
GRILL/CATERING:			
Personnel	343,929	343,929	
Operating Supplies	102,400	122,368	25
Snack Bar Subtotal	**446,329**	**466,297**	
COST OF SALES:			
Cost of Goods Sold	140,000	140,000	
Grill/Snack Bar	180,000	180,000	
Depreciation	96,598	96,598	
Cost of Sales Subtotal	**416,598**	**416,598**	
Total Oper Expenses	**2,542,224**	**2,562,192**	
NON-OPERATING EXPENSES:			
Sales Tax Rev Bonds S 2016	0	0	
Transfer In from (GF)	0	(19,968)	25
Transfer Out	0	0	
Total Non-Operating Expenses	**0**	**(19,968)**	
Total Expenses	**2,542,224**	**2,542,224**	

GRANTS - FUND 60
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
CDBG Projects	145,853	3,353,788	10,12,16
HOME & Federal Grants	0	198,000	12
State Grants	0	268,043	1,7
Other Governmental Agencies	0	0	
Subtotal	**145,853**	**3,819,831**	

GRANTS - FUND 60
EXPENDITURE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
Personnel	145,853	145,853	
General Operations	0	81,140	12
CDBG Projects	0	3,126,795	10,12,16
HOME & Federal Grants	0	198,000	12
State Grants	0	268,043	1,7
Other Governmental Agencies	0	0	
Subtotal	**145,853**	**3,819,831**	

AMBULANCE FUND - FUND 66
REVENUE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
OPERATING REVENUE:			
Ambulance Fees	3,404,086	3,404,086	
Collections Proceeds	125,000	125,000	
Gain on Sale of Assets	0	0	
Misc.	0	0	
Appropriation from Fund Balance	0	294,702	11
Total Operating Revenue	**3,529,086**	**3,823,788**	

AMBULANCE FUND - FUND 66
EXPENSE STATEMENT

	Adopted 2022-2023	Sept 2022 Openings	
OPERATING EXPENSES			
OPERATIONS			
Permanent Employees	1,114,830	1,114,830	
Overtime	46,970	46,970	
Additional Pay	0	0	
Employee Benefits	459,569	459,569	
Uniform Allowance	14,400	14,400	
Travel/Training	5,825	5,825	
Office Supplies	2,390	2,390	
Equipment Maint.	2,987	2,987	
Gas/Diesel	30,588	30,588	
Auto Maintenance	52,974	52,974	
Auto Parts	43,000	43,000	
Prof/Tech WVC	400,000	400,000	
Billing Services	165,000	165,000	
Ambulance Service Provider Assess.	115,000	115,000	
Public Safety Supplies	93,450	93,450	
Insurance	7,650	7,650	
Capital Equipment	0	294,702	11
Depreciation	401,987	401,987	
Total Operating Expenses	**2,956,620**	**3,251,322**	
NON-OPERATING EXPENSES:			
Lease Agreement	360,983	360,983	
Transfer Out to CIP	211,483	211,483	
Transfer In	0	0	
Total Non-Operating Expenses	**572,466**	**572,466**	
Total Expenses	**3,529,086**	**3,823,788**	

As authorized by the Uniform Fiscal Procedures Act for Utah Cities, the operating budget of West Valley City is periodically amended to accommodate regular and necessary changes in expenditures and revenues that occur throughout the fiscal year. These budget modifications are called "budget openings". They are considered by the City Council and accompanied by a public hearing to provide authorization to expend resources for grants received, rollovers of projects from the prior years, emergency expenditures, take advantage of economic opportunities, or other expenditures deemed to be appropriate and timely. Regular budget openings are necessary to maintain regular and orderly city operations and stay in compliance with State laws.

BUDGET OPENING
JULY 2022 - SEPT 2022
WEST VALLEY CITY CORP.
FISCAL YEAR 2022-2023

No.		Amount	Description	Source
			ROLLOVERS	
2	$	1,804.73	Rollover Victims Assistance Funds *(Rollover Donated Funds to Assist Victims of Domestic Violence)*	General Fund Balance
3	$	87,704.81	Rollover PO#22-004807 for the Purchase of the HP Apollo Storage System *(HP Apollo Storage System is on Backorder)*	General Fund Balance
4	$	945,839.37	Rollover Transportation Sales Tax Received in FY 21-22 *(Transportation Sales Tax Revenue received in FY 21-22 was above the Budgeted amount for last year)*	General Fund Balance
9	$	491,349.31	Rollover Fire Dept. Reimbursements for Out of State Fire Suppression Deployments in FY 21-22 *(Reimburse Salaries, Overtime and Supplies for Firefighters)*	CIP Fund Balance
10	$	1,305,898.30	Rollover CDBG Projects *(Rollover of Project which were not completed in Previous ficals years)*	HUD
10	$	448,575.47	Rollover CARES Act CDBG-CV Funds *(Additional Funds for COVID-19 Response)*	HUD
11	$	294,702.00	Rollover for New Ambulances for Fire Dept *(Two New Ambulances and One Refurbished Ambulance)*	Ambulance Fund Balance
11	$	156,212.40	Rollover Fire Dept Capital Projects Balance *(Rollover of funds not spent in FY 21-22 for Fire Dept Capital Projects)*	CIP Fund Balance
14	$	1,053.49	Rollover Public Works PO's for Items not yet received	General Fund Balance
14	$	399,702.93	Rollover C Roads PO's for Items not yet received	C Roads Fund Balance
14	$	292,371.76	Rollover Street Lights PO's for Items/Equipment not yet received	Street Lights Fund Balance
14	$	265,419.49	Rollover Rolling Stock PO's for Vehicles not yet received	CIP Fund Balance
14	$	967,274.00	Rollover Zions Bank Lease for Ladder Fire Truck *(Rollovers for Public Works Dept for items and/or Equipment not yet Received)*	Lease Proceeds

No.		Amount	Description	Source
15			Rollover CIP/Public Works On-Going Projects	
15	$	38,612.51	*Arena Parking Lot*	CIP Fund Balance
15	$	98,340.76	*PW - Engineering Renovation*	CIP Fund Balance
15	$	99,830.00	*Parkway Blvd Widening MVC 6400 W*	CIP Fund Balance
15	$	600,550.01	*PW Operations & Parks Bldgs*	CIP Fund Balance
15	$	82,644.22	*4100 S Reconstruction*	CIP Fund Balance
15	$	5,101.76	*2700 W Improvement*	CIP Fund Balance
15	$	2,962,937.54	*City Court/Legal Dept Construction*	CIP Fund Balance
15	$	1,473,420.51	*MVC Betterments 4100 S - SR 201*	CIP Fund Balance
15	$	3,043.17	*West Valley IFFP*	CIP Fund Balance
15	$	3,624,229.65	*4700 S Reconstruction*	CIP Fund Balance
15	$	2,307,019.46	*2540 Roadway - Phase 3*	CIP Fund Balance
15	$	331,337.00	*2022 Seal Coat Project*	CIP Fund Balance
15	$	63,072.59	*2700 W Improvements 4100S-4700S*	CIP Fund Balance
15	$	40,326.00	*2020 CDBG Pedestrain Ramps*	CIP Fund Balance
15	$	1,580,175.00	*Crystal Avenue*	CIP Fund Balance
15	$	21,256.86	*Crosstowne Trail-2700 W to Bangerter*	CIP Fund Balance
15	$	43,518.69	*3500 S 5200 W Safe Sidewalks*	CIP Fund Balance
15	$	141,682.25	*2022 Pedestrain Ramps Project*	CIP Fund Balance
15	$	4,457,200.00	*3100 S ATP Overlay Project*	CIP Fund Balance
15	$	1,845,000.02	*Transportation Sales Tax Funds*	CIP Fund Balance
15	$	4,550.29	*Finance Dept One-Time Capital Projects*	CIP Fund Balance
15	$	66,636.51	*CPD One-Time Capital Projects*	CIP Fund Balance
15	$	37,136.12	*Police One-Time Capital Projects*	CIP Fund Balance
15	$	854,172.14	*US Bank Lease #20 Energy Efficiency*	Lease Proceeds
15	$	1,940,337.00	*Road Revenue Bonds*	Lease Proceeds
17	$	32,000.00	Rollover H.R. PO #22-005208 *(Rollover to Pay Public Safety & Firefighter Surviving Spouse Trust Fund Contribution)*	General Fund Balance
18	$	21,971.69	Rollover Operation My Hometown Donated Funds *(Donations for Operation My Hometown)*	General Fund Balance
19	$	19,300.32	Rollover UCCC PO #22-05064 for items not yet received	UCCC Fund Balance
19	$	2,700.00	Rollover Park Impact Fees PO #22-003597 for Parks Project not yet completed	Park Impact Fees Fund Balance
19	$	20,210.42	Rollover Donated Program Funds for Harman Senior Center	General Fund Balance
19	$	131,366.87	Rollover Program Funds for Family Fitness Center *(Rollovers for Parks & Rec Dept for Donations and items and/or Equipment not yet Received)*	Family Fitness Center Fund Balance
21	$	13,414.10	Rollover CED PO #22-005852 *(Furniture for My Hometown New Granger Community Resource Center)*	General Fund Balance
23	$	20,132.00	Rollover Sale of Surplus Equipment from FY 21-22 *(For the Purchases of New Cell Phones and Computer Equipment)*	General Fund Balance
24	$	71,422.38	Rollover Park Maintenance PO's for FY 21-22	General Fund Balance
	$	51,866.00	Rollover Park Impact Fee Projects PO's for FY 21-22 *(Rollovers for Parks & Rec Dept for Supplies and/or Equipment not yet Reveived)*	Park Impact Fees Fund Balance

No.		Amount	Description	Source
			GRANTS	
1	$	25,000.00	Fire Dept 2019 SHSP Grant *(2019 Homeland Security Grant for the Fire Dept.)*	State of Utah
7	$	243,042.96	VOCA Grant #22VOCA80 FY 2022-23 *(Salaries, Benefits, Travel & Training for Victim Advocates)*	State of Utah
8	$	12,000.00	CDBG Funds for Victims Services *(Funding for Victims Services from CDBG Grant)*	HUD
12	$	1,468,069.00	CDBG Funidng for FY 22-23 *(CDBG Projects, Operating Exp., and HOME Projects for FY 22-23)*	HUD
16	$	5,192.16	CDBG Funding for FY 22-23 *(Additional Funds for WVC Housing Authoirty Rental Assistance)*	HUD
25	$	37,320.00	UCCC Cultural Captial Facility Grant *(Grant to be used for Railings at UCCC)*	State of Utah
25	$	650.00	Discover Brighter Futures Fund Donation *(Donation to be used for Asian & Pacific Islander Event)*	Goldman Sachs
			OTHER	
5	$	5,500,000.00	Transfer MBA Series 2022 Constructions Funds to CIP *(Additional Funding for the City Court/Legal Bldg Construction Project)*	Bond Proceeds
6	$	200,000.00	Parkway Widening Project *(Road Widening Project for Parkway Blvd)*	Road Impact Fees
13	$	72,028.12	Fire Dept. Reimbursement for New Mexico Deployment *(Reimburse Salaries, Overtime and Supplies for Firefighters)*	State of Utah
20	$	4,000.00	Healthy in All Policies Grant *(Grant for The Healthy West Valley City Coalition)*	Get Healthy Utah
22	$	1,253,317.00	FY 22-23 Vehicle Purchases *(Purchase of Fleet Vehicles)*	General Fund Balance
25	$	74,025.00	Park Maintenance Purchase of a Ventrac Tractor and Attachments	General Fund Balance
25	$	183,154.16	Parking Lot Repairs at UCCC amd Centennial Park	General Fund Balance
25	$	229,000.00	Repair/Replace Deck Surface & Handrails at The Ridge	General Fund Balance
25	$	19,968.00	Purchase Banquest Room Chairs for Stonebridge *(Parks & Rec Department One-time Capital Projects)*	General Fund Balance

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

Budget Opening Required: ☐

ISSUE:
Application: #Z-9-2022
Applicant: Shane Keyvani
Location: 3940 South 5200 West
Size: 10.6 acres

SYNOPSIS:
A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate)

BACKGROUND:
The applicant has submitted a concept plan that shows the subject property being subdivided into 25 lots yielding a density of 2.4 units/acre. The applicant also submitted a letter supporting this application that is included with this issue paper. The concept plan includes 2 lots that do not meet the minimum lot width for the RE zone of 100'.

A development agreement is required for this project as outlined in City Code (Section 7-11-213). Accordingly, the applicant made several development agreement proposals as part of his application. The latest two proposals are included with this issue paper and summarized in the attached PowerPoint presentation.

After reviewing the different development agreement proposals made by the applicant, the Planning Commission recommended approval of the zone change subject to a development agreement that includes the City's previous housing standards, which include standards that are higher than some of the standards proposed by the applicant. Staff then prepared the development agreement based on the Planning Commission's recommendation. The applicant declined to sign the development agreement stating that: "It would simply not be economically feasible for anyone to build the project with the terms required by the agreement."

RECOMMENDATION:
The Planning Commission recommends approval subject to a development agreement that includes the City's previous housing standards.

SUBMITTED BY:
Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

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

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3940 SOUTH 5200 WEST FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO RE (RESIDENTIAL ESTATE)

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

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

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

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

SECTION 1. ZONING CHANGE.

The property described in application #Z-9-2022, filed by Shane Keyvani and located at 3940 South 5200 West is hereby reclassified from zone A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate), said property being more particularly described as follows:

Parcel #s: 14-36-328-032, 14-36-377-012, and 14-36-377-013

SECTION 2. ZONING MAP AMENDMENT.

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

SECTION 3. EFFECTIVE DATE.

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

.

DATED this _____ day of _____, 2022.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

1. The current West Valley City General Plan classification is Large Lot Residential.

2. The current West Valley City Zoning classification is Agriculture (A).

3. The requested Zoning classification is Residential Estate (RE).

4. There are many reasons this change would benefit both West Valley City and its residents. Firstly, this zoning amendment aligns with the goals and policies of West Valley City to “preserve and enhance its existing single-family neighborhoods” (West Valley City General Plan 2015, p. 23) and “promote a greater balance of housing” with “higher value housing on larger lots” (p. 25) by creating a low-density residential infill development on an undeveloped parcel of land. It also helps “develop zoning that will be compatible with the land use map” (p. 77) by amending the zone to one that is more appropriate for the property’s Large Lot Residential land use designation.

   Secondly, the RE zone would be consistent with the adjacent R-1-8 and R-1-10 zones, which are both residential uses. This zone change provides increased housing opportunities in an existing residential area.

   Lastly, this zoning amendment allows for the development of a residential neighborhood that improves connectivity by linking four existing stub roads, thereby enhancing accessibility to schools, churches, and other surrounding areas and amenities for both current and future residents. It takes advantage of existing water, stormwater, and sewer infrastructure (West Valley City General Plan 2015, p. 92) and provides more single-family housing near existing public facilities, including Sandburg Elementary and Fasio Farm Park.

