



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, May 27, 2025, 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 Scott Harmon
4. Approval of Minutes:

A. May 13, 2025

5. Public Comment Period:

(The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to three minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once. Comments shall be limited to City business and matters within the purview of the City Council. Speakers should not expect any debate with the Mayor, City Council or City Staff. The Mayor, City Council or City Staff may respond after the comment period has concluded. Speakers shall refrain from personal attacks against fellow citizens, city staff, or members of the City Council.)

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

6. Public Hearings:

- A. Accept Public Input Regarding Application ZT-1-2025, Filed by West Valley City, Requesting a Zone Text Amendment to Section 7-10-103(2) to Address Standards for Landscaping Along High Image Arterial Streets

Action: Consider Ord 25-08, Amend Subsection 7-10-103(2) of the Zoning Ordinance to Provide Landscape Alternatives in Addition to Lawn and Artificial Turf

- B. Accept Public Input Regarding Application GPZ-4-2024, Filed by DAI, Requesting a General Plan Change from Commercial/Light Manufacturing to Medium Density Residential (7-12 Units/Acre) and a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to RM (Multiple Unit Dwelling Residential) for Property Located at 2996 South Redwood Road

Action: Consider Ordinance 25-09, Amend the General Plan to Show a Change of Land Use from Commercial/Light Manufacturing to Medium Density Residential for Property Located at 2996 South Redwood Road

Action: Consider Ordinance 25-10, Amend the Zoning Map to Show a Change of Zone for Property Located at 2996 South Redwood Road on 2.48 Acres from A (Agriculture, Minimum Lot Size 1/2 Acre) to RM (Multiple Unit Dwelling Residential)

Action: Consider Resolution 25-76, Authorize the City to Enter Into a Development Agreement with DAI Partners, LLC for Approximately 2.48 Acres of Property Located at Approximately 2996 S Redwood Road

7. Consent Agenda:

- A. Reso 25-77: Accept a Warranty Deed from CDC Maintenance, LLC for Property Located at 2256 South 5700 West

8. Motion for Closed Session (if necessary)

9. Adjourn

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, MAY 13, 2025 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
Cindy Wood, 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
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director (*electronically*)
Jamie Young, Parks and Recreation Director (*electronically*)
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Tumi Young, Chief Code Enforcement Officer
Paula Melgar, Human Resources Director (*electronically*)
Travis Crosby, IT

OPENING CEREMONY- COUNCILMEMBER HUYNH

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

APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 6, 2025

The Council considered the Minutes of the Regular Meeting held May 6, 2025. There were no changes, corrections or deletions.

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Councilmember Nordfelt moved to approve the Minutes of the Regular Meeting held May 6, 2025. Councilmember Christensen seconded the motion.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS

A. RECOGNITION OF CHRIS KRASH POPE AND JEFF JENSEN FOR RUNNING WEST VALLEY CITY

Sam Johnson, Communications Director, recognized Chris Krash Pope and Jeff Jensen as longtime residents of West Valley City who undertook a personal challenge to run every street in the city. He noted that their efforts turned into a full urban adventure, allowing them to discover unfamiliar neighborhoods and hidden parks while navigating block by block. Sam stated that West Valley City has 2,023 walkable and runnable streets, totaling over 427 miles, many of which include cul-de-sacs and require backtracking. He estimated that they likely ran over 500 to 600 miles in total.

Chris Krash Pope stated that he had lived in West Valley City for over 20 years and shared that the idea to run every street stemmed from a broader movement that began when someone ran all the streets in San Francisco. He explained that while most people typically run the same routes near their homes, he decided to branch out beyond his neighborhood. Chris mentioned finding a program that helped him track and record his progress, eliminating the need to manually mark maps.

Jeff Jensen stated that he and Chris had been friends for a long time and often ran together. Once he saw what Chris was doing, he decided to join in to add variety to his routine and try something different. As a result, Chris ended up running many of the streets twice, since he re-ran several of them alongside Jeff.

Sam shared that he had recently checked Chris and Jeff's running progress and found it amusing that, although they were at 99.5% completion a week prior, newly approved zoning and street additions by the council had temporarily lowered their total percentage. He considered notifying them but hesitated, assuming they were busy. However, upon checking again that morning, he discovered they had already run the new streets to maintain 100% completion. He added that after bringing their achievement to the attention of executive staff, Jon Springmeyer from Economic Development reached out to a local company, Petzl. In recognition of Chris and Jeff's accomplishment, Petzl donated headlamps for them to use during early morning or late-night runs.

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Mayor Lang congratulated Chris and Jeff, expressing admiration for their motivation and commitment.

The Mayor and Council presented Chris and Jeff with commemorative plaques in recognition of their achievement.

The Mayor and Council presented Chris and Jeff with a certificate of recognition.

B. A PROCLAMATION DECLARING SATURDAY, MAY 17, 2025 AS "ARMED FORCES DAY" IN WEST VALLEY CITY

Councilmember Whetstone read a Proclamation Declaring Saturday, May 17, 2025 as "Armed Forces Day" in West Valley City.

PUBLIC COMMENT PERIOD

Mike Markham expressed concern regarding Code Enforcement policies enacted by the City Council.

Danny George addressed the council regarding a tiny home he purchased for his elderly mother. He explained that the structure, a foldable unit known as a Boxabl, is set up on a separate parcel in his backyard and measures approximately 396 square feet. Danny stated that he initially believed he could have an accessory dwelling unit (ADU) for his mother without issue but later discovered that a permit and variance were required under West Valley City ordinance. He has been unable to complete the setup due to these regulations. He emphasized the importance of having his mother nearby, noting she is a survivor of over 50 years of domestic abuse from his father, and they had recently succeeded in getting her to safety. Danny expressed his willingness to comply with any necessary requirements to obtain a variance and complete the project.

Sophia Hawes Tingey thanked the Council for the proclamation declaring May 17, 2025 Armed Forces Day. She indicated that she comes from a family of veterans and is one herself. She expressed concern regarding current policies that prevent citizens from serving based on their gender identity.

Scott Dunn, a resident of the Sunset Hills subdivision, addressed the Council regarding traffic safety concerns at the intersections of 6200 South and 6600 South along Highway 111, which borders the neighborhood. He noted that vehicles frequently travel at high speeds through these intersections and mentioned a recent serious accident on the northbound side of Highway 111 as an example of the ongoing danger. Scott proposed the installation of roundabouts at both intersections, stating that they would help reduce speeds and improve safety. He also emphasized that roundabouts would enhance accessibility for pedestrians and cyclists. He expressed hope that, in the future, a bridge might be built

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across Highway 85 to allow children to safely walk to school. He cited studies showing that roundabouts are generally safer than stoplights and shared his personal observations of reckless driving behaviors at the intersections, including unsafe left turns and inattentive driving.

Jim Vesock stated that there will be an event held at the Veteran's Memorial for Memorial Day. He discussed Code Enforcement and suggested ideas that he believes would assist enforcement officers in doing their jobs more efficiently.

Councilmember Huynh encouraged residents to speak to Mr. Pili regarding Code Enforcement. He noted that Councilmembers can now ride along with Code Enforcement Officers where this was prohibited under previous administration.

PUBLIC HEARINGS

A. ACCEPT PUBLIC COMMENT REGARDING APPLICATION GPZ-1-2025, FILED BY SAM DROWN, REQUESTING A GENERAL PLAN CHANGE FROM GENERAL COMMERCIAL AND LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND A ZONE CHANGE FROM C-2 (GENERAL COMMERCIAL) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL) FOR PROPERTY LOCATED AT 3201 SOUTH REDWOOD ROAD

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled May 13, 2025 in order for the City Council to hear and consider public comments regarding application GPZ-1-2025, Filed by Sam Drown, Requesting a General Plan Change from General Commercial and Low Density Residential to Medium Density Residential and a Zone Change from C-2 (General Commercial) to RM (Multiple Unit Dwelling Residential) for Property Located at 3201 South Redwood Road.

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

The applicant is proposing to demolish all of the existing buildings except the Beto's restaurant and construct a 31-unit, two-story, for-sale townhome development. The proposed density of the project excluding the 0.55 acres for the Beto's restaurant is 9.7 units/acre. All units would be front-loaded with 2-car garages and include 3 bedrooms. All garages have driveways that are deep enough to park in.

Zone change requests to the RM zone require a development agreement. The applicant included a development agreement proposal with his application; however, since the Planning Commission recommended denial, staff did not prepare the development agreement. If the Council

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disagrees with the Planning Commission's recommendation, staff will prepare the development agreement for the Council's consideration.

Mayor Lang opened the Public Hearing.

Richard Parks addressed the council with concerns about the proposed development. He noted that while he did not have the opportunity to review the new plan, it appeared to be a step backward from the previous version, which he stated was not approved by the Planning Commission. Richard expressed serious concerns about increased traffic, especially on Lester Street, which he described as very narrow and already difficult to navigate when cars are parked on both sides. He noted that the previous plan included access to Redwood Road, but that access now appears to have been removed, forcing all traffic through Lester Street. He highlighted existing traffic issues on 3300 South, where speeding is a frequent problem. Despite efforts by residents to implement traffic calming measures such as speed bumps, the issue persists, particularly with loud and fast vehicles he referred to as "rice burners." Richard also pointed to the additional traffic created by construction related to the Veterans Memorial extension. He emphasized safety concerns, noting that three houses in the area alone are home to around 20 children under the age of 10. Richard questioned whether the interests of developers were being prioritized over those of long-standing residents and expressed doubt that future residents would appreciate the traffic constraints of the area. In conclusion, he urged the council to reconsider the current development plan, stating it appears worse than the previously rejected version.

John Domichel, trustee of the Frank and Ann Domichel Trust and Domichel Lands, LLC, spoke in favor of the proposed development, highlighting several adjustments made to address concerns previously raised by the community. He explained that the project had already been downsized twice—from 31 units to 28, and now to 24 units—with the inclusion of more open space and additional parking on the west side of the development. Addressing concerns about traffic on Lester Street, John clarified that the street is 28 to 29 feet wide, slightly wider than many older West Valley streets which are only about 25 feet wide. He noted that photographs used to argue traffic congestion do not show any vehicles moving, suggesting that actual traffic is minimal. Based on his frequent visits (3–5 times a week), he said he has never experienced any traffic problems using either Lester Street or 3300 South.

John emphasized the convenient location of the proposed development:

- Close to amenities like the West Valley City Multicultural Center, Family Dollar, grocery store, Maverik gas station, Subway, car wash, and bank.
- Access to public transportation, including a TRAX station and UTA substation.
- Educational facilities nearby like Redwood Elementary, which has a

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pedestrian bridge across Redwood Road for safe access.

In conclusion, John expressed his belief that this development would create a positive, family-oriented community and urged the council to support and vote for the project.

Mayor Lang closed the Public Hearing.

Councilmember Huynh requested that Steve Pastorik provide additional details regarding the Development Agreement and what has been signed.

Steve provided clarification regarding the development agreement for the proposed project. The agreement was initially prepared with the expectation of 28 units based on a rough draft of the project. However, given that the current concept now includes 24 units, the agreement still allows for up to 28 units, but the final number is expected to be closer to 24 units. This is because the project must comply with various requirements, including parking and open space, which are likely to make the construction of 28 units unfeasible. Therefore, although the agreement technically permits up to 28 units, the actual development will likely be 24 units, taking these factors into account. Steve also confirmed that the property owners have signed the agreement that allows up to 28 units but the practical limitations of the project mean that 24 units will be more realistic to build.

Councilmember Huynh expressed concern that the Development Agreement that has been signed allows up to 28 units.

Steve emphasized that unless the developers come up with a different design, the project will likely remain at 24 units. This is because, under the current concept, the project meets the necessary requirements for 50% open space and the required number of parking spaces. These constraints make it difficult to increase the number of units beyond 24, even though the development agreement technically allows up to 28 units.

