THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 13, 2014, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Corey Rushton, Councilmember At-Large
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
Lee Russo, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Russell Willardson, Public Works Director
Sam Johnson, Strategic Communications Director
Layne Morris, CPD Director
Steve Pastorik, CED Department
Steve Lehman, CED Department
Jake Arslanian, Public Works Department
Ken Cushing, Administration
Jason Nau, Administration

1. **REVIEW AGENDA FOR COUNCIL REGULAR MEETING AND SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED MAY 13, 2014**
City Manager, Wayne Pyle, advised there were no new items on the agenda for the Regular Council Meeting scheduled May 13, 2014, at 6:30 P.M.

He reviewed a proposed Resolution scheduled on the agenda for a Special Regular Redevelopment Agency Meeting scheduled later this night. He advised the proposal was the same as Item No. 9.C. scheduled on the Council Regular Meeting Agenda.

Upon inquiry, there were no further questions regarding items listed on the above-referenced agendas.

2. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED MAY 20, 2014:**

A. **PRESENTATION OF MAYOR'S STAR OF EXCELLENCE AWARDS TO STUDENTS FROM CYPRUS, GRANGER, HUNTER AND TAYLORSVILLE HIGH SCHOOLS**

Mayor Bigelow advised the top 3% of West Valley City students from Cyprus, Granger, Hunter and Taylorsville High Schools would receive the Mayor's Star of Excellence Awards at the Regular Council Meeting scheduled May 20, 2014.

Upon discussion, the City Council expressed a consensus to handle the award presentations as in the past.

3. **RESOLUTION NO. 14-80, AUTHORIZE THE CITY TO EXECUTE SCHEDULE 38 OF THE HP MASTER LEASE PURCHASE AGREEMENT FOR PURCHASE OF DESKTOP AND LAPTOP COMPUTERS FROM VALCOM FOR USE BY THE ANIMAL SERVICES DIVISION**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-80 that would authorize the City to execute Schedule 38 of the HP Master Lease Purchase Agreement, in the amount not to exceed $19,238.24 in 16 quarterly payments of $1,202.39, for purchase of desktop and laptop computers from Valcom for use by the Animal Services Division.

He indicated replacement of desktop and laptop computers for the Animal Services Division would be financed through the HP Master Lease Purchase Agreement approved in 2006 under Resolution No. 06-04. The desktop and laptop computers procured through this program would be covered by a "Total Care" package for each computer that would cover the costs of repairs needed during the term of the agreement. Each computer would be leased for a period of four years at which time the City would be able to purchase each computer for one dollar. He reported total cost over the four-year period would not exceed $19,238.24 with 16 quarterly payments of $1,202.39. He reported formal bidding had not been required because the vendor Valcom held a contract with the State of Utah.

Mr. Pyle further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-80 at the Regular Council Meeting scheduled May 20, 2014, at 6:30 P.M.

4. **COMMUNICATIONS:**

A. **NEW HOUSING STANDARDS DISCUSSION**

City Manager, Wayne Pyle, gave an overview regarding proposed new housing standards, which had been a conversation over some time, and a Strategic Plan item. He advised that Councilmember Rushton had worked with staff on this matter.

Councilmember Rushton advised input had been taken from various meetings where this issue was discussed and thereafter relayed to Steve Pastorik and Steve Lehman of the Community and Economic Development (CED) Department. He requested the Council come to a consensus and give direction to staff as the matter moved forward.

Steve Pastorik, CED Department, used PowerPoint and discussed information summarized as follows:

What are we trying to influence?
- Architectural design
- House size
- Subdivision layout/lot size
- Infrastructure/amenities
- Parks and trails, schools, churches, shopping

What can we influence?
- Zoning standards and subdivision regulations
- Development agreements
- Partnerships with developers
- Capital improvements
- Economic development

West Valley City Residential Building Permit History
- Chart showing number of building permits for single-family, multi-family and mobile homes for the years 1981 – 2013

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 11,00 units, an increase of 10%.
- Salt Lake Board of Realtors
  - Sales of single-family homes will increase by 7% to 12,000 homes as improving economic conditions free pent-up demand for housing.
  - Price increases will moderate to the 5-7% range, just a bit higher than the historic average of 4%.

Progression of Housing Standards
- Prior to 1998: Minimum house size 900 square feet; single-car garage or basement storage required.
- 1998: Minimum house size 1,200 square feet; two-car garage required; started to use development agreements for PUDs.
- 2002: Minimum house size 1,350 square feet for ramblers and 1,500 square feet for multi-levels; 35% masonry required; development agreements required for all re-zones and PUDs.
- 2005: Point system for architectural standards added.
- 2006: Minimum house size 1,400 square feet for ramblers and 1,600 square feet for multi-levels.

Development Agreements
- First started using in the late 1990'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 Effect 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.

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 – Draper, Herriman, Layton, Lehi, Riverton, Sandy, Saratoga Springs and West Jordan.

Average Size for New Homes 2002-2013

Chart with Lot Sizes – number of detached single-family homes by parcel size.

Chart showing Lot Size and Total Value – median $145,200 and 8,369 square feet.

Color-coded map - showing vacant single-family residential land

Infill Definition – number of vacant parcels zoned less than 'R-1-10' and number of vacant parcels zoned 'R-1-10' or greater.

Color-coded map - showing assessed values (City-wide)

Lot Size examples: Bridle Farms and Settlers Point

Map of Growth Areas

Photographs of Homes in Various Newer Subdivisions (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)

Clarence Perry's "Neighborhood Unit"

Color-coded map of the City - showing parks, church, elementary school and supermarket coverage.

Proposed Options and Policy

- Option 1
  - Enact a policy in the General Plan for future re-zone 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 two acres and zoned 'R-1-12' or larger – develop regular subdivision under current zoning; allow re-zone to 'R-1-10'; allow a PUD that includes certain features.
  - At least two acres and zoned 'R-1-10' or smaller – develop regular subdivision under current zoning; allow a PUD that includes certain features.
  - Less than two acres – develop regular subdivision under current zoning; allow re-zone 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.

Discussion ensued as follows:

Councilmember Vincent expressed the importance of considering what to do as a city and, in particular regarding re-zones initiated by the City on infill areas and how landowners felt about that. He indicated the desire to allow landowners to make that decision, but consideration could be given as an option in consideration of the health of the City.

Councilmember Buhler pondered what kind of opposition there would be especially if it was for the greater good on a city-wide basis.

Councilmember Vincent stated some properties had been in families for many years and those individuals may desire to subdivide many times to get the most value.

Councilmember Rushton indicated less than two acres had been identified as infill, which would not be touched. He pointed out approximately 16 parcels could be considered for City-sponsored re-zoning. He suggested looking at those to see if it made sense.

Councilmember Lang expressed the need to decide whether the direction was larger lots or larger homes, or larger homes in 'R-1-8' zone to encourage larger lots. She indicated builders built only to minimum standards and PUD standards did not run with the property, therefore, when turned over to residents the development did not get maintained due to ineffective homeowner's associations (HOAs).

Councilmember Vincent indicated the discussion of quality versus size was good. He stated his belief that square footage of homes did not need to be raised but the discussion should be around quality.

Councilmember Rushton stated it was all about diversity. He indicated other communities built larger homes first and were now looking to build smaller ones. He stated West Valley City already had small homes and needed to diversify with larger homes and larger lots. He expressed the need to fill what presently did not exist, therefore, providing the community with choices of housing for various stages of life to keep people in the City. He reiterated the importance of variety of choice.

Councilmember Buhler expressed agreement with comments made by Councilmember Rushton. He indicated support for whatever increase resulted in house size and/or lot size, and standards that would provide what was lacking.

Councilmember Nordfelt expressed the need to influence and look at environmental issues such as solar panels, LEED certified, and conservation of energy and resources such as water.

Councilmember Vincent stated the need to look at how subdivisions were plotted to make them more interesting than just straight streets and square lots. He discussed making neighborhoods unique and therefore sustainable. He also suggested further setbacks with more green in front yards.

Councilmember Huynh stated he believed uniqueness was the key. He stated as Salt Lake County grew there would be more people and therefore the need to encourage residing in West Valley City.

Councilmember Vincent indicated the point system seemed to be centered on the home and perhaps a point system should be developed for an entire subdivision or PUD to make them unique such as with walking trails, biking lanes, roundabouts, and others.

Upon inquiry by Mayor Bigelow regarding if the point system addressed the quality of a dwelling, Steve Pastorik, CED Department, explained the purpose of the point system and issues it currently addressed. The Mayor stated the comments regarding quality struck a chord with him, as optimum would include high quality construction inside and out, which also needed to be considered for apartment construction.

Mr. Pastorik advised a discussion was planned for the future regarding existing neighborhoods.

Mayor Bigelow indicated there were some areas in the City that had become very run down and the biggest impact might be made in older neighborhoods and those with apartment complexes.

Councilmember Huynh expressed agreement with the Mayor's comments regarding high density and indicated a desire to see all apartments with 50 units and above have their own security to lessen the burden on the City.

Councilmember Rushton stated he looked forward to the discussion regarding existing neighborhoods. He indicated only 16% of homes in the City had some

standards attached to them. He also discussed options presented by staff for future development.

Upon inquiry by Mayor Bigelow regarding the number of multi-family as compared to single-family, the City Manager gave numbers that also included mobile homes.

Councilmember Rushton stated he would suggest Option 2.

Councilmember Lang recommended down zoning with high quality homes on smaller lots. She indicated there were no problems with larger homes on smaller lots.

Councilmember Buhler advised he would be willing to support Option 3. He also expressed desire to have further discussions regarding apartments and mobile home parks.

