



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, July 16, 2024, 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 Tom Huynh
4. Special Recognitions
5. Approval of Minutes:

A. July 9, 2024

6. Public 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. Comments shall be limited to City business and matters within the purview of the City Council. Speakers should not expect any debate with the Mayor, City Council or City Staff. The Mayor, City Council or City Staff may respond after the comment period has concluded. Speakers shall refrain from personal attacks against fellow citizens, city staff, or members of the City Council.)

- 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. Public Hearings:

- A. Accept Public Input Regarding Application ZT-7-2024, Filed by West Valley City, Requesting a Zone Text Change to the R-1-7, R-1-8, R-1-10, and R-1-12 Zones for Properties that Meet Certain Conditions

Action: Consider Ordinance 24-28: Amend Section 7-5-101 of the Zoning Ordinance to Allow Zone Change Applications to the R-1-7, R-1-8, R-1-10, and R-1-12 Zones for Properties that Meet Certain Conditions

- B. Accept Public Input Regarding Application Z-4-2024, Filed by West Valley City, Requesting a Zone Change from R-4 (Four Unit Dwelling Residential) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) for Property Located at 4342 South 4000 West

Action: Consider Ordinance 24-29, Amend the Zoning Map to Show a Change of Zone for Property Located at 4342 South 4000 West from R-4 (Four Unit Dwelling Residential) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet)

8. Motion for Closed Session (if necessary)

9. Adjourn

MINUTES OF COUNCIL REGULAR MEETING JULY 9, 2024

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, JULY 9, 2024 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief (*electronically*)
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director (*electronically*)
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT (*electronically*)
Travis Crosby, IT

OPENING CEREMONY- COUNCILMEMBER LARS NORDFELT

Councilmember Nordfelt asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD JULY 2, 2024

The Council considered the Minutes of the Regular Meeting held July 2, 2024. There were no changes, corrections or deletions.

MINUTES OF COUNCIL REGULAR MEETING JULY 9, 2024

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Councilmember Christensen moved to approve the Minutes of the Regular Meeting held July 2, 2024. Councilmember Nordfelt seconded the motion.

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

PUBLIC COMMENT PERIOD

Mike Markham expressed concern about Code Enforcement for commercial businesses and the need for increased enforcement. He also noted that people should pay full price for parking tickets.

Alyssa Haskell thanked the Council for the parks in the City. She noted that this isn't a priority in other City's and is thankful it is a priority in West Valley.

Walt Sorensen stated that he is opposed to the rezoning of the Redwood Drive In. He expressed dismay at the Planning Commission's approval and noted that housing isn't appropriate at this location. Mr. Sorensen thanked the City for street light repairs. He requested sidewalk improvements in the Highbury neighborhood. Mr. Sorensen expressed concern about thistles growing in neighborhoods and the need for education to residents.

Jim Vesock stated that the American flag should be the highest flown. He expressed concern regarding Code Enforcement and follow-up on complaints. Mr. Vesock stated that employees should not be sharing information with other employees or citizens.

Janelle expressed appreciation for the support of West Valley Performing Arts Center. She stated that she is supportive of the arts and encouraged continued support for the theatre. Janelle stated that the drive-in is also important and encouraged its preservation.

CONSENT AGENDA

A. **RESOLUTION 24-115: AUTHORIZE THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH SALT LAKE COUNTY FOR PROPERTY FOR A STORM DRAIN PROJECT**

Mayor Lang discussed proposed Resolution 24-115 that would authorize the Execution of an Interlocal Agreement with Salt Lake County for Property For a Storm Drain Project

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

The Salt Lake County parcel located at 3578 S. Acoma Street is one of five properties affected by the Kiowa Way Storm Drain Project to be constructed in 2024. This project will pipe a portion of an existing storm water and

MINUTES OF COUNCIL REGULAR MEETING JULY 9, 2024

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irrigation tailwater ditch and will also construct a storm drain line in the existing Kiowa Way (3540 South).

The existing ditch receives storm water from a pipe in Cree Drive (3655 South) at approximately 5118 West, and the existing ditch does not have sufficient capacity and has caused periodic flooding to properties on the north side of Kiowa Way. This project will pipe the northerly 645 feet of the ditch from property west of Westward Terrace Subdivision No. 8 and will run north to 3500 South. The project will also construct a new storm drain line in Kiowa Way and connect to the new storm drain line running to 3500 South. The project is being coordinated with the future Kiowa Court PUD. The existing pipe on the Salt Lake County property will be connected to a new storm drain box on the adjacent property to the north. Salt Lake County has prepared an Interlocal Agreement for the sale of a 0.01-acre (445 square feet) parcel of land to West Valley City. Salt Lake County acquired this property through unpaid taxes. The property is being sold to West Valley City for the amount of the unpaid taxes of \$105.00.

