The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, July 18, 2023, at 4:30 PM, in the Multipurpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

**A G E N D A**

1. Call to Order

2. Roll Call

3. Approval of Minutes:

   A. July 11, 2023

4. Review Agendas for Regular City Council Meeting and Special Municipal Building Authority Meetings of July 18, 2023

   A. Regular Meeting Agenda

   B. Special BA Agenda

5. Public Hearings Scheduled For July 25, 2023

   A. Accept Public Input Regarding Application GPZ-3-2023, Filed by Russell Platt, Requesting a General Plan Change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a Zone Change from A (Agriculture, Minimum Lot Size 1/2 acre) to R-1-8 (Single Family Residential, Minimum Lot Size

- 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.

8, 000 square feet) for Property Located at 4301 West 4570 South

Action: Consider Ordinance 23-24, Amend the General Plan to Show a Change of Land Use from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) for Property Located at 4301 West 4570 South

Action: Consider Ordinance 23-25, Amend the Zoning Map to Show a Change of Zone For Property Located at 4301 West 4570 South from A (Agriculture, Minimum Lot Size 1/2 acre) to R-1-8 (Single Family Residential, Minimum Lot Size 8, 000 square feet)

Action: Consider Resolution 23-102, Authorize the City to Enter Into a Development Agreement with Nhu Y Enterprise for Approximately 1.53 Acres of Property Located at Approximately 4301 West 4570 South

B. Accept Public Input Regarding Application GPZ-4-2023, Filed by Maria Dubon, Requesting a General Plan Change from Large Lot Residential (2 to 3 units/acre) to General Commercial and a Zone Change from A (Agriculture, Minimum Lot Size 1/2 acre) to C-2 (General Commercial) for Property Located at 4344 and 4358 West 3500 South

Action: Consider Ordinance 23-26, Amend the General Plan to Show a Change of Land Use from Large Lot Residential (2 to 3 units/acre) to General Commercial for Property Located at 4344 and 4358 West 3500 South

Action: Consider Ordinance 23-27, Amend the Zoning Map to Show a Change of Zone For Property Located at 4344 and 4358 West 3500 South from A (Agriculture, Minimum Lot Size 1/2 acre) to C-2 (General Commercial)

Action: Consider Resolution 23-103, Authorize the City to Enter Into a Development Agreement with Maria Dubon for Approximately 1.28 Acres of Property Located at Approximately 4344 and 4358 West 3500 South

6. Resolutions:

   A. 23-109: Authorize the City to Enter into a Memorandum of Understanding with the Utah Attorney Generals Office Internet Crimes Against Children Taskforce

7. Consent Agenda Scheduled for July 25, 2023

   A. Reso. 23-110: Authorize the City to Enter into a Right of Way Purchase Agreement and Accept a Warranty Deed, a Public Utility Easement, and a Temporary Construction Easement with and from Angel Hernandez Saucedo and Monserrat Rodriquez Pelayo for Property Located at 2768 South 6100 West

8. Communications:

   A. Council Calendar

9. New Business:

   A. Potential Future Agenda Items

   B. Council Reports

   C. Strategic Discussion List

10. Motion for Closed Session (if necessary)

11. Adjourn

**MINUTES OF COUNCIL STUDY MEETING – JULY 11, 2023**
**-1-**

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JULY 11, 2023 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
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

ABSENT:

STAFF PRESENT:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder
Ryan Robinson, Acting City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Nancy Day, Parks and Recreation Director
Mark Nord, RDA Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT
Coby Wilson, Public Works
Bradley Jeppson, Legal

**APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 20, 2023**
The Council considered the Minutes of the Study Meeting held June 20, 2023. There were no changes, corrections or deletions.

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Councilmember Harmon moved to approve the Minutes of the Study Meeting held June 20, 2023. Councilmember Christensen seconded the motion.

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

**REGULAR CITY COUNCIL MEETING HAS BEEN CANCELED**

**AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR JULY 18, 2023**

A. **PROCLAMATION DECLARING AUGUST AS "NEIGHBORHOOD NIGHTS" MONTH AND AUGUST 1, 2023 AS "NATIONAL NIGHT OUT 2023" IN WEST VALLEY CITY**

Councilmember Harmon offered to read a Proclamation declaring August as "Neighborhood Nights" month and August 1, 2023 as "National Night Out 2023" in West Valley City at the Regular City Council meeting scheduled July 18, 2023 at 6:30 PM.

**PRESENTATIONS**

A. **REPORT BY COREY RUSHTON OF A PROPOSED PROPERTY TAX INCREASE BY JORDAN VALLEY WATER CONSERVANCY DISTRICT FOR WATER SERVICES PURPOSES**

Mayor Lang noted that Corey Rushton would be providing a report at the July 18, 2023 City Council meeting.

**ACCEPT PUBLIC INPUT FROM THE PUBLIC AND/OR THE CITY COUNCIL REGARDING THE PROPOSED PROPERTY TAX INCREASE BY JORDAN VALLEY WATER CONSERVANCY DISTRICT**

Public input will be accepted at the Regular City Council meeting held July 18, 2023.

**PUBLIC HEARINGS SCHEDULED FOR JULY 18, 2023**

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-4-2023, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO AMEND CERTAIN REQUIREMENTS CONCERNING LANDSCAPING AND GARAGE SALES**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 18, 2023, in order for the City Council to hear and consider public comments regarding Application ZT-4-2023, Filed by West Valley City, Requesting a Zone Text Change to Amend Certain Requirements Concerning Landscaping and Garage Sales.

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Proposed Ordinance 23-23 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ACTION: ORDINANCE NO. 23-23, AMEND SECTIONS 7-1-103, 7-2-127, 7-7-115, AND 7-11-205 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING LANDSCAPING AND GARAGE SALES**

Steve Pastorik, CED Director, discussed proposed Ordinance 23-23 that would amend Sections 7-1-103, 7-2-127, 7-7-115, and 7-11-205 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Landscaping and Garage Sales.

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

> Over the past several months the City Council has had many discussions regarding the practices, policies, and ordinances relating to code enforcement. As a result of these discussions, the Council directed staff to make several changes to policies and ordinances that will impact code enforcement. Some of the ordinance changes requested by the Council impact Title 7 which is the City's Zoning Ordinance. These Title 7 changes are the subject of this application and are described below.
>
> Section 7-1-103
> This is the definitions section of the Zoning Ordinance. The proposed change to this section adds a definition for the term "Decorative Dirt".
>
> Section 7-2-127
> This section addresses standards for the use of artificial turf. The proposed change would allow artificial turf to be used in all parkstrips.
>
> Section 7-7-115
> This section addresses standards for home occupations. The proposed change would reduce the allowed number of garage, basement, or yard sales from an annual maximum of four to an annual maximum of three.
>
> Section 7-11-205
> This section addresses the landscaping and irrigation standards for single unit dwelling, twin home, and two unit dwelling lots. The proposed changes to this section would: require live plant material percentages to be determined by the size of the plant at full growth, not at planting, allow decorative dirt as a groundcover, and allow artificial turf to be counted

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toward all of the required live plant material.

Councilmember Harmon asked if 30% live plant material is still required by Code. Steve replied yes. Councilmember Whetstone noted that the Planning Commission recommended denial primarily because they didn't like the decorative dirt concept. Steve agreed and indicated that they didn't like the aesthetic and were concerned about the enforcement of no weeds. Councilmember Huynh asked if residents will be ticketed if they don't have 30% live landscaping. Steve replied it is still required by Code and this ordinance change would take into account full growth of plants, not when they are just planted. Mayor Lang verified that residents can have yards with just dirt but will have to ensure that the dirt remains weed free. Steve replied yes and noted that this change is proposed in the ordinance as directed by Council.

The City Council will consider Ordinance 23-23 at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M.

**PUBLIC HEARINGS SCHEDULED FOR JULY 25, 2023**

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-3-2023, FILED BY RUSSELL PLATT, REQUESTING A GENERAL PLAN CHANGE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO LOW DENSITY RESIDENTIAL (3 TO 4 UNITS/ACRE) AND A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-8 (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8, 000 SQUARE FEET) FOR PROPERTY LOCATED AT 4301 WEST 4570 SOUTH**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 25, 2023, in order for the City Council to hear and consider public comments regarding Application GPZ-3-2023, Filed by Russell Platt, Requesting a General Plan Change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a Zone Change from A (Agriculture, Minimum Lot Size 1/2 acre) to R-1-8 (Single Family Residential, Minimum Lot Size 8, 000 square feet) for Property Located at 4301 West 4570 South.

Proposed Ordinance 23-24, 23-25 and Resolution 23-102 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ACTION: ORDINANCE NO. 23-24, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO LOW DENSITY RESIDENTIAL (3 TO 4 UNITS/ACRE) FOR PROPERTY LOCATED AT 4301 WEST 4570 SOUTH**

Steve Pastorik, CED Director, discussed proposed Ordinance 23-24 that would



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amend the General Plan to Show a Change of Land Use from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) for Property Located at 4301 West 4570 South

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

> The subject property includes part of a home that was built in 1977 along with a few accessory buildings. According to the applicant, he would like to subdivide the property, along with property to the north, into four new building lots. The east portion of the property would be merged with the adjoining parcel to the east for the existing home.
>
> 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." For the development agreement, the applicant is proposing to use the same housing standards that were in place up until July of 2021.

**ACTION: ORDINANCE NO. 23-25, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4301 WEST 4570 SOUTH FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-8 (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8, 000 SQUARE FEET)**

Steve Pastorik, CED Director, discussed proposed Ordinance 23-25 that would amend the Zoning Map to Show a Change of Zone For Property Located at 4301 West 4570 South from A (Agriculture, Minimum Lot Size 1/2 acre) to R-1-8 (Single Family Residential, Minimum Lot Size 8, 000 square feet)

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

> The subject property includes part of a home that was built in 1977 along with a few accessory buildings. According to the applicant, he would like to subdivide the property, along with property to the north, into four new building lots. The east portion of the property would be merged with the adjoining parcel to the east for the existing home.
>
> A development agreement is required for this project. Section 7-11-213 of the West Valley City Zoning Ordinance states: "All new Subdivisions



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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." For the development agreement, the applicant is proposing to use the same housing standards that were in place up until July of 2021.

**ACTION: RESOLUTION NO. 23-102, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH NHU Y ENTERPRISE FOR APPROXIMATELY 1.53 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4301 WEST 4570 SOUTH**

Steve Pastorik, CED Director, discussed proposed Resolution 23-102 that would authorize the City to Enter Into a Development Agreement with Nhu Y Enterprise for Approximately 1.53 Acres of Property Located at Approximately 4301 West 4570 South

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

Russell Platt, acting as the authorized agent for Nhu Y Enterprise, LLC, has submitted a General Plan/zone change application (GPZ-3-2023) on 1.53 acres to change the General Plan from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and the zoning from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The Planning Commission recommended approval of the zone change subject to a development agreement.

The proposed development agreement addresses the standards to be used for the four new homes.

Councilmember Whetstone asked if the access to one of the lots is considered to be a private street. Steve replied no and indicated that this is similar to a flag lot and is basically considered a driveway since access will be provided to only one lot. Councilmember Nordfelt asked if this property could be zoned RE. Steve replied yes but noted that the shape of the lot could provide some difficulty. Councilmember Nordfelt asked if this has always been two lots. Steve replied it has been since 1980. Councilmember Harmon stated that the sustainability zone could also be applied for here and asked if the Council could require sustainable options in the Development Agreement. Steve replied yes. He noted that the Development Agreement does require the homes to meet the City's previous building standards prior to the legislative changes that occurred a few years ago.

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The City Council will consider Ordinance 23-24, 23-25 and Resolution 23-102 at the Regular Council Meeting scheduled July 25, 2023 at 6:30 P.M.

B. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-4-2023, FILED BY MARIA DUBON, REQUESTING A GENERAL PLAN CHANGE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO GENERAL COMMERCIAL AND A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO C-2 (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 4344 AND 4358 WEST 3500 SOUTH**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 25, 2023, in order for the City Council to hear and consider public comments regarding Application GPZ-4-2023, Filed by Maria Dubon, Requesting a General Plan Change from Large Lot Residential (2 to 3 units/acre) to General Commercial and a Zone Change from A (Agriculture, Minimum Lot Size 1/2 acre) to C-2 (General Commercial) for Property Located at 4344 and 4358 West 3500 South

Proposed Ordinance 23-26, 23-27 and Resolution 23-103 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ACTION: ORDINANCE NO. 23-26, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO GENERAL COMMERCIAL FOR PROPERTY LOCATED AT 4344 AND 4358 WEST 3500 SOUTH**

Steve Pastorik, CED Director, discussed proposed Ordinance 23-26 that would amend the General Plan to Show a Change of Land Use from Large Lot Residential (2 to 3 units/acre) to General Commercial for Property Located at 4344 and 4358 West 3500 South

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

> The west parcel includes a rental home built in 1937 and the east parcel includes a home built in 1941 that was converted into a commercial building. If this application is approved, the applicant plans to demolish the existing buildings and build a new restaurant on the subject property. The restaurant development would use about 2/3rds of the 1.85-acre total area. Included with this report is a concept plan, building elevations, and a floor plan for the proposed restaurant which would include a drive-thru.

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If this application is approved, the requirements in Section 7-7-111 would apply to the neighboring residential property lines. These requirements include the following:

> "Where Fast Food Establishments with drive-up windows are located adjacent to a Residential Zone or Use, the order board, speakers, and pick-up window shall be located at least 50' from the nearest residential property line and any sound emitting from the order board, speakers, and pickup window shall not be audible from the nearest residential property line between 10 PM and 7 AM."

**ACTION: ORDINANCE NO. 23-27, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4344 AMD 4358 WEST 3500 SOUTH FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO C-2 (GENERAL COMMERCIAL)**

Steve Pastorik, CED Director, discussed proposed Ordinance 23-27 that would amend the Zoning Map to Show a Change of Zone For Property Located at 4344 amd 4358 West 3500 South from A (Agriculture, Minimum Lot Size 1/2 acre) to C-2 (General Commercial).

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

> The west parcel includes a rental home built in 1937 and the east parcel includes a home built in 1941 that was converted into a commercial building. If this application is approved, the applicant plans to demolish the existing buildings and build a new restaurant on the subject property. The restaurant development would use about 2/3rds of the 1.85-acre total area. Included with this report is a concept plan, building elevations, and a floor plan for the proposed restaurant which would include a drive-thru.
>
> If this application is approved, the requirements in Section 7-7-111 would apply to the neighboring residential property lines. These requirements include the following:
>
> > "Where Fast Food Establishments with drive-up windows are located adjacent to a Residential Zone or Use, the order board, speakers, and pick-up window shall be located at least 50' from the nearest residential property line and any sound emitting from the order board, speakers, and pickup window shall not be audible

from the nearest residential property line between 10 PM and 7 AM."

**ACTION: RESOLUTION NO. 23-103, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MARIA DUBON FOR APPROXIMATELY 1.28 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4344 AND 4358 WEST 3500 SOUTH**

Steve Pastorik, CED Director, discussed proposed Resolution 23-103 that would authorize the City to Enter Into a Development Agreement with Maria Dubon for Approximately 1.28 Acres of Property Located at Approximately 4344 and 4358 West 3500 South.

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

> Maria Dubon has submitted a General Plan/zone change application (GPZ-4-2023) on 0.7 acres to change the General Plan from Large Lot Residential (2 to 3 units/acre) to General Commercial and to change the zoning from A (Agriculture, minimum lot size ½ acre) to C-2 (General Commercial). The Planning Commission recommended approval of the zone change subject to a development agreement.
>
> The proposed development agreement addresses two issues. First, it requires right-of-way dedication along 3500 South to accommodate future road widening. Second, it allows the required 10' wide landscaped strips along the perimeter of the north parking lot to be reduced to 5'. This allows for a more efficient parking lot layout.

Councilmember Nordfelt asked if there is a restriction on drive throughs at this location. Steve replied no. Mayor Lang asked if this is primarily a sit down restaurant. Steve replied yes but noted that there is also a drive through proposed. Councilmember Harmon asked if there is a benefit to rezoning neighboring parcels so it's consistent. Steve replied that would have to be done via a separate application and noted that neighboring properties have not requested that change. Mayor Lang stated that she wouldn't want to rezone someone's property and force them to pay higher taxes without them requesting it. She asked if a wall will be required since the property is next to agriculture. Steve replied yes.

The City Council will consider Ordinance 23-26, 23-27 and Resolution 23-103 at the Regular Council Meeting scheduled July 25, 2023 at 6:30 P.M.

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**ORDINANCE 23-28: AMEND SECTIONS 1-2-113, 10-1-110, 10-2-403, 10-2-405, 10-2-502, 10-2-503, 10-2-504, 10-2-505, 10-2-506, 10-2-507, 10-2-508, 10-2-510, 10-2-511, 10-2-601, 10-3-204, 10-3-501, 10-3-701, AND 24-2-111A OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING ADMINISTRATIVE CODE ENFORCEMENT**

Bradley Jeppsen, Legal, presented proposed Ordinance 23-28 that would smend Sections 1-2-113, 10-1-110, 10-2-403, 10-2-405, 10-2-502, 10-2-503, 10-2-504, 10-2-505, 10-2-506, 10-2-507, 10-2-508, 10-2-510, 10-2-511, 10-2-601, 10-3-204, 10-3-501, 10-3-701, and 24-2-111A of the West Valley City Municipal Code to Amend Certain Requirements Concerning Administrative Code Enforcement.

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

> This ordinance amends Title 1 to increase the administrative citation penalty from $400 to $500 for third and subsequent violations. The ordinance also amends Title 10 to provide for a board composed of an administrative law judge and two citizens to preside over administrative hearings to determine whether a code violation exists. The ordinance also adds an affirmative defense to Title 24 to provide that vehicles covered with a vehicle cover are not inoperable vehicles subject to citation.

Mayor Lang stated that she would like the Council to have approval/consent for dismissal of board members. Councilmember Harmon, Huynh, and Whetstone agreed that they would like to have input as well.

The City Council will consider Ordinance 23-28 at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M

**ORDINANCE 23-29: AMEND SECTION 1-2-102 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE CERTAIN INFORMATION TECHNOLOGY FEES**

Ken Curshing, IT Division, presented proposed Ordinance 23-29 that would amend Section 1-2-102 of the West Valley City Municipal Code to Update Certain Information Technology Fees.

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

> Several methods to provide GIS digital data and fees have been rendered obsolete by evolving technology, such as:

1. Hard Copy is rarely used since users can print their own maps from Google, etc.
2. WVC does not own Aerial Photos – SL County owns the aerial photography. WVC uses map services.
3. WVC no longer uses the US Public Land Survey System, therefore providing GIS data by Section / Quarter Section is outdated and would require extra time to clip City wide data into these units.
4. Requests are managed through the City Recorder/GRAMA requirements.

The ultimate goals are to streamline the pricing structure and make request fulfillment easier for the requestor and City Staff. The current fee structure will be replaced with "Actual cost of processing pursuant to state law. Essentially, the City will recover costs of staff time to fulfill the request.

The City Council will consider Ordinance 23-29 at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M

**RESOLUTION 23-104: RATIFY THE AGREEMENT BETWEEN THE CITY AND MATT AND STEPHANIE HANSEN FOR ADMINISTRATIVE LAW JUDGE SERVICES**

Bradley Jeppsen, Legal, presented proposed Resolution 23-104 that would ratify the Agreement Between the City and Matt and Stephanie Hansen for Administrative Law Judge Services.

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

Changes made to the administrative code enforcement (ACE) hearing process require the city to appoint new ALJ's. After careful consideration of multiple applicants, the City has determined that Matt and Stephanie Hansen are highly qualified and experienced. The City is agreeing to pay Matt and Stephanie a fee of $100.00 per hour for services performed.

Mayor Lang asked if Stephanie and Matt will alternate. Brad replied that it will primarily be Matt but he is a prosecutor and there may be occasions he will not be able to attend meetings and Stephanie will take his position.

The City Council will consider Resolution 23-104 at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M

**RESOLUTION 23-105: APPROVE THE EXECUTION OF A COOPERATIVE**



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**AGREEMENT BETWEEN WEST VALLEY CITY AND THE UTAH DIVISION OF FORESTRY, FIRE, AND STATE LANDS**

John Evans, Fire Chief, presented proposed Resolution 23-105 that would approve the Execution of a Cooperative Agreement Between West Valley City and the Utah Division of Forestry, Fire, and State Lands.

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

> This agreement is a continuation of an agreement which we have been a part of for the past five years.
>
> The agreement allows us to provide the initial fire attack on wildland fires in our city, and when the fire extends past our capabilities the State will assist in the suppression. With the agreement we will not be billed by the State for services to control the fire. In the agreement we have benchmarks we need to complete for this to move forward. We have met all the points which we as West Valley needs to commit to for the agreement.
>
> In West Valley we have a few areas which we could possibly utilize the state assistance for fire suppression of wildland incidents, such as the west bench of our city.

The City Council will consider Resolution 23-105 at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M

**RESOLUTION 23-106: APPROVE THE PURCHASE OF GARBAGE CANS FROM WASTEQUIP**

Dan Johnson, Public Works Director, presented proposed Resolution 23-106 that would approve the Purchase of Garbage Cans from Wastequip.