Councilmember Vincent discussed hearing from builders and their perspectives regarding quality standards, including interior standards, with suggestions for upgrades without driving prices too high.

Steve Pastorik, CED Department, advised interior standards could "push the envelope" within zoning standards and in some cases developers made commitments with development agreements.

Nicole Cottle, Assistant City Manager/CED Director, discussed the City's zoning authority granted under the Utah State Code and reviewed some case law. She also explained the use of development agreements.

Mayor Bigelow discussed some personal observations and expressed interest in improving neighborhoods.

Councilmember Vincent stated energy efficiency was regulated by State energy codes. He indicated he had advocated "raising the bar" for a long time. He stated the same plan from the same builder was much cheaper in West Valley City than in south Salt Lake County, but we were becoming more expensive than in Davis County. He indicated there would be a tipping point where homes in West Valley City would cost more than in other communities. He stated if people wanted to move up in a home and wanted to stay here they could decide to leave due to price issues.

Councilmember Lang expressed concern that any undeveloped land could be re-zoned to multi-family as she believed the City had its share. She advised residents were also concerned regarding this issue.

Mayor Bigelow requested information regarding zoning designations of undeveloped land.

Councilmember Nordfelt indicated much of the discussion was about the General Plan that would be reviewed this year, and he inquired regarding progress in that regard.

Mr. Pastorik discussed the focus of discussions regarding the General Plan and the proposed schedule of outreach meetings with residents and businesses scheduled this summer.

Councilmember Buhler stated these matters were market and competition driven. He also stated there were plenty of affordable and starter homes but not much higher end housing.

Councilmember Rushton stated by adopting the subject measures the Council would be saying development would stall for a while.

Upon further discussion, the Council expressed a consensus of support for up to Option 3, including evaluation of the 16 properties staff mentioned earlier in the meeting that could be considered for City-sponsored re-zoning.

City Manager, Wayne Pyle, advised the Council had provided enough direction in order for staff to move forward with developing a proposal to submit to the City Council. He also discussed changes over the past decade and advised that actions of previous City Councils had been effective.

B. **WEST VALLEY FIBER NETWORK UPDATE**

City Manager, Wayne Pyle, stated due to time constraints he would give an update regarding the West Valley Fiber Network during the comment period of the Regular Meeting scheduled later this night.

C. **COUNCIL UPDATE**

Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events as follows: May 8 – June 5, 2014: Jose' Maria Valasco: A Sense of Belonging Art Exhibit, UCCC; May 15, 2014: ChamberWest Annual Golf Classic, Stonebridge Golf Course, 8:00 A.M.; May 19, 2014: Ribbon Cutting – McDonald's, 5300 South 5600 West, 11:00 A.M.; May 20, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 20, 2014: Ribbon Cutting – Associated General Contractors, 2207 South 1070 West, 12:00 P.M.; May 21, 2014: Ribbon Cutting – Molina Medical Clinic, 2200 West 3500 South, 10:00 A.M.; May 21, 2014: Boy

Scout First Aid Merit Badge Class, Fire Station #74, 5545 West 3100 South, 6:00 P.M. – 8:00 P.M.; May 21, 2015: WVC Watch Wednesday Meeting, City Hall, 6:30 P.M.; May 22, 2014: Community Meeting with Chief Russo, UCCC, 7:00 P.M.; May 26, 2014: Memorial Day Holiday – City Hall closed; May 27, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 29, 2014: 2014 Jordan River Festival – Conservation Day; May 30, 2014: Summer at the Station Free Concert Series – The Count Down Band, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; May 31, 2014: 2014 Jordan River Festival – Festival Celebration with festivities along the Parkway; May 31, 2014: Pioneer Crossing Bridge Grand Opening, UCCC; 8:00 A.M. – 9:00 A.M.; June 3, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 4, 2014: Mayor Bigelow's Community Meeting, Family Fitness Center, 5415 West 3100 South, 7:00 P.M. – 8:30 P.M.; June 7, 2014: Multi-cultural Festival, UCCC, 6:00 P.M. – 10:00 P.M.; June 10, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 10 – 20, 2014: Early Voting for Primary Election, City Hall Lobby, 12:00 P.M. – 6:00 P.M. (weekdays only); June 11, 2014: Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.; June 13, 2014: Summer at the Station Free Concert Series – The Cabana Band, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; June 14, 2014: Brit Floyd – Discovery World Tour 2014, Maverik Center, 8:00 P.M.; June 17, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 19, 2014: Summer Employee Barbecue sponsored by EAC; June 19-21, 2014: WestFest, Centennial Park; June 24, 2014: Primary Election, Polls Open 7:00 A.M. – 8:00 P.M.; June 24, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 25-28, 2014: NLC First Tier Suburbs Summer Meetings; June 27, 2014: Summer at the Station Free Concert Series – Chalula, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; July 1, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 7, 2014: WorldStage! Summer Concert Series – West Valley Symphony of Utah, UCCC, 8:00 P.M.; July 8, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 11, 2014: Summer at the Station Free Concert Series – Red Desert Ramblers, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; July 14, 2014: WorldStage! Summer Concert Series – Ides of Soul, UCCC, 8:00 P.M.; July 15, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 16, 2014: Move Live on Tour, Maverik Center, 8:00 P.M.; July 21, 2014: WorldStage! Summer Concert Series – Samba Fogo, UCCC, 8:00 P.M.; July 22, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 24, 2014: Pioneer Day Holiday – City Hall closed; July 25, 2014: Summer at the Station Free Concert Series – The Otter Creek Duo, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; July 28, 2014: WorldStage! Summer Concert Series – Mississippi Mood, UCCC, 8:00 P.M.; August 4, 2014: National Night Out Kick-off Celebration, UCCC; August 4, 2014: WorldStage! Summer Concert Series – Soul Survivors, UCCC, 8:00 P.M.; August 5, 2014: National Night Out

Neighborhood Parties; August 5, 2014: No Council Meetings Scheduled (National Night Out); August 6, 2014: Austin Mahone, Maverik Center, 7:00 P.M.; August 8, 2014: Summer at the Station Free Concert Series – The Doug Wintch and Anke Summerhill Trio, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; August 11, 2014: WorldStage! Summer Concert Series – World Travelers (in collaboration with Bountiful Davis Arts Center), UCCC, 8:00 P.M.; August 12, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 18, 2014: WorldStage! Summer Concert Series – TBA, UCCC, 8:00 P.M.; August 19, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 22, 2014: Summer at the Station Free Concert Series – BD Howes Band, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; August 25, 2014: WorldStage! Summer Concert Series – TBA, UCCC, 8:00 P.M.; August 26, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 27, 2014: Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.; September 1, 2014: Labor Day Holiday – City Hall closed; September 16, 2014: Five Finger Death Punch & VolBeat, Maverik Center, 6:10 P.M.; September 19, 2014: Elton John, Maverik Center, 8:00 P.M.; September 24, 2014: Lake Park Golf Social, Stonebridge Golf Course, 8:30 A.M. – 1:30 P.M.; October 21 – 31, 2014: Early Voting for General Election, City Hall Lobby, 12:00 P.M. – 6:00 P.M. (weekdays only); November 4, 2014: General Election, Polls Open 7:00 A.M. – 8:00 P.M.; and Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.

5. **COUNCIL REPORTS**

A. **COUNCILMEMBER STEVE VINCENT – ARTS COUNCIL VISION/MISSION STATEMENT**

Councilmember Vincent advised the Arts Council planned to develop a vision/mission statement and desired direction from the City Council regarding expectations as well as how the Arts Council fit in and what they should do. He indicated some members of the Arts Council felt as if the Utah Cultural Celebration Center (UCCC) staff was doing what they should be doing and perhaps some of that burden on City staff could be lifted.

B. **COUNCILMEMBER COREY RUSHTON – SIR ELTON JOHN COMING TO MAVERIK CENTER**

Councilmember Rushton advised that Sir Elton John was booked to perform at the Maverik Center later this year. He suggested in order to make the highest and best use of the concert, considerations be given to hosting guests in the City's suite that would provide an opportunity to showcase West Valley City.

C. **COUNCILMEMBER TOM HUYNH – FIBER NETWORK AND PUBLIC MEETINGS**

Councilmember Huynh stated he did not want misunderstandings regarding UTOPIA such as the citizen who sent an e-mail to Councilmember Nordfelt. He

indicated West Valley City was the largest member city and residents deserved to have their own public hearing so misunderstandings would be cleared up about UTOPIA. He requested the City Manager send out postcards and invite residents to a meeting with Macquarie and have them share their proposal.

Mayor Bigelow advised he would share information received from other cities during the Council comment period at the Regular Meeting scheduled later this night.

6. **YOUTH ARTS FESTIVAL IN THE PLAZA AT FAIRBOURNE STATION (ADJACENT TO CITY HALL)**
Mayor Bigelow advised that upon adjournment of the Study Meeting, the City Council and staff would attend the Youth Arts Festival in the Plaza at Fairbourne Station adjacent to City Hall.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, MAY 13, 2014, WAS ADJOURNED AT 5:51 P.M., BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, May 13, 2014.

