

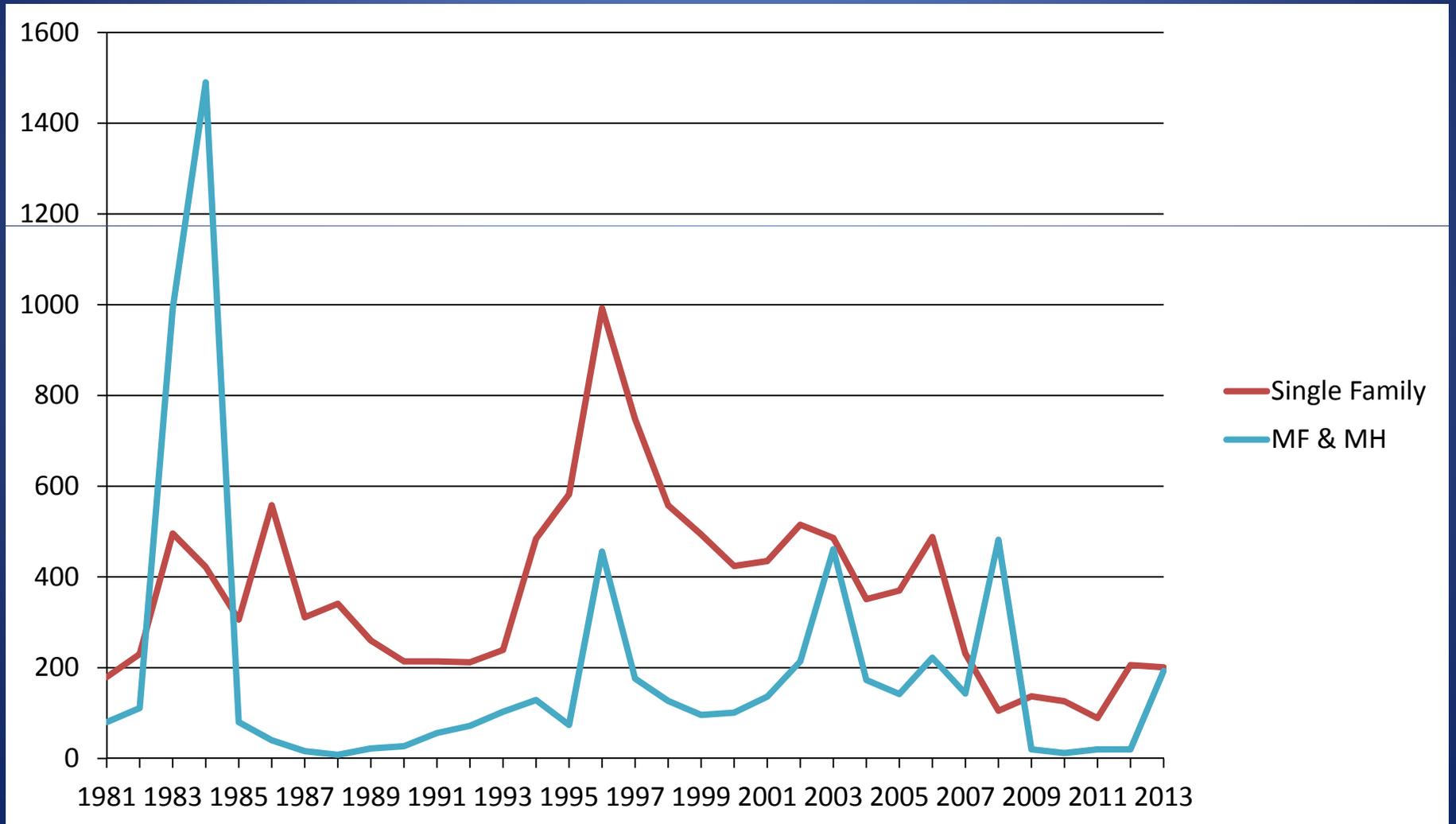
What Are We Trying to Influence?

- Architectural design
- House size
- Subdivision layout/lot size
- Infrastructure/amenities
 - Parks and trails
 - Schools
 - Churches
 - Shopping

How Can We Influence?

- Zoning standards and subdivision regulations
- Development agreements
- Partnerships with developers
- Capital improvements
- Economic development

West Valley Residential Building Permit History



2014 Market Outlook in Salt Lake County

- Utah Economic Council
 - The single-family market will benefit from pent-up demand which should push new home construction to 11,000 units, an increase of 10 percent.
- Salt Lake Board of Realtors
 - Sales of single-family homes will increase by 7 percent to 12,500 homes as improving economic conditions free up pent-up demand for housing.
 - Price increases will moderate to the 5-7 percent range, just a bit higher than the historic average of 4 percent.

Progression of Housing Standards

- Prior to 1998
 - Min. house size: 900 SF
 - Single car garage or basement storage required
- 1998
 - Min. house size: 1,200 SF
 - Two car garage required
 - Started to use development agreements for PUD's
- 2002
 - Min. house size: 1,350 SF for ramblers, 1,500 SF for multi-levels
 - 35% masonry required
 - Required development agreements for all rezones and PUD's
- 2005
 - Point system for architectural standards added
- 2006
 - Min. house size: 1,400 SF for ramblers, 1,600 SF for multi-levels

Development Agreements

- First started using in the late 90's.
- Have been used to address:
 - House size and exterior materials
 - Architectural features or specific home plans
 - Lot sizes and setbacks
 - Fencing
 - Project amenities (trails, waterways, parks, open space, entry features, street trees, etc.)
 - Lighting

Lag Affect of New Standards

- If new standards are adopted, they only apply to new subdivisions where no development agreement is in place.
- We still have hundreds of lots within subdivisions that have received preliminary or final approval with a development agreement. Examples include Highbury Place, Southridge and Sunset Hills.