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

> The Sanitation Division regularly purchases new garbage cans to satisfy demand from customers for new cans and to replace damaged cans.
>
> The pricing for the containers is based upon a bid award to other government entities and the containers are procured through OMNIA Partners, a national purchasing organization. The bids obtained through this organization enable the City to benefit from very competitively priced bids from another government agency, satisfying the City's procurement requirements.

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This resolution authorizes the purchase of 1,872 garbage containers.

Councilmember Whetstone asked what would happen to the old cans. Steve replied that they would be recycled.

The City Council will consider Resolution 23-106 at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M

**CONSENT AGENDA SCHEDULED FOR JULY 18, 2023**

A. **RESOLUTION 23-107: AUTHORIZE THE CITY TO EXECUTE AN UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER**

Wayne Pyle, City Manager, discussed proposed Resolution 23-107 that would authorize the City to Execute an Underground Right of Way Easement in Favor of Rocky Mountain Power

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

> Rocky Mountain Power is requesting an Underground Right-of-way Easement across West Valley City property located at 2788 W. Lancer Way in order to install infrastructure for future charging facilities for the UTA Bus Hub expansion and the electric vehicle charging stations to be built in the City Hall parking lot.

B. **RESOLUTION 23-108: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED WITH AND FROM THE DONNA S. GLISSMEYER FAMILY TRUST FOR PROPERTY LOCATED AT 3389 WEST 4400 SOUTH**

Wayne Pyle, City Manager, discussed proposed Resolution 23-108 that would authorize the City to Enter Into a Right of Way Purchase Agreement and Accept a Warranty Deed With and From the Donna S. Glissmeyer Family Trust for Property Located at 3389 West 4400 South.

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

> The Donna S. Glissmeyer Family Trust property located at 3389 West 4400 South is one of several properties affected by the required removal and replacement of ADA ramps for the 2023 Asphalt Overlay Project. As part

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of this project several residential streets will be roto-milled and overlaid. Any existing ADA ramps which do not comply with the current ADA standards and regulations must be removed and replaced.

The Warranty Deed will allow for construction over a portion of the property currently owned by the property owners. The portion of property being acquired is located at the northeast corner of Lot 28 of Hawarden Estates No. 2 and contains a total of 18 square feet. Compensation in the amount of $600.00 was based upon land values for property in the neighborhood.

The City Council will consider Resolutions 23-107 through 23-108 on the Consent Agenda at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M

**COMMUNICATIONS**

**A. 4100 SOUTH/BANGERTER HIGHWAY DISCUSSION**

Alex Fisher-Willis, UDOT, provided a PowerPoint presentation summarized as follows:

- Schedule update
- Outreach and Feedback
    - • Neighborhood meetings:100+ attendees
    - • Public Hearing Attendees: 200+
    - • Video Views: 1400+
    - • 170 comments to date
    - • Themes
    - • Opposition to interchange at 4100 South; overpass only preferred
    - • Support for 4100 South interchange
    - • Concern about pedestrian crossings and shared-use path security
    - • Design details
    - • Support for project
- 4100 S design
- Interchange VS Overpass Property Impacts
    - • Interchange property impacts: 119 (64 residential relocations)
    - • Overpass property impacts: 80 (55 residential relocations
    - Traffic Data
    - Traffic Volumes

DRAFT

        - An overpass at 4100 South would increase 2050 peak hour traffic volumes at the 3500 South and 4700 South interchanges
    - Vehicle delay
        - • An overpass would increase total study area delay by 9%in the a.m. peak hour and 53% in the p.m. peak hour
        - • User costs (based on study area delay)
        - • $4 Million in 2050
        - • $89.4 Million 2025-2050
        - An overpass would push three intersections over the LOS E threshold: 3500 South & 3600 West, 4700 South & 4000 West and 4700 South & Bangerter
        - An overpass results in a 50% increase in 2050 a.m. and a 55% increase in 2050 p.m. peak hour turning movements that operate at LOS E or worse
- Queue Lengths
- Shared-use path and Pedestrian Passageways- 4100 S
- Next Steps

The Mayor, Council, and representatives from UDOT discussed traffic flow and east/west access between 1-215, Bangerter, and Mountain View Corridor.

Councilmember Harmon stated that he would prefer the pedestrian crossings be at grade with no tunnel system. Councilmember Christensen agreed and indicated that the tunnels would cause a significant safety concern. After further discussion, the Council agreed that they would like UDOT to look at other alternatives to the tunnel proposal. They indicated that this is a serious safety concern for both residents who live near the tunnels as well as pedestrians or cyclists that would use them. Ms. Fisher-Willis encouraged the Council to provide suggestions for possible alternatives and noted that UDOT would continue working with the City on this issue.

The Mayor and Council had no further questions or concerns.

**B. COUNCIL CALENDAR**

Mayor Lang referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events.

Members of the City Council had no further questions regarding the Council Update.

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**NEW BUSINESS**

**A. POTENTIAL FUTURE AGENDA ITEMS**

Councilmember Harmon stated that he would like to see a copy of the Study conducted on Palmer Drive and would like to discuss the criteria for the installation of speed bumps. Councilmember Nordfelt indicated that it would be beneficial to see accidents taken into account as well.

Wayne stated that the County has provided several proposals to the City for relocating the West Valley library. He stated that two locations are available, the Redwood Recreation Center and Valley Fair Mall. Wayne indicated that staff believes Valley Fair Mall would be the best location and would like to formally inform the County of that preference verbally, by letter, by resolution, or however the Council sees fit. Wayne discussed pros and cons of the various locations aas well as transience and homeless concerns at the current library and near the Redwood Recreation Center. After discussion by the Council, Councilmember Christensen, Nordfelt, Huynh and Fitisemanu agreed that the Valley Fair location would be best. The Council requested that this preference be relayed via letter.

Nichole Camac, City Recorder, stated that a West Valley student has proposed a reading of the Bill of Rights She indicated that this will occur September 14th at 6:30 PM. She asked if the Council would like to read a proclamation supporting this action. The Council agreed. Nichole stated that they will need 10-15 readers in both English and Spanish if any members of the Council would like to participate in the event.

**B. COUNCIL REPORTS**

**COUNCILMEMBER CHRISTENSEN- MOSQUITO ABATEMENT AND HEALTHY WEST VALLEY**

Councilmember Christensen stated that he attended the South Salt Lake Mosquito Abatement meeting. He noted that while no cases of Nile Virus have been detected, there is a significant increase in mosquitos this year. He also stated he attended Healthy West Valley and the committee is working to bring many plans to fruition.

**COUNCILMEMBER WHETSTONE- CHAMBERWEST GALA**

Councilmember Whetstone stated that he will be attending the ChamberWest Gala in August and encouraged the Council to join him as it falls on his birthday.

**MAYOR LANG- JORDAN VALLEY WATER**

Mayor Lang stated that water usage is down this year in the City so residents are doing a great job conserving.

DRAFT

**C. STRATEGIC DISCUSSION LIST**

Mayor Lang stated that items would continue to be discussed on the list.

**D. REVIEW AGENDA FOR SPECIAL MUNICIPAL BUILDING AUTHORITY MEETING SCHEDULED JULY 18, 2023**

**BA RESOLUTION 23-06: AUTHORIZE THE AUTHORITY TO EXECUTE AN UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER**

Wayne Pyle, City Manager, discussed proposed BA Resolution 23-06 that would authorize the Authority to Execute an Underground Right of Way Easement in Favor of Rocky Mountain Power

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

> Rocky Mountain Power is requesting an Underground Right-of-way Easement across Municipal Building Authority property located at 3600 S Constitution Blvd. in order to install infrastructure for future charging facilities for the UTA Bus Hub expansion and the electric vehicle charging stations to be built in the City Hall parking lot.

The Municipal Building Authority will consider Resolution 23-06 at the Special Municipal Building Authority Meeting scheduled July 18, 2023 at 6:30 P.M

**MOTION TO ADJOURN**

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY JULY 11, 2023 WAS ADJOURNED AT 6:23 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, July 11, 2023.

DRAFT

_____
Nichole Camac, CMC
City Recorder

DRAFT

The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, July 18, 2023, 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.

**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:

   A. June 27, 2023

6. Presentations:

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

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

- 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. Awards, Ceremonies and Proclamations:

   A. Proclamation Declaring August as "Neighborhood Nights" Month and August 1, 2023 as "National Night Out 2023" in West Valley City

8. Comment Period:

   *(The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to three 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. Speakers shall refrain from personal attacks against fellow citizens, city staff, or members of the City Council)*

   A. Public Comments

   B. City Manager Comments

   C. City Council Comments

9. Public Hearings:

   A. Accept Public Input Regarding Application ZT-4-2023, Filed by West Valley City, Requesting a Zone Text Change to Amend Certain Requirements Concerning Landscaping and Garage Sales

      Action: Consider Ordinance 23-23, Amend Sections 7-1-103, 7-2-127, 7-7-115, and 7-11-205 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Landscaping and Garage Sales

10. Ordinances:

A. 23-28: Amend Sections 1-2-113, 10-1-110, 10-2-403, 10-2-405, 10-2-502, 10-2-503, 10-2-504, 10-2-505, 10-2-506, 10-2-507, 10-2-508, 10-2-510, 10-2-511, 10-2-601, 10-3-204, 10-3-501, 10-3-701, and 24-2-111A of the West Valley City Municipal Code to Amend Certain Requirements Concerning Administrative Code Enforcement

B. 23-29: Amend Section 1-2-102 of the West Valley City Municipal Code to Update Certain Information Technology Fees

11. Resolutions:

A. 23-104: Ratify the Agreement Between the City and Matt and Stephanie Hansen for Administrative Law Judge Services

B. 23-105: Approve the Execution of a Cooperative Agreement Between West Valley City and the Utah Division of Forestry, Fire, and State Lands

C. 23-106: Approve the Purchase of Garbage Cans from Wastequip

12. Consent Agenda:

A. Reso. 23-107: Authorize the City to Execute an Underground Right of Way Easement in Favor of Rocky Mountain Power

B. Reso. 23-108: Authorize the City to Enter Into a Right of Way Purchase Agreement and Accept a Warranty Deed With and From the Donna S. Glissmeyer Family Trust for Property Located at 3389 West 4400 South

13. Motion for Closed Session (if necessary)

14. Adjourn

WEST VALLEY CITY

A Special Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, July 18, 2023, 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.

WILL WHETSTONE, CHAIR
SCOTT HARMON, VICE CHAIR

**A G E N D A**

1. Call to Order
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
   A. June 20, 2023
5. Resolutions:
   A. 23-06: Authorize the Authority to Execute an Underground Right of Way Easement in Favor of Rocky Mountain Power
6. 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.

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

**Budget Opening Required:** ☐

**ISSUE:**

Application: #GPZ-3-2023
Applicant: Russell Platt
Location: 4301 West 4570 South
Size: 1.53 acres

**SYNOPSIS:**

A General Plan change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet).

**BACKGROUND:**

The subject property includes part of a home that was built in 1977 along with a few accessory buildings. According to the applicant, he would like to subdivide the property, along with property to the north, into four new building lots. The east portion of the property would be merged with the adjoining parcel to the east for the existing home.

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." For the development agreement, the applicant is proposing to use the same housing standards that were in place up until July of 2021.

**RECOMMENDATION:**

The Planning Commission recommends approval subject to a development agreement.

**SUBMITTED BY:**

Steve Pastorik, Community Development Director

**WEST VALLEY CITY, UTAH**

**ORDINANCE NO._____**

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

**AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO LOW DENSITY RESIDENTIAL (3 TO 4 UNITS/ACRE) FOR PROPERTY LOCATED AT 4301 WEST 4570 SOUTH ON 1.53 ACRES.**

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

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

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

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

**SECTION 1. GENERAL PLAN AMENDMENT.**

The property described in Application #GPZ-3-2023, filed by Russell Platt, and located at 4301 West 4570 South within West Valley City, is hereby amended by reclassifying the following described property from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre). Said property is more particularly described as follows:

Parcel #: 21-06-453-031

**SECTION 2. GENERAL PLAN MAP AMENDMENT.**

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

**SECTION 3. EFFECTIVE DATE.**

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

**DATED** this _____ day of _____, 2023.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

**WEST VALLEY CITY, UTAH**

**ORDINANCE NO. _____**

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

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4301 WEST 4570 SOUTH ON 1.53 ACRES FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)**

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

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

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

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

**SECTION 1. ZONING CHANGE.**

The property described in Application #GPZ-3-2023, filed by Russell Platt, and located at 4301 West 4570 South within West Valley City, is hereby classified from zone A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet), said property more particularly described as follows:

Parcel #: 21-06-453-031

**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 _____, 2023.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

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

**ISSUE:**

A resolution authorizing the City to enter into a development agreement with Nhu Y Enterprise, LLC.

**SYNOPSIS:**

This resolution authorizes a development agreement between the City and Nhu Y Enterprise to establish minimum standards for a subdivision at 4301 West 4570 South.

**BACKGROUND:**

Russell Platt, acting as the authorized agent for Nhu Y Enterprise, LLC, has submitted a General Plan/zone change application (GPZ-3-2023) on 1.53 acres to change the General Plan from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and the zoning from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The Planning Commission recommended approval of the zone change subject to a development agreement.

The proposed development agreement addresses the standards to be used for the four new homes.

**RECOMMENDATION:**

The Planning Commission recommends approval to the City Council.

**SUBMITTED BY:**

Steve Pastorik, Community Development Director

**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. _____**

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH NHU Y ENTERPRISE, LLC FOR APPROXIMATELY 1.53 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4301 WEST 4570 SOUTH.**

**WHEREAS**, Nhu Y Enterprise, LLC (herein "Developer") owns real property within the limits of West Valley City, Utah, on which Developer proposes to develop a residential project (herein the "Project"); and

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

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

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

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

**PASSED, APPROVED and MADE EFFECTIVE** this _____day of _____, 2023.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

## DEVELOPMENT AGREEMENT

**THIS DEVELOPMENT AGREEMENT** (herein the "Agreement") is entered into this _____ day of _____, 20____, by and between Nhu Y Enterprise, LLC, a Utah limited liability company, (herein "Developer") for the land to be included in or affected by the project located at approximately 4301 West 4570 South in West Valley City, Utah, and West Valley City, a municipal corporation and political subdivision of the State of Utah (herein the "City").

## RECITALS

**WHEREAS**, Developer owns or is under contract to acquire approximately 1.53 acres of real property located at approximately 4301 West 4570 South in West Valley City, Utah, as described in Exhibit "A" (the "Property"), on which Developer proposes to establish minimum standards for a new residential development (the "Project"); and

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

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

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

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

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

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

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

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

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

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

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

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

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

| | |
|---|---|
| TO DEVELOPER: | Nhu Y Enterprise, LLC<br>818 North Sandhurst Dr.<br>Salt Lake City, UT 84103 |
| TO CITY: | West Valley City<br>Wayne Pyle, City Manager<br>3600 Constitution Blvd.<br>West Valley City, Utah 84119 |
| WITH A COPY TO: | West Valley City Attorney's Office<br>Attn: Brandon Hill<br>3600 Constitution Blvd.<br>West Valley City, Utah 84119 |

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

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

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

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

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

**WEST VALLEY CITY**

_____
MAYOR

ATTEST:

_____
CITY RECORDER

APPROVED AS TO FORM
WVC Attorney's Office

By: _____

Date: _____

**DEVELOPER**

By:_____

Its: _____

State of _____)
:ss
County of _____)

On this _____ day of _____, 20___, personally appeared before me_____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and affirmed that he or she is the _____of Nhu Y Enterprise, LLC, a Utah limited liability company, and that said document was signed by him or her in behalf of said limited liability company by authority of its members or articles of organization, and he or she acknowledged to me that said entity executed the same.

_____
No tary Pu b lic

**EXHIBIT A**

**LEGAL DESCRIPTION**

Parcel #: 21-06-453-031
BEG S 00º02'26" W 5.35 FT FR NW COR OF SW 1/4 OF SE 1/4 SEC 06, T2S, R1W, SLM; NE'LY ALG ARC OF 360.00 FT RADIUS CURVE L62.08 FT (CHD N 85º06'39" E 62.00 FT); S 89º56'20" E 270.24 FT; S 00º02'26" W 223.22; N 74º13'54" W 24.47 FT; N 76º54'48" W 64.75 FT; N 83º04'38" W 67.36 FT; S 89º40'04" W 70.96 FT; S 83º12'11" W 49.16 FT; S 82º06'25" W 59.31 FT; N 00º02'26" E 203.17 FT TO BEG. 1.53 ACRES.

## EXHIBIT B

## DEVELOPMENT STANDARDS

All homes within the subdivision shall meet the standards outlined below:

**BUILDING MATERIALS.**

(1) All exterior materials shall be 100% masonry. For the purposes of this Section, masonry shall only include brick, stone, and fiber cement siding. Thin brick, brick veneer panels, stone veneer panels and stucco are not allowed. Fiber cement siding shall not constitute more than 75% of the exterior material and the remaining 25% must be either brick or stone. All exterior materials shall be installed in a professional workmanlike manner and be guaranteed to be maintenance-free for at least 10 years. Finishes upon exterior materials shall be guaranteed maintenance-free for a minimum of five years. Materials or finishes without such guarantees shall not be permitted. Guarantees shall be in writing from the manufacturer.

(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 AND 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 percent of the total eave length of the home shall have an overhang of not less than 12 inches. The roof overhang 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 overhang provisions shall not apply to porch covers, bay windows, or similar appendages.

**MINIMUM DEPTH AND AREAS.**

(1) Each dwelling shall be not 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 3,000 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 3,500 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 insure exterior design variation, the same or very similar exterior design, as determined by the City, shall not be allowed on adjacent Lots, except in the case of Twin Homes, where connected units may be the same.

(2) In order to insure variation in Front Yard setbacks, no more than two homes on adjacent Lots shall be built at the same setback. The minimum front setback may be reduced for main Buildings, but not for garages; however, the average front setback for all Lots in the Subdivision shall not be less than the minimum front setback allowed in the zone. The minimum offset between homes shall be not less than five feet and the minimum front setback on any Lot shall be not less than 23 feet. This requirement shall not apply to Lots where the entire front property line is a curve with a radius of 100 feet or less. This subsection (2) shall not apply in the RE zone.

(3) Any sides of a home facing a Street, consisting of one material, shall include distinctive features intended to add significant variety and interest to the exterior surfaces of the home, such as pop-outs on windows, bay windows, Quoins, color variations, texture changes or brick/stone decorative elements, etc.

**GARAGE REQUIRED.**

A 3 car garage is required, except that a 2 car garage is permissible when there is a 20' Side Yard setback adjacent to the garage and either the 2 car garage is side loaded or the Basement of the dwelling with at least a three-quarter Basement is finished. The minimum interior dimensions of a garage shall be 20 feet by 30 feet for a 3 car garage and 20 feet by 20 feet for a 2 car garage. Occupancy of the home shall not be permitted without the garage being completed. Where the garage is Attached to the home and the garage door is facing the Street, the width of the front of the house excluding the garage shall be at least 18' for ramblers and 15' for multi-levels.

**DESIGN TREATMENTS.**

(1) All dwellings must have at least one main (front) Entrance consisting of a concrete stoop, landing, and (if necessary) steps and additional landings which provide direct access to Grade.

(2) New dwellings shall be oriented toward 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 of plans. Each dwelling shall include at least

one feature from each of the following categories in Table 1: 1) Roofing Treatments; 2) Relief Treatments; 3) Material Selections 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 number of points equal to or above the minimum required for the type of home to be constructed.

b. For homes with a side or rear Façade that faces a Street, architectural features, which total at least 70 points from Table 2, shall be applied to all Street facing Façades other than the front.

i. In the process of choosing architectural features from Table 2 to include on Street facing Façades, each home shall include at least one feature each 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 simulate the depth of wood over the entire roof | 0 |
| C. Two or more gable 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)** | **Points** |
| A. At least one foundation jog (not including the garage) on the 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 usable, 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 brick or stone wainscot 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 | 30 |

| | |
|---|---|
| cement siding, including accent trim, which is a complementary but different color from the primary house color, around all windows and doors. | |
| B. A brick or stone wainscot of at least 30 inches high on the front and sides of the dwelling with the remainder of the home in fiber cement siding including accent trim, which is a complementary but different color from the primary house color, around all windows and doors. | 40 |
| C. A brick or stone wainscot on the front elevation and brick or stone extending to the roof line on at least one portion of the front. Fiber cement siding 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 from the primary house color around all windows and doors. | 70 |
| E. 100% brick exterior | 120 |
| **4. Entry Features (must use one)** | **Points** |
| A. Covered entry with columns having a minimum size of 1' x 1' for 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 50 sq. ft. of usable, 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. Three car garage where one of the spaces is located at least 1.5' behind the other two garage spaces (may not be used in combination with item E) | 60 |
| E. Three car garage (may not be used in combination with item D) | 40 |
| F. Detached or Alley loaded garage in 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 home | 20 |
| **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 the 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 | 20 |
| G. Siding applied horizontally and vertically on front elevation | 20 |
| 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 3,000 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)** | **Points** |
| A. A minimum 6” overhang 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 Façades | 20 |
| E. Two or more gables on side Façades | 10 |
| F. One cross gable on side Façades | 10 |
| G. Two cross gables on side Façades | 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 in 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 | 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. brick or stone wainscot) 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 Façades, a front porch that extends to the Street facing side Façade | 10 |

Russell Platt has submitted a General Plan/zone change application for a 1.53-acre parcel located at 4301 West 4570 South. The property is currently zoned A (Agriculture, minimum lot size ½ acre) with a General Plan designation of Large Lot Residential (2 to 3 units/acre). The proposed zone is R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 sq. ft.) and the proposed General Plan designation is Low Density Residential (3 to 4 units/acre). As a reminder, City ordinance only allows zone changes to R-1-8 on properties less than 2 acres.