Councilmember Huynh asked if staff had studied traffic on Lester Street.

Steve mentioned that Lester Street is a typical residential street, similar to others in the area. He noted that there are other streets with parking as well, so the situation is not considered unusual. The parking along the street doesn't seem to differ significantly from what is already common in other residential areas.

Councilmember Huynh stated that on-street parking is a significant issue for Lester Street and suggested that the City prohibit parking on one side of the street to improve traffic flow.

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Councilmember Wood asked if the Planning Commission recommended denial of this application. Steve replied yes.

Councilmember Whetstone asked if there is a point where an application changes significantly that it must go back to the Planning Commission. Steve replied that in this particular scenario, the extent of the zone change is decreasing and less property is being rezoned so it would not need to go back through the Planning Commission.

Councilmember Wood asked if a subdivision plat would still need to be prepared. Steve replied yes.

ACTION: ORDINANCE 25-06, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM GENERAL COMMERCIAL AND LOW DENSITY RESIDENTIAL (3 TO 4 UNITS/ACRE) TO MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) FOR PROPERTY LOCATED AT 3201 SOUTH REDWOOD ROAD ON 3.18 ACRES

The City Council previously held a public hearing regarding proposed Ordinance 25-06 that would Amend the General Plan to Show a Change of Land Use from General Commercial and Low Density Residential (3 to 4 Units/Acre) to Medium Density Residential (7 to 12 Units/Acre) for Property Located at 3201 South Redwood Road on 3.18 Acres.

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 Ordinance 25-06.

Councilmember Harmon seconded the motion but requested that the approval be subject to amending the Development Agreement to state up to 24 units instead of up to 28 units.

Councilmember Whetstone agreed to the modified motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	No
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes

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Mayor Lang

Yes

Majority.

ACTION: ORDINANCE 25-07, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3201 SOUTH REDWOOD ROAD ON 3.18 ACRES FROM C-2 (GENERAL COMMERCIAL) AND R-1-12 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 12,000 SQUARE FEET) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL)

The City Council previously held a public hearing regarding proposed Ordinance 25-07 that would amend the Zoning Map to Show a Change of Zone for Property Located at 3201 South Redwood Road on 3.18 Acres from C-2 (General Commercial) and R-1-12 (Single Unit Dwelling Residential, Minimum Lot Size 12,000 Square Feet) to RM (Multiple Unit Dwelling Residential).

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 Ordinance 25-07 subject to amending the Development Agreement to state up to 24 units instead of up to 28 units.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	No
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Majority.

ACTION: RESOLUTION 25-75, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH DOMICHEL LANDS, LLC AND THE FRANK DOMICHEL AND ANN A. DOMICHEL LIVING TRUST FOR APPROXIMATELY 4.03 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3201 SOUTH REDWOOD ROAD

Mayor Lang presented Resolution 25-75 that would authorize the City to Enter into

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a Development Agreement with Domichel Lands, LLC and the Frank Domichel and Ann A. Domichel Living Trust for Approximately 4.03 Acres of Property Located at Approximately 3201 South Redwood Road.

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

Sam Drown, who is under contract to acquire the subject property from Domichel Lands, LLC and the Frank Domichel and Ann A. Domichel Living Trust, has submitted a General Plan/zone change application (GPZ-1-2025) on 2.6 acres to change the General Plan from General Commercial and Low Density Residential to Medium Density Residential (7 to 12 units/acre) and a zone change from C-2 and R-1-12 to RM (Multiple Unit Dwelling Residential). The proposed use for the property is townhomes.

The proposed development agreement addresses the number and size of units, architecture, interior finishes/features, parking, amenities, fencing, landscaping, public improvements (i.e. curb, gutter, and sidewalk), and rental restrictions

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 25-75 subject to amending the Development Agreement to state up to 24 units instead of up to 28 units.

Councilmember Wood seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	No
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Majority.

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RESOLUTION 25-73: APPROVE AN OLYMPIC AND PARALYMPIC VENUES GRANT FUND AGREEMENT WITH THE UTAH DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT

Mayor Lang presented proposed resolution 25-73 that would approve an Olympic and Paralympic Venues Grant Fund Agreement with the Utah Division of Facilities Construction and Management.

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

- On August 22, 2022 West Valley City entered into a Venue Use Agreement with the Salt Lake City – Utah Committee For The Games to utilize Maverik Center as an Olympic Venue should Salt Lake City – Utah be selected as a host city for either the 2030 or 2034 Winter Olympic and Paralympic Winter Games.
- On July 24, 2024 the International Olympic Committee (IOC) selected Salt Lake City - Utah to host the 2034 Olympic and Paralympic Winter Games.
- The Legislature of the State of Utah (“State”), in House Bill 3, Item 156, 2025, General Session (“H.B. 3”) provided: The Legislature intends that the Division of Facilities Construction and Management pass through \$7.3 million from the Olympic and Paralympic Venues Grant Fund in FY 2025 for Olympic venue renovation projects as follows: ... \$500,000 to West Valley City for the Maverik Center.

The Olympic And Paralympic Venues Grant Fund Agreement between the City and DFCM provides the following:

- Upon receipt of the Grant funds by DFCM, DFCM agrees to provide the Grant funds in the amount of \$500,000 to the Recipient for the Venue consistent with H.B. 3, the Grant Statute
- Proposed improvements:
 - Replacement of an exterior LED board over the Maverik Center grand staircase
 - Design and Feasibility Initiative costs to determine scope and scale of a necessary major renovation to Maverik Center
- The estimated costs are \$1,000,00.00 in total:
 - \$300,000.00 for the exterior LED
 - \$700,000.00 for preliminary design and architecture costs.
- West Valley City plans to invest \$500,000.00 in matching funds to the state’s \$500,000.00 grant

Councilmember Whetstone expressed a personal opposition to using taxpayer dollars for projects like the one being discussed. While acknowledging the benefits of moving forward

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with the project and the desire to match funding, he stated that they would not vote in favor of it, particularly because of his disagreement with similar projects in Salt Lake's entertainment district.

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 25-73.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	No
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Majority.

RESOLUTION 25-74: APPROVE THE PURCHASE OF AN LED RIBBON BOARD AND RELATED EQUIPMENT FROM FREEDOMLED

Mayor Lang presented proposed resolution 25-74 that would approve the Purchase of an LED Ribbon Board and Related Equipment from FreedomLED.

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

- The current Maverik Center Exterior Grand Staircase LED Ribbon Board is non-operational and is more than fifteen years old.
- FreedomLED is a local Salt Lake County company and was previously contracted by the City to successfully replace the Maverik Center I-215 LED Marquee with a Watchfire LED board.
- FreedomLED was selected as the best option after a formal Request for Proposal process.
- All other Maverik Center LED boards have been replaced within the last three (3) years.
- The Maverik Center Exterior Grand Staircase LED Ribbon Board is a revenue generating asset and will be used to produce significant future annual sponsorship revenue.

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- Upon the Council's approval of the Olympic And Paralympic Venues Grant Fund Agreement between the City and DFCM, the State will provide 50% of the funding for the purchase and installation of the Maverik Center Exterior Grand Staircase LED Ribbon Board.
- The funds are available in the Maverik Center Replacement and Refurbishment (R&R) Fund to pay for the total cost of the board immediately.

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

Councilmember Christensen moved to approve Resolution 25-74.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	No
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Majority.

CONSENT AGENDA

A. RESOLUTION 25-71: APPROVE THE PURCHASE OF GARBAGE CANS FROM WASTEQUIP

Mayor Lang presented proposed resolution 25-71 that would approve the Purchase of Garbage Cans from Wastequip.

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

The Public Works Department owns and maintains the residential garbage cans (approximately 37,000 cans) and regularly purchases new inventory to satisfy demand from customers for new cans and to replace damaged cans.

The pricing for the cans is based upon a bid to other government entities and they are procured through OMNIA Partners, a national purchasing organization. The bids obtained through this organization enable the City to

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benefit from very competitively priced bids from another government agency, satisfying the City's procurement requirements.

The City normally purchases three truckloads of garbage cans each year and staggers the purchases due to storage constraints.

This resolution authorizes the purchase of one truckload or 624 garbage cans.

B. RESOLUTION 25-72: APPROVE AMENDMENT NO. 5 TO THE RESIDENTIAL SOLID WASTE COLLECTION, DISPOSAL, AND CURBSIDE RECYCLING SERVICE AGREEMENT BETWEEN WEST VALLEY CITY AND ACE DISPOSAL, INC.

Mayor Lang presented proposed resolution 25-72 that would approve Amendment No. 5 to the Residential Solid Waste Collection, Disposal, and Curbside Recycling Service Agreement Between West Valley City and ACE Disposal, Inc.

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

The contract with Ace began in July 2018 and included an automatic price increase of 2.5% per year for residential solid waste collection, recycling, bulky waste collection and the Neighborhood Dumpster Program to cover increasing cost of doing business.

Since 2021, the rate of inflation has outpaced the fee increase built into the contract, and Ace and the City have negotiated price increases as summarized below:

Amendment No. 2 – FY22-23 - additional 2.5% - July 2022

Amendment No. 3 – FY23-24 - additional 2.5% - July 2023

Amendment No. 4 – FY24-25 - additional 2.5% - July 2024

Ace has again requested a price increase from the City of an additional 2.5%. It is estimated that this increase will cost the City approximately an additional \$88,000. (Annual disposal contract value is approximately \$3.5M). This increase brings the total contract cost increase to a level that is roughly equivalent to total inflation seen over this same period.

Consistently, Ace has not asked for and does not ask this year for an increase in the disposal fee (The City pays approximately \$1.6M annually for disposal).

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Through this resolution, the City and Ace also jointly exercise the contract provision to extend the current contract through its final contract extension (contract terminates on June 30, 2026). In the coming months, the City will issue an RFP to procure a new contract to take effect July 1, 2026.

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 items on the consent agenda.

Councilmember Wood seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember 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, MAY 13, 2025 WAS ADJOURNED AT 7:23 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, May 13, 2025.

Nichole Camac, MMC
City Recorder

Item: _____

Fiscal Impact: _____ N/A

Funding Source: _____ N/A

Account #: _____ N/A

Budget Opening Required: ☐

ISSUE:

A request to amend Section 7-10-103(2) of zoning ordinance which addresses standards for landscaping along high image arterial streets. This change would provide landscape alternatives in addition to lawn and artificial turf while still establishing specific standards for the streets that provide primary access points into and through the City.

SYNOPSIS:

Section 7-10-103(2) currently requires the following:

(2) Fifty percent of the area of the landscaped buffer shall be planted with grass. Artificial turf that meets the standards in Section 7-2-127 may be used in lieu of grass. The remaining 50 percent of the area shall include at least 50 percent live plant material and may include specialty paving, Street furniture, and outdoor seating areas. There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer.

Staff is proposing the following language:

(2) There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer as well as one of the following two options below:

a. At least fifty percent of the area of the landscaped buffer shall be planted with grass. Any remaining area that is not grass shall include at least 50 percent live plant material coverage, not including tree canopies. Artificial turf that meets the standards in Section 7-2-127 may be used in lieu of grass and shall not exceed 50% of the area.

b. Seventy-five percent live plant material coverage, not including tree canopies, with a combination of deciduous and evergreen plant material and at least two Mineral Ground Cover or Mulch varieties provided throughout the area. Twenty-five percent of the plants must be a minimum of 5 gallon.

RECOMMENDATION:

The Planning Commission recommends approval.

