



The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, July 22, 2025, at 4:30 PM, in the Multipurpose Room, 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. Approval of Minutes:
 - A. July 8, 2025
4. Presentations:
 - A. Introduction of New Employees
5. Review Agendas for Regular City Council and Special Redevelopment Agency and Housing Authority Meetings of July 22, 2022
 - A. Regular City Council, Special RDA, and Special HA Agendas
6. Public Hearings Scheduled For August 12, 2025

• 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.

- A. Accept Public Input Regarding Application GP-1-2025, Filed by West Valley City, Requesting a General Plan Change to Update the Fairbourne Station Vision

Action: Consider Ordinance 25-18, Amend the West Valley City General Plan to Update the Fairbourne Station Vision

- B. Accept Public Input Regarding Application Z-2-2025, Filed by Carl and Jennifer Newland, Requesting a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-7 (Single Unit Dwelling Residential, Minimum Lot Size 7,000 Square Feet) for Property Located at 5173 West 3500 South

Action: Consider Ordinance 25-19, Amend the Zoning Map to Show a Change of Zone for Property Located at 5173 West 3500 South from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-7 (Single Unit Dwelling Residential, Minimum Lot Size 7,000 Square Feet)

Action: Consider Resolution 25-105, Authorize the City to Enter Into a Development Agreement with Carl and Jennifer Newland for Approximately 0.86 Acres of Property Located at Approximately 5173 West 3500 South

- C. Accept Public Input Regarding Application Z-3-2025, Filed by Tyler Jones/IHC Health Services, Inc. Requesting a Zone Change from B/RP (Business Research Park) to C-2 (General Commercial) for Property Located at 3930 West Parkway Boulevard

Action: Consider Ordinance 25-20, Amend the Zoning Map to Show a Change of Zone for Property Located at 3930 West Parkway Boulevard from B/RP (Business Research Park) to C-2 (General Commercial)

- D. Accept Public Input Regarding Application ZT-3-2025, Filed by Emanuel Shaouljian, Requesting a Zone Text Amendment to Section 7-6-301 and Add Section 7-7-117.5 to Permit Medical and Dental Offices in the M (Manufacturing) Zone on Properties that are Partially or Entirely Within 500 Feet of a Residential Use or Residential Zone

Action: Consider Ordinance 25-21, Amend Section 7-6-301 and Enact Section 7-7-117.5 to Allow Medical and Dental Offices in the Manufacturing Zone on Properties that are Partially or Entirely Within 500 Feet of a Residential Use or Residential Zone

- E. Accept Public Input Regarding Application ZT-4-2025, Filed by West Valley City, Requesting a Zone Text Change to Amend the Zoning Ordinance to Comply with Changes Made to State Code During the 2025 Legislative Session

Action: Consider Ordinance 25-22, Amend Title 7 of the West Valley City Municipal Code to Update Regulations in Accordance With State Law

7. Resolutions:

- A. 25- 106: Authorize the Execution of a Professional Services Agreement With Meridian Engineering, Inc

8. Communications:

- A. ACE Court Update (10 min)
- B. Parking Compliance Update (10 min)
- C. Council Calendar

9. New Business:

- A. Potential Future Agenda Items
- B. Council Reports

10. Motion for Closed Session (if necessary)

11. Adjourn

MINUTES OF COUNCIL STUDY MEETING – JULY 8, 2025

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JULY 8, 2025 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large (*electronically*)
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3 (*electronically*)
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
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director (*electronically*)
Paula Melgar, HR Director (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Lauren McPeak, Administrative Analyst
Ken Cushing, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 24, 2025

The Council considered the Minutes of the Study Meeting held June 24, 2025. There were no changes, corrections or deletions.

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Councilmember Huynh moved to approve the Minutes of the Study Meeting held June 24, 2025. Councilmember Harmon seconded the motion.

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

REVIEW AGENDAS FOR REGULAR CITY COUNCIL MEETING OF JULY 8, 2025

Dan Johnson, Public Works Director, stated that the final acquisition for the 6800 West project has been added to the consent agenda.

Upon inquiry by Mayor Lang, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council Meeting scheduled later this night.

RESOLUTION 25-100: APPROVE A FUNDING AMENDMENT TO A COOPERATIVE AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION

Dan Johnson, Public Works Director, presented proposed resolution 25-100 that would approve a Funding Amendment to a Cooperative Agreement Between the City and the Utah Department of Transportation.

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

West Valley City submitted a Safe Sidewalk application in 2024 to construct missing segments of sidewalk along the north side of 3500 South between Sunshade Drive (5450 West) and approx. 5350 West. The estimate submitted with the application to construct the entire length of the missing sidewalk, along with the associated right-of-way and improvements, was \$500,000.

The Safe Sidewalk program is administered by UDOT and requires a 25% local government. WVC was successful in the 2024 application and executed a Cooperative Agreement with UDOT in the amount of \$225,334 (\$169,000 State / \$56,334 LG Match). Realizing that \$225,334 is not enough to construct the entire project limits identified in the application, UDOT allowed flexibility to adjust the limits of the project as necessary to maximize the use of the available funds.

As the design progressed, WVC continued to coordinate with UDOT to identify additional funding for the project. UDOT agreed to find additional funding to construct the entire segment if WVC acquired the right-of-way needed for the project. The City was successful in getting all landowners to donate the property and UDOT is therefore providing the additional funding.

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This modification enables access to the additional funds being contributed by the state from the Safe Sidewalk Program. The required 25% match for the additional funds will be met with a soft match including the design, ROW Acquisition, and construction management services.

The City Council will consider Resolution 25-100 at the Regular Council Meeting scheduled July 22, 2025 at 6:30 P.M

RESOLUTION 25-101: AWARD A CONTRACT TO MORGAN PAVEMENT MAINTENANCE FOR THE 2025 ASPHALT PAVEMENT PRESERVATION TREATMENT PROJECT

Dan Johnson, Public Works Director, presented proposed resolution 25-101 that would award a Contract to Morgan Pavement Maintenance for the 2025 Asphalt Pavement Preservation Treatment Project.

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

The Public Works Department issued an RFP for vendors to propose and apply an asphalt pavement preservation treatment product for neighborhood streets. The product is a sprayed asphalt emulsion, with fine aggregate, polymer and other additives intended to extend pavement life, and prevent oxidative damage from moisture and UV rays. The selected product, ONYX, is to be the City's standard product going forward. Contracts for future years will be bid using the specification for the selected asphalt pavement preservation treatment product.

Three proposals were submitted and reviewed, and ONYX Frictional Mastic Treatment was selected and will be applied by Morgan Pavement Maintenance in 2025-26.

This project will treat approximately 11 miles of roadways. An overview of the streets to be treated can be found on the Capital Improvement Plan at the following link, with the roads in this project being shown under "2025 Thin Surface Treatment Project" highlighted in purple.

<https://wvc-ut.maps.arcgis.com/apps/MapJournal/index.html?appid=20f9436d61c94007b7076dc387ae6da3>

Councilmember Wood asked how the streets for the project are selected. Dan replied that this type of pavement is applied to newer streets. He noted that older pavements are done

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with slurry seal.