Surrounding zones include R-1-8 to the north, south, and west and A to the east. The property is surrounded by single unit dwellings.

**Development Proposal**

The subject property includes part of a home that was built in 1977 along with a few accessory buildings. According to the applicant, he would like to subdivide the property, along with property to the north, into four new building lots. The east portion of the property would be merged with the adjoining parcel to the east for the existing home.

**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." For the development agreement, the applicant is proposing to use the same housing standards that were in place up until July of 2021 when the City amended the zoning ordinance to comply with limitations to housing standards imposed by the State legislature.

**Staff Alternatives**:

- Approval. This application should be approved subject to a development agreement that includes the standards proposed by the applicant.

- Continuance. This application should be continued for reasons determined during the public hearing.

- Denial. This application should be denied. A larger lot zone like R-1-12 or RE would comply with the existing General Plan designation.

**Discussion:** Steve Pastorik presented the application. Commissioner McEwen asked why the existing property line runs through the existing home. Steve said he is not familiar with the history of this property, but it is set up that way currently. Commissioner McEwen said wouldn't it be easier if the applicant was to propose adjusting the

property line, so it encompasses the entire development? Steve explained that if this proposal moves forward, the intent would be to join a portion of the subject property with the property to the east.

Chair Fuller asked if those lots would be zoned R-1-8. Steve stated the property in question would be zoned R-1-8, but the property to the east would be zoned A.

Commissioner McEwen said he doesn't understand why they would have two different zones within the same subdivision. Steve explained that the concept plan he presented does not include engineering, so that the concept could be adjusted for drainage. He noted that the applicant could speak to that question also.

Russell Platt, the applicant, said he is unsure how the previous owner could obtain a building permit to build the existing home on the boundary line. He noted that Steve Lehman, Current Planning Manager, pointed out that the proposed development is a great way to move the boundary line. Mr. Platt stated that he is excited to have the opportunity to enhance this neighborhood.

Commissioner McEwen asked why they would need access to the property from the cul-de-sac and the east side. Mr. Platt explained that they are still determining how they will develop the east side of the property. He stated they would need second access if they were to develop the other side similarly.

Rae Anderson said that she lives across the street from the subject property. She stated that she is concerned about the increase in residents related to the proposed subdivision. Mrs. Anderson noted that there would be a negative impact on their water and sewer. She said it would increase the amount of traffic and taxes.

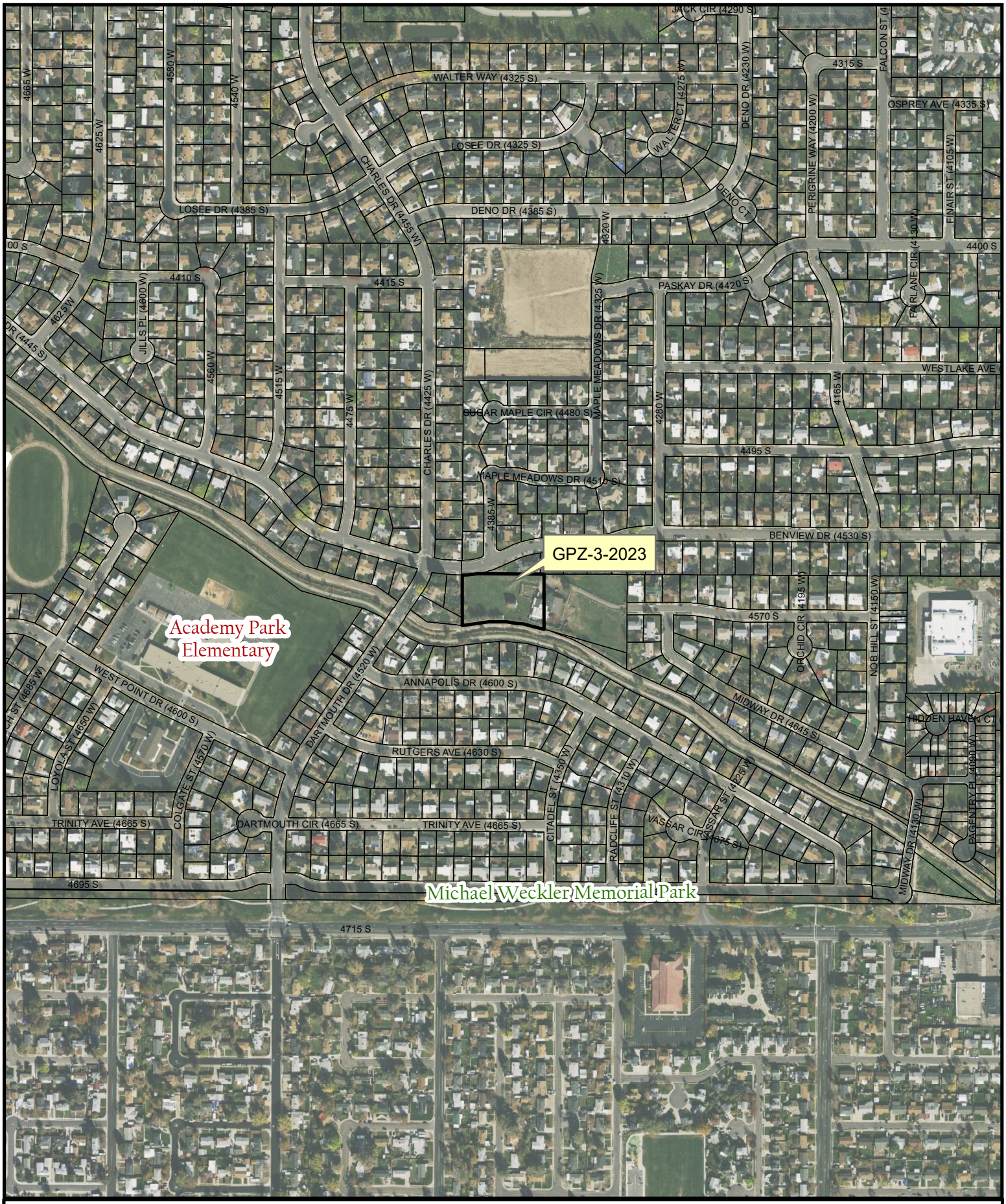
Commissioner Woodruff asked Steve how many additional lots would be added if this project was approved. Steve said there would be four additional lots. Commissioner Woodruff said that Mr. Platt had found a great way to utilize this property, given it is difficult to develop.

**Motion:** Commissioner McEwen motioned to approve GPZ-3-2023. This application should be approved subject to a development agreement that includes the standards proposed by the applicant.

Commissioner Woodruff seconded the motion.

| | | |
|---|---|---|
| **Vote:** | Chair Fuller | Yes |
| | Commissioner Lovato | Yes |
| | Commissioner McEwen | Yes |
| | Commissioner Wood | Yes |
| | Commissioner Woodruff | Yes |

**Unanimously – GPZ-3-2023 – Approved**




GPZ-3-2023
Russell Platt
4301 West 4570 South

**GPZ-3-2023**

Petition by RUSSELL PLATT requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is located at 4301 West 4570 South on 1.53 acre. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



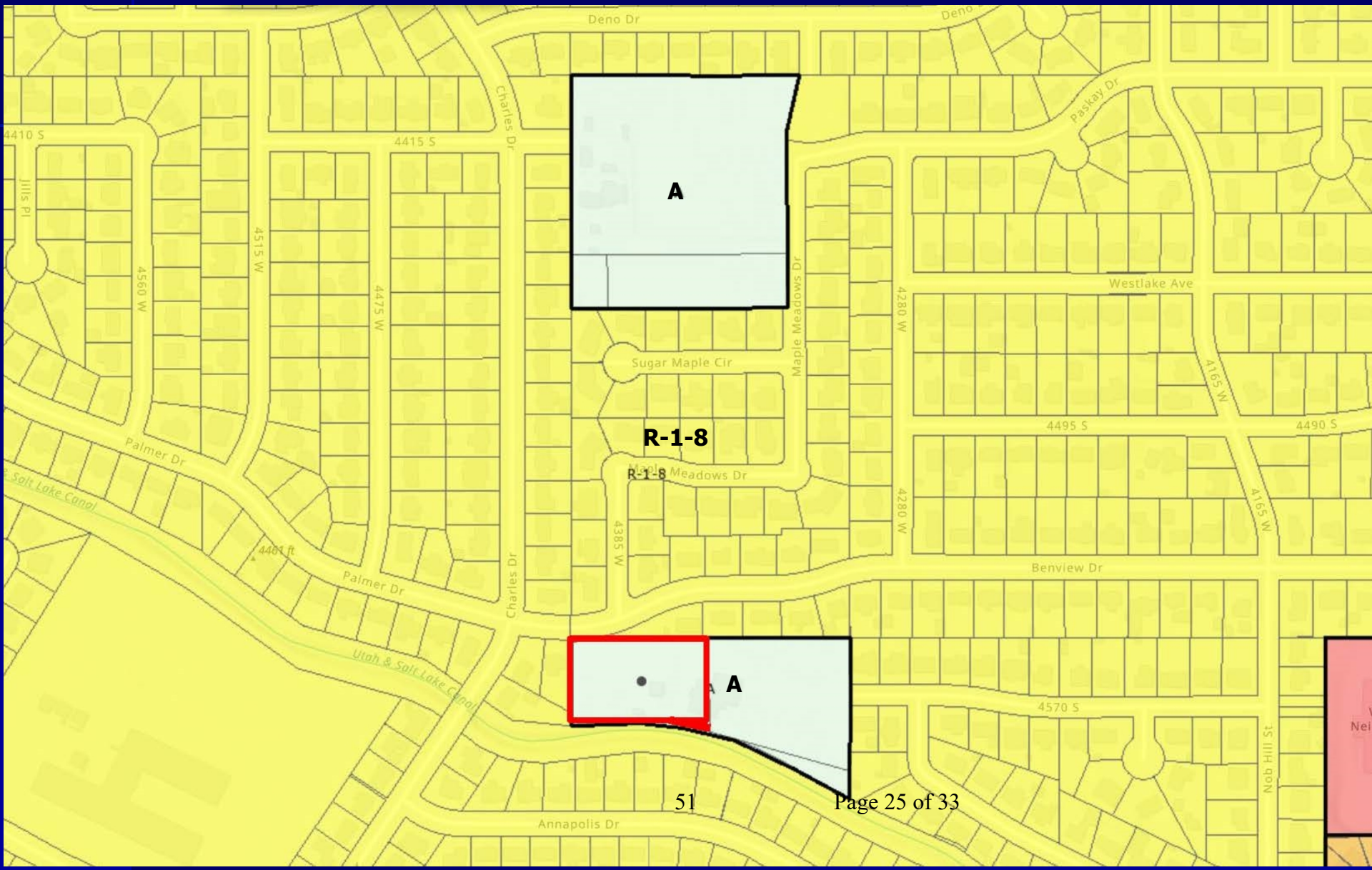
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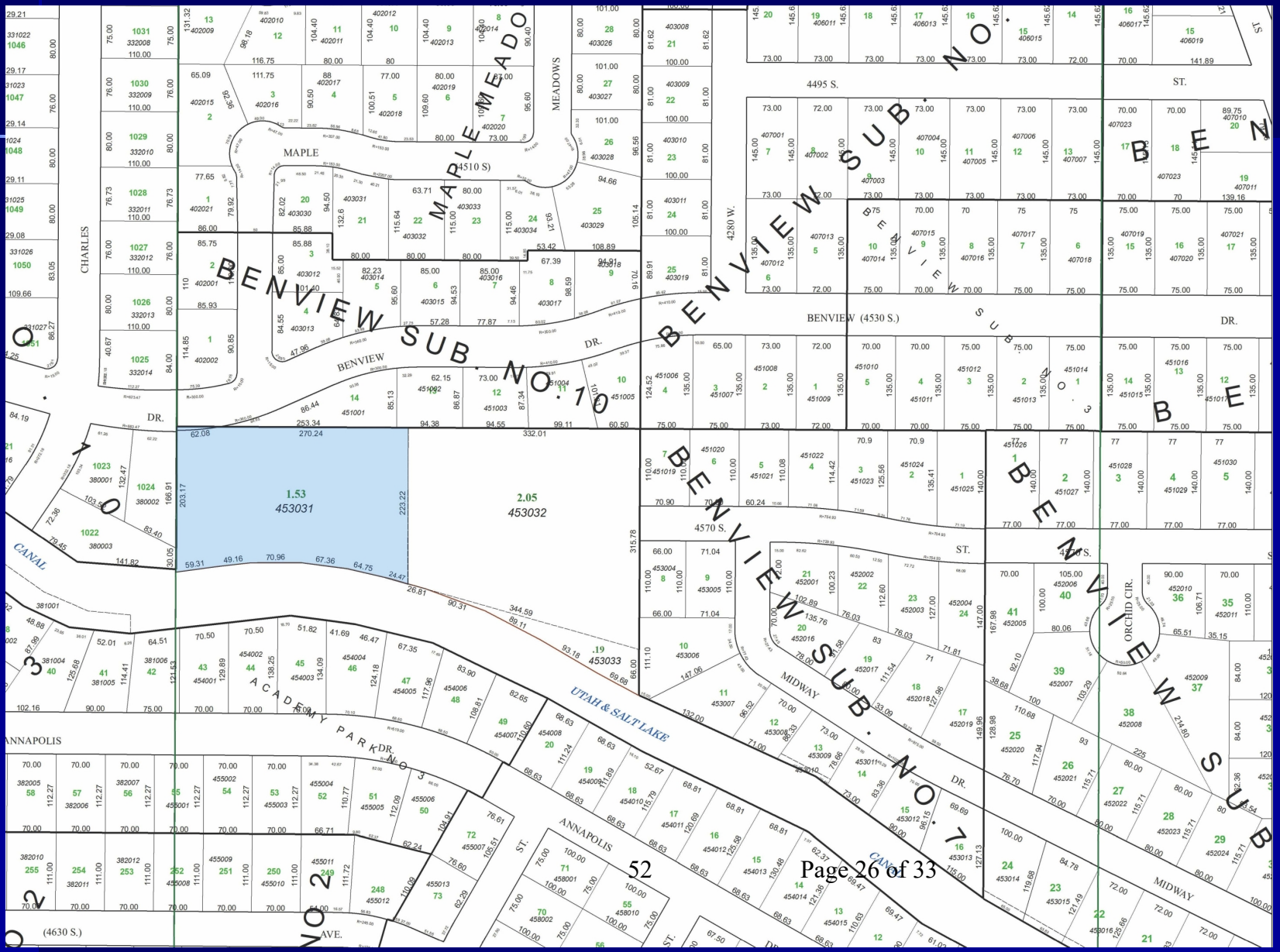
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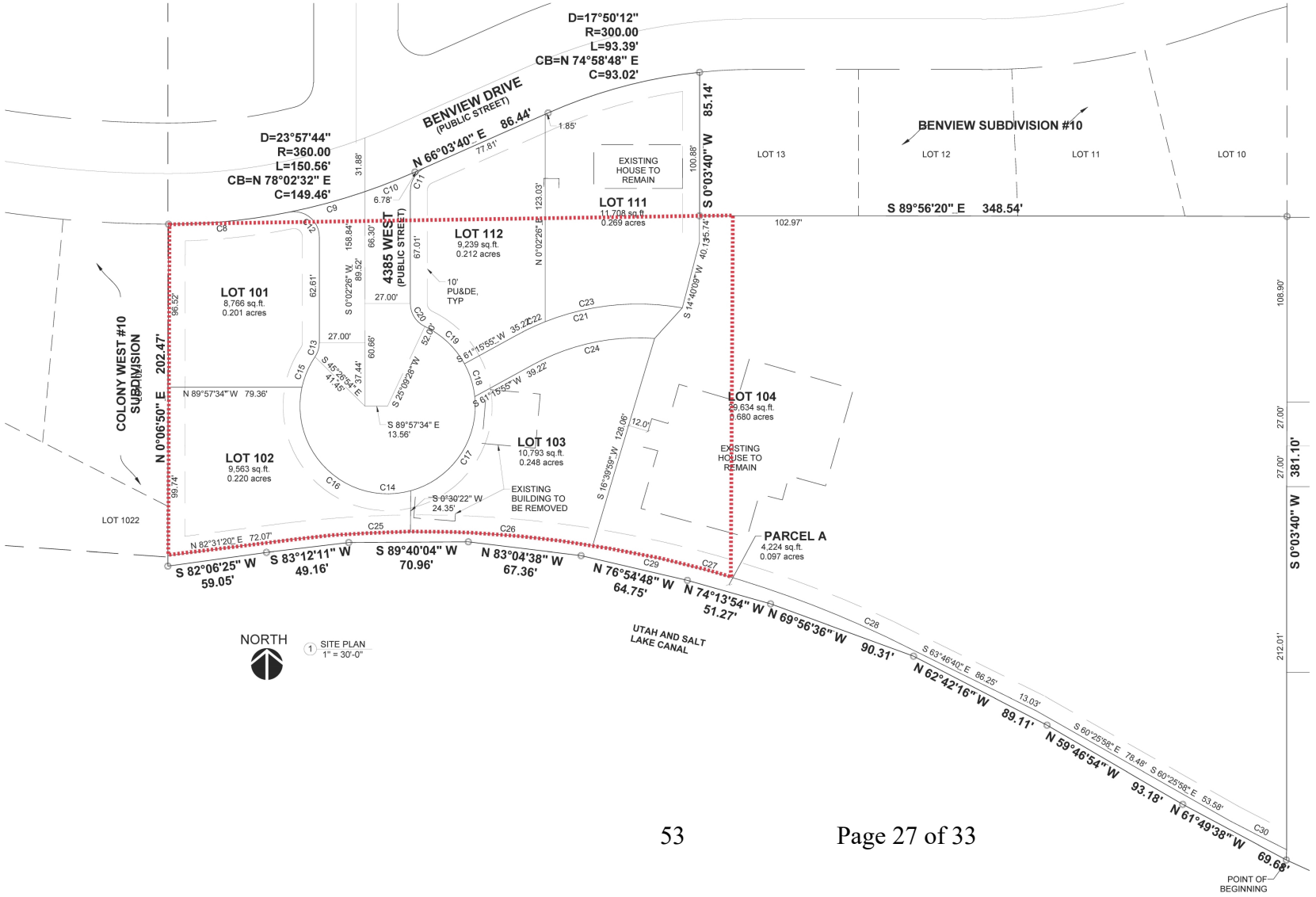
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**GPZ-3-2023**

Petition by RUSSELL PLATT requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is located at 4301 West 4570 South on 1.53 acre. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



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

**Budget Opening Required:** ☐

**ISSUE:**

Application: #GPZ-4-2023
Applicant: Maria Dubon
Location: 4344 and 4358 West 3500 South
Size: 0.7 acres

**SYNOPSIS:**

A General Plan change from Large Lot Residential (2 to 3 units/acre) to General Commercial and a zone change from A (Agriculture, minimum lot size ½ acre) to C-2 (General Commercial).

**BACKGROUND:**

The west parcel includes a rental home built in 1937 and the east parcel includes a home built in 1941 that was converted into a commercial building. If this application is approved, the applicant plans to demolish the existing buildings and build a new restaurant on the subject property. The restaurant development would use about 2/3rds of the 1.85-acre total area. Included with this report is a concept plan, building elevations, and a floor plan for the proposed restaurant which would include a drive-thru.

If this application is approved, the requirements in Section 7-7-111 would apply to the neighboring residential property lines. These requirements include the following:

> "Where Fast Food Establishments with drive-up windows are located adjacent to a Residential Zone or Use, the order board, speakers, and pick-up window shall be located at least 50' from the nearest residential property line and any sound emitting from the order board, speakers, and pickup window shall not be audible from the nearest residential property line between 10 PM and 7 AM."

**RECOMMENDATION:**

The Planning Commission recommends approval subject to a development agreement.

**SUBMITTED BY:**

Steve Pastorik, Community Development Director

**WEST VALLEY CITY, UTAH**

**ORDINANCE NO._____**

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

**AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO GENERAL COMMERCIAL FOR PROPERTY LOCATED AT 4344 AND 4358 WEST 3500 SOUTH ON 0.7 ACRES.**

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

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

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

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

**SECTION 1. GENERAL PLAN AMENDMENT.**

The property described in Application #GPZ-4-2023, filed by Maria Dubon, and located at 4344 and 4358 West 3500 South within West Valley City, is hereby amended by reclassifying the following described property from Large Lot Residential (2 to 3 units/acre) to General Commercial. Said property is more particularly described as follows:

Portions of Parcel #s: 15-30-451-029 and 15-30-451-030:
A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°56'54" EAST ALONG THE SECTION LINE A DISTANCE OF 239.82 FEET AND NORTH 40.00 FEET FROM THE SOUTH QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1

WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF 3500 SOUTH STREET, AND RUNNING THENCE NORTH 00°15'35" WEST 435.00 FEET; THENCE NORTH 89°44'25" EAST 127.00 FEET; THENCE SOUTH 00°15'35" EAST 442.46 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES, 1) SOUTH 89°56'54" WEST 60.00 FEET, 2) NORTH 00°15'35" WEST 7.00 FEET, 3) SOUTH 89°56'54" WEST 67.00 FEET TO THE POINT OF BEGINNING.

