



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, November 12, 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 Lars Nordfelt
4. Special Recognitions
5. Approval of Minutes:
 - A. October 22, 2024
6. Awards, Ceremonies and Proclamations:
 - A. A Proclamation Declaring November 23, 2024 as "World Suicide Prevention Day" in West Valley City
7. Public Comment Period:

- 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.

(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.)

8. Public Hearings:

- A. Accept Public Input Regarding Application ZT-11-2024, Filed by West Valley City, Requesting a Zone Text Change to Section 7-6-301 to Allow Tattoo Establishments as a Permitted Use in the BRP, MXD, CC, C-1, C-2, C-3, and LI Zones and to Remove the Prohibition on Tattoo Establishments in all Overlay Zones

Ordinance 24-44: Amend Section 7-6-301 to Allow Tattoo Establishments as a Permitted Use in the BRP, MXD, CC, C-1, C-2, C-3, and LI Zones and to Remove the Prohibition on Tattoo Establishments in All Overlay Zones

9. Unfinished Business:

- A. *Item Continued from October 22, 2024* - Accept Public Input Regarding Application GPZ-5-2024, Filed by Grow Development, Requesting a General Plan Zone Change from Large Lot Residential (2-3 Units/Acre) and Low Density Residential (3-4 Units Acre) to Small Lot Residential (4-7 Units/Acre) and a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) with a Planned Unit Development (PUD) for Property Located at 3876 South 6000 West

Action: Consider Ordinance 24-42, Amend the General Plan to Show a Change of Land Use from Large Lot Residential (2-3 Units/Acre) and Low Density Residential (3-4 Units Acre) to Small Lot Residential (4-7 Units/Acre) for Property Located at

3876 South 6000 West

Action: Consider Ordinance 24-43, Amend the Zoning Map to Show a Change of Zone For Property Located at 3814 and 3876 South 6000 West from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Singel Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet)

Action: Consider Resolution 24-145, Authorize the City to Enter Into a Development Agreement with Grow Development, LLC for Approximately 6.68 Acres of Property Located at Approximately 3814 South 6000 West

10. Motion for Closed Session (if necessary)

11. Adjourn

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, OCTOBER 22, 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
Jake Fitismanu, Councilmember District 4

STAFF PRESENT:

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

OPENING CEREMONY- COUNCILMEMBER DON CHRISTENSEN

Councilmember Christensen stated that there are two weeks left until the General Election and encouraged everyone to vote. He asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD OCTOBER 8, 2024

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The Council considered the Minutes of the Regular Meeting held October 8, 2024. There were no changes, corrections or deletions.

Councilmember Fitisemanu moved to approve the Minutes of the Regular Meeting held October 8, 2024. Councilmember Harmon seconded the motion.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR OCTOBER 22, 2024

A. RECOGNITION OF NICHOLE CAMAC, CITY RECORDER FOR EARNING THE MASTER MUNICIPAL CLERK (MMC) DESIGNATION FROM THE INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS (IIMC) PRESENTED BY THE UTAH MUNICIPAL CLERKS ASSOCIATION (UMCA)

Members of the Municipal Clerks Association presented Nichole Camac with the Master Municipal Clerk Designation.

B. A PROCLAMATION DECLARING NOVEMBER 1, 2024 AS "EXTRA MILE DAY" IN WEST VALLEY CITY

Councilmember Nordfelt read a Proclamation Declaring November 1, 2024 as "Extra Mile Day". Ciarra Cummins, a volunteer at the West Valley City Animal Shelter, shared her experiences as a volunteer and encouraged others to volunteer within their community.

PUBLIC COMMENT PERIOD

Mike Markham apologized to anyone affected by the communication issues in the parking lot two weeks prior, acknowledging the behavior as childish and unprofessional. He spoke with the neighbor living next to the catwalk, who was unaware of the gathering of about 50 kids and did not view it as a significant issue. Markham suggested that further action on the matter was unnecessary and reiterated his apology to anyone caught in the middle of the situation in the parking lot.

Jim Vesock expressed gratitude to Nichole, noting that she had been helpful to the council, staff, and citizens. He noted that she taught him how to fill out detailed GRAMA request forms and was always responsive when he or others had questions. Mr. Vesock also mentioned the recent Fall Festival held at Roots Farm, where they partnered with the school, celebrated yard award winners, and promoted the beautification of West Valley City, with a large turnout. He brought up the need for a paper budget, suggesting printing on both sides of the agenda to save paper.

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Kathleen Angus expressed her grievance about the Adam and Eve business located near her home, which is close to a high school, a junior high, and a daycare. She mentioned that the mannequins in the store's display window frequently change outfits, becoming increasingly inappropriate, which she found embarrassing and disgusting. She considered changing her route to avoid passing by the store and expressed disbelief that such a business existed in the city, especially near schools and residential areas.

Kelly Bertoch congratulated Nichole and noted that her recognition was well deserved. He shared a personal story about being reminded of the importance of voting when a coworker once asked him if he had voted and told him to stop complaining if he hadn't. Since then, he has consistently voted, believing it gives him the right to voice his opinions. He criticized the city government for ruining his community by becoming too controlling and accused them of benefiting from perks, claiming that government officials always take something. Mr. Bertoch emphasized that government officials work for the people and should follow their rules. He expressed dissatisfaction with the direction of the city, state, and country, hoping for a political shift, and concluded by voicing concerns about ongoing development near his property, stating he had not received any responses regarding the matter.

Steve Taylor expressed concerns about a neighboring lot that faces 3500 South. He explained that the lot currently contains 24 mobile homes, trucks, and trailers. Mr. Taylor noted that he had reported the issue three months earlier and was told that the lot was residential, and parking enforcement would clear it out. After two weeks, the lot was cleared, but about a month ago, it filled up again with vehicles and trailers. He shared that there are currently 24 in the lot and offered to provide pictures to the clerk. Mr. Taylor voiced frustration, stating that he chose his home to avoid commercial areas but now finds himself next to what feels like a commercial lot.

Peter Bierly, a tow truck driver, expressed difficulty finding a place to park his truck, which is a large tow truck but not designed to haul semis. He mentioned parking in a spot across the street for the past two years with minimal issues, though he received a few tickets there and in front of his house. Acknowledging that parking on the strip isn't allowed, he explained that he does so to stay close to his truck. Mr. Bierly asked for leniency, a parking pass, or an assigned spot where his truck could be parked safely without the risk of break-ins or theft. He emphasized the need for quick access to his truck for police calls to perform his job efficiently.

Ciarra Cummins expressed concerns about traffic issues near Monticello Academy, where parents picking up their children often block a lane of traffic by parking in a nearby roundabout. She acknowledged that there is no safe crossing area for children other than the roundabout, and while there is a parking lot across the street, it lacks a monitored crosswalk. Miss Cummins suggested that installing a crosswalk in front of the school could

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help parents use the parking lot more safely and prevent traffic disruptions, ensuring a safer crossing for the children.

PUBLIC HEARINGS

- A. ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-5-2024, FILED BY GROW DEVELOPMENT, REQUESTING A GENERAL PLAN ZONE CHANGE FROM LARGE LOT RESIDENTIAL (2-3 UNITS/ACRE) AND LOW DENSITY RESIDENTIAL (3-4 UNITS ACRE) TO SMALL LOT RESIDENTIAL (4-7 UNITS/ACRE) AND A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-8 (SINGEL UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) WITH A PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY LOCATED AT 3876 SOUTH 6000 WEST**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 22, 2024 in order for the City Council to hear and consider public comments regarding Application GPZ-5-2024, Filed by Grow Development, Requesting a General Plan Zone Change from Large Lot Residential (2-3 Units/Acre) and Low Density Residential (3-4 Units Acre) to Small Lot Residential (4-7 Units/Acre) and a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Singel Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) with a Planned Unit Development (PUD) for Property Located at 3876 South 6000 West.

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

The north parcel includes 13 homes and 2 duplexes (4 units) and the south parcel includes 2 homes. All 17 units on the north parcel were built in the 1950s, are 624 square feet in area, have 2 bedrooms, and have a 1-car garage. On the south parcel, the house to the north is 1,296 square feet and was built in 1936 and the house to the south is 962 square feet and was built in 1928.

The County Assessor has an overall condition that is assigned to every structure. The condition options include poor, fair, average, good, very good, and excellent. In this case, all of the units on the north parcel are rated as fair, meaning maintenance, rehabilitation, and replacement are needed on many items. On the south parcel, the home to the north is rated fair and the home to the south is rated poor.

The applicant is proposing to demolish all the existing buildings and develop a planned unit development (PUD) of single unit dwellings. The

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applicant's original proposal included 42 units, yielding a density of 6.3 units/acre. However, after incorporating feedback from staff, the proposal now has 41 units, resulting in a density of 6.1 units/acre. The streets would be public and utilize the typical 54' residential right-of-way. A total of just below one acre of open space is proposed in two different locations.

Mayor Lang opened the Public Hearing.

Kelly Bertoch expressed concerns about the development plans in "Cooperville" and surrounding areas. He questioned how small the proposed homes would be, voicing opposition to high-density housing and the potential impact on local wildlife, such as deer frequently seen in the area. Mr. Bertoch also highlighted long-standing issues with "Cooperville", mentioning that residents had to hire an attorney in the past to address serious problems like raw sewage and crime. While he supports tearing down "Cooperville", Mr. Bertoch hopes the city will ensure thorough inspections for health and safety reasons. He stressed the importance of not replacing the area with low-quality, dense housing and expressed fears about existing issues spreading into the community. Additionally, Mr. Bertoch mentioned infrastructure concerns, such as water pressure and aging sewer and water lines, which he believes need to be addressed before any further development takes place. He emphasized the need for careful planning to benefit the community and ensure long-term sustainability.

Beth Boyer shared her strong feelings regarding the demolition of "Cooperville", a long-standing issue in the area. She expressed excitement that "Cooperville" is finally being torn down, mentioning that she has been waiting 46 years for this to happen. Beth recalled a past meeting with Mayor Brent Anderson in 1987 and discussed the many problems the neighborhood faced, including frequent police and fire department calls and disruptive behaviors from residents, which impacted the community's quality of life. While Ms. Boyer is pleased with the decision to remove "Cooperville", she is concerned about the future development plans for the area. Specifically, she mentioned that the property is 6.6 acres, and she is unsure how 41 houses will fit within that space. Her preference is for 8,000-square-foot lots, similar to her own property, and she hopes the city will avoid dense housing or rentals, which have caused problems in the past. Beth is in favor of single-family homes being built on larger lots to maintain the area's character and avoid the negative impacts of high-density housing.

Kyle Kershaw spoke on behalf of his family, who has owned this property for about 40 years. He expressed gratitude for the planning staff's support during the development process, noting their helpfulness and accommodation. Mr. Kershaw mentioned that, over the past two decades, the properties have been under

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professional management, which has significantly reduced issues that have affected the community. He acknowledged that the properties are dated and in need of improvement, and his family doesn't have the resources to upgrade them to modern standards. Therefore, they decided to partner with a developer to enhance the properties and provide a better use for the community. Mr. Kershaw praised the developer's plan, believing it would benefit the neighborhood. In closing, he urged the city officials to consider the efforts made in the planning process and to support the petitions being presented, emphasizing the positive impact on the community.

Mayor Lang closed the Public Hearing.

Mayor Lang requested that Steve Pastorik come to the podium to provide a brief summary of the application.

Steve Pastorik provided details about the proposed development, which includes 41 lots categorized as a Planned Unit Development (PUD). This designation allows for smaller lot sizes in exchange for the inclusion of open space; in this case, about an acre of open space is planned. He mentioned that the lots would vary in size, with some as small as approximately 4,500 square feet, and most averaging around 50 feet wide. The minimum home size outlined in the development agreement is set at 2,250 square feet, and all homes will be designed as two-story structures. Steve confirmed that the homes would have basements, which would allow for additional living space beyond the 2,250 square feet mentioned, as that figure only accounts for the finished space above grade.

ACTION: ORDINANCE NO. 24-42, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2-3 UNITS/ACRE) AND LOW DENSITY RESIDENTIAL (3-4 UNITS ACRE) TO SMALL LOT RESIDENTIAL (4-7 UNITS/ACRE) FOR PROPERTY LOCATED AT 3876 SOUTH 6000 WEST

The City Council previously held a public hearing regarding proposed Ordinance 24-42 that would Amend the General Plan to Show a Change of Land Use from Large Lot Residential (2-3 Units/Acre) and Low Density Residential (3-4 Units Acre) to Small Lot Residential (4-7 Units/Acre) for Property Located at 3876 South 6000 West

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

Councilmember Whetstone moved to continue Ordinance 24-42 to allow the applicant time to address some of the concerns expressed by Council in the Study Meeting.

Councilmember Huynh seconded the motion.

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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. Continued.

ACTION: ORDINANCE NO. 24-43, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3814 AND 3876 SOUTH 6000 WEST FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-8 (SINGEL UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)

The City Council previously held a public hearing regarding proposed Ordinance 24-43 that would amend the Zoning Map to Show a Change of Zone For Property Located at 3814 and 3876 South 6000 West from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Singel Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet).

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

Councilmember Whetstone moved to continue Ordinance 24-43 to allow the applicant time to address some of the concerns expressed by Council in the Study Meeting.

Councilmember Huynh 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

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Unanimous. Continued.