B. RESOLUTION 24-116: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A STORM DRAIN EASEMENT WITH AND FROM NICHOLAS EDWARDS FOR PROPERTY LOCATED AT 3589 SOUTH 5200 WEST

Mayor Lang discussed proposed Resolution 24-116 that would authorize the Execution of an Interlocal Agreement with Salt Lake County for Property For a Storm Drain Project

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

The Nicholas Edwards parcel located at 3589 South 5200 West is one of five properties affected by the Kiowa Way Storm Drain Project to be constructed in 2024. This project will pipe a portion of an existing storm water and irrigation tailwater ditch and will also construct a storm drain line in the existing Kiowa Way (3540 South).

The existing ditch receives storm water from a pipe in Cree Drive (3655 South) at approximately 5118 West, and the existing ditch does not have sufficient capacity and has caused periodic flooding to properties on the north side of Kiowa Way. This project will pipe the northerly 645 feet of the ditch from property west of Westward Terrace Subdivision No. 8 and will run north to 3500 South. The project will also construct a new storm drain line in Kiowa Way and connect to the new storm drain line running to 3500 South. The project is being coordinated with the future Kiowa Court

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PUD. The existing pipe on the Edwards property will be connected to a new storm drain box on the adjacent property to the north. The Easement Purchase Agreement includes an option to purchase the adjoining Salt Lake County parcel (with the City retaining a Storm Drain Easement) which is anticipated to be sold to West Valley City for the amount of the unpaid property taxes. Compensation for the Storm Drain Easement is \$700.00.

C. RESOLUTION 24-117: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF BRIAN BLANK AS CHAIR OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 9, 2024 AND ENDING JUNE 30, 2025

Mayor Lang discussed proposed Resolution 24-117 that would ratify the City Manager's Reappointment of Brian Blank as Chair of the West Valley City Clean and Beautiful Committee for a Term Commencing July 9, 2024 and Ending June 30, 2025

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

The Chair of the West Valley City Clean and Beautiful Committee serves for a term of one year. Brian's term will commence July 9, 2024 and end June 30, 2025.

D. RESOLUTION 24-118: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF STEVE LEHMAN AS A MEMBER OF THE WEST VALLEY CITY BUSINESS LICENSE HEARING BOARD FOR A TERM COMMENCING JULY 9, 2024 AND ENDING JUNE 30, 2027

Mayor Lang discussed proposed Resolution 24-118 that would ratify the City Manager's Reappointment of Steve Lehman as a Member of the West Valley City Business License Hearing Board for a Term Commencing July 9, 2024 and Ending June 30, 2027.

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

The License Hearing Board is composed of three members appointed and reappointed by the City Manager with the advice and consent of the City Council. Steve Lehman is willing to accept the reappointment as a member of the License Hearing Board for a three-year term.

E. RESOLUTION 24-119: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF RON WHICKER AS A MEMBER OF THE WEST

MINUTES OF COUNCIL REGULAR MEETING JULY 9, 2024

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VALLEY CITY BUSINESS LICENSE HEARING BOARD FOR A TERM COMMENCING JULY 9, 2024 AND ENDING JUNE 30, 2027

Mayor Lang discussed proposed Resolution 24-119 that would ratify the City Manager's Reappointment of Ron Whicker as a Member of the West Valley City Business License Hearing Board for a Term Commencing July 9, 2024 and Ending June 30, 2027

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

The License Hearing Board is composed of three members appointed and reappointed by the City Manager with the advice and consent of the City Council. Ron Whicker is willing to accept the reappointment as a member of the License Hearing Board for a three-year term.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Huynh moved to approve the items on the Consent Agenda.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	Yes
Councilman Christensen	Yes
Councilman Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

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 REGULAR MEETING OF TUESDAY, JULY 9, 2024 WAS ADJOURNED AT 6:46 P.M. BY MAYOR LANG.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, July 9, 2024.

Nichole Camac, CMC
City Recorder

DRAFT

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

ISSUE:

A request to amend 7-5-101 of the zoning ordinance to allow zone change applications to the R-1-7, R-1-8, R-1-10, and R-1-12 zones for properties that meet certain conditions.

SYNOPSIS:

City staff is proposing a zone text change to amend Section 7-5-101 of the zoning ordinance to allow zone change applications to the R-1-7, R-1-8, R-1-10, and R-1-12 zones for properties that meet the following conditions:

- the property is developed as residential with a density of at least two dwelling units/acre,
- the property has access and frontage on a street with a planned right-of-way width of at least 66 feet as indicated on the Major Street Plan, and
- the property does not have the off-site improvements of curb, gutter, and sidewalk along the street frontage.