**SECTION 2. GENERAL PLAN MAP AMENDMENT.**

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

**SECTION 3. EFFECTIVE DATE.**

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

**DATED** this _____ day of _____, 2023.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

**WEST VALLEY CITY, UTAH**

**ORDINANCE NO. _____**

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

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4344 AND 4358 WEST 3500 SOUTH ON 0.7 ACRES FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO C-2 (GENERAL COMMERCIAL)**

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

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

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

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

**SECTION 1. ZONING CHANGE.**

The property described in Application #GPZ-4-2023, filed by Maria Dubon, and located at 4344 and 4358 West 3500 South within West Valley City, is hereby classified from zone A (Agriculture, minimum lot size ½ acre) to C-2 (General Commercial), said property more particularly described as follows:

Portions of Parcel #s: 15-30-451-029 and 15-30-451-030:
A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°56'54" EAST ALONG THE SECTION LINE A DISTANCE OF 239.82 FEET AND NORTH 40.00 FEET FROM THE SOUTH QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING ON THE

NORTH RIGHT-OF-WAY LINE OF 3500 SOUTH STREET, AND RUNNING THENCE NORTH 00°15'35" WEST 435.00 FEET; THENCE NORTH 89°44'25" EAST 127.00 FEET; THENCE SOUTH 00°15'35" EAST 442.46 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES, 1) SOUTH 89°56'54" WEST 60.00 FEET, 2) NORTH 00°15'35" WEST 7.00 FEET, 3) SOUTH 89°56'54" WEST 67.00 FEET TO THE POINT OF BEGINNING.

**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 _____, 2023.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

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

**ISSUE:**

A resolution authorizing the City to enter into a development agreement with Maria Dubon.

**SYNOPSIS:**

This resolution authorizes a development agreement between the City and Maria Dubon to establish standards for a commercial development at 4344 and 4358 W 3500 S.

**BACKGROUND:**

Maria Dubon has submitted a General Plan/zone change application (GPZ-4-2023) on 0.7 acres to change the General Plan from Large Lot Residential (2 to 3 units/acre) to General Commercial and to change the zoning from A (Agriculture, minimum lot size ½ acre) to C-2 (General Commercial). The Planning Commission recommended approval of the zone change subject to a development agreement.

The proposed development agreement addresses two issues. First, it requires right-of-way dedication along 3500 South to accommodate future road widening. Second, it allows the required 10' wide landscaped strips along the perimeter of the north parking lot to be reduced to 5'. This allows for a more efficient parking lot layout.

**RECOMMENDATION:**

The Planning Commission recommends approval to the City Council.

**SUBMITTED BY:**

Steve Pastorik, Community Development Director

**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. _____**

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MARIA DUBON FOR APPROXIMATELY 1.28 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4344 AND 4358 WEST 3500 SOUTH.**

**WHEREAS**, Maria Dubon (herein "Developer") owns or is under contract to acquire real property within the limits of West Valley City, Utah, on which Developer proposes to develop a commercial project (herein the "Project"); and

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

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

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

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

**PASSED, APPROVED and MADE EFFECTIVE** this _____day of _____, 2023.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

## DEVELOPMENT AGREEMENT

**THIS DEVELOPMENT AGREEMENT** (herein the "Agreement") is entered into this _____ day of _____, 20____, by and between Maria Dubon, an individual, (herein "Developer") for the land to be included in or affected by the project located at approximately 4344 and 4358 West 3500 South in West Valley City, Utah, and West Valley City, a municipal corporation and political subdivision of the State of Utah (herein the "City").

## RECITALS

**WHEREAS**, Developer owns or is under contract to acquire approximately 1.28 acres of real property located at approximately 4344 and 4358 West 3500 South in West Valley City, Utah, as described in Exhibit "A" (the "Property"), on which Developer proposes to establish minimum standards for a new commercial development (the "Project"); and

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

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

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

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

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

2. **Reserved Legislative Powers**. Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation,

environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the West Valley City Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

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

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

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

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

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

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

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

| | |
|---|---|
| TO DEVELOPER: | Maria Dubon<br>3584 South Redwood Road<br>West Valley City, UT 84119 |
| TO CITY: | West Valley City<br>Wayne Pyle, City Manager<br>3600 Constitution Blvd.<br>West Valley City, Utah 84119 |
| WITH A COPY TO: | West Valley City Attorney's Office<br>Attn: Brandon Hill<br>3600 Constitution Blvd.<br>West Valley City, Utah 84119 |

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

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

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

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

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

**WEST VALLEY CITY**

_____
MAYOR

ATTEST:

_____
CITY RECORDER

APPROVED AS TO FORM
WVC Attorney's Office

By: _____

Date: _____

**MARIA DUBON**

_____

State of _____)
:ss
County of _____)

On this _____ day of _____, 20___, personally appeared before me Maria Dubon, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and he acknowledged to me that he executed the same.

_____
Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION**

Portions of Parcel #s: 15-30-451-029 and 15-30-451-030:
A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°56'54" EAST ALONG THE SECTION LINE A DISTANCE OF 239.82 FEET AND NORTH 40.00 FEET FROM THE SOUTH QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF 3500 SOUTH STREET, AND RUNNING THENCE NORTH 00°15'35" WEST 435.00 FEET; THENCE NORTH 89°44'25" EAST 127.00 FEET; THENCE SOUTH 00°15'35" EAST 442.46 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES, 1) SOUTH 89°56'54" WEST 60.00 FEET, 2) NORTH 00°15'35" WEST 7.00 FEET, 3) SOUTH 89°56'54" WEST 67.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.28 ACRES, MORE OR LESS.

## EXHIBIT B

## DEVELOPMENT STANDARDS

1. The Developer shall dedicate right-of-way along 3500 South in accordance with the City's Major Street Plan.

2. The 10-foot wide landscaped strip required in Section 7-9-112 of the City's Zoning Ordinance for parking lots adjacent to an Agricultural Zone or Residential Use or zone may be reduced to 5 feet.

**GPZ-4-2023 MINUTES**
**JUNE 14, 2023 PLANNING COMMISSION PUBLIC HEARING**

**GPZ-4-2023**
**Maria Dubon**
**4344 and 4358 West 3500 South**
**General plan change from Large Lot Residential (2 to 3 units/acre) to General Commercial and zone change from A to C-2**
**0.7 acres**

Maria Dubon has submitted a General Plan/zone change application for portions of two parcels totaling 1.85 acres located at 4344 and 4358 West 3500 South. For approximately the south 240' of the parcels, the current zoning is C-2 (General Commercial) with a General Plan designation of General Commercial. The remaining north portions are zoned A (Agriculture, minimum lot size ½ acre) with a General Plan designation of Large Lot Residential (2 to 3 units/acre). The applicant is proposing to add 0.7 acres of C-2 zoning and General Plan designation of General Commercial to the north. Half an acre of A zoning would remain at the north end of the parcels.

Surrounding zones include A to the north, east, and west and C-2 to the south. Surrounding land uses include a large lot single family home to the north, a used car lot to the east, a home and commercial building to the south on the south side of 3500 South, and a boarded-up convenience store and vacant land to the west. The west parcel includes a rental home built in 1937 and the east parcel includes a home built in 1941 that was converted into a commercial building.

If this application is approved, the applicant plans to demolish the existing buildings and build a new restaurant on the subject property. The restaurant development would use 1.35 acres of the 1.85-acre total area. Included with this report is a concept plan, building elevations, and a floor plan for the proposed restaurant which would include a drive-thru.

If this application is approved, the requirements in Section 7-7-111 would apply to the neighboring residential property lines. These requirements include the following:

> "Where Fast Food Establishments with drive-up windows are located adjacent to a Residential Zone or Use, the order board, speakers, and pick-up window shall be located at least 50' from the nearest residential property line and any sound emitting from the order board, speakers, and pickup window shall not be audible from the nearest residential property line between 10 PM and 7 AM."

Section 7-2-111 requires front yard setbacks that apply to buildings and parking to be measured from the proposed right-of-way line where road widening is anticipated in the Major Street Plan. In this case, the Major Street Plan shows the future right-of-way width of this section of 3500 South to be 115' and the existing right-of-way width is only 80'. Given the setback requirement in Section 7-2-111 and the fact that the site is being redeveloped into a higher intensity use, staff recommends that the property needed for future widening be dedicated as right-of-way and that the dedication be listed as a requirement in a development agreement.

The applicant has submitted two concept plan options. The primary difference between the two is the design of the parking area north of the proposed building. In the first option, the parking lot maintains a 10' landscaped setback along both the east and west sides as required by ordinance and utilizes angled parking stalls. The second option maintains a 5' landscaped setback along the sides and utilizes 90-degree parking stalls. While the second option yields three more stalls and results in a more efficient use of space, the reductions to the side setbacks would require a development agreement exception.

During the study session concern was raised about the limited development options for the north portion of the adjoining east property should this application be approved. Staff has included a plat map with this report, which shows the width of the adjoining lot at 61.62'. Staff discussed this concern with the applicant and she expressed a willingness to work with the adjoining owner on a shared access to facilitate future development.

**Staff Alternatives:**

1. Approval. This application should be approved subject to a development agreement that includes a provision requiring right-of-way dedication along 3500 South in accordance with the City's Major Street Plan and an exception that allows the parking lot landscaped setback to be reduced along the east and west sides from 10' to 5'.

2. Approval. This application should be approved subject to a development agreement that includes a provision requiring right-of-way dedication along 3500 South in accordance with the City's Major Street Plan.

3. Continuance. This application should be continued for reasons determined during the public hearing.

4. Denial. This application should be denied as the existing C-2 area is large enough to support a commercial use and rezoning these parcels makes developing residential on the adjoining properties, as called for in the General Plan, more challenging.

**Discussion:** Steve Pastorik presented the application. He noted that if the Commission decides to approve this proposal, there are two options outlined in the staff report to be used as part of the motion.

Commissioner Lovato pointed out that a giant billboard is depicted in one of the images. He asked if it was located on the subject property. Steve said it is hard to determine whether it is on this or the neighboring property. He mentioned that the applicant might be able to speak to that issue. Steve said he could look into it as well.

Maria Dubon, the applicant, said she has been fortunate to watch West Valley City grow and is excited about opening a restaurant here. She explained that she had worked hard on the concept plan to accommodate future development. Mrs.

Dubon noted that she had discussed the billboard with her neighbor, and it should be removed this month.

Commissioner Woodruff said he likes the business and the building, but he is concerned that the lots north of the subject property would become challenging to develop. Commissioner McEwen stated that he agreed with Commissioner Woodruff's comments.

Chair Fuller asked Steve if he had received any calls from neighboring residents. Steve said he had one call inquiring about what was being proposed.

**Motion:** Commissioner Lovato motioned to approve GPZ-4-2023. This application should be approved subject to a development agreement that includes a provision requiring right-of-way dedication along 3500 South in accordance with the City's Major Street Plan and an exception that allows the parking lot landscaped setback to be reduced along the east and west sides from 10' to 5'.

Commissioner Wood seconded the motion.

**Vote:**

| | |
|---|---|
| Chair Fuller | Yes |
| Commissioner Lovato | Yes |
| Commissioner McEwen | No |
| Commissioner Wood | Yes |
| Commissioner Woodruff | Yes |

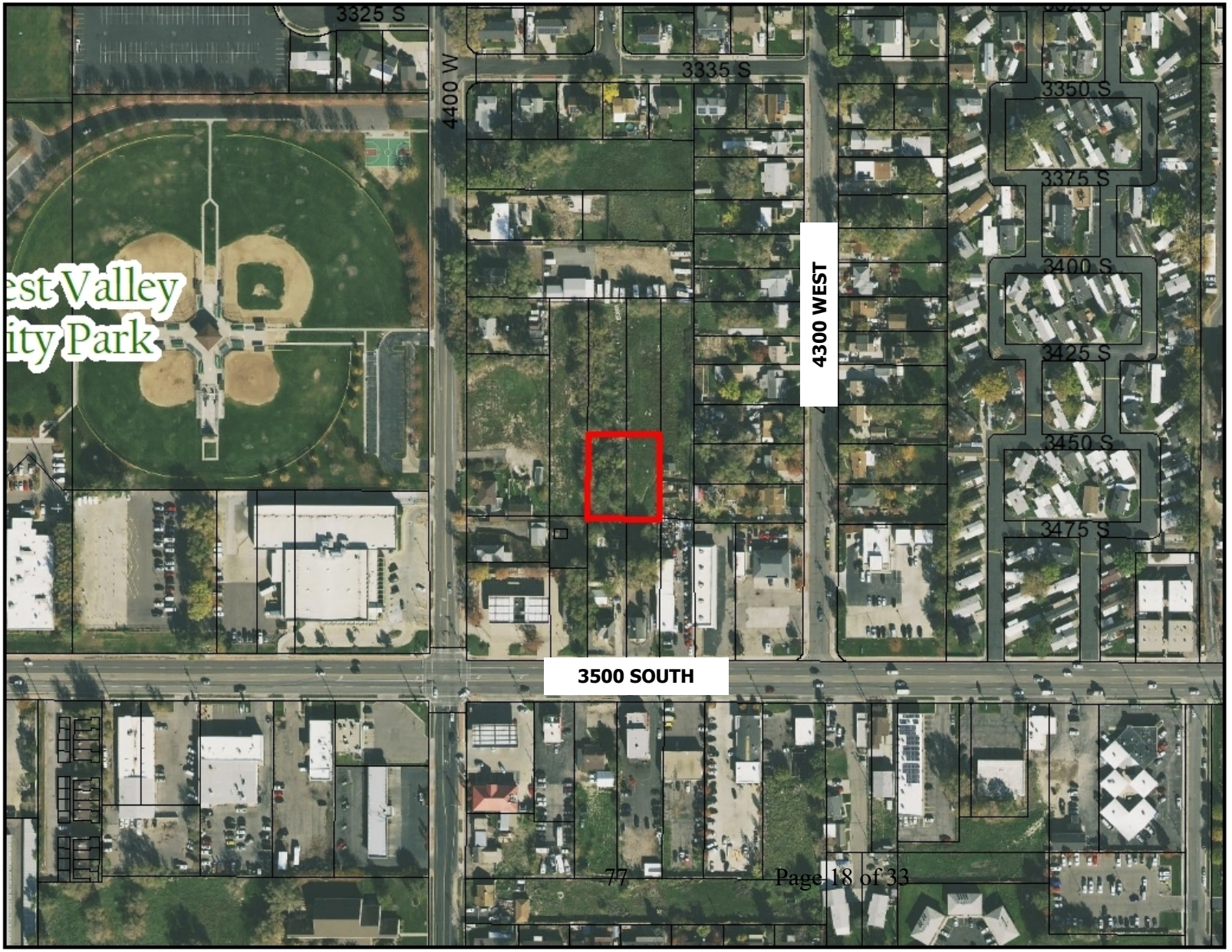
**Majority – GPZ-4-2023 – Approved**




GPZ-4-2023
Maria Dubon
4344 and 4358 West 3500 South

**GPZ-4-2023**

Petition by MARIA DUBON requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to General Commercial and a zone change from A (Agriculture, minimum lot size ½ acre) to C-2 (General Commercial). The property is located at 4344 and 4358 West 3500 South on 0.7 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



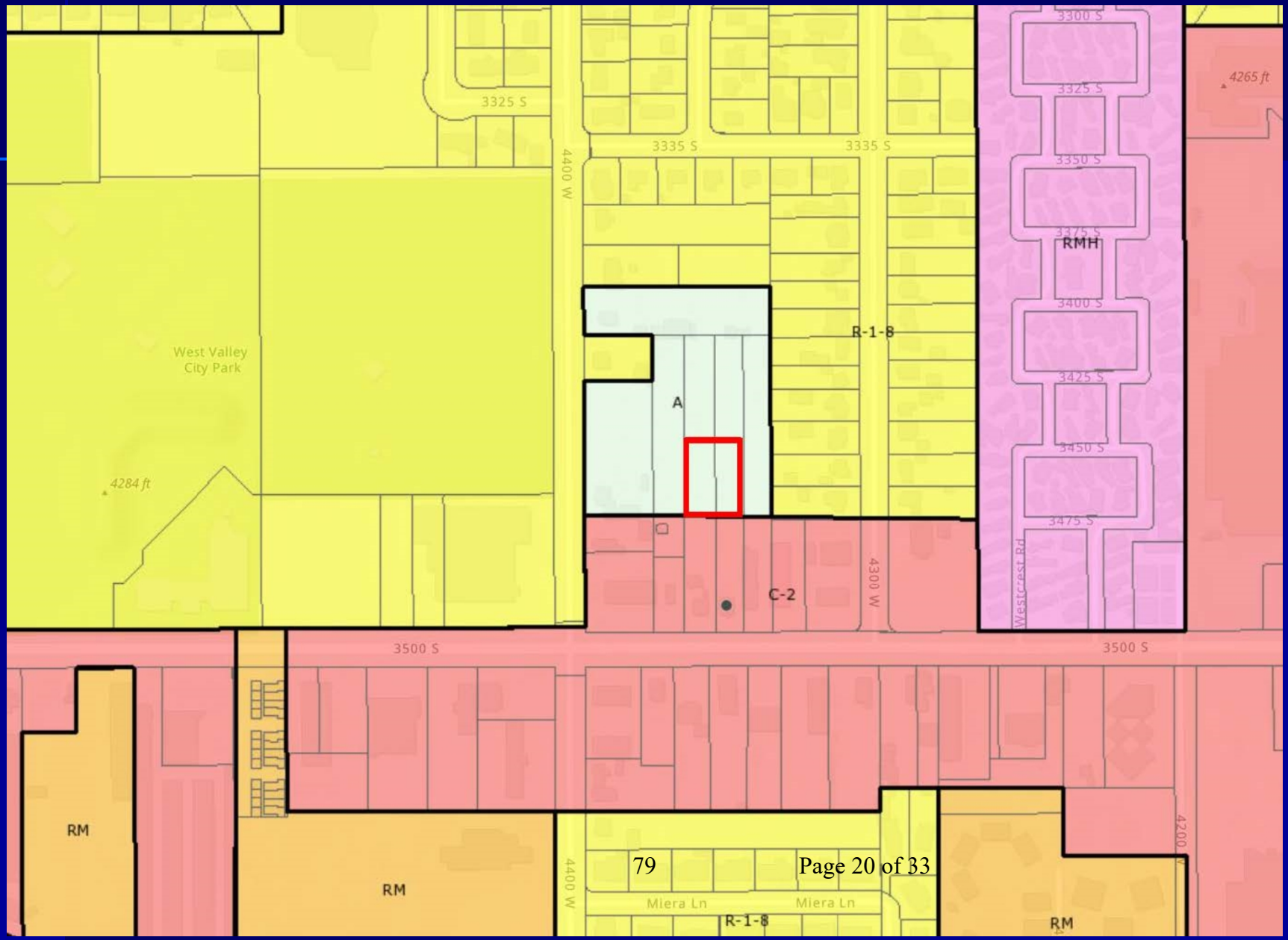
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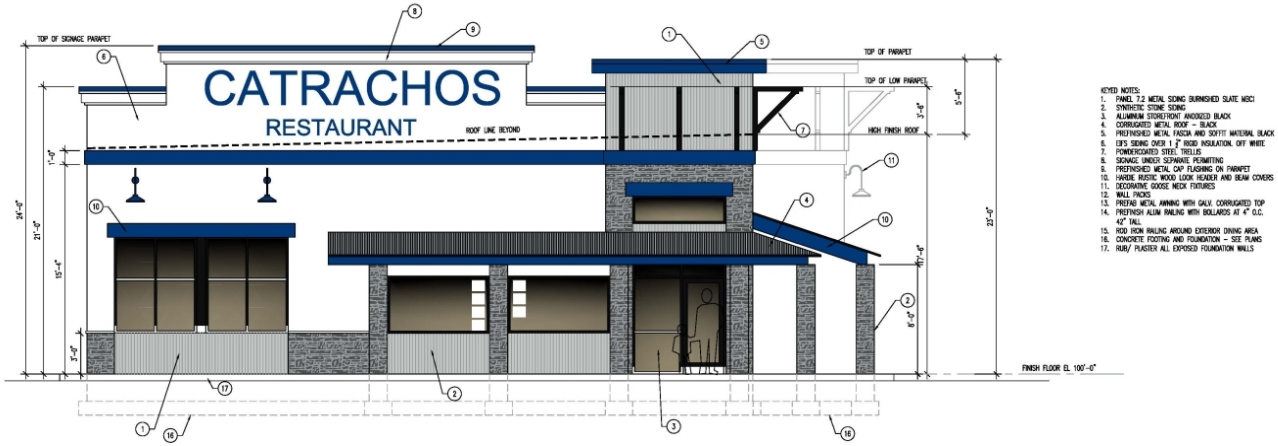
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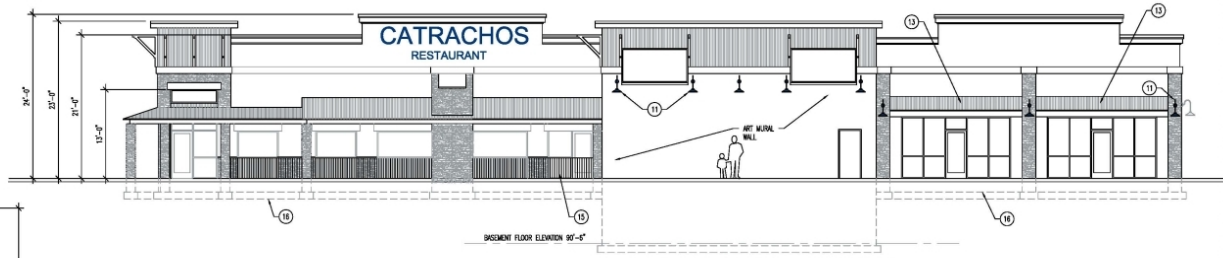
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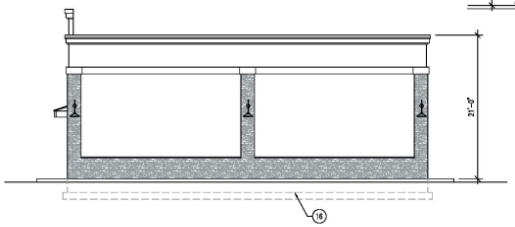