ACTION: RESOLUTION NO. 24-145, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH GROW DEVELOPMENT, LLC FOR APPROXIMATELY 6.68 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3814 SOUTH 6000 WEST

Mayor Lang discussed proposed Resolution 24-145 that would authorize the City to Enter Into a Development Agreement with Grow Development, LLC for Approximately 6.68 Acres of Property Located at Approximately 3814 South 6000 West.

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

Grow Development, LLC has submitted a General Plan/zone change application (GPZ-5-2024) on 6.68 acres to change the General Plan from General Commercial to Large Lot Residential (2 to 3 units/acre) and Low Density Residential (3 to 4 units/acre) to Small Lot Residential (4 to 7 units/acre) and the zoning from A (Agricultural, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) with a planned unit development (PUD). The Planning Commission recommended approval of the General Plan/zone change subject to a development agreement.

Below is a summary of the standards in the development agreement:

- The total number of homes is capped at 41.
- Minimum lot sizes, lot widths, and setbacks are established.
- The minimum, above grade square footage is set at 2,250 square feet and all homes will include a basement.
- Renderings of the homes are included along with allowed exterior materials.
- The amenities will include a minimum of 40,678 square feet of landscaped common area maintained by the HOA, a pavilion, a playground, and a multi-use sports court.
- Minimum required parking is described.
- Minimum standards for the HOA are set forth.

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

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Councilmember Whetstone moved to continue Ordinance 24-42 to allow the applicant time to address some of the concerns expressed by Council in the Study Meeting.

Councilmember Huynh 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. Continued.

RESOLUTION 24-146: APPROVE THE DISPOSITION OF CERTAIN FIREARMS AND THE APPLICATION OF THE PROCEEDS

Mayor Lang presented proposed Resolution 24-146 that would approve the disposition of certain firearms and the application of proceeds.

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

This resolution authorizes the Police Department to apply the proceeds of sold firearms to the purchase of ammunition from Salt Lake Wholesale and designates such a purchase as a “public interest use” under Utah law.

The Department sold 144 guns, that did not meet the standard to destroy, to a federally licensed firearms dealer called Salt Lake Wholesale. Salt Lake Wholesale is willing to give West Valley City credit towards the purchase of ammunition for the Police Department in exchange for the firearms.

Utah Code Ann. 77-11a-403 allows this exchange, as long as the City Council approves and designates the ammunition as a “public interest use”.

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

Councilmember Harmon moved to approve Resolution 24-146.

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Councilmember Fitisemanu 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.

RESOLUTION 24-147: AUTHORIZE THE EXECUTION OF AN AMENDMENT TO AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR LIBRARY SECURITY SERVICES

Mayor Lang presented proposed Resolution 24-147 that would authorize the Execution of an Amendment to an Interlocal Cooperation Agreement with Salt Lake County for Library Security Services.

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

Salt Lake County wishes to continue hiring off-duty West Valley City Police Officers to provide security and law enforcement services on an as needed basis at the West Valley branch of the Salt Lake County library system. The county wishes to extend the interlocal agreement previously entered into on or about March 13, 2023 governing the conditions under which they hire off-duty police officers. The interlocal agreement is consistent with the Police Department's secondary employment hiring procedures.

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

Councilmember Whetstone moved to approve Resolution 24-147.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous.

RESOLUTION 24-148: AWARD A CONTRACT TO BROKEN ARROW ROOFING FOR REPAIRS TO THE ROOF OF THE UTAH CULTURAL CELEBRATION CENTER

Mayor Lang presented proposed Resolution 24-148 that would award a Contract to Broken Arrow Roofing for Repairs to the Roof of the Utah Cultural Celebration Center.

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

The Utah Cultural Celebration Center has reached the 21-year mark of construction. The old membrane on the roof of the UCCC had a life expectancy of 15 to 20 years. The Facilities division has continually patch and repair and properly maintained the roof membrane that is a rubberized TPO base roofing. Recent renovations on the HVAC system at the UCCC requiring a new Air Handler installation on the Roof that required several new penetrations on the roof. Due to weather the new Air Handler Location causing to install a new Curbing and other factors and age of the membrane and the normal deterioration to a point that the existing roof membrane needs to be replaced to avoid any damage from water leakages to the interior of the building.

The facilities management received three 60 mil Duro-Last roofing membrane replacement proposals. All three contractors received specifications from Duro-Last manufacturing provided by the city to allow equal opportunity proposals. The contractors that provided proposals are Certified by the manufacturing of the material Duro-Last to install and warranty workmanship and NDL 20 YEAR Warranty.

The following are the Contractors and the Proposals:

Broken Arrow Roofing	\$281,000.00
Bob Harvey Roofing	\$294,950.00
Fortress Roofing	\$298,639.00

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The facility management recommend extending a roof membrane replacement contract to Broken Arrow Roofing as the responsible low proposal.

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

Councilmember Nordfelt moved to approve Resolution 24-148.

Councilmember Christensen 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.

RESOLUTION 24-149: AWARD A CONTRACT TO ROPER BUILDINGS FOR CONSTRUCTION OF A GARAGE

Mayor Lang presented proposed Resolution 24-149 that would award a Contract to Roper Buildings for Construction of a Garage.

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

The Community Preservation Department Graffiti operations for many years due to lack of garage space has been housing the vehicle out in the weather in the parking lot. The Graffiti removal operations is ongoing throughout the year. The Vehicle every day must be unloaded to safeguard from vandalism and chemicals, paint, equipment from going bad. The existing Shelter has no room to house the Graffiti vehicle. The council has approved a program modification to house the vehicle in a garage to safeguard it from the elements and reduce unnecessary loading and unloading the equipment and the paint. This new garage will be located at the rear of the Animal shelter and will resemble the shelter. The construction of the garage will provide ample space to house all the graffiti removal equipment, parts, products and the vehicle in a tempered environment to reduce unnecessary waist of time and productivity. This garage will also extend

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the life of the vehicle and the graffiti removal equipment. City Planning and Zoning Staff approved the appearance and the location of the garage. The city building official approved the drawings and the specifications of the Graffiti Garage.

The facilities management received three proposals to construct the Graffiti Garage. All three contractors received specifications and the desired appearance and the functionality of the Garage

The following are the Contractors and the Proposals:

Roper Buildings	\$ 38,398.00
Quality Steel Buildings	\$ 47,526.26
Austinday Custom Carports	\$102,855.00

The facilities management recommend extending a construction contract of a Graffiti Garage to Roper Building as the responsible low proposal.

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 Resolution 24-149.

Councilmember Nordfelt 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.

RESOLUTION 24-150: APPROVE THE PURCHASE OF 18 VEHICLES FROM KEN GARFF FORD AND TONY DIVINO TOYOTA

Mayor Lang presented proposed Resolution 24-150 that would approve the Purchase of 18 Vehicles from Ken Garff Ford and Tony Divino Toyota.

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

To maintain the City’s fleet in good condition, the Fleet Division recommends the replacement of 18 vehicles from the 2024/2025 light vehicle replacement list with the vehicles described in the table below. In addition to the purchase of vehicles, this resolution authorizes the Fleet Division to purchase miscellaneous components (lights, sirens, etc...) from various vendors, which will be installed using City personnel. The vehicles are purchased using state purchasing contracts.

The City Council authorized the early purchase of 17 Ford Interceptor SUVs during FY23-24 because of the availability of the vehicles for a total of \$1.071M, which is to be reduced from the FY24-25 budget of \$1.5M. The City Council also authorized an additional \$400k to be spent on the light fleet purchase for FY24-25. This issue authorizes the budget opening for that additional \$400k.

Vehicle Description	Qty	Vehicle Purchase		Upfitting		Total Cost	Dept
		Vehicle Purchase Unit Cost	Total Vehicle Purchase Cost	Upfitting Unit Cost	Total Upfitting Cost		
Maverick	2	\$ 30,000	\$ 60,000	\$ 4,320	\$ 8,640	\$ 68,640	Fire
Explorer	1	\$ 45,000	\$ 45,000	\$ 5,820	\$ 5,820	\$ 50,820	Fire
F150 Ext. Cab	1	\$ 50,424	\$ 50,424	\$ 2,500	\$ 2,500	\$ 52,924	Parks
F-350 Ext. Cab	2	\$ 50,269	\$ 100,538	\$ 21,407	\$ 42,814	\$ 143,352	Parks
Maverick	1	\$ 30,000	\$ 30,000	\$ 2,500	\$ 2,500	\$ 32,500	Parks
Interceptor SUV	4	\$ 47,060	\$ 188,240	\$ 12,965	\$ 51,860	\$ 240,100	PD
Toyota Camry	7	\$ 26,793	\$ 187,551	\$ 3,845	\$ 26,915	\$ 214,466	PD

	\$661,753		\$ 141,049	\$ 802,802
Previous Early Vehicle Purchase from FY 23-24			\$ 1,071,000	
Current Purchase Plus Previous Vehicle Purchase			\$ 1,873,802	

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Total Authorized Budget including CIP
\$400k FY 24-25) \$ 1,900,000

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

Councilmember Nordfelt moved to approve Resolution 24-150.

Councilmember Huynh 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.

RESOLUTION 24-151: APPROVE THE PURCHASE OF TWO TRUCKS FROM KEN GARFF FORD

Mayor Lang presented proposed Resolution 24-151 that would approve the Purchase of Two Trucks from Ken Garff Ford

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

To maintain the Public Works fleet in good condition, the Fleet Division recommends the replacement of two trucks described in the table below.

In addition to the purchase of vehicles, this resolution authorizes the Fleet Division to purchase miscellaneous components (lights, snow-plow salter, etc....) from various vendors. The city's Fleet personnel will install upfitting components.

The F-550 truck will be used by the Public Works Street Operations division for snow removal and street maintenance and the F-150 will be used for storm water maintenance.

Ken Garff Ford has a State purchasing contract (AV2528) to sell Ford vehicles. The purchase price is a competitive price, and the vehicles meet the City's needs.

Vehicle Purchase	Upfitting Costs
------------------	-----------------

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Vehicle Description	Qty	Vehicle Purchase Cost	Total Vehicle Cost	Vehicle Upfitting Cost	Total Upfitting Cost	Total
Ford F-550	1	\$59,056	\$59,056	\$35,625	\$94,681	\$94,681
Ford F150	1	\$50,424	\$50,424	\$4,850	\$4,850	\$55,274
Total:						\$149,955

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

Councilmember Fitisemanu moved to approve Resolution 24-151.

Councilmember Whetstone 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.

RESOLUTION 24-152: APPROVE THE PURCHASE OF A STREET SWEEPER FROM INTERMOUNTAIN SWEEPER COMPANY

Mayor Lang presented proposed Resolution 24-152 that would approve the Purchase of a Street Sweeper from Intermountain Sweeper Company

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

The Public Works Department operates a fleet of four street sweepers, which enables sweeping each street 8-times per year. The Public Works Department plans to replace a sweeper every two years and has determined this replacement schedule appropriate to maximize the value on the equipment.

The City has used Tymco sweepers for many years and is satisfied with the equipment performance and customer service from Intermountain Sweeper, the

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local dealer. The Fleet Division has been trained on the maintenance and repair of Tymco sweepers.

The sweeper being replaced is a 2019 Tymco 600. The purchase price of the new sweeper is \$386,676.00, with an anticipated delivery date of approximately 18-months.

This sweeper is being purchased on a Utah state purchasing contract (3488).

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

Councilmember Harmon inquired about the potential surplus value of the street sweeper after two years, specifically asking if the public works department has an estimate of what the value would be when they go to sell or trade.

Dan Johnson, Public Works Director, responded that they did not assess the surplus value of the sweeper this time due to the long lead time involved. He explained that when it comes time to dispose of the unit, options will be considered such as trading the unit to a dealer, selling it at auction, or finding other ways to maximize the value of the equipment.

Councilmember Harmon expressed a desire to extend the ownership of the sweeper for another year or two to maximize its value and get more use out of it. He suggested that they should evaluate whether they could still sell it for around \$200,000 during that extended timeframe.

Dan clarified that the city has extended the life of its street sweepers from 4 years to 8 years, and they are now replacing one sweeper every two years. He mentioned that they previously purchased a sweeper annually, but now they rotate the sweepers, ensuring they are kept for about 8 years before being traded in. Councilmember Harmon had initially misunderstood, thinking they were sold after 2 years, but Dan corrected that it's the older sweepers being sold after their extended use.

Councilmember Harmon moved to approve Resolution 24-152.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes

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Councilman Huynh Yes
Councilman Christensen Yes
Councilman Nordfelt Yes
Mayor Lang Yes

Unanimous.

RESOLUTION 24-153: APPROVE THE PURCHASE OF A DUMP TRUCK

Mayor Lang presented proposed Resolution 24-153 that would approve the Purchase of a Dump Truck

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

The Public Works department has planned to add a 10-wheel dump truck to heavy duty fleet. This truck will be used in their snow removal efforts and will be equipped with a plow, salter, and a pre-wet system that activates the salt before it hits the ground. Outside of snow season this truck will be used as a dump truck for road maintenance work. In addition to the purchase of vehicles, this resolution authorizes the Fleet Division to purchase miscellaneous components (lights, plows, bed's, etc.) from various vendors.

Rush Truck Center holds the State contract (contract# MA606), If ordered now we should see the truck in 18-22 months. Upfitting equipment will be purchased from Reading Truck Equipment (state contract# MA2793).