SUBMITTED BY:

Jody Knapp, Zoning Administrator

1 WEST VALLEY CITY, UTAH

2
3 ORDINANCE NO. _____

4
5 Draft Date: 4/16/2025 _____

6 Date Adopted: _____

7 Date Effective: _____

8
9 AN ORDINANCE AMENDING SUBSECTION 7-10-103(2) OF
10 THE ZONING ORDINANCE TO PROVIDE LANDSCAPE
11 ALTERNATIVES IN ADDITION TO LAWN AND
12 ARTIFICIAL TURF.
13

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

16 WHEREAS, the City desires to amend said regulations to provide alternatives for
17 landscaping in addition to grass and artificial turf; and

18 WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is
19 in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend
20 Subsection 7-10-103(2).

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

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

25 Section 2. Amendment. Section 7-10-103(2) of the West Valley City Municipal Code
26 is hereby amended as follows:

27 ~~(2) Fifty percent of the area of the landscaped buffer shall be planted with grass. Artificial~~
28 ~~turf that meets the standards in Section 7-2-127 may be used in lieu of grass. The remaining~~
29 ~~50 percent of the area shall include at least 50 percent live plant material and may include~~
30 ~~specialty paving, Street furniture, and outdoor seating areas. There shall be a minimum of one~~
31 ~~tree planted for each 600 square feet of the gross area of the landscaped buffer.~~

There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer as well as one of the following two options below:

a. At least fifty percent of the area of the landscaped buffer shall be planted with grass. Any remaining area that is not grass shall include at least 50 percent live plant material coverage, not including tree canopies. Artificial turf that meets the standards in Section 7-2-127 may be used in lieu of grass and shall not exceed 50% of the area.

b. Seventy-five percent live plant material coverage, not including tree canopies, with a combination of deciduous and evergreen plant material and at least two Mineral Ground Cover or Mulch varieties provided throughout the area. Twenty-five percent of the plants must be a minimum of 5 gallon.

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

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting.

PASSED and APPROVED this _____ day of _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

**MINUTES OF THE WEST VALLEY CITY PLANNING COMMISSION
PUBLIC HEARING APRIL 9, 2025**

ZT-1-2025

Petition by WEST VALLEY CITY requesting an amendment to Chapter 7-10 of the zoning ordinance which addresses standards for landscaping along high image arterial streets. This change would provide landscape alternatives in addition to lawn and artificial turf. Staff – Jody Knapp at 801-963-3497 or jody.knapp@wvc-ut.gov.

City staff is proposing an ordinance text change to amend Chapter 7-10 of the zoning ordinance which addresses standards for landscaping along high image arterials. This change would clarify the existing standards but also provide an alternative to lawn or artificial turf.

Section 7-10-103(2) currently requires the following:

(2) Fifty percent of the area of the landscaped buffer shall be planted with grass. Artificial turf that meets the standards in Section 7-2-127 may be used in lieu of grass. The remaining 50 percent of the area shall include at least 50 percent live plant material and may include specialty paving, Street furniture, and outdoor seating areas. There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer.

Staff is proposing the following language:

(2) There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer as well as one of the following two options below:

- a. At least fifty percent of the area of the landscaped buffer shall be planted with grass. Any remaining area that is not grass shall include at least 50 percent live plant material coverage, not including tree canopies. Artificial turf that meets the standards in Section 7-2-127 may be used in lieu of grass and shall not exceed 50% of the area.
- b. Seventy-five percent live plant material coverage, not including tree canopies, with a combination of deciduous and evergreen plant material and at least two Mineral Ground Cover or Mulch varieties provided throughout the area. Twenty-five percent of the plants must be a minimum of 5 gallon.

Staff Alternatives:

1. Approval. The ordinance should be approved as proposed by Staff.
2. Continuance.

Discussion: Jody Knapp presented. There were no questions or concerns.

Motion: Commissioner Porter motioned to approve ZT-1-2025. Commissioner Woodruff seconded. A voice vote was taken and all members voted in favor of the motion.

UNANIMOUS—ZT-1-2025--APPROVED

West Valley has specific landscaping standards along major streets and we are considering an amendment to these standards. Does YOUR CITY have specific landscaping requirements along major streets? If yes, where are those standards found in your code? Is there any place in your code where grass or artificial turf are the only options for landscaping?

Ogden, they don't have specific plant requirements for major streets. They have a special tree grate requirement, that's all. I did learn that for any commercial zone, they have a 15% maximum amount of lawn that is allowed on the site.

Provo: They do not allow artificial turf any longer. I asked why and the planner said they create hot islands and they would rather discourage that as opposed to perpetuating the problem of heat islands.

As for High Image LS – they have what are called “Design Corridors” – when I read the ordinance – which is rather lengthy, the corridors take into account so much more than just landscaping. Existing conditions, Qualities of the block, Building materials, etc. Since they have a fair amount of historical buildings, that makes sense. They do encourage LS and Xeriscaping and do allow turf. The common number I read was 40% of the site. The number was not a hard and fast 40% turf but a combination of that material with other water conserving materials for an overall percentage of 40.

Layton. I spoke with Kem Weber and he gave me some information regarding major arterial landscaping. They encouraged waterwise landscaping along with rock/mulch, etc. His computer was down but gave me their code of section 19-16-090 as reference. He also mentioned that 5 years ago, there was discussion about artificial turf but the decision was NO Turf.

South Jordan

- They follow the standards set forth by the Jordan Valley water conservation district.
- They do not allow grass/sod to be installed on any new commercial properties. With that though, they do not require removal of any existing grass on any previously developed sites.
- Their landscaping requirements primarily consist of ground-cover/live plant mixture.
- Artificial turf may be installed, but conditional use approval must be obtained.

Here is a link to some of their landscaping standards - [16.30 0.040](https://southjordan.municipalcodeonline.com/16.30.0.040).
[\[southjordan.municipalcodeonline.com\]](https://southjordan.municipalcodeonline.com/)

West Jordan:

No specific major street code

General Code is in 13-13:

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_ut/0-0-0-51761

Limit lawn to 20% max.

Also have specific parkstrip requirements.

Orem:

They are a bit more all over the place

They have a State Street Code: 22-8-8-B

They are no longer implementing flip-your-strip and prefer green but do not have any specific lawn/turf minimums or maximums.

They count artificial turf as non-living.

22-14-13(c) General Landscaping: <https://online.encodeplus.com/regs/ore-ut/doc-viewer.aspx#secid-2168>

Taylorsville has general standards for park strip landscaping, see [§13.25.010 \[codelibrary.amlegal.com\]](#). These standards were updated in 2023 to reflect the JVVCD and state criteria regarding the use of sod/grass in park strips. Those updates also included limitations on the use of sod for both residential and nonresidential development. Taylorsville also has standards for installing decorative masonry walls along arterial and collector streets as part of a subdivision, those standards can be found in [§13.28.090 \[codelibrary.amlegal.com\]](#).

ZT-1-2025

- Applicant: West Valley City
- Request: An amendment to Chapter 7-10 of the zoning ordinance which addresses standards for landscaping along high image arterial streets. This change would provide landscape alternatives in addition to lawn and artificial turf.
- Staff: Jody Knapp

7-10-101. PURPOSE.



The purpose of this Chapter is to establish Landscaping standards designed to enhance the aesthetic perception of West Valley City by improving the visual image of those Streets which serve as primary access points into and through the City.

7-10-102. APPLICABILITY.



The requirements of this Chapter shall apply to all properties with Frontage on the following High-Image Arterial Streets (“High-Image Arterials”):

- (1) 3500-3300 South (SR 171) from 7200 West to 2700 West;

(2) 5600 West (SR 172) from 3100 South to the City’s south border;

(3) 2700 South (Parkway Blvd and Lake Park Blvd);

(4) 2100 South Freeway (SR 201), including the north and south Frontage roads;

(5) Bangerter Highway (SR 154);

(6) I-215 Freeway;

(7) Mountain View Corridor (SR 85);

(8) 4100-3900 South;

(9) 4700 South;

(10) 3100 South;

(11) 3200 West;

(12) 3600 West;

(13) 2700 West;

(14) 5400 South (SR 173); and

(15) 6200 South.

Conserve Smartly:

- Plants do require more water than rock or concrete, but with the switch from overhead spray to drip irrigation, the reduction of lawn, and the incorporation of native, or adapted, waterwise plants, we will see mass amounts of water being saved without going to an extreme. Adding plants to our landscapes and cities makes them more livable and enjoyable now, while also allowing us to invest in their future health.

The Urban Heat Island Effect

- Incorporating plants into urban and residential landscapes reduces temperatures, saves energy and money on cooling expenses, and improves outdoor comfort during heat extremes.

Water Filtration

- Plant roots can filter out those contaminants as the water travels through the soil, making for cleaner groundwater. Urban plants play a vital role in keeping our water system clean.

Beautification, Popularity, and City Ordinances

- Beautifying our streets is a major priority for most cities and homeowners. Having plants in our neighborhoods and urban environments helps to boost mood, improve well-being, and reduce stress. It also helps to improve curb appeal and property values. Studies have shown that street trees may even reduce crime by 12%!

Soil Stabilization

- Ensuring soil stability is critical for ensuring long-term soil health and preventing water and wind erosion.

Wildlife Habitat

- Rather than removing non-native and high-water use plants and replacing them with hardscape, replace them with native, or adapted, waterwise plants to encourage a healthy habitat.

<https://conservationgardenpark.org/blog/687/why-plants-matter>

WHY PLANTS MATTER

We live in a desert environment so it's crucial we conserve water. A significant way we can save is by limiting lawn and turf in our landscapes. However, removing all plants isn't the objective.



**PLANTS ARE VITAL TO OUR URBAN
COMMUNITIES AND PROVIDE ENDLESS
BENEFITS TO THE ECOSYSTEM AND
OUR WELL-BEING.**

@CONSERVATIONGARDENPARK



JORDAN VALLEY WATER
DISTRICT



CONSERVATION
GARDEN PARK

Current Text:

(2) Fifty percent of the area of the landscaped buffer shall be planted with grass. Artificial turf that meets the standards in Section [7-2-127](#) may be used in lieu of grass. The remaining 50 percent of the area shall include at least 50 percent live plant material and may include specialty paving, Street furniture, and outdoor seating areas. There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer.

Proposed Text:

(2) There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer as well as one of the following two options below:

a. At least fifty percent of the area of the landscaped buffer shall be planted with grass. Any remaining area that is not grass shall include at least 50 percent live plant material coverage, not including tree canopies. Artificial turf that meets the standards in Section [7-2-127](#) may be used in lieu of grass and shall not exceed 50% of the area.

b. Seventy-five percent live plant material coverage, not including tree canopies, with a combination of deciduous and evergreen plant material and at least two Mineral Ground Cover or Mulch varieties provided throughout the area. Twenty-five percent of the plants must be a minimum of 5 gallon.

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

ISSUE:

Application: GPZ-8-2024
Applicant: DAI
Location: 2996 South Redwood Road
Size: 2.48 acres

SYNOPSIS:

A General Plan change from Commercial/Light Manufacturing to Medium Density Residential (7 to 12 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to RM (Multiple Unit Dwelling Residential).

BACKGROUND:

The applicant is proposing to demolish the two existing homes on the property and construct a 26-unit, two-story rental townhome development with front-loaded garages. The applicant’s original proposal included 49 units which were potentially possible through the use of the 2-acre Rocky Mountain Power owned parcel to the north for access, parking, and recreation space. However, the applicant was unsuccessful in obtaining ownership or a perpetual easement from Rocky Mountain Power, so the project was scaled back to the property the applicant has under contract. The proposed density of the project (excluding the Rocky Mountain Power property) is 10.4 units/acre. All units include 3-bedrooms and two-car garages. All garages have driveways that are deep enough to park in. By way of background, DAI developed the H2O Lofts project at 2864 S Decker Lake Dr. The townhomes proposed on the subject property are similar to those at the H2O Lofts project. The following points are provided for reference:

- There are eight developed or approved townhome developments that front or have access on Redwood Road.
- As part of the City’s General Plan update effort, staff discussed this property, along with other properties along Redwood Road, with both the Planning Commission and City Council. Both the Planning Commission and City Council indicated that they were supportive of townhomes at this location.
- Redwood Road is currently a 7-lane arterial street that is serviced by UTA bus route 217.
- Average annual daily traffic (AADT) on this segment of Redwood Road was 26,000 in 2023. A 7-lane arterial can handle a traffic volume of 40,000 at a level of service (LOS) C and 46,000 at a LOS D.