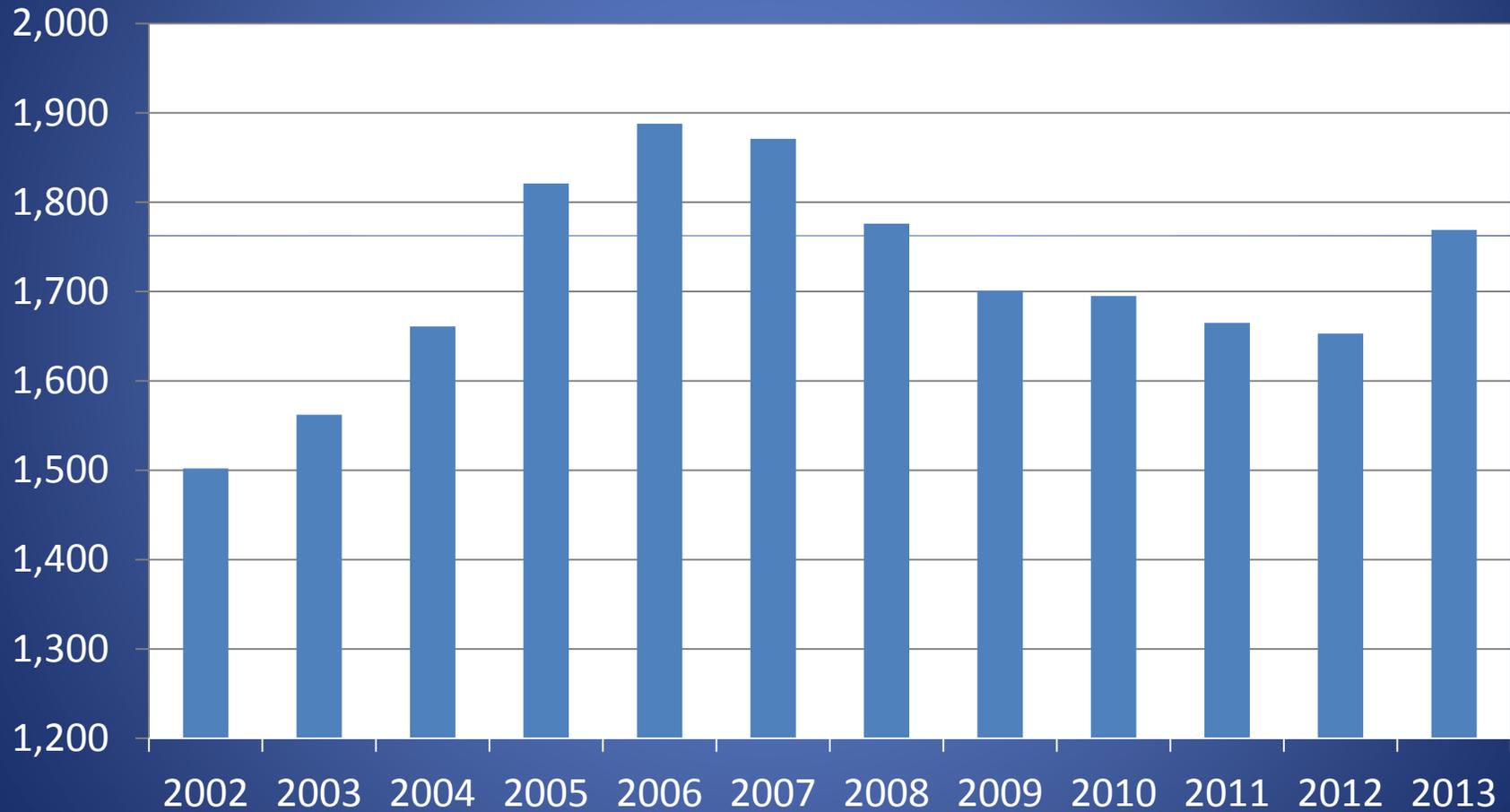
It Is Difficult to Move the Needle

- In 2000, there were 22,556 single family homes in the City.
- In 2014, there were 27,018 single family homes in the City. This represents a 20% increase.
- In other words, about 84% of the homes in the City were built before the City really started to raise the bar.

Standards in Other Cities

City	Min. House Size	Design Standards	Development Agreements
Draper	No minimum	None	Occasionally
Herriman	No minimum	Yes	Occasionally
Layton	900 SF	No	Occasionally
Lehi	900 to 1,500 SF depending on zone	Yes for PUD's	All new PUD's
Riverton	1,200 to 1,560 SF depending on house type	Yes	Occasionally
Sandy	800 to 1,850 SF depending on zone and house type	Yes in certain zones	No
Saratoga Springs	1,250 SF	Yes for PUD's	All new subdivisions
West Jordan	1,000 to 1,500 SF depending on zone	Yes	Frequently