Back in 2015, the City passed Ordinance 15-34 that included the following language: “Property within City limits may be amended or rezoned to the R-1-7, R-1-8, R-1-10, or R-1-12 zones if the property is less than two acres in area as of the effective date of this ordinance.” At the time, the intent was, given the limited amount of remaining vacant land, to steer single family residential development to the RE (Residential Estate) zone which requires an average lot size of 15,000 square feet and a minimum lot size of 12,000 square feet. To this end, the City downzoned vacant properties of two acres or more to one of the A (Agricultural) zones.

Staff believes that the City did not anticipate the potential need to rezone developed property to the R-1-7, R-1-8, R-1-10, or R-1-12 zones.

As an example, the property at 4342 South 4000 West, which is the subject property of Z-4-2024, is developed as one single family home and a mobile home park without curb, gutter, and sidewalk along 4000 West and is zoned R-4 (Four Unit Dwelling Residential). Since this property is surrounded by R-1-8 zoning and mostly single-family homes, staff is recommending a rezone to R-1-8 that would keep the mobile home park as a nonconforming use, comply with the General Plan designation of Low Density Residential (3 to 4 units/acre), allow the property to redevelop as single-family homes and get improvements along 4000 West, and prohibit duplexes, triplexes, fourplexes, and apartments.

RECOMMENDATION:

The Planning Commission recommends approval.

SUBMITTED BY:

Steve Pastorik, Community Development Director

1 WEST VALLEY CITY, UTAH

2
3 ORDINANCE NO. _____

4
5 Draft Date: 6/13/2024

6 Date Adopted: _____

7 Date Effective: _____

8
9 AN ORDINANCE AMENDING SECTION 7-5-101 OF THE
10 ZONING ORDINANCE TO ALLOW ZONE CHANGE
11 APPLICATIONS TO THE R-1-7, R-1-8, R-1-10, AND R-1-12
12 ZONES FOR PROPERTIES THAT MEET CERTAIN
13 CONDITIONS.
14

15 WHEREAS, Title 7 of the West Valley City Municipal Code establishes regulations for
16 land use within the City; and

17 WHEREAS, the City desires to amend certain regulations concerning zone change
18 applications to the R-1-7, R-1-8, R-1-10, and R-1-12 zones; and

19 WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is
20 in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend
21 Section 7-5-101.

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

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

26 Section 2. Amendment. Section 7-5-101 of the West Valley City Municipal Code is
27 hereby amended as follows:

28 7-5-101. ZONING AMENDMENTS.

29 (1) The City Council may, from time to time, on its own motion or pursuant to an application,
30 amend the number, shape, boundaries or area of any Zoning district, or any regulation of or
31 within any Zoning district or any other provisions of the Zoning Ordinances. Any such

proposed amendment shall first be submitted to the Planning Commission for a recommendation.

(2) Zoning amendments approved, receiving a recommendation other than denial by the Planning Commission, or appealed by the Applicant shall be considered by the City Council as provided in this Section. Before finally adopting any amendment recommended or approved by the Planning Commission, the City Council shall hold a public hearing.

(3) Except as provided in subsections (5) and (6) below, property within City limits may only be amended or rezoned to the following zones: A, A-1, A-2, RE, RS, C-1, C-2, C-3, BRP, MXD, CC, LI, SH, and M.

(4) Property within City limits may only be amended or rezoned to the RM zone if all of the following conditions are met:

a. For properties without existing Structures which are proposed to be developed, the property must be a minimum of one acre and the Density must not exceed 12 units per acre. For properties with existing Structures proposed to be redeveloped, the property must be a minimum of 20,000 square feet and the Density must not exceed 20 units per acre. For properties that are west of Redwood Road and within one-half mile of the West Valley Central light rail station, the Decker Lake light rail station or the Redwood Junction light rail station, the Density may exceed 20 units per acre;

b. The property shall meet any one of the following four requirements: (i) have access and Frontage on a Street with a planned Right-of-way width of at least 80 feet (for properties under two acres) or 100 feet (for properties two acres or larger) as indicated on the Major Street Plan; (ii) be adjacent to existing multifamily residential development on two sides; or (iii) be located west of Redwood Road and within one-half mile of the West Valley Central light rail station, the Decker Lake light rail station, or the Redwood Junction light rail station; or (iv) if the property is vacant, was vacant as of January 19, 2021, will be an exempt housing development under 24 CFR 100.304 or successor regulation with a density no greater than seven units per acre, and have access and Frontage on a Street with a planned Right-of-way width of at least 80 feet;

c. A Development Agreement must be proposed with the zone change application that addresses Dwelling Unit sizes, exterior materials, architecture, Landscaping, and project Amenities; and

d. A traffic impact study prepared by a registered traffic engineer is required for projects with 100 or more Dwelling Units.