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: 1/30/2025
Date Adopted: _____
Effective Date: _____

AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM COMMERCIAL/LIGHT MANUFACTURING TO MEDIUM DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT 2996 SOUTH REDWOOD ROAD ON 2.48 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-8-2024, filed by DAI, and located at 2996 South Redwood Road within West Valley City, is hereby amended by reclassifying the following described property from Commercial/Light Manufacturing to Medium Density Residential. Said property is more particularly described as follows:

Parcel #: 15-27-176-023

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 _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: 1/30/2025
Date Adopted: _____
Effective Date: _____

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2996 SOUTH REDWOOD ROAD ON 2.48 ACRES FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL).

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zone 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. ZONING CHANGE.

The property described in Application #GPZ-8-2024, filed by DAI, and located at 2996 South Redwood Road within West Valley City, is hereby amended by reclassifying the following described property from zone A to RM. Said property is more particularly described as follows:

Parcel #: 15-27-176-023

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 _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

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

ISSUE:

A resolution authorizing the City to enter into a development agreement with DAI Partners, LLC.

SYNOPSIS:

This resolution authorizes a development agreement between the City and DAI Partners, LLC to establish standards for a residential development at 2996 South Redwood Road.

BACKGROUND:

DAI has submitted a General Plan/zone change application (GPZ-8-2024) on 2.48 acres to change the General Plan from Commercial/Light Manufacturing to Medium Density Residential and a zone change from A (Agriculture, Minimum Lot Size ½ Acre) to RM (Multiple Unit Dwelling Residential). The Planning Commission recommended approval of the zone change subject to a development agreement.

The proposed development agreement addresses five topics: dwelling unit count and sizes, architecture, landscaping, interior finishes/features, project amenities, and management.

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 DAI PARTNERS, LLC
FOR APPROXIMATELY 2.48 ACRES OF PROPERTY LOCATED
AT APPROXIMATELY 2996 S REDWOOD ROAD.**

WHEREAS, DAI Partners, LLC (herein “Developer”) owns real property within the limits of West Valley City, Utah, on which it proposes to build an industrial development (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 is 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 Manager and the City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2025.

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 DAI Partners, LLC, a Utah limited liability company, (herein “Developer”) for the land to be included in or affected by the project located at approximately 2996 South Redwood Road 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 2.48 acres of real property located at approximately 2996 South Redwood Road 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", "B", "C" and "D" 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: DAI Partners, LLC
Attn: Joe Salisbury
14034 South 145 East, Suite 204
Draper, Utah 84020

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 DAI Partners, 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 #15-27-176-023

BEGINNING NORTH 0°13'10" WEST 733 FEET & SOUTH 89°55' W 53.6 FEET FROM CENTER SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SLM; SOUTH 89°55' WEST 605.2 FEET; NORTH 0°03'10" WEST 177.91 FEET; NORTH 89°44'50" EAST 605.2 FEET; SOUTH 0°03'10" EAST 179.70 FEET TO BEGINNING. 2.48 ACRES

EXHIBIT B: DEVELOPMENT STANDARDS

Number and Size of Units

1. The maximum number of units shall be 26.
2. The minimum unit size shall be 1,435 finished square feet above grade (excluding the garage) with 544 square feet in an unfinished basement.

Architecture

3. All buildings shall be constructed substantially like the renderings and elevations in Exhibit C. All of the requirements in the Other Standards section below shall be met. This means that the proposed buildings may need to be revised as part of the site plan approval process.
4. At least 2 different exterior color schemes shall be used throughout the community.
5. The minimum roof pitch shall be 3/12.
6. All exterior columns shall be at least 6 inches wide.
7. Fascia shall be a minimum of 6 inches tall.
8. Each townhome unit shall have a 2-car garage.
9. Lighting shall be installed above or on both sides of all garages.
10. Each unit shall have a minimum of two soffit lights.

Interior Finishes/Features

11. All garages shall be wired for a level 2 (240 volt) electric vehicle charging station.
12. All buildings shall have 9' ceilings on all main floors.
13. Solid surface countertops shall be used in all kitchens and bathrooms.
14. Smart Home technology that can be controlled by a tenant's phone shall be provided in all units and include smart light switches, a programmable smart thermostat, and a smart door lock.
15. The minimum furnace efficiency rating for all units shall be 96%.
16. Luxury Vinyl Plank (LVP) flooring shall be used in all spaces except bedrooms, hallways, closets, and stairs.
17. All toilets shall be low-flow toilets.

Project Amenities

18. In addition to the parking within garages, a minimum of 19 surface parking spaces shall be provided and a minimum of 52 driveway parking spaces shall be provided.
19. An entry feature shall be provided at each entrance along Redwood Road. The details of the entry features shall be determined during the site plan approval process.
20. The Redwood Road streetscape improvements required in Section 7-10-204 of the City's Zoning Ordinance shall be installed across the frontage of the Property.
21. The following amenities shall be provided: a pickleball court and an outdoor fire pit/fireplace.
22. At least one security camera shall be provided in parking and amenity area.

Management

23. The Project shall be managed in accordance with the management standards in Exhibit D.

Other Standards

PEDESTRIAN ACCESS AND CIRCULATION.

The Developer shall submit a detailed pedestrian circulation plan with all Development applications that demonstrates compliance with the following guidelines and standards:

- (1) *Required pedestrian connections.* An on-site system of pedestrian walkways shall be designed to provide direct access and connections to and between the following:
 - a. The primary Entrance or Entrances to each residential Building, including clubhouses where applicable;
 - b. Any Sidewalks or walkways on adjacent properties that extend to the boundaries shared with the residential Development;
 - c. Any public Sidewalk system along the perimeter Streets adjacent to the residential Development;
 - d. Where applicable, adjacent Uses and Developments, including but not limited to adjacent residential Developments, Shopping Centers, office Buildings, or Restaurants; and
 - e. Where applicable, any adjacent Public Park, greenway, trail network, or other public or civic Use including but not limited to schools, places of worship, public recreational facilities, or government offices.
- (2) *Pedestrian connections from Buildings to parking areas and amenities.* In addition to the connections required above, on-site pedestrian walkways shall connect each primary Entrance(s) of residential Buildings to:
 - a. All parking areas or Parking Structures that serve such Buildings;
 - b. Site amenities or Gathering Places; and
 - c. *Transit stops and transit stations.* UTA shall be contacted by the Developer during the design process to identify existing and potential transit stops. These stops shall be incorporated into the Landscaping and circulation plans for the site. When recommended by City staff and UTA staff, a concrete pad shall be included for future transit stop improvements. The pad will measure a minimum of 6' x 20' with a minimum thickness of 8". All ADA requirements shall be met as part of the design.
- (3) *Walkways Along Buildings.* Continuous pedestrian walkways no less than four feet (4') wide shall be provided along any Façade featuring an Entrance and along any Façade abutting resident or visitor parking areas. Pedestrian circulation shall not be obstructed.
- (4) *Walkways Through Vehicle Areas.* At each point that the on-site pedestrian walkway system crosses a Parking Lot or internal Street or driveway, the walkway or crosswalk shall be clearly marked through the use of a change in elevation or paving materials distinguished by their color, texture, or height. A walkway through the Parking Lot connecting to a walkway(s) along an adjoining Building(s) shall be required and include a four feet (4') minimum Sidewalk and planting areas for a combined minimum width of nine (9) feet. The Planning Commission may consider a shared walkway through parking areas on two adjoining parcels.

(5) *Bicycle Racks.*

- a. Bicycle parking shall be provided at a ratio of one (1) space for every twenty (20) Dwelling Units.
- b. Bicycle parking shall not be located where it will obstruct pedestrian movement and circulation. It shall be located at a maximum distance of one-hundred (100) feet of a central Building Entrance or at least as close as the closest automobile space, excluding handicapped Parking Spaces.
- c. All bicycle racks, lockers, or other facilities shall be securely anchored to the ground or to the Structure.

GENERAL REQUIREMENTS.

All Developments with multi-unit residential Buildings shall meet the following standards:

- (1) Except for stairways leading to the first level of a Building, exterior stairways shall only be used on Secondary Façades to access decks on the second level of the Building.
- (2) Off-Street parking areas shall not comprise more than 50 percent of the elements along a Development's Street Frontage.
- (3) All Façades of a Building shall be built with consistent architectural style, detail and trim features of the Primary Façade. Accessory Buildings such as clubhouses and garages shall be built with similar colors, materials and architectural features as the multi-unit residential Buildings within the same Development.
- (4) In residential Developments with more than four Buildings with Dwelling Units, the architectural features shall vary between Buildings using different treatments and/or other Building variations as determined by the Planning Commission.
- (5) All mechanical equipment shall be screened from view through the use of solid visual barrier fencing or Landscaping. Screening of utility meters is encouraged.
- (6) Trash dumpsters shall be completely screened from surrounding properties by use of a concrete or masonry wall or shall be enclosed within a Building. Trash dumpsters shall be located at least 20 feet from any adjacent residential property line and at least 20 feet from any Dwelling Unit.
- (7) All multi-unit residential Developments shall include washer and dryer hook-ups for each Dwelling Unit .
- (8) Each Dwelling Unit shall have its own kitchen and bathroom.
- (9) Each Dwelling Unit shall have its own patio or balcony of at least 60 square feet. Patios and balconies shall be kept neat and orderly at all times. Nothing shall be kept, stored, or left on balconies except for patio furniture that is designed and constructed for outdoor use and living and well maintained potted plants. Patio furniture may include tables and chairs and must be constructed primarily of metal, glass, or wood. Patio furniture primarily constructed of plastic, resin, or similar materials is not permitted. Sunshades and hanging fabrics are not permitted. Bathing suits, brooms, mops, rugs, clothing, towels, or similar materials may not be hung on balconies.

BUILDING MATERIALS.

All multi-unit residential Building exteriors shall be brick and fiber cement siding. Wood and vinyl may be used as trim, soffits and/or accent materials only.

ASSESSMENT OF RELIEF, WINDOW, AND DESIGN TREATMENTS.

A Building relief treatment, window treatment or Building design treatment from the following three sections shall only be counted once when assessing compliance with the minimum number of treatments required.

BUILDING RELIEF TREATMENTS.

In order to prevent blank or plain walls with little or no relief, and to ensure excellence in architecture and design, Primary Façades shall include at least two of the following relief treatments. Two different relief treatments shall be utilized at least once per Dwelling Unit. Secondary Façades shall include at least one of the following relief treatments utilized at least once per two Dwelling Units, or once for a Secondary Façade with only one Dwelling Unit.

- (1) Bay windows
- (2) Box windows
- (3) Building offsets or projections with a minimum depth of 2' and a minimum width of 4'
- (4) Balconies, covered porches or prominent covered entryway
- (5) Any other treatment that, at the discretion of the Planning Commission, meets the intent of this Section.

WINDOW TREATMENTS.

Primary Façades shall include at least three of the following window treatments with at least two window treatments per window. All other Façades shall utilize at least two of the following window treatments, with at least one window treatment per window.

- (1) Varying the size and/or style of windows
- (2) Windows sills
- (3) Window grids
- (4) Window trim
- (5) Window headers
- (6) Window railing
- (7) Shutters
- (8) Any other treatment that, at the discretion of the Planning Commission, meets the intent of this Section.

BUILDING DESIGN TREATMENTS.

Primary Façades shall include at least two of the following Building design treatments.

Secondary Façades shall include at least one of the following Building design treatments.