5. Estimated development schedule is shown below.

   Summer 2022 – Zoning Amendment Approval
   Fall 2022 – Prelim & Final Subdivision Approval
   Spring 2023 – Begin Subdivision Construction
   Fall 2023 – Subdivision Construction Completed

Development Standards

1. 2 lots will have less 100 feet of frontage
2. All homes within the subdivision shall meet the standards outlined below:

Building Standards:

1. All exterior materials shall be 100% masonry. For the purpose of this Section, masonry shall include brick, thin brick, brick veneer panels, stone, stone veneer panels, stucco, and fiber cement siding. Fiber cement siding, brick veneer, stone veneer, or stucco shall not constitute more than 75% of exterior material and the remaining 25% shall be brick or stone.
2. Each dwelling shall have a site-built concrete, all-weather wood, or masonry foundation around the entire perimeter with interior supports as necessary to meet applicable building codes. The dwelling shall be permanently tied to the foundation system in accordance with applicable building codes.

Roof Design & Materials:

The roof of each dwelling shall have a minimum pitch of 6:12. At non-gable ends of the roof there shall be an overhang at the eaves of not less than 12 inches inclusive of rain gutters. For homes with cantilevered rooms, 60% of the total eave length of the home shall have an overhand of not less than 12 inches. The roof overhand shall be measured perpendicular to the vertical side of the dwelling. Laminated architectural shingles are required. Unfinished galvanized steel, tar, or aluminum roofing shall not be permitted. These pitch and overhand provisions shall not apply to porch covers, bay windows, or similar appendages.

Minimum Depth & Areas:

1. Each dwelling shall not be less than 20 feet in depth at the narrowest point. The depth shall be considered to be the lesser of the two primary dimensions of the dwelling exclusive of attached garages, bay windows, room additions, or other similar appendages.
2. The minimum square footage of finished, above ground, habitable floor space for homes with at least a three-quarter basement shall be 2,000 square feet for ramblers and 2,700 square feet for two story or multi-level homes, not including the garage. The minimum square footage of finished, above ground, habitable floor space for homes without basements shall be 2,500 square feet for ramblers and 3,000 square feet for two story or multi-level homes, not including the garage.

Design Variation

In reviewing the construction and siting of homes in an approved subdivision, variation in exterior design and setback distance shall be required as outlined below:

1. In order to ensure exterior design variation, the same or very similar exterior design, as determined by the City, shall not be allowed on adjacent lots.

Garage Required:

A minimum three car garage is required for 50% of the dwellings; a minimum two car garage is required for each remaining dwelling. The minimum interior dimensions of a garage shall be 20ft by 25ft for 3 car garages and the minimum interior dimensions of a two-car garage shall be 20 feet by 20 feet. Homes with a two-car garage shall have enough side setback to allow for a future 3rd garage, or an RV Pad. Occupancy of the home shall not be permitted without the garage being completed.

Design Treatments:

1. All dwellings must have at least one main (front) entrance consisting of concrete stoop, landing, and (if necessary) steps & additional landings which provide direct access to grade.
2. New dwellings shall be orientated towards the street. The primary architectural façade and front door shall be facing the street.
3. All dwellings shall apply the point system enumerated below in Table 1 to the design of the home. The combination of different features shall equal or exceed 250 points for a rambler plan, and 300 points for all other types. Each dwelling shall include at least 1 feature from each of the following categories in Table 1: 1. Roof Treatments 2. Relief Treatments 3. Material Selection for the entire house 4. Entry Features 5. Garage treatments and 6. Windows
    a. If the point value of the items selected from each of the first six categories does not meet the minimum number of points required for the type of home to be constructed as set forth in this section, other features shall be added to increase the equal to or above the minimum required for the type of home to be constructed.
    b. For homes with side or rear façade that faces the street, architectural features, which total at least 70 points from Table 2, shall be applied to all street facing facades other than the front
        i. In the process of choosing architectural features from Table 2 to include on street facing facades, each home shall include at least one feature from categories 2. Roofing treatments and 3. Design treatments
        ii. If the point value of the items selected from each of the last two categories does not meet the minimum required, other features shall be added to increase the number of points equal to or above the minimum required.

Table 1.	
1. Roofing Treatments (must use at least one)	*Points*
A. Dominant roof pitch of not less than 6:12	
B. Laminated Architectural Shingles that stimulate the depth of wood over the entire roof	10
C. Two or more gabled ends on front elevation	20
D. Dormer windows on front elevation	20
E. Hip style roof on at least two ends or two or more roof planes/levels on front elevation	30
2. Relief Treatments (must use at least one)	
A. At least one foundation jog (not including garage) on front elevation	30
B. Bay or box window or other projection that is not part of the foundation on the front elevation	20
C. At least one cantilevered living area on the front elevation	20
D. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 50 sq. ft. of useable, unobstructed space	30
E. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space.	50
3. Material Selections for the Entire House (must use one)	*Points*
A. A wainscot consisting of materials from "Buildings Standards" 1. (except stucco or fiber cement siding) on the front elevation at least 30 inches high having a return of 24 inches around the front corners of the dwelling, with the remainder of the home in fiber cement siding or stucco, including accent trim, which is complementary but different color from the primary house color, around all windows and doors.	40
B. A wainscot consisting of materials from "Buildings Standards" 1. (except stucco or fiber cement siding)of at least 30 inches high on the front and sides of the dwelling with the remainder of the home in fiber cement siding or stucco including accent trim, which is a complementary but different color from the primary house color, around all windows and doors.	50
C. A wainscot consisting of materials from "Buildings Standards" 1. (except stucco or fiber cement siding) on the front elevation and extending to the roof line on at least one portion of the front. Fiber cement siding or stucco on the remaining exterior of the home including accent trim, which is a complementary but different color from the primary house color, around all windows and doors.	60

D. Full brick or stone on the front elevation with brick or stone wainscot on the side elevations with the remainder of the home in fiber cement siding including accent trim, which is a complementary but different color form the primary house color around all windows and doors.	90
100% brick exterior	150
4. Entry Features (must use one)	*Points*
A. Covered entry with columns having a minimum size of 1'x1' from the bottom half of the column	25
B. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of useable, unobstructed space	0
C. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space.	0
5. Garage Treatments (must use at least one)	*Points*
A. Front of garage located at least 5' behind front face of home	50
B. The width of the front of the house excluding the garage is at least 18' for ramblers and 15' for multi-levels	0
C. Side entry garage	60
D. Two car garage where one of the spaces is located at least 1.5' behind the other garage space (may not be used in combination with item below)	70
E. Two car garage (may not be used in combination with item above)	50
F. Detached or alley loaded garage is the rear yard	40
G. Usable open space with a trellis or roof (covered porch) above the garage extending to or beyond the front face of the garage	40
H. Garage flush with the front of the house or located less than 5' behind front of the home	30
I. Three car garage	80
J. Three car garage where one of the spaces is located at least 1.5' behind the other garage spaces	100
6. Windows (must use at least one)	*Points*
A. One or more non-rectangular (round, oval, arched, etc.) windows used on the front elevation not including any window used to meet items C, E or F below.	5 each, maximum of 10 points
B. Windows of any size used on the front elevation (does not include any windows used to meet items C, E or F Below).	5 each, maximum of 10 points
C. Accent window over the entry area.	5

D. Decorative window shutters on front elevation	5 per set of shutters, maximum of 20 points
E. 12" or wider sidelight to expand the size of entry	5
F. Windows in the garage door	10
G. At least two windows on front elevation have a pattern or design (grid)	10
H. All windows on the front elevation have either a header, sill or trim with depth (if trim is used, it may not be used in combination with items 3A, B, C, or E above)	10
7. Additional Design Selections	*Points*
A. Precast quoins on at least two corners on front elevation	15
B. Precast keystones (at least two on front elevation)	15
C. Knee braces on at least the front elevation	15
D. Change of color on exterior materials (excluding doors, shutters, trim, roof material or material changes)	15
E. Exposed joists on at least the front elevation	15
F. Fiber Cement siding with a highly visible texture or pattern (examples include "fish scale" and "shingle" on front elevation	30
G. Siding applied horizontally and vertically on front elevation	30
H. Gable returns on front elevation	20
I. Porch and/or front stairway has a decorative railing	10
J. Decorative vent (must include either a pop-out or trim around the vent).	5 per vent, maximum of 15 points
K. 6" or larger, decorative roof facia	10
L. 100 sq. ft. above the minimum required areas of 2,000 sq. ft. for ramblers and 2,700 sq. ft. for multi-levels (homes without basements do not qualify for this item)	10 points per 100 square feet over minimum, maximum of 40 points

Table 2.	
1. Relief Treatments	*Points*
A. At least one foundation jog that is at least 10' long and is no more than 20' deep	50
B. Bay or box window or other projection that is not part of the foundation	40
C. At least one cantilevered living area	40
2. Roof Treatments (must use at least one)	
A. A minimum 6" overhand at the eaves on gable ends	15
B. Dutch hip on a gable end	15
C. Hip Roof instead of a gable end	25
D. One or more gables on rear facades	25
E. Two or more gables on side facades	15
F. One cross gable on side facades	15
G. Two cross gables on side Facades	25
3. Design Treatments (must use at least one)	*Points*
A. One or more windows that are at least 3 sq. ft. each in area (does not include windows in garage doors, bay windows, box windows or windows that are or partially in window wells).	10 per window, maximum of 50 points
B. Trim around each window for homes with fiber cement exteriors	10
C. Decorative vent (oval, octagonal, or arched)	10
D. Decorative window shutters on front elevation	10
E. Precast quoins on at least two corners	10
F. Precast keystones	10
G. Knee Braces	10
H. Change of color on exterior materials applied to at least 20% of the façade (excluding doors, shutters, trim, roof material or material changes)	10
I. Change of material (i.e. wainscot material from table 1) applied to at least 15% of the façade	30
J. Exposed joists	10
K. Fiber cement siding with a highly visible texture or pattern (examples include "fish scale" and "shingle") applied to at least 15% of the façade	10
L. A 6' solid visual barrier Fence that extends across at least 50% of the length of the façade where the base of the home is no higher than 2' from the base of the fence.	20
M. For side facades, a front porch that extends to the street facing side façade	10

Development Standards

1. 2 lots will have less 100 feet of frontage
2. All homes within the subdivision shall meet the standards outlined below:

Building Standards:

1. All exterior materials shall be 100% masonry. For the purpose of this Section, masonry shall include brick, thin brick, brick veneer panels, stone, stone veneer panels, stucco, and fiber cement siding. Fiber cement siding, brick veneer, stone veneer, or stucco shall not constitute more than 75% of exterior material and the remaining 25% shall be brick or stone.
2. Each dwelling shall have a site-built concrete, all-weather wood, or masonry foundation around the entire perimeter with interior supports as necessary to meet applicable building codes. The dwelling shall be permanently tied to the foundation system in accordance with applicable building codes.

Roof Design & Materials:

The roof of each dwelling shall have a minimum pitch of 6:12. At non-gable ends of the roof there shall be an overhang at the eaves of not less than 12 inches inclusive of rain gutters. For homes with cantilevered rooms, 60% of the total eave length of the home shall have an overhand of not less than 12 inches. The roof overhand shall be measured perpendicular to the vertical side of the dwelling. Laminated architectural shingles are required. Unfinished galvanized steel, tar, or aluminum roofing shall not be permitted. These pitch and overhand provisions shall not apply to porch covers, bay windows, or similar appendages.

Minimum Depth & Areas:

1. Each dwelling shall not be less than 20 feet in depth at the narrowest point. The depth shall be considered to be the lesser of the two primary dimensions of the dwelling exclusive of attached garages, bay windows, room additions, or other similar appendages.
2. The minimum square footage of finished, above ground, habitable floor space for homes with at least a three-quarter basement shall be 1,850 square feet for ramblers and 2,600 square feet for two story or multi-level homes, not including the garage. The minimum square footage of finished, above ground, habitable floor space for homes without basements shall be 2,300 square feet for ramblers and 2,850 square feet for two story or multi-level homes, not including the garage.

Design Variation

In reviewing the construction and siting of homes in an approved subdivision, variation in exterior design and setback distance shall be required as outlined below:

1. In order to ensure exterior design variation, the same or very similar exterior design, as determined by the City, shall not be allowed on adjacent lots.

Garage Required:

A minimum three car garage is required for 50% of the dwellings; a minimum two car garage is required for each remaining dwelling. The minimum interior dimensions of a garage shall be 20ft by 25ft for 3 car garages and the minimum interior dimensions of a two-car garage shall be 20 feet by 20 feet. Homes with a two-car garage shall have enough side setback to allow for a future 3rd garage, or an RV Pad. Occupancy of the home shall not be permitted without the garage being completed.

Design Treatments:

1. All dwellings must have at least one main (front) entrance consisting of concrete stoop, landing, and (if necessary) steps & additional landings which provide direct access to grade.
2. New dwellings shall be orientated towards the street. The primary architectural façade and front door shall be facing the street.
3. All dwellings shall apply the point system enumerated below in Table 1 to the design of the home. The combination of different features shall equal or exceed 250 points for a rambler plan, and 300 points for all other types. Each dwelling shall include at least 1 feature from each of the following categories in Table 1: 1. Roof Treatments 2. Relief Treatments 3. Material Selection for the entire house 4. Entry Features 5. Garage treatments and 6. Windows
    a. If the point value of the items selected from each of the first six categories does not meet the minimum number of points required for the type of home to be constructed as set forth in this section, other features shall be added to increase the equal to or above the minimum required for the type of home to be constructed.
    b. For homes with side or rear façade that faces the street, architectural features, which total at least 70 points from Table 2, shall be applied to all street facing facades other than the front
        i. In the process of choosing architectural features from Table 2 to include on street facing facades, each home shall include at least one feature from categories 2. Roofing treatments and 3. Design treatments
        ii. If the point value of the items selected from each of the last two categories does not meet the minimum required, other features shall be added to increase the number of points equal to or above the minimum required.