Average Size for New Homes



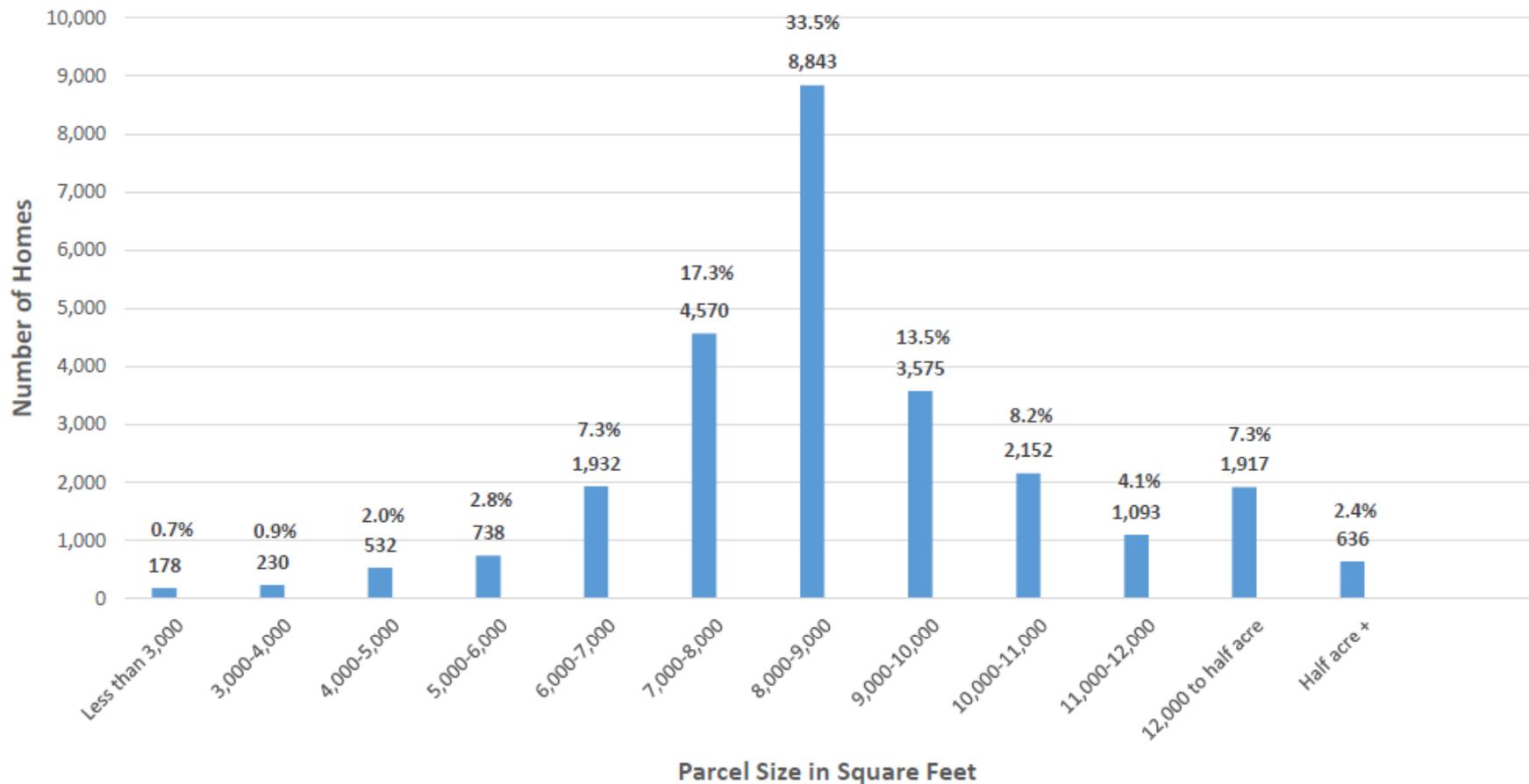
1,350 SF ramblers
1,500 multi-levels

1,400 SF ramblers
1,600 multi-levels

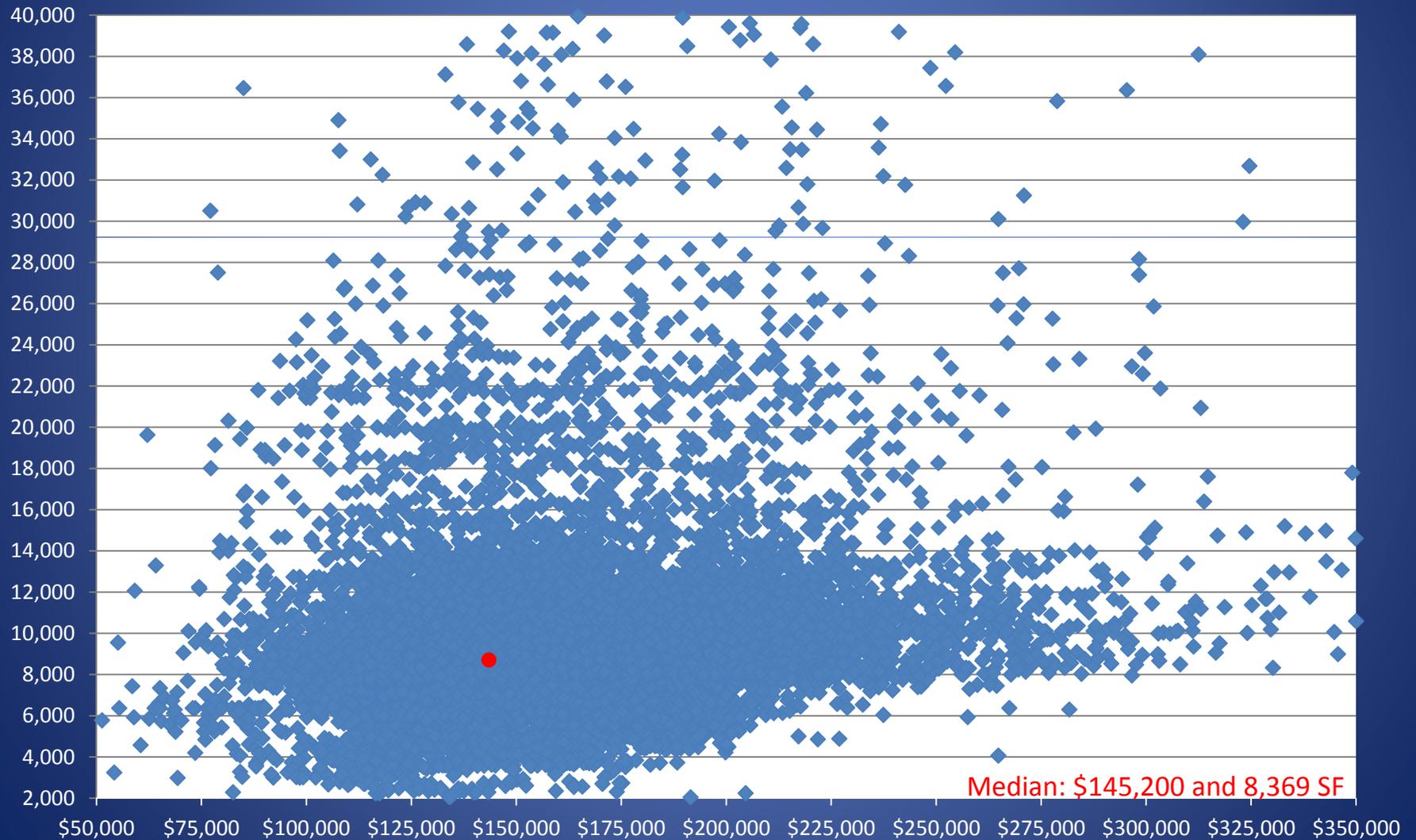
Source: West Valley City CED

Lot Size

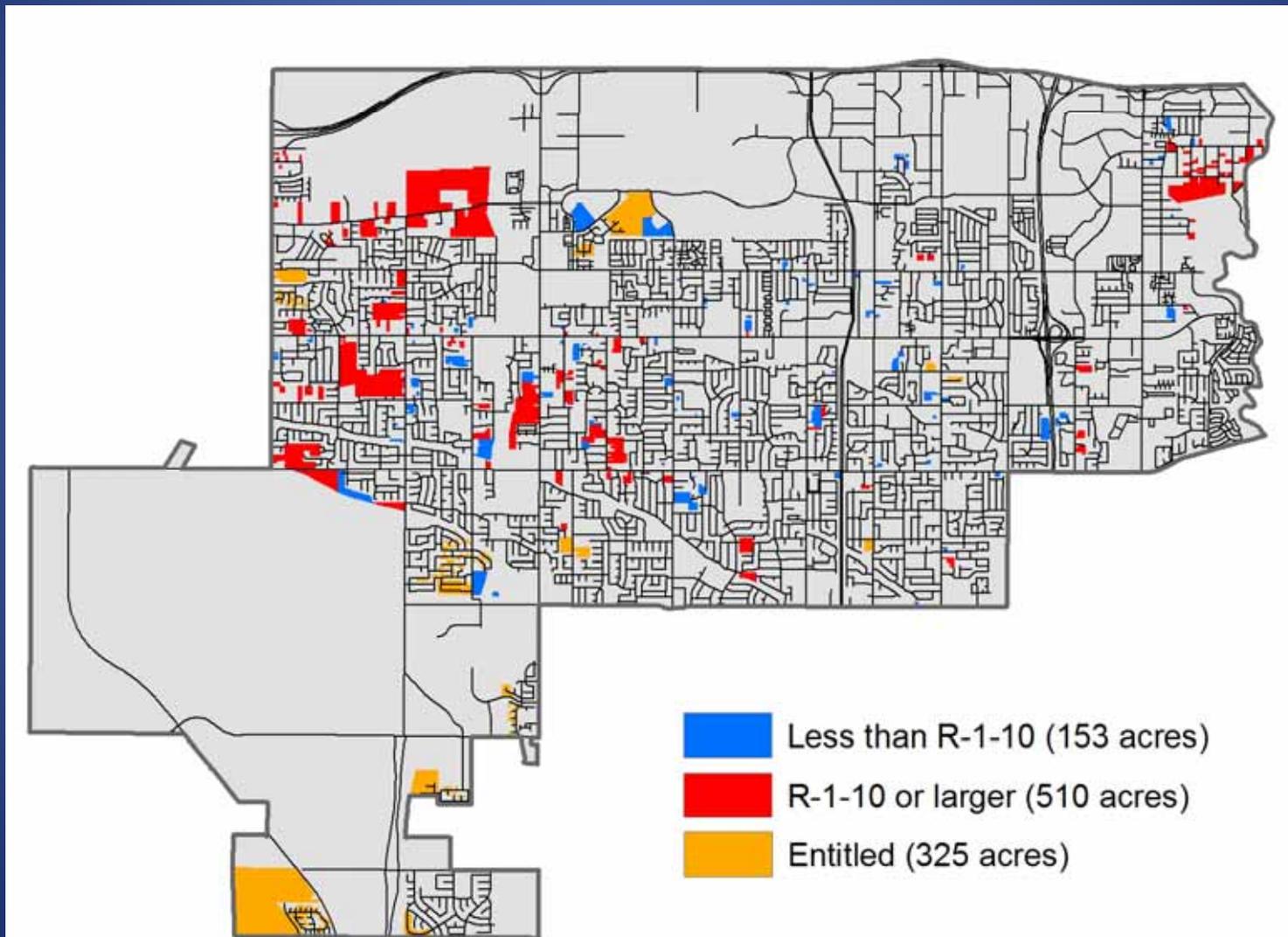
Detached Single Family Homes by Parcel Size