Vehicle Type	Qty	Estimated Vehicle Cost	Estimated Upfit Cost	Total Cost
International HX520	1	\$169,851.89	\$167,756.56	\$337,607.00

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

Councilmember Whetstone moved to approve Resolution 24-153.

Councilmember Fitisemanu seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu Yes
Councilman Whetstone Yes
Councilman Harmon Yes

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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, OCTOBER 22, 2024 WAS ADJOURNED AT 7:19 P.M. BY MAYOR LANG.

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, October 22, 2024.

Nichole Camac, MMC
City Recorder



Proclamation

A PROCLAMATION DECLARING NOVEMBER 23rd AS “WORLD SUICIDE PREVENTION DAY” IN WEST VALLEY CITY.

WHEREAS, suicide is the 11th leading cause of death in the United States, the first leading cause of death among children and teens ages 10-24 and the second leading cause of death among individuals between the ages of 25 to 34; and

WHEREAS, in the United States more than 49,449 people died by suicide in 2022, an increase of 2.6% since 2021 (Centers for Disease Control and Prevention); and

WHEREAS, it is estimated that in 2022, there were 1.6 million suicide attempts (American Foundation for Suicide Prevention); and

WHEREAS, in 2022, suicide was the ninth leading cause of death in Utah with 717 deaths by suicide in Utah, a 12% increase from 2021; and

WHEREAS, suicide is preventable when bystanders recognize the warnings signs of suicide and know where to get help; and

WHEREAS, we support Utah’s “Live On” campaign, a statewide effort to prevent suicide by promoting education, providing resources, and changing our culture around suicide and mental health; and,

WHEREAS, organizations such as the American Foundation for Suicide Prevention are also dedicated to saving lives and bringing hope to those affected by suicide, through research, education, advocacy, and resources for those who have lost someone to suicide or who struggle; and

WHEREAS, the American Foundation for Suicide Prevention is sponsoring, in partnership with West Valley City and Healthy West Valley, an opportunity for residents and those in the surrounding area to promote healing and connection regarding the difficulties of suicide loss in an event on November 23rd 2024, entitled “Survivors of Suicide Loss Day;” and

WHEREAS, the Mayor and City Council of West Valley City, do hereby determine that it is essential all citizens of West Valley City be aware of the importance of mental health education and resources for the well-being of themselves and those around them in the City; and

NOW, THEREFORE, the Mayor and the City Council of West Valley City do hereby proclaim November 23rd, 2024, as “World Suicide Prevention Day” in West Valley City.

DATED this 12th day of November, 2024.

WEST VALLEY CITY

MAYOR

ATTEST:



Proclamation

CITY RECORDER

Item: _____

Fiscal Impact: _____ N/A

Funding Source: _____ N/A

Account #: _____ N/A

Budget Opening Required:

ISSUE:

A request to amend Section 7-6-301 to allow tattoo establishments as a permitted use in the BRP, MXD, CC, C-1, C-2, C-3, and LI zones and to remove the prohibition on tattoo establishments in all overlay zones.

SYNOPSIS:

City staff is proposing this change at the direction of the City Council. Currently, tattoo establishments are only allowed in the Manufacturing (M) zone where there is no overlay zone. Permanent cosmetics are allowed in the Mixed Use (MXD), City Center (CC), Neighborhood Commercial (C-1), General Commercial (C-2), Transitional Commercial (C-3), and Manufacturing (M) zones.

In December of 1997, the City Council adopted Ordinance 97-65 that made tattoo establishments a conditional use in the C-3 zone and a permitted use in M zone. In March of 2017, the City Council adopted Ordinance 17-10 that removed tattoo establishments as a conditional use in the C-3 zone. It is unclear how tattoo establishments were handled prior to December of 1997.

The following definitions are helpful background information from Section 7-1-103:

- “Tattoo Establishment” means any location, place, area, Structure, or business used for the practice or instruction of Tattooing or Body Piercing, excluding Permanent Cosmetics Establishments.
- “Tattoo” means a mark or design made on or under the skin by a process of pricking or ingrainig an indelible pigment, dye, or ink in the skin, excluding Permanent Cosmetics.
- “Body Piercing” means the act of piercing any part of the body of an individual, excepting the ears, for the purpose of allowing the insertion of earrings, jewelry, or similar objects into the body.
- “Permanent Cosmetics” means a mark or design made on or under the skin by a process of pricking or ingrainig an indelible pigment, dye, or ink in the skin for masking discolorations or cosmetically enhancing facial features which shall follow the natural line of the feature. “Permanent Cosmetics” are limited to eyeliner, eyebrows, and lip coloring procedures.

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: 10/2/2024

6 Date Adopted: _____

7 Date Effective: _____

8
9 AN ORDINANCE AMENDING SECTION 7-6-301 TO ALLOW
10 TATTOO ESTABLISHMENTS AS A PERMITTED USE IN
11 THE BRP, MXD, CC, C-1, C-2, C-3, AND LI ZONES AND TO
12 REMOVE THE PROHIBITION ON TATTOO
13 ESTABLISHMENTS IN ALL OVERLAY ZONES.
14

15 WHEREAS, Title 7 of the West Valley City Municipal Code establishes regulations
16 concerning the use and development of land throughout the City; and

17 WHEREAS, the City desires to amend certain regulations concerning tattoo
18 establishments; 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 Sections 7-6-301 of the West Valley City Municipal Code;

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 7-6-301 of the West Valley City Municipal Code is
27 hereby amended as follows:

28 7-6-301. COMMERCIAL AND MANUFACTURING USE TABLE.
29

30 The following table indicates the permitted (P), conditional (C), and prohibited (X) Uses within
31 the Commercial, Manufacturing, and overlay Zones of the City. (PC) means a Use is permitted

32 when not adjacent to a residential Use, Residential Zone, or Agricultural Zone and conditional
 33 when adjacent to a residential Use, Residential Zone, or Agricultural Zone. Certain Uses may have
 34 additional restrictions or requirements as set forth in this Title. Where Uses are marked with an
 35 asterisk, additional regulations can be found elsewhere in this Title. It is the express intent of the
 36 City Council that any Use not listed in this table is prohibited in the Commercial and
 37 Manufacturing Zones of the City.
 38

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Agricultural Business or Industry*	X	X	X	X	X	X	X	C	X	X	X	X
Agriculture	P	P	P	P	P	P	P	P				
Alternative Financial Service Provider*	X	X	X	X	P	P	X	P	X	X	X	X
Artist Studio	P	P*	P*	P	P	P	P	P				
Assisted Living Facility	X	P*	P*	P	P	P	X	X				
Automobile Parts Store	X	P*	X	P	P	P	X	P				X*
Automobile Sales, New	X	X	X	X	P	P	P	P	X	X		X*
Automobile Sales, Used	X	X	X	X	P	P	X	P	X	X	X	X*
Automobile Service*	X	X	X	X	PC	PC	P*	PC	X	X	X	X*
Bail Bonds Dealer	X	X	X	X	X	X	X	P	X	X	X	X
Blood Plasma Center*	X	X	X	X	P	P	X	X	X	X	X	X
Brew Restaurant, Brew Restaurant and Liquor Retailer, Small Brewer*	P	X	P	X	P	P	X	P				
Bus Terminal*	X	X	X	X	X	PC	P	PC	X			
Cannabis Production Establishment*	X	X	X	X	X	X	X	P	X	X	X	X
Caretaker’s Dwelling	P	P	P	P	P	P	P	P				

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Cargo Container*	P	X	X	X	P	P	P	P	X	X	X	X
Commercial Raising, Rental, Stabling, Training and Grazing of Animals*	X	X	X	X	X	X	X	PC	X			
Commissary	X	X	X	X	X	X	X	PC	X			
Community Use	P	P*	P	P	P	P	P	P	X			
Convenience Store	X	P*	X	PC	PC	PC	P*	PC	X	X	*	
Day Care/Preschool Center	P	P*	P*	P	P	P	P	P				
Detention Facility/Jail*	X	X	X	X	X	X	X	C	X		X	X
Equestrian School	X	X	X	X	X	X	X	PC	X			
Equity Club*, Fraternal Club*, Social Club*, or Other Establishment Requiring a Club License	X	X	X	X	C	C	X	PC				
Event Center, Indoor*	P	P*	X	X	PC	PC	P	PC				
Event Center, Outdoor*	X	X	X	X	X	X	C	C				
Fast Food Establishment with Drive-Up Window*	P	P*	X	X	P	P	X	P	X	X	*	*
Fast Food Establishment with No Drive-Up Window	P	P*	P*	P	P	P	X	P		*	*	
Financial Institution	P	P*	P*	P	P	P	X	P				
Fitness Center	P	P*	X	P	P	P	P	P				
Food Vending Unit* and Mobile Food Vending Vehicle*	P	X	P*	X	P	P	X	P				
Fuel Sales Including Gasoline, Diesel,	X	P*	X	PC	PC	PC	P	PC	X	X	*	

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Propane and Other Similar Fuels												
Furniture Store	X	P	X	P	P	P	X	P				
Garden Center* or Garden Center* with an Indoor Event Center* as an Accessory Use	X	P	X	C	P	P	X	P				
Grocery Store	X	P*	X	PC	PC	PC	X	PC				
Gun Range, Indoor	P	P	X	X	P	P	P	P				
Hardware Store	X	P*	X	P	P	P	X	P	X	X		
Heavy Equipment Sales and Service	X	X	X	X	X	X	X	PC	X		X	X*
Heavy Truck and Trailer Sales, New	X	X	X	X	X	X	P	PC	X			X*
Heavy Truck and Trailer Sales, Used	X	X	X	X	X	X	X	PC	X		X	X*
Heavy Truck and Trailer Service	X	X	X	X	X	X	C*	PC	X		X	X*
Home Improvement Center*	X	P*	X	X	PC	PC	X	PC	X	X		
Home Occupation*	X	P	P	X	X	X	X	X				
Hospital	X	X	P*	X	PC	X	X	X				
Incinerator	X	X	X	X	X	X	X	X	X			
Industrial, Light	P*	X	X	X	X	C	P	PC				
Industrial, Heavy	X	X	X	X	X	X	X	C	X		X	X
Inland Port Use	X	X	X	X	X	X	PC	PC				
Instructional Facility	P	P*	X	P	P	PC	P	PC				
Kennel, Indoor*	P	P*	P*	PC	PC	PC	P	PC				
Kennel, Outdoor*	X	X	X	X	X	X	X	C	X			
Laundromat	X	P	X	P	P	P	X	P				
Lingerie Store	X	P	X	X	P	P	X	P	X	X	X	X

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Lodging Facility*	P	P*	P*	X	PC	PC	P	PC				
Manufacturer of Alcoholic Products	X	X	X	X	X	X	C	C	X			
Massage Establishment	X	X	X	X	P	P	X	P				
Medical Cannabis Pharmacy*	P	P	P	P	P	P	P	P				
Mortuary	X	P	X	P	P	P	X	P				
Movie Theater	X	P*	X	X	P	P	X	P				
Moving Truck Rental Business	X	X	X	X	C	C	X	PC	X			X*
Neighborhood Grocery	X	P*	X	P	P	P	X	P				
Neighborhood Service Establishment	X	P*	P*	P	P	P	X	P				
Noncommercial Raising, Training and Grazing of Animals	X	X	X	X	X	X	X	P	X			
Nursing Home/Convalescent Center	X	P*	P*	P	P	P	X	X				
Off-Premises Beer Retailer	X	P*	P	P	P	P	C*	P				
Office, Medical and Dental	P	P*	P*	P	P	P	X	X				
Office, Professional	P	P*	P	P	P	P	P	P				
Outdoor Waste Management Facility	X	X	X	X	X	X	X	X				
Outside Display of Merchandise*	X	X	P*	X	P	P	X	P				
Outside Storage*	X	X	X	X	X	X	X	C	X		*	
Parking Lot, Commercial	P	P	X	X	P	P	P	P				
Parking Structure	P	P*	P*	X	P	P	P	P				

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Permanent Cosmetic Establishment*	X	P*	P*	P	P	P	X	P				
Public Utility Installation (except lines and rights-of-way)	P	C*	P	C	C	C	P	PC				
Radio and Television Transmission Antennas, Transmitting Stations and Related Facilities*	X	X	X	X	X	X	P	P	X			
Recreation, Indoor	X	P*	X	P	P	P	P	P				
Recreation, Outdoor*	X	P*	X	X	PC	PC	X	PC	X			
Recreational Facility Beer Retailer*	X	P	X	X	P	P	P	P				
Recreational Vehicle, Motorized Outdoor Recreation Equipment and Mobile Home Sales	X	X	X	X	PC	PC	P	PC	X	X		
Rental Store	X	X	X	X	P	P	X	P				
Residential	X	P*	P*	X	X	X	X	X	X			
Restaurant*, Restaurant On-Premises Beer Retailer*, Restaurant Liquor Retailer	P	P*	P*	P	P	P	X	P				
Retail Department or Specialty Store	X	P*	P*	P	P	P	X	P				
Retail Tobacco Specialty Business*	X	X	X	X	P	P	X	P				
Sanitary Landfill	X	X	X	X	X	X	X	X				
Secondhand Precious Metal Dealer/Processor and/or Precious Gem	X	P*	X	P	P	P	X	P				

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Dealer												
Secondhand Store	X	P*	X	P	P	P	X	P	*			
Self-Storage Facility*	X	X	X	X	X	X	X	PC	X	X	X	X
Sexually Oriented Business*	X	X	X	X	X	X	X	P	X	X	X	X
Shopping Center*	X	P*	P*	C	C	C	X	C				
State Store/Package Agency*	X	X	X	X	P	P	X	P				
Swap Meet, Indoor	X	X	X	X	X	X	X	X				
Swap Meet, Outdoor	X	X	X	X	X	X	X	X				
Tobacco Oriented Business*	X	X	X	X	X	X	X	P	X			
Tattoo Establishment	X P	X P	X P	X P	X P	X P	X P	P	X	X	X	X
Tavern*	X	X	X	X	X	X	X	X				
Taxicab Business	X	X	X	X	P	P	P	P				
Temporary Nonresidential Building	P	P	P	P	P	P	P	P				
Temporary Land Use	P	P	X	P	P	P	P	P				
Towing and Impound Yard*	X	X	X	X	X	X	X	PC	X		X	X
Truck Transfer Company	X	X	X	X	X	X	C	C	X			
Turf Farm Equipment Manufacturing*	X	X	X	X	X	X	X	PC	X			
Uses Customarily Accessory to a Listed Permitted Use	P	P	P	P	P	P	P	P				
Uses Customarily Accessory to a Listed Conditional Use	P	P	P	P	P	P	P	P				
Vehicle Recycling Facility*	X	X	X	X	X	X	X	PC	X		X	X

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Vehicle Storage Yard*	X	X	X	X	X	X	X	C	X		X	X
Veterinary Hospital*	P	P*	P*	P	P	P	P	P				
Warehouse	P*	X	X	X	C*	C	P	PC	X	X		

39

40 **X:** Use is prohibited in the zone.