(5) Property within City limits may be amended or rezoned to the R-1-7, R-1-8, R-1-10, or R-1-12 zones under either of the following two circumstances:

a. ~~if the~~ The property is less than two acres in area as of July 22, 2016. Properties under two acres created or subdivided after July 22, 2016, shall not be eligible to apply for the R-1-7, R-1-8, R-1-10, or R-1-12 zones.

b. The property is developed as residential with a density of at least two Dwelling Units per acre, the property has access and Frontage on a Street with a planned Right-of-way width of at least 66 feet as indicated on the Major Street Plan, and the property does not have the off-site improvements of curb, gutter, and sidewalk along the Street Frontage.

(6) If the City Council denies an application to change the Zoning of a property, no application to change the Zoning of that property to the same zone as proposed in the denied application shall be submitted until at least one year has passed unless the Planning Commission finds that circumstances have changed in such a manner as to merit consideration of a new application.

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

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

84 **PASSED and APPROVED** this _____ day of _____, 2024.

85

86 WEST VALLEY CITY

87

88

89 MAYOR

90 ATTEST:

91

92

93 CITY RECORDER

ZT-7-2024 MINUTES
JUNE 12, 2024 PLANNING COMMISSION PUBLIC HEARING

ZT-7-2024

West Valley City

A zone text change to amend Section 7-5-101 of the zoning ordinance to allow zone change applications to the R-1-7, R-1-8, R-1-10, and R-1-12 zones for properties that meet certain conditions.

City staff is proposing a zone text change to amend Section 7-5-101 of the zoning ordinance to allow zone change applications to the R-1-7, R-1-8, R-1-10, and R-1-12 zones for properties that meet the following conditions:

- the property is developed as residential with a density of at least two dwelling units/acre,
- the property has access and frontage on a street with a planned right-of-way width of at least 66 feet as indicated on the Major Street Plan, and
- the property does not have the off-site improvements of curb, gutter, and sidewalk along the street frontage.

Back in 2015, the City passed Ordinance 15-34 that included the following language: “Property within City limits may be amended or rezoned to the R-1-7, R-1-8, R-1-10, or R-1-12 zones if the property is less than two acres in area as of the effective date of this ordinance.” At the time, the intent was, given the limited amount of remaining vacant land, to steer single family residential development to the RE (Residential Estate) zone which requires an average lot size of 15,000 square feet and a minimum lot size of 12,000 square feet. To this end, the City downzoned vacant properties of two acres or more to one of the A (Agricultural) zones.

Staff believes that the City did not anticipate the potential need to rezone developed property to the R-1-7, R-1-8, R-1-10, or R-1-12 zones. Two examples are provided below.

First, the property at 4342 South 4000 West, which is the subject property of Z-4-2024, is developed as one single family home and a mobile home park without curb, gutter, and sidewalk along 4000 West and is zoned R-4 (Four Unit Dwelling Residential). Staff were recently contacted about this property and its redevelopment potential. While the R-4 zone does not allow mobile home parks (the current mobile home park is nonconforming), this zone does allow duplexes, triplexes, fourplexes, and apartments. Since this property is surrounded by R-1-8 zoning and mostly single-family homes, staff is recommending a rezone to R-1-8 that would:

- keep the mobile home park as a nonconforming use,
- comply with the General Plan designation of Low Density Residential (3 to 4 units/acre),
- allow the property to redevelop as single-family homes and get improvements along 4000 West, and

- prohibit duplexes, triplexes, fourplexes, and apartments.

Second, staff has had several conversations with the family that owns the properties at 3814 and 3876 South 6000 West that are zoned A (Agriculture, minimum lot size ½ acre). Between the two properties which have no curb, gutter, and sidewalk along 6000 West, there are 15 single family rental homes and 2 duplexes, totaling 19 rental dwelling units. These units are aging and in need of repairs and the family is exploring options, including redevelopment, for the properties. Given the rental income the family receives from the existing units, redevelopment of the property under the current zone or the RE zone is unlikely. The subject ordinance change would, in the staff's view, provide a path for the redevelopment of this property to single-family homes that are much nicer than what is on the property now.