The City Council will consider Resolution 25-101 at the Regular Council Meeting scheduled July 22, 2025 at 6:30 P.M

RESOLUTION 25-102: AWARD A CONTRACT TO EDA ARCHITECTS INC. TO PREPARE COST ESTIMATES AND RENDERINGS FOR THE MAVERIK CENTER

Jake Arslanian, Facilities Manager, presented proposed resolution 25-102 that would award a Contract to EDA Architects Inc. To Prepare Cost Estimates and Renderings for the Maverik Center.

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

The Maverik center is almost 30 years old and in need of major renovations to keep up with the industry as a Sports Arena and Entertainment Center. The Maverick Center is also a major venue for the upcoming 2034 Olympic Games. A renovation of this magnitude will need a cost estimate and presentation tool to generate funding from many partners, such as the State of Utah, and the Olympic Committee. This contract will provide a cost estimate for the renovations and presentation tool to promote and solicit funding for the Maverik Center's critically needed renovations.

The City advertised for the Maverik Center renovations cost estimates Request for Proposal (RFP), EDA Architects Inc. submitted the highest scoring proposal.

The necessary repairs and renovations list will include some of the following: A new roof, design and build-out of an "Ultra-Lounge" on 4th floor – combining the restaurant and Centennial room, renovation and upgrade of all arena suites and furnishings, remodel and update of the arena lavatories and add additional women's lavatories, entire arena seat replacements, and replace Ice Sheet and chiller system.

The proposal from EDA Architect for these services is \$307,000.00.

The funding for this project is 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 Maverick Center.

Mayor Lang asked where the funding is coming from. Jake replied that the City received \$500,000 from the State. Councilmember Harmon asked if EDA will provide a comprehensive report of what needs to be done for staff and the Council's consideration. Jake replied that they would provide a comprehensive list and noted that staff would use

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this document to solicit funding at the legislative session. Councilmember Huynh asked if the language “West Valley City” would be placed on the building. Jake replied yes. Mayor Lang asked if there are LED replacements that need to be made. Jake replied yes. Mayor Lang asked if EDA could provide additional suggestions outside of the scope provided by staff. Jake replied yes. Councilmember Huynh encouraged staff to seek funding for the renovations.

The City Council will consider Resolution 25-102 at the Regular Council Meeting scheduled July 22, 2025 at 6:30 P.M

RESOLUTION 25-103: AWARD A CONTRACT TO LANDMARK DESIGN, INC TO PREPARE A PARKS MASTER PLAN

Jamie Young, Parks and Recreation Director, presented proposed resolution 25-103 that would award a Contract to Landmark Design, Inc to Prepare a Parks Master Plan

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

The Parks and Recreation Department would like to perform a master plan in order to establish a long-term vision for Parks and Recreation facilities. This will guide future development and the allocation of funding. It will provide statistical data to identify community needs and identify where we may need different features or facilities throughout the city.

A RFP was advertised, and proposals were submitted from the following companies:

Berry Dunn	\$142,711.00
PSOMAS	\$179,970.00
Landmark Design	\$103,640.00

After a review of the proposals and speaking with references, the Parks and Recreation division selected Landmark Design to perform the Master Plan.

Councilmember Wood asked if this would include an analysis of existing park projects that are pending. Jamie replied yes. Councilmember Wood asked if a recommendation would be made and what that recommendation might include. Jamie replied that future park development and renovation decisions will be considered, including possible adding amenities currently lacking in the city, such as a splash pad and a dog park. Equity across neighborhoods will also be a factor, as some areas have more access to parks and amenities than others. Councilmember Wood asked how long this would take. Jamie replied that the

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goal is to complete the study by the end of the calendar year to coincide with the budget process. Councilmember Harmon asked if a list could be provided of current parks and addresses and list of park property that the City owns. He indicated that he feels this type of analysis could be done by City employees instead of an outside firm. Jamie explained that the City has historically followed an internal prioritization process for park development and has done so since incorporation. She noted that involving a neutral third party will help mitigate bias. She emphasized the value of adopting a formal, City Council-approved guiding document to clearly communicate priorities and planning decisions to residents. This approach ensures transparency and broad community input, rather than relying solely on internal direction. Mayor Lang asked if the date the City acquired property could be included in the document Councilmember Harmon requested. Jamie replied yes. Councilmember Huynh asked for further clarification. Jamie explained that the master plan process will include extensive community engagement, including surveys and public meetings, to gather input on desired amenities. A needs assessment will be conducted, and existing construction standards will be evaluated. This process is intended to guide and enhance future development. When designing parks, input from neighborhood meetings helps determine which playground features and amenities to include.

The City Council will consider Resolution 25-103 at the Regular Council Meeting scheduled June 24, 2025 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF JULY 22, 2025

The Council requested that no items be added to the Consent Agenda for the July 22, 2025 Regular City Council Meeting at 6:30 PM.

REVIEW AGENDAS FOR SPECIAL HOUSING AUTHORITY AND REDEVELOPMENT AGENCY MEETINGS SCHEDULED JULY 22, 2025

A. HOUSING AUTHORITY

RESOLUTION 25-05: ACCEPT AN ASSIGNMENT AND ASSUMPTION AGREEMENT WITH UTAH NON PROFIT HOUSING CORPORATION

Brandon Hill, City Attorney, presented proposed resolution 25-05 that would accept an Assignment and Assumption Agreement with Utah Non Profit Housing Corporation

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

The Housing Authority was created in 1984 to run public housing projects and administer the HUD Section 8 Housing Choice Voucher Program. The Housing Authority's voluntary transfer of the HCV program to

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Housing Connect has taken effect as of July 1. One of the Housing Authority's final remaining programs is its interest in West Valley Permanent Housing, LLC. That entity owns and operates the Jared Alan Campbell Apartments, which were established as a federal low income tax credit housing project. The property is required to operate in this fashion until 2100.

As the Housing Authority winds down operations, it became necessary to identify another entity who could administer the project as required by federal law. Utah Non Profit Housing Corporation has operated as the contract manager of the property for many years and is familiar with the project's operational needs. UNPHC is willing to assume ownership of and responsibility for the project, including compliance with all federal and state regulations.

Councilmember Harmon asked when the low income tax credit was applied. Brandon replied 1999. Councilmember Harmon asked if the property could be sold. Brandon explained that the property's value is effectively negative due to the deep affordability requirement, with units restricted to under 40% AMI rent levels. These properties operate at a deficit and rely on subsidies such as CDBG grants, state funding, and housing authority support. Because of these restrictions, the property cannot realistically be sold. Additionally, selling would require redeeming tax credits—costing tens of millions of dollars—and any proceeds from the sale would be restricted for use in public housing, meaning no unrestricted funds could be generated.

The Housing Authority will consider Resolution 25-05 at the Special Housing Authority Meeting scheduled July 22, 2025 at 6:30 P.M

RESOLUTION 25-06: AUTHORIZE THE TRANSFER OF CERTAIN PROPERTIES TO HOUSING CONNECT

Brandon Hill, City Attorney, presented proposed resolution 25-06 that would authorize the Transfer of Certain Properties to Housing Connect.