Table 1.	
1. Roofing Treatments (must use at least one)	*Points*
A. Dominant roof pitch of not less than 6:12	0
B. Laminated Architectural Shingles that stimulate the depth of wood over the entire roof	0
C. Two or more gabled ends on front elevation	20
D. Dormer windows on front elevation	20
E. Hip style roof on at least two ends or two or more roof planes/levels on front elevation	30
2. Relief Treatments (must use at least one)	
A. At least one foundation jog (not including garage) on front elevation	30
B. Bay or box window or other projection that is not part of the foundation on the front elevation	20
C. At least one cantilevered living area on the front elevation	20
D. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 50 sq. ft. of useable, unobstructed space	30
E. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space.	50
3. Material Selections for the Entire House (must use one)	*Points*
A. A wainscot consisting of materials from "Buildings Standards" 1. (except stucco or fiber cement siding) on the front elevation at least 30 inches high having a return of 24 inches around the front corners of the dwelling, with the remainder of the home in fiber cement siding or stucco, including accent trim, which is complementary but different color from the primary house color, around all windows and doors.	30
B. A wainscot consisting of materials from "Buildings Standards" 1. (except stucco or fiber cement siding)of at least 30 inches high on the front and sides of the dwelling with the remainder of the home in fiber cement siding or stucco including accent trim, which is a complementary but different color from the primary house color, around all windows and doors.	40
C. A wainscot consisting of materials from "Buildings Standards" 1. (except stucco or fiber cement siding) on the front elevation and extending to the roof line on at least one portion of the front. Fiber cement siding or stucco on the remaining exterior of the home including accent trim, which is a complementary but different color from the primary house color, around all windows and doors.	50

D. Full brick or stone on the front elevation with brick or stone wainscot on the side elevations with the remainder of the home in fiber cement siding including accent trim, which is a complementary but different color form the primary house color around all windows and doors.	70
100% brick exterior	120
4. Entry Features (must use one)	*Points*
A. Covered entry with columns having a minimum size of 1'x1' from the bottom half of the column	15
B. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of useable, unobstructed space	0
C. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space.	0
5. Garage Treatments (must use at least one)	*Points*
A. Front of garage located at least 5' behind front face of home	40
B. The width of the front of the house excluding the garage is at least 18' for ramblers and 15' for multi-levels	0
C. Side entry garage	40
D. Two car garage where one of the spaces is located at least 1.5' behind the other garage space (may not be used in combination with item below)	60
E. Two car garage (may not be used in combination with item above)	40
F. Detached or alley loaded garage is the rear yard	40
G. Usable open space with a trellis or roof (covered porch) above the garage extending to or beyond the front face of the garage	40
H. Garage flush with the front of the house or located less than 5' behind front of the home	20
I. Three car garage	60
J. Three car garage where one of the spaces is located at least 1.5' behind the other garage spaces	100
6. Windows (must use at least one)	*Points*
A. One or more non-rectangular (round, oval, arched, etc.) windows used on the front elevation not including any window used to meet items C, E or F below.	5 each, maximum of 10 points
B. Windows of any size used on the front elevation (does not include any windows used to meet items C, E or F Below).	5 each, maximum of 40 points
C. Accent window over the entry area.	5

D. Decorative window shutters on front elevation	5 per set of shutters, maximum of 20 points
E. 12" or wider sidelight to expand the size of entry	5
F. Windows in the garage door	10
G. At least two windows on front elevation have a pattern or design (grid)	10
H. All windows on the front elevation have either a header, sill or trim with depth (if trim is used, it may not be used in combination with items 3A, B, C, or E above)	10
7. Additional Design Selections	*Points*
A. Precast quoins on at least two corners on front elevation	10
B. Precast keystones (at least two on front elevation)	10
C. Knee braces on at least the front elevation	10
D. Change of color on exterior materials (excluding doors, shutters, trim, roof material or material changes)	10
E. Exposed joists on at least the front elevation	10
F. Fiber Cement siding with a highly visible texture or pattern (examples include "fish scale" and "shingle" on front elevation	10
G. Siding applied horizontally and vertically on front elevation	30
H. Gable returns on front elevation	20
I. Porch and/or front stairway has a decorative railing	10
J. Decorative vent (must include either a pop-out or trim around the vent).	5 per vent, maximum of 15 points
K. 6" or larger, decorative roof facia	10
L. 100 sq. ft. above the minimum required areas of 2,000 sq. ft. for ramblers and 2,700 sq. ft. for multi-levels (homes without basements do not qualify for this item)	10 points per 100 square feet over minimum, maximum of 40 points

Table 2.	
1. Relief Treatments	*Points*
A. At least one foundation jog that is at least 10' long and is no more than 20' deep	40
B. Bay or box window or other projection that is not part of the foundation	30
C. At least one cantilevered living area	30
2. Roof Treatments (must use at least one)	
A. A minimum 6" overhand at the eaves on gable ends	10
B. Dutch hip on a gable end	10
C. Hip Roof instead of a gable end	20
D. One or more gables on rear facades	20
E. Two or more gables on side facades	10
F. One cross gable on side facades	10
G. Two cross gables on side Facades	20
3. Design Treatments (must use at least one)	*Points*
A. One or more windows that are at least 3 sq. ft. each in area (does not include windows in garage doors, bay windows, box windows or windows that are or partially in window wells).	10 per window, maximum of 50 points
B. Trim around each window for homes with fiber cement exteriors	10
C. Decorative vent (oval, octagonal, or arched)	10
D. Decorative window shutters on front elevation	10
E. Precast quoins on at least two corners	10
F. Precast keystones	10
G. Knee Braces	10
H. Change of color on exterior materials applied to at least 20% of the façade (excluding doors, shutters, trim, roof material or material changes)	10
I. Change of material (i.e. wainscot material from table 1) applied to at least 15% of the façade	30
J. Exposed joists	10
K. Fiber cement siding with a highly visible texture or pattern (examples include "fish scale" and "shingle") applied to at least 15% of the façade	10
L. A 6' solid visual barrier Fence that extends across at least 50% of the length of the façade where the base of the home is no higher than 2' from the base of the fence.	20
M. For side facades, a front porch that extends to the street facing side façade	10

	Applicant Proposal Option 1	Applicant Proposal Option 2	Previous Housing Standards
Allowed Materials	Brick, thin brick, brick veneer panels, stone, stone veneer panels, stucco, and fiber cement siding	Brick, thin brick, brick veneer panels, stone, stone veneer panels, stucco, and fiber cement siding	Brick, stone, or fiber cement siding
Required Brick/Stone %	25%	25%	25%
Minimum Area for Rambler w/ Basement	2,000 SF	1,850 SF	2,000 SF
Minimum Area for Rambler w/o Basement	2,500 SF	2,300 SF	2,500 SF
Minimum Area for Multi-Level w/ Basement	2,700 SF	2,600 SF	3,000 SF
Minimum Area for Multi-Level w/o Basement	3,000 SF	2,850 SF	3,500 SF
Garage Size	50% of homes to have 20' x 25' garage, remaining homes to have a 20' x 20' garage w/ 20' side setback	50% of homes to have 20' x 25' garage, remaining homes to have a 20' x 20' garage w/ 20' side setback	3-car garage (20' x 30') unless home has either a side-loaded garage or a finished basement
Design Treatments	Point system of design treatments where many treatments are given higher point values than the City's previous point system	Point system of design treatments that matches the City's previous housing standards	Point system of design treatments

Z-9-2022
Shane Keyvani
3940 South 5200 West
A to RE
10.6 acres

Shane Keyvani has requested a zone change on four parcels totaling 10.6 acres at 3940 South 5200 West from A (Agriculture, minimum lot size of ½ acre) to RE (Residential Estate). Surrounding zones include R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 sq. ft.) to the north, west, and south and R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.), A, and R-1-8 to the east. The property is surrounded by homes to the north, east, and west and a church and homes to the south. The subject property is designated as large lot residential, which anticipates 2 to 3 units/acre, in the West Valley City General Plan.

Development Proposal

The applicant has submitted a concept plan, which is attached, that shows the subject property being subdivided into 25 lots yielding a density of 2.4 units/acre. Also included is a letter from the applicant supporting this application. The concept plan includes 10 lots that do not meet the minimum lot width for the RE zone of 100'. After reviewing the applicant's concept plan, staff's opinion is that the plan can be modified so that no width exceptions would be necessary.

Development Agreement

A development agreement is required for this project. Section 7-11-213 of the West Valley City Zoning Ordinance states: "All new subdivisions involving a rezone of property, or a PUD, shall participate in a Development Agreement that addresses housing size, quality, exterior finish materials, Streetscapes, Landscaping, etc." The applicant's proposed development agreement is attached.

Staff has two concerns with the proposed development agreement. First, a few of the proposed standards are, in staff's view, too subjective to be enforced. For example, for the architectural standards, the proposal simply states: "The architecture of the homes will be comparable to the following illustrations". The proposal then includes three renderings of home plans used in the Newton Farm Subdivision. To remedy this issue, staff recommends one of two approaches – either include specific renderings/elevations that will be used in this development or include specific standards that are objective and measurable. An example of an objective and measurable standard is all homes shall have a minimum roof pitch of 6:12.

Second, when compared with other recently approved development agreements, the standards in the proposed development agreement are lower. Below are specific examples:

- House Size: The proposed size for multi-level homes is 500 square feet smaller and there is no commitment for basements.
- Exterior Materials: There is no minimum amount of brick or stone and thin brick, brick veneer panels, and stucco are included in the list of allowed materials.
- Architecture: As pointed out earlier, there are no specific architectural standards listed.
- Entry Feature: The applicant is requesting an exception to the entry feature requirement in the RE zone.

Given the relatively little land remaining in the City, the City Council has emphasized larger, high quality homes on larger lots to provide a more balanced mix of housing within the City.

Staff Alternatives:

- Continuance. This application should be continued to allow the applicant time to modify the proposed development agreement.

- Denial.

Discussion: Steve Pastorik presented the application. He mentioned that many of the lots would not meet the frontage requirement in the original site plan submitted by the applicant. Steve then presented a revised site plan that would have one lot that did not meet the requirement. However, the staff believes the project can be arranged without any frontage exceptions.

Steve stated that the staff has concerns with the development agreement submitted by the applicant. He explained that the language is too vague and needs to be objective and attainable. Also, the housing standards outlined in the agreement are of lesser quality than those of the recent development agreements.

Chair Fuller asked if the applicant was in attendance, and they were not in attendance to speak or answer questions regarding this proposal.

Jonathan Gardner, a neighbor to the subject property, asked what the expected increase in traffic would be and if there was a way to stop speeding along Rancho Vista Lane. He said that kids would be coming and going from school, and the increase in traffic and speeding would be a concern.

Steve said one option would be to eliminate the connection with Rancho Vista Lane and have the road end in a cul-de-sac. He noted that some other options for traffic calming would be adding speed bumps or a speed table.

Mr. Gardner stated that he is not opposed to the proposal; he wants to ensure the neighborhood is safe.

Pat Nesbitt, residing at 3943 S Rancho Vista Ln., asked the Commission if they are positive the development will be homes, not duplexes or high-rise buildings. Chair Fuller said the proposal is for houses.

McEwen feels that the applicant should be at the hearing to answer questions.

Commissioner Winters asked if the Public Works Department would prefer the road to connect and not end in a cul-de-sac. Steve said that Public Works might opt to make the connection for utilities, such as a sewer line. However, until it has been reviewed by engineering, it is hard to say if the connection is needed. He stated that, generally speaking, the city would like road connections to provide more options when traveling throughout the city. However, a cul-de-sac could be the better option where speeding is a concern.

Commissioner Winters asked if the connection was made, could there also be stop signs or speed bumps added to address the speeding? Steve said he would check with our Traffic Engineer about the possibilities for traffic calming.

Commissioner Wood said she lives in the same neighborhood as the subject property and wanted to address some of the public concerns. She told Mr. Gardner that Sandburg Elementary School was closed, and she wasn't sure of any plans for that location. Commissioner Wood confirmed that the development would be homes for Mrs. Nesbitt. She feels this would be a great addition to the neighborhood.

Motion: Commissioner Woodruff motioned to continue Z-9-2022. This application should be continued to allow the applicant time to modify the proposed development agreement.

Commissioner Lovato 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 – Z-9-2022- Continued

Z-9-2022 MINUTES
JULY 13, 2022 PLANNING COMMISSION PUBLIC HEARING

Z-9-2022
Shane Keyvani
3940 South 5200 West
A to RE
10.6 acres

This application was continued by the Planning Commission at the applicant's request during the public hearing on June 22nd. The applicant requested continuance to allow more time to "get a more objective and detailed development agreement in place". At the time this staff report was prepared, the applicant had hired someone to help him draft a revised development agreement, but a revision had yet to be submitted. The report that follows is the same report from June 22nd as no additional information is available.

Shane Keyvani has requested a zone change on four parcels totaling 10.6 acres at 3940 South 5200 West from A (Agriculture, minimum lot size of ½ acre) to RE (Residential Estate). Surrounding zones include R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 sq. ft.) to the north, west, and south and R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.), A, and R-1-8 to the east. The property is surrounded by homes to the north, east, and west and a church and homes to the south. The subject property is designated as large lot residential, which anticipates 2 to 3 units/acre, in the West Valley City General Plan.

Development Proposal

The applicant has submitted a concept plan, which is attached, that shows the subject property being subdivided into 25 lots yielding a density of 2.4 units/acre. Also included is a letter from the applicant supporting this application. The concept plan includes 10 lots that do not meet the minimum lot width for the RE zone of 100'. After reviewing the applicant's concept plan, staff's opinion is that the plan can be modified so that no width exceptions would be necessary.

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A development agreement is required for this project. Section 7-11-213 of the West Valley City Zoning Ordinance states: "All new subdivisions involving a rezone of property, or a PUD, shall participate in a Development Agreement that addresses housing size, quality, exterior finish materials, Streetscapes, Landscaping, etc." The applicant's proposed development agreement is attached.

Staff has two concerns with the proposed development agreement. First, a few of the proposed standards are, in staff's view, too subjective to be enforced. For example, for the architectural standards, the proposal simply states: "The architecture of the homes will be comparable to the following illustrations". The proposal then includes three renderings of home plans used in the Newton Farm Subdivision. To remedy this issue, staff recommends one of two approaches –

either include specific renderings/elevations that will be used in this development or include specific standards that are objective and measurable. An example of an objective and measurable standard is all homes shall have a minimum roof pitch of 6:12.

Second, when compared with other recently approved development agreements, the standards in the proposed development agreement are lower. Below are specific examples:

- House Size: The proposed size for multi-level homes is 500 square feet smaller and there is no commitment for basements.
- Exterior Materials: There is no minimum amount of brick or stone and thin brick, brick veneer panels, and stucco are included in the list of allowed materials.
- Architecture: As pointed out earlier, there are no specific architectural standards listed.
- Entry Feature: The applicant is requesting an exception to the entry feature requirement in the RE zone.

Given the relatively little land remaining in the City, the City Council has emphasized larger, high quality homes on larger lots to provide a more balanced mix of housing within the City.

Staff Alternatives:

- Continuance. This application should be continued to allow the applicant time to modify the proposed development agreement.

- Denial.

Discussion: Steve Pastorik noted that this application was continued from the June 22, 2022 meeting and proceeded to review the application. He said the applicant had revised the development agreement, and the wording is now objective and measurable. Steve explained that the applicant's latest proposal requests an exception to the frontage for two lots. He stated that the ordinance requirement for homes is for a three-car garage; however, the applicant proposes a two-car garage.

Steve Pastorik stated that the Commission had asked if it was possible to add traffic calming along Rancho Vista Lane. He said that Steve Lehman had looked into this and asked him to explain what he had learned.

Steve Lehman gave a bit of a background on how the City has determined the traffic table to be the best option. He explained that a traffic table is a raised portion of the asphalt that doesn't damage the large trucks used by our Public Works Department and has proven effective in controlling the speed of traffic.