KEYED NOTES:
1. PANEL 7.2 METAL SIDING BURNISHED SLATE MSCI
2. SYNTHETIC STONE SIDING
3. ALUMINUM STOREFRONT ANODIZED BLACK
4. CORRUGATED METAL ROOF – BLACK
5. PREFINISHED METAL FASCIA AND SOFFIT MATERIAL BLACK
6. EIFS SIDING OVER 1 7" RIGID INSULATION. OFF WHITE
7. POWDERCOATED STEEL TRELLIS
8. SIGNAGE UNDER SEPARATE PERMITTING
9. PREFINISHED METAL CAP FLASHING ON PARAPET
10. HARDIE RUSTIC WOOD LOOK HEADER AND BEAM COVERS
11. DECORATIVE GOOSE NECK FIXTURES
12. WALL PACKS
13. PREFAB METAL AWNING WITH GALV. CORRUGATED TOP
14. PREFINISH ALUM RAILING WITH BOLLARDS AT 4" O.C. 42" TALL
15. ROD IRON RAILING AROUND EXTERIOR DINING AREA
16. CONCRETE FOOTING AND FOUNDATION – SEE PLANS
17. RUB/ PLASTER ALL EXPOSED FOUNDATION WALLS

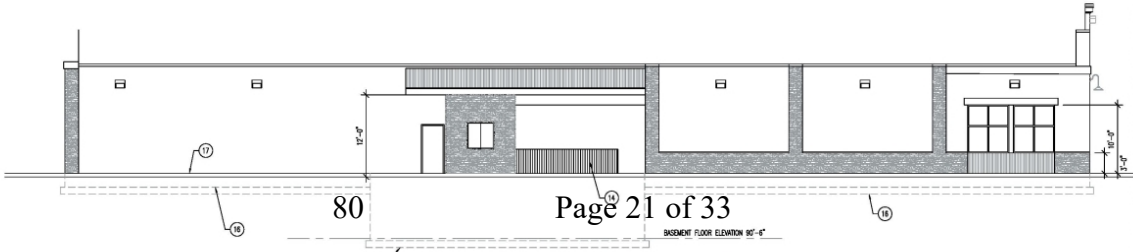
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"




WEST ELEVATION
SCALE: 1/8" = 1'-0"

VDG
VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

NEW RESTAURANT/ STORAGE BUILDING FOR:
CATRACHOS RESTAURANT
4344 WEST 3500 SOUTH
WEST VALLEY CITY, UTAH
EXTERIOR ELEVATIONS

ARCH. PROJECT NO: XX-XXX
DATE: 6/22/22
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

© COPYRIGHT VDG ARCHITECTS

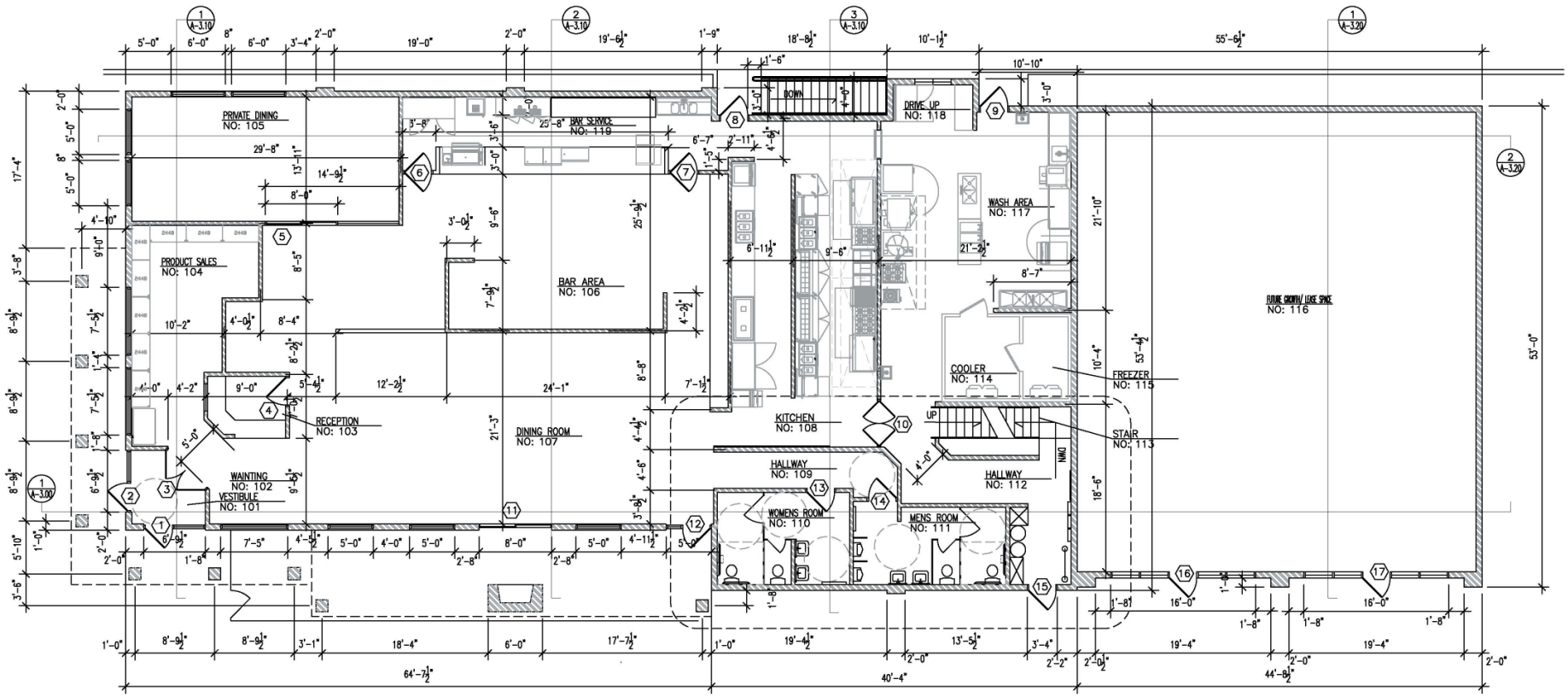
DATE | REVISION

SHEET TITLE
A-2.00
ARCHITECTURAL

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**GPZ-4-2023**

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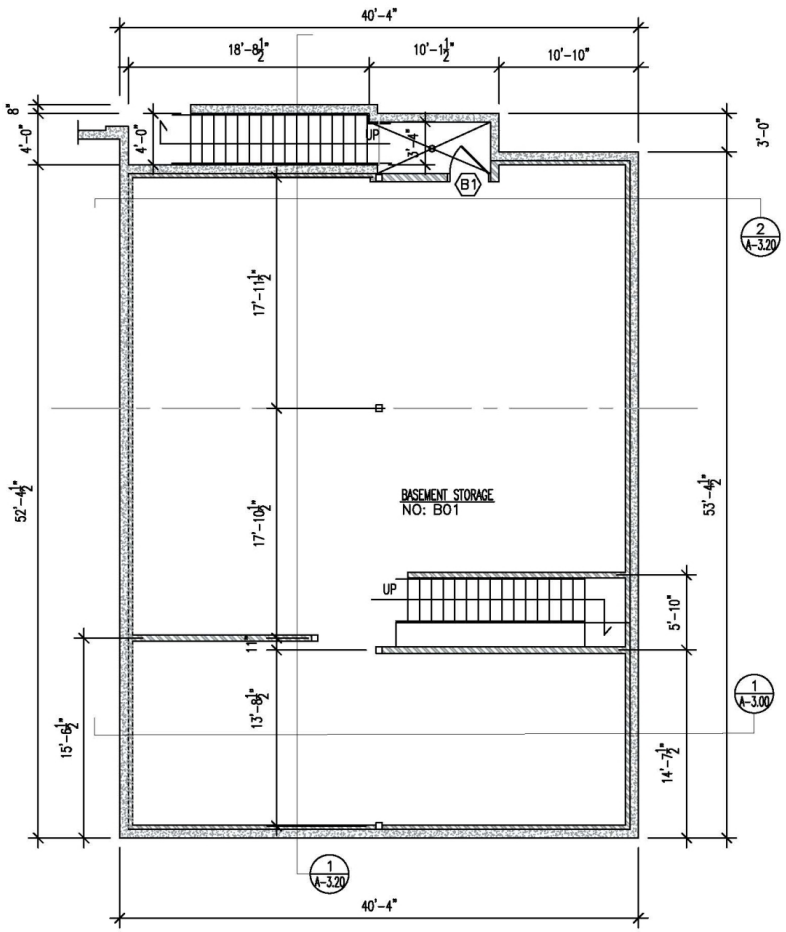

MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

**GPZ-4-2023**

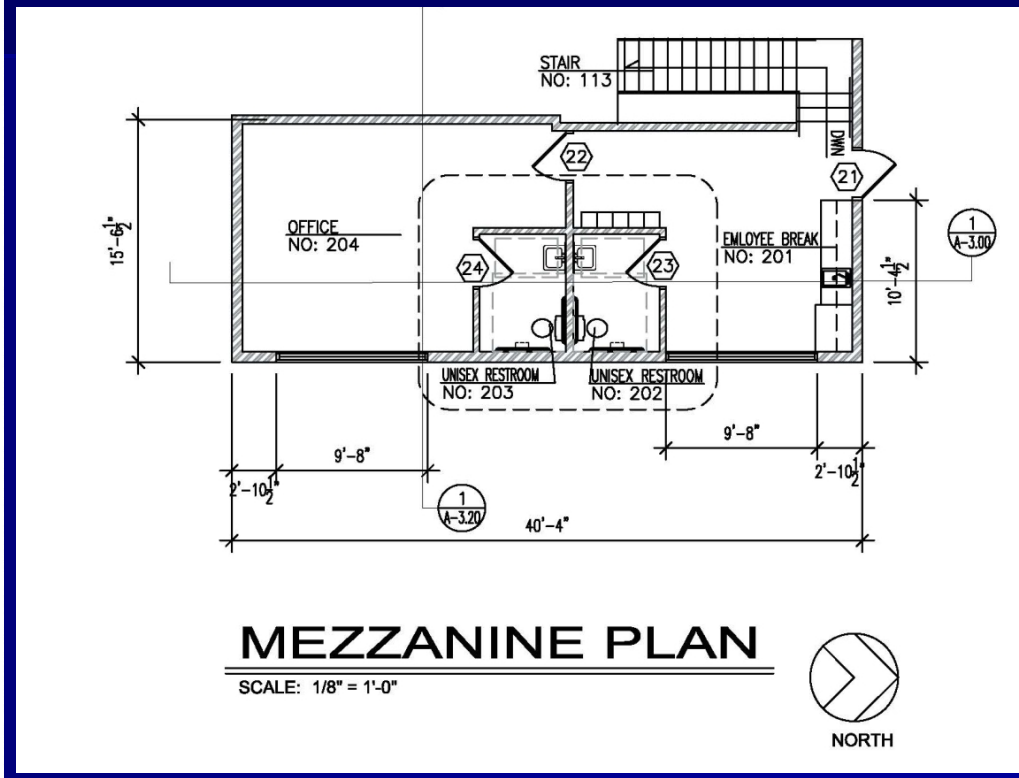
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BASEMENT PLAN

SCALE: 1/8" = 1'-0"

NORTH



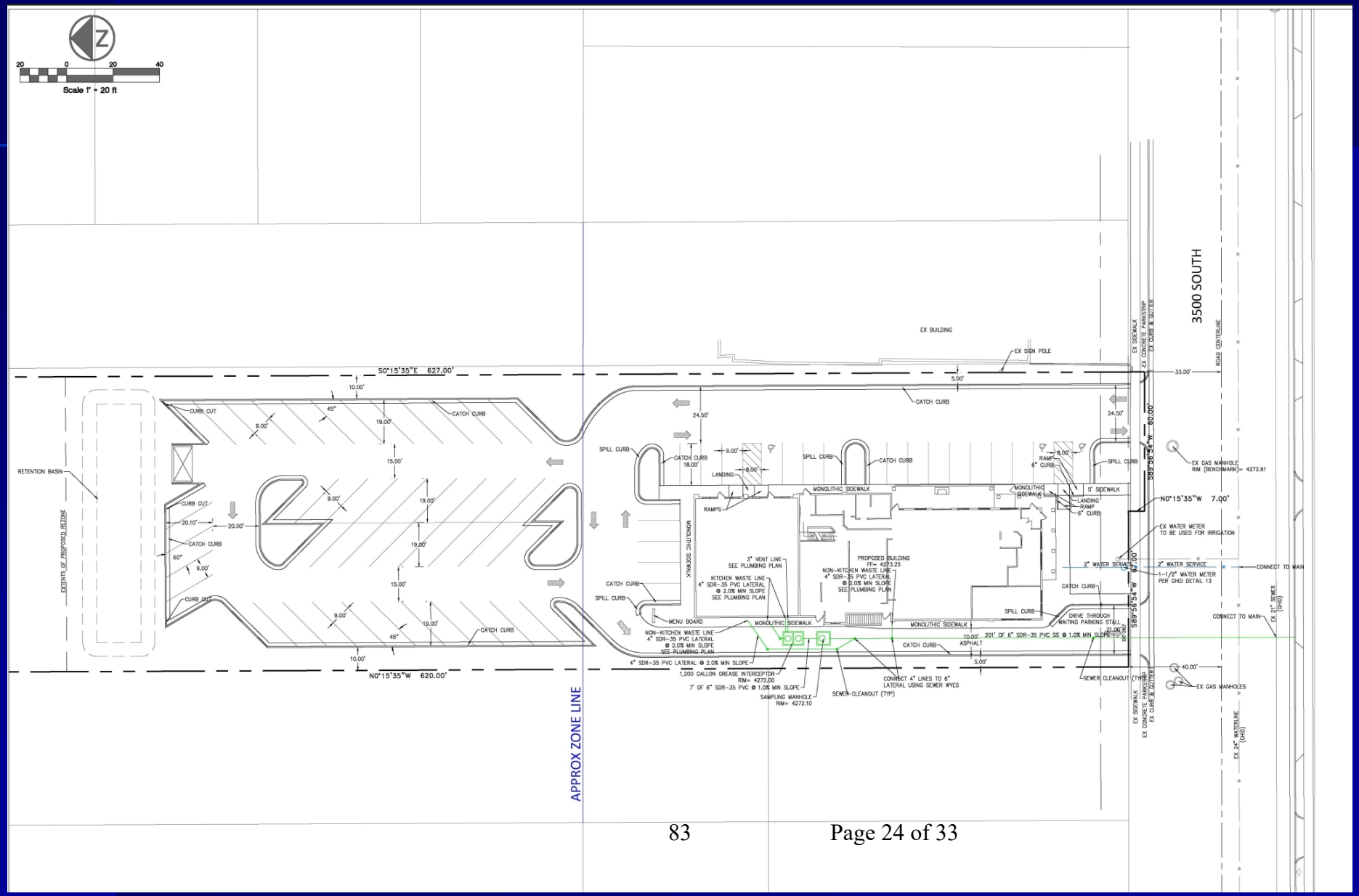

MEZZANINE PLAN

SCALE: 1/8" = 1'-0"

NORTH

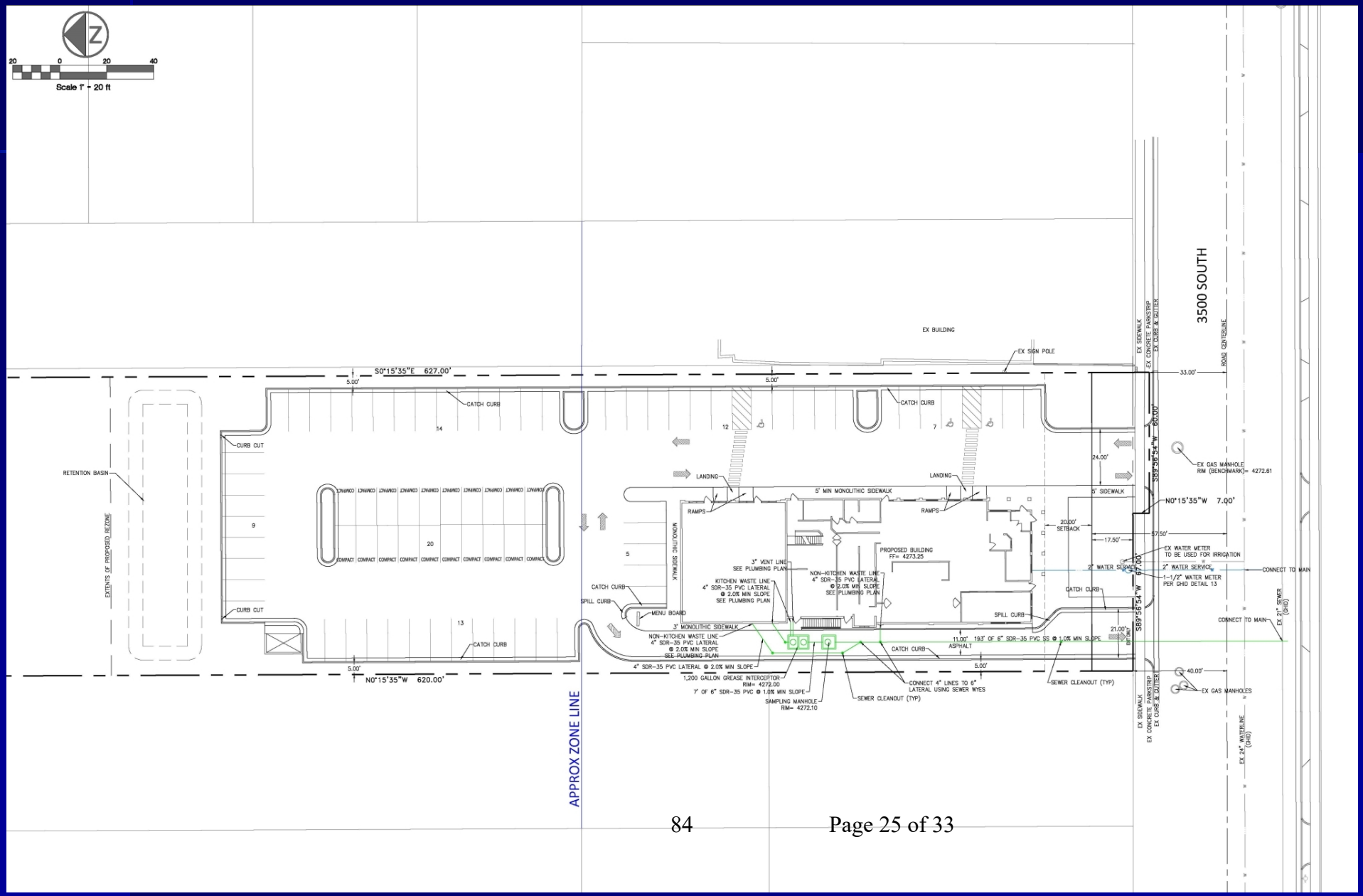
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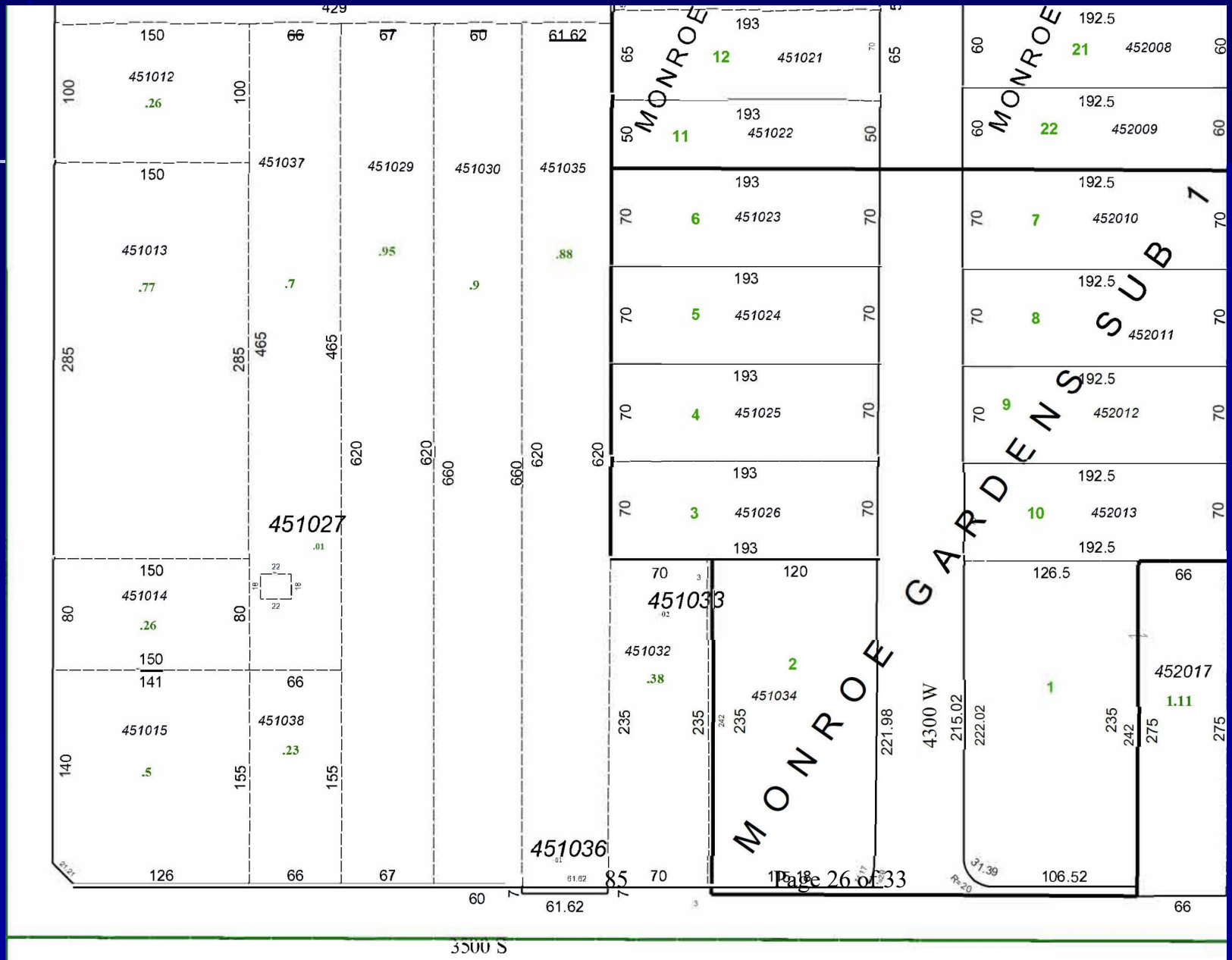
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**GPZ-4-2023**

Petition by MARIA DUBON requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to General Commercial and a zone change from A (Agriculture, minimum lot size ½ acre) to C-2 (General Commercial). The property is located at 4344 and 4358 West 3500 South on 0.7 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



**GPZ-4-2023**

Petition by MARIA DUBON requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to General Commercial and a zone change from A (Agriculture, minimum lot size ½ acre) to C-2 (General Commercial). The property is located at 4344 and 4358 West 3500 South on 0.7 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



**Item: FY 2024 ICAC State Grant**
**Fiscal Impact:** $ 15,000
**Funding Source:** Office of the Utah Attorney General
**Account #:** 10-6546-40115-00000-2304
**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 $15,000.