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

The Housing Authority was created in 1984 to run public housing projects and administer the HUD Section 8 Housing Choice Voucher Program. The Housing Authority's voluntary transfer of the HCV program to Housing Connect has taken effect as of July 1. One of the Housing Authority's final remaining operations is the ownership of two homes located at 2941 West

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Amherst Avenue and 4110 Spring Glen Street. These properties are currently leased to the Road Home for transitional housing. Each property is subject to restrictions on their use and disposition pursuant to both federal regulations and, in the case of the Amherst property, a deed restriction.

As the Housing Authority winds down operations, it became necessary to identify another entity who could administer the properties. Housing Connect has agreed to accept these properties and meet all applicable requirements in their management, maintenance, and disposition.

The Housing Authority will consider Resolution 25-06 at the Special Housing Authority Meeting scheduled July 22, 2025 at 6:30 P.M

B. REDEVELOPMENT AGENCY

RESOLUTION 25-07: ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH DOWNTOWN REDEVELOPMENT SERVICES, L.L.C.

Jonathan Springmeyer, ED Director, presented proposed resolution 25-07 that would authorize the Redevelopment Agency to enter into a Professional Services Agreement With Downtown Redevelopment Services, L.L.C.

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

The resolution would approve an agreement between the Redevelopment Agency and DTRedevelopment to provide Land Planning and Design services to assist staff and Council in formulating a plan for disposition and development of the JRM property. These services will include: Existing Conditions Analysis, Market Analysis, Conceptual Scenario Planning, Preferred Scenario Plan, Visualization Plan, and Implementation Plan. The study would take 5 months to complete and include workshops for both staff and Council to formulate a comprehensive and actionable plan for disposition and development of the JRM property.

The RDA issued a Request for Proposals for Land Planning and Design Services for the RDA owned property known as the JRM property. DTRedevelopment's proposal was selected based on the criteria in the RFP. Under this proposed contract, the contractor would work with City staff and City Council to develop a plan for this property based on market conditions, staff goals, and Council desires. This work would include

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workshops with staff and Council to build consensus around a holistic and actionable plan to sell and develop the property.

The Redevelopment Agency will consider Resolution 25-07 at the Special Redevelopment Agency Meeting scheduled July 22, 2025 at 6:30 P.M

COMMUNICATIONS

A. CITIZEN SURVEY UPDATE

Lauren McPeak, Administrative Analyst, introduced Ron Gailey.

Ron presented key findings from the community survey, which received 1,456 responses—far exceeding typical survey response rates. The survey had a margin of error of $\pm 2\%$ and was distributed via utility billing emails, resulting in a sample skewed toward homeowners. Responses were geographically diverse, with strong participation from Districts 2 and 4, and reflected a broad range of demographics, including age, gender, and race (with racial data weighted to match city demographics).

Key Findings:

- **General Sentiment:**

- A majority feel the city is moving in the right direction.
- About a quarter believe conditions have worsened in the past 3 years.
- Compared to other cities, West Valley City ranked low in “refer a friend” scores, but high in improvement trajectory.

- **Community Likes:**

- Positive feedback included themes like beautiful surroundings, sense of community, good location, and safety.
- 65% of respondents voluntarily left comments.

- **Top Concerns:**

- Cleanliness and maintenance topped the list—uniquely high compared to other cities.
- Safety, infrastructure strain due to growth, and traffic were also frequently mentioned.
- Residents generally want more visible police presence, not less.

- **Prioritization Insights:**

- Top 4 priorities selected from the final round:
 1. City Beautification
 2. Parks and Open Spaces
 3. Public Streets & Infrastructure
 4. Crime Prevention

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- Additional concerns included housing affordability and neighborhood safety patrols.
- Amenities like golf courses and sports facilities were lower priorities for most, despite vocal niche groups.
- Fire and EMS received high performance marks but were not cited as urgent needs.
- **Leadership Expectations:**
 - Residents expect leaders to:
 - Manage growth wisely
 - Value public input
 - Strategically plan for the future

Ron emphasized the importance of communicating progress on resident-identified priorities and aligning city actions with community expectations. He concluded by noting that leadership gains trust and traction when it clearly responds to the public's top concerns.

Councilmember Huynh noted that this is a great tool that the Council can use to guide decisions.

Councilmember Whetstone asked how the number of survey responses compared to other cities in terms of percentage of total population, noting that while the response count seemed strong, he was curious about its relative representation. Ron explained that the survey intentionally capped responses at 1,500 to maintain efficiency, as additional responses beyond that would not significantly affect results. He noted that response rates vary by city size and demographics:

- Large cities typically see 4–5% response rates.
- Small cities may achieve 20–30%.
- Affluent communities often have higher engagement.

Given this, West Valley City's response rate was considered very respectable and on par with or better than similar-sized cities.

Mayor Lang noted that the Council also identified beautification as an important priority during the annual budget retreat held in February.

Ron provided insights from survey responses regarding desired business types, employee interactions, and final community priorities:

- **Business Preferences:** Residents most frequently requested restaurant chains, grocery stores, local and small businesses, and specialty food stores. Specific businesses like Trader Joe's and Chick-fil-A were named. These preferences could support economic development outreach efforts.

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- Employee Contact & Ratings:
 - 66% of residents reported having contact with a city department in the past 6 months, most commonly with utility billing, police, or code enforcement.
 - Departments such as fire and the Utah Cultural Celebration Center received very high satisfaction ratings.
 - The Mayor and Council received mid-level but respectable ratings, performing better than many peer cities.
 - Resident Priorities (Open Comments):
 - At the end of the survey, when asked if they had more to say, the top concerns were public safety/law enforcement and traffic/road infrastructure.
 - The system allowed staff to review comments by category (e.g., public safety), while also viewing anonymous demographic information for context.
- Ron reminded the group that some individual feedback can be harsh, but it's important to focus on majority concerns and prioritize recurring themes.
- Top Improvement Priorities:
 - The most common desired improvements included upgrading and adding parks and sidewalk renovations.
 - Survey filters allow the city to view how priorities shift by age, gender, parenting status, district, or homeownership, revealing, for example, that older residents prioritize sidewalks, while younger families may prioritize parks and trails.

Councilmember Huynh asked what the next steps are. Ron explained that the survey tool can be used repeatedly, either by conducting the same broad survey again or by focusing on a completely different topic depending on the city's needs. He emphasized that this approach works well for both the consultant and the city, helping to ensure that priorities remain aligned, especially as part of the strategic planning process. Ron offered to assist in designing follow-up surveys that dive deeper into specific topics whenever more detailed information is needed to make sound decisions. He noted that a more effective way to gather feedback is to present residents with concrete ideas or options rather than open-ended questions, which can lead to confusion. Many cities nearby have successfully used this two-step process, starting with a broad overview and then doing a focused deep dive to guide future actions.

B. COUNCIL CALENDAR

Mayor Lang referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events.

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Councilmember Christensen asked if the food truck at Fairbourne Station would return. Nichole replied that the City is no longer sponsoring the event, however food trucks may still visit the site on Wednesdays.

Members of the City Council had no further questions regarding the Council Update.

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Huynh mentioned that with the recent addition of a hospital, there might be a possibility to allow office buildings to host hospital support teams or related functions. He wondered if zoning could be adjusted to permit this kind of hospital support presence within office buildings, expressing his support for enabling such arrangements.