41 **X*:** Use is prohibited in portions of the applicable overlay zone.

42 **C:** Use is conditional.

43 **C*:** Use is conditional and includes zone-specific regulations.

44 **P:** Use is permitted.

45 **P*:** Use is permitted and includes zone-specific regulations.

46 **PC:** Use is permitted when not adjacent to a residential Use, Residential Zone, or Agricultural Zone. Use
 47 is conditional when adjacent to a residential Use, Residential Zone, or Agricultural Zone.

48 **U*:** Use includes overlay zone-specific regulations.

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

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

53

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

55

56 WEST VALLEY CITY

57

58 _____

59 MAYOR

60 ATTEST:

61

62 _____

63 CITY RECORDER

**WEST VALLEY CITY PLANNING COMMISSION PUBLIC HEARING MINUTES
WEDNESDAY, SEPTEMBER 25, 2024 at 4:00 PM**

Application #: **ZT-11-2024**
Applicant: West Valley City
Request: A zone text change to modify Section 7-6-301 to allow tattoo establishments as a permitted use in the BRP, MXD, CC, C-1, C-2, C-3, and LI zones and to remove the prohibition on tattoo establishments in all overlay zones.

At the direction of the City Council, City staff is proposing a zone text change to modify Section 7-6-301 to allow tattoo establishments as a permitted use in the BRP, MXD, CC, C-1, C-2, C-3, and LI zones and to remove the prohibition on tattoo establishments in all overlay zones. Currently, tattoo establishments are only allowed in the Manufacturing (M) zone where there is no overlay zone. Permanent cosmetics are allowed in the Mixed Use (MXD), City Center (CC), Neighborhood Commercial (C-1), General Commercial (C-2), Transitional Commercial (C-3), and Manufacturing (M) zones.

The following definitions are helpful background information from Section 7-1-103:

- “Tattoo Establishment” means any location, place, area, Structure, or business used for the practice or instruction of Tattooing or Body Piercing, excluding Permanent Cosmetics Establishments.
- “Tattoo” means a mark or design made on or under the skin by a process of pricking or ingrainin an indelible pigment, dye, or ink in the skin, excluding Permanent Cosmetics.
- “Body Piercing” means the act of piercing any part of the body of an individual, excepting the ears, for the purpose of allowing the insertion of earrings, jewelry, or similar objects into the body.
- “Permanent Cosmetics” means a mark or design made on or under the skin by a process of pricking or ingrainin an indelible pigment, dye, or ink in the skin for masking discolorations or cosmetically enhancing facial features which shall follow the natural line of the feature. “Permanent Cosmetics” are limited to eyeliner, eyebrows, and lip coloring procedures.

There are currently two locations in West Valley that are licensed as tattoo establishments: 1743 W Alexander St and 2346 S Redwood Road. Both locations are zoned Manufacturing (M).

In December of 1997, the City Council adopted Ordinance 97-65 that made tattoo establishments a conditional use in the C-3 zone and a permitted use in M zone. In March of 2017, the City Council adopted Ordinance 17-10 that removed tattoo establishments as a conditional use in the C-3 zone. It is unclear how tattoo establishments were handled prior to December of 1997.

Staff Alternatives:

1. Approval. The ordinance should be approved as directed by the City Council.

2. Continuance.

Discussion: Steve Pastorik presented. There were no questions or comments.

Motion: Commissioner Wood motioned to approve ZT-11-2024. Commissioner Porter seconded.

Vote:	Commissioner Winters	Yes
	Commissioner Drozdek	Yes
	Commissioner Wood	Yes
	Commissioner Woodruff	Yes
	Commissioner Layton	Yes
	Commissioner Porter	Yes
	Chair Lovato	Yes

UNANIMOUS----ZT-11-2024---APPROVED

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

ISSUE:

Application: GPZ-5-2024
Applicant: Grow Development, LLC
Location: 3814 and 3876 South 6000 West
Size: 6.68 acres

SYNOPSIS:

General Plan change from Large Lot Residential (2 to 3 units/acre) and Low Density Residential (3 to 4 units/acre) to Small Lot Residential (4 to 7 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) with a planned unit development (PUD).

BACKGROUND:

The north parcel includes 13 homes and 2 duplexes (4 units) and the south parcel includes 2 homes. All 17 units on the north parcel were built in the 1950s, are 624 square feet in area, have 2 bedrooms, and have a 1-car garage. On the south parcel, the house to the north is 1,296 square feet and was built in 1936 and the house to the south is 962 square feet and was built in 1928.

The County Assessor has an overall condition that is assigned to every structure. The condition options include poor, fair, average, good, very good, and excellent. In this case, all of the units on the north parcel are rated as fair, meaning maintenance, rehabilitation, and replacement are needed on many items. On the south parcel, the home to the north is rated fair and the home to the south is rated poor.

The applicant is proposing to demolish all the existing buildings and develop a planned unit development (PUD) of single unit dwellings. The applicant’s original proposal included 42 units, yielding a density of 6.3 units/acre. However, after incorporating feedback from staff, the proposal now has 41 units, resulting in a density of 6.1 units/acre. The streets would be public and utilize the typical 54’ residential right-of-way. A total of just below one acre of open space is proposed in two different locations.

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: 09/11/2024
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) AND LOW DENSITY RESIDENTIAL (3 TO 4 UNITS/ACRE) TO SMALL LOT RESIDENTIAL (4 TO 7 UNITS/ACRE) FOR PROPERTY LOCATED AT 3814 AND 3876 SOUTH 6000 WEST ON 6.68 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-5-2024, filed by Grow Development, LLC, and located at 3814 and 3876 South 6000 West within West Valley City, is hereby amended by reclassifying the following described property from Large Lot Residential and Low Density Residential to Small Lot Residential. Said property is more particularly described as follows:

Parcel #: 14-35-326-034 and 14-35-326-035

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 _____, 2024.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: 09/11/2024
Date Adopted: _____
Effective Date: _____

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3814 AND 3876 SOUTH 6000 WEST FROM ZONE A (AGRICULTURAL, 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 that the General Plan be amended as follows:

SECTION 1. ZONE CHANGE.

The property described in Application #GPZ-5-2024, filed by Grow Development, LLC, and located at 3814 and 3876 South 6000 West within West Valley City, is hereby reclassified from zone A (Agricultural, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). Said property is more particularly described as follows:

Parcel #: 14-35-326-034 and 14-35-326-035

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

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

ISSUE:

A resolution authorizing the City to enter into a development agreement with Grow Development, LLC

SYNOPSIS:

This resolution authorizes a development agreement between the City and Grow Development, LLC to establish minimum standards for a residential development at 3814 and 3876 South 6000 West.

BACKGROUND:

Grow Development, LLC has submitted a General Plan/zone change application (GPZ-5-2024) on 6.68 acres to change the General Plan from General Commercial to Large Lot Residential (2 to 3 units/acre) and Low Density Residential (3 to 4 units/acre) to Small Lot Residential (4 to 7 units/acre) and the zoning from A (Agricultural, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) with a planned unit development (PUD). The Planning Commission recommended approval of the General Plan/zone change subject to a development agreement.

Below is a summary of the standards in the development agreement:

- The total number of homes is capped at 39. No more than 12 lots will be along 6000 West.
- Minimum lot sizes, lot widths, and setbacks are established.
- The minimum, above grade square footage is set at 2,250 square feet and all homes will include a basement.
- Renderings of the homes are included along with allowed exterior materials.
- The amenities will include a minimum of 32,000 square feet of landscaped common area maintained by the HOA, a pavilion, a playground, and a multi-use sports court.
- Minimum required parking is described.
- Minimum standards for the HOA are set forth.

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 GROW DEVELOPMENT, LLC FOR APPROXIMATELY 6.68 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3814 AND 3876 SOUTH 6000 WEST.

WHEREAS, Grow Development, LLC (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 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 _____, 2024.

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 Grow Development, LLC, a Utah limited liability company, (herein “Developer”) for the land to be included in or affected by the project located at approximately 3814 and 3876 South 6000 West 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 6.68 acres of real property located at approximately 3814 and 3876 South 6000 West 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 Exhibits "B" and "C". 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:	Grow Development, LLC Jake Hone 1265 E Fort Union Blvd., Suite 302 Cottonwood Heights, UT 84047
TO CITY:	West Valley City Ifo Pili, City Manager 3600 Constitution Blvd. West Valley City, Utah 84119
WITH A COPY TO:	West Valley City Attorney's Office Attn: Brandon Hill 3600 Constitution Blvd. 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 Grow Development, 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.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Parcel #: 14-35-326-034

BEG S 89°57'04" W 361 FT FR CEN SEC 35, T 1S R 2W, S L M; S 0°06'33" E 431.73 FT; S 76°41'03" E 181.2 FT; S 76°09'39" E 70.61 FT; S 69°46'32" E 88.75 FT; N 0°06'33" W 521.31 FT; S 89°57'04" W 328 FT TO BEG. 3.56 ACRES M OR L.

Parcel #: 14-35-326-035

BEG S 89°57'04" W 33 FT & S 0°06'33" E 521.31 FT FR CEN SEC 35, T1S, R2W, SLM; S 0°06'33" E 367.56 FT; N 88°56'24" W 328.07 FT; N 0°06'33" W 451.9 FT; S 76°41'03" E 181.2 FT; S 76°09'39" E 70.61 FT; S 69°46'32" E 88.75 FT TO BEG. 3.12 ACRES M OR L.

EXHIBIT B

DEVELOPMENT STANDARDS

Number of Units

1. The maximum number of single family detached homes shall be 39. No attached or multi-family housing shall be permitted.
2. Lots fronting 6000 West shall be limited to 12 total lots.

Lot Sizes and Widths

3. The minimum lot size shall be 4,000 square feet.
4. The minimum lot width for no more than 25% of the lots shall be 45 feet. The minimum width for at least 75% of the lots shall be 50 feet.

Unit Sizes

5. The minimum square footage of finished, above-ground, habitable floor space for all homes shall be 2,250 square feet.
6. All homes shall include a basement that can be finished or unfinished.
7. All homes shall include a 2-car garage with a minimum area of 400 square feet.

Setbacks

8. The minimum front yard setback shall be 20 feet. Unenclosed, covered porches may encroach into the front setback up to 5 feet.
9. For lots that are less than 50 feet wide, the minimum side yard setbacks shall be 5 feet on both sides of the home.
10. For lots that are 50 wide or wider, the minimum side yard setbacks shall be 10 feet on the garage side of the home and 5 feet on the other side.
11. For corner lots, the minimum side yard setbacks shall be 15 feet on the street side and 5 feet on the other side.
12. The minimum rear yard setback shall be 15 feet. Rear decks and covered patios with spot footings can protrude into the rear setback up to 5 feet.

Architecture

13. All homes shall be constructed substantially like the renderings in Exhibit C or other similar plans that incorporate similar characteristics including trim around windows and doors, comparable roof pitches, comparable amount of windows, variation in materials, building relief, and roofline variation. The home plans, elevations, and designs shall comply with all applicable City ordinances unless otherwise specified in this Agreement.
14. Exterior materials shall be brick, stone, fiber cement siding, composite siding, or stucco. All front façades shall include at least 25% of the front material square footage as brick

or stone, with the exception of homes which have 100% fiber cement / composite siding front facades (Farmhouse Elevations). Windows, doors, and garage doors shall not be included in the front material square footage when calculating the required 25% brick or stone.

15. All homes shall include a covered front porch with a minimum area of 50 square feet.
16. The minimum roof pitch shall be 4:12.
17. Homes with the same Architectural Style listed in Exhibit C or color pallet shall not be built next to each other or directly across the street to avoid a repeating pattern.
18. No basement entrances shall be allowed in the Project.