Sheri McKendrick, MMC
City Recorder

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
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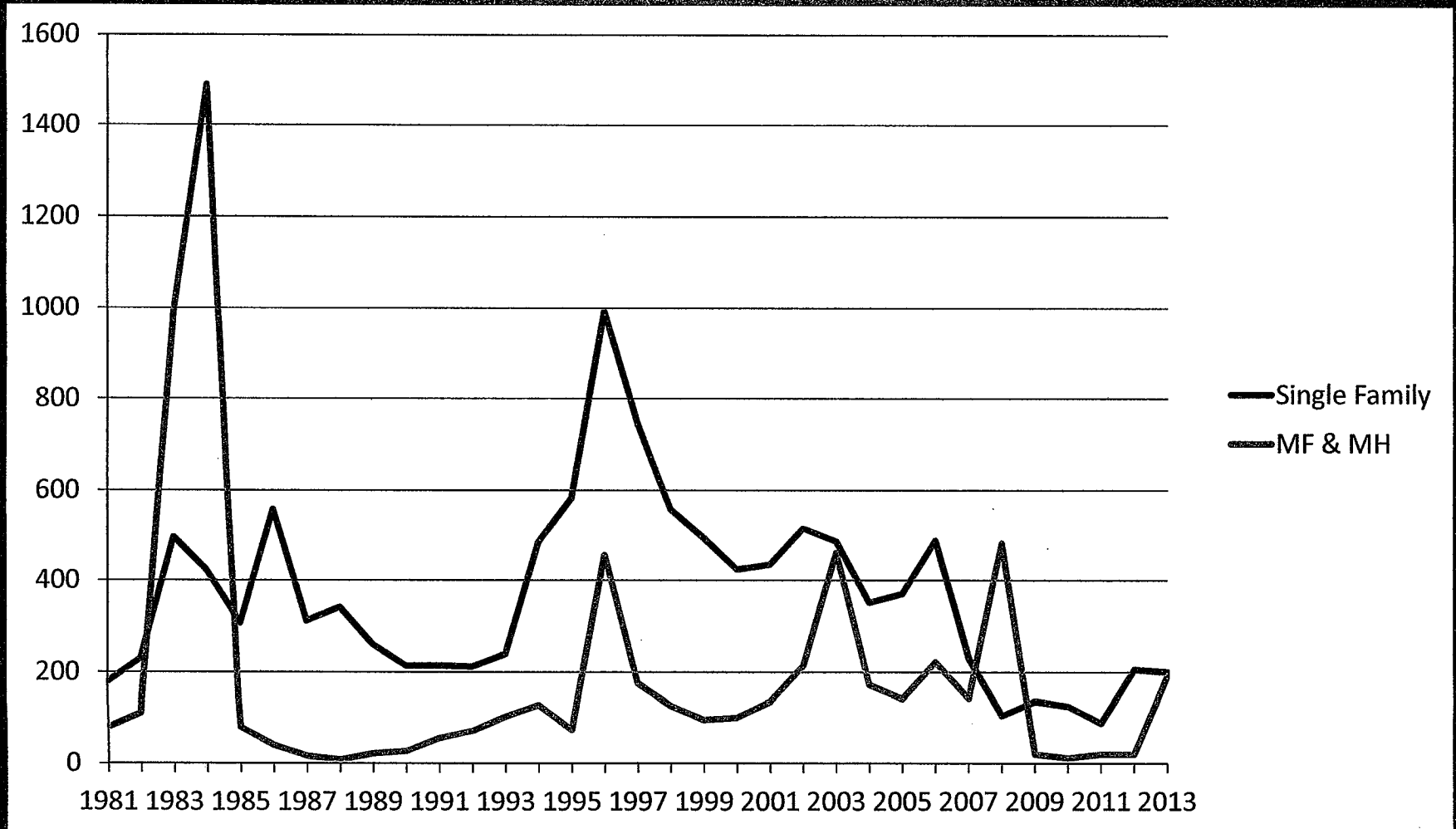
West Valley Residential Building Permit History



2014 Market Outlook in Salt Lake County

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  - 35% masonry required
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- 2005
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Lag Affect of New Standards

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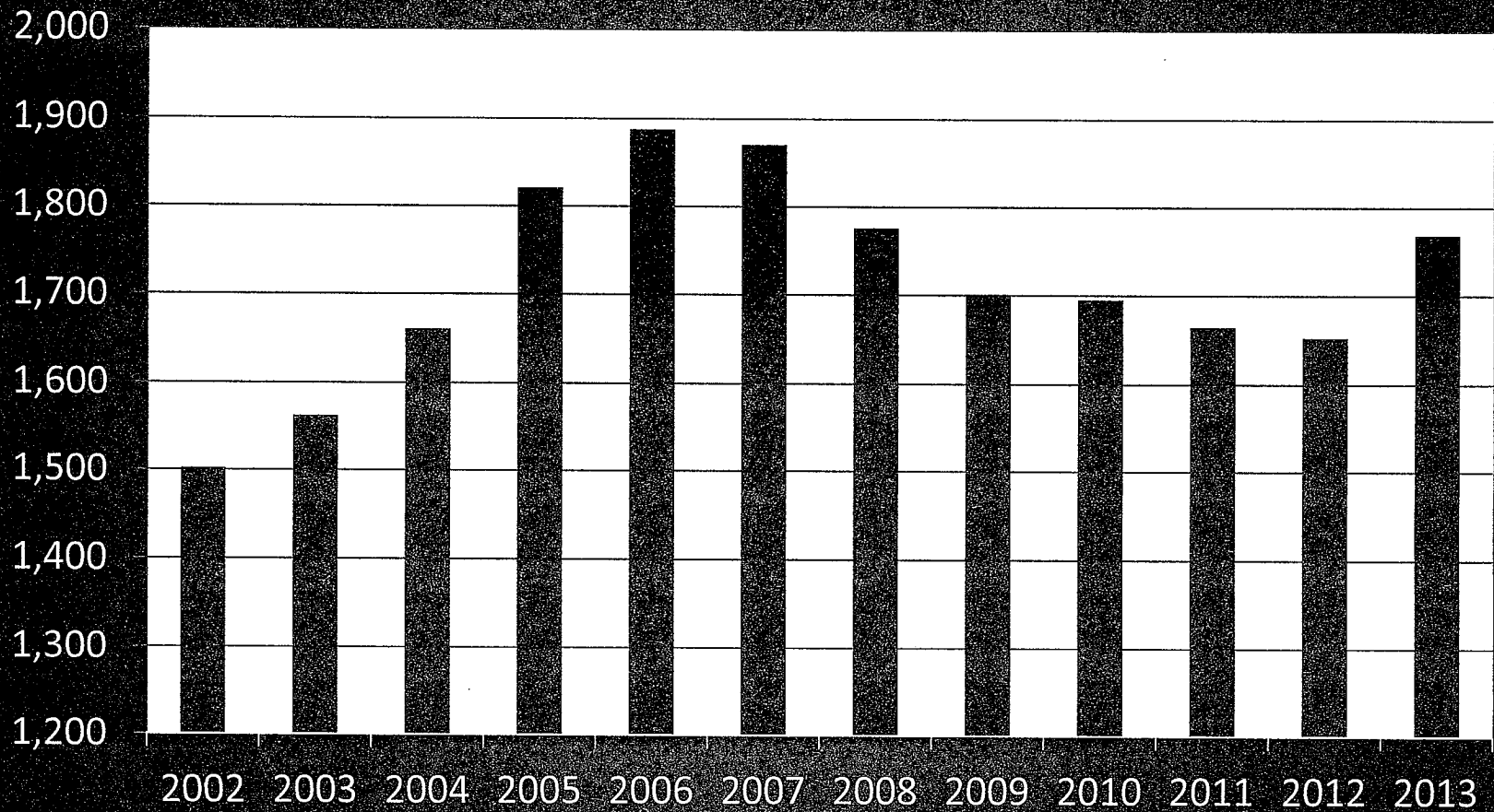
Standards in Other Cities

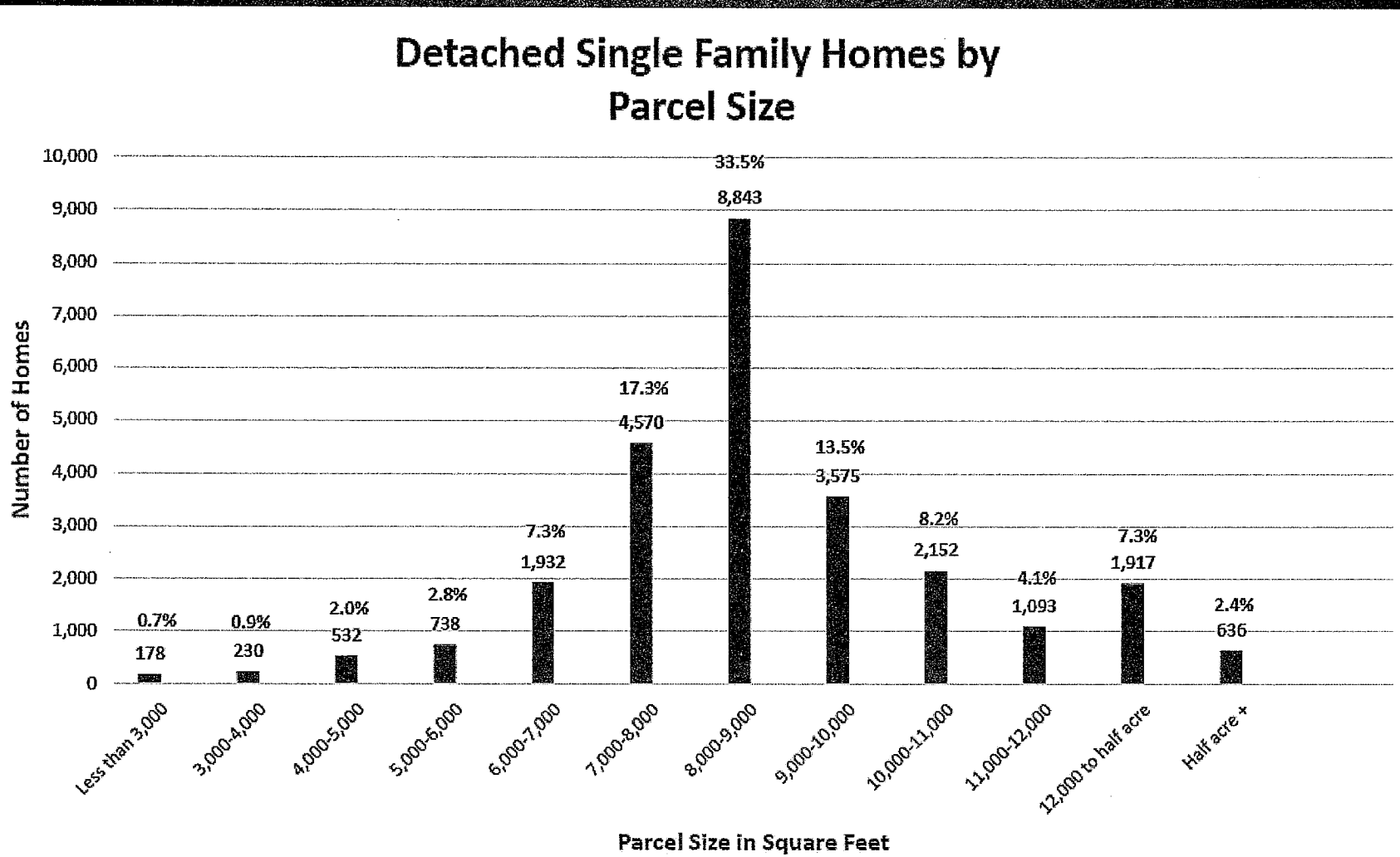
City	Min. House Size	Design Standards	Development Agreements
Draper	No minimum	None	Occasionally
Herriman	No minimum	Yes	Occasionally
Layton	900 SF	No	Occasionally
Lehi	900 to 1,500 SF depending on zone	Yes for PUD's	All new PUD's
Riverton	1,200 to 1,560 SF depending on house type	Yes	Occasionally
Sandy	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