Lot Size and Total Value



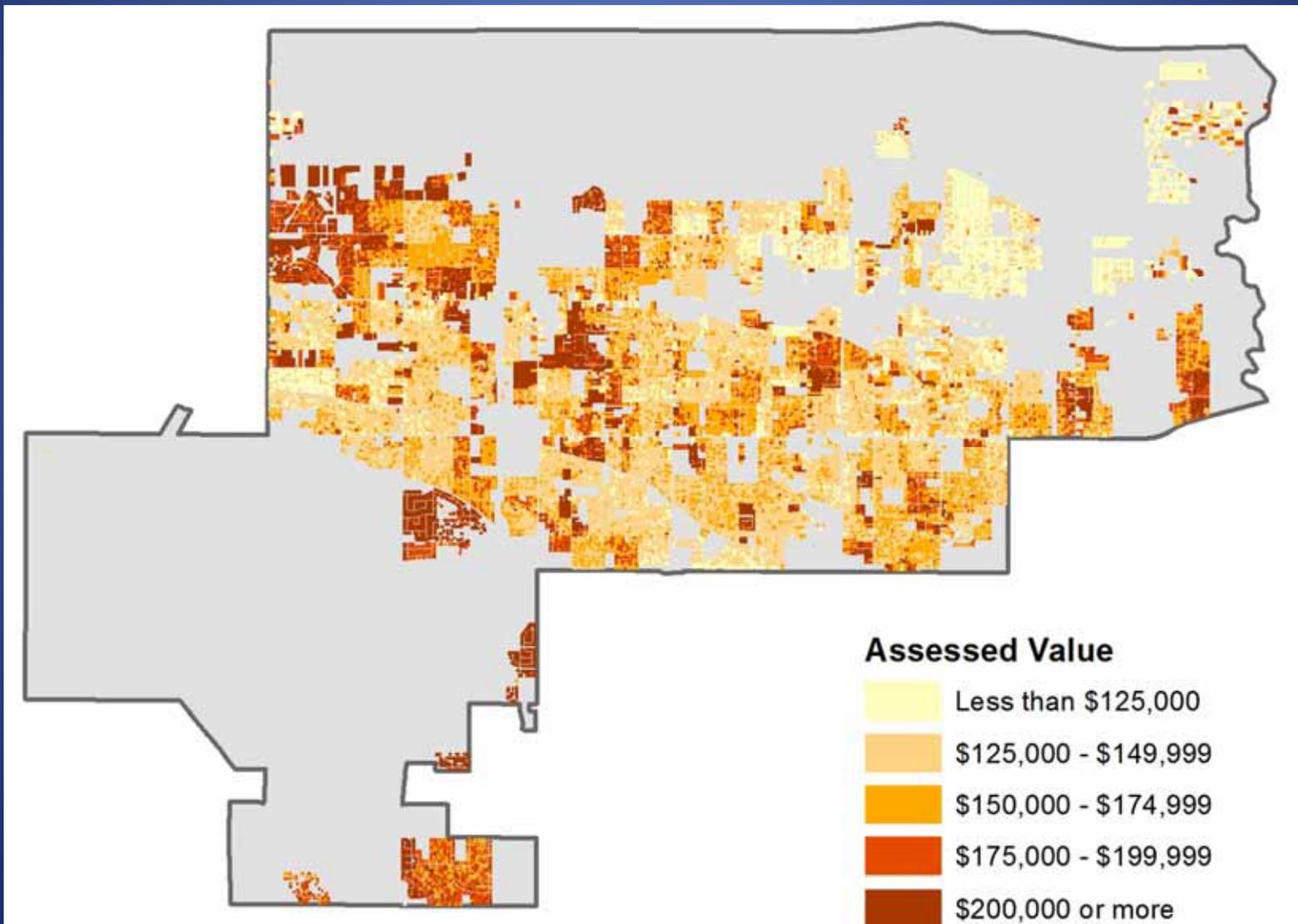
Vacant Single Family Residential Land



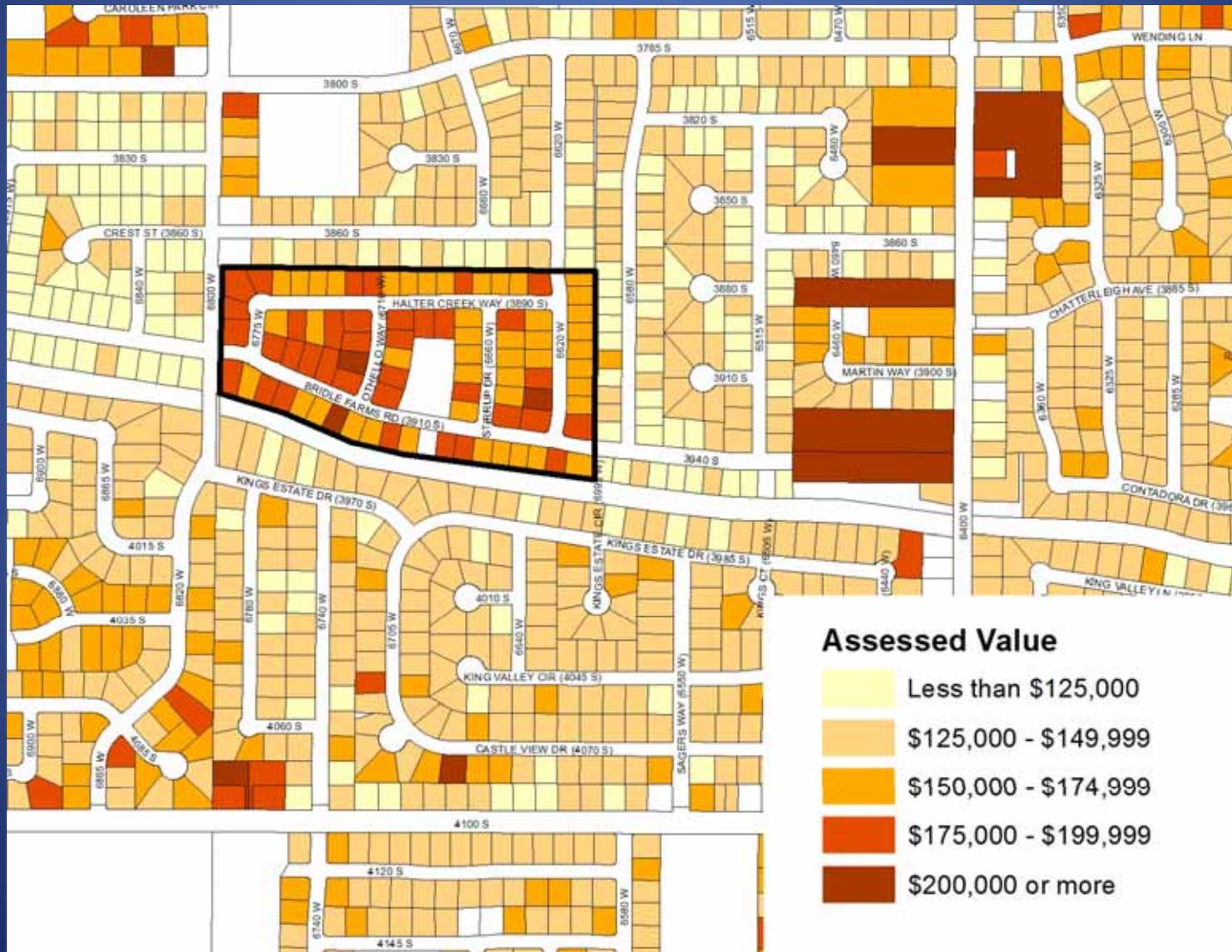
Infill Definition

Parcel Size	Number Vacant Parcels Zoned Less than R-1-10	Number Vacant Parcels Zoned R-1-10 or Greater
Less than 1 acre	103	105
1 to 2 acres	20	44
2 to 3 acres	7	19
3 to 4 acres	3	8
4 to 5 acres	1	8
5 to 6 acres	1	6
6 to 7 acres	0	4
7 to 8 acres	0	4
8 to 9 acres	0	3
9 to 10 acres	1	2
Over 10 acres	3	9