Landscaped Common Area and Amenities

19. The Project shall include a minimum of 32,000 square feet of landscaped common area which is hereby deemed to meet all applicable standards of the City Code relating to the amount of required open space.
20. The Developer shall landscape and improve all common areas, which shall be owned and maintained by the homeowner association (HOA). A minimum of twenty trees shall be installed within the common areas.
21. The Developer shall complete the landscaping and amenities within the common areas prior to the building permit of the last home is issued by the City.
22. The Developer shall install the following amenities within the landscaped common areas:
 - a. one pavilion with a minimum size of 500 square feet of covered space,
 - b. one playground,
 - c. one multi-use sport court with basketball hoops and a net system for pickleball or tennis, and
 - d. five sitting benches.

Parking

23. Each lot shall have a minimum of 4 parking spaces provided with 2 parking spaces in the garage and 2 parking spaces on the driveway.
24. 75% of the lots shall provide a 5th parking stall in the form of a concrete pad on the garage side of the home where a 10-foot side yard setback is utilized. The concrete pad in the 10-foot side yard setback shall be connected to and accessible from the driveway through concrete.

Project Features

25. The Developer shall either plant at least one tree in the parkstrip in front of each lot along 6000 West or provide the homeowner of each lot along 6000 West a voucher to a local nursery for at least one tree.
26. All roads constructed within the project shall be public rights-of-way that meet City standards for a 54-foot-wide right-of-way.

Homeowner Association (HOA)

27. The Developer warrants and provides assurances that all common areas, common area landscaping, and common area amenities, within the Project shall be maintained by a private HOA. The City shall have no maintenance responsibility in relation to the property owned by the HOA.
28. The HOA shall maintain Property Insurance covering the common areas and all buildings, fixtures, utilities and equipment therein and thereon that are the obligation of the HOA to maintain. Additionally, the HOA shall maintain Comprehensive General Liability Insurance, Director's and Officer's Insurance and Theft and Embezzlement Insurance.
29. A 3rd party Reserve Study shall be completed to determine adequate reserve funding. City public works staff shall have the opportunity to review and approve the Reserve Study, such approval to not be unreasonably withheld.
30. Before the HOA can transition away from Declarant control, the HOA reserve account must be funded at the level recommended by the Reserve Study.
31. After the period of Declarant control the HOA shall be managed by a 3rd party HOA Management Company, which must:
 - a. Have been in business for a minimum of 5 years with their primary business being community management;
 - b. Be current members of both the local and national chapters of the Community Association Institute (CAI);
 - c. Have a minimum of 5 employees;
 - d. Be staffed with employees having a minimum certification designation of Certified Manager of Community Associations (CMCA);
 - e. Be currently licensed, insured and in good standing with both the State of Utah and West Valley City; and
 - f. Carry a minimum of 1 million dollars insurance for liability and fidelity.
32. No more than thirty percent (30%) of all homes in the Project may be used as rentals. At least seventy percent (70%) of the homes in the Project shall be owner-occupied. These rental restrictions shall be set forth clearly in the recorded covenants and shall be enforced by the HOA of the Project.
33. No more than four (4) unrelated persons can live in a single home. This limitation shall also be set forth clearly in the recorded covenants and shall be enforced by the HOA of the Project.

Community Architectural Review Committee

34. The Developer shall appoint an Architectural Review Committee ("ARC") to review and approve all homes to be built within the community. Each building permit submittal to West Valley City shall include an ARC approval letter & checklist acknowledging each home meets the requirements as set forth in this Agreement.

EXHIBIT C

Architectural Style: Farmhouse



Architectural Style: Cottage



Architectural Style: Scandinavian



Architectural Style: Contemporary





Date: 8.15.2024
To: West Valley City Staff
From: Grow Development
RE: General Plan Change, Rezone & PUD

Planning Staff,

Grow Development is a local private development company and we currently control approximately 6.68 acres of ground in West Valley City located at approximately 3850 S and 6000 West. Our desire is to request approval for a re-development of the property and achieve a General Plan Change, Zoning Approval and PUD approval for a new residential single-family neighborhood. Below are the specific requests for changes:

General Plan Change

Current General Plan Designation – Low Density Residential (3 to 4 Units per Acre)

Proposed General Plan Change – Small Lot Residential (4 to 7 Units per Acre)

Reason For Requested Change – Currently on the property there is non-conforming use with 18 different dated & rundown home structures ranging from multi-family duplex to small cottage units. The property is also overgrown with a substantial number of mature trees. Our request is to re-develop the property into a new small lot residential single-family neighborhood. The new homes would be at a density of less than 7 units per acre and would address West Valley City and the State of Utah’s initiative to provide more attainable housing. With approval of the general plan change we will be able to transform the current underutilization of the property into a better use, with more homes, neighborhood amenities, and a complete improvement of that particular section of 6000 West.

Rezone

Current Zoning Designation – Agriculture

Proposed General Plan Change – R-1-8 with PUD

Reason For Requested Change – Currently the property is zoned Agriculture. Our request is to get zoning approval for R-1-8 which is congruent with the zone of the adjacent properties to the North and across 6000 West. We would then request approval for a PUD to allow for smaller single family lots with amenities programed for the neighborhood. A development agreement is also proposed to ensure the Developer and the City is in agreement with the planned improvements and amenities for the community.



Proposed Development Schedule

- General Plan Change & Zone Change = Fall 2024
- Preliminary Plat & Final Plat = Winter 2024 – Spring 2025
- Horizontal Road Improvements = Summer 2025
- Initial Home Construction = Winter 2025
- First Homeowners Moving in = Spring 2026

Our goal is to take the existing property and take full advantage of the potential to develop a beautiful new residential community. As implied in our company name, we hope to Grow the neighborhood by investing in a top tier redevelopment. We look forward to the review of our included submittal items:

1. Application
2. Concept Plan
3. Landscape & Amenity Plan
4. Draft Development Agreement

Thank you for your review and we look forward to working with West Valley City on this great development.

Jake Hone
Vice President – Grow Development



Date: 9.4.2024
To: West Valley City Staff
From: Grow Development
RE: Request for PUD and Smaller Lots

Planning Staff,

In regards to our current application for General Plan Change and Rezone to R-1-8 with a PUD for the property located at approximately 3850 South and 6000 West, we wanted to respond in writing to a few items discussed at the Planning Commission work session this afternoon on September 4, 2024.

Lot Sizes & Density - We are requesting the approval of an R-1-8 with a PUD to allow for smaller single family lots in the range of 4,000-5,000 SF lot sizes. This will allow the development to yield an estimated 41 lots at a density of 6.1 units per acre on the property. With this product and density we are able to work with the Land Owner on a purchase price which satisfies their needs for the value they want to achieve.

With the smaller single family lots we estimate that the finished home prices will range in value from the high \$500's to the high \$600's in prices. In today's housing market this house type and values will help fill the gap in Utah for move up homebuyers and even potentially first time homebuyer's (current FHA loan limit for Salt Lake County is \$619,850).

If we were to convert the property to a true R-1-8 project and yield around 25 lots, the project would not be feasible. In order to meet the Land Owners needs on price and the project costs the home values would have to be in the \$850k - \$1.0m+ range. Unfortunately the market for million dollar homes in the area is just not there.

The utilization of smaller single family lots is best case scenario for all parties involved and creates smaller attainable single family homes which are desperately needed in the housing market right now.

Open Space - Our current layout has the open space programmed in two main areas. On one end we have a pavilion and tot lot area designed for a family gathering location. Then at the other end of the project we are proposing a multi-use sports court which can cater to all ages with basketball, pickleball, tennis, etc. While the amenities are on opposite ends of the community, it is only a short walk of about 700' between amenity spaces. We are also proposing an open space along the entrance of the community which will act as a welcoming area with an entry monument, sidewalk with a sitting bench, and the community mailboxes. These will be installed in a central location for when residents are coming and leaving the community.



Home Plan Designs & Architecture - We are proposing 4 different architecture types to be built throughout the community including: Farmhouse, Cottage, Scandinavian and Contemporary. We feel these design types will provide a diverse streetscape to breakup the monotony that takes place in smaller production communities similar to this. Also with the smaller home sizes, it's easy for the homes to look very similar due to the nature of having a smaller front loaded two-story homes, multiple architecture types will help to show more variation between the homes.

Lastly in regards to the contemporary home design, today's homebuyers steer towards the contemporary and modern designs. In our history with working with other Homebuilders we have found in some neighborhoods that the modern designs are sold at a rate of up to 3X more than other home types. Due to this we feel the contemporary will be a popular design and will be selected often as long as it complies with the repetition rules listed in the development agreement. This will likely become the majority, vs the minority and won't feel out of place along the street.

Thank you for your consideration of these items and responses and we look forward to the Planning Commission's recommendation for this project.

Jake Hone
Vice President – Grow Development

MINUTES FROM THE PLANNING COMMISSION MEETING ON SEPTEMBER 11, 2024

Application #: GPZ-5-2024
Applicant: Grow Development, LLC
Address: 3814 and 3876 South 6000 West
Request: General Plan change from Large Lot Residential and Low Density Residential to Small Lot Residential and a zone change from A to R-1-8 with a PUD designation
Property Size: 6.68 acres

Jake Hone with Grow Development, LLC has submitted a General Plan/zone change application for two parcels totaling 6.68 acres located at 3814 and 3876 South 6000 West. Both parcels are currently zoned A (Agriculture, minimum lot size ½ acre) with a General Plan designation of Large Lot Residential (2 to 3 units/acre) on the south parcel and Low Density Residential (3 to 4 units/acre) on the south parcel. The proposed zone is R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) with a planned unit development (PUD) designation and the proposed General Plan designation is Small Lot Residential (4 to 7 units/acre).

Surrounding zones include A to the south, west, and a portion of the east and R-1-8 to the north and the remaining east portion. Surrounding land uses include a church to the south, Hunter Junior High School to the west, and single-family homes to the north and east. The north parcel includes 13 homes and 2 duplexes (4 units) and the south parcel includes 2 homes. All 17 units on the north parcel were built in the 1950s, are 624 square feet in area, have 2 bedrooms, and have a 1-car garage. On the south parcel, the house to the north is 1,296 square feet and was built in 1936 and the house to the south is 962 square feet and was built in 1928.

The County Assessor has an overall condition that is assigned to every structure. The condition options include poor, fair, average, good, very good, and excellent. In this case, all of the units on the north parcel are rated as fair, meaning maintenance, rehabilitation, and replacement are needed on many items. On the south parcel, the home to the north is rated fair and the home to the south is rated poor.

Eligibility for R-1-8 Zoning

Up until recently, a request for R-1-8 zoning could only be made on properties under 2 acres. However, in July of this year, the Council adopted Ordinance 24-28 which allowed zone change applications on properties 2 acres and larger that meet the following conditions:

1. The property is developed as residential with a density of at least two dwelling units per acre.
2. 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.
3. The property does not have the off-site improvements of curb, gutter, and sidewalk along the street frontage.

The two subject properties meet these conditions as described below:

1. The property is developed as residential with a density of 2.8 units/acre.
2. The property has access and frontage on 6000 West, which has a planned right-of-way

width of 66 feet on the Major Street Plan.

3. There is no curb, gutter and sidewalk on the property's street frontage along 6000 West or along the internal private street.

Development Proposal

The applicant is proposing to demolish all the existing buildings and develop a planned unit development (PUD) of single unit dwellings. The applicant's original proposal included 42 units, yielding a density of 6.3 units/acre. However, after incorporating feedback from staff, the proposal now has 41 units, resulting in a density of 6.1 units/acre. The streets would be public and utilize the typical 54' residential right-of-way. A total of just below one acre of open space is proposed in two different locations. Included with this report is a memo from the applicant that provides support for this application. Also included is a concept plan for the proposed improvements on the open space.

The applicant has also included a development agreement proposal covering a variety of topics. The latest version of the development agreement proposal includes revisions made at the request of staff. The following is a summary of items addressed in the proposal:

- The minimum lot size is 4,000 square feet and the minimum lot width is 45'.
- The minimum setbacks are 20' in the front, 15' in the rear, 5' for both sides on lots that are 45' wide (25% of lots), and 10' and 5' for sides on lots that are 50' wide (75% of lots).
- Amenities will include a pavilion, four picnic tables, one playground, a multi-use sport court, benches, and landscaped common area open space.
- The requirement for 4.75 parking stalls/unit will be met.
- Renderings of the proposed housing are included.
- The minimum area for homes is 2,250 square feet above grade and all homes will include a basement.
- All homes will include a front porch.
- The exterior materials will be brick, stone, stucco, fiber cement, or composite materials with at least 25% of the front being brick or stone.
- The minimum roof pitch is 4:12.
- Variation is required between homes on adjoining lots or homes directly across the street from each other.

Questions from the Commission

During the Commission's study session, questions were asked about the proposed lot size, project density, open space design, and home styles. In response to these questions, the applicant provided the attached document entitled "Request for PUD with Smaller Lots".

Staff Alternatives:

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

2. Continuance.
3. Denial.

Discussion: Steve Pastorik presented. Commissioner Wood asked if any of the existing homes are owner occupied. Steve replied said that it's his understanding that they are all rentals but he's not sure of the lease terms. Commissioner Porter asked if the new homes will be for sale or rentals. Steve said all of the homes would be for sale.

The applicant, Jake Hone with Grow Development, located at 1265 E. Ft. Union Blvd, Suite 302, Cottonwood Heights, was present. His company is excited to reinvigorate the tired property.

Commissioner Wood asked if Grow Development would be building the homes. Jake replied they will be working with builder partners. Commissioner Winters asked if homes will be built as spec homes and then sold, or will they be sold and then built to specification. Jake answered the homes will be a mixture of both.