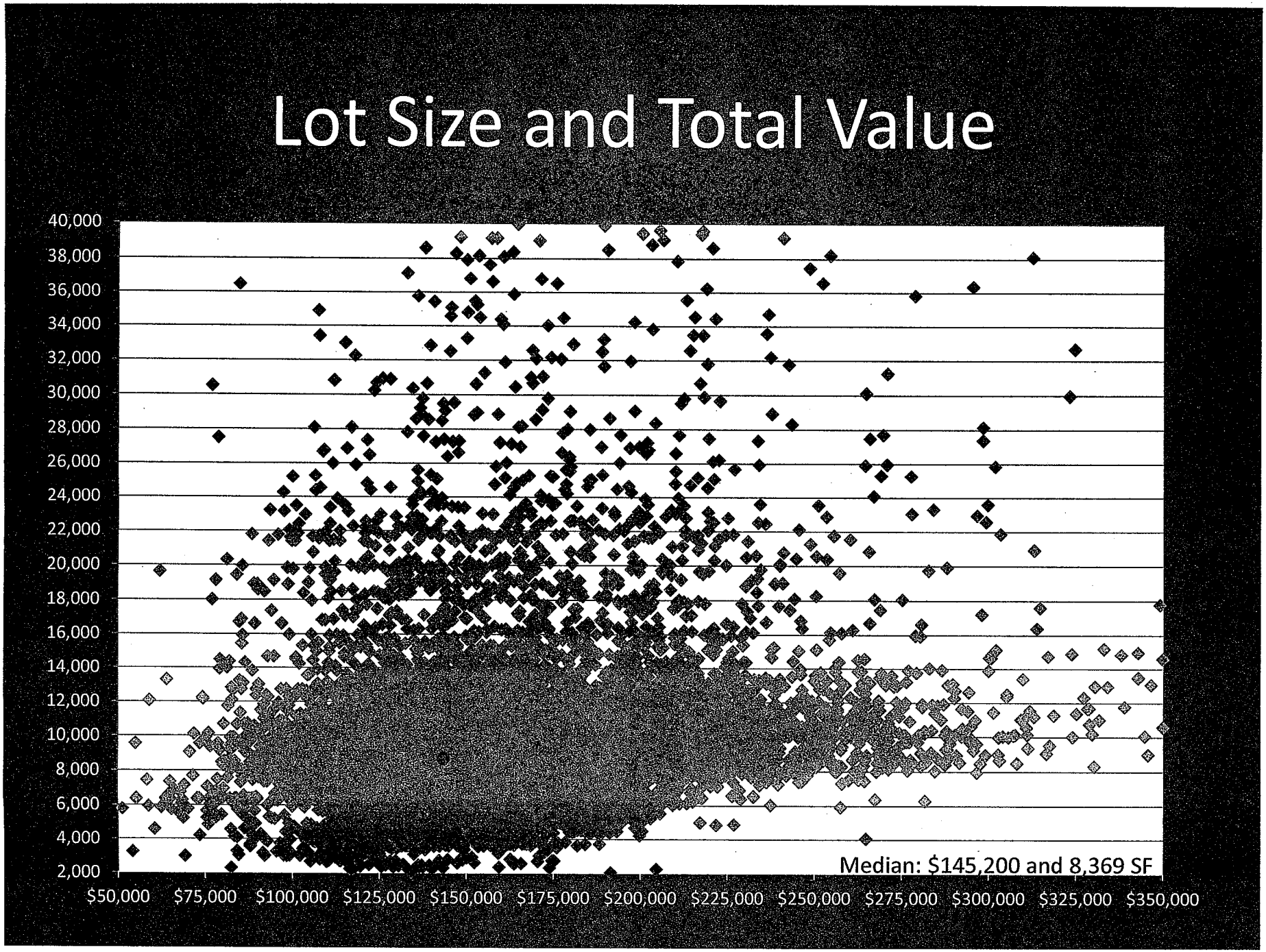


Source: West Valley City CED

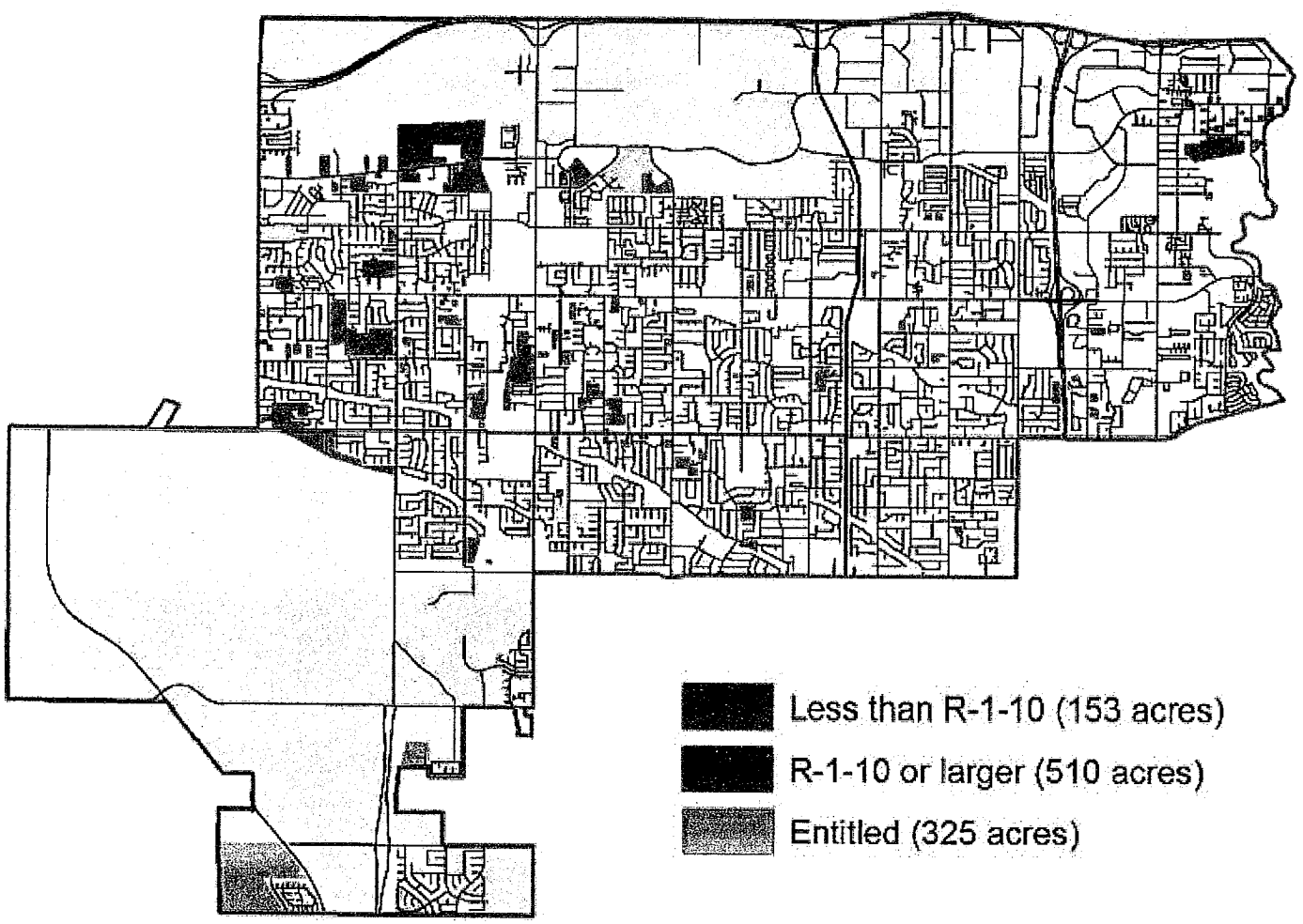
Lot Size


Detached Single Family Homes by Parcel Size
Number of Homes
10,000
9,000
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
0.7%
178
0.9%
230
2.0%
532
2.8%
738
7.3%
1,932
17.3%
4,570
33.5%
8,843
13.5%
3,575
8.2%
2,152
4.1%
1,093
7.3%
1,917
2.4%
636
Less than 3,000
3,000-4,000
4,000-5,000
5,000-6,000
6,000-7,000
7,000-8,000
8,000-9,000
9,000-10,000
10,000-11,000
11,000-12,000
12,000 to half acre
Half acre +
Parcel Size in Square Feet