Staff submits that the proposed change will:

- maintain the Council's original intent to steer vacant property planned for residential use to the RE zone,
- restrict, through the proposed conditions, the possibility of zone changes to zones that allow lots smaller than 15,000 square feet,
- prohibit uses that, in staff's view, would not be appropriate given the surrounding uses,
- facilitate the construction of off-site improvements through redevelopment, and
- allow developed, aging, residential properties to redevelop into something better than what exists.

As a reminder, if this proposed change is approved, all zone change requests are still legislative decisions. In other words, even if a property a property meets the conditions proposed by this change, the City is not obligated to approve a zone change on such property.

STAFF ALTERNATIVES:

1. Approval. The ordinance should be approved as proposed by staff.
2. Continuance.
3. Denial.

DISCUSSION: Steve P. presented. There were no questions or public comments.

MOTION: Commissioner Wood motioned to approve. Commissioner Woodruff seconded.

VOTE: ZT-7-2024 Unanimously Approved

ZT-7-2024

Petition by WEST VALLEY CITY requesting an amendment to Section 7-5-101 of the zoning ordinance to allow zone change applications to the R-1-7, R-1-8, R-1-10, and R-1-12 zones for properties that meet certain conditions. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

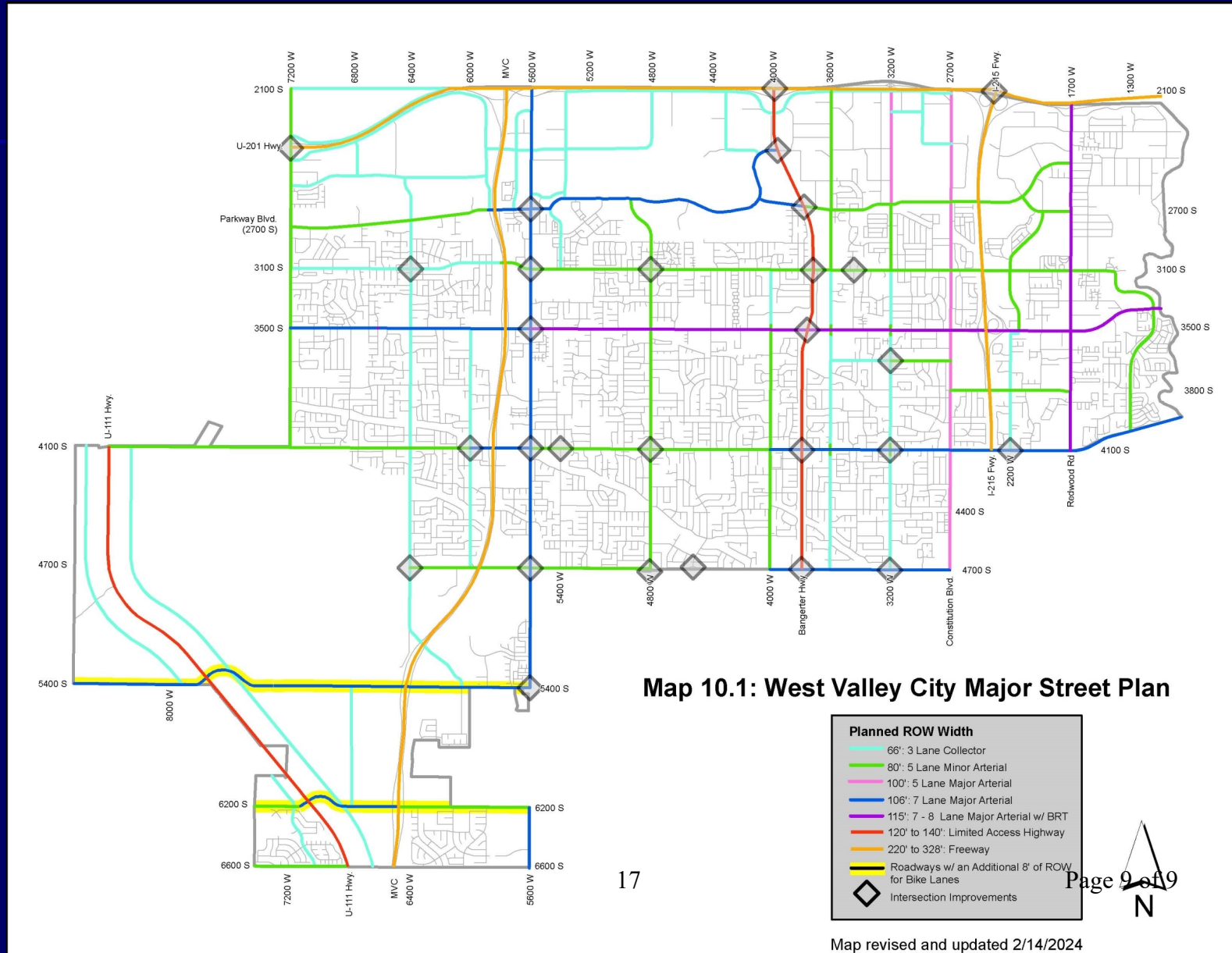
(5) Property within City limits may be amended or rezoned to the R-1-7, R-1-8, R-1-10, or R-1-12 zones under either of the following two circumstances:

a. ~~if the~~ The property is less than two acres in area as of July 22, 2016. Properties under two acres created or subdivided after July 22, 2016, shall not be eligible to apply for the R-1-7, R-1-8, R-1-10, or R-1-12 zones.