**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 $15,000 state grant in effect from July 1, 2023 through June 30, 2024.

**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 $15000.00 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 _____, 2023.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDE




# MEMORANDUM of UNDERSTANDING

Between

The

Utah Internet Crimes Against Children (ICAC) Task Force

&

The

**West Valley City Police Department**

## PARTIES

The Utah Attorney General's Office (AGO) receives a grant from the United States Department of Justice, Office of Juvenile Justice and Delinquency Prevention (OJJDP) to enforce laws regarding Internet Crimes Against Children (ICAC). The AGO utilizes that grant to administer and operate the Utah ICAC Task Force. Those grant funds are used exclusively by the AGO. As a condition of the federal grant, the Utah ICAC Task Force must provide certain funding through state grants to local law enforcement agencies to act as an affiliate agency to the Utah ICAC Task Force.

A Memorandum of Understanding (MOU) exists between the AGO's Utah ICAC Task Force and each of the local law enforcement affiliate agencies that receives a state grant. This MOU is between the AGO Utah ICAC Task Force and the West Valley City Police Department.

## OVERVIEW

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, sexual exploitation of a minor, and other child sexual abuse material cases. This support 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. Those standards and protocols include the following:

1. **CyberTipline (CT) Investigations:**
   The West Valley City Police Department will follow up on CyberTips within its designated jurisdiction as identified by the National Center for Missing and Exploited Children (NCMEC) referrals. The follow-up may include coordinated operations as directed by the AGO Utah ICAC Task Force.

2. **Operational Duties:**
   a. Preliminary investigation activities prior to service of search warrants
   b. Search Warrant preparation and service
   c. Proactive undercover chat operations

## UTAH ICAC TASK FORCE MISSION STATEMENT

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). The 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(s). Violation of the ICAC Operational and Investigative Standards and/or Utah Task Force standards and protocols is cause for **termination** of this MOU. This MOU is not intended to infringe on the ongoing investigation(s) 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(s) 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/Electronic 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.

The West Valley City Police Department is responsible for providing 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 investigator(s) assigned to ICAC cases through the West Valley City Police Department with restricted access to authorized personnel only.

The 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

For each affiliate agency, state funds exclusively are used to assist local law enforcement agencies. The Office of the Utah Attorney General has awarded the West Valley City Police Department a state grant of ***$15,000 for the fiscal year of July 1, 2023, through June 30, 2024***. This state grant is to partially fund the ICAC affiliate investigators 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 CSAM, Sexual Extortion involving a child, Enticing a Minor over the Internet, etc.

**The state 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.**

## SUPERVISION

The 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 the Operational and Investigative Standards.

## LIABILITY

The 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 sexual abuse material "CSAM") 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. Failure to report agency statistics monthly is a violation of this agreement. **Three (3) failures to report during a fiscal year will result in termination of this MOU and affiliate membership.**

## TRAINING

The 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. The West Valley City Police Department will be required to pay the normal salary of their staff member(s) while they are attending the training. Each affiliate agency shall ensure that its assigned member(s) complete the following five areas of training as designated by the Utah ICAC Task Force.

1. ICAC CyberTipline Overview
2. ICAC Standards
3. ICAC Program Overview
4. Legal Considerations for ICAC Investigators
5. Investigative Techniques

**No request for additional training will be approved until the above courses have been successfully completed.**

## 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.

## OFFICER WELLNESS

Research shows that Officer Wellness Programs increase officer retention and recruitment, performance, empathy, and internal relationships, as well as decrease sick days, uses of force, citizen complaints, and officer suicide. Therefore, it is mandated that all members assigned to the AGO Utah ICAC Task Force participate in a wellness program. Members assigned to full-time ICAC work are mandated, at minimum, to meet with a Mental Health Professional (MHP) monthly. Members assigned to part-time ICAC work are mandated, at minimum, to meet with a Mental Health Professional quarterly. All members are required to complete an initial assessment and can meet with the MHP more than the minimum, if needed.

The member(s) assigned to ICAC from the West Valley City Police Department can participate in an agency provided program. If an agency does not have a wellness program member(s) can participate in the Utah ICAC Task Force Wellness Program.

## EFFECTIVE DATE

This agreement shall be effective on July 1, 2023, and continue until such time as state funding for the Grant ends on June 30, 2024, 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.

In the event of noncompliance with any of the terms of this agreement as outlined above, or if either party terminates this agreement, state grant funds awarded (if any) to the West Valley City Police Department that have not been spent shall be returned to The Office of the Utah Attorney General ICAC Task Force within 60 days.

Entered this ____ day of _____, 2023.

Chief Colleen Jacobs, West Valley City Police Department

Chief Leo Lucey, Investigations Division, Utah Attorney General's Office

Commander Sete Aulai, Utah Attorney General's ICAC Task Force

Mayor Karen Lang - West Valley City

Approved as to Form

| | |
|---|---|
| Item #: | |
| Fiscal Impact: | $2,809.28 (6.77% of actual cost) |
| Funding Source: | |
| Account #: | |
| Budget Opening Required: | No |

**ISSUE:**

Authorization and execution of a Real Estate Purchase Contract, and acceptance of a Warranty Deed, Public Utility Easement and a Temporary Construction Easement – Parkway Boulevard Project.

**SYNOPSIS:**

Angel Hernandez Saucedo and Monserrat G. Rodriquez Pelayo have signed a Real Estate Purchase Contract along with a Warranty Deed, Public Utility Easement and a Temporary Construction Easement for property located at 2768 South 6100 West (14-26-127-016).

**BACKGROUND:**

The Angel Hernandez Saucedo and Monserrat G. Rodriquez Pelayo parcel located at 2768 South 6100 West is one of several parcels affected by the Parkway Boulevard Reconstruction Project (MVC to 6400 West). This project will reconstruct the pavement and construct curb, gutter, sidewalk and decorative street lighting on both sides of Parkway Boulevard. Compensation for the purchase of the Warranty Deed, Public Utility Easement, and a Temporary Construction Easement, improvements and closing costs is $41,496.00 based upon the Appraisal Report prepared by Integra Realty Resources.

.

The project is being funded by Surface Transportation Program (STP) using federal funds. The city is responsible for 6.77% of all project costs, including right of way. The total value for the Warranty Deed, Public Utility Easement, Temporary Construction Easement, improvements and closing costs is $41,496.00, making the West Valley City share of the acquisition $2,809.28.

**RECOMMENDATION:**

Accept Warranty Deed, Public Utility Easement and a Temporary Construction Easement and authorize the Mayor to execute the Real Estate Purchase Contract.

**SUBMITTED BY:**

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

**WEST VALLEY CITY, UTAH**

**RESOLUTION NO. _____**

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED, A PUBLIC UTILITY EASEMENT, AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM ANGEL HERNANDEZ SAUCEDO AND MONSERRAT RODRIQUEZ PELAYO FOR PROPERTY LOCATED AT 2768 SOUTH 6100 WEST.**

**WHEREAS,** Angel Hernandez Saucedo and Monserrat Rodriquez Pelayo (herein and collectively "Owner") has entered into a Right of Way Purchase Agreement for property located at 2768 South 6100 West that is affected by the Parkway Boulevard Reconstruction Project (herein "Project"); and

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

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

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

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

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

**PASSED, APPROVED** and **MADE EFFECTIVE** this _____ day of _____, 2023.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

DocuSign Envelope ID: E2EF4506-E1D9-4706-B08C-F51E498E570B



# West Valley City

## REAL ESTATE PURCHASE CONTRACT

Project No: F-2233(1)1 Parcel No.(s): 118:C, 118:E, 118:PUE

Pin No: 17806 Job/Proj No: 55529 Project Location: Parkway Blvd (2700 S); MVC to 6400 West
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 14-26-127-016
Property Address: 2768 South 6100 West WEST VALLEY UT, 84128
Owner's Address: 2768 South 6100 West,WEST VALLEY,UT,84128
Primary Phone: 801-530-9707 Owner's Home Phone: (801)530-9707 Owner's Work Phone:
Owner / Grantor (s): Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants

IN CONSIDERATION of the mutual promises herein and subject to approval of the Local Government Authority, Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants ("Owner") agrees to sell to West Valley City ("The City") the Subject Property described below for Transportation Purposes,[1] and the City and Owner agree as follows:

**1. SUBJECT PROPERTY**. The Subject Property referred to in this Contract is identified as parcel numbers 118:C, 118:E, 118:PUE, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

**2. PURCHASE PRICE.** The City shall pay and Owner accepts $40,100 for the Subject Property including all improvements thereon and damages, if any, to remaining property. The foregoing amount includes compensation for the following cost to cure items, which are the responsibility of Owner to cure (if applicable): **N/A**

**3. SETTLEMENT AND CLOSING**.

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

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

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

**4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.**

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

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



DS MR DS AHS
Grantor's Initials

WEST VALLEY CITY
Unity Pride Progress

# West Valley City

## REAL ESTATE PURCHASE CONTRACT

Project No: F-2233(1)1 Parcel No.(s): 118:C, 118:E, 118:PUE

Pin No: 17806 Job/Proj No: 55529 Project Location: Parkway Blvd (2700 S); MVC to 6400 West
County of Property: SALT LAKE Tax ID(s) / Sidwell No: 14-26-127-016
Property Address: 2768 South 6100 West WEST VALLEY UT, 84128
Owner's Address: 2768 South 6100 West,WEST VALLEY,UT,84128
Primary Phone: 801-530-9707 Owner's Home Phone: (801)530-9707 Owner's Work Phone:
Owner / Grantor (s): Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants

**4.2 Fees/Costs.**

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

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

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

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

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

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

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

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

**11. ADDITIONAL TERMS (IF APPLICABLE):**



DS DS
MR AHS
Grantor's Initials

DocuSign Envelope ID: E2EF4506-E1D9-4706-B08C-F51E498E570B



# West Valley City

## REAL ESTATE PURCHASE CONTRACT

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Owner / Grantor (s): Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants

### SIGNATURE PAGE TO
### WEST VALLEY CITY
### REAL ESTATE PURCHASE CONTRACT

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

Buyer's Agent / Brokerage, Milena Thomas / WLC Consulting, LLC, represents purchaser.

Authorized Signature(s):

DocuSigned by:
ANGEL HERNANDEZ SAUCEDO
2B42DD0C0C134B4...

Date

DocuSigned by:
1031D782B7A14F3...

Date

100% Angel Hernandez Saucedo and Monserrat G Rodriguez - OWNER(s)

**WEST VALLEY CITY**

Karen Lang
West Valley City, Mayor

Date



DS DS
AHS
Grantor's Initials

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Project No: F-2233(1)1 Parcel No.(s): 118:C, 118:E, 118:PUE

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Owner's Address: 2768 South 6100 West,WEST VALLEY,UT,84128
Primary Phone: 801-530-9707 Owner's Home Phone: (801)530-9707 Owner's Work Phone:
Owner / Grantor (s): Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants

# Exhibit A
# (Attach conveyance documents)



DS DS
MR AHS
Grantor's Initials

DocuSign Envelope ID: E2EF4506-E1D9-4706-B08C-F51E498E570B

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

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

# Warranty Deed

Salt Lake County

Tax ID No. 14-26-127-016
PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:118:C

Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants Grantor, of West Valley, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to WEST VALLEY CITY, Grantee, at 3600 South Constitution Blvd. West Valley, Utah, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property situate in the NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, incident to the construction of Parkway Blvd (2700 S), known as Project No. F-2233(1)1. The boundaries of said parcel of land are described as follows:

Beginning at the northeast corner of said entire tract, which point is 257.01 feet N.00°04’54”W (record N.00°04’54”E.) from the northeast corner of Lot 1, Jacketta Acres according to the official plat thereof recorded August 06, 1993 as Entry No. 5573148 in Book 93-8 at Page 201, in the office of the Salt Lake County Recorder, a subdivision situate in and NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence S.00°04'54"E. 40.34 feet along the easterly boundary line of said entire tract to a point 54.95 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite approximate Engineers Station 32+62.38; thence N.68°33'11"W. 17.49 feet to a point 46.50 feet perpendicularly

Continued on Page 2

DocuSign Envelope ID: E2EF4506-E1D9-4706-B08C-F51E498E570B



distant southerly from the right of way control line of said Parkway Blvd., opposite Engineers Station 32+47.07; thence S.82°33'00"W. 223.56 feet to the westerly boundary line of said entire tract at a point 46.50 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite approximate Engineers Station 30+23.50; thence N.06°29'00"W. 11.73 feet along said westerly boundary line; thence N.77°54'06"E. 244.65 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 5,283 square feet in area or 0.121 acre, more or less, of which 3,148 square feet or 0.072 acre, more or less are now occupied by existing right of way of Parkway Blvd., Balance is 2,135 square feet or 0.049 acre, more or less.

(Note: Rotate above bearings 00°15'45 clockwise to equal Highway bearings).

STATE OF )
) ss.
COUNTY OF )

_____
Angel Hernandez Saucedo

_____
Monserrat G Rodriguez Pelayo

On this _____ day of _____, in the year 20____, before me personally appeared Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

_____
Notary Public

DocuSign Envelope ID: E2EF4506-E1D9-4706-B08C-F51E498E570B

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

# Easement

Salt Lake County

Tax ID No. 14-26-127-016
PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:118:E

Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants, Grantor, of West Valley, County of Salt Lake, State of Utah, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described easement in Salt Lake County, State of Utah, to-wit:

A temporary easement upon part of an entire tract of property situate in NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, incident to the widening of Parkway Blvd (2700 S), known as Project No. F-2233(1)1. The easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the easterly boundary line of said entire tract and the southerly highway right of way line of said Parkway Blvd., which point is 216.67 feet N.00°04’54”W (record N.00°04’54”E.) from the northeast corner of Lot 1, Jacketta Acres according to the official plat thereof recorded August 06, 1993 as Entry No. 5573148 in Book 93-8 at Page 201, in the office of the Salt Lake County Recorder, a subdivision situate in and NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence S.00°04'54"E. 1.56 feet; along the easterly boundary line of said entire tract to a point 56.50 feet perpendicularly distant southerly from

Continued on Page 2

DocuSign Envelope ID: E2EF4506-E1D9-4706-B08C-F51E498E570B



the right of way control line of said Parkway Blvd., opposite approximate Engineers Station 32+62.18; thence S.82°33'00"W. 105.18 feet; thence S.07°27'01"E. 3.00 feet to a point 59.50 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite Engineers Station 31+57.00; thence S.82°33'00"W. 26.00 feet to a point 59.50 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite Engineers Station 31+31.00; thence N.07°27'01"W. 5.00 feet; thence S.82°33'00"W. 107.63 feet to the westerly boundary line of said entire tract at a point 54.50 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite approximate Engineers Station 30+23.37; thence N.06°29'00"W. 8.00 feet along said westerly boundary line to the southerly highway right of way line of said Parkway Blvd.; thence along said southerly highway right of way line the following two (2) courses and distances: (1) N.82°33'00"E. 223.56 feet; (2) thence S.68°33'11"E. 17.49 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described easement contains 2,187 square feet in area or 0.052 acre.

(Note: Rotate above bearings 00°15'45" clockwise to equal Highway bearings).

Continued on Page 3

DocuSign Envelope ID: E2EF4506-E1D9-4706-B08C-F51E498E570B



PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:118:E

STATE OF )
) ss.
COUNTY OF )

Angel Hernandez Saucedo

Monserrat G Rodriguez Pelayo

On this _____ day of _____, in the year 20___, before me personally appeared Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

Notary Public

DocuSign Envelope ID: E2EF4506-E1D9-4706-B08C-F51E498E570B

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

# Public Utility Easement

Salt Lake County

Tax ID No. 14-26-127-016
PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:118:PUE

Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants, Grantor, of West Valley, County of Salt Lake, State of Utah, hereby dedicates a Public Utility Easement described below for the use and installation of public utility facilities as provided in Utah Code Section 54-3-27. The public utility shall have the right to install, maintain, operate, repair, remove, replace or relocate public utility facilities, including the right of ingress and egress, within said Public Utility Easement. Said public utility easement is non-exclusive and may be used by all public utilities according to the terms of the Public Utility Easement statute.

A Public Utility Easement upon part of an entire tract of property situate in the NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, incident to the widening of Parkway Blvd (2700 S), known as Project No. F-2233(1)1. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the easterly boundary line of said entire tract and the southerly highway right of way line of said Parkway Blvd., which point is 216.67 feet N.00°04’54”W (record N.00°04’54”E.) from the northeast corner of Lot 1, Jacketta Acres according to the official plat thereof recorded August 06, 1993 as Entry No. 5573148 in Book 93-8 at Page 201, in the office of the Salt Lake County Recorder, a subdivision situate in and NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence S.00°04'54"E. 1.56 feet; along the easterly boundary line of said entire tract to a point 56.50 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite approximate Engineers Station

Continued on Page 2

DocuSign Envelope ID: E2EF4506-E1D9-4706-B08C-F51E498E570B



32+62.18; thence S.82°33'00"W. 238.84 feet; to the westerly boundary line of said entire tract at a point 56.50 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite approximate Engineers Station 30+23.34; thence N.06°29'00"W.10.00 feet along said westerly boundary line to the southerly highway right of way line of said Parkway Blvd.; thence along said southerly highway right of way line the following two (2) courses and distances: (1) N.82°33'00"E. 223.56 feet; (2) thence S.68°33'11"E. 17.49 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described easement contains 2,324 square feet in area or 0.053 acre.

(Note: Rotate above bearings 00°15'45" clockwise to equal Highway bearings).

STATE OF )
) ss.
COUNTY OF )

_____
Angel Hernandez Saucedo

_____
Monserrat G Rodriguez Pelayo

On this _____ day of _____, in the year 20___, before me personally appeared Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

_____
Notary Public

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

# Public Utility Easement

Salt Lake County

Tax ID No. 14-26-127-016
PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:118:PUE

Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants, Grantor, of West Valley, County of Salt Lake, State of Utah, hereby dedicates a Public Utility Easement described below for the use and installation of public utility facilities as provided in Utah Code Section 54-3-27. The public utility shall have the right to install, maintain, operate, repair, remove, replace or relocate public utility facilities, including the right of ingress and egress, within said Public Utility Easement. Said public utility easement is non-exclusive and may be used by all public utilities according to the terms of the Public Utility Easement statute.