Lot Size and Total Value



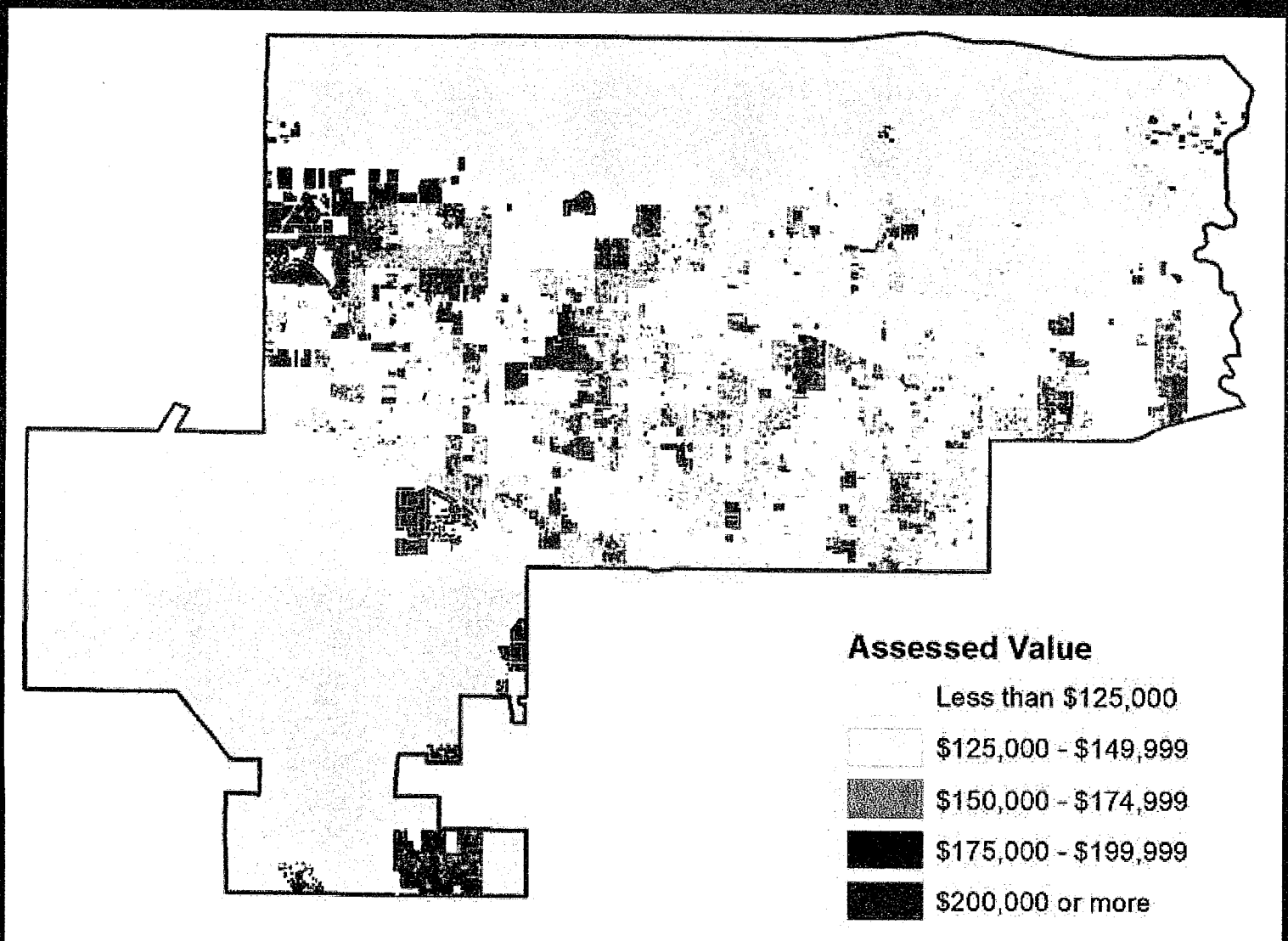
Vacant Single Family Residential Land



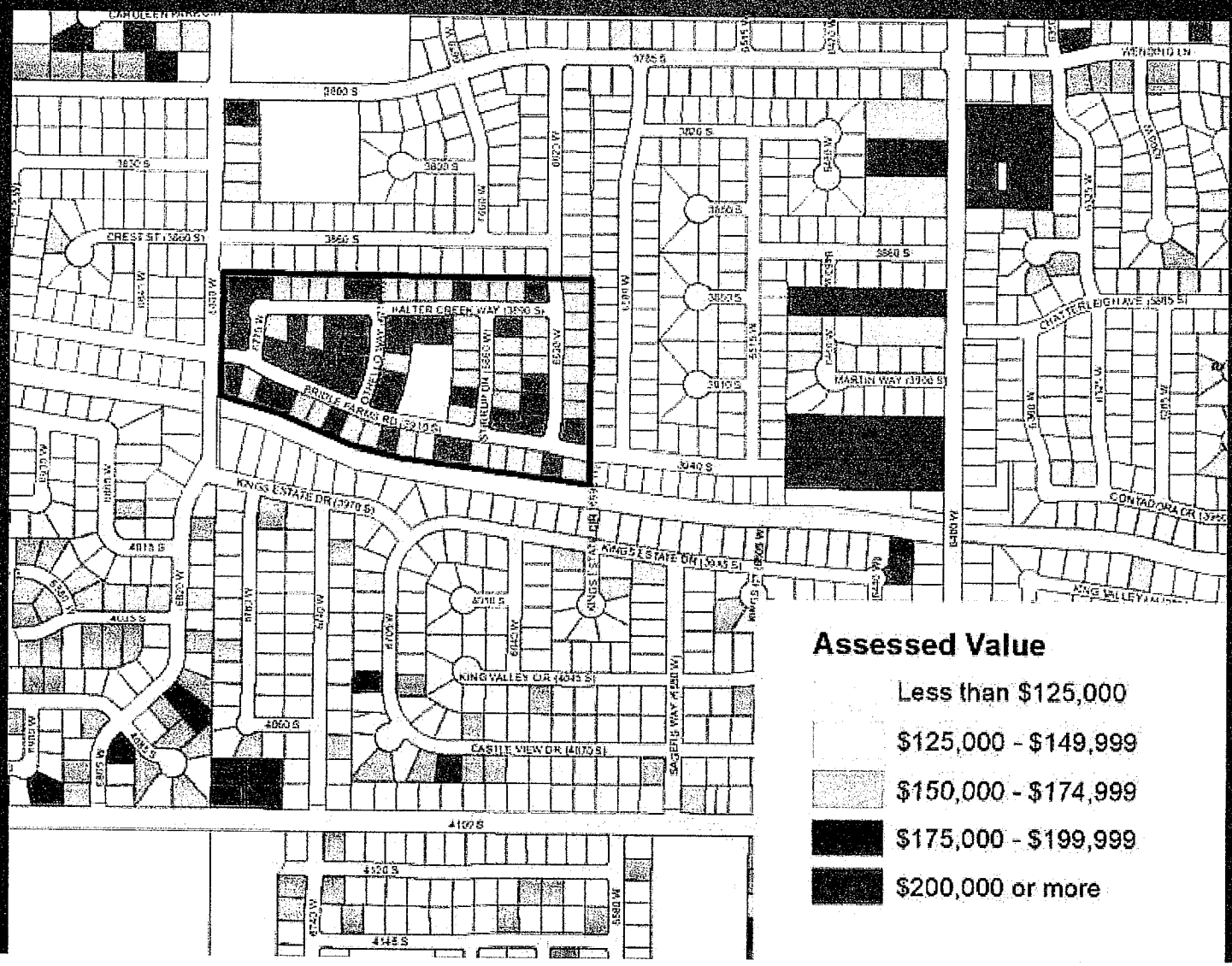
Infill Definition

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

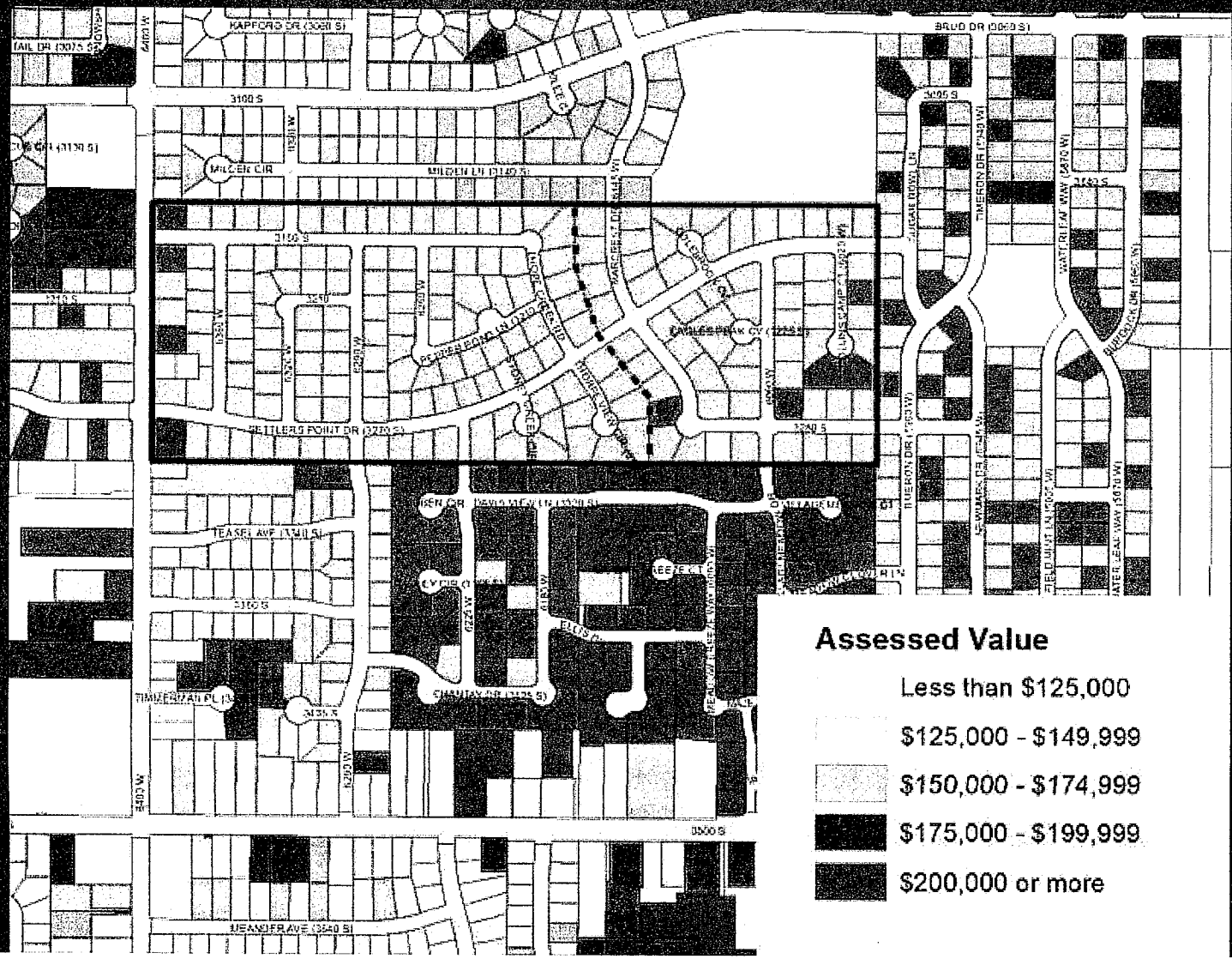
Assessed Value