Jake responded to Commissioner Wood's question that all the homes that are on the property right now are rentals. They are under a lease agreement, many of them are on a month-to-month agreement at this time, but all their terms would end prior to the development.

Commissioner Drozdek asked Jake if Grow Development has intentions to replace the vegetation and the trees that are already in place. Jake responded that they have done a heavy analysis on the site, on the six and a half acres. There are 470 trees right now and the majority of those will be going. Any trees that they can keep that are mature and a decent species they would try to keep and utilize, either in the open spaces or in yard spaces. Some of the yard spaces are small and tight, and so that may be tough if it imposes into the building envelope. As part of the plat approvals and plat submittals they will include the full landscape plan with proposed vegetation and minimum tree counts. They would include trees in the open space areas as well as in the front yards of every home. Their current plan is to make sure the PUD is a nice green space and water conscious.

Dawn Muphy, lives at 3881 South 6000 West, asked for clarity on the trees that will be planted. She also wanted to know if the City has a plan for the renters that are going to be displaced. She is concerned about traffic becoming worse with the addition of more residents. Jake Hone responded that they won't be able to replace all the trees that will be taken down, but the landscape plan will comply with Code requirements. As far as the residents that are there Jake said the new homes will be for sale. They won't be affordable housing types but would be a market rate for sale product. Unfortunately, the current residents would have to go find housing throughout the City, or they could purchase one of the homes if it's feasible for them. Steve Pastorik added that about 30% of housing units in West Valley City are rentals and should be able to meet the needs of the displaced renters.

Jake continued that the improvement of 6000 West will greatly circulate the traffic flow throughout that area where there's no shoulder, curb, or gutter. Traffic does naturally gravitate more towards the middle of the road and once those boundaries and barriers are in place it will

feel more well-spaced out. Steve Pastorik added that it just so happens this project aligns with Cilma Drive. That will help quite a bit, because anywhere else on 6000 West if you want to go east, one must drive to 3500 South or 4100 South. Whereas these new residents in this development can just get on Cilma to go east.

Commissioner Drozdek asked what the neighboring lot sizes are. Steve responded that they are R-1-8.

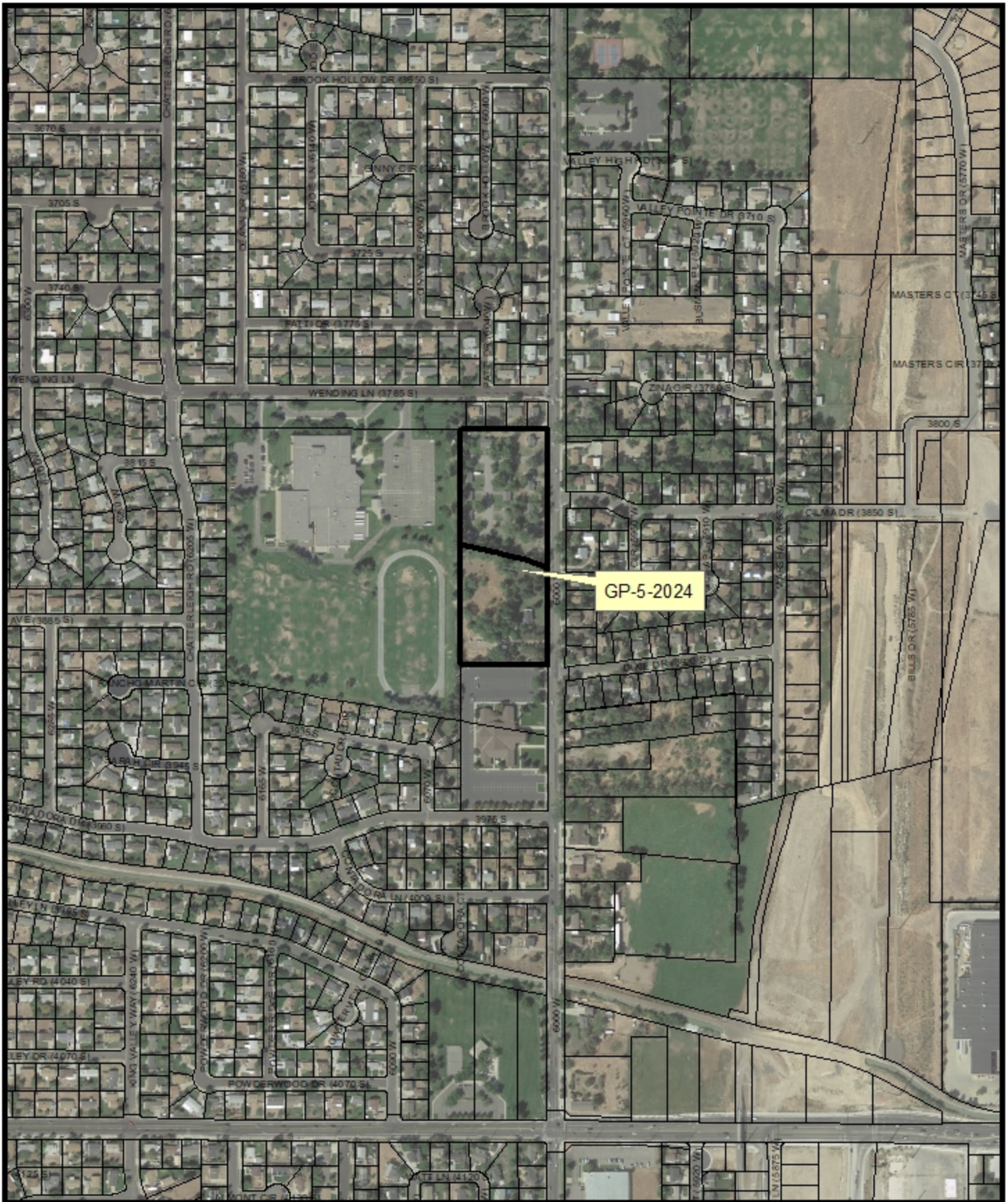
Commissioner Wood remarked that she is familiar with this area. All three of her children attended Hunter Junior High and it doesn't seem like there is any more traffic on 6000 West than the street just by her house. She has always thought that the property was underutilized, underdeveloped, and could be improved. She feels it's unfortunate that the current renters will be displaced, but knows adding curb, gutter and sidewalk along 6000 West, along with building 41 new homes, will be a great improvement.

Commissioner Winters commented that even though the City is wanting larger lot sizes, he thinks this PUD will provide for a need within the City for new homes.

Motion: Commissioner Winters motioned to approve GPZ-5-2024 subject to the development agreement. Commissioner Wood seconded.

Vote:	Commissioner Winters	Yes
	Commissioner Drozdek	Yes
	Commissioner Wood	Yes
	Commissioner Woodruff	Yes
	Commissioner Layton	Yes
	Commissioner Porter	Yes
	Chair Lovato	Yes

UNANIMOUS----GPZ-5-2024---APPROVED



GP-5-2024

0 250 500 Feet

GPZ-5-2024
GROW DEVELOPMENT
3876 SOUTH 6000 WEST



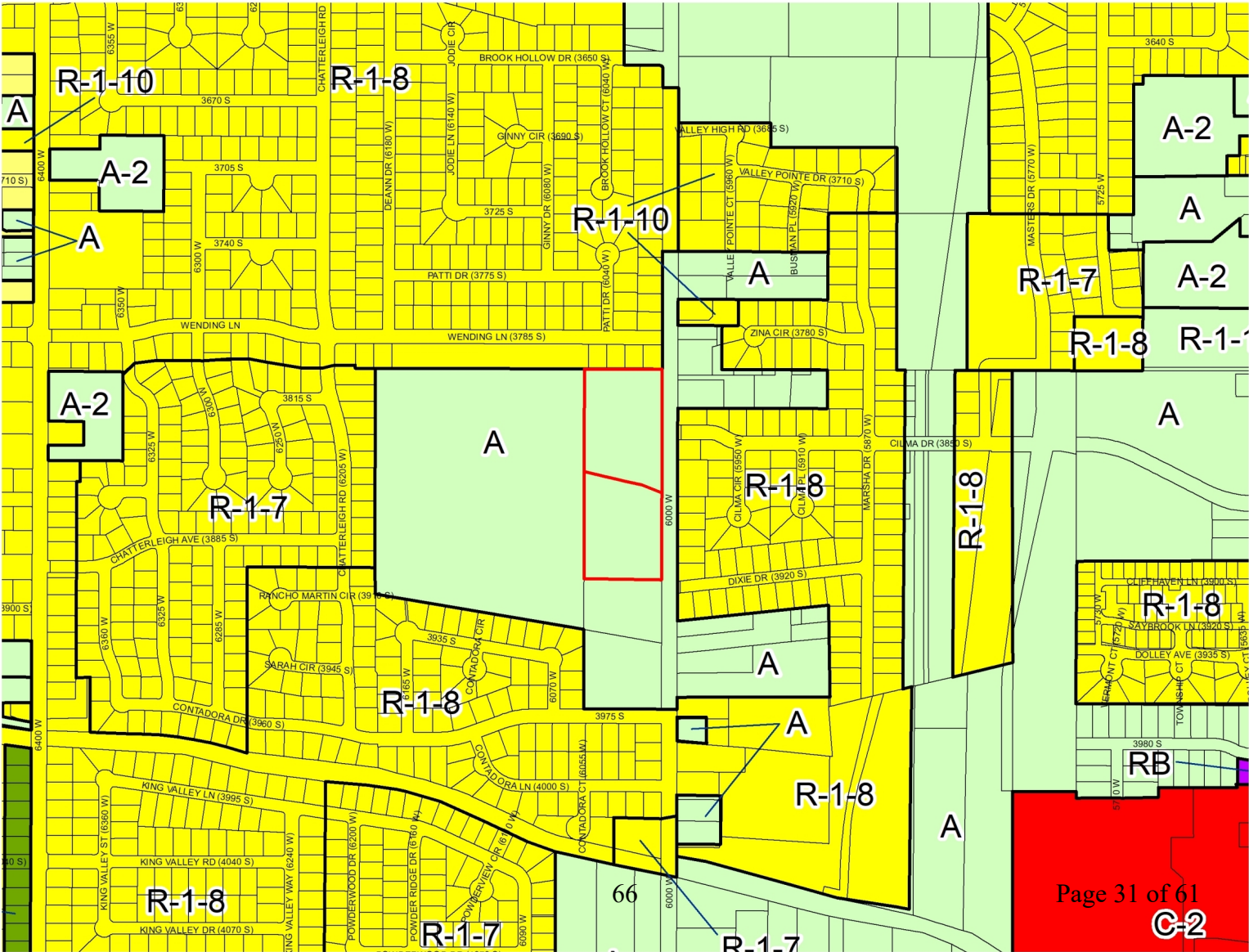
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HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.684.4724
EM: Thomas@HuntDay.co

WEST VALLEY SUBD.
3815 SOUTH 6000 WEST
WEST VALLEY CITY, SALT LAKE COUNTY, UT
TOWNSHIP 15, RANGE 26E, 5E, 6E AND 6E/200N

REV.	DATE	DESCRIPTION

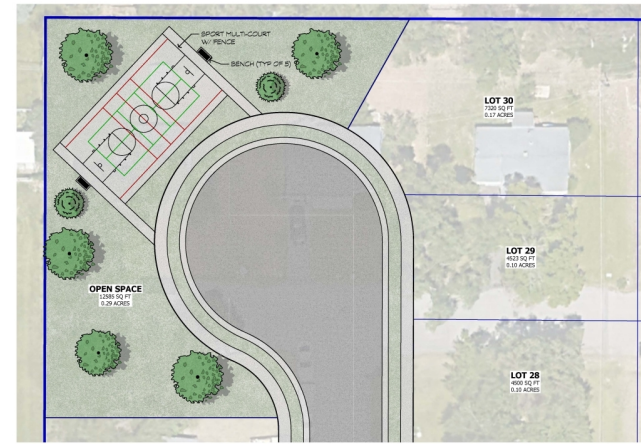
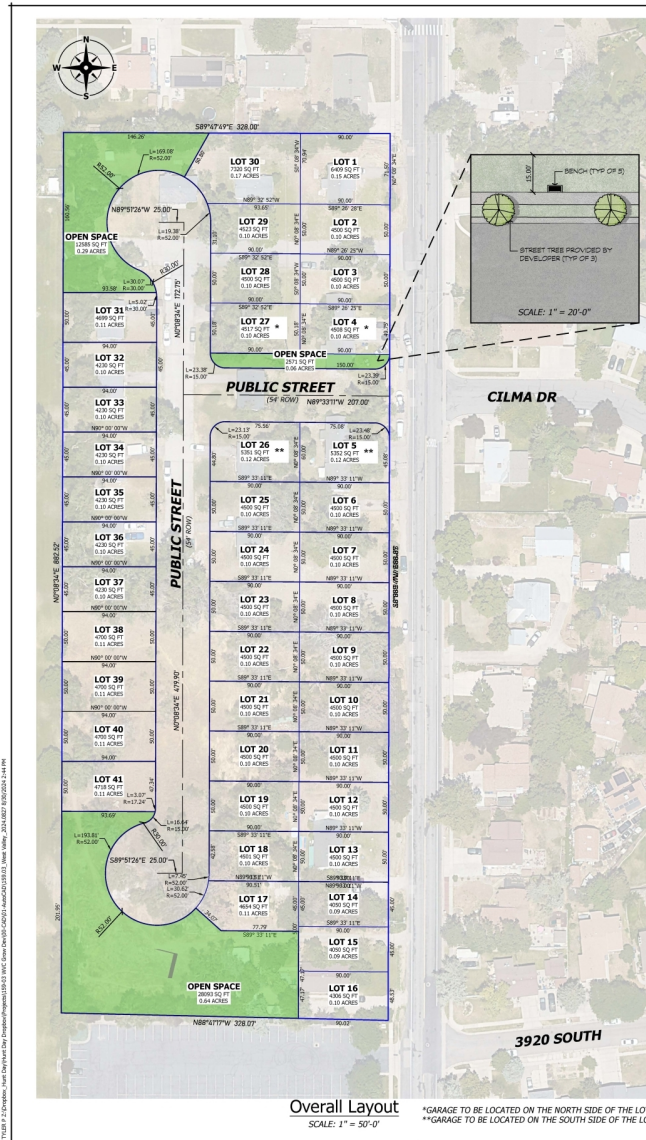
VERIFY SCALES
BAA IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THE SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO
Engineer: C. Day
Drawn: R. Hoffstad
Date: 08/10/2024
Proj. No.: 159-03