Councilmember Harmon asked for an update on code enforcement, specifically regarding parking enforcement, and whether there is a need to increase the number of parking enforcement officers. He also raised a concern about holiday decorations, mentioning recent complaints about a house that keeps Halloween decorations up year-round. He wondered if there might be interest in adding regulations to the code to restrict how long holiday decorations can remain displayed.

Councilmember Wood mentioned that with the construction of the new hospital, a few residents have reached out with concerns about the impact of dust, traffic, and noise on the neighborhood, especially a resident living directly across the street. She suggested it might be helpful to communicate to the public what the construction will look like and how efforts will be made to minimize the impact on neighbors, including those near the nearby school. She asked if there might be a way to provide this information or send out a public communication addressing these concerns.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN

Councilmember Christensen noted that he attended the Farmer's Market, Granger Apartments re-opening, and the dedication of a chapel at Holy Cross Hospital.

COUNCILMEMBER WOOD

Councilmember Wood stated that the 4th of July firework event was great.

MAYOR LANG

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Mayor Lang indicated that the meetings for the host cities of the Olympics have begun and noted that there are lot of positive and good things to look forward to.

MOTION FOR CLOSED SESSION

Councilmember Harmon moved to adjourn and reconvene in a Closed Session for discussion of disposition of real property. Councilmember Wood seconded the motion.

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

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY JULY 8, 2025 WAS ADJOURNED AT 5:47 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, July 8, 2025.

Nichole Camac, MMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, JULY 8, 2025, AT 5:53 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR KAREN LANG.

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THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Steve Pastorik, CD Director
Jon Spingmeyer, RDA Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Harold Moleni, Administrative Analyst
Lauren McPeak, Administrative Analyst

The City Council met in Closed Session and discussed disposition of real property.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF JULY 8, 2025 WAS ADJOURNED AT 6:03 P.M. BY MAYOR LANG.

Nichole Camac – City Recorder

June 2025 FT New Hires

<u>Last Name</u>	<u>First Name</u>	<u>Department</u>
KEARL	TRENTON	Public Works
STODDARD	ALAN	Public Works
TAHI	UENI (WAYNE)	Public Works
SILVA	BALTAZAR	
MURGUIA	STEPHANY	
PRICE	JOSEPH	Police

Title

ENGINEER TECH I

SERVICE ADVISER

ENGINEER TECH I

BUILDING CUSTODIAN – UCCC

COMMUNITY ENGAGEMENT SPECIALIST II

POLICE OFFICER



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, July 22, 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 Don Christensen
4. Approval of Minutes:
 - A. July 8, 2025
5. Awards, Ceremonies and Proclamations:
 - A. Proclamation Declaring August as "Neighborhood Nights" Month and August 5, 2025 as "National Night Out 2025" in West Valley City
6. Public Comment Period:

(The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to three minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City

- 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.

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.)

7. Resolutions:

- A. 25-100: Approve a Funding Amendment to a Cooperative Agreement Between the City and the Utah Department of Transportation
- B. 25-101: Award a Contract to Morgan Pavement Maintenance for the 2025 Asphalt Pavement Preservation Treatment Project
- C. 25-102: Award a Contract to EDA Architects Inc. To Prepare Cost Estimates and Renderings for the Maverik Center
- D. 25-103: Award a Contract to Landmark Design, Inc to Prepare a Parks Master Plan

8. New Business:

- A. 25-104: Authorize West Valley City's Consent to the Sale of the Utah Grizzlies Hockey Club to Pro Hockey Partners LLC

9. Motion for Closed Session (if necessary)

10. Adjourn



A Special Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, July 22, 2025, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the 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>.

CINDY WOOD, CHAIR
DON CHRISTENSEN, VICE CHAIR

A G E N D A

1. Call to Order- Chair Cindy Wood
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. June 10, 2025
5. Resolutions:
 - A. 25-07: Enter Into a Professional Services Agreement With Downtown Redevelopment Services, L.L.C.
6. Adjourn

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- 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.



A Special Electronic Meeting of the West Valley City Housing Authority will be held on Tuesday, July 22, 2025, at 6:30 PM, or as soon thereafter as the Redevelopment Agency Meeting is completed, in the 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>.

WILLIAM WHETSTONE, CHAIR
SCOTT HARMON, VICE CHAIR

A G E N D A

1. Call to Order- Chairman Whestone
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. June 10, 2025
5. Resolutions:
 - A. 25-05: Accept an Assignment and Assumption Agreement with Utah Non Profit Housing Corporation
 - B. 25-06: Authorize the Transfer of Certain Properties to Housing Connect
6. Adjourn

- 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.

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

ISSUE:
Application: GP-3-2025
Applicant: West Valley City

SYNOPSIS:
A change to the City’s General Plan to provide an update to the Fairbourne Station Vision.

BACKGROUND:
The current version of this plan was adopted in 2012 and addresses the area between 3500 S and Lancer Way (3650 S) and between 2700 W and 3200 W. This plan was originally called the City Center Vision, which was adopted in 2004 in effort to steer development that helps create a downtown for the City.

Staff is proposing this update for several reasons listed below:

- Much progress has been made in accomplishing the goals stated in the current plan.
- Reference data such as population and traffic counts were updated.
- The property between 2700 W and I-215 and between 3500 S and 3800 S was added to the plan with a future land use of commercial along the 2700 W frontage and Costco and mixed use on the balance. This area includes the mall, Costco, The Opal Apartments, and the shopping center west of The Opal Apartments. This area was included in the original City Center Vision in 2004; however, it was removed in 2012 because the mall had just seen significant reinvestment. This area is being added back to the plan for two reasons. First, the mall once again needs reinvestment. Second, the State requires that station area plans for the areas surrounding light rail stations be certified by Wasatch Front Regional Council (WFRC) by the end of this year. Staff requested a courtesy review of the current Fairbourne Station Vision by WFRC staff before formally submitting the plan for certification. The feedback received was that the plan should include the mall area. As the Commission may recall, Wasatch Guaranty Development, LLC recently requested a mixed use designation on the mall site, which the Planning Commission approved. This change would have effectively added the mall site to the Fairbourne Station Vision. However, Wasatch has since tabled their application with no indication as to whether they will proceed with the application to City Council. Hence, to meet the State’s certification deadline, staff is now proposing to move forward with the update.

RECOMMENDATION:
The Planning Commission recommends approval.

SUBMITTED BY:
Steve Pastorik, Community Development Director

1 WEST VALLEY CITY, UTAH

2
3
4 ORDINANCE NO. _____

5
6
7 Draft Date: _____
8 Date Adopted: _____
9 Effective Date: _____

10
11
12 AN ORDINANCE AMENDING THE WEST VALLEY CITY GENERAL PLAN
13 TO UPDATE THE FAIRBOURNE STATION VISION.

14
15 WHEREAS, the West Valley City Planning Commission has reviewed and made a
16 recommendation to the City Council concerning the proposed General Plan amendment pursuant
17 to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City
18 Zoning Ordinance; and

19
20 WHEREAS, a public hearing before the City Council of West Valley City was held after
21 being duly advertised as required by law; and

22
23 WHEREAS, the City Council of West Valley City finds that such General Plan
24 amendment should be made.

25
26 NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City,
27 Utah that the General Plan be amended as follows:

28
29 SECTION 1. GENERAL PLAN AMENDMENT.