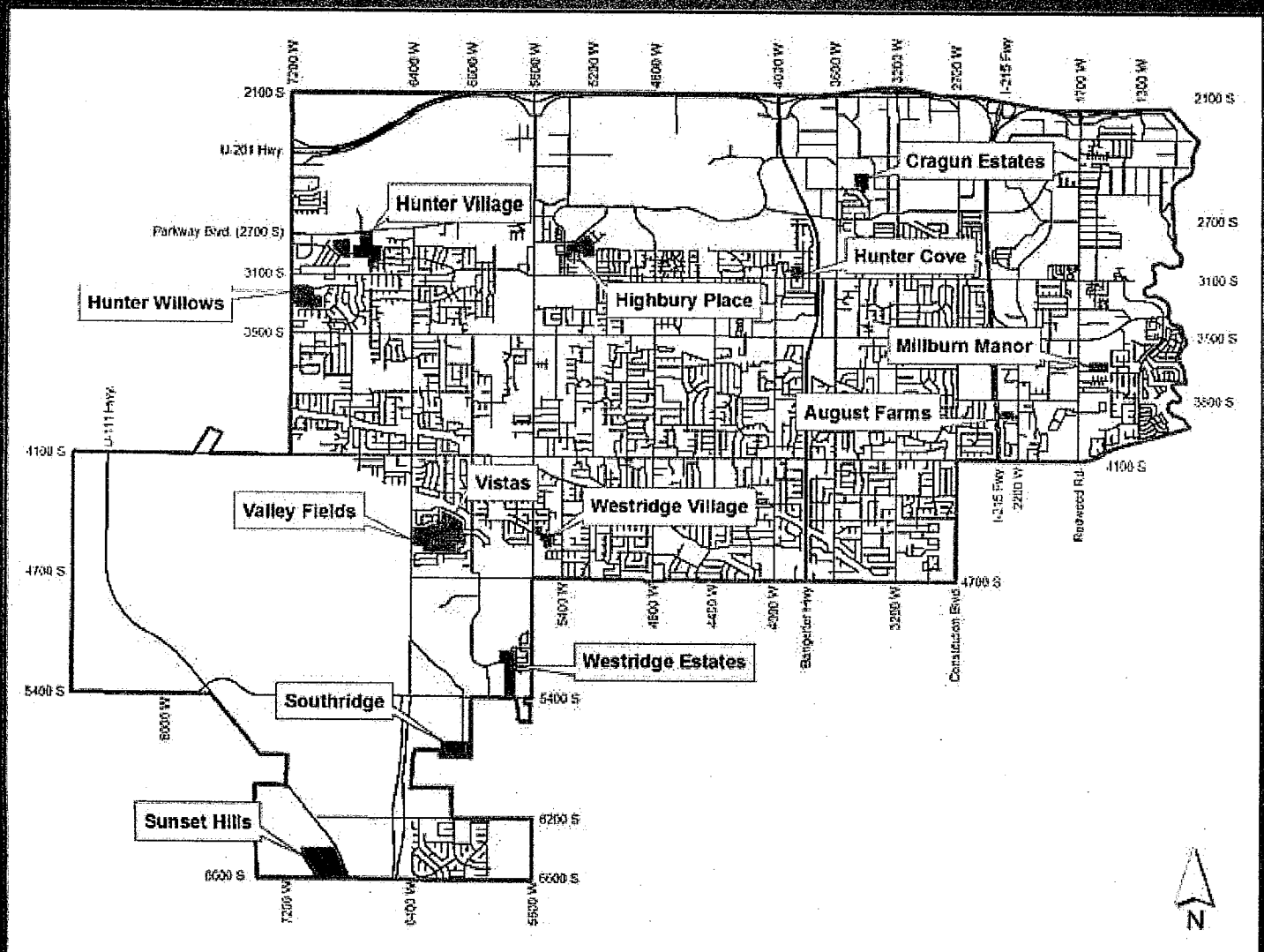
Lot Size: Bridle Farms Example



Lot Size: Settlers Point Example



Map of Growth Areas



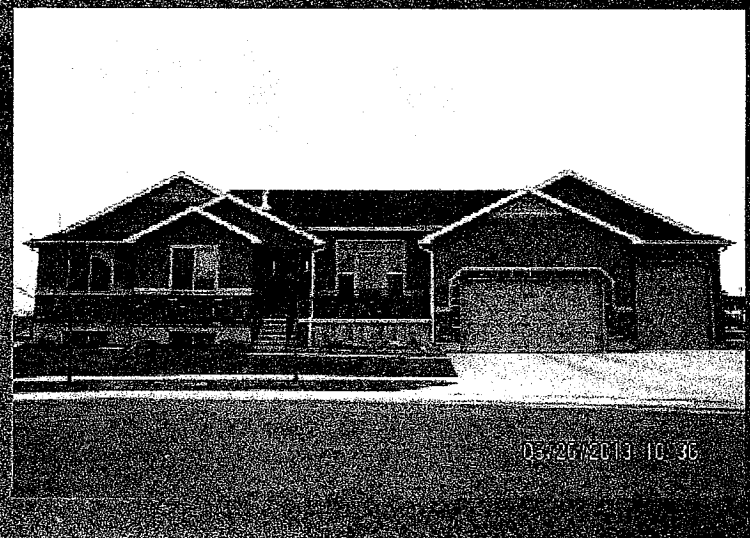
August Farms

Cragun Estates

Highbury Place

Hunter Cove

Hunter Village



Hunter Willows

Milburn Manor

Southridge