CONCEPT PLAN

SHEET NO.
C1.00

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Development Summary

LOCATION:	WEST VALLEY CITY, SALT LAKE COUNTY
ZONING:	R-1-8 (SINGLE UNIT DWELLING)
PERMITTED USE:	RESIDENTIAL
PARCEL AREA:	6.68 AC (100%)
TOTAL LOTS:	41 LOTS (61%)
OPEN SPACE:	1.0 AC (15%)
50' WIDE LOTS:	31 LOTS (76%)
40' WIDE LOTS:	10 LOTS (24%)

Page 33 of 61
Notice To Contractors

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

WEST VALLEY SUBD.
3815 SOUTH 6000 WEST
WEST VALLEY CITY, SALT LAKE COUNTY, UT
LOCATED IN THE 29th QUARTER OF SECTION 35,
TOWNSHIP 4N, RANGE 12W, 106th MERIDIAN

REVISION	DESCRIPTION	REV.	DATE

SEAL

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO
Engineer: G. Day
Designer: R. Hatfield
Date: 08 / 02 / 2024
Proj. No.: 123 - 02
SHEET TITLE

CONCEPT PLAN

SHEET NO.
C1.00

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Wilkins Hollow – Rezone

— Oct. 16, 2024 —

WHO IS GROW?

Grow Development was founded in 2024 by Boyd Brown and Jake Hone as the founders. With over 40+ years of combined real estate experience including acquisitions, entitlements, development & brokerage all along the Wasatch Front, our team is some of the most qualified at making deals happen.

- Located in Cottonwood Heights, Utah
- Servicing Northern Utah
- Building a team and legacy for years to come

Let's GROW Together!

As a part of our business services, we deliver lots & communities to our preferred Homebuilder Partners. Here is a list of some we've worked with recently:



MEET OUR TEAM



BOYD BROWN
President



JAKE HONE
Vice President



BROOKE MOORE
Project / Operations
Manager



MIA BARLOW
Office / Database
Manager

GROW FOOTPRINT

ACTIVE PROJECTS

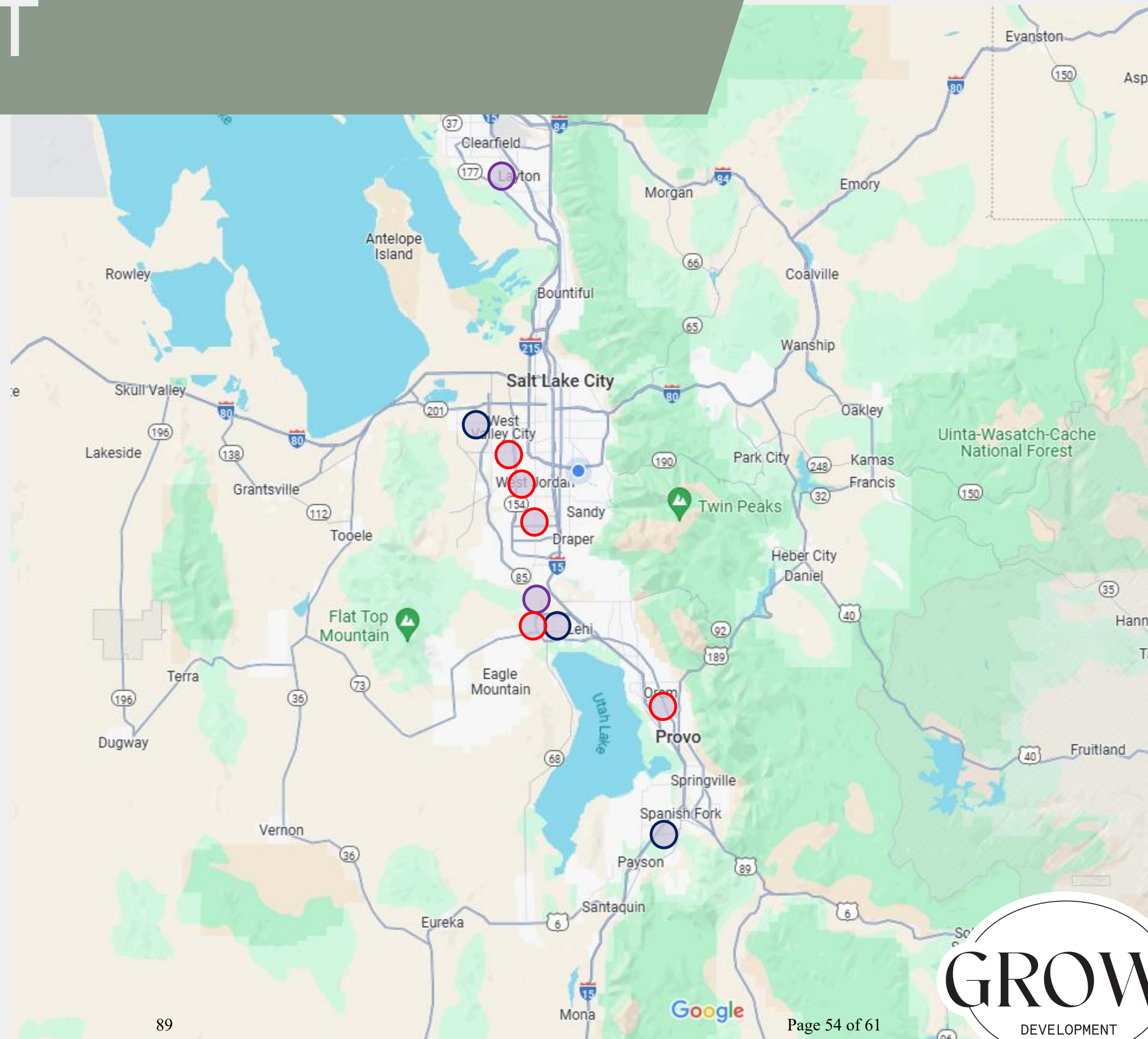
- New Salem Master Plan, Salem
- Exchange Business Center, Lehi
- Lot 5B Office/Warehouse
- Wilkins Hollow – West Vally City

COMPLETED PROJECTS (last 3 years)

- GT Estates, Taylorsville
- Brinkerhoff Bluffs, West Jordan
- SoJo Business Park, South Jordan
- Store It, Lehi
- Keller Williams South Valley & Orem

FUTURE PROJECTS

- Single Family Lots, Davis County
- Mixed Use Project, Saratoga Springs



Wilkins Hollow – 41 Single Family Lots

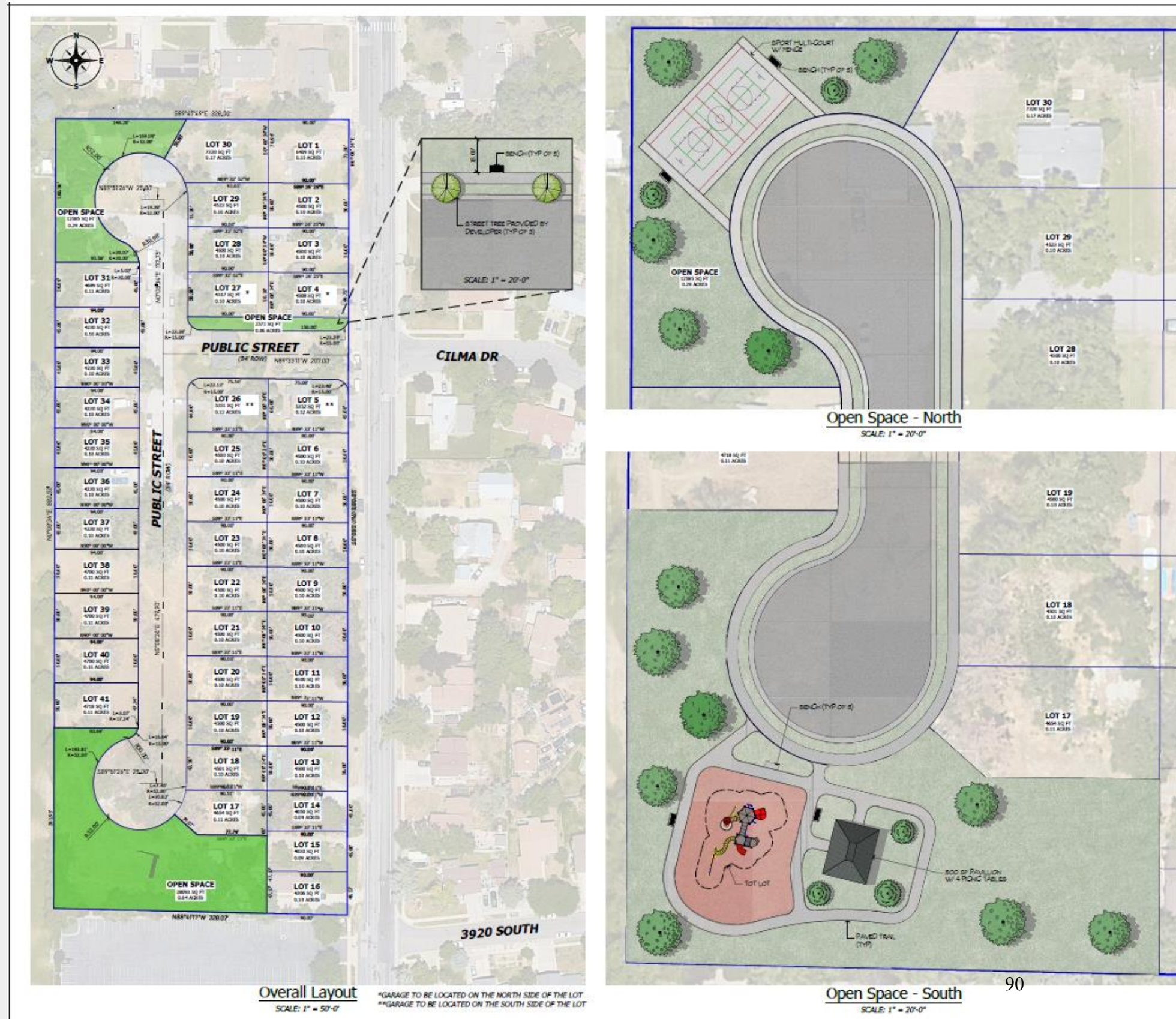


Wilkins Hollow

- Located at 3850 South 6000 West
- Re-development of an existing / tired property consisting of 19 small post-WW2 built homes from the 50's & 60's.

Our Request

- Requesting a General Plan Change, Rezone to R-1-8, Development Agreement and PUD approval to accommodate 41 Single Family Lots.
- Will provide attainable new single-family homes in the \$500's to \$600's.
- Amenities Community with open spaces, a playground, sport court, pavilion with tables, benches and walking trails. (Owned and maintained by HOA.)



Wilkins Hollow – Existing Project



Existing conditions on the site are not in the best of shape. Many of the homes need substantial repairs to be brought into better standards. The original Landowner is not in a position financially to overhaul each of the homes and in turn has decided to sell the property for redevelopment. The new homes built will be a substantial upgrade for what currently exists and will contribute to West Valley City's inventory of attainable, infill, larger square footage homes.

Builder Partner – Alpine Homes



Alpine Homes

- Currently in Agreement with Grow Development to purchase and build Wilkins Hollow.
- Active, Successful Home Builder in Salt Lake City for over 30 Years (1994 Est.)
- Has built multiple projects in WVC & surrounding communities over the years and is an excellent partner in building quality homes in the community.
- Current Architecture and Elevations from Alpine Homes are utilized as the examples and standards in the Wilkins Hollow Development Agreement.