A Public Utility Easement upon part of an entire tract of property situate in the NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, incident to the widening of Parkway Blvd (2700 S), known as Project No. F-2233(1)1. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the easterly boundary line of said entire tract and the southerly highway right of way line of said Parkway Blvd., which point is 216.67 feet N.00°04’54”W (record N.00°04’54”E.) from the northeast corner of Lot 1, Jacketta Acres according to the official plat thereof recorded August 06, 1993 as Entry No. 5573148 in Book 93-8 at Page 201, in the office of the Salt Lake County Recorder, a subdivision situate in and NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence S.00°04'54"E. 1.56 feet; along the easterly boundary line of said entire tract to a point 56.50 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite approximate Engineers Station

Continued on Page 2

32+62.18; thence S.82°33'00"W. 238.84 feet; to the westerly boundary line of said entire tract at a point 56.50 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite approximate Engineers Station 30+23.34; thence N.06°29'00"W.10.00 feet along said westerly boundary line to the southerly highway right of way line of said Parkway Blvd.; thence along said southerly highway right of way line the following two (2) courses and distances: (1) N.82°33'00"E. 223.56 feet; (2) thence S.68°33'11"E. 17.49 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described easement contains 2,324 square feet in area or 0.053 acre.

(Note: Rotate above bearings 00°15'45" clockwise to equal Highway bearings).

STATE OF )
) ss.
COUNTY OF )

_____
Angel Hernandez Saucedo

_____
Monserrat G Rodriguez Pelayo

On this _____ day of _____, in the year 20___, before me personally appeared Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

_____
Notary Public

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

# Easement

Salt Lake County

Tax ID No. 14-26-127-016
PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:118:E

Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants, Grantor, of West Valley, County of Salt Lake, State of Utah, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described easement in Salt Lake County, State of Utah, to-wit:

A temporary easement upon part of an entire tract of property situate in NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, incident to the widening of Parkway Blvd (2700 S), known as Project No. F-2233(1)1. The easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the easterly boundary line of said entire tract and the southerly highway right of way line of said Parkway Blvd., which point is 216.67 feet N.00°04’54”W (record N.00°04’54”E.) from the northeast corner of Lot 1, Jacketta Acres according to the official plat thereof recorded August 06, 1993 as Entry No. 5573148 in Book 93-8 at Page 201, in the office of the Salt Lake County Recorder, a subdivision situate in and NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence S.00°04'54"E. 1.56 feet; along the easterly boundary line of said entire tract to a point 56.50 feet perpendicularly distant southerly from

Continued on Page 2

the right of way control line of said Parkway Blvd., opposite approximate Engineers Station 32+62.18; thence S.82°33'00"W. 105.18 feet; thence S.07°27'01"E. 3.00 feet to a point 59.50 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite Engineers Station 31+57.00; thence S.82°33'00"W. 26.00 feet to a point 59.50 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite Engineers Station 31+31.00; thence N.07°27'01"W. 5.00 feet; thence S.82°33'00"W. 107.63 feet to the westerly boundary line of said entire tract at a point 54.50 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite approximate Engineers Station 30+23.37; thence N.06°29'00"W. 8.00 feet along said westerly boundary line to the southerly highway right of way line of said Parkway Blvd.; thence along said southerly highway right of way line the following two (2) courses and distances: (1) N.82°33'00"E. 223.56 feet; (2) thence S.68°33'11"E. 17.49 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described easement contains 2,187 square feet in area or 0.052 acre.

(Note: Rotate above bearings 00°15'45" clockwise to equal Highway bearings).

Continued on Page 3

PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:118:E

STATE OF )
) ss.
COUNTY OF )

Angel Hernandez Saucedo

Monserrat G Rodriguez Pelayo

On this _____ day of _____, in the year 20___, before me personally appeared Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

Notary Public

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

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

# Warranty Deed

Salt Lake County

Tax ID No. 14-26-127-016
PIN No. 17806
Project No. F-2233(1)1
Parcel No. 2233:118:C

Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants Grantor, of West Valley, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to WEST VALLEY CITY, Grantee, at 3600 South Constitution Blvd. West Valley, Utah, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property situate in the NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, incident to the construction of Parkway Blvd (2700 S), known as Project No. F-2233(1)1. The boundaries of said parcel of land are described as follows:

Beginning at the northeast corner of said entire tract, which point is 257.01 feet N.00°04’54”W (record N.00°04’54”E.) from the northeast corner of Lot 1, Jacketta Acres according to the official plat thereof recorded August 06, 1993 as Entry No. 5573148 in Book 93-8 at Page 201, in the office of the Salt Lake County Recorder, a subdivision situate in and NE1/4 NW1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence S.00°04'54"E. 40.34 feet along the easterly boundary line of said entire tract to a point 54.95 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite approximate Engineers Station 32+62.38; thence N.68°33'11"W. 17.49 feet to a point 46.50 feet perpendicularly

Continued on Page 2

distant southerly from the right of way control line of said Parkway Blvd., opposite Engineers Station 32+47.07; thence S.82°33'00"W. 223.56 feet to the westerly boundary line of said entire tract at a point 46.50 feet perpendicularly distant southerly from the right of way control line of said Parkway Blvd., opposite approximate Engineers Station 30+23.50; thence N.06°29'00"W. 11.73 feet along said westerly boundary line; thence N.77°54'06"E. 244.65 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 5,283 square feet in area or 0.121 acre, more or less, of which 3,148 square feet or 0.072 acre, more or less are now occupied by existing right of way of Parkway Blvd., Balance is 2,135 square feet or 0.049 acre, more or less.

(Note: Rotate above bearings 00°15'45 clockwise to equal Highway bearings).

STATE OF )
) ss.
COUNTY OF )

_____
Angel Hernandez Saucedo

_____
Monserrat G Rodriguez Pelayo

On this _____ day of _____, in the year 20____, before me personally appeared Angel Hernandez Saucedo and Monserrat G Rodriguez Pelayo, husband and wife as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

_____
Notary Public

WEST VALLEY CITY

DRP FAMILY LIMITED PARTNERSHIP, ET AL
ENTRY NO. 13777746
6290 W. PARKWAY BLVD.

MAGNA WATER DISTRICT
ENTRY NO. 6844495
6210 W. PARKWAY BLVD.

MAGNA WATER DISTRICT
ENTRY NO. 6309597
6150 W. PARKWAY BLVD.

T.1S. S.L.B. & M. R.2W.

40 ACRE LINE

NE1/4 NW1/4 SEC. 26

26+00 27+00 28+00 29+00 30+00 31+00

990.11' 1213.00' 143.89' 143.88' 330.48' 330.48'

TE R/W r/w HWY R/W LINE Existing R/W Line

14.62' 13.11' 3.02' 1081.94'

33.50 46.50 43.50

PARKWAY BLVD.
ROW CONTROL LINE
N82°48'44"E 2283.35'

SEE SHEET RW-03

Δ = 90°58'01"
R = 15.00
A = 23.82'
CB = N51°42'16"W
CD = 21.39'

26+28.90 55.50' RT

113:C 113:E TEMPORARY EASEMENT

215.64' 208.76' pe

00+61

26+34.83 46.50' RT
LOT 1
GUADALUPE & MARIA AGUILERA
ENTRY NO. 12538843
2762 S. BELMONT DOWNS LN.

24.17' 33.51' 15.83' 3.75'

26+49.50 81.42' RT

BELMONT DOWNS LN.

115:C

Δ = 89°02'00"
R = 15.00
A = 23.13'
CB = N38°17'44"E
CD = 21.03'

4.56' 24.49' 16.61' 35.41'

26+49.76 65.50' RT
26+93.76 65.80' RT
27+15.28 54.50' RT'
27+08.84 46.50 RT'
26+93.48 82.41' RT

BELMONT DOWNS SUBDIVISION
LOT 17

115:E TEMPORARY EASEMENT

214.66' 208.09' pe

RUBEN & DIANE S. CHACON
ENTRY NO. 6763220
2761 S. BELMONT DOWNS LN.

29+23.33 56.50 RT'

34.37 12.14' 10.00' 8.00'

116:C 116:E TEMPORARY EASEMENT 116: PUE PUE

100.00' R/W

SCOTT A. KLARR
ENTRY NO. 11527965
6105 W. PARKWAY BLVD.

118:C 118:E TEMPORARY EASEMENT 118: PUE PUE

244.65' 223.56' 107.63' 238.84'

11.73' 8.00' 10.00'

SEE SHEET RW-05

ANGEL HERNANDEZ SAUCEDO & MONSERRAT G RODRIGUEZ PELAYO
ENTRY NO. 13614521
2768 S. 6100 W.

| PARCEL NO. | OWNER | NET AC. | SQ FT | EXIST. R/W AC. IN DEED | OWNERSHIP ACRES | REMAINING AC. LEFT | REMAINING AC. RIGHT |
|---|---|---|---|---|---|---|---|
| 107:C | DRP FAMILY LIMITED PARTNERSHIP, ET AL | 0.364 | 15,867 | | 10.750 | 10.386 | NONE |
| 107:E | DRP FAMILY LIMITED PARTNERSHIP, ET AL | 0.415 | 18,092 | | | TEMPORARY | |
| 113:C | GUADALUPE & MARIA AGUILERA | 0.002 | 95 | | 0.446 | NONE | 0.444 |
| 113:E | GUADALUPE & MARIA AGUILERA | 0.049 | 2,117 | | | TEMPORARY | |
| 114:C | MAGNA WATER DISTRICT | 0.010 | 432 | | 0.901 | 0.891 | NONE |
| 114:E | MAGNA WATER DISTRICT | 0.048 | 2,086 | | | TEMPORARY | |
| 115:C | RUBEN & DIANE S. CHACON | 0.002 | 96 | | 0.436 | 0.434 | NONE |
| 115:E | RUBEN & DIANE S. CHACON | 0.046 | 1,990 | | | TEMPORARY | |
| 116:C | SCOTT A. KLARR | 0.020 | 859 | 0.007 | 0.990 | NONE | 0.963 |
| 116:E | SCOTT A. KLARR | 0.018 | 800 | | | TEMPORARY | |
| 116:PUE | SCOTT A. KLARR | 0.023 | 1,000 | | | PUE | |
| 117:C | MAGNA WATER DISTRICT | 0.023 | 990 | | 1.841 | 1.818 | NONE |
| 117:E | MAGNA WATER DISTRICT | 0.110 | 4,792 | | | TEMPORARY | |
| 118:C | ANGEL HERNANDEZ SUCEDO & MONSERRAT G RODRIGUEZ PELAYO | 0.049 | 2,135 | 0.072 | 1.000 | NONE | 0.879 |
| 118:E | ANGEL HERNANDEZ SUCEDO & MONSERRAT G RODRIGUEZ PELAYO | 0.050 | 2,187 | | | TEMPORARY | |
| 118:PUE | ANGEL HERNANDEZ SUCEDO & MONSERRAT G RODRIGUEZ PELAYO | 0.053 | 2,324 | | | PUE | |

122

0 20 40 80 FEET

Page 21 of 24

REVISIONS

| NO. | DATE | APPROVED BY | REMARKS |
|---|---|---|---|

UTAH DEPARTMENT OF TRANSPORTATION
REGION 2 - HORROCKS ENGINEERS

DRAWN BY MRL
QC CHECKED BY CSB
APPROVED
01/31/2022 DATE
PROFESSIONAL LAND SURVEYOR

PARKWAY BLVD (2700 SOUTH)
MVC TO 6400 WEST
PIN 17806
F-2233(1)1
PROJECT
PROJECT NUMBER
RIGHT-OF-WAY

SALT LAKE COUNTY
TEMP 02P
SHEET NO. RW-04

p:\dot\projects\engineering\documents\4001 Projects\Region 2 Projects\17806_PARKWAY_BLVD_(2700_S)_MVC_TO_6400_WEST\Right_of_Way\17806_F-2233(1)1_RW-04.dgn
9/7/2022

WEST VALLEY CITY

DRP FAMILY LIMITED PARTNERSHIP, ET AL
ENTRY NO. 13777746
6290 W. PARKWAY BLVD.

MAGNA WATER DISTRICT
ENTRY NO. 6844495
6210 W. PARKWAY BLVD.

MAGNA WATER DISTRICT
ENTRY NO. 6309597
6150 W. PARKWAY BLVD.

T.1S. S.L.B. & M. R.2W.

40 ACRE LINE

NE1/4 NW1/4 SEC. 26

26+00 27+00 28+00 29+00 30+00 31+00

990.11' 1213.00' 1081.94' 143.89' 143.88' 143.88' 330.48' 330.48' 330.48'

HWY R/W LINE

Existing R/W Line

14.62' 13.11' 3.02' 14.62' 3.02'

33.50' 33.50' 43.50'

PARKWAY BLVD.

ROW CONTROL LINE

N82°48'44"E 2283.35'

SEE SHEET RW-03

SEE SHEET RW-05

Δ = 90°58'01"
R = 15.00
A = 23.82'
CB = N51°42'16"W
CD = 21.39'

Δ = 89°02'00"
R = 15.00
A = 23.13'
CB = N38°17'44"E
CD = 21.03'

26+28.90 55.50' RT

26+49.76 65.50' RT

26+93.76 65.80' RT

26+49.50 81.42' RT

27+15.28 54.50' RT'

27+08.84 46.50' RT'

26+93.48 82.41' RT

29+23.33 56.50' RT'

BELMONT DOWNS LN.

BELMONT DOWNS SUBDIVISION

LOT 1 LOT 17

GUADALUPE & MARIA AGUILERA
ENTRY NO. 12538843
2762 S. BELMONT DOWNS LN.

RUBEN & DIANE S. CHACON
ENTRY NO. 6763220
2761 S. BELMONT DOWNS LN.

SCOTT A. KLARR
ENTRY NO. 11527965
6105 W. PARKWAY BLVD.

ANGEL HERNANDEZ SAUCEDO & MONSERRAT G RODRIGUEZ PELAYO
ENTRY NO. 13614521
2768 S. 6100 W.

107:C 107:E TEMPORARY EASEMENT
113:C 113:E TEMPORARY EASEMENT
114:C 114:E TEMPORARY EASEMENT
115:C 115:E TEMPORARY EASEMENT
116:C 116:E TEMPORARY EASEMENT
116: PUE PUE
117:C 117:E TEMPORARY EASEMENT
118:C 118:E TEMPORARY EASEMENT
118: PUE PUE

| PARCEL NO. | OWNER | NET AC. | SQ FT | EXIST. R/W AC. IN DEED | OWNERSHIP ACRES | REMAINING AC. LEFT | REMAINING AC. RIGHT |
|---|---|---|---|---|---|---|---|
| 107:C | DRP FAMILY LIMITED PARTNERSHIP, ET AL | 0.364 | 15,867 | | 10.750 | 10.386 | NONE |
| 107:E | DRP FAMILY LIMITED PARTNERSHIP, ET AL | 0.415 | 18,092 | | | TEMPORARY | |
| 113:C | GUADALUPE & MARIA AGUILERA | 0.002 | 95 | | 0.446 | NONE | 0.444 |
| 113:E | GUADALUPE & MARIA AGUILERA | 0.049 | 2,117 | | | TEMPORARY | |
| 114:C | MAGNA WATER DISTRICT | 0.010 | 432 | | 0.901 | 0.891 | NONE |
| 114:E | MAGNA WATER DISTRICT | 0.048 | 2,086 | | | TEMPORARY | |
| 115:C | RUBEN & DIANE S. CHACON | 0.002 | 96 | | 0.436 | 0.434 | NONE |
| 115:E | RUBEN & DIANE S. CHACON | 0.046 | 1,990 | | | TEMPORARY | |
| 116:C | SCOTT A. KLARR | 0.020 | 859 | 0.007 | 0.990 | NONE | 0.963 |
| 116:E | SCOTT A. KLARR | 0.018 | 800 | | | TEMPORARY | |
| 116:PUE | SCOTT A. KLARR | 0.023 | 1,000 | | | PUE | |
| 117:C | MAGNA WATER DISTRICT | 0.023 | 990 | | 1.841 | 1.818 | NONE |
| 117:E | MAGNA WATER DISTRICT | 0.110 | 4,792 | | | TEMPORARY | |
| 118:C | ANGEL HERNANDEZ SUCEDO & MONSERRAT G RODRIGUEZ PELAYO | 0.049 | 2,135 | 0.072 | 1.000 | NONE | 0.879 |
| 118:E | ANGEL HERNANDEZ SUCEDO & MONSERRAT G RODRIGUEZ PELAYO | 0.050 | 2,187 | | | TEMPORARY | |
| 118:PUE | ANGEL HERNANDEZ SUCEDO & MONSERRAT G RODRIGUEZ PELAYO | 0.053 | 2,324 | | | PUE | |

0 20 40 80 FEET

123

Page 22 of 24

REVISIONS

| NO. | DATE | APPROVED BY | REMARKS |
|---|---|---|---|
| | | | |

UTAH DEPARTMENT OF TRANSPORTATION
REGION 2 - HORROCKS ENGINEERS

DRAWN BY MRL
QC CHECKED BY CSB
APPROVED 01/31/2022
DATE
PROFESSIONAL LAND SURVEYOR

PARKWAY BLVD (2700 SOUTH)
MVC TO 6400 WEST
PIN 17806
F-2233(1)1
PROJECT
PROJECT NUMBER
RIGHT-OF-WAY

SALT LAKE COUNTY
TEMP 02P
SHEET NO. RW-04

p:\r2data\projects\parkway_blvd\documents\d001 projects\region 2 projects\17806_parkway_blvd_(2700_s)_mvc_to_6400_west\right of way\17806_f-2233(1)1_rw-04.dgn
9/7/2022

WEST VALLEY CITY

T.1S. S.L.B. & M. R.2W.

MAGNA WATER DISTRICT
ENTRY NO. 6309597
6150 W. PARKWAY BLVD.

MAGNA WATER DISTRICT
ENTRY NO. 4881524
6020 W. PARKWAY BLVD.

117:C
117:E TEMPORARY EASEMENT
119:C
119:E TEMPORARY EASEMENT
121:E TEMPORARY EASEMENT
122:E TEMPORARY EASEMENT
118:C
118:E TEMPORARY EASEMENT
118:E PUE
120:E TEMPORARY EASEMENT

31+00 32+00 33+00 34+00 35+00 36+00

31+55.05 83.50' LT
31+84.82 83.50' LT
31+84.82 72.50' LT
31+55.05 61.00' LT
29.77'
22.50'
11.00'
330.48'
15.56'
14.62'
548.77'
595.98'
604.42'
330.48'
3.02'
3.09'
HWY R/W LINE
Existing R/W Line
R/W
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ed
PL

43.50 46.50 14.95 54.33 50.50

PARKWAY BLVD.
ROW CONTROL LINE
N82°48'44"E
2283.35'

SEE SHEET RW-04
SEE SHEET RW-06

244.65'
32+47.07
46.50' RT
40.34'
223.56'
17.49'
107.63'
238.84'
31+31.00
54.50' RT
26.00'
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31+31.00
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31+57.00
59.50' RT
31+57.00
56.50' RT
105.18'
1.56'
30.44'
32+62.38
54.95' RT
32+62.18
56.50' RT
33.33'
33+12.33
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32+58.47
85.14' RT
50.00'
33+08.06
91.55' RT
198.81'
148.45'
5.99'
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5.00'
34+65.58
58.50' RT
34+65.49
63.50' RT
36.50'
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35+01.81
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5.52'
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106.08'
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35+92.62
61.50' RT
35+92.11
67.00' RT

ANGEL HERNANDEZ SAUCEDO &
MONSERRAT G RODRIGUEZ PELAYO
ENTRY NO. 13614521
2768 S. 6100 W.

MCQUEEN LANE
6105 WEST
(PRIVATE)

NE1/4 NW1/4
SEC. 26

ARCADIA SP, INC.
ENTRY NO. 13629914
6087 W. PARKWAY BLVD.

LOT 4

JACKETTA ACRES
2ND AMENDMENT
SUBDIVISION

JAMES NEIL & LORI JACKETTA
ENTRY NO. 9648673
6055 W. PARKWAY BLVD.

LOT 6

CHRISTINE A. &
JAMES D. JACKETTA
ENTRY NO. 11430813
6041 W. PARKWAY BLVD.