- (1) Ornamental details such as Quoins, Knee Braces and exposed joists
- (2) A change of material applied to at least 20% of the Façade
- (3) A change of color applied to at least 20% of the Façade
- (4) Decorative Parapet
- (5) Architectural Banding
- (6) Cornice other than that at the top of the Building
- (7) A change of pattern applied to at least 20% of the Façade (Example: changing brick work from face brick to a Soldier Course or Basket Weave Brick Pattern.)
- (8) A distinguished upper floor for Buildings with at least four floors
- (9) Any other treatment that, at the discretion of the Planning Commission, meets the intent of this Section.

GARAGE TREATMENTS.

- (1) No more than 50% of the first floor of the Primary Façade shall be devoted to garage doors or Carports. This percentage may be increased to a maximum of 60% for garage doors if: windows are used in the garage doors, the garages are recessed at least two feet from the rest of the Primary Façade or other enhancements are made to the garage doors. Examples of other enhancements include using decorative wood or breaking up the mass of two car garage doors by using two separate single car doors or by using panels or other treatments to make the door appear to be divided into two sections.
- (2) The color of garage doors shall be coordinated with the primary colors of the Buildings they serve.

ROOF TREATMENTS.

- (1) There shall be at least one roof articulation per Dwelling Unit. Roof articulation shall be achieved by changes in plane and/or the use of traditional roof forms such as gables, hips and dormers. Vertical or horizontal roof articulation is required on all primary and Secondary Façades with pitched roofs.
- (2) Roof mounted air conditioning units are prohibited on pitched roofs. Roof mounted air conditioning units are allowed on flat roofs if a Parapet wall is provided to screen the units.
- (3) Gable ends must have a minimum 6-inch overhang at the eaves.
- (4) Where asphalt shingles are proposed as roofing materials on pitched roofs, laminated architectural shingles shall be used.

FENCING.

Within the required setback along any property side adjacent to a Minor Street or Collector Street, solid visual barrier fencing cannot exceed two feet in height. Where a solid visual barrier Fence over two feet in height is installed along a Major or Minor Arterial, the Fence must be setback at least ten feet from the public Sidewalk to allow space for Landscaping. The materials and design of a solid visual barrier Fence which is over two feet in height and placed within the required setback along a Major or Minor Arterial are subject to review by the Planning Commission to ensure compatibility with neighboring Uses.

EXHIBIT C: BUILDING RENDERINGS AND ELEVATIONS



pk Think Architecture
1000 West Valley Parkway, Suite 100
West Valley City, UT 84115
801.963.1000
www.pkthink.com

H2O EAST
WEST VALLEY CITY, UTAH

FRONT LOAN #1EX
D205
24 APR 2023

EXHIBIT D: MANAGEMENT STANDARDS

The Developer shall either retain a professional property manager approved by the City or manage the property itself, with the Developer being ultimately responsible to ensure that the property is managed in accordance with the following standards:

1. Sidewalks, steps, entrance halls, walkways, and stairs shall not be obstructed or used for any purpose other than ingress or egress, including but not limited to storage.
2. Weekly inspections of the site and common areas shall be performed by management.
3. Annual inspections of each apartment unit shall be performed by management.
4. Following inspections, property manager shall take action to remedy any violations of the West Valley City Municipal Code or this Agreement within 48 hours, unless otherwise agreed by the City.
5. Management shall perform resident visits at least annually where each resident receives personal contact from management.
6. The property manager shall obtain and maintain a West Valley City business license.
7. The property manager shall ensure that initial leases are for a minimum term of one year.
8. The property manager shall maintain the property in accordance with City ordinances and the provisions of this Agreement.
9. The property manager shall conduct a criminal background check on all prospective tenants. Tenants with a criminal conviction described in 42 U.S.C. § 3607(b)(4) or any successor statute shall not be permitted. Tenants with a sex offense conviction, a felony conviction in the last five years, a domestic violence conviction in the last five years, or any violent criminal conviction in the last three years shall not be permitted. Tenants with criminal history as identified above, will be allowed a due process time to dispute the results. This does not mean residence will be approved.
10. The property manager shall screen all applicants over the age of 18 for:
 - a. A demonstrated ability to pay rent on time.
 - b. A demonstrated ability to comply with the terms of a lease/rental agreement.
 - c. Favorable current and/or former rental history: Endorsement from a minimum of two (2) landlords is preferred. Inquiries will address rental history regarding on-time payment of rent and utilities, history of violations of the lease and house rules, history of disruptive behavior and/or interference with the management of the property, history of evictions, unlawful detainers, history of housekeeping habits, and other history of applicable tenant/landlord relationship criteria.
 - d. Credit references

11. The property manager shall take prompt action against tenants materially violating the lease rules or participating in or causing a violation of the West Valley City Municipal Code or this Agreement.
12. Upon request, the property manager shall provide the City with any documentation reasonably required by the City to demonstrate compliance with City ordinances or this Agreement.
13. Patios and balconies are to be kept neat and orderly at all times. Nothing shall be kept, stored, or left on balconies except for patio furniture that is designed and constructed for outdoor use and living and well maintained potted plants. Sunshades and hanging fabrics are not permitted. Bathing suits, brooms, mops, rugs, clothing, towels, or similar materials may not be hung on balconies. Patio furniture on the front porches along Decker Lake Drive must be approved by management.
14. The use or storage of charcoal burners, liquid petroleum, gas fueled, or other open flame cooking devices is prohibited inside apartments and on patios and balconies.
15. All landscaping must be maintained in accordance with the West Valley City Municipal Code and landscaping plans submitted to the City as part of this Agreement and any other land use approvals. All landscaping must be weed and litter free.
16. All parking areas must be well maintained, free of potholes, and free of litter.
17. Smoking is not permitted on any part of the Property.
18. Residents committing illegal acts or causing nuisances shall be removed from the Property.
19. Only those persons listed as residents in the lease agreement shall be permitted to live in any unit.
20. No items shall be hung in windows except for curtains and blinds. Blankets, sheets, towels, sunshades, aluminum foil, and similar items are not permitted in windows.
21. All parking shall be made available free of charge.

December 16, 2024

West Valley General Plan & Zoning Amendment Application

DAI (applicant)

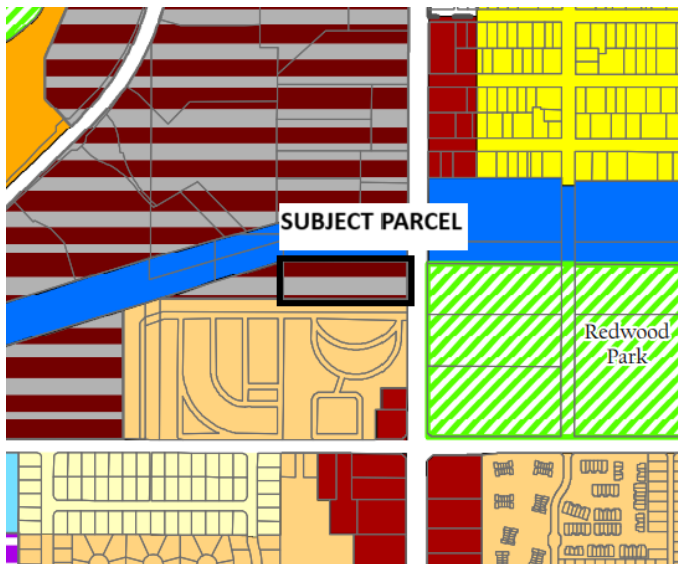
Subject Property: 2.48 ac

2996 S Redwood Road,

West Valley, UT 84119

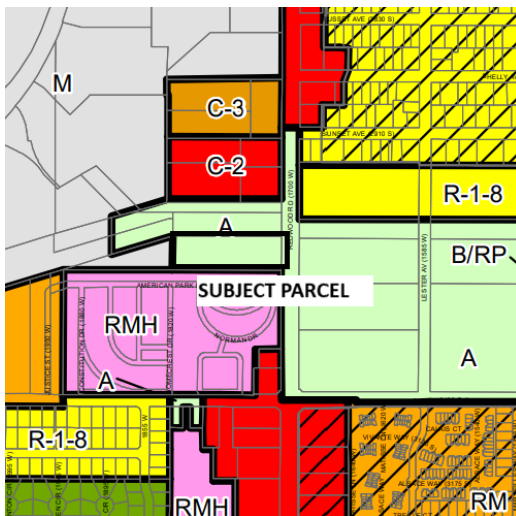
1. What is the current West Valley City General Plan classification?

Commercial/Light Manufacturing



2. What is the current West Valley City Zoning classification?

Agricultural



3. What is the requested General Plan classification?

Medium Density Residential

4. What is the requested Zoning classification?

RM Zone (Multiple Unit Dwelling Residential)

5. For what reason(s) do you suggest the change?

DAI is seeking a zone amendment to help revitalize a property that is under utilized and is aging. This parcel is nestled between the power corridor and an existing mobile home park zone. It is a 2.5-acre property along Redwood Road and within ½ mile of the Decker Lake railway station. It has also been identified by staff and council for a residential use because of these existing factors. This location is part of the Redwood Road Opportunity Area. This requested map and zone change would allow for meeting the goal of additional residential development along Redwood Road along future Bus Rapid Transit BRT and near light rail.

The power corridor acts as a natural buffer between land uses. That power corridor can be used and improved by a developer as a connection to transit, work, neighborhoods and natural open spaces that already exist in the area. The recreation center is just a short walk up Redwood Road for even more opportunity for activity and community connections. Support of the general plan and zoning change would be inline with the vision of West Valley city.

We believe that our development concept request supports several goal statements made in the current West Valley City General Plan. Those are:

- 3.29 Goal: Promote better maintenance of neglected properties.



New development in this location will clean up the street frontage. Add lighting to a residential area with new townhomes that are oriented with front doors greeting the street. Professionally maintained landscape and exteriors will ensure that yard spaces, building and park spaces are always well kept, neat and clean.

- 5.1 Goal: Promote a more urban environment along certain major corridors and at light rail stops.

5.1.1 Action: Develop ordinances that encourage higher intensity, more urban development along Redwood Road, 3500 South east of Mountain View Corridor, the Hunter Town Center area and near LRT stops with design standards geared toward urban development

- 5.3 Goal: Promote high quality development, reinvestment and redevelopment along commercial major corridors and near light rail stations.

5.3.1 Action: Develop small area plans as time and resources permit for specific corridors or other areas in the City where specific design standards are desired.

- 7.3 Goal: Create a more balanced mix of rental product by encouraging Class A units in larger developments near transit stations.

7.3.1 Action: When considering rezone requests for high density residential development, the proximity to transit, the size of the project and the proposed level of quality (i.e. exterior and interior finishes and amenities) should be primary factors for evaluation along with other site specific considerations.

These goals will be supported in this location by using similar products to the townhomes that were recently completed by DAI in our H2O Lofts townhomes adjacent to Decker Lake. These homes are modern in both livability and architecture. They have been very well received by the market. As a townhome rental developer we are thoughtful and responsible in the use of high quality materials for construction. We require exterior maintenance and upkeep on a regular basis.



Statement from the general plan..... future development should be encouraged to be integrated with surrounding development, and with the street, to optimize not only the BRT potential, but also to promote walkability.

While this is a small development parcel support of the general plan change and zone will make a big difference in following the criteria in the general plan and help to realize the visions and goals set. The project is within walking distance of our recently completed H2O Lofts townhomes property. This would allow for shared access to a highly amenitized site which would benefit both locations. Besides supporting the above listed goals, approval of the amendment requests would also support the vision in 7-3 of the general plan document which states, “West Valley City should continue to maintain its diverse mix of housing for people of different ages, incomes, and ethnicities.”