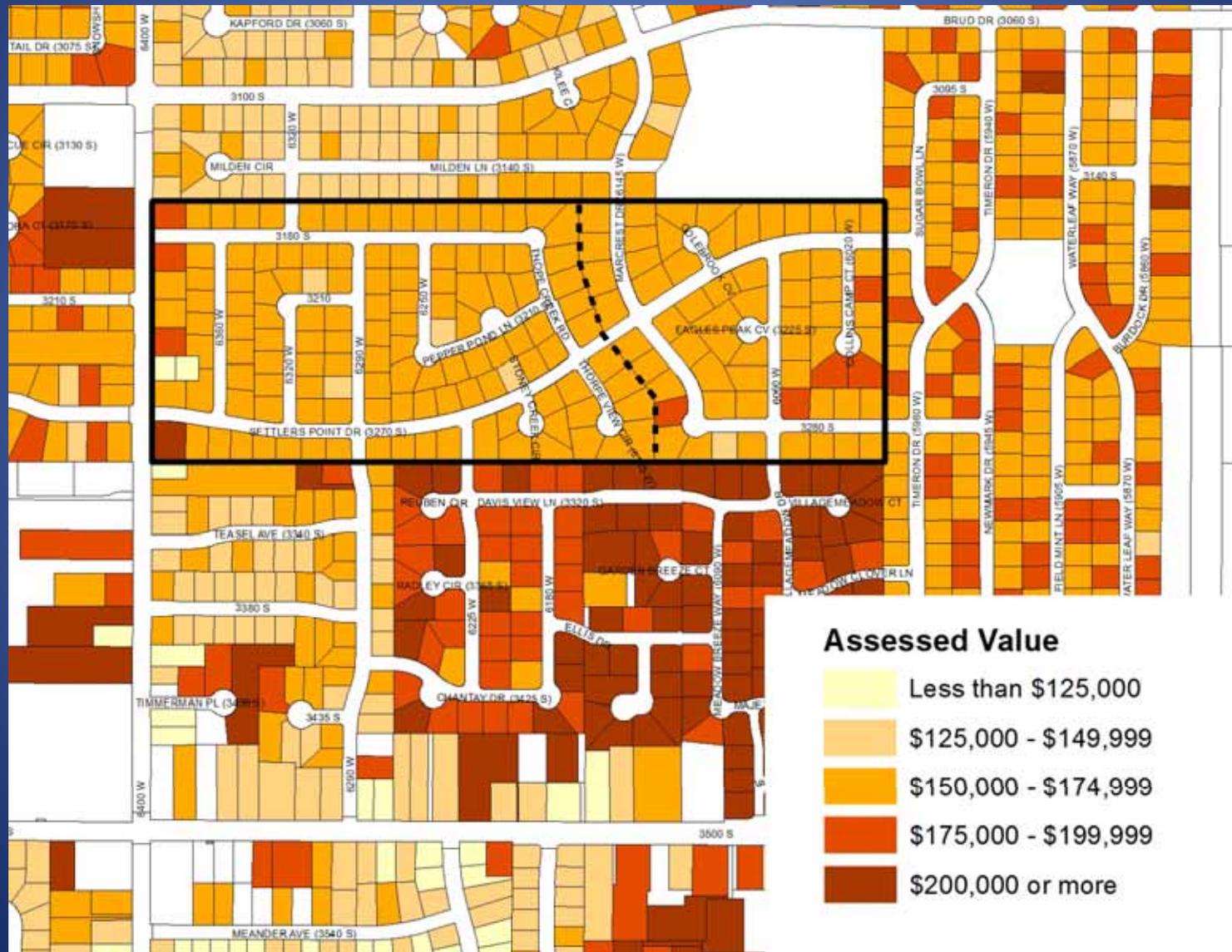
Assessed Value



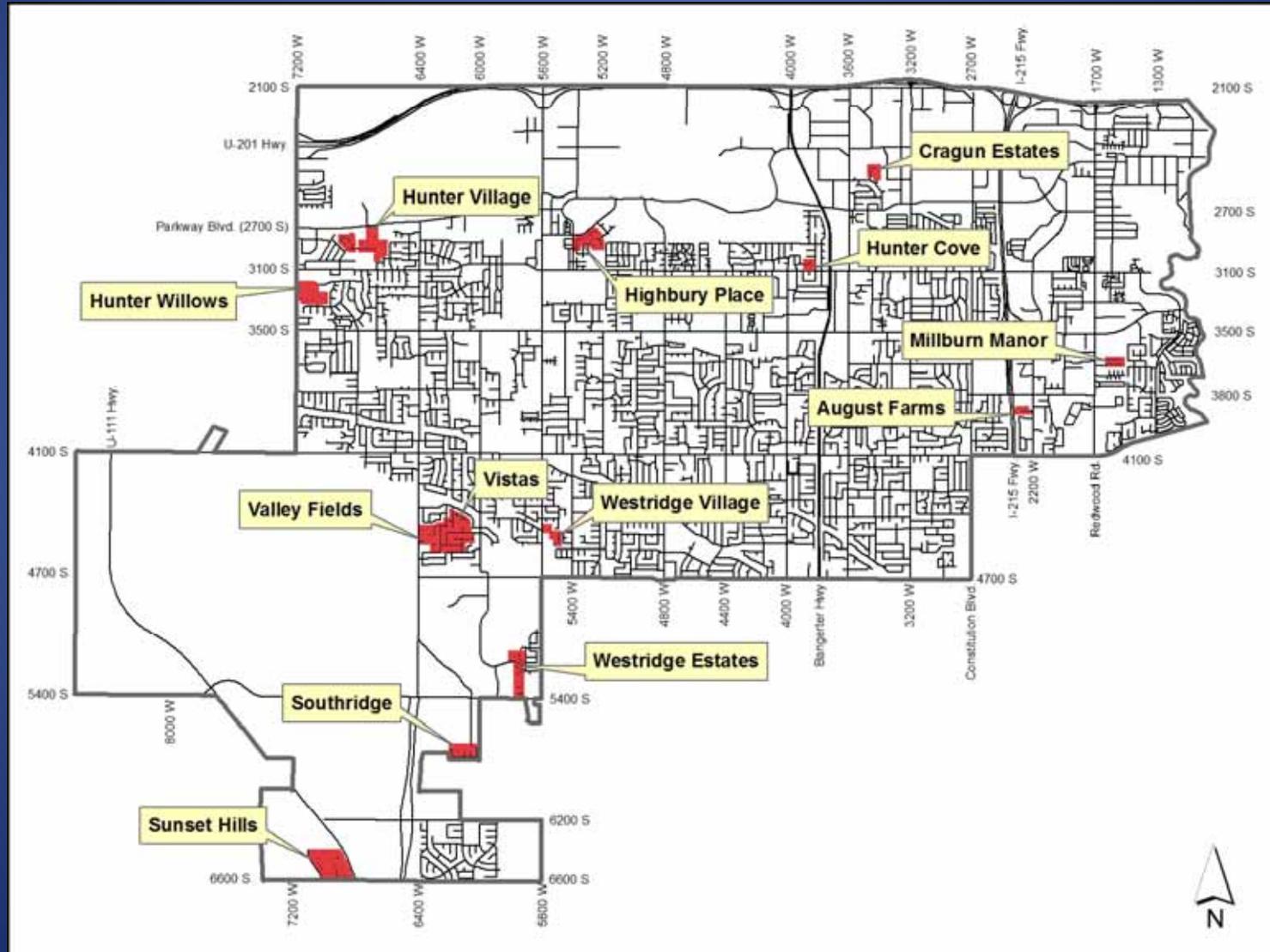
Lot Size: Bridle Farms Example



Lot Size: Settlers Point Example



Map of Growth Areas



August Farms