Steve Pastorik said if the PC is leaning toward approval, the traffic table can be added to the development agreement. He said another, and possibly better, option would be for the Planning Commission to recommend to the City Council that research be done to determine the best method of traffic calming for this location.

Shane Keyvani, the applicant, said their goal is to build beautiful homes that would enhance the neighborhood. He stated that this project would align with the City's goal to maintain communities. Mr. Keyvani noted that the proposed structure would link the five stub roads and benefit the neighborhood.

Commissioner Winters asked why they are proposing smaller homes than what is required. Mr. Keyvani said that they feel where the housing market is so high, this would be a more economical approach for potential buyers. Commissioner Winters said that is what he thought, he just wanted confirmation.

Steve noted that where a development agreement is required, the Planning Commission should state any standards or exceptions they want to recommend to the City Council.

Seth Vance, the project engineer, explained that they are requesting frontage exceptions for the two lots sitting on the knuckle. He explained that the frontage is already smaller than the other lots because of their placement.

Commissioner Woodruff feels that where the applicant is requesting the zone be changed to RE, they should have higher housing standards. He believes that the applicant should work with staff on the development agreement.

Chair Fuller agreed with Commissioner Woodruff and stated that it is a slippery slope once we start making exceptions, so the standards need to be more uniform.

Commissioner Lovato and Commissioner McEwen are also in agreement. Commissioner McEwen stated that he isn't greatly concerned about the applicant requesting a two-car garage.

Commissioner Winters said he could see approving or continuing this application. He stated he would be more willing to approve the application if they had proposed adding basements.

Motion: Commissioner Woodruff moved to continue Z-9-2022 to provide time for the applicant to work with staff on the development agreement.

Commissioner Lovato seconded the motion.

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

Unanimously – Z-9-2022 – Continued

Z-9-2022 MINUTES
AUGUST 10, 2022 PLANNING COMMISSION PUBLIC HEARING

Z-9-2022
Shane Keyvani
3940 South 5200 West
A to RE
10.6 acres

Shane Keyvani has requested a zone change on four parcels totaling 10.6 acres at 3940 South 5200 West from A (Agriculture, minimum lot size of ½ acre) to RE (Residential Estate). Surrounding zones include R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 sq. ft.) to the north, west, and south and R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.), A, and R-1-8 to the east. The property is surrounded by homes to the north, east, and west and a church and homes to the south. The subject property is designated as large lot residential, which anticipates 2 to 3 units/acre, in the West Valley City General Plan.

This application was continued by the Planning Commission at the applicant's request during the public hearing on June 22nd. It was continued again by the Planning Commission during the public hearing on July 13th to allow the applicant time to address concerns from the Commission about the proposed development agreement. The applicant has since submitted a modified development agreement proposal.

Development Proposal

The applicant has submitted a concept plan, which is attached, that shows the subject property being subdivided into 25 lots yielding a density of 2.4 units/acre. Also included is a letter from the applicant supporting this application. The concept plan includes 2 lots that do not meet the minimum lot width for the RE zone of 100'.

Development Agreement

A development agreement is required for this project. Section 7-11-213 of the West Valley City Zoning Ordinance states: "All new subdivisions involving a rezone of property, or a PUD, shall participate in a Development Agreement that addresses housing size, quality, exterior finish materials, Streetscapes, Landscaping, etc." The applicant's latest proposed development agreement is attached.

Also included with this report is a table called Comparison of Development Agreement Proposals that compares the applicant's development agreement proposals from 7/11 and 7/27 with the City's previous housing standards. While the applicant's latest proposal is an improvement over the one submitted on 7/11, it still falls short of the City's previous housing standards.

During the Planning Commission's study meeting on 8/3, the Commission provided the following recommended revisions to the applicant's development agreement proposal:

- remove thin brick as an exterior material,
- increase the required brick or stone percentage to 25%, and
- keep the point system of design treatments the same as the City's previous housing standards.

Staff Alternatives:

- Approval. This application should be approved subject to a development agreement that includes the standards proposed by the applicant with the amendments recommended by the Commission which are outlined in this report.
- Continuance. This application should be continued to allow the applicant time to modify the proposed development agreement.
- Denial.

Discussion: Steve Pastorik presented the application. He stated that earlier today, the applicant had submitted a couple of other alternatives to what's labeled on this chart as the 7/27 proposal. Steve explained the first option would be to remove the thin brick material and increase the required percentage of brick/stone from fifteen percent to twenty-five percent. The second option would also remove the thin brick material and increase the required percentage of brick/stone to twenty-five percent, and they would meet the previous design treatment point system. However, the applicant proposes a reduction in the square footage of the homes in the second option.

Commissioner Winters said that he noticed the staff report contains three recommendations that the Commission had given during last week's study meeting. He asked Steve if the applicant has incorporated those recommendations in their most recent proposal. Steve said that the first option they are presenting does not meet the third recommendation, and the second option would meet all three recommendations, except for the square footage.

The applicant, Shane Keyvani, said they feel the building materials are essential, and they did not feel comfortable changing them. However, wanting to work with the Planning Commission, they removed the thin brick. Mr. Keyvani explained that it would be possible to meet the requirements of the previous housing standards if they reduced the square footage of the homes.

Commissioner Winters asked Mr. Keyvani if they are planning to build the homes and then put them on the market, or if the interested party would purchase the lot

and choose the style of home they prefer? Mr. Keyvani stated that they would like to start with a couple of spec homes and see how that works, and then they would either pre-build everything, or the interested party would buy the lot. He stated that the owner would have a couple of different configurations to choose from if the lot were purchased.

Commissioner Winters said he could see how a two- or three-car garage would depend on the buyer if they decided to buy a lot. Mr. Keyvani noted that his developer had told him the buyer would often bypass the three-car garage to save money.

Chair Fuller pointed out that one requirement of the previous housing standards was the addition of a three-car garage unless they are side-loaded, or a full basement is offered. He asked Mr. Keyvani if he was proposing basements for the homes with a two-car garage. Mr. Keyvani said he was unaware of that requirement but is open to exploring the basement additions.

Commissioner Woodruff pointed out that their proposal has changed a few times and asked the applicant to explain what they are proposing currently. Mr. Keyvani said that they are proposing to meet the previous housing standards with the exception of the square footage.

Mr. Keyvani requested that if the Commission was to deny this application, they would provide a reason so, he can share it with his team.

Commissioner Woodruff stated that in the past, when a proposal is continued three times, it typically moves on to the City Council. He asked Steve where this has been continued twice, and if the Commission were to continue it again today, would it then go to the Council with the Commission's recommendation? Steve explained that this application has been continued once at the request of the applicant and once by the Planning Commission. He believes a continuance today would be considered two continuances from the Commission.

Commissioner Fuller asked if the Commission continues this application today and at the next meeting, what is the process at that point? Brandon Hill, Deputy City Attorney, said at that point we should consider sending it to the Council with a recommendation to keep the application moving forward in a timely manner.

Commissioner Winters said he can understand why the applicant requested smaller square footage; however, he believes that the City Council would like to keep as close to the previous housing standards as possible. He feels the Council might deny the application even with approval from the Commission.

Commissioner Wood agrees that this application should be moved along, but she isn't sure how far they should bend on the standards.

Commissioner Woodruff said many projects have been built recently and are currently being built that meet the previous housing standards. He believes the City Council would want the same with this proposal.

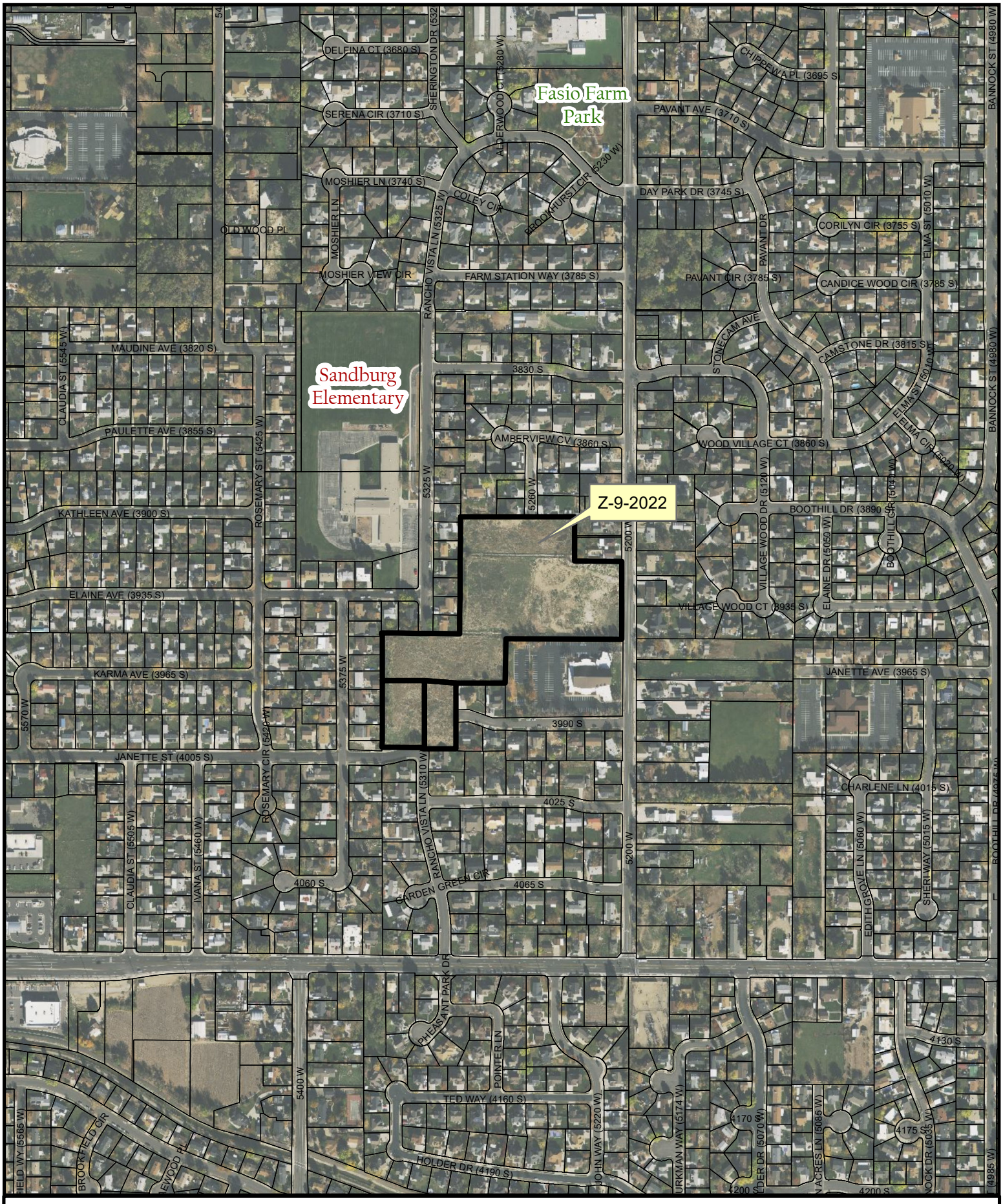
Commissioner Porter, Woodruff, and Lovato agree with Commissioner Woodruff.

Motion: Commissioner Woodruff motioned to approve Z-9-2022 with the recommendation that the development agreement follows the previous housing standards.

Commissioner Lovato 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

Majority – Z-9-2022- Approved



Z-9-2022
Shane Keyvani
3940 South 5200 West

Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



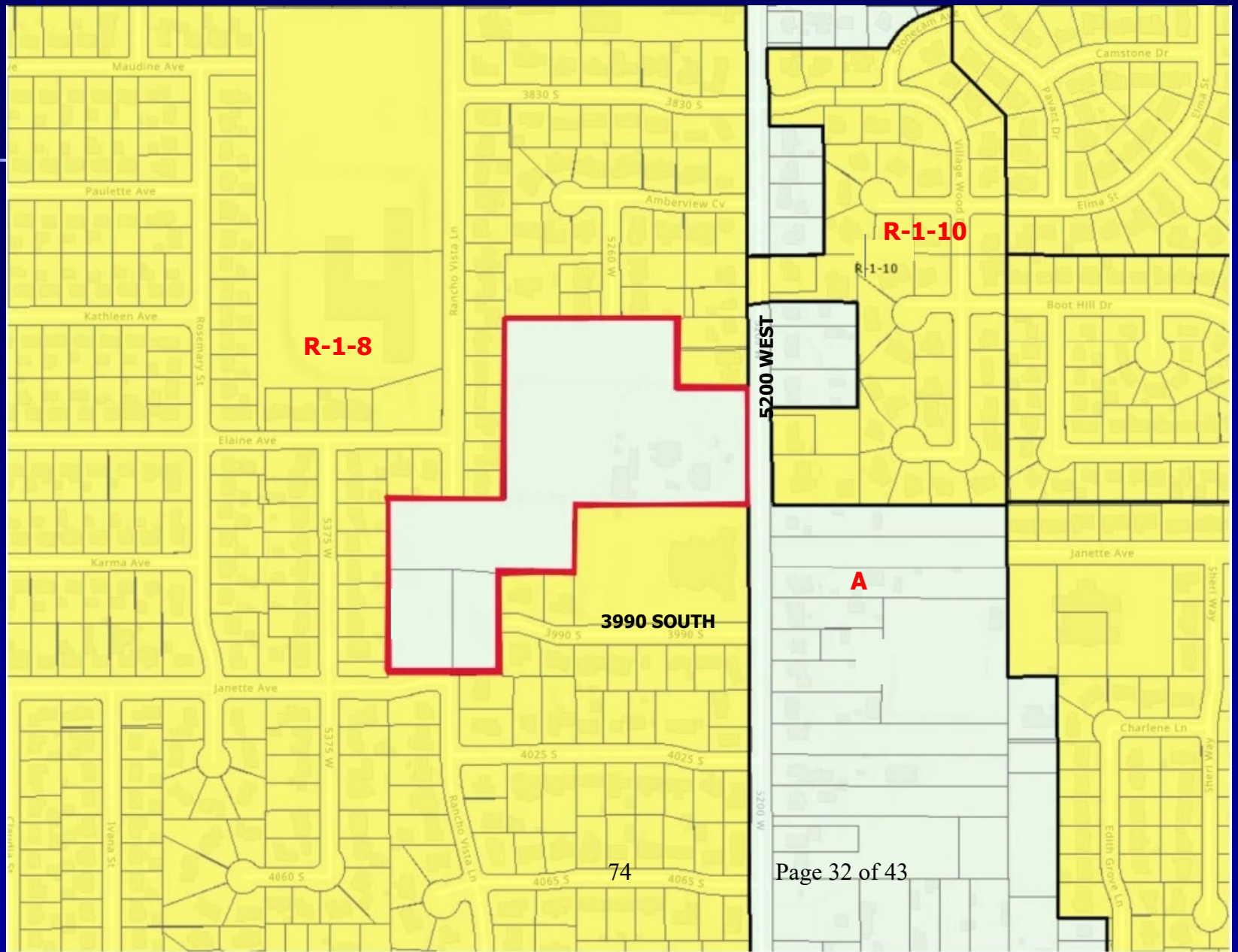
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LOOKING SOUTH FROM RANCHO VISTA LANE STUB
(NORTH OF SUBJECT PROPERTY)