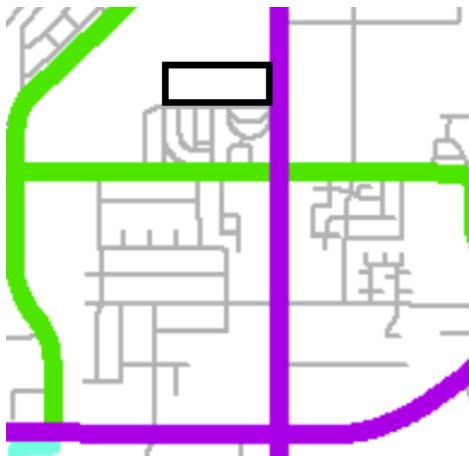
All public facilities are available and currently accessible at this location. The project location allows for walkability to schools, dining, shopping, entertainment, work and play with Decker Lake park as a beautiful natural open space. While DAI would need to confirm plans with staff and make any needed improvements to support this request for zone change regarding underground utilities it is not anticipated that there would be any limitations imposed on the existing systems. As mentioned, there is walkability to recreation, entertainment and Redwood Elementary is only ½ mile north. The demographic for this location will cover many categories from our aging parents to young family’s,

couples and single professionals. We don't believe that this project would significantly alter the transportation in the area. We would be improving frontage, cleaning up an aging area, and adding landscaping to an unused power corridor with frontage on a high volume roadway in the city. We believe all of this work would have a positive effect on the neighborhood in the area of the city. As shown in the below table the impact of the request on the neighboring parcels would be minimal, if any. The proposed a change in density matches the parcel immediately south. The West parcel in the general plan is designated for commercial is use, but is currently used as RV storage for the RMH development.

Adjacent land uses

<u>General Plan Designation</u>	<u>Zoning Designation</u>
North – Public/Private Utility	North – A (Agricultural)
East – Parks & Open Space Existing	East – A (Agricultural)
South – Medium Density Residential	South - RMH (residential mobile home)
West – Commercial/Light Manufacturing	West – M (Manufacturing)

We are requesting that the city grant an RM zone. The current general plan requires that to grant this RM request two criteria be met: (1) have access and (2) Frontage on a Street with ROW width 100ft . Your city transportation plan for the area, shown below, shows that our location fulfills both. Redwood is listed as a 115 foot right of way shown in purple on the map.



6. What is the estimated development schedule?

DAI would foresee that this development would be under construction in the fall of 2025 with Occupancy for the homes in late spring of 2026.

MINUTES OF PLANNING COMMISSION PUBLIC HEARING JANUARY 29, 2025

THE PLANNING COMMISSION MEETING MET IN REGULAR SESSION ON WEDNESDAY, JANUARY 29, 2025 AT 4:00 PM IN COUNCIL CHAMBERS WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY CHAIR MATTHEW LOVATO.

THE FOLLOWING MEMBERS WERE PRESENT:

Mathew Lovato, Chair
Martel Winters, Commissioner
Darrick Porter, Commissioner
Nancy Drozdek, Commissioner
Renee Layton, Commissioner
Rob Durfee, Commissioner

PLANNING DIVISION STAFF PRESENT:

Steve Pastorik, CED Director
Brock Anderson, P&Z Senior Planner
Jody Knapp, P&Z Zoning Administrator
Steve Lehman, P&Z Planning Manager
Julie Davis, P&Z Administrative Assistant

LEGAL DEPARTMENT:

Brandon Hill, Assistant City Attorney

PRESENTATIONS:

- 1) Petition by DAI requesting a General Plan change from Commercial/Light Manufacturing to Medium Density Residential (7 to 12 units/acre) and a zone change from A (Agricultural, minimum lot size ½ acre) to RM (Multiple Unit Dwelling Residential). The property is located at 2996 South Redwood Road on 2.48 acres. Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov.**

This application was continued at the applicant's request during the Planning Commission meeting on January 15th.

Joe Salisbury and Krisel Travis with DAI have submitted a General Plan/zone change application for a 2.48-acre parcel located at 2996 S Redwood Road. The property is currently zoned A (Agriculture, minimum lot size ½ acre) with a General Plan designation of Commercial/Light Manufacturing. The proposed zone is RM (Multiple Unit Dwelling Residential) and the proposed General Plan designation is Medium Density Residential (7 to 12 units/acre).

Surrounding zones include A to the north and east, RMH (Residential Mobile Home) to the south, and M (Manufacturing) to the west. Neighboring uses include a power transmission corridor to the north, the County owned Redwood Recreation Center Park to the east, and the American Heritage mobile home park to the south and west. The property includes two homes

that, according to the Salt Lake County Assessor, were built in 1937.

The applicant is proposing to demolish the two existing homes and construct a 49-unit, two-story, rental townhome development. The applicant's proposal includes the use of the 2.01-acre Rocky Mountain Power owned parcel to the north for access, parking, and recreation space. The proposed density of the project including the Rocky Mountain Power property is 10.9 units/acre. The units within the building closest to Redwood Road face Redwood Road and include rear-loaded garages. All other units have front-loaded garages. There are 31 3-bedroom units and 18 2-bedroom units. Each 3-bedroom unit includes a 2-car garage and each 2-bedroom unit includes a 1-car garage. All garages have driveways that are deep enough to park in. The attached concept plan and application materials from the applicant provide details on and support for the proposed project.

By way of background, DAI developed the H2O Lofts project at 2864 S Decker Lake Dr. The townhomes proposed on the subject property are similar to those at the H2O Lofts project.

In reviewing this application, staff suggests that there are two primary questions to answer:

1. Is this the right location for a townhome development?
2. Assuming the location is appropriate, does the quality of the project further City goals?

These two questions are explored below.

Is this the right location for a townhome development?

According to the City's zoning ordinance, zone changes to the RM zone can only be considered by the City if the following four conditions are met:

1. For properties without existing Structures which are proposed to be developed, the property must be a minimum of one acre and the Density must not exceed 12 units per acre. For properties with existing Structures proposed to be redeveloped, the property must be a minimum of 20,000 square feet and the Density must not exceed 20 units per acre. For properties that are west of Redwood Road and within one-half mile of the West Valley Central light rail station, the Decker Lake light rail station or the Redwood Junction light rail station, the Density may exceed 20 units per acre;
2. The property shall meet any one of the following four requirements: (i) have access and Frontage on a Street with a planned Right-of-way width of at least 80 feet (for properties under two acres) or 100 feet (for properties two acres or larger) as indicated on the Major Street Plan; (ii) be adjacent to existing multifamily residential development on two sides; or (iii) be located west of Redwood Road and within one-half mile of the West Valley Central light rail station, the Decker Lake light rail station, or the Redwood Junction light rail station; or (iv) if the property is vacant, was vacant as of January 19, 2021, will be an exempt housing development under 24 CFR 100.304 or successor regulation with a density no greater than seven units per acre, and have access and Frontage on a Street with a planned Right-of-way width of at least 80 feet;

3. A Development Agreement must be proposed with the zone change application that addresses Dwelling Unit sizes, exterior materials, architecture, Landscaping, and project Amenities; and
4. A traffic impact study prepared by a registered traffic engineer is required for projects with 100 or more Dwelling Units.

This application meets the first condition in that the property has existing structures, is over 20,000 square feet in area, and has a proposed density below 20 units/acre. For the second condition, the subject property has access and frontage on Redwood Road, which has a planned right-of-way width over 100'. On the third condition, the applicant has proposed development agreement standards and those standards are addressed later in this report. The fourth condition does not apply because the project is under 100 units.

While the property is eligible for RM zoning, the City may still deny requests for RM zoning.

The points below may help the Commission answer the first question.

- There are eight developed or approved townhome developments that front or have access on Redwood Road.
- As part of the City's General Plan update effort, staff discussed this property, along with other properties along Redwood Road, with both the Planning Commission and City Council. Both the Planning Commission and City Council indicated that they were supportive of townhomes at this location.
- Redwood Road is currently a 7-lane arterial street that is serviced by UTA bus route 217.
- Average annual daily traffic (AADT) on this segment of Redwood Road was 26,000 in 2023. A 7-lane arterial can handle a traffic volume of 40,000 at a level of service (LOS) C and 46,000 at a LOS D.

Does the quality of the project further City goals?

City Code requires requests for the RM zone to be accompanied by a development agreement proposal that addresses dwelling unit sizes, exterior materials, architecture, landscaping and project amenities. These items, along with other considerations, are addressed below.

Dwelling Unit Sizes

In the zoning ordinance, the minimum unit sizes for townhomes are 1,100 square feet for 2-bedroom units and 1,400 square feet for 3-bedroom units. The front-loaded 3-bedroom units are 1,452 finished square feet with 544 square feet in an unfinished basement. The rear-loaded 3-bedroom units are 1,486 square feet with 513 square feet in an unfinished basement. The front-loaded 2-bedroom units are 1,021 finished square feet with 360 square feet in an unfinished basement.

Exterior Materials

For materials, the City's multi-unit residential design standards state: "All multi-unit residential Building exteriors shall be brick, stucco, stone, tile, metal panels or fiber cement siding. With the

exception of brick or stone which may be used on the entire Building exterior, no single material shall comprise more than 60 percent of a Building's exterior. Where stucco, tile, metal panels or fiber cement siding are used, at least 20 percent of the Building's exterior shall be brick or stone. Wood and vinyl may be used as trim, soffits and/or accent materials only."

The applicant is proposing a combination of brick and fiber cement lap siding (horizontal) and board and batten siding (vertical). The exterior of the front-load buildings are 23% brick and the exteriors of the rear-load buildings are 27% brick. While the fiber cement siding exceeds the 60% rule, the applicant is asking for an exception here given the proposed variety in color and mixture of horizontal and vertical application.

Architecture

Based on a preliminary review of the proposed building architecture by staff, the proposed units appear to meet most of the architectural requirements in the City's multi-unit residential design standards. Exceptions include the following:

- The ordinance requires at least 25% of the front façade to be fenestration (i.e. windows). The fenestration on the first submittal for the front-load units was 15.2% of the front. The applicant has since added windows to increase the fenestration to 21.1%. In staff's view, adding additional windows beyond the latest proposal would not, in this case, enhance the front and the latest front elevations meet the intent of the code.
- The ordinance requires the minimum roof pitch for main roofs to be 6:12 and subordinate roofs, such as sheds and dormers, to be 4:12. The applicant is requesting an exception on this requirement similar to what was approved in the H2O Lofts development agreement. The roof pitch of the rear-load buildings with hipped roofs is 4:12. The roof pitch of the front-load buildings varies from 6:12 for the main roof in the front to 3:12 for the main roof in the back and on the sheds.

Landscaping

The ordinance requires a total of 50% landscaping and recreation space. The applicant's concept shows 50.9% with the Rocky Mountain Power property included.

Project Amenities

For a project of this size, the ordinance requires one amenity. The proposed project includes three amenities from the ordinance – a walking/exercise trail, a tot/lot playground, and an outdoor fire pit/fireplace. Interior finishes and amenities match those in the H2O Lofts project and include garages wired for level 2 (240 volt) electric vehicle charging, 9' ceilings, solid surface countertops in all kitchens and bathrooms, smart home technology, minimum furnace efficiency rating of 96%, and vinyl plank flooring.

Given the numerous amenities at H2O Lofts and the relatively small size of the proposed project on the subject property, the applicant is proposing to grant residents of the proposed project access to the amenities at H2O Lofts.

Garages/Parking

The ordinance requires all townhome units to include a 2-car garage. The overall parking requirement for townhomes is 4.75 with 2 in a garage, 2 in a driveway, and an additional 0.75

within the project. All of the 3-bedroom units meet the 4.75 stall requirement. The 2-bedroom units include 2.75 stalls/unit with one in the garage, 1 in the driveway, and 0.75 in surface parking. The applicant is requesting an exception to the garage and parking requirements for the 2-bedroom units because the units are smaller (most of the new townhome units in the City are 3-bedroom units or larger) and the parking requirement for a 2-bedroom apartment is 1.75 stalls/unit.