Cragun Estates



Highbury Place



Hunter Cove



Hunter Village



Hunter Willows



Millburn Manor



Southridge



Sunset Hills



Valley Fields



Vistas at West Ridge



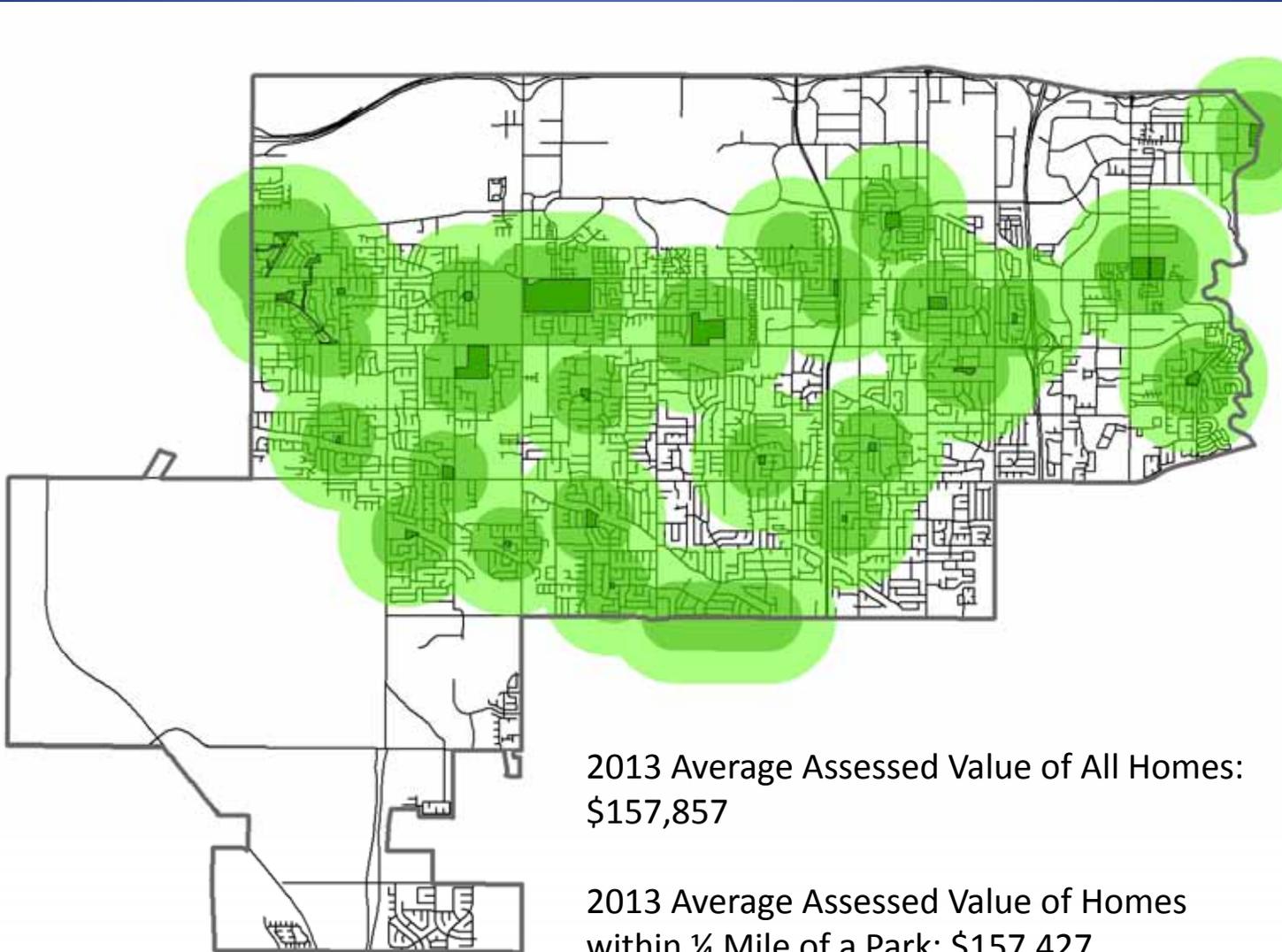