Z-9-2022

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LOOKING SOUTH FROM 5260 WEST STUB
(NORTH OF SUBJECT PROPERTY)



Z-9-2022

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LOOKING WEST FROM 3990 SOUTH STUB
(EAST OF SUBJECT PROPERTY)



Z-9-2022

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LOOKING NORTH FROM RANCHO VISTA LANE STUB
(SOUTH OF SUBJECT PROPERTY)



Z-9-2022

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LOOKING SOUTH ALONG 5200 W



Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

LOOKING NORTHWEST FROM 5200 W



Z-9-2022

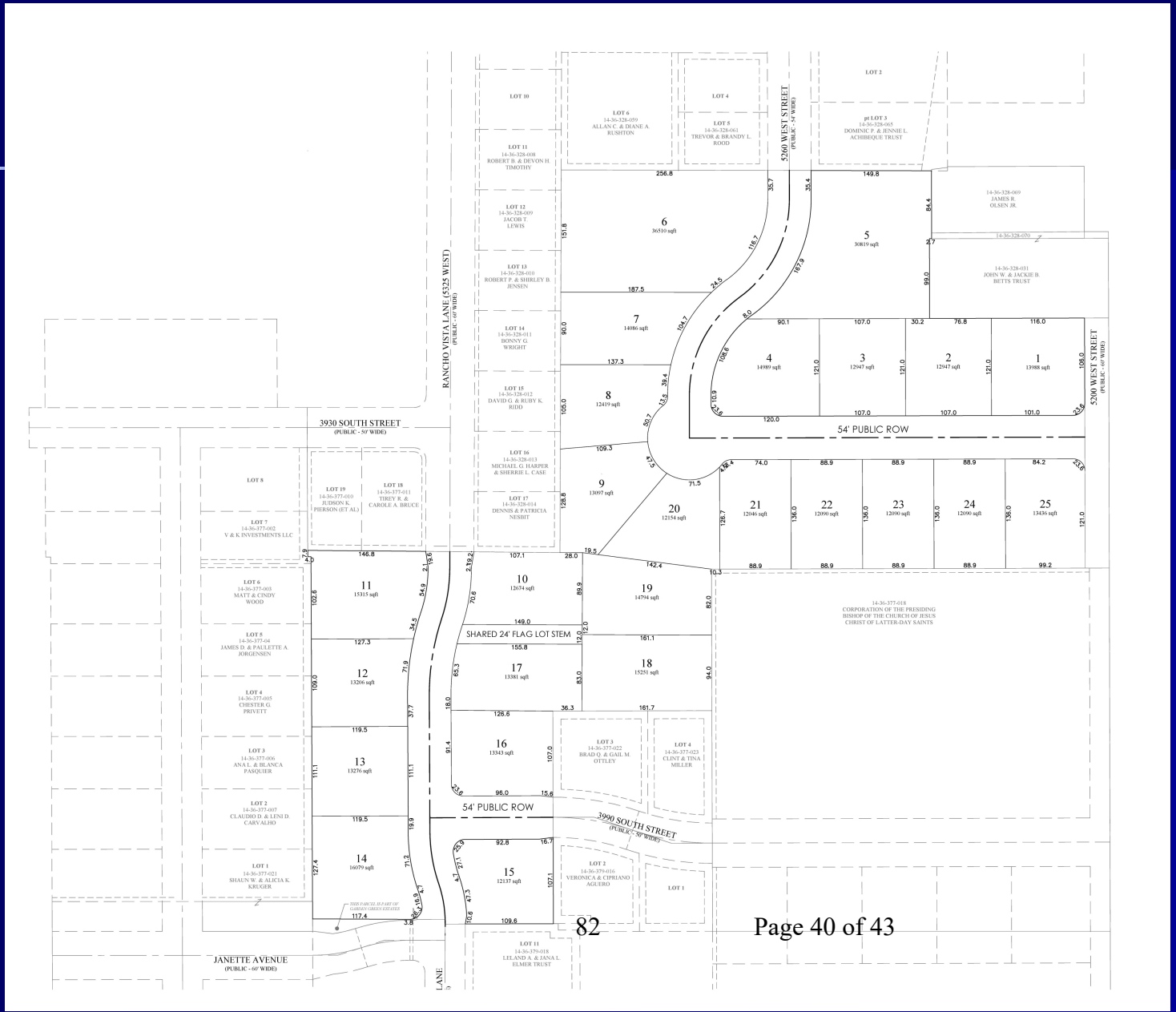
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LOOKING SOUTHWEST FROM 5200 W



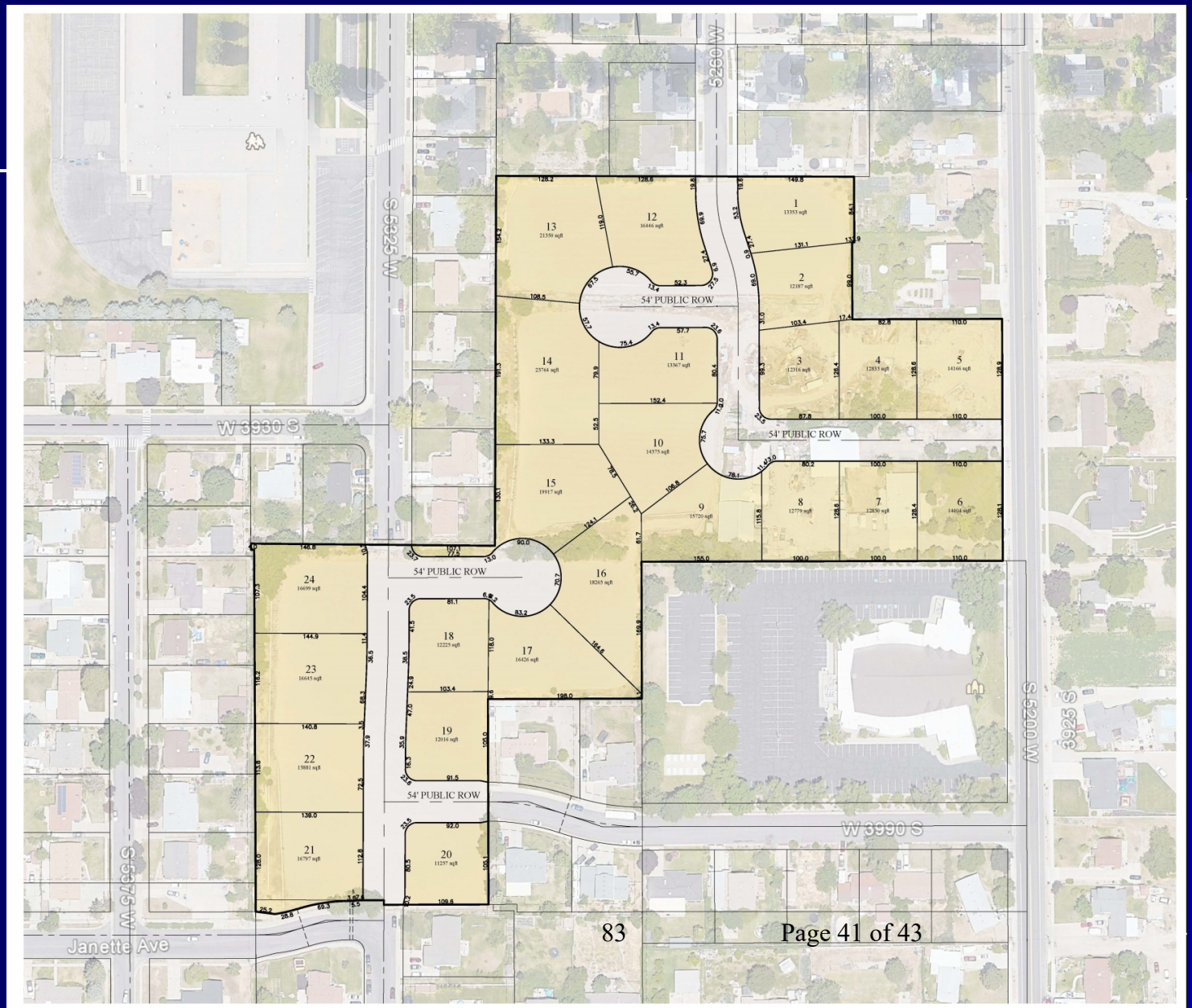
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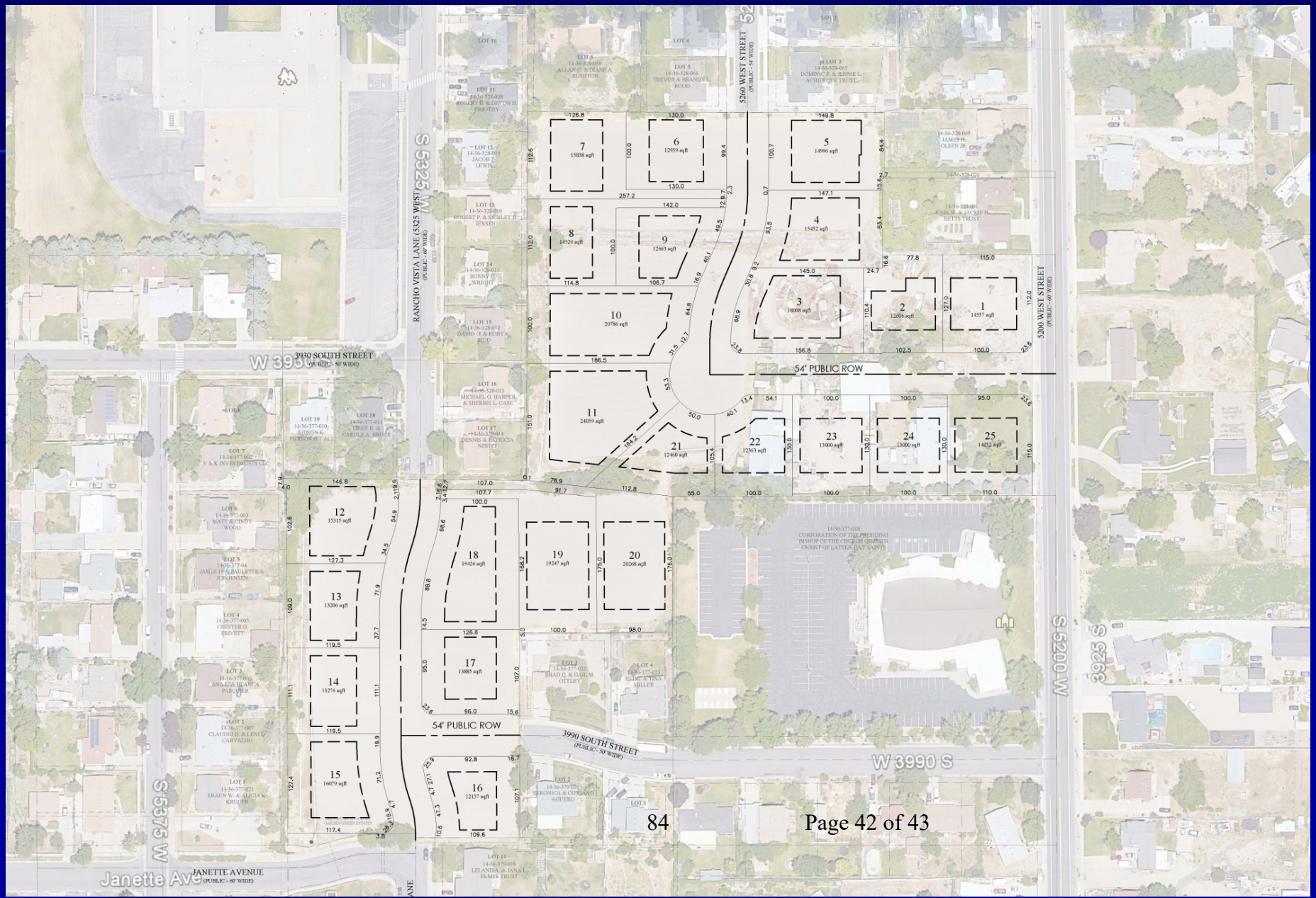
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	Applicant Proposal Option 1	Applicant Proposal Option 2	Previous Housing Standards
Allowed Materials	Brick, thin brick, brick veneer panels, stone, stone veneer panels, stucco, and fiber cement siding	Brick, thin brick, brick veneer panels, stone, stone veneer panels, stucco, and fiber cement siding	Brick, stone, or fiber cement siding
Required Brick/Stone %	25%	25%	25%
Minimum Area for Rambler w/ Basement	2,000 SF	1,850 SF	2,000 SF
Minimum Area for Rambler w/o Basement	2,500 SF	2,300 SF	2,500 SF
Minimum Area for Multi-Level w/ Basement	2,700 SF	2,600 SF	3,000 SF
Minimum Area for Multi-Level w/o Basement	3,000 SF	2,850 SF	3,500 SF
Garage Size	50% of homes to have 20' x 25' garage, remaining homes to have a 20' x 20' garage w/ 20' side setback	50% of homes to have 20' x 25' garage, remaining homes to have a 20' x 20' garage w/ 20' side setback	3-car garage (20' x 30') unless home has either a side-loaded garage or a finished basement
Design Treatments	Point system of design treatments where many treatments are given higher point values than the City's previous point system	Point system of design treatments that matches the City's previous housing standards	Point system of design treatments

Item: FY 2023 ICAC State Grant
Fiscal Impact: $ 12,000
Funding Source: Office of the Utah Attorney General
Account #: 10-6546-40115-00000-2204
Budget Opening Required: Yes

ISSUE:

Authorize the Police Department to enter into an MOU and accept a state grant from the Office of the Utah Attorney General to assist in funding the West Valley City Police Department's participation on the ICAC Task Force (Internet Crimes Against Children). The grant amount is $12,000.

SYNOPSIS:

The Office of the Utah Attorney General oversees the Utah ICAC task force, a cooperative group of law enforcement agencies that participate in the identification of perpetrators of crimes against children and related investigations, arrests, and prosecutions of said perpetrators. The Office of the Utah Attorney General awards state grants to participating law enforcement agencies to assist in covering the expenses incurred by the various agencies in the course of their participation on the Task Force. Such expenses include overtime, training, and the purchase of equipment.

BACKGROUND:

The West Valley City Police Department supports continuing our partnership with the ICAC Task Force in our mutual efforts to protect children and bring offenders to justice. This cooperative arrangement has been in place for many years and has been an effective means of increasing the West Valley City Police Department's ability to properly investigate and prosecute offenders who sexually exploit children through various technological mediums, provide training and equipment to department personnel involved in such investigations and prosecutions, and provide community education regarding the prevention of such crimes.