b. The property is developed as residential with a density of at least two Dwelling Units per acre, the property has access and Frontage on a Street with a planned Right-of-way width of at least 66 feet as indicated on the Major Street Plan, and the property does not have the off-site improvements of curb, gutter, and sidewalk along the Street Frontage.

ZT-7-2024

Petition by WEST VALLEY CITY requesting an amendment to Section 7-5-101 of the zoning ordinance to allow zone change applications to the R-1-7, R-1-8, R-1-10, and R-1-12 zones for properties that meet certain conditions. (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: _____ Benview
Budget Opening Required: ☐

ISSUE:

Application: #Z-4-2024
Applicant: West Valley City
Location: 4342 South 4000 West
Size: 3.35 acres

SYNOPSIS:

R-4 (Four Unit Dwelling Residential) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet)

BACKGROUND:

City staff is requesting a zone change on 3.35 acres at 4342 South 4000 West from R-4 (Four Unit Dwelling Residential) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is surrounded by R-1-8 zoning. Adjoining land uses include a mobile home park to the north and single-family homes to the south, east, and west. The property currently includes one single family home and a 15-pad mobile home park approved before the City’s incorporation. The subject property is designated as Low Density Residential (3 to 4 units/acre) in the General Plan.

Staff was recently contacted about this property and its redevelopment potential. While the R-4 zone does not allow mobile home parks (the current mobile home park is nonconforming), this zone does allow duplexes, triplexes, fourplexes, and apartments. Since this property is surrounded by R-1-8 zoning and mostly single family homes, staff is recommending a rezone to R-1-8 that would:

- keep the mobile home park as a nonconforming use,
- comply with the General Plan designation of Low Density Residential (3 to 4 units/acre),
- allow the property to redevelop as single family homes and get improvements along 4000 West, and
- prohibit duplexes, triplexes, fourplexes, and apartments.

RECOMMENDATION:

The Planning Commission recommends approval.

SUBMITTED BY:

Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: 06/18/2024

Date Adopted: _____

Effective Date: _____

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A
CHANGE OF ZONE FOR PROPERTY LOCATED AT 4342
SOUTH 4000 WEST FROM R-4 (FOUR UNIT DWELLING
RESIDENTIAL) 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 #Z-4-2024, filed by West Valley City and located at 4342 South 4000 West is hereby reclassified from zone R-4 (Four Unit Dwelling Residential) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet), said property being more particularly described as follows:

Parcel #s: 21-06-280-016 and 21-06-280-017

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 _____, 2024.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Z-4-2024 MINUTES
JUNE 12, 2024 PLANNING COMMISSION PUBLIC HEARING

Z-4-2024

West Valley City

4342 South 4000 West

Zone change from R-4 to R-1-8

City staff are requesting a zone change on two parcels totaling 3.35 acres at 4342 South 4000 West from R-4 (Four Unit Dwelling Residential) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is surrounded by R-1-8 zoning. Adjoining land uses include a mobile home park to the north and single-family homes to the south, east, and west. The property currently includes one single family home and a 15-pad mobile home park approved before the City's incorporation. The subject property is designated as Low Density Residential (3 to 4 units/acre) in the General Plan.

Staff has submitted a zone text change (ZT-7-2024) that would allow zone change requests to the R-1-7, R-1-8, R-1-10, and R-1-12 zones for properties that meet the following conditions:

- the property is developed as residential with a density of at least two dwelling units/acre,
- the property has access and frontage on a street with a planned right-of-way width of at least 66 feet as indicated on the Major Street Plan, and
- the property does not have the off-site improvements of curb, gutter, and sidewalk along the street frontage.

If application ZT-7-2024 is approved, the subject property would be eligible for the R-1-8 zone because the property is developed as residential with a density over two dwelling units/acre, the property has access and frontage on 4000 West, which has planned right-of-way width of 80' in the Major Street Plan, and the property does not have curb, gutter and sidewalk along 4000 West.