0 20 40 80
FEET

| PARCEL NO. | OWNER | NET AC. | SQ FT | EXIST. R/W AC. IN DEED | OWNERSHIP ACRES | REMAINING AC. LEFT | REMAINING AC. RIGHT |
|---|---|---|---|---|---|---|---|
| 117:C | MAGNA WATER DISTRICT | 0.023 | 990 | | 1.841 | 1.818 | NONE |
| 117:E | MAGNA WATER DISTRICT | 0.110 | 4,792 | | | TEMPORARY | |
| 118:C | ANGEL HERNANDEZ SUCEDO & MONSERRAT G RODRIGUEZ PELAYO | 0.049 | 2,135 | 0.072 | 1.000 | NONE | 0.879 |
| 118:E | ANGEL HERNANDEZ SUCEDO & MONSERRAT G RODRIGUEZ PELAYO | 0.052 | 2,187 | | | TEMPORARY | |
| 118:PUE | ANGEL HERNANDEZ SUCEDO & MONSERRAT G RODRIGUEZ PELAYO | 0.053 | 2,324 | | | PUE | |
| 119:C | MAGNA WATER DISTRICT | 0.059 | 2,559 | | 3.203 | 3.144 | NONE |
| 119:E | MAGNA WATER DISTRICT | 0.502 | 21,878 | | | TEMPORARY | |
| 120:E | ARCADIA SP, INC. | 0.056 | 2,451 | | | TEMPORARY | |
| 121:E | JAMES NEIL & LORI JACKETTA | 0.039 | 1,680 | | | TEMPORARY | |
| 122:E | CHRISTINE A. & JAMES D. JACKETTA | 0.043 | 1,883 | | | TEMPORARY | |

124



REVISIONS

| NO. | DATE | APPROVED BY | REMARKS |
|---|---|---|---|

UTAH DEPARTMENT OF TRANSPORTATION
REGION 2 - HORROCKS ENGINEERS

APPROVED

PROFESSIONAL LAND SURVEYOR

DRAWN BY MRL
QC CHECKED BY CSB
01/31/2022 DATE

PROJECT: PARKWAY BLVD (2700 SOUTH) MVC TO 6400 WEST
PROJECT NUMBER: F-2233(1)1
PIN: 17806
RIGHT-OF-WAY

SALT LAKE COUNTY
TEMP 02P
SHEET NO. RW-05

9/7/2022
pw://dot-pwbentley.comudot.pw-01/Documents/UDOT Projects/Region 2 Projects/17806_F-2233(1)1_Rw-05.dgn

WEST VALLEY CITY

MAGNA WATER DISTRICT
ENTRY NO. 6309597
6150 W. PARKWAY BLVD.

MAGNA WATER DISTRICT
ENTRY NO. 4881524
6020 W. PARKWAY BLVD.

T.1S. S.L.B. & M. R.2W.

117:C
117:E TEMPORARY EASEMENT
119:C
119:E TEMPORARY EASEMENT

31+55.05 83.50' LT
31+84.82 83.50' LT
31+84.82 72.50' LT
31+55.05 61.00' LT

29.77'
22.50'
11.00'
15.56'
14.62'
3.02'
3.09'

31+00 32+00 33+00 34+00 35+00 36+00

TE 330.48' 548.77'

R/W 330.48' 595.98'

r/w 330.48' 604.42'

HWY R/W LINE
Existing R/W Line

43.50

PARKWAY BLVD.
ROW CONTROL LINE
N82°48'44"E
2283.35'

SEE SHEET RW-04
SEE SHEET RW-06

46.50
50.50
54.33
14.95
40.34'
17.49'
30.44'
33.33'
1.56'

244.65'
223.56'
107.63'
238.84'
26.00'
105.18'
198.81'
148.45'
36.50'
167.77'
26.04'
34.88'
106.08'

32+47.07 46.50' RT
32+62.38 54.95' RT
32+62.18 56.50' RT
31+57.00 56.50' RT
31+31.00 54.50' RT
31+31.00 59.50' RT
31+57.00 59.50' RT
32+58.47 85.14' RT
33+08.06 91.55' RT
33+12.33 58.50' RT
34+65.58 58.50' RT
34+65.49 63.50' RT
35+01.81 58.50' RT
35+01.99 63.50' RT
35+66.86 58.50' RT
35+66.06 67.00' RT
35+92.62 61.50' RT
35+92.11 67.00' RT

118:C
118:E PUE
118:E TEMPORARY EASEMENT
120:E TEMPORARY EASEMENT
121:E TEMPORARY EASEMENT
122:E TEMPORARY EASEMENT

5.00' 3.00' 4.80' 5.99' 8.54' 5.52' 11.12'

65.05' pe

ANGEL HERNANDEZ SAUCEDO &
MONSERRAT G RODRIGUEZ PELAYO
ENTRY NO. 13614521
2768 S. 6100 W.

MCQUEEN LANE
6105 WEST
(PRIVATE)

NE1/4 NW1/4
SEC. 26

ARCADIA SP, INC.
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6087 W. PARKWAY BLVD.

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JAMES D. JACKETTA
ENTRY NO. 11430813
6041 W. PARKWAY BLVD.

LOT 4
LOT 6
JACKETTA ACRES
2ND AMENDMENT
SUBDIVISION

| PARCEL NO. | OWNER | NET AC. | SQ FT | EXIST. R/W AC. IN DEED | OWNERSHIP ACRES | REMAINING AC. LEFT | REMAINING AC. RIGHT |
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| 117:E | MAGNA WATER DISTRICT | 0.110 | 4,792 | | | TEMPORARY | |
| 118:C | ANGEL HERNANDEZ SUCEDO & MONSERRAT G RODRIGUEZ PELAYO | 0.049 | 2,135 | 0.072 | 1.000 | NONE | 0.879 |
| 118:E | ANGEL HERNANDEZ SUCEDO & MONSERRAT G RODRIGUEZ PELAYO | 0.052 | 2,187 | | | TEMPORARY | |
| 118:PUE | ANGEL HERNANDEZ SUCEDO & MONSERRAT G RODRIGUEZ PELAYO | 0.053 | 2,324 | | | PUE | |
| 119:C | MAGNA WATER DISTRICT | 0.059 | 2,559 | | 3.203 | 3.144 | NONE |
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| 122:E | CHRISTINE A. & JAMES D. JACKETTA | 0.043 | 1,883 | | | TEMPORARY | |

0 20 40 80 FEET

REVISIONS

| NO. | DATE | APPROVED BY | REMARKS |
|---|---|---|---|
| | | | |

UTAH DEPARTMENT OF TRANSPORTATION
REGION 2 - HORROCKS ENGINEERS

DRAWN BY MRL
QC CHECKED BY CSB
APPROVED
DATE 01/31/2022
PROFESSIONAL LAND SURVEYOR

PROJECT: PARKWAY BLVD (2700 SOUTH) MVC TO 6400 WEST
PROJECT NUMBER: F-2233(1)1
PIN 17806
RIGHT-OF-WAY

SALT LAKE COUNTY
TEMP 02P
SHEET NO. RW-05



9/7/2022 pw://dotrpwbentley.connect.sync:8v/Documents/UDOT Projects/Region 2 Projects/17806_PARKWAY_BLVD_(2700_S)_MVC_TO_6400_WEST/Right of Way/17806_F-2233(1)1_RW-05.dgn

July 6, 2023

**MEMORANDUM**

TO: CITY COUNCIL

FROM: WAYNE T. PYLE, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

**City Council Study Meetings are held at 4:30 P.M. every Tuesday unless otherwise noted.**

**City Council Regular Meeting are held at 6:30 P.M. every Tuesday unless otherwise noted.**

## July 2023

| | |
|---|---|
| July 18, 2023<br>*Tuesday* | Rocky Ridge Park Ribbon Cutting, 3:30 PM; 5250 S Summer Ridge Dr |
| July 19, 2023<br>*Wednesday* | Pop Up Play at Hump Day Buffet, 6 PM; Fairbourne Station Promenade, 3590 Market Street |
| July 19, 2023<br>*Wednesday* | Watch Wednesday – Parks and Recreation, 6:30-7:30 PM; West View Park, 4100 South 6000 West |
| July 19, 2023<br>*Wednesday* | The Avett Brothers, 7:30 PM; Maverik Center, 3200 Decker Lake Dr |
| July 20, 2023<br>*Thursday* | Pioneer Crossing Park and Adaptive Boat Ramp Ribbon Cutting, 1276 W Cultural Center Dr |
| July 20, 2023<br>*Thursday* | Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S |
| July 20, 2023<br>*Thursday* | 3 Doors Down, 7:30 PM; USANA, 5150 Upper Ridge Rd |

| | |
|---|---|
| July 20, 2023<br>*Thursday* | Movie in the Park – Sonic the Hedgehog 2, Starts at Dusk; Centennial Park, 5405 W 3100 S |
| July 21 – 23, 2023<br>*Friday – Sunday* | WVC Summer Sizzle Mini Z Race Event; UCCC, 1355 W 3100 S |
| July 21, 2023<br>*Friday* | 50 Cent, 7 PM; Maverik Center, 3200 Decker Lake Dr |
| July 24, 2023<br>*Monday* | Pioneer Day Holiday/City Office's Closed |
| July 26, 2023<br>*Wednesday* | Senior County-wide Cornhole Tournament, 10 AM; Harman Senior Recreation Center, 4090 S 3600 W |
| July 26, 2023<br>*Wednesday* | Hump Day Buffet, 5-8:30 PM; 3590 Market Street |
| July 27, 2023<br>*Thursday* | Cops & Cleats Youth Football Camp, 8 AM to Noon; Granger High School, 3580 S 3600 W |
| July 27, 2023<br>*Thursday* | Luau Party, 5-7 PM; Harman Senior Recreation Center; 4090 S 3600 W |
| July 27, 2023<br>*Thursday* | Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S |
| July 28, 2023<br>*Friday* | Alicia Keys, 8 PM; Maverik Center, 3200 Decker Lake Dr |
| July 31, 2023<br>*Monday* | Chill with the Chief, 6 PM; Kingspointe Park, 1330 W Rothchild Drive (3665 S) |
| July 31, 2023<br>*Monday* | Coco Garcia Rumba Libre Band Concert, 8 PM; UCCC, 1355 W 3100 S |

## August 2023

| | |
|---|---|
| August 1, 2023<br>*Tuesday* | National Night Out Block Parties, Various Times and Locations around the City |

| | |
|---|---|
| August 1, 2023<br>*Tuesday* | The Smashing Pumpkins, 6:30 PM; USANA, 5150 Upper Ridge Rd |
| August 2, 2023<br>*Wednesday* | Hump Day Buffet, 5-8:30 PM; 3590 Market Street |
| August 2, 2023<br>*Wednesday* | Hump Day Buffet Special: BD Howes Band, 7 PM; Fairbourne Station Promenade, 3590 Market Street |
| August 3-26, 2023 | West Side Story; West Valley City Performing Arts Center, 3333 Decker Lake Dr |
| August 3, 2023<br>*Thursday* | Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S |
| August 3, 2023<br>*Thursday* | WVPAC Gallery Exhibit: West Side Story Exhibit Opening, 6 PM; WVPAC, 3333 Decker Lake Dr |
| August 3, 2023<br>*Thursday* | Luau at Centennial Outdoor Pool (Members Only Event), 6:30 - 8 PM; 5355 W 3100 S |
| August 3, 2023<br>*Thursday* | The Offspring, 7 PM; USANA, 5150 Upper Ridge Rd |
| August 3, 2023<br>*Thursday* | Movie in the Park, Starts at Dusk; Centennial Park 5405 S 3100 S |
| August 4, 2023<br>*Friday* | U of U Healthy Start Fair, Time TBD; Centennial Park, 5415 W 3100 S |
| August 4, 2023<br>*Friday* | Community First Friday: Face of Utah Sculpture Art Talk, 6 PM; UCCC, 1355 W 3100 S |
| August 4, 2023<br>*Friday* | Luke Bryan, 7 PM; USANA, 5150 Upper Ridge Rd |
| August 5, 2023<br>*Saturday* | My Hometown Day of Service West Granger, 8 AM – 12 PM; Various Locations in West Granger |
| August 6, 2023 | Yellowcard, 7 PM; USANA, 5150 Upper Ridge Rd |

| | |
|---|---|
| *Sunday* | |
| August 7, 2023<br>*Monday* | National Night Out Senior Safety Fair, 9-11 AM; WVCFFC, 5415 W 3100 S |
| August 7, 2023<br>*Monday* | National Night Out Family Safety Fair, 4:30 – 6:30 PM; WVCFFC, 5415 W 3100 S |
| August 7, 2023<br>*Monday* | Ghost Re-Imperatour U.S.A with Amon Amarth, 6:30 PM; USANA, 5150 Upper Ridge Rd |
| August 7, 2023<br>*Monday* | Smiling Souls Reggae Band Concert, 8 PM; UCCC, 1355 W 3100 S |
| August 8, 2023<br>*Tuesday* | Foo Fighters, 6:30 PM; USANA, 5150 Upper Ridge Rd |
| August 9, 2023<br>*Wednesday* | Hump Day Buffet, 5-8:30 PM; 3590 Market Street |
| August 10, 2023<br>S<br>*Thursday* | Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 |
| August 11, 2023<br>*Friday* | Dierks Bentley, 7 PM; USANA, 5150 Upper Ridge Rd |
| August 11, 2023<br>*Friday* | ARTrageous Theater Arts Summer Camp Performance, 7 PM; UCCC, 1355 W 3100 S |
| August 11, 2023<br>*Friday* | Grupo Frontera "El Comienzo" Tour 2023, 8 PM; Maverik Center, 3200 Decker Lake Dr |
| August 12, 2023<br>*Saturday* | MyHometown Day of Service North Granger, 8 AM – 12 PM; Various Location in North Granger |
| August 16, 2023<br>*Wednesday* | National Night Out Harman Senior Recreation Center, 5-7 PM; 4090 S 3600 W |
| August 16, 2023<br>*Wednesday* | Hump Day Buffet, 5-8:30 PM; 3590 Market Street |

| | |
|---|---|
| August 17, 2023<br>S<br>*Thursday* | Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 |
| August 18, 2023<br>*Friday* | 103.5 The Arrow Presents Foreigner, 7 PM; USANA, 5150 Upper Ridge Rd |
| August 19, 2023<br>*Saturday* | MyHometown Day of Service Granger, 8 AM – 12 PM; Various Location in Granger |
| August 23, 2023<br>*Wednesday* | Hump Day Buffet, 5-8:30 PM; 3590 Market Street |
| August 23, 2023<br>*Wednesday* | Lancer Way Public Open House, 5:30 – 7 PM; West Valley City Hall Multipurpose Room, 3600 S Constitution Blvd |
| August 24, 2023<br>S<br>*Thursday* | Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 |
| August 25, 2023<br>*Friday* | National Night Out Block Parties, Various Locations and Locations around the City |
| August 25, 2023<br>*Friday* | Mudvayne, 5:30 PM; USANA, 5150 Upper Ridge Rd |
| August 29, 2023<br>*Tuesday* | Pantera, 7 PM; USANA, 5150 Upper Ridge Rd |
| August 30, 2023<br>*Wednesday* | ChamberWest Awards Gala, 5 PM Reception/6:30 PM; Maverik Center, 3200 Decker Lake Dr |
| August 30, 2023<br>*Wednesday* | National Night Out SummerFest, 5:30-8:30 PM; Fairbourne Station Promenade, 3590 Market Street |
| August 31, 2023<br>S<br>*Thursday* | Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 |

## September 2023

| | |
|---|---|
| September 1, 2023 | Community First Friday, More Details to Come |

*Friday*

| | |
|---|---|
| September 1, 2023<br>*Friday* | Gallery Exhibit: Nigerian Association of Utah Open, 9 AM; UCCC, 1355 W 3100 S |
| September 1, 2023<br>*Friday* | The Mega-Monsters Tour: Mastodon & Gojira w/ special guest Lorna Shore, 7 PM; USANA, 5150 Upper Ridge Rd |
| September 2, 2023<br>*Saturday* | Jelly Roll, 7 PM; USANA, 5150 Upper Ridge Rd |
| September 3, 2023<br>*Sunday* | The Lumineers, 7:30 PM; USANA, 5150 Upper Ridge Rd |
| September 4, 2023<br>*Monday* | Labor Day/City Office's Closed |
| September 4, 2023<br>*Monday* | Centennial Outdoor Pool Closes; 5355 W 3100 S |
| September 5, 2023<br>*Tuesday* | Primary Election Day |
| September 7, 2023<br>*Thursday* | Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S |
| September 7, 2023<br>*Thursday* | Gallery Exhibit: Weavers Guild Opens, 6 PM; UCCC, 1355 W 3100 S |
| September 7, 2023<br>*Thursday* | Gallery Exhibit: Surface Design Group Opens, 6 PM; UCCC, 1355 W 3100 S |
| September 9, 2023<br>*Saturday* | MyHometown Day of Service West Granger, 8 AM – 12 PM; Various Locations in West Granger |
| September 13, 2023<br>*Wednesday* | ARTrageous Greek Theater Performance, 10 AM; UCCC, 1355 W 3100 S |
| September 13, 2023<br>*Wednesday* | Chat with the Chief, 6 PM; Live at facebook.com/WVCPolice |

| | |
|---|---|
| September 14, 2023<br>*Thursday* | Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S |
| September 16, 2023<br>*Saturday* | MyHometown Day of Service North Granger, 8 AM – 12 PM; Various Location in North Granger |
| September 20, 2023<br>*Wednesday* | Watch Wednesday – Community Preservation, 6:30-7:30 PM, Community Preservation Building, 4522 W 3500 S |
| September 21, 2023<br>*Thursday* | Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S |
| September 22, 2023<br>*Friday* | Counting Crows, 7:30 PM; USANA, 5150 Upper Ridge Rd |
| September 23, 2023<br>*Saturday* | Sting, 8 PM; USANA, 5150 Upper Ridge Rd |
| September 23, 2023<br>*Saturday* | MyHometown Day of Service Granger, 8 AM – 12 PM; Various Location in Granger |
| September 28, 2023<br>*Thursday* | Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S |
| September 30, 2023<br>*Saturday* | Avenged Sevenfold, 6:30 PM; USANA, 5150 Upper Ridge Rd |

## October 2023

| | |
|---|---|
| October 5-30, 2023 | Sleepy Hollow; West Valley City Performing Arts Center, 3333 Decker Lake Dr |
| October 5, 2023<br>*Thursday* | Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S |
| October 7, 2023<br>*Saturday* | MyHometown Day of Service West Granger, 8 AM – 12 PM; Various Locations in West Granger |

| | |
|---|---|
| October 10, 2023<br>*Tuesday* | Billy Strings, 7:30 PM; Maverik Center, 3200 Decker Lake Dr |
| October 11, 2023<br>*Wednesday* | Chat with the Chief, 6 PM; Live at facebook.com/WVCPolice |
| October 14, 2023<br>*Saturday* | Zac Brown Band, 7 PM; USANA, 5150 Upper Ridge Rd |
| October 14, 2023<br>*Saturday* | Ryan Adams w/ The Cardinals, 7:30 PM; Maverik Center, 3200 Decker Lake Dr. |
| October 17, 2023<br>*Tuesday* | Shinedown, 6:50 PM; USANA, 5150 Upper Ridge Rd |
| October 20, 2023<br>*Friday* | Hozier: Unreal Unearth Tour, 8 PM; Maverik Center, 3200 Decker Lake Dr |
| October 21, 2023<br>*Saturday* | MyHometown Day of Service Granger, 8 AM – 12 PM; Various Location in Granger |
| October 24, 2023<br>*Tuesday* | Nirto Circus 20th Anniversary Tour, 7 PM; Maverik Center, 3200 Decker Lake Dr |
| October 28, 2023<br>*Saturday* | MyHometown Day of Service North Granger, 8 AM – 12 PM; Various Location in North Granger |
| October 31, 2023<br>*Tuesday* | Skillet & Theory of a Deadman, 7 PM; Maverik Center, 3200 Decker Lake Dr |

## November 2023

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| November 3, 2023<br>*Friday* | Juan Luis Guerra, 8 PM; Maverik Center, 3200 Decker Lake Dr |
| November 8, 2023<br>*Wednesday* | Chat with the Chief, 6 PM; Live at facebook.com/WVCPolice |
| November 15, 2023<br>*Wednesday* | Watch Wednesday – CPTED Holiday Safety Tips, 6:30-7:30 PM, Family Fitness Center, 5415 W 3100 S |
| November 18, 2023 | C&B Committee City Hall Lobby Decorating, 8 AM – 12 |

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| *Saturday* | PM; 3600 S Constitution Blvd |
| November 18, 2023<br>*Saturday* | Survivors of Suicide Loss Event, 2-4 PM; UCCC,<br>1355 W 3100 S |
| November 21, 2023<br>*Tuesday* | General Election Day |
| November 23, 2023<br>*Thursday* | Thanksgiving/City Office's Closed |

## December 2023

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| December 17-21, 2023<br>*Sunday - Thursday* | Giving Tree Week |
| December 25, 2023<br>*Monday* | Christmas Day/City Office's Closed |

Strategic Discussion List

1- **Budget Topics**
~~Finance Director Presentation~~ Complete- 2.7.23
~~Capital Expenditure Plan~~ – Discussed 2.14.23/ Follow Up Discussed 3.7.23
~~Budget Reduction Proposals~~ Discussed 2.14.23/ Follow Up Discussed 4.18.23
Bond Rating Page 8,13- Discussed 2.14.23/ Meeting with Councilmember Nordfelt Completed
Limits on Fund Balance – Discussed 2.14.23/ Fund Balance History emailed to Council 2.27.23/ Waiting Council Discussion

2- Contract evaluation form for city manager
~~Employee manual~~ - Discussed 5.13.23

3- **Public Works Topics**
~~Street Light Schedule / Plan for years 1-5~~ – Discussed 3.7.23
~~Sidewalk Installation / Plan for years 1-5~~ – Discussed 3.7.23
Recycling Issues

~~Dowdle Puzzle project~~ Presentation Conducted 2.28.23/ Scheduled for Discussion 3.7.23/ Additional information requested by staff emailed on 3.16.23/ Council directed to incorporate into upcoming budget for next year

4- **Parks Topics**
Park Land Review and Strategy- Information submitted via email 2.27.23/ Waiting Council Discussion

5- **Development Issues**
3500 South / Redwood Road
Tax Credit Veteran Housing

6- **Other**
Archives- Scheduled 04.11.23 / Wayne sent follow-up memo 5.22.23/Waiting Council Discussion
Hotels becoming long term rentals
~~Homeless task force invitation-~~ Discussed with Councilmember Whetstone 3.1.23