Westridge Estates



Westridge Village



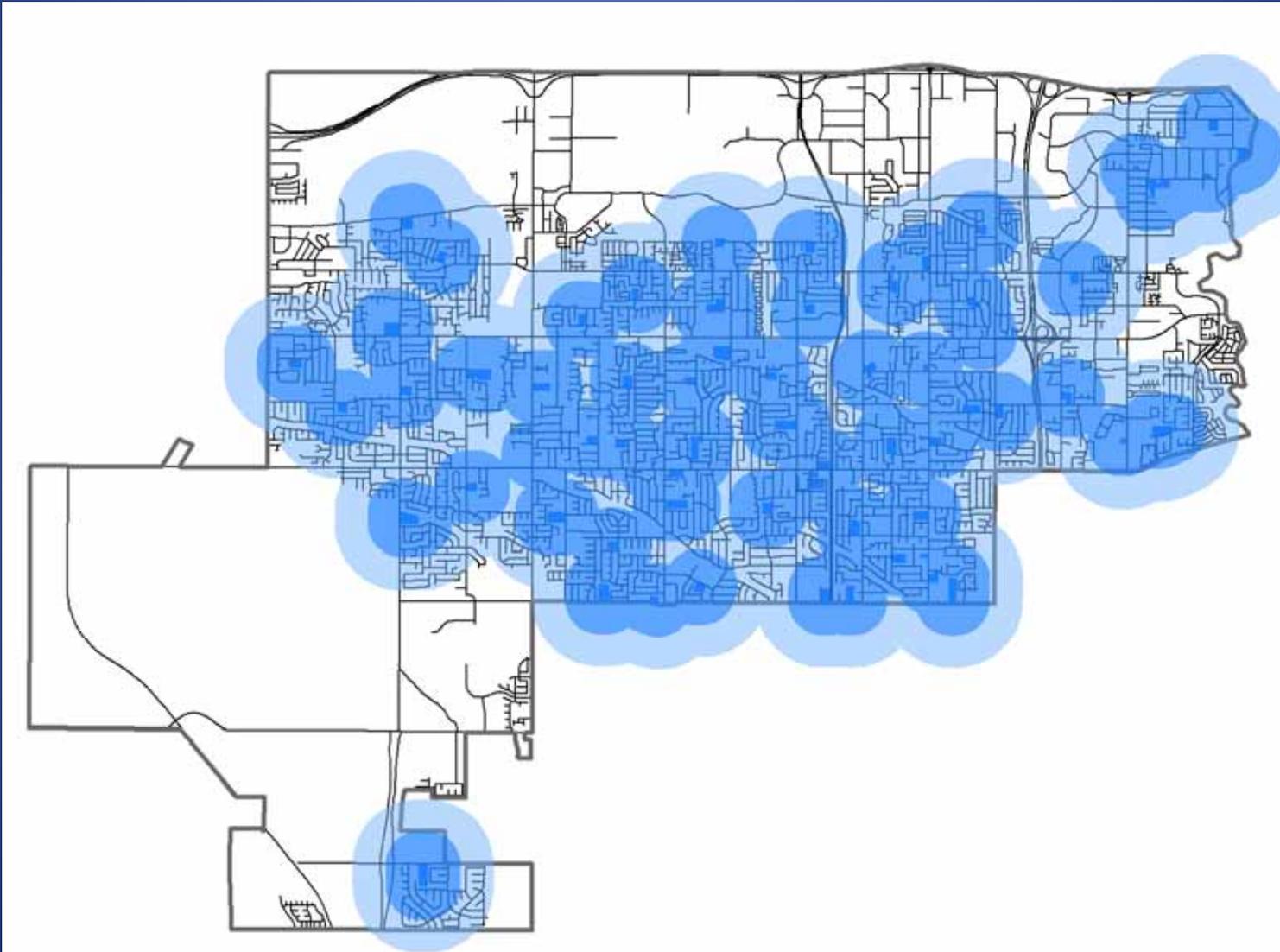
Parks Coverage



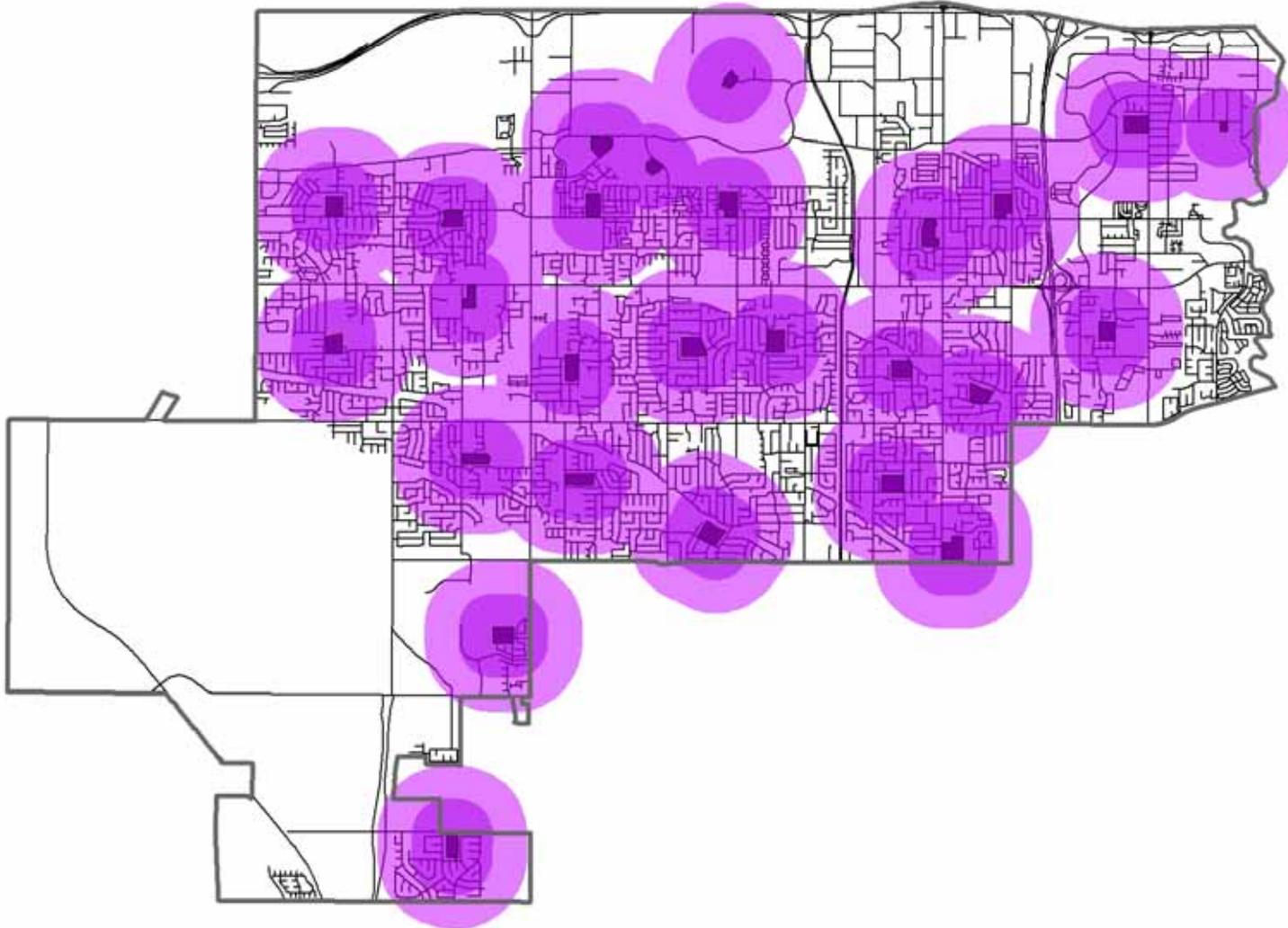
2013 Average Assessed Value of All Homes:
\$157,857