Staff were recently contacted about this property and its redevelopment potential. While the R-4 zone does not allow mobile home parks (the current mobile home park is nonconforming), this zone does allow duplexes, triplexes, fourplexes, and apartments. Since this property is surrounded by R-1-8 zoning and mostly single-family homes, staff is recommending a rezone to R-1-8 that would:

- keep the mobile home park as a nonconforming use,
- comply with the General Plan designation of Low Density Residential (3 to 4 units/acre),
- allow the property to redevelop as single-family homes and get improvements along 4000 West, and
- prohibit duplexes, triplexes, fourplexes, and apartments.

STAFF ALTERNATIVES:

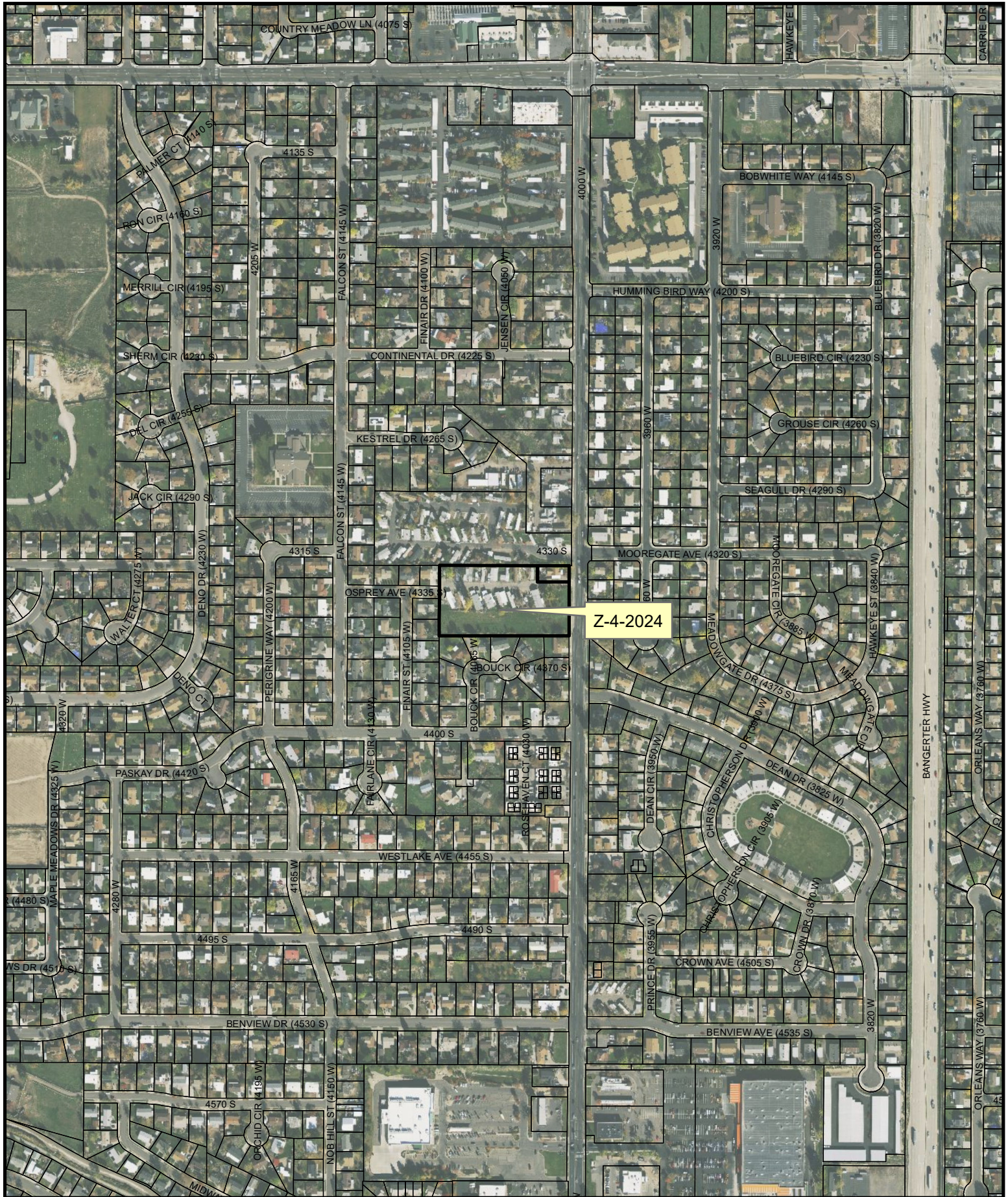
1. Approval. The application should be approved as it complies with the General Plan.
2. Continuance.
3. Denial. Since ZT-7-2024 was denied, this property is not eligible for the R-1-8 zone.