RECOMMENDATION:

Approve the MOU between the West Valley City Police Department and the Utah ICAC Task Force and accept the associated $12,000 state grant in effect from July 1, 2022 through June 30, 2023.

SUBMITTED BY:

Colleen Jacobs, Chief of Police

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING WEST VALLEY CITY (WVC) TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE UTAH ATTORNEY GENERALS OFFICE INTERNET CRIMES AGAINST CHILDREN TASKFORCE

WHEREAS, Title 11, Chapter 13, Utah Code Annotated 1953, as amended, permits public agencies to enter into agreements to provide joint undertakings and services; and

WHEREAS, WVC has previously executed other memorandums of understanding with the Utah Attorney General's Office; and

WHEREAS, WVC desires to work with the Utah Attorney Generals Office ICAC Taskforce; and

WHEREAS, The Utah Attorney General's Office agrees to compensate WVC up to $12,000.00 to offset personnel costs; and

WHEREAS, a Memorandum of Understanding has been prepared for execution by and between WVC and the Utah Attorney General's Office. This Agreement, which is attached hereto sets forth the rights, duties, and obligations of each of the parties 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 enter into this Memorandum of Understanding.

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

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

MEMORANDUM of UNDERSTANDING

Between

Utah Internet Crimes Against Children
(ICAC) Task Force

&
The

West Valley City Police Department

PARTIES

The Utah Attorney General's Office is the recipient of a United States Department of Justice, Office of Juvenile Justice and Delinquency Prevention (**OJJDP**) grant to enforce laws regarding Internet crimes against children (**ICAC**), and the Office utilizes this grant to administer and operate the ICAC Task Force. Notwithstanding anything outlined herein, the agreement between the Parties shall be subject to any restrictions, limitations, or requirements of the OJJDP grant.

This Memorandum of Understanding (**MOU**) is entered into by the Utah Attorney General's Office, administrator of the grant funds and the Utah ICAC Task Force, and the West Valley City Police Department, with the Utah ICAC Task Force.

OVERVIEW / MISSION STATEMENT

OJJDP has created the ICAC Task Force Program, which is a national network of state and local law enforcement cybercrime units. The national ICAC program assists state and local law enforcement agencies to develop an effective response to cyber enticement and child pornography cases. This help encompasses investigative and forensic components, training and technical assistance, victim services, and community education. Due in large part to the technological aspects of these cases, the ICAC Task Force Program promotes a multi-jurisdictional, multi-agency team approach to investigating and prosecuting ICAC cases.

Therefore, the mission of the Utah Attorney General's ICAC Task Force is to: (1) properly investigate and prosecute those who sexually exploit children using the Internet and/or computers; (2) provide training and equipment to those involved in investigating and prosecuting ICAC; and (3) provide community education regarding the prevention of ICAC.

PURPOSE

The purpose of this MOU is to formalize the working relationship between the West Valley City Police Department, and the Utah Attorney General's ICAC Task Force, as well as to delineate the responsibilities and expectations of the relevant parties. By signing this MOU, the West Valley City Police Department, agrees to join the ICAC Task Force for the primary purpose of vigorously and properly investigating crimes against children that occur in relationship with the Internet or other electronic media devices. By becoming an affiliate with the Utah ICAC Task Force, the West Valley City Police Department, will benefit from grant resources, joint operations, forensic resources, officer wellness and training opportunities. By entering into this MOU, the Utah Attorney General's ICAC Task Force will benefit from the investigative support from the West Valley City Police Department.

INVESTIGATIONS

All ICAC investigations will be conducted only by sworn law enforcement investigators and in a spirit of cooperation with other Utah Attorney General's ICAC task force members. Investigations will follow guidelines established by each agency's respective policy manual or guidelines. In addition, ICAC investigations shall also be governed by the national ICAC program's Operational and Investigative Standards, incorporated herein by reference (see attached). West Valley City Police Department further agrees to abide by standards and protocols of the Utah ICAC Task Force and that investigators will attend and follow national and local ICAC training. Violation of the ICAC Operational and Investigative Standards and/or Utah Task Force standards and protocols is cause for cancellation of this MOU. This MOU is not intended to infringe on the ongoing investigations of any other agency.

REQUIREMENTS OF ICAC INVESTIGATIONS INVOLVING AFFILIATE INVESTIGATORS

The West Valley City Police Department, agrees that only sworn peace officer(s), assigned as ICAC investigator(s), will conduct undercover ICAC investigations. Each investigator involved with undercover operations shall receive ICAC training prior to initiating proactive investigations. This training can be received through ICAC nationally approved trainings and/or training programs through the Utah ICAC Task Force.

The West Valley City Police Department ICAC investigator(s), will conduct reactive investigations, including investigations of child pornography, Cybertipline referrals from NCMEC, Internet Service Provider and law enforcement referrals, and other ICAC-related investigations. Additional cases may develop from subject interviews, documented public sources, direct observations of suspicious behavior, public complaints, etc.

When requested, the West Valley City Police Department ICAC investigator(s), will provide agents assigned to the Utah ICAC Task Force access to ICAC investigative files, including computer records, to ensure compliance with all national ICAC standards. The Utah ICAC Task Force will also provide case file information when requested to the West Valley City Police Department.

West Valley City Police Department is responsible to provide all West Valley City Police Department ICAC investigator(s) with a secured work area with controlled access to all equipment, software, and investigative files. At a minimum, information should be maintained in locked cabinets or devices that are encrypted and under the control of investigators assigned to ICAC cases through the West Valley City Police Department with restricted access to authorized personnel only.

West Valley City Police Department will conduct education and prevention programs to foster awareness and provide practical, relevant guidance to children, parents, educators, librarians, the business and law enforcement communities, and other individuals concerned about Internet child safety issues. Presenters shall not discuss ongoing investigative techniques and undercover operations utilized by the ICAC Task Forces.

GRANT REQUIREMENTS

The Office of the Utah Attorney General has awarded West Valley City Police Department with a state grant for **$12,000 for the fiscal year of July 1, 2022, through June 30, 2023, to be used and implemented by the West Valley City Police Department**. This grant is to partially fund the ICAC affiliate officers/agents assigned from the West Valley City Police Department regarding crimes against children as they relate to the Internet and other electronic media. These cases include but are not limited to Sexual Exploitation of a Minor, Possession/Distribution/Manufacturing of Child Pornography, Sexual Extortion involving a child and Enticing a Minor over the Internet, etc.

The funds awarded in this grant are only to be used for the following purposes: 1) Over-time of ICAC affiliate Task Force members who are actively working cases that relate to OJJDP National ICAC Task Forces and the Mission Statement of the Utah ICAC Task Force; 2) Training and travel costs associated with approved ICAC Training; 3) Equipment and office supplies as they relate to ICAC case work; 4) Software and Internet lines as they relate to ICAC case work; 5) Travel costs associated with ICAC case work; and 6) Public education presentations and applicable materials to aid in these presentations.

In order to facilitate the continued receipt of funds supportive of the grant contemplated herein, West Valley City Police Department agrees that by accepting the grant amount from the Office of the Utah Attorney General, they will not enter into any agreement or otherwise accept additional funds from any other source that are specifically granted for the purpose of ICAC related investigations (i.e., "no double dipping" from funds specifically for the purpose of funding ICAC investigations). This provision shall not limit West Valley City Police Department from seeking other funds for non-ICAC related investigations, or federal funds for other or general law enforcement activities, equipment, etc.

SUPERVISION

West Valley City Police Department will be responsible for the operational supervision, administrative control, and personal and professional conduct of their ICAC investigator(s). ICAC investigations are a cooperative effort and investigative decisions will be a joint process guided by ICAC standards.

LIABILITY

West Valley City Police Department is responsible and liable for the acts and omissions of its own investigator(s), or employees in connection with the performance of their official duties under this MOU. For tort liability purposes, no participating agency shall be considered the agent of other participating agencies. Each participating agency shall be liable (if at all) only for the torts of its own investigator(s) or employees that occur within the scope of their official duties.

REPORTING STATISTICS

The assigned West Valley City Police Department ICAC investigator(s) shall submit monthly statistics to the Utah Attorney General's ICAC Commander on all ICAC investigations or other investigative work pertaining to the sexual exploitation of children via the Internet. These statistics shall be submitted in the ICAC Data System (IDS) by the **10th** day of each month and shall include data on all related investigations opened or closed during the month, as well as forensic examinations, technical/investigative assistance provided to other agencies, subpoenas, and court orders issued, cases filed, accepted or rejected with the Federal, State and local prosecutors, as well as any subsequent convictions in the judicial system, training hours attended and taught, and community outreach provided.

In addition, a breakdown of basic case data shall be included for each case of sexual exploitation of a minor (child pornography) and criminal solicitation of a minor (enticement/traveler) case investigated by the West Valley City Police Department ICAC investigator(s). The Utah Attorney General's Office will be responsible for all required reporting to OJJDP and the State of Utah.

TRAINING

West Valley City Police Department shall make their ICAC investigator(s) designated as Task Force members available for applicable specialized training provided through the National ICAC program, the Utah ICAC Task Force and other appropriate training programs. The Utah Attorney General's Office will review training requests as they relate to National ICAC programs. West Valley City Police Department will be required to pay the normal salary of their staff member(s) while they are attending the training.

CONFIDENTIALITY

It is understood that any confidential information pertaining to investigations of Internet Crimes Against Children will be held in the strictest confidence and will only be shared with participating ICAC Task Force members, ICAC affiliates and/or other law enforcement agencies where necessary or as otherwise permitted by federal and/or state law.

EFFECTIVE DATE

This agreement shall be effective on July 1, 2022, and continue until such time as state funding for the Grant ends on June 30, 2023, or the agreement is canceled by either party upon written notice delivered to both The Office of the Utah Attorney General and the West Valley City Police Department.

Entered this ____ day of _____, 2022.

_____
Karen Lang, Mayor

_____
Chief Colleen Jacobs, West Valley City Police Department

_____
Chief Leo Lucey, Utah Attorney General's Investigation Division

_____
Commander Alan White, Utah Attorney General's ICAC Task Force

Item #:	
Fiscal Impact:	$0
Funding Source:	N/A
Account #:	45-9610-40750-75276-0000
Budget Opening Reqd:	No

ISSUE:

A resolution authorizing the execution of a Federal Aid Agreement for Local Agency Project – 3650 South; 2700 West to 3200 West – PIN 18823 – UDOT Project No. F-2215(1)0

SYNOPSIS:

An agreement to receive federal funds to reconstruct Lancer Way (3650 South) from 2700 West to 3200 West.

BACKGROUND:

West Valley City will receive federal *Surface Transportation Program* (STP) funds to assist with the design and construction of a roadway reconstruction project on Lancer Way (3650 South) from 2700 West to 3200 West. The 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, traffic signals, street lighting, streetscape, and drainage improvements.

The amount of federal participation on this project is $5,771,489, which requires a local match of $419,103 from West Valley City. In addition, the city has applied for and will receive state *Transit Transportation Investment Funds* (TTIF) in the amount of $2,194,111, which requires a local match of $1,462,741. West Valley City will use the state TTIF funds as the local match for the federal STP funds, and vice versa, to fulfill all local match requirements for the Lancer Way reconstruction project.

This agreement will enable the project to access the federal funds and authorizes the expenditure of those funds throughout the entire project process, including design, right-of-way acquisition and construction. Upon execution of the Federal Aid Agreement, UDOT and the City will contract with consulting engineering firms to design and manage the construction of the project. This resolution also authorizes the city to execute the design and construction management agreements and for UDOT to execute a construction contract for the project at a future date.

It is anticipated that construction will begin in 2025.

RECOMMENDATION:

Execute the Federal Aid Agreement and authorize the city to execute design and construction management agreements associated with the project.

SUBMITTED BY:

Coby Wilson, City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING A FEDERAL AID AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE RECONSTRUCTION OF LANCER WAY.

WHEREAS, the City desires to reconstruct certain portions of Lancer Way (the "Project"); and

WHEREAS, federal aid funding is available for the Project, conditioned upon the execution of a Federal Aid Agreement (the "Agreement") between the City and the Utah Department of Transportation; 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 execute the Agreement and move forward with the Project.

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

1. That the Agreement is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Agreement for and on behalf of West Valley City, subject to approval of the final form of the Agreement by the City Manager and the City Attorney's Office.
2. The City shall be authorized to expend the available funds, including the local match, under the Agreement for the Project and shall be authorized to engage design and engineering professionals for that purpose.

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

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Fiscal Impact:	NA
Funding Source:	NA
Account #:	NA
Budget Opening Required:	No

ISSUE:

A resolution for the acceptance of a Warranty Deed and a Public Utility Easement.

SYNOPSIS:

Magna 71 LLC, a Utah limited liability company has signed a Warranty Deed and a Public Utility Easement for property located at 4352 South 6400 West (20-03-276-001) which is the site for the WVC Storage project.

BACKGROUND:

The WVC Storage project is located on the west side of 6400 West at 4352 South. As a condition of approval of the project, conveyance of 6400 West right-of-way was required. A 10 foot wide Public Utility Easement was also required along the 6400 West frontage of the property.

RECOMMENDATION:

Accept Warranty Deed and Public Utility Easement and Agreement. Authorize City Recorder to record said Warranty Deed and Public Utility Easement 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 AND A PUBLIC UTILITY EASEMENT FROM MAGNA 71 LLC FOR PROPERTY LOCATED AT 4352 SOUTH 6400 WEST.

WHEREAS, Magna 71 LLC ("Owner") is developing a property located at approximately 4352 South 6400 West (the "Project"); and

WHEREAS, a Warranty Deed and Public Utility Easement (the "Documents") are required to convey right of way and a public utility easement currently owned by Owner in order to construct the Project; and

WHEREAS, Owner has executed said Documents; 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 Documents.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Documents are hereby accepted in substantially the form attached and that the City Recorder is authorized to record said Documents 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. #**20-03-276-001**

WARRANTY DEED

Magna 71 LLC, a Utah limited liability company, GRANTOR, hereby conveys and warrants to WEST VALLEY CITY, a municipal corporation of the State of Utah, located at 3600 Constitution Blvd., West Valley City, Utah 84119, GRANTEE, for the sum of $10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a strip of land in fee, located at **4352 South 6400 West**, in West Valley City, Salt Lake County, State of Utah. The boundaries of said parcel of land conveyed by this Warranty Deed are described as follows:

A parcel of land situated in the Northeast Quarter of Section 3, Township 2 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah described as follows:

Beginning South 00°13'22" East along the section line a distance of 1773.99 feet from the Northeast Corner of said Section 3; thence continuing along the Section line South 00°13'22" East a distance of 349.70 feet; thence South 89°46'23" West a distance of 38.00 feet; thence North 00°13'22" West 349.70 feet; thence North 89°46'37" East 38.00 feet to the Point of Beginning. Containing 13,289 square feet

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 14th day of September, 2022.