30
31 The attached Fairbourne Station Vision update shall be adopted as part of the General
32 Plan and replace the existing version of the Fairbourne Station Vision adopted by the
33 City Council on 9/11/2012 as Ordinance 12-38.

34
35 SECTION 2. GENERAL PLAN MAP AMENDMENT.

36
37 The General Plan Map shall be amended to show the changes.

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39 SECTION 3. EFFECTIVE DATE.

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41 This ordinance shall take effect immediately upon posting, as required by law.
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45 **DATED** this ____ day of _____, 2025.

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WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

GP-3-2025
West Valley City
Adopt an update to the Fairbourne Station Vision

City staff is proposing an update to the Fairbourne Station Vision, which is part of the City's General Plan. The current version of this plan was adopted in 2012 and addresses the area between 3500 South and Lancer Way (3650 South) and between 2700 West and 3200 West. This plan was originally called the City Center Vision, which was adopted in 2004 in effort to steer development that helps create a downtown for the City.

Staff is proposing this update for several reasons listed below:

- Much progress has been made in accomplishing the goals stated in the current plan. Examples include the construction of Weigh Station Road, Three Mill Lane, 3030 West, Granger Medical, the Fairbourne Office Tower, the parking structure, police headquarters, and two ICO apartment buildings. Given this progress, the future land use map was amended to reflect development that has already occurred or been approved. The specific goals that have already been accomplished were removed from the text of the plan.
- Reference data such as population and traffic counts were updated.
- The property between 2700 West and I-215 and between 3500 South and 3800 South was added to the plan with a future land use designation of commercial along the 2700 West frontage and Costco and mixed use on the balance. This area includes the Valley Fair Mall, Costco, The Opal Apartments, and the shopping center west of The Opal Apartments. This area was included in the original City Center Vision in 2004; however, it was removed in 2012 because the mall had just seen significant reinvestment. This area is being added back to the plan for two reasons. First, the mall once again needs reinvestment. Second, the State requires that station area plans for the areas surrounding light rail stations be certified by Wasatch Front Regional Council (WFRC) by the end of this year. Staff requested a courtesy review of the current Fairbourne Station Vision by WFRC staff before formally submitting the plan for certification. The feedback received was that the plan should include the mall area. As the Commission may recall, Wasatch Guaranty Development, LLC recently requested a mixed use designation on the mall site, which the Planning Commission approved. This change would have effectively added the mall site to the Fairbourne Station Vision. However, Wasatch has since tabled their application with no indication as to whether they will proceed with the application to City Council. Hence, to meet the State's certification deadline, staff is now proposing to move forward with the update.

Staff Alternatives:

1. Approval. The Fairbourne Station Vision update should be approved.
2. Continuance. This application should be continued for reasons determined during the public hearing.
3. Denial.

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

Vote: Commissioner Porter motioned to approve GP-3-2025. Commissioner Durfee seconded. A voice vote was polled, and all were in favor of the motion.

UNANIMOUS—GP-3-2025—APPROVED

FAIRBOURNE

STATION VISION

Fairbourne Station will be a recognizable town center combining civic services, public open space, high density housing, retail, hospitality, and office space in a premier transit oriented development. Fairbourne Station will be a destination where people will want to live, work, visit, linger, and experience.



WHAT IS THE FAIRBOURNE STATION VISION?

The Fairbourne Station Vision is a small area plan that serves as a long range policy document to guide future land use decisions. The West Valley City General Plan: Vision West 2030 document provides a long term vision for the City's future, laying out broad goals and recommendations to aid in future decision making regarding housing, employment, recreation, transportation, and land use. Likewise, the Fairbourne Station Vision provides a guiding document for this area of special importance to the City. This document serves as an update to the original small area plan, the City Center Vision, adopted in 2004.

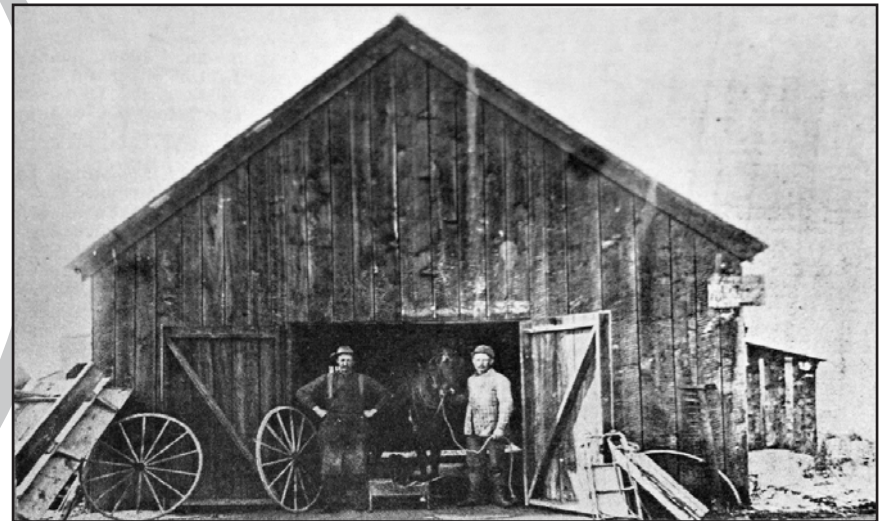
AREA HISTORY

The area around 3500 South and Constitution Boulevard has traditionally been a commercial area with grocery stores, banks, department stores, and some of the area's first sit down restaurants. Valley Fair Mall was constructed in the early 1970s and enjoyed success in part due to visibility from I-215 and easy access. Although the area redeveloped somewhat in the 1990's, mall patronage later declined and residential and commercial growth stagnated.

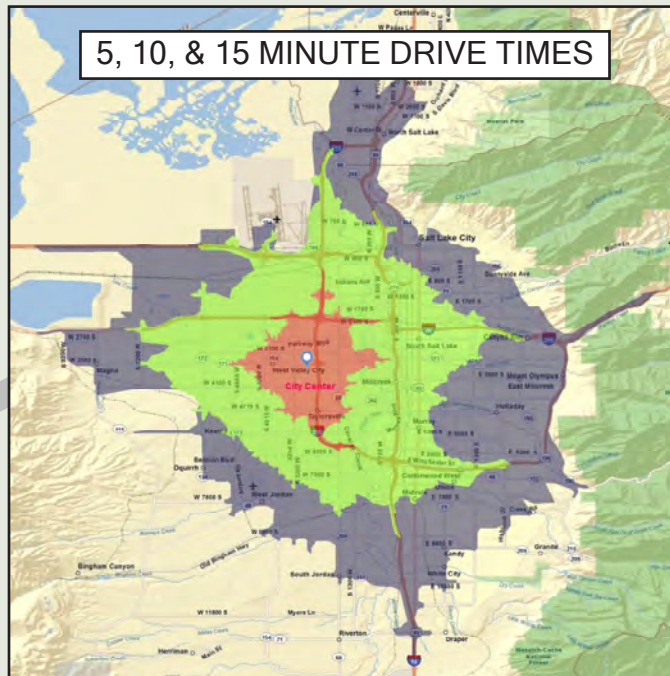
The City Center Redevelopment Project area was created in 2004, encompassing a large area surrounding City Hall and the Valley Fair Mall. In 2006, Granger Elementary was relocated and Mall redevelopment began in earnest. The pace of redevelopment has been rapid in more recent years, with land acquisition, design of public open space elements, and the construction of individual elements of the original City Center Vision. As major components of West Valley's City Center transformed from ideas to reality on the ground, thoughts turned to a name befitting the grand scale of the project.