DISCUSSION: Steve P. presented. There were no questions or public comments.

MOTION: Commissioner Winters motioned to approve Z-4-2024, Commissioner Wood seconded.

Commissioner McEwen	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes
Commissioner Winters	Yes
Chairperson Lovato	Yes

VOTE: Z-4-2024 UNANIMOUSLY APPROVED



Z-4-2024

0 250 500 Feet

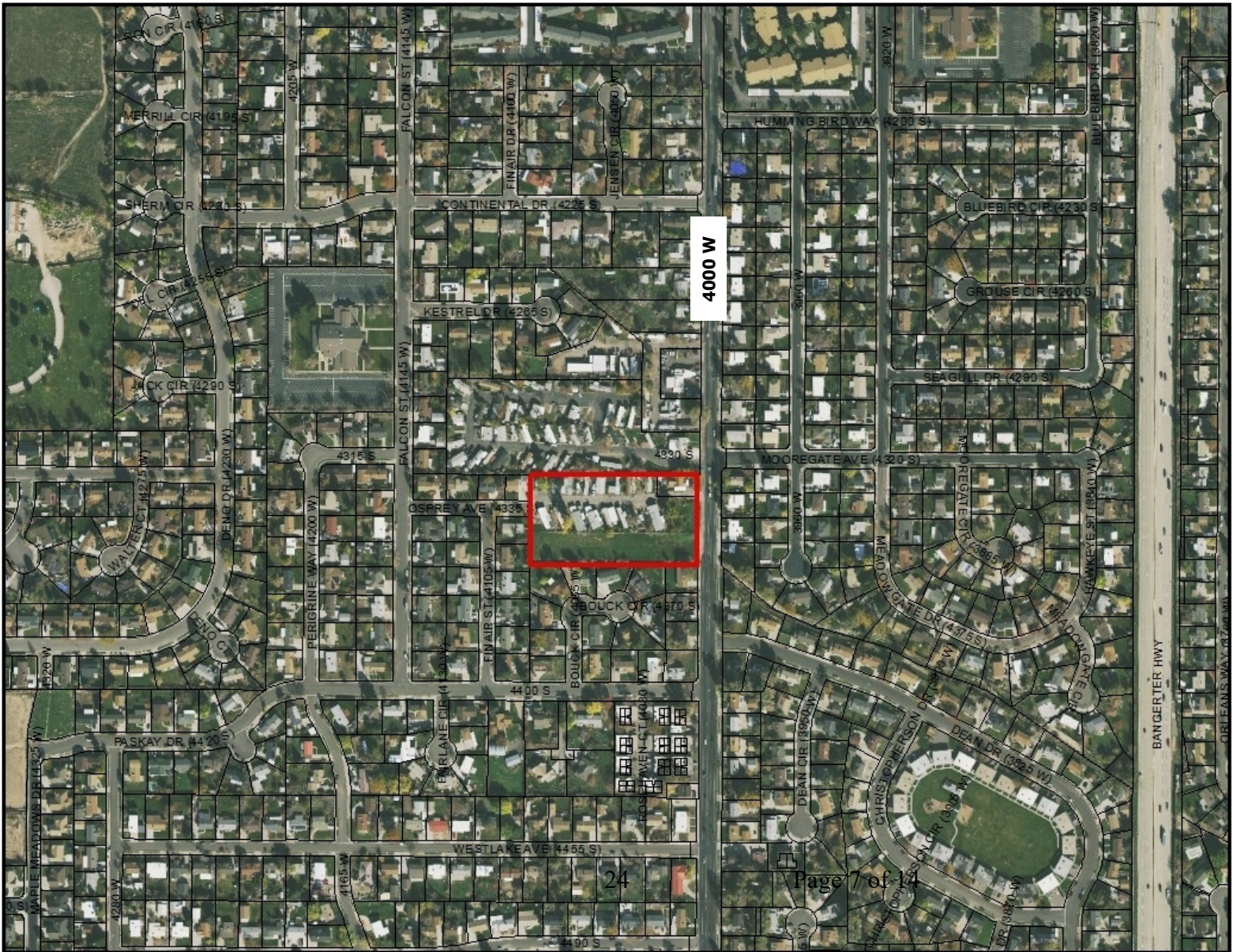
Z-4-2024
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Z-4-2024

Petition by WEST VALLEY CITY requesting a zone change from R-4 (Four Unit Dwelling Residential) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is located at 4342 South 4000 West on 3.35 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



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Looking west on 4000 W.



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Looking west on 4000 W.



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Looking north on 4000 W.



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Looking east on 4000 W.



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Looking east on Osprey Ave.