GRANTOR
Magna 71 LLC, a Utah limited liability company

By: Ryan Bybee
Title:

State of UTAH)
:ss
County of SALT LAKE)

On this 14TH day of ~~NOVEMBER~~ SEPTEMBER, 2022, personally appeared before me RYAN BYBEE, 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 MANAGER of **Magna 71 LLC, a Utah 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
STEVEN J. DALE
Commission No. 708426
Commission Expires
MARCH 27, 2025
STATE OF UTAH

Notary Public

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

Space above for County Recorder's use

PARCEL I.D. # **20-03-276-001**

PUBLIC UTILITY EASEMENT

Magna 71 LLC, a Utah limited liability company, GRANTOR, hereby grants a Public Utility Easement to West Valley City, a municipal corporation of the State of Utah, whose principal place of business is located at 3600 South Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, and to any and all public utility companies, GRANTEES for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual, non-exclusive easement, the same to be used for the installation, operation, maintenance, repair, alteration, and replacement of public utility lines and facilities, on, over, under, and across real property located in Salt Lake County, State of Utah, described as follows:

> A parcel of land situated in the Northeast quarter of Section 3, Township 2 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah described as follows:
>
> Beginning South 00°13'22" East along the section line a distance of 1773.99 feet and South 89°46'23" West a distance of 38.00 feet from the Northeast corner of said Section 3; thence South 00°13'22" East a distance of 349.70 feet to the southerly boundary of Grantor's property; thence South 89°46'23" West a distance of 10.00 feet along said southerly boundary; thence North 00°13'22" West 349.70 feet to the northerly boundary of Grantor's property; thence North 89°46'37" East 10.00 feet along said northerly boundary to the Point of Beginning. Encompassing 3,497 square feet,

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

WITNESSED the hand of said GRANTOR this 14th day of September, 2022.

GRANTOR
Magna 71 LLC, a Utah limited liability company

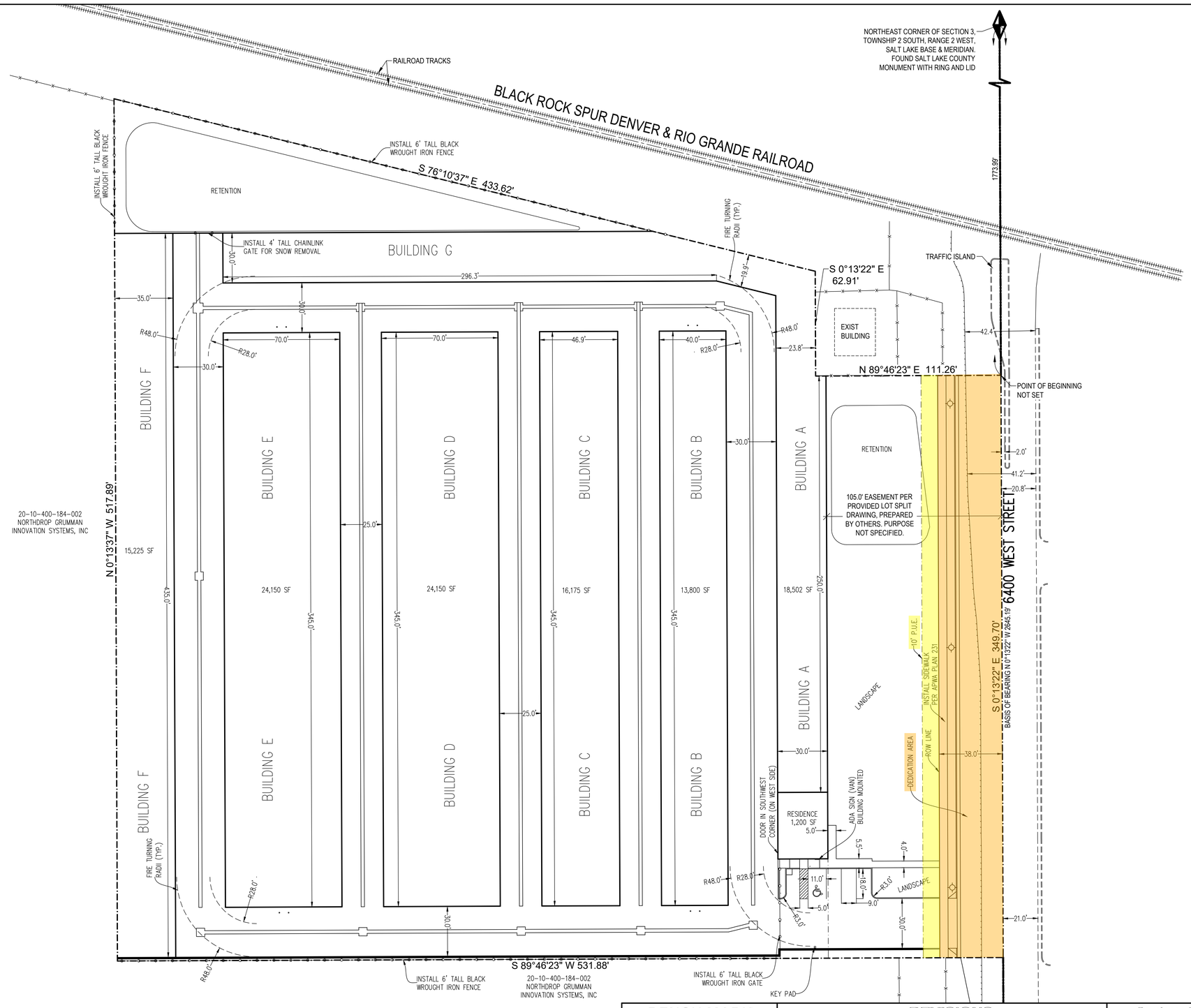
By: Ryan Bybee
Title: Manager

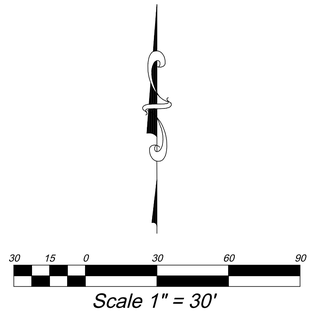
State of Utah)
:ss
County of Salt Lake)

On this 14th day of September, 2022, personally appeared before me Ryan Bybee, 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 Manager of **Magna 71 LLC, a Utah 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.

PUBLIC
STEVEN J. DALE
Commission No. 705426
Commission Expires
MARCH 27, 2023
STATE OF UTAH

Notary Public





DESCRIPTION PER TITLE REPORT

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH DESCRIBED AS FOLLOWS: BEGINNING SOUTH 00°13'22" EAST ALONG THE SECTION LINE A DISTANCE OF 1773.99 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE CONTINUING ALONG THE SECTION LINE SOUTH 00°13'22" EAST A DISTANCE OF 349.70 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 89°46'23" WEST A DISTANCE OF 531.88 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED. THENCE NORTH 00°13'37" WEST A DISTANCE OF 517.89 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE BLACK ROCK SPUR OF THE DENVER & RIO GRANDE RAILROAD; THENCE SOUTH 76°10'37" EAST ALONG SAID SOUTH LINE OF RAILROAD SPUR A DISTANCE OF 433.62 FEET; THENCE SOUTH 00°13'22" EAST A DISTANCE OF 62.91 FEET; THENCE NORTH 89°46'23" EAST A DISTANCE OF 111.35 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

1. PRESENT PROJECT ZONE = M (MANUFACTURING)
2. ALL CONSTRUCTION TO CONFORM TO APWA STANDARDS AND WEST VALLEY CITY STANDARDS AND SPECIFICATIONS.
3. BONDING FOR OFF-SITE IMPROVEMENTS & PAYMENT OF FLOOD IMPACT FEES REQUIRED.
4. THIS PROJECT IS TO BE COMPLETED IN 1 PHASE. IMPROVEMENTS PLANNED TO BE STARTED IN SPRING.
5. COMPLETION OF UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT REQUIRED.

TABULATIONS:

TOTAL AREA = 234,611 S.F.

ROW AREA = 13,289 S.F.

TOTAL AREA MINUS ROW = 221,322 S.F. (5.08 ACRES) = 100%

RETENTION POND AREA = 13,073 S.F. = 5.9%

LANDSCAPE AREA = 20,202 S.F. = 9.1%

OFFICE AREA = 1,200 S.F. = 0.5%

STORAGE UNIT AREA = 112,002 S.F. = 50.6%

PAVEMENT AREA = 74,845 S.F. = 33.8%

PARKING STALLS REQUIRED = 1 STALL/250 S.F. (1,200 S.F. OFFICE) = 5 STALLS

PARKING STALLS PROVIDED = 5 STALLS INCLUDING ADA



LEGEND

BOUNDARY LINE

EASEMENT LINE

ROW LINE

BENCH MARK

EAST QUARTER CORNER, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4609.28 (NAVD 88)

REVISIONS

Rev.	Date	Description
1	06/16/21	REVISED PER CITY COMMENTS
2	08/04/21	REVISED PER CITY COMMENTS

Developer: Ryan Bybee
2801 North Thanksgiving Way #100
Lehi, UT 84043
801-616-2300

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

WVC STORAGE

4322 SOUTH 6400 WEST, WEST VALLEY CITY, UTAH 84128

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SITE PLAN

Scale: 1"=30'
Date: 03/29/21
C2

The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, October 4, 2022, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

SCOTT HARMON, CHAIR
TOM HUYNH, VICE CHAIR

A G E N D A

1. Call to Order- Chair Scott Harmon

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

   A. September 6, 2022

5. Report of Chief Executive Officer

6. Public Hearings:

   A. Accept Public Input Regarding Re-Opening the FY 2022-2023 Budget

      Action: Consider Resolution 22-08, Amend the Budget of West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

- 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.

7. Adjourn

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

MINUTES OF THE REDEVELOPMENT AGENCY SPECIAL MEETING – SEPTEMBER 6, 2022
-1-

THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, AUGUST 23, 2022, AT 7:12 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN SCOTT HARMON.

THE FOLLOWING MEMBERS WERE PRESENT:

Scott Harmon, Chair
Jake Fitisemanu
William Whetstone
Tom Huynh
Karen Lang
Don Christensen
Lars Nordfelt

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief *(electronically)*
Steve Hyde, Acting Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director *(electronically)*
Jason Erekson, Acting Parks and Recreation Director
Mark Nord, Economic Development Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director *(electronically)*
Ken Cushing, IT

APPROVAL OF MINUTES OF SPECIAL MEETING HELD AUGUST 23, 2022
The Board considered Minutes of the Special Meeting held August 23, 2022. There were no changes, corrections or deletions.

Mr. Fitisemanu moved to approve the Minutes of the Special Meeting held August 23, 2022. Mr. Whetstone seconded the motion.

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

Page 3 of 13

RESOLUTION 22-07: AUTHORIZE THE AGENCY TO EXECUTE A REAL ESTATE PURCHASE AND SALE AGREEMENT WITH THOMAS AND NANCY BRUZENAK FOR PROPERTIES LOCATED AT 3043 WEST LEHMAN AVENUE AND 3064-3066 WEST LEHMAN AVENUE

Wayne Pyle, City Manager, presented proposed Resolution 22-07 that would authorize the Agency to Execute a Real Estate Purchase and Sale Agreement with Thomas and Nancy Bruzenak for Properties Located at 3043 West Lehman Avenue and 3064-3066 West Lehman Avenue.

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

> West Valley City Redevelopment Agency (RDA) desires to acquire the following residential properties: 3043 W. Lehman Avenue and 3064-3066 W. Lehman Avenue.
>
> The Fairbourne Station master plan includes acquiring the properties on Lehman Avenue for the ongoing redevelopment of Fairbourne Station.
>
> Over the last 15 years, The RDA has acquired properties in the Fairbourne Station area for future redevelopment. The acquisition of these properties has led to the redevelopment and rising of Fairbourne Station as we know it today. Fairbourne Station includes Granger Medical, Embassy Suites, West Valley City Public Safety Building, a 7-level parking garage, 9-story office tower, and luxury residential apartments with an appealing promenade.

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

Mr. Christensen moved to approve Resolution 22-07

Mr. Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Whetstone	Yes
Mr. Huynh	No

Ms. Lang	Yes
Mr. Nordfelt	Yes
Mr. Christensen	Yes
Chairman Harmon	No

Majority.

MOTION TO ADJOURN
All voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL MEETING OF TUESDAY, SEPTEMBER 6, 2022, WAS ADJOURNED AT 7:16 PM. BY CHAIRMAN HARMON.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the Redevelopment Agency of West Valley City held Tuesday, September 6, 2022.

_____
Nichole Camac
Secretary

DRAFT

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

ISSUE:

Approve a resolution to re-open the fiscal year 2022-2023 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

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

BACKGROUND:

A Public Notice was posted September 22, 2022, in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held October 4, 2022, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the resolution amending the budget of West Valley City Redevelopment Agency for the fiscal year beginning July 1, 2022, and ending June 30, 2023, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO._____

A RESOLUTION AMENDING THE BUDGET OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023 TO REFLECT CHANGES IN THE BUDGET AND AUTHORIZE THE DISBURSEMENT OF FUNDS.

WHEREAS, the Agency adopted a resolution approving the Agency budget for the fiscal year beginning July 1, 2022 and ending June 30, 2023, in accordance with the requirements of state law; and

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

WHEREAS, notice was duly given of a public hearing to be held on October 4, 2022 to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on October 4, 2022 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

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

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

Section 1. The budget amendments attached hereto and made a part of this Resolution are hereby adopted and incorporated into the budget of the Redevelopment Agency of West Valley City for the fiscal year beginning July 1, 2022 and ending June 30, 2023, in accordance with the requirements of state law.

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

Section 3. The Resolution takes effect upon passage.

PASSED and APPROVED this _____ day of _____, 2022.