Pedestrian Accommodations

The ordinance requires pedestrian walkways to and between:

- The primary entrance or entrances to each residential building, including clubhouses where applicable;
- Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the residential development;
- Any public sidewalk system along the perimeter streets adjacent to the residential development;
- Where applicable, adjacent uses and developments, including but not limited to adjacent residential developments, shopping centers, office buildings, or restaurants; and
- Where applicable, any adjacent public park, greenway, trail network, or other public or civic use including but not limited to schools, places of worship, public recreational facilities, or government offices.

The original concept did not include designated pedestrian connections between the front-loaded buildings and the main roadway within the project. However, the latest concept plan has been modified to include walkways along each of the private roads servicing the townhome buildings.

Rocky Mountain Power Property

The project, as proposed, is dependent upon the Rocky Mountain Power property to the north for access to Redwood Road and to meet the parking, landscaping, and recreation space requirements of the ordinance. The applicant is working with Rocky Mountain Power to secure a perpetual easement on this parcel. Staff suggests that the development agreement include a provision that does not allow the issuance of any building permits until the easement is secured.

Another issue related to the Rocky Mountain Power property is the potential for a new road that would connect Decker Lake Drive with Redwood Road. As the Commission may be aware, the City is currently working on station area plans for three of the four light rail stations within the City. As part of this planning effort, the City is exploring the possibility of introducing a new road that would connect Decker Lake Drive at the Big Wave Drive signal (the main entrance to the H2O Lofts) to Redwood Road through the power corridor. Staff has discussed this possibility with the applicant and would like their easement with Rocky Mountain Power to not preclude the possibility of this new road.

Staff Alternatives:

1. Approval. This General Plan/zone change application should be approved subject to a development agreement that incorporates the standards and exceptions proposed by the applicant along with the following additions recommended by staff:
 - a. The developer shall acquire a perpetual easement on the Rocky Mountain Power

property at 2992 South Redwood Road (parcel #15-27-176-006). Building permits for new structures shall not be issued until the property or easement is acquired by the developer.

- b. The easement on the Rocky Mountain Power property shall not preclude the construction of a new road running east to west through the Rocky Mountain Power property.
 - c. The Redwood Road streetscape improvements in Section 7-10-204 shall be installed across the subject property as well as the Rocky Mountain Power property.
 - d. All of the Rocky Mountain Power property shall be improved as a road, parking, amenities, or landscaping. To count toward meeting the minimum landscaping and recreation space requirements of the City's ordinance, new landscaping must be installed to replace whatever is currently on the site.
 - e. If the developer is unsuccessful in acquiring an easement from Rocky Mountain Power, the project may proceed on the subject parcel subject to the following conditions:
 - i. The maximum number of units shall be 27 (10.9 units/acre).
 - ii. The 2-bedroom units shall not exceed 40% of the total units.
 - iii. The minimum amount of parking for each unit shall be the same (4.75 for 3-bedroom units and 2.75 for 2-bedroom units).
 - iv. The number of amenities provided may be decreased from three to two.
2. Continuance. This application should be continued for reasons determined during the public hearing.
 3. Denial. This application should be denied.

Discussion: Steve Pastorik presented. The applicant, Joe Salisbury, was present. Commissioner Durfee asked Steve if the easement isn't granted by Rocky mountain Power would there be enough parking to meet the Code. Steve replied that the developer would have to drop units to meet the parking requirement. Whether they are granted the easement or not, they would have to meet 4.75 stalls for the 3 bedrooms and 2.75 stalls for the 2 bedrooms.

Motion: Commissioner Winters motioned to approve GPZ-8-2024 subject to the 5 conditions in the Staff Report. Commissioner Drozdek seconded. A voice vote was taken and all members voted in favor of the motion.

UNANAMOUS – GPZ-8-2024—APPROVED

MOTION TO ADJOURN:

There being no further business, the West Valley City Planning Commission meeting of Wednesday, January 29, 2025, Commissioner Porter moved to adjourn the meeting at 4:40 PM.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Public Hearing of the West Valley City Planning Commission held, January 29, 2025.

Respectfully submitted,

Julie Davis

Julie Davis, Admin Assistant

GENERAL PLAN/ZONE CHANGE

GPZ-8-2024

- Applicant: DAI
- Request: General Plan change from Commercial/Light Manufacturing to Medium Density Residential, and a zone change from A to RM.
- Location: 2996 S. Redwood Road on 2.48 acres.
- Staff: Steve Pastorik











Redwood Road

2.509 Ac
Required:
OS: 1.25 Ac (50%)

Parking:

Unit Type	Unit Qty	Ratio	Total Sp
3-Bed	26	4.75	124
Total			124

Gross Density

Unit Type	Unit Qty
Total Units	26
Total Acres	2.509 Ac
Gross Density	10.36 Ac

26 Units
Provided:
OS: 1.258 Ac (50.13%)

Parking:

Unit Type	Space Type	Unit Qty	Sp/Unit	Total Sp
3-Bed	Garage	26	2	52
3-Bed	Driveway	26	2	52
n/a	Surface			20
Total				124



The design shown is a conceptual rendering of the proposed development. It is not a final design and is subject to change without notice. The design is for informational purposes only and does not constitute a contract. The design is the property of the architect and is not to be used for any other purpose without the written consent of the architect.

H2O EAST

WEST VALLEY CITY, UTAH



GARAGE TREATMENT PROVIDED

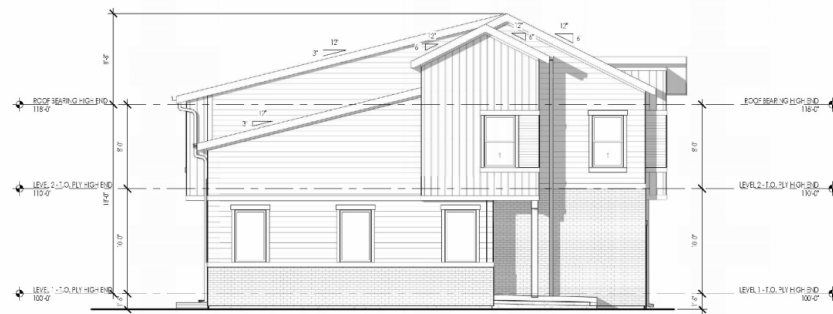
(1) UNFINISHED SECOND FLOOR FINISH SPACE OVER GARAGE WHICH EXTENDS TO AND CANTILEVER OVER IN FRONT OF THE GARAGE DOOR.
(2) GARAGE IS FINISH WITH THE PRIMARY FACADE AND RECESSED COMPARED TO CANTILEVERED PORTION OF FACADE.

NOTE: TOTAL BUILDING LENGTH = 147' 3 1/2"
TOTAL LENGTH OF GARAGE DOORS = 144' 0"
PERCENTAGE OF BUILDING LENGTH AS GARAGE DOORS = 94.1%
PROPOSED GLASS IN GARAGE DOORS AS SHOWN TO ALLOW FOR UP TO 40% OF BUILDING FOOTPRINT TO BE GARAGE DOORS.

FRONT FINISH TYPING = 20.2%

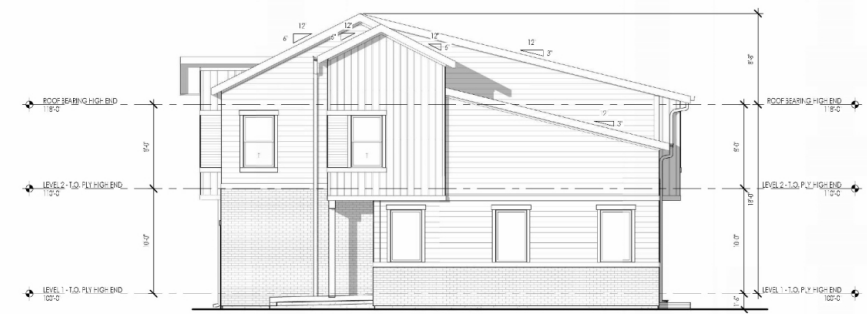
FRONT ELEVATION SD
3/16" = 1' 0"

1
00' 0"



LEFT ELEVATION SD
3/16" = 1' 0"

2
00' 0"



RIGHT ELEVATION SD
3/16" = 1' 0"

3
00' 0"

PERCENTAGES OF MATERIALS-6PLEX FRONT LOAD COLOR SCHEME 1		
	TOTAL SF	PERCENTAGE
BOARD & BATTEN FIBER CEMENT	1585.65	25
LAP SIDING FIBER CEMENT	2978.19	48
BRICK	1533.26	25
WOOD TONE	133.55	2
TOTAL SF	6226.65	100

PERCENTAGES OF MATERIALS-6PLEX FRONT LOAD COLOR SCHEME 2		
	TOTAL SF	PERCENTAGE
BOARD & BATTEN FIBER CEMENT	1585.65	25
LAP SIDING FIBER CEMENT	3107.74	50
BRICK	1533.26	25
TOTAL SF	6226.65	100

REFER TO FINISHINGS AND MATERIAL BOARD FOR COLOR MATERIAL SELECTIONS



The designer, owner and architect hereby certify that this is a true and correct copy of the original design and that it has been prepared in accordance with the requirements of the Utah State Board of Architecture, Inc.

DAI - H2O EAST FRONT LOAD 6-PLEX- 02 WALKOUT

WEST VALLEY CITY, UTAH

6-PLEX-02 WALKOUT
EXTERIOR ELEVATIONS

D219

24 APR 2025

DAI - H2O EAST FRONT LOAD 6-PLEX- 02 WALKOUT

WEST VALLEY CITY, UTAH



REAR ELEVATION - WALK OUT SD

3/4" = 1'-0"

1

0.000

PERCENTAGES OF MATERIALS-6PLEX FRONT LOAD, COLOR SCHEME 1		
	TOTAL SF	PERCENTAGE
BOARD & BATTEN FIBER CEMENT	1585.65	25
LAP SIDING FIBER CEMENT	2876.19	48
BRICK	1533.26	25
WOOD TONE	133.55	2
TOTAL SF	6228.65	100

PERCENTAGES OF MATERIALS-6PLEX FRONT LOAD, COLOR SCHEME 2		
	TOTAL SF	PERCENTAGE
BOARD & BATTEN FIBER CEMENT	1585.65	25
LAP SIDING FIBER CEMENT	3157.74	50
BRICK	1533.26	25
TOTAL SF	6228.65	100

REFER TO ENDORSEMENTS AND MATERIAL
BOARDS FOR COLOR/MATERIAL SELECTIONS

UNIT T-TIMBERLINE
MARKETING FLOOR
PLANS

4 APR 2025

HIGHLIGHT SCHEME-1/POP OUT COLOR FOR FRONT LOAD BUILDINGS

SWATCH:



DESCRIPTION:

BOARD & BATTEN SIDING

FIBER CEMENT TRIM-3

ALLURA-ACCENT

MANUFACTURER:

JAMES HARDIE

JAMES HARDIE

ALLURA

COLOR:

"IRON ORE"
(SW 7069)
OR SIMILAR

"IRON ORE"
(SW 7069)
OR SIMILAR

"MAPLE"
OR SIMILAR

SWATCH:



DESCRIPTION:

LAP SIDING-1

FIBER CEMENT TRIM-1

LAP SIDING-2

FIBER CEMENT TRIM-2

MANUFACTURER:

JAMES HARDIE
(COLOR PLUS)

JAMES HARDIE
(COLOR PLUS)

JAMES HARDIE
(COLOR PLUS)

JAMES HARDIE
(COLOR PLUS)

COLOR:

"PEARL GRAY"
OR SIMILAR

"PEARL GRAY"
OR SIMILAR
TRIM AT LAP SIDING-1

"AGED PEWTER"
OR SIMILAR

"AGED PEWTER"
OR SIMILAR
TRIM AT LAP SIDING-2

SWATCH:



DESCRIPTION:

BRICK

FRONT DOOR

GARAGE DOOR

FASCIA/SOFFT

ROOFING - SHINGLES

MANUFACTURER:

INTERSTATE

TBD

CHI OVERHEAD
DOOR OR SIMILAR

MASTIC

CERTIANTEED OR
SIMILAR

COLOR:

"COAL"
OR SIMILAR

SHERWIN WILLIAMS
"DOVETAIL" (SW 7018)
OR SIMILAR

"BRONZE" OR
SIMILAR

"DARK BRONZE"
OR SIMILAR

"MOIRE BLACK"
OR SIMILAR

HIGHLIGHT SCHEME-2/POP OUT COLOR FOR FRONT LOAD BUILDINGS



POP OUT_OPTION-1

POP OUT_OPTION-2

POP OUT_OPTION-3

TBD

TBD

TBD

"COUNTRYLANE RED"
OR SIMILAR

"MOUNTAIN SAGE"
OR SIMILAR

"EVENING BLUE"
OR SIMILAR

H2O EAST

WEST VALLEY CITY, UTAH















Fiscal Impact:	NA
Funding Source:	NA
Account #:	NA
Budget Opening Required:	No

ISSUE:

A resolution for the acceptance of a Warranty Deed.