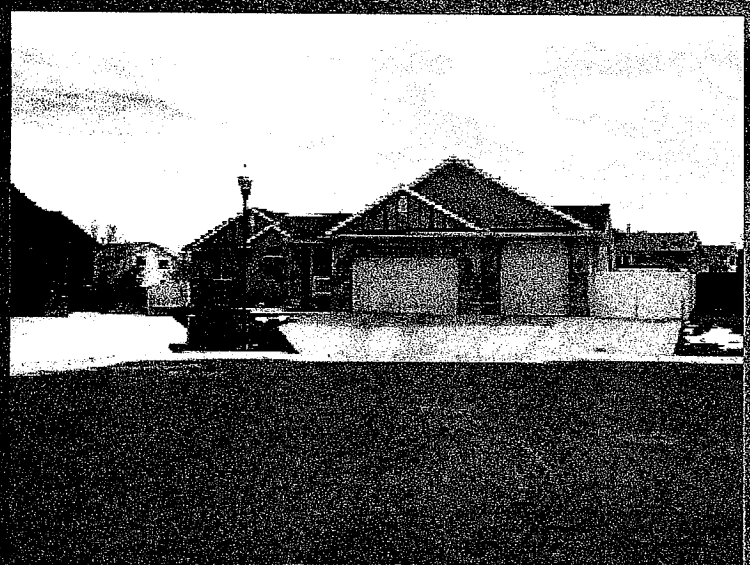
Sunset Hills

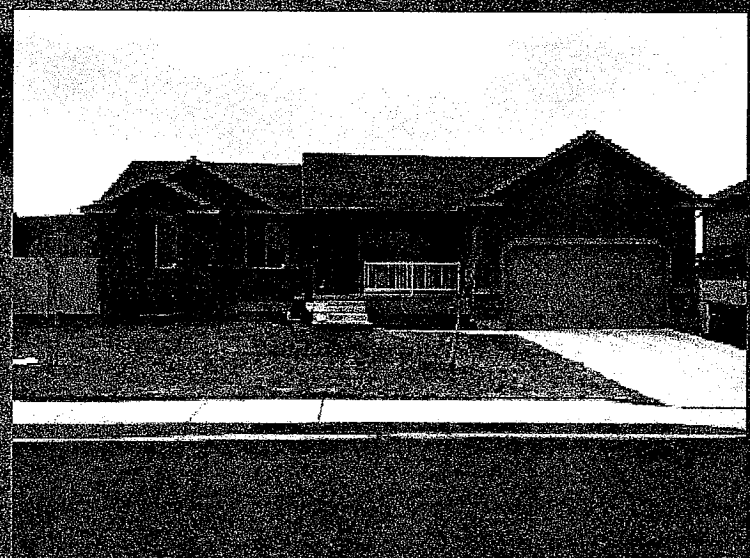
Valley Fields

Vistas at West Ridge

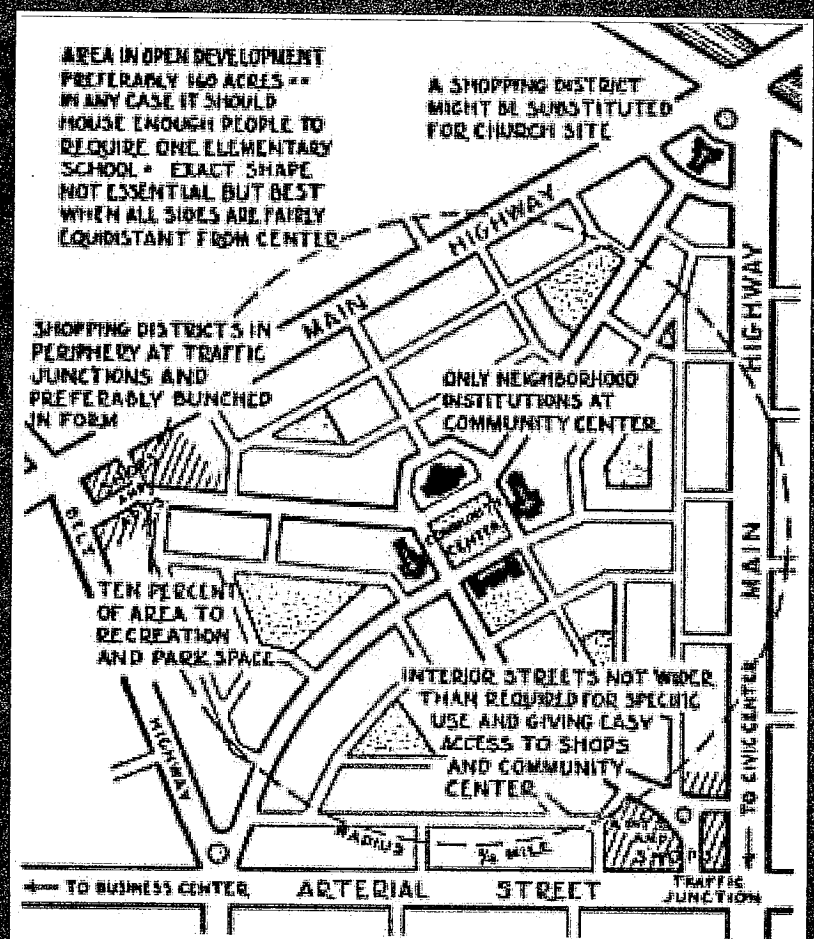
Westridge Estates

Westridge Village

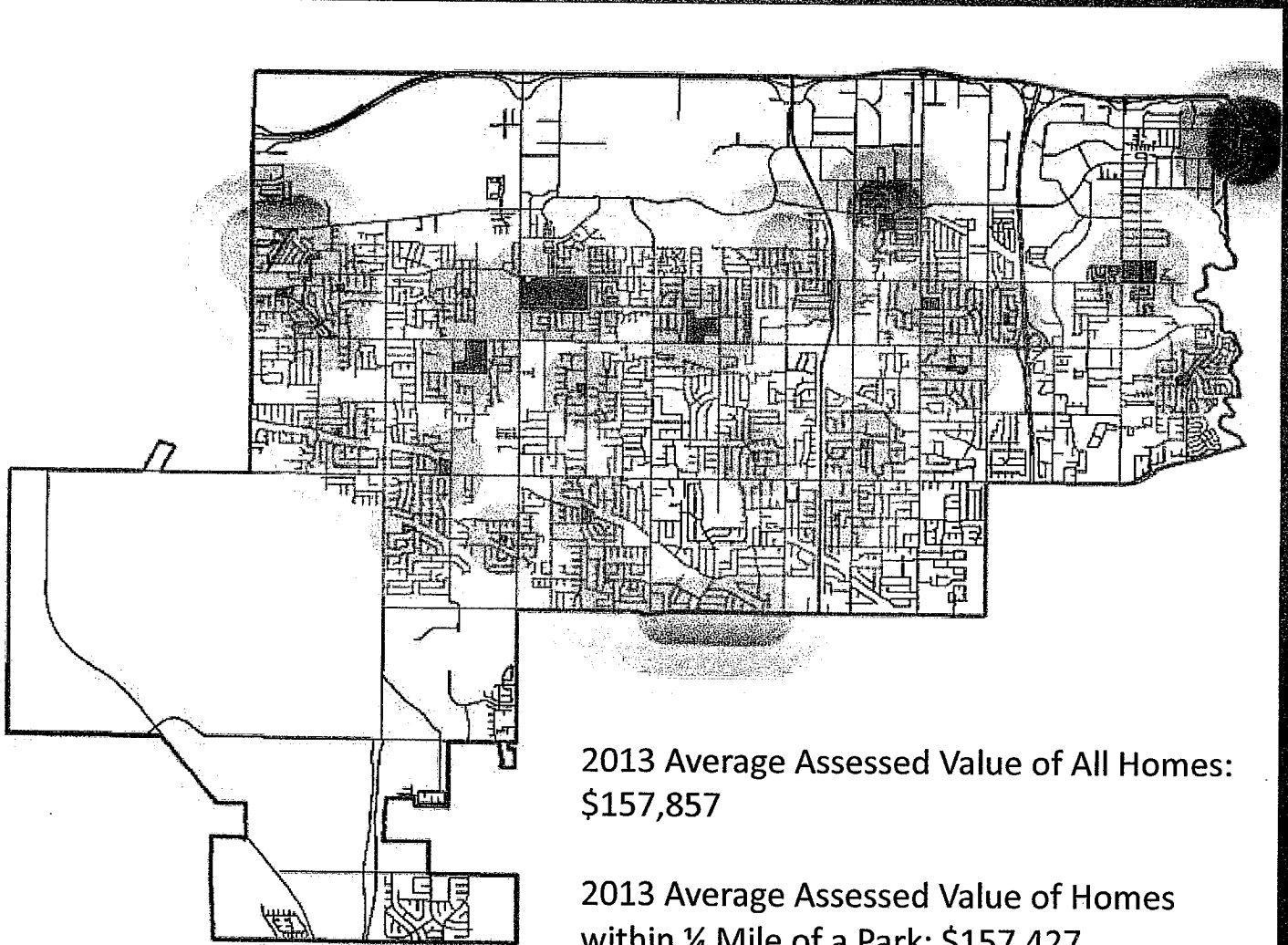




Clarence Perry's "Neighborhood Unit"