Expressed Items from Council Session

Proposed Home Plan on 4,500 SF Lot

Priced from the \$500's - \$600k's



Item #1 – Why Small Lots with PUD

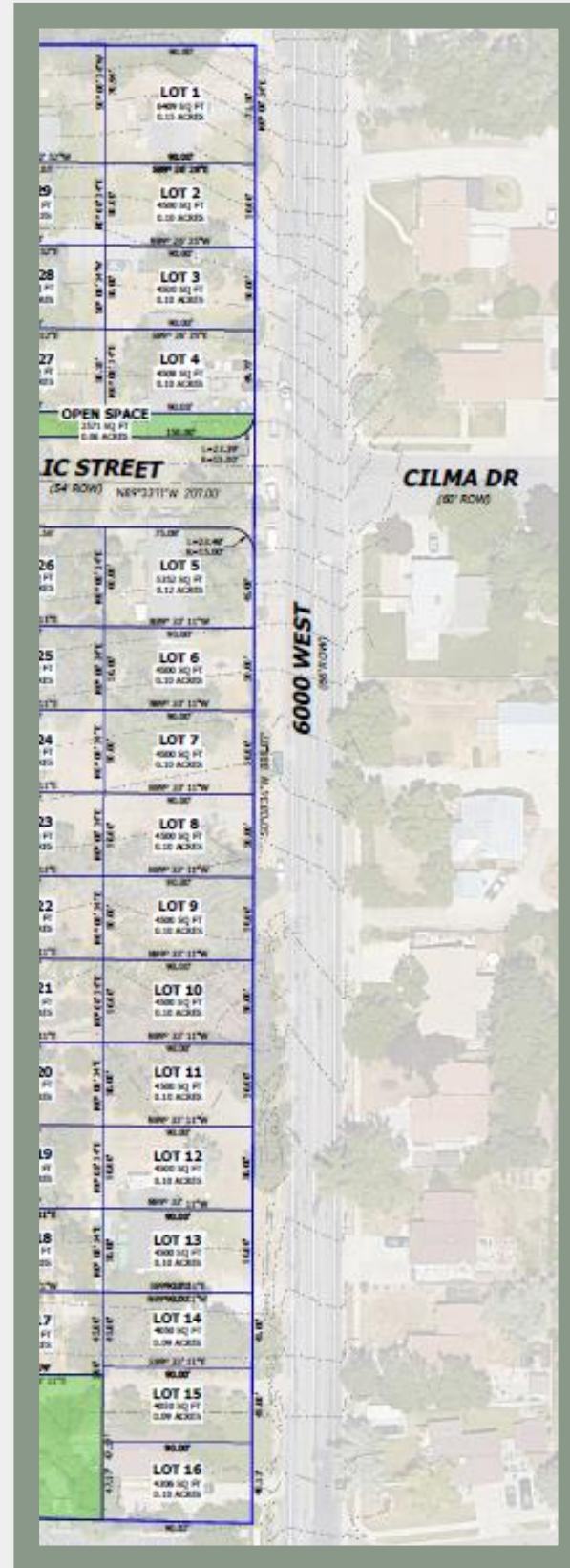
- Developer and Builder Partner have the intent to build more Attainable single-family homes in the \$500's - \$600k's for new homes. To achieve those price points, due to land pricing, development costs & home construction costs; getting smaller lots and more units is the pathway forward.
- Traditional R-1-8, 8,000 SF Lots would be priced well above the market (in the \$850k - \$1.0m range) and be unattainable to the potential buyers looking to purchase in the area.

One additional perspective impacting the feasibility of regular 8,000 SF Lots being built is the amount of upfront work required to re-develop the site. The following items are substantial costs to re-develop the site.

- Demolition of the 19 Homes & Structures (Asbestos) = \$350k +/-	- Overgrown & Un-maintained Tree Removal (470+ Trees) = \$150k +/-
- Demolition of the Private Lane & Utilities = \$50k +/-	- 6000 West Road Improvements = \$250k +/-
Total Site Prep Estimate = \$800,000	
Cost per lot on 41 Small SF Lots = \$19,512	Cost per lot on 22 +/- 8,000 SF Lots = \$36,363

Due to these site conditions, the impact on what the underlying Landowner could potentially yield is significantly reduced if underwritten on a traditional R-1-8 scenario. With that said the re-development only makes sense for the Landowner under the small lot scenario to help spread those costs over more homesites⁹³

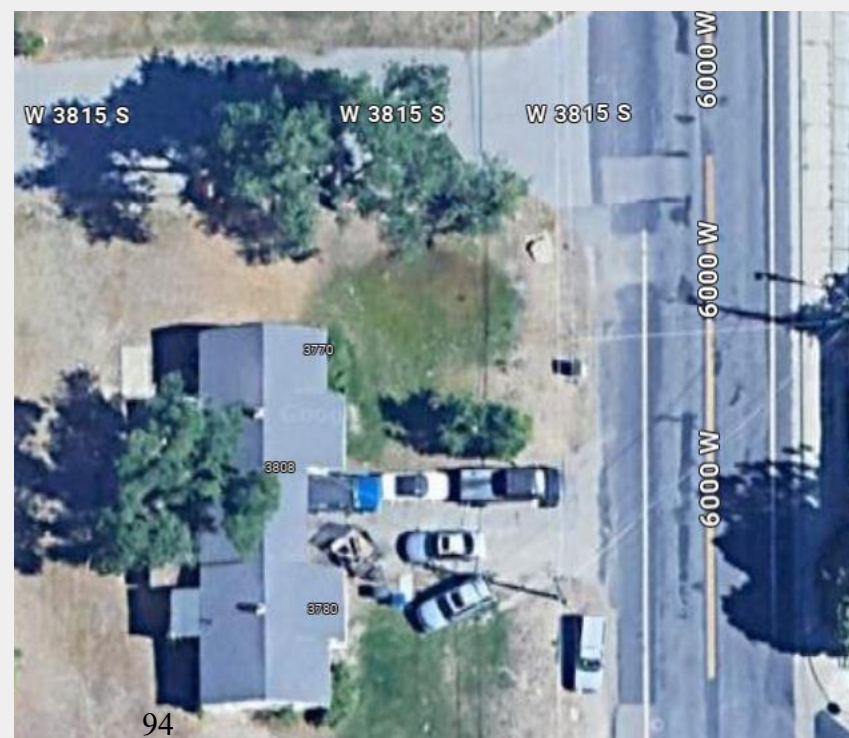
Expressed Items from Council Session



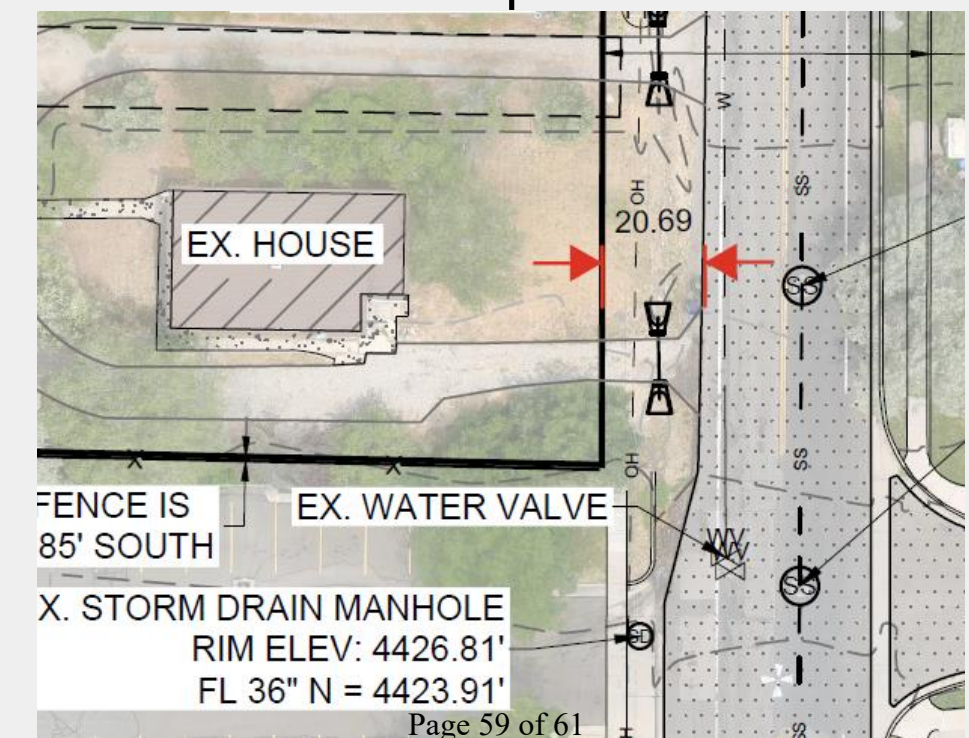
Item #2 – Impact on Traffic & 6,000 West

- What will the impact be on 6000 West for the New Homes fronting the main road?
 - Currently there are 9 access points on 6000 West from the existing connections. 8 Homes / Units & the private road connection. We propose having 16 Homes and a new Public Road aligned with Cilma Drive to be added. An increase of 8 new access points.
 - Additionally, the current 9 access points are on unimproved frontage of 6000 West, making it more difficult for drivers to back out. We will be adding an additional 20'+ of road width to 6000 west including Asphalt Shoulder, Curb & Gutter, Park Strip and Sidewalks, making the road a full improvement and safer for Pedestrians and Homeowners.

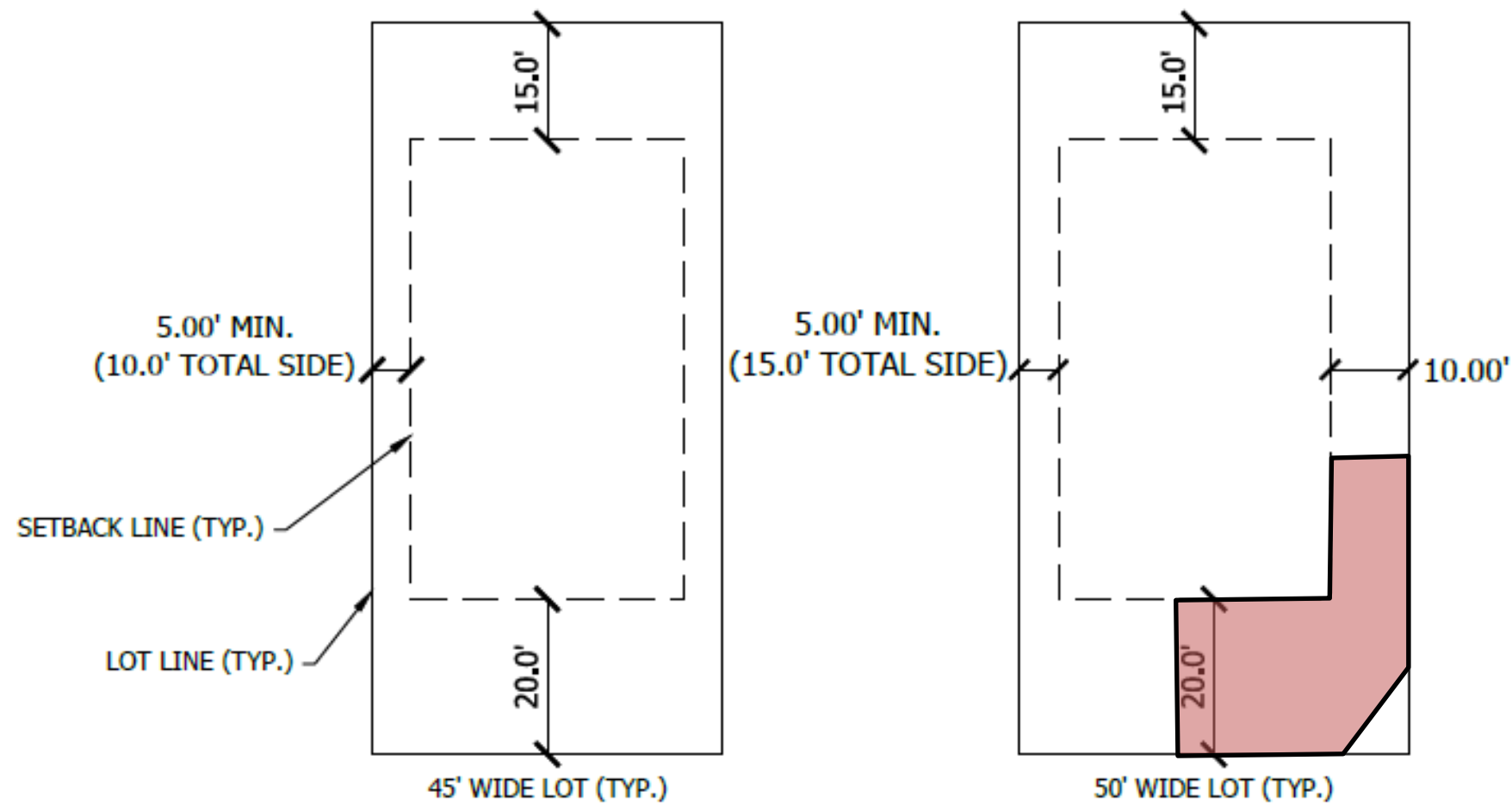
Existing Road Frontage



Added Road Frontage to Improve



Expressed Items from Council Session



1 Typical Lot Setback
 C1.00 Scale: NTS

Item #3 – Setbacks / Driveway Lengths

- With the Driveways being 20' in length it will cause challenges for larger vehicles (large long bed trucks, vans, etc.) to fit in the driveways.
 - Currently we are proposing 20' front setbacks to the garage door elevation. While this will limit crew cab and long bed trucks from fitting fully in the driveways without hanging over the sidewalk. This does accommodate all cars, SUV's, small trucks and full-size short bed trucks to fit within the driveways.
 - 75% of the lots, including 13 of the proposed 16 lots along 6000 West will include a standard 5th parking stall along the side of the home (as shown in Red) this will accommodate the parking of longer than normal vehicles if necessary.



Thank you for your Support & Reviews
of Wilkins Hollow in West Valley City

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