SYNOPSIS:

CDC Maintenance, LLC, a Utah limited liability company has signed a Warranty Deed for additional 5700 West right-of-way for properties located at 2256 South 5700 West (14-23-277-017 and 14-23-277-019).

BACKGROUND:

The CDC Maintenance, LLC properties located at 2256 South 5700 West is the site of the Carlson site expansion. As a condition of approval, additional right-of-way was required along the frontage of 5700 West Street from a 32.50-foot half-width to a 33.00-foot half-width.

RECOMMENDATION:

Accept Warranty Deed. Authorize City Recorder to record said Warranty Deed for and on behalf of West Valley City.

SUBMITTED BY:

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

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION ACCEPTING A WARRANTY DEED FROM CDC
MAINTENANCE, LLC FOR PROPERTY LOCATED AT 2256 SOUTH
5700 WEST.**

WHEREAS, CDC Maintenance, LLC (“Owner”) is developing property located at 2256 South 5700 West (the “Project”); and

WHEREAS, a Warranty Deed (the “Deed”) is required to convey right of way currently owned by Owner in order to construct the Project; and

WHEREAS, Owner has executed said Deed; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to accept the Deed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Deed is hereby accepted in substantially the form attached and that the City Recorder is authorized to record said Deed for and on behalf of West Valley City.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2025.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WHEN RECORDED RETURN TO:

West Valley City Recorder
3600 S. Constitution Boulevard
West Valley City, Utah 84119

Space above for County Recorder's use

Portions of PARCEL I.D. #14-23-277-017 & 14-23-277-019

WARRANTY DEED

CDC Maintenance, LLC, a Utah limited liability company, GRANTOR, hereby conveys and warrants to West Valley City, a municipal corporation of the State of Utah, located at 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, for the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, two parcels of land for road purposes, located at 2256 South 5700 West, in West Valley City, Salt Lake County, State of Utah. The boundaries of said parcels of land conveyed by this Warranty Deed are more particularly described as follows:

The Easterly 0.50 feet of Lots 13 – 24, Block 6, Hayne's Addition Plat E subdivision, according to the official plat thereof as recorded in Book B of plats at Page 32, in the office of the Salt Lake County Recorder, located in the Northeast Quarter of Section 23, Township 1 South, Range 2 West, Salt Lake Base and Meridian. Containing 153 square feet, more or less.

Also:

A strip of land being part of the vacated street, as per West Valley City Ordinance No. 05-11, recorded as Entry No. 9372839, on file in the office of the Salt Lake County Recorder, and being within the Northeast Quarter of Section 23, Township 1 South, Range 2 West, Salt Lake Base and Meridian; being more particularly described as follows:

Beginning at the northeast corner of Lot 24, Block 6, Hayne's Addition, Plat E, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah, and running thence West 0.50 feet along the north line of Lot 24; thence North 25.00 feet, more or less to the South line of the Northeast quarter of the Northeast quarter; thence East 0.50 feet along said south line; thence South 25.00 feet, more or less to the point of beginning. The above described strip of land contains 12.5 square feet, more or less.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants, and taxes and assessments of record or apparent or enforceable in law or equity.

Warranty Deed

Portion of Parcels #14-23-277-017 & 13-23-277-019

Page 2 of 2

WITNESSED the hand of said GRANTOR this 21 day of April, 2025.

GRANTOR

CDC Maintenance, LLC,

a Utah limited liability company

[Signature]

By:

Title: Manager

State of Arizona)

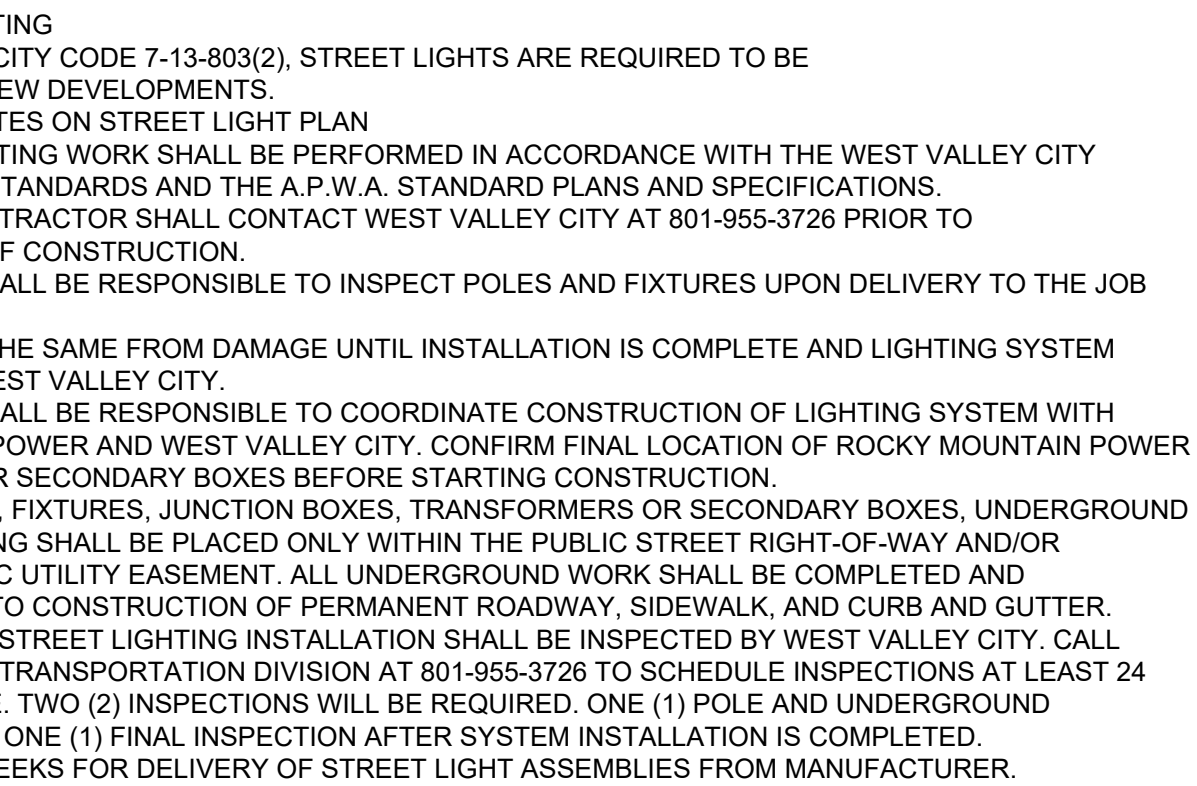
:SS

County of Maricopa)

On this 21 day of April, 2025, personally appeared before me Jacques W. Overmyer, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed to me that he is the **Manager of CDC Maintenance, LLC, a Utah limited liability company**, a Utah limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

[Signature]
Notary Public





LAND USE - DISTURBED AREA	
ASPHALT/CONCRETE	0.80 AC
EXISTING BUILDING	0.33 AC
GRADING AREA	0.12 AC
LANDSCAPE BUFFER	0.25 AC
INTERNAL LANDSCAPE	0.15 AC (12%)
UNDEVELOPED (FUTURE PHASE)	0.43 AC
TOTAL	2.08 AC

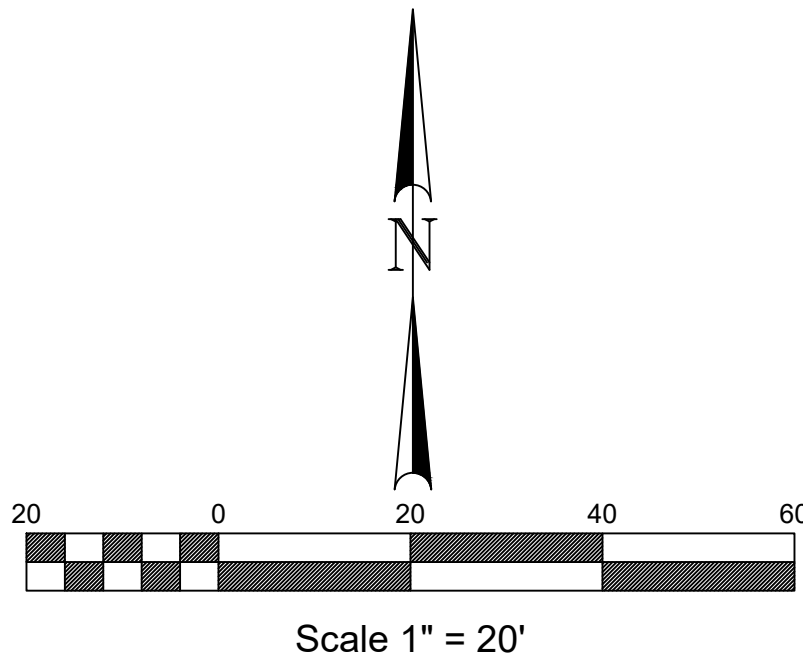
FIRE FLOW	
FLOW, GPM 20 PSI	5,479

PARKING (PER ORDINANCE 7-9)			
	SQFT	PROVIDED	REQUIRED
OFFICE (3/1000)	489	5	3
WAREHOUSE (1/2000)	12,476	11	7
ADA		1	1
TOTAL	12,965	17	11

IMPERVIOUS/PERVIOUS AREA		
IMPERVIOUS	49,176 SF	54%
PERVIOUS	41,298 SF	46%
TOTAL	90,474 SF	100%

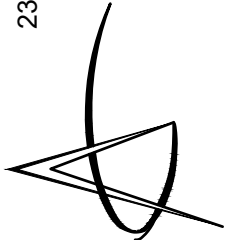
NOTE:

- 1) CONTRACTOR SHALL VERIFY SIZE, DEPTH, AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- 2) ALL PAVEMENT TIE INS PER APWA PLAN No. 251



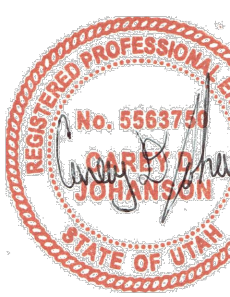
**CARLSON FACILITY REMODEL
2256 SOUTH 5700 WEST
WEST VALLEY, UT, 84128
SITE PLAN**

2331 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
 Planning Engineering Surveying
 PH: 801 . 487 . 8040



CUSTOMER: CREED CONSTRUCTION
PROJECT: SITE PLAN.DWG
JOB NO: _____
NOTES: DRAWING IS REDUCED IF LESS THAN 22-in x 34-in. DIMENSIONS AND NOTES TAKE PRECEDENCE

DRAWN BY: **SK**
DESIGN BY: **CJ**
CHECKED BY: **CJ**
DATE: **04/22/2025**

[illegible]

SHEET

SP-01