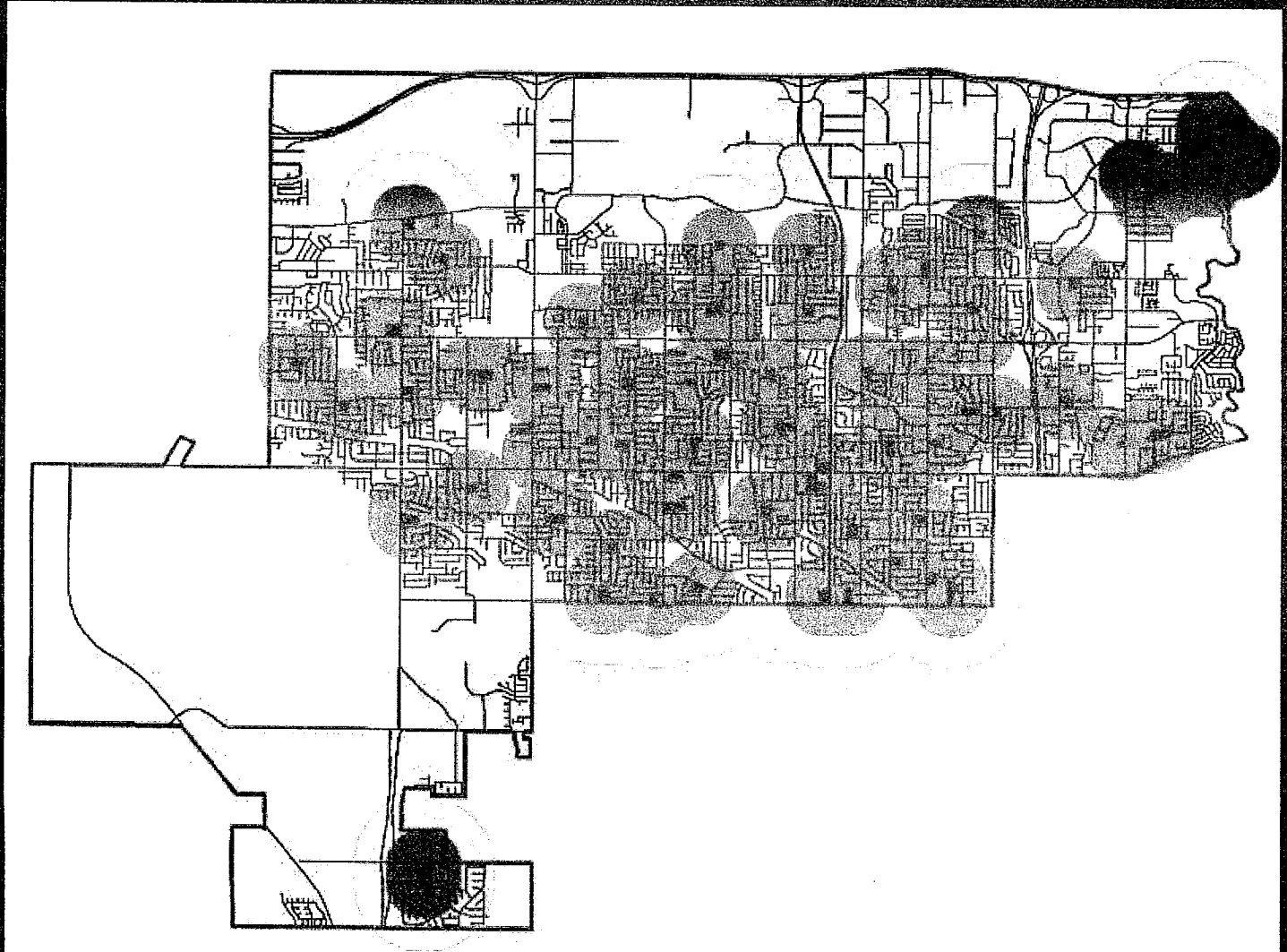
Parks Coverage



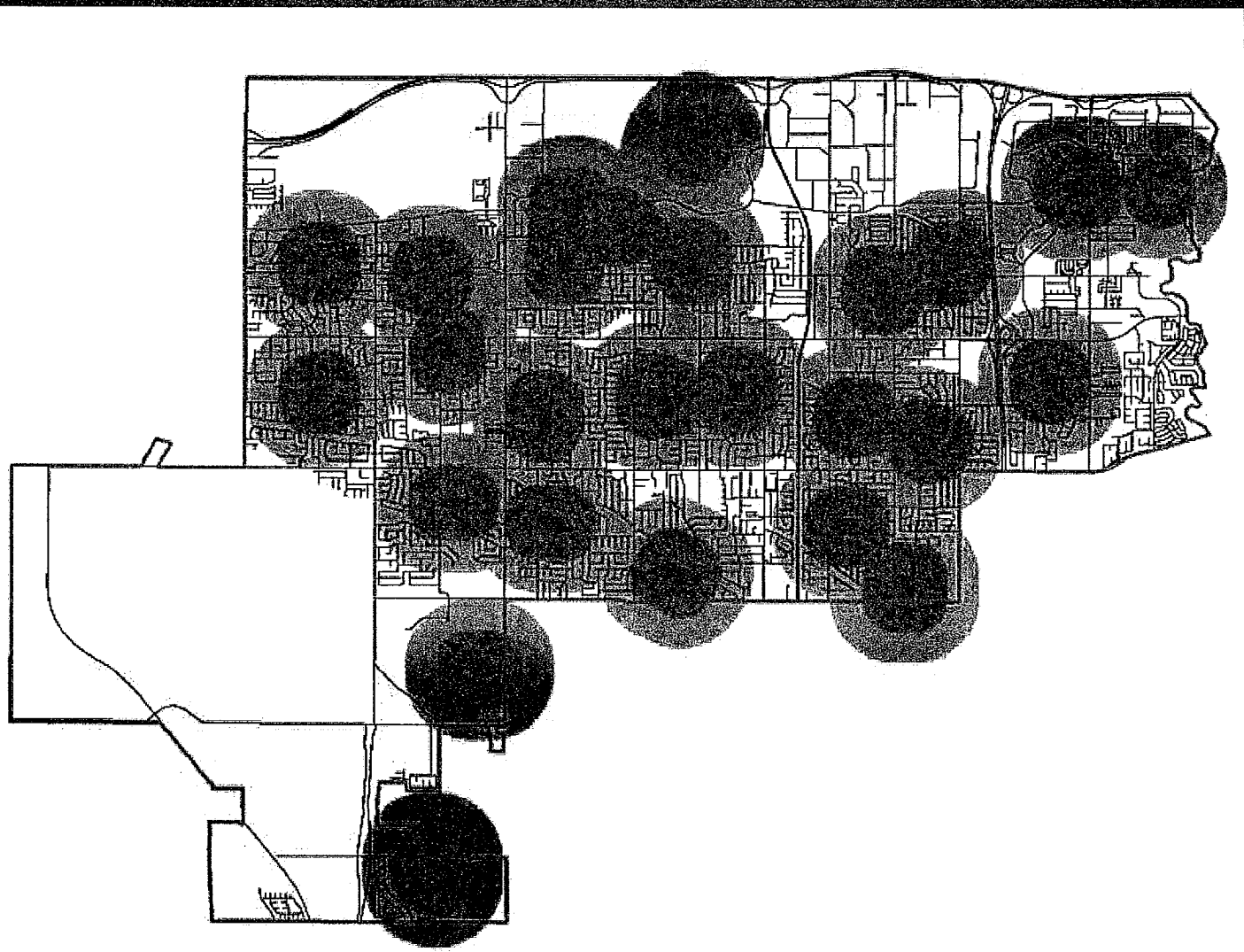
2013 Average Assessed Value of All Homes: $157,857

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

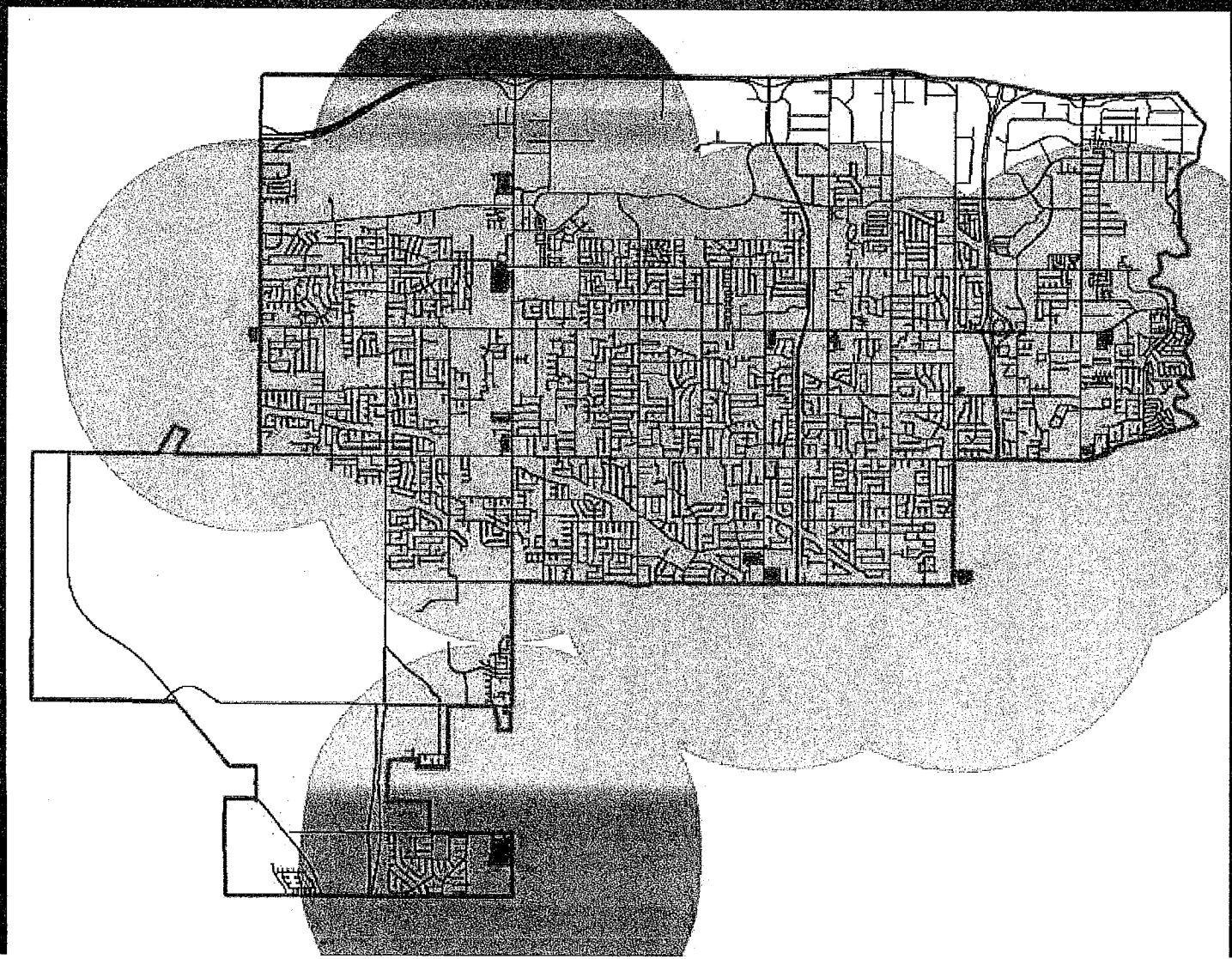
Church Coverage



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