2013 Average Assessed Value of Homes
within ¼ Mile of a Park: \$157,427

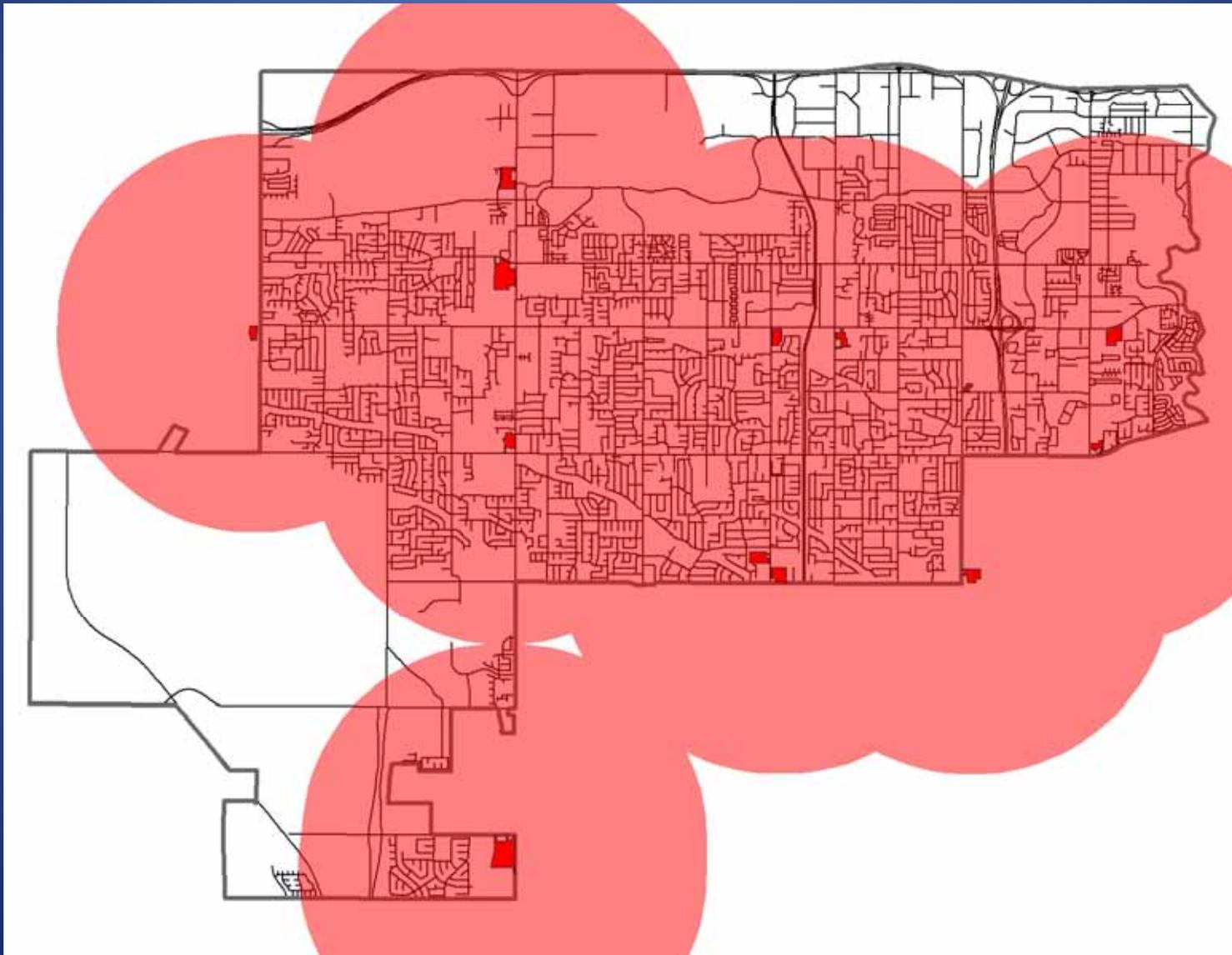
Church Coverage



Elementary School Coverage



Supermarket Coverage



Option 1

- Enact a policy in the General Plan for future rezone applications addressing infill properties, lot size and desired PUD features
- Update the point system for design features
- Continue to use development agreements

Policy

- At least 2 acres and zoned R-1-12 or larger
 - Develop regular subdivision under current zoning
 - Allow rezone to R-1-10
 - Allow a PUD that includes certain features
- At least 2 acres and zoned R-1-10 or smaller
 - Develop regular subdivision under current zoning
 - Allow a PUD that includes certain features
- Less than 2 acres
 - Develop regular subdivision under current zoning
 - Allow rezone to R-1-8 under certain conditions
 - Allow a PUD that includes certain features

Option 2

- All actions from Option 1
- Update the PUD ordinance to encourage the features desired by the Council
- Partner with developers to develop remaining large parcels
- Develop more parks and trails

Option 3

- All actions from Options 1 and 2
- Increase the minimum house size
- Downzone vacant properties to a larger lot zone