One hundred fifty years ago, Joseph Fairbourne's weigh station was the first stop for outlying settlers on their way to market their produce. Fairbourne's corner became the birthplace of commerce on the west side of the Salt Lake Valley, a hub in the regional transportation network, and a crossroads for people of diverse nationalities who convened there to market, to worship, and to work together to build the community that would become West Valley City.

Fairbourne Station was selected as the name for the area formerly referred to as City Center in order to honor its history as the community's traditional gathering place, and to honor the spirit of everyday citizens past and present who created the community's legacy of unity, pride and progress.



Joseph Watson Fairbourne and Frederick Neilsen at Fairbourne's blacksmith shop.



FAIRBOURNE STATION LOCATION AND AREA AMENITIES

- Central valley location
- Visible from I-215 with 96,660 vehicles a day and from 3500 South with 46,165 vehicles a day
- 5 minutes or less to four freeways: I-215, I-15, I-80, and SR-201
- 10 minutes to downtown Salt Lake City and to the Salt Lake City International Airport
- Well connected to transit system that serves over 2 million people
- Served by light rail connections to the Salt Lake City International Airport and downtown Salt Lake City
- Served by UTA bus rapid transit (BRT) and 9 local bus routes
- 746,000 people within a 15 minute drive
- 1,236,000 people within a 30 minute drive
- Valley Fair Mall with 1,000,000 square feet of retail and over \$300,000,000 in annual sales

ENVISIONING “CITY CENTER”

The idea of creating a downtown for West Valley City has been a consistent theme since the City’s incorporation and was a stated goal in the City’s first General Plan in 1984. The construction of City Hall in 1987-90 was intended to provide a civic anchor for what would become a vibrant central business district and community town center. In 1997 the American Institute of Architects Regional/Urban Design Assistance Team (R/UDAT) suggested that City leadership and citizens work together to more clearly define what would constitute a downtown for West Valley City and what physical form it might take. One specific R/UDAT suggestion was to create a series of town centers, including one around the mall focusing on retail, government, and transit.

In 2003, Envision Utah and Cooper Roberts Simonsen & Associates conducted a series of public meetings with West Valley City residents to explore potential future land use scenarios for City Center. The citizen-preferred land use scenario for City Center that emerged from this process included:

- **A mix of land uses, including civic functions, a range of housing types, diverse shopping choices, public landmarks and art, public plazas, increased employment and entertainment opportunities, and restaurants/cafes with outdoor seating.**
- **A strong transit focus, including light rail, bus rapid transit, local bus and an intermodal hub.**
- **More intense land uses to create a unique, diverse town center with a strong sense of place.**

These desires and goals were written into the original City Center Vision, adopted in 2004.

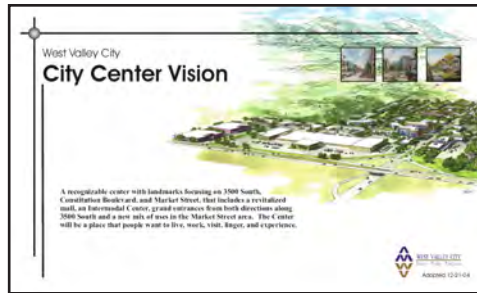
BUILDING FAIRBOURNE STATION

Since the adoption of the original City Center Vision, rapid progress has been made in achieving the vision of creating a downtown for West Valley City. The creation of the City Center Redevelopment Area in 2004 enabled the first major project to begin: the renovation of Valley Fair Mall in 2006. In 2008, the Redevelopment Agency began acquiring land to make way for the construction of the various components of the vision. In 2010, MXD Development Strategists was commissioned to perform a market analysis to determine the amount of retail, office, and multi-family development that could be supported in the area, and also to recommend land use strategies and timing for development. During the same time frame, an independent market analysis was conducted by ICO Management, the City’s residential development partner, which corroborated the results of the first analysis.

Significant transportation infrastructure investments by the Utah Department of Transportation (UDOT) and the Utah Transit Authority (UTA) began in 2008. Bus rapid transit (BRT) service featuring dedicated center lanes and loading platforms on 3500 South began in 2010, and the West Valley TRAX light rail line opened in 2011. This TRAX line currently provides direct service to downtown Salt Lake City and a connection to the University of Utah. By 2013, the West Valley City TRAX line (UTA’s Green Line) will provide direct service to the Salt Lake City International Airport.

In 2010, GSBS Architects was selected as the master designer for Fairbourne Station and the central Promenade feature, a four acre linear park with design cues that reference Fairbourne area history. Stanley Consultants was chosen to design the Plaza, which will connect the TRAX station, intermodal hub, and Promenade. The Plaza will provide a community landmark and gathering space that will define Fairbourne Station. Groundbreaking for both occurred in summer 2011, and the Plaza and Phase 1 of the Promenade will be completed in 2012.

As of 2012, many of the goals and action items of the original City Center Vision have been achieved or are in process. The Fairbourne Station Vision will provide a new set of guiding principles to ensure that West Valley City’s vision of creating the premier mixed use transit oriented development (TOD) project in Utah continues to be achieved.



- City Center Vision small area plan adopted
- City Center redevelopment project area created
- Costco Completed
- Church demolished to make way for UTA Park & Ride lot
- First building built to City Center zone standards
- 3500 South widening project continues
- TRAX light rail construction (2011 completion)
- Valley Fair Mall Phase 1 construction (2010 completion)
- Intermodal hub & Plaza construction (2010 completion)

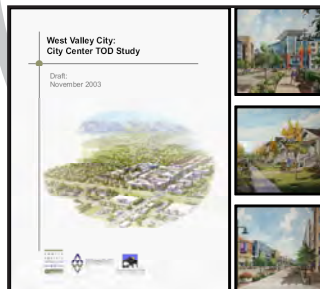
2003 2004 2006 2007 2008 2009 2010

- City Center zone adopted
- Granger Elementary demolished to make way for Costco

- City Center TOD study completed

- 3500 South reconstruction between 2700 West and Bangerter Highway begins (2010 completion)
- UTA opens BRT service on 3500 South
- Mall Phase 1 demolition
- UTA Park & Ride lot construction

- 3500 South reconstruction with dedicated BRT lanes and center platforms completed
- Intermodal hub & Plaza completed
- Valley Fair Mall Phase 2 construction on west side of Mall (2011 completion)
- Selection of development partners West Valley Lodging Initiatives (WVLI), Hines, and ICO Management
- MXD Development Strategists market study
- Design competition and selection of master designer GSBS for overall concept plan and Promenade design
- Selection of Stanley Consultants for Plaza design



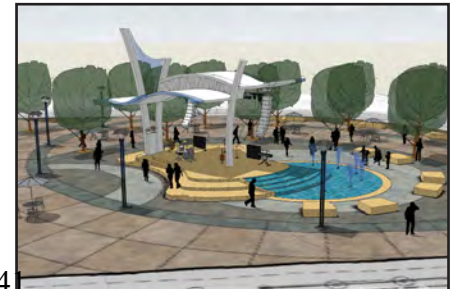


- West Valley Central light rail station completed and TRAX Green Line service begins
- Planning Commission approves conditional use for ICO apartments
- Embassy Suites Hotel groundbreaking (2012 completion)
- Plaza groundbreaking (2012 completion)
- Promenade groundbreaking (Phase 1 2012 completion)
- 2400 West construction (2012 completion)
- Demolition and site preparation for Embassy Suites Hotel, ICO residences, and Promenade

2011

2012

- I-215 interchange at 3500 South rebuilt and reconfigured with new 2400 West frontage road and improved access to Valley Fair Mall
- Plaza & Promenade Phase 1 completion
- Embassy Suites Hotel completion
- Megaplex Theatre at Valley Fair Mall completion
- Valley Fair Mall interior remodel





DEVELOPMENT OBJECTIVES:

- Create a new mixed use urban center including a combination of 200,000 square feet of new retail and 200,000 to 400,000 square feet of office space
- Add 1,000 dwellings with a variety of housing types and prices to create an urban environment and to help support area retail
- Create a varied and unique built environment reflecting excellence in architecture, landscaping, and design
- Build new streets to improve circulation and provide access to new development
- Facilitate the redevelopment of aging residential and commercial developments
- Complete the Promenade to provide a centralized public open space
- Consolidate civic uses into one civic block
- Increase property values within and around Fairbourne Station

TRANSIT ORIENTED DEVELOPMENT PRINCIPLES:

- Compact, human scale development
- Buildings oriented toward streets and sidewalks
- Connected public spaces
- Interconnected street grid with smaller blocks
- Pedestrian emphasis and walkable development
- Minimized need for automobile use and traffic calming
- Increased mobility using all modes of transit
- Complimentary mixed land uses: residential, office, retail, restaurant, entertainment, hospitality

PARTNERS:

- DRH Company - Land acquisition assistance and development consulting
- Great Basin Engineering - Surveying and road and infrastructure design
- GSBS Architects - Master designer for Fairbourne Station, and designer of and construction consultant for the Promenade
- Hines - World class office development and leasing firm
- ICO Management - Site demolition and builder of first major residential component of Fairbourne, a 225 unit Class A apartment development
- MXD Development Strategists - Market analysis and strategic land use consulting
- Stanley Consultants - Designer of the Plaza, the public space linking the TRAX station, intermodal hub and Promenade





3500 SOUTH - 2700 West to 3200 West

VISION:

A predominantly commercial street providing primary access to Fairbourne Station with attractive pedestrian accommodations. Travelers on 3500 South should know by the scale and placement of buildings and the streetscape along this section of 3500 South that they have arrived at Fairbourne Station.

GOALS:

- Redevelop aging commercial and allow a mix of uses with good urban form on the north side of 3500 South
- Improve the appearance and pedestrian appeal of the street through landscaping, wide sidewalks, inviting storefronts, and vertical, architecturally interesting buildings placed near the roadway on both sides
- Decrease visual clutter and create better urban form
- Consolidate driveways by encouraging shared access and parking
- Create vertical architectural elements, especially at Constitution and 3200 West corners
- Create uniqueness and distinction along this section of 3500 South through building height, placement, and design

ISSUES:

- Visually and functionally connecting the north and south sides of 3500 South
- Bringing good urban form to existing and future commercial, especially on the north side of 3500 South
- Width of 3500 South discourages pedestrian crossing
- Traffic congestion and left turn demands
- Through traffic versus local shopping traffic
- Traffic capacity engineering versus pedestrian function and street aesthetics
- Current uses versus a greater mix of uses



CONSTITUTION BOULEVARD - North side of 3500 South to Lancer Way

VISION:

A commercial street linking Fairbourne Station with the Valley Fair Mall, which also provides secondary access to Fairbourne Station. Buildings on Constitution Boulevard should align with the light rail turn and create a focal point. Vertical architectural elements should be introduced near street corners. As with 3500 South, travelers on 2700 West should know by the scale and placement of buildings and the streetscape along this section of 2700 West that they have arrived at Fairbourne Station.

GOALS:

- Work with existing businesses to transition toward a greater intensity and diversity of uses
- Create a streetscape with a unique character to define the eastern edge of Fairbourne Station
- Bring buildings to the street, and create height and architectural interest
- Create better pedestrian links to the Valley Fair Mall
- Improve the pedestrian connection north of City Hall between 2700 West and Market Street with markers, architectural cues, or other elements that guide pedestrians past City Hall to the Plaza and Promenade
- Create a City landmark building with the office development

ISSUES:

- Pedestrian connections across 2700 West at 3500 South and Lehman Avenue
- Pedestrian flow past City Hall from the Mall to the Plaza, intermodal hub, and Promenade area
- Visual, architectural, and thematic continuity between the Mall and office/retail block

MARKET STREET - 3500 South to Lehman Avenue

VISION:

A commercial street and one of the primary vehicular entrances to Fairbourne Station, Market Street will also be a major pedestrian link for residents, hotel guests, office workers, retail customers, and transit riders. As such, Market Street should be defined by buildings oriented to the street, with vertical elements and generous pedestrian accommodations. A greater mix of uses should be encouraged to create and maintain street level interest and a sense of arrival.

GOALS:

- Work with existing business and land owners to transition toward a greater intensity and diversity of uses
- Create a strong sense of arrival for vehicular traffic entering from 3500 South
- Build structured parking at the corner of Market Street and Lehman Avenue
- Encourage leasable ground level retail, restaurant, or vendor space in the parking structure and any large buildings on the office block that front Market Street
- If leasable ground floor space in a future office building is not viable, encourage seating areas, mini-plazas with vendor space, or enhanced landscaping elsewhere along the street

ISSUES:

- Balancing necessary land uses with desired street character
- Balancing vehicular and pedestrian circulation
- Parking structure function and aesthetics and pedestrian experience
- First floor retail versus market demand
- Streetscape integration of potentially large, imposing buildings and structures



WEIGH STATION ROAD - Beaver Street to Market Street

VISION:

As a critical east-west vehicular traffic circulator for residents, hotel guests, and visitors to Fairbourne Station, this road must make an effective bridge between the vertical streetscape presented by planned residential development on the south and the more buffered streetscape presented by the hotel and mixed-use area on the north.

GOALS:

- Strike a functional and aesthetic balance between the strong vertical nature of planned residential development and other less vertical development with buildings oriented toward 3500 South
- Create an inviting pedestrian alternative to the Promenade
- Expand the street network by connecting to Beaver Street

ISSUES:

- Creating a coherent streetscape despite large buildings with divergent setbacks and street orientations
- Balancing vehicular and pedestrian circulation
- Parking structure aesthetics and pedestrian experience
- Assemblage of land





LEHMAN AVENUE - Market Street to 3200 West

VISION:

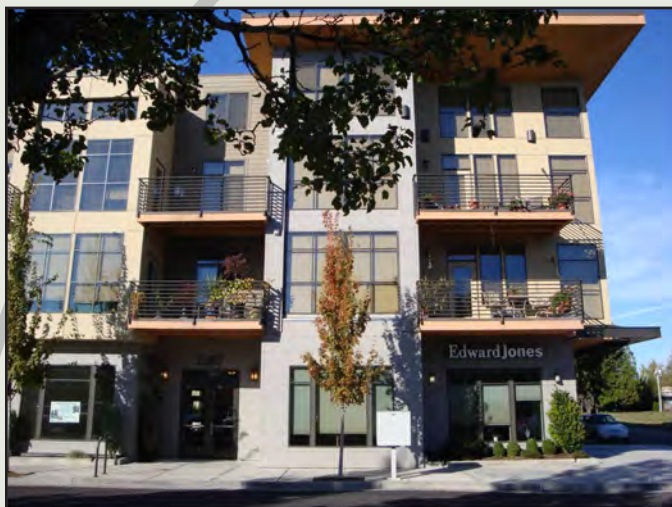
A predominantly residential street with strong visual and pedestrian connections to the Promenade and intermodal transit center. Higher density residential development, architectural excellence, new housing types, and a possible institutional use will define the character of the street.

GOALS:

- Promote quality high density residential use, including stacked flats and row style housing to the west
- Expand the street network and connect to the extension of Beaver Street
- Complete the Promenade
- Create a pedestrian friendly streetscape for the entire length of Lehman Avenue

ISSUES:

- Assemblage of land
- Designing for density
- Redevelopment of existing residential at the west end of Lehman Avenue
- Connecting to 3200 West or stopping at Beaver Street
- Residential or institutional use west of Beaver Street



LANCER WAY - Constitution Boulevard to 3200 West

VISION:

Lancer Way should define the southern edge of Fairbourne Station, serving as a transition between higher density uses on the north and single family neighborhoods on the south. Lancer Way should function as a pedestrian link to the intermodal hub, light rail station, and enhanced Salt Lake County Library for residents in surrounding neighborhoods. Land uses should include residential and office, with consolidation of civic services at the corner of Constitution Boulevard.

GOALS:

- Promote high-density residential uses and new housing types
- Expand the Fairbourne street network by connecting to the new extension of Beaver Street
- Improve pedestrian connections to the intermodal hub, creating a consistent and improved streetscape for the length of the street
- Create a streetscape with a unique character to define the southern edge of Fairbourne Station
- Improve/redevelop County housing
- Improve the County Library

ISSUES:

- Traffic generated by Fairbourne Station at intersections
- Transition between existing single family neighborhoods south of Lancer to newer, more dense development within Fairbourne
- Aging County housing
- Some Lancer Way properties are not within the City Center RDA, limiting redevelopment tools



3200 WEST - 3500 South to Lancer Way

VISION:

3200 West should define the western edge of Fairbourne Station, serving as a transition between higher density uses on the east and single family neighborhoods to the west. The corner of 3500 South and 3200 West should mark the transition to mixed uses and distinctive architecture.

GOALS:

- Promote medium to high density residential uses, new housing types, and distinctive architecture
- Improve pedestrian access and connection to the intermodal hub
- Enhance the streetscape with better landscaping and pedestrian amenities
- Extend City Center zone to encompass the corner of 3500 South
- Create a definable western edge for Fairbourne
- Redevelop aging commercial development and encourage good urban form

ISSUES:

- Traffic generated by Fairbourne at intersections
- Transition of uses from newer, denser development to single family neighborhoods to the west
- Not all portions of the street are within the City Center RDA, limiting redevelopment tools
- Aging commercial along 3200 West



BEAVER STREET - 3500 South to Lancer Way

VISION:

As an essential vehicular access to Fairbourne Station, Beaver Street should effectively move high volumes of traffic while still being inviting to pedestrians. Connections at 3500 South and Lancer Way will facilitate north-south traffic flow. Beaver Street will serve as a transition from higher intensity uses on the east to lower intensity uses to the west.

GOALS:

- Create an attractive street that effectively moves traffic and pedestrians
- Complete the Promenade
- Complete the street network with a new intersection and traffic signal at 3500 South and an intersection at Lancer Way
- Coordinate with UTA for a potential BRT station on 3500 South
- Develop streetscape and building standards
- Extend the City Center zone
- Rename the section of street south of 3500 South to a name that references Fairbourne Station history

ISSUES:

- Obtaining UDOT approval for new traffic signal on 3500 South
- Balancing traffic volume, pedestrian experience, and safety
- Assemblage of land
- Transition between new development on the east to older development that might remain on the west
- Connecting to Lancer Way
- Residential or institutional use



FAIRBOURNE STATION VISION

Fairbourne Station will be a recognizable town center combining civic services, public open space, high density housing, retail, hospitality, and office space in a premier transit oriented development. Fairbourne Station will be a destination where people will want to live, work, visit, linger, and experience.



Adopted as City Center Vision 12/21/2004
Updated as Fairbourne Station Vision 9/11/2012
Station Area Plan Update 2025

WHAT IS THE FAIRBOURNE STATION VISION?

The Fairbourne Station Vision is a station area plan that serves as a long range policy document to guide future land use decisions. The West Valley City General Plan document provides a long term vision for the City's future, laying out broad goals and recommendations to aid in future decision making regarding housing, employment, recreation, transportation, and land use. Likewise, the Fairbourne Station Vision provides a guiding document for this area of special importance to the City. This document serves as an update to the original plan, the City Center Vision, adopted in 2004.

AREA HISTORY

The area around 3500 South and Constitution Boulevard has traditionally been a commercial area with grocery stores, banks, department stores, and some of the area's first sit down restaurants. Valley Fair Mall was constructed in the early 1970s and enjoyed success in part due to visibility from I-215 and easy access. Although the area redeveloped somewhat in the 1990's, mall patronage later declined and residential and commercial growth stagnated.

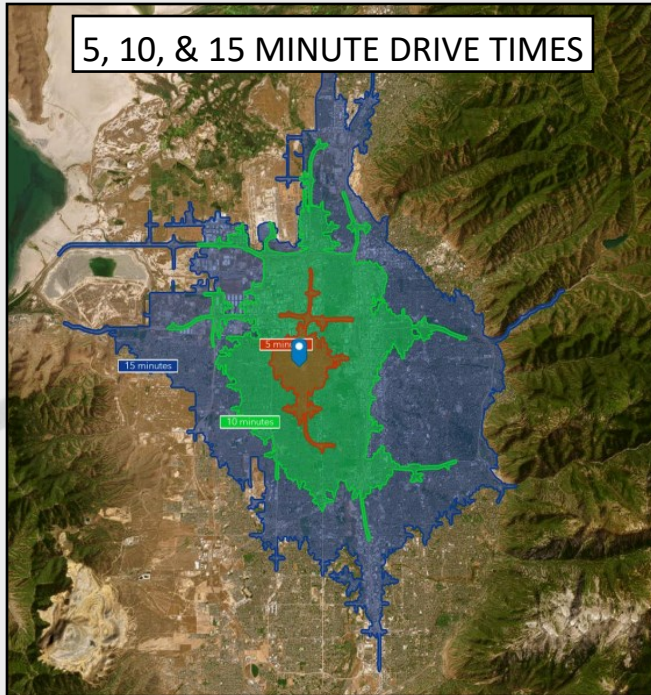