REDEVELOPMENT AGENCY
OF WEST VALLEY CITY

_____
CHAIR

ATTEST:

_____
SECRETARY

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Adpoted 2022-2023	Sept 2022 Openings
5600 WEST GATEWAY:		
Tax Increment	256,363	256,363
Total 5600 West Gateway	**256,363**	**256,363**
EAST 3500 A:		
Tax Increment	474,978	474,978
Total East 3500 A	**474,978**	**474,978**
NORTH CENTRAL:		
Tax Increment	1,035,797	1,035,797
Total North Central	**1,035,797**	**1,035,797**
JORDAN RIVER:		
Tax Increment	300,800	300,800
Total Jordan River	**300,800**	**300,800**
WILLOW WOOD:		
Tax Increment	234,789	234,789
Total Willow Wood	**234,789**	**234,789**
HERCULES HILL A:		
Tax Increment	457,632	457,632
Total Hercules Hill A	**457,632**	**457,632**
HERCULES HILL B:		
Tax Increment	813,806	813,806
Total Hercules Hill B	**813,806**	**813,806**
DECKER LAKE:		
Tax Increment	0	0
Total Decker Lake	**0**	**0**
NORTHWEST:		
Tax Increment	4,946,871	4,946,871
Total Northwest	**4,946,871**	**4,946,871**
GRANGER CROSSING:		
Tax Increment		
Total Granger Crossing	**0**	**0**
SOUTHWEST:		
Tax Increment	3,189,807	3,189,807
Total Southwest	**3,189,807**	**3,189,807**

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Adpoted 2022-2023	Sept 2022 Openings	
SOUTH REDWOOD ROAD:			
Tax Increment	435,753	435,753	
Total Southwest	**435,753**	**435,753**	
FAIRBOURNE/MARKET ST:			
Tax Increment	1,095,955	1,095,955	
Total Fairbourne	**1,095,955**	**1,095,955**	
CITY CENTER:			
Tax Increment	1,709,938	1,709,938	
Total City Center	**1,709,938**	**1,709,938**	
Rental Income	0	0	
RDA Operations	2,484,262	2,484,262	
Sale of Land	0	0	
Bond Interest	97,000	97,000	
PTIF Interest	0	0	
Build America Back	0	0	
Misc. Rev.	0	0	
Bond Proceeds	0	0	
Subtotal	**2,581,262**	**2,581,262**	
Total	**17,533,751**	**17,533,751**	
Appropriation From Fund Balance	**119,821**	**319,821**	1
Grand Total	**17,653,572**	**17,853,572**	

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Adpoted 2022-2023	Sept 2022 Openings	
5600 WEST GATEWAY:			
Project Costs	0	0	
Total 5600 West Gateway	**0**	**0**	
EAST 3500 A:			
Project Costs	25,000	25,000	
Tax Increment Pmts.	0	0	
Total East 3500 A	**25,000**	**25,000**	
NORTH CENTRAL:			
Project Costs	0	0	
Tax Increment Pmts.	250,000	250,000	
Total North Central	**250,000**	**250,000**	
JORDAN RIVER:			
Project Costs	0	0	
Tax Increment Pmts.	0	0	
Total Jordan River	**0**	**0**	
GENERAL:			
Sold Services	0	0	
Payroll Expenses	1,074,821	1,074,821	
Admin./Proj. Costs	1,000,000	1,200,000	1
Transfer Out	45,000	45,000	
Transfer In	0	0	
Total General	**2,119,821**	**2,319,821**	
WILLOW WOOD:			
Project Costs	0	0	
Tax Increment Pmts.	0	0	
Total Willow Wood	**0**	**0**	
HERCULES HILL A:			
Project Costs	25,000	25,000	
Tax Increment Pmt.	0	0	
Debt Service	0	0	
Total Hercules Hill A	**25,000**	**25,000**	
HERCULES HILL B:			
Project Costs	25,000	25,000	
Tax Increment Pmt.	200,000	200,000	
Debt Service - City	0	0	
Total Hercules Hill B	**225,000**	**225,000**	
FAIRBOURNE:			
Project Costs	100,000	100,000	
Tax Increment Pmt.	750,000	750,000	
Total Fairbourne	**850,000**	**850,000**	

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Adpoted 2022-2023	Sept 2022 Openings
DECKER LAKE:		
UCCC Reimbursement	0	0
Granite School District SARR	0	0
Transfer Out Gen. Fund	0	0
Transfer Out UCCC Bond	0	0
Total Decker Lake	**0**	**0**
MULTI-PURPOSE EVENT CENTER:		
Bond Fees	0	0
Debt Service 2015	386,905	386,905
Transfer Out SARR (DS)	1,736,872	1,736,872
Total MP Event Ctr.	**2,123,777**	**2,123,777**
NORTHWEST:		
Project Costs	50,000	50,000
Tax Increment Payment	2,500,000	2,500,000
Total Northwest	**2,550,000**	**2,550,000**
GRANGER CROSSING:		
Project Costs	0	0
Tax Increment Payment	0	0
Total Granger Crossing	**0**	**0**
SOUTHWEST		
Project Costs	0	0
Tax Increment Payment	2,000,000	2,000,000
Total Southwest	**2,000,000**	**2,000,000**
SOUTH REDWOOD ROAD		
Project Costs	50,000	50,000
Tax Increment Payment	0	0
Total South Redwood Road	**50,000**	**50,000**
CITY CENTER:		
Prof/Tech	149,236	149,236
Rental Expense	0	0
Tax Increment Payment	100,000	100,000
Debt Service 2010B	0	0
Debt Service 2016 A & B	2,485,066	2,485,066
Debt Service 2016	777,050	777,050
Debt Service 2020	1,237,360	1,237,360
Bond Fees	12,000	12,000
WVC Credit Tenant Lease	2,484,262	2,484,262
RDA Operations	0	0
Project Costs	190,000	190,000
Transfers Out	0	0
Bond Defeasance	0	0
Total City Center	**7,434,974**	**7,434,974**
Appropriation To Fund Balance	**0**	**0**
Grand Total	**17,653,572**	**17,853,572**

As authorized by the Uniform Fiscal Procedures Act for Utah Cities, the operating budget of West Valley City is periodically amended to accommodate regular and necessary changes in expenditures and revenues that occur throughout the fiscal year. These budget modifications are called “budget openings”. They are considered by the City Council and accompanied by a public hearing to provide authorization to expend resources for grants received, rollovers of projects from the prior years, emergency expenditures, take advantage of economic opportunities, or other expenditures deemed to be appropriate and timely. Regular budget openings are necessary to maintain regular and orderly city operations and stay in compliance with State laws.

BUDGET OPENING
JULY 2022 - SEPT 2022
REDEVELOPMENT AGENCY
FISCAL YEAR 2022-2023

No.		Amount	Description	Source
1	$	200,000.00	Purchase and demolition of Lehman Avenue Duplex Property	RDA Fund Balance
			(Purchase of Lehman Duplex Property and Associated Costs)	

The Regular Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, October 4, 2022, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

DON CHRISTENSEN, CHAIR
WILL WHETSTONE, VICE CHAIR

A G E N D A

1. Call to Order- Chair Don Christensen

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

   A. June 7, 2022

5. Report of Chief Executive Officer

6. Resolutions:

   A. Accept Public Input Regarding Re-Opening the FY 2022-2023 Budget

- 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.

Action: Consider Resolution 22:05, Amend the Budget of the Municipal Building Authority of West Valley City for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

7. Adjourn

MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING – JUNE 7, 2022
-1-

THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, JUNE 7, 2022, AT 6:56 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM. THE MEETING WAS CALLED TO ORDER BY VICE-CHAIRMAN WILLIAM WHETSTONE.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen, Chair *(electronically)*
Jake Fitisemanu
William Whetstone
Tom Huynh
Karen Lang
Lars Nordfelt

ABSENT:

Scott Harmon

STAFF PRESENT:

Wayne Pyle, City Manager *(electronically)*
Nichole Camac, City Recorder
Nicole Cottle, Assistant City Manager/ General Counsel
Eric Bunderson, City Attorney *(electronically)*
Colleen Jacobs, Police Chief
John Evans, Fire Chief *(electronically)*
Jeanette Carpenter, Acting Finance Director
Steve Pastorik, CED Director *(electronically)*
Layne Morris, CPD Director
Dan Johnson, Public Works Director *(electronically)*
Nancy Day, Parks and Recreation Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director *(electronically)*
Ken Cushing, IT

Chairman Don Christensen asked Vice-Chairman William Whetstone to conduct the meeting since he was participating electronically.

APPROVAL OF MINUTES OF THE SPECIAL MEETING HELD MAY 17, 2022
The Board considered Minutes of the Special Meeting held May 17, 2022. There were no changes, corrections or deletions.

Ms. Fitisemanu moved to approve the Minutes of the Special Meeting held May 17, 2022. Mr. Huynh seconded the motion.

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

PUBLIC HEARINGS

A. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2021-2022 BUDGET**

Wayne Pyle informed a public hearing had been advertised for the Regular Municipal Building Authority Meeting scheduled June 7, 2022, in order for the Authority to hear and consider public comments regarding re-opening the FY 2021-2022 Budget.

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

> State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City Municipal Building Authority holds, as needed on a quarterly basis, public hearings to amend the annual budget.
>
> A Public Notice was posted May 19, 2022 in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held June 7, 2022 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

Vice Chairman Whetstone opened the Public Hearing. There being no one to speak in favor or opposition, Vice Chairman Whetstone closed the Public Hearing.

ACTION: CONSIDER RESOLUTION 22-03, AMEND THE BUDGET OF WEST VALLEY CITY MUNICIPAL BUILDING AUTHORITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

The Municipal Building Authority previously held a public hearing regarding proposed Resolution 22-03 that would amend the budget of West Valley City Municipal Building Authority for the fiscal year beginning July 1, 2021 and ending June 30, 2022 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

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

Ms. Lang moved to approve Resolution 22-03.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Whetstone	Yes
Mr. Harmon	Absent
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Nordfelt	Yes
Chair Christensen	Yes

Unanimous.

B. **ACCEPT PUBLIC INPUT REGARDING THE FY 2022-2022 BUDGET**
Wayne Pyle informed a public hearing had been advertised for the Regular Municipal Building Authority Meeting scheduled June 7, 2022, in order for the Board to hear and consider public comments regarding the FY 2022-2023 Budget.

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

> This resolution adopts the final budget for the Municipal Building Authority of West Valley City for the 2022-2023 fiscal year after receiving public comment at a hearing on June 7, 2022.
>
> The Municipal Building Authority adopted a tentative budget that was made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before adopting this final budget for FY 2022-2023.

Vice Chairman Whetstone opened the Public Hearing. There being no one to speak in favor or opposition, Vice Chairman Whetstone closed the Public Hearing.

ACTION: CONSIDER RESOLUTION 22-04, ADOPT THE ANNUAL

BUDGET OF THE WEST VALLEY CITY MUNICIPAL BUILDING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2022 AND ENDING JUNE 30, 2022

The Municipal Building Authority previously held a public hearing regarding proposed Resolution 22-04 that would adopt the annual budget of the West Valley City Municipal Building Authority for the fiscal year commencing July 1, 2022 and ending June 30, 2023.

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

Mr. Nordfelt moved to approve Resolution 22-04.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Whetstone	Yes
Mr. Harmon	Absent
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Nordfelt	Yes
Chair Christensen	Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Mr. Fitisemanu, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, JUNE 7, 2022, WAS ADJOURNED AT 6:59 PM. BY VICE CHAIRMAN WHETSTONE.

DRAFT

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the Municipal Building Authority of West Valley City held Tuesday, June 7, 2022.

_____
Nichole Camac
Secretary

DRAFT

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

ISSUE:

Approve a resolution to re-open the fiscal year 2022-2023 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

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

BACKGROUND:

A Public Notice was posted September 22, 2022 in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held October 4, 2022 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the resolution amending the budget of the Building Authority of West Valley City for the fiscal year beginning July 1, 2022 and ending June 30, 2023, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY

RESOLUTION NO._____

A RESOLUTION AMENDING THE BUDGET OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS.

WHEREAS, the Board of Trustees of the Municipal Building Authority of West Valley City adopted a resolution approving the budget of the Municipal Building Authority for the fiscal year beginning July 1, 2022 and ending June 30, 2023, in accordance with the requirements of state law; and

WHEREAS, the Treasurer of the Municipal Building Authority has prepared the proposed amendments to the adopted budget for consideration by the Board of Trustees and inspection by the public; and

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

WHEREAS, notice was duly given of a public hearing to be held on October 4, 2022, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on October 4, 2022 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Municipal Building Authority of West Valley City, Utah as follows:

Section 1. The budget amendments attached hereto and made a part of this Resolution are hereby adopted and incorporated into the budget of the Municipal Building Authority of West Valley City for the fiscal year beginning July 1, 2022 and ending June 30, 2023, in accordance with the requirements of state law.

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

Section 3. The Resolution takes effect upon passage.

PASSED and APPROVED this _____ day of _____, 2022.

MUNICIPAL BUILDING AUTHORITY
OF WEST VALLEY CITY

_____
PRESIDENT

ATTEST:

_____
SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Adpoted 2022-2023	Sept 2022 Openings	
BUILDING AUTHORITY:			
Interest Income	0	0	
Funding Other Sources	0	5,500,000	1
Total Revenues	**0**	**5,500,000**	
Total Revenues	**0**	**5,500,000**	

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Adpoted 2022-2023	Sept 2022 Openings	
BUILDING AUTHORITY:			
Inter-Departmental Transfers-In:			
Capital Reserve-Theater	(50,000)	(50,000)	
Capital Reserve-Arena	(100,000)	(100,000)	
Capital Reserve (FFC)	(30,000)	(30,000)	
PW Shop/Stn 75 (GF/DS)	0	0	
MBA S 2016 Fire 71,72,76 (GF)	(517,600)	(517,600)	
MBA S 2017 (GF)	(3,323,250)	(3,323,250)	
MBA S 2019 Parks/PW (CRoads)	(256,411)	(256,411)	
MBA S 2019 Parks/PW (SW)	(256,411)	(256,411)	
MBA S 2019 Parks/PW (Sanit)	0	0	
MBA S 2019 Parks/PW (GF)	(211,454)	(211,454)	
Maverik Center Refunding (RDA)	(2,400,700)	(2,400,700)	
Subtotal Transfers-In	**(7,145,826)**	**(7,145,826)**	
EXPENDITURES:			
Theater Capital Reserve	50,000	50,000	
Arena Capital Reserve	100,000	100,000	
Arena Capital Projects	0	0	
Fitness Center Capital Reserve	30,000	30,000	
MBA S 2010 Fire Station/PW	0	0	
MBA S 2016 Fire 71, 72 & 76	517,600	517,600	
MBA S 2017 Parking, PD & Court	3,320,750	3,320,750	
MBA S 2019 Parks/PW	721,776	721,776	
MBA S 2016 Arena Refund	2,398,200	2,398,200	
Bond Issuance Costs/Fees	7,500	7,500	
Transfers Out	0	5,500,000	1
Subtotal Expenditures	**7,145,826**	**12,645,826**	
Total Expenditures	**0**	**5,500,000**	

As authorized by the Uniform Fiscal Procedures Act for Utah Cities, the operating budget of West Valley City is periodically amended to accommodate regular and necessary changes in expenditures and revenues that occur throughout the fiscal year. These budget modifications are called “budget openings”. They are considered by the City Council and accompanied by a public hearing to provide authorization to expend resources for grants received, rollovers of projects from the prior years, emergency expenditures, take advantage of economic opportunities, or other expenditures deemed to be appropriate and timely. Regular budget openings are necessary to maintain regular and orderly city operations and stay in compliance with State laws.

BUDGET OPENING
JULY 2022 - SEPT 2022
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2022-2023

No.	Amount	Description	Source
1	$ 5,500,000.00	Transfer MBA Series 2022 Constructions Funds to CIP *(Additional Funding for the City Court/Legal Bldg Construction Project)*	Bond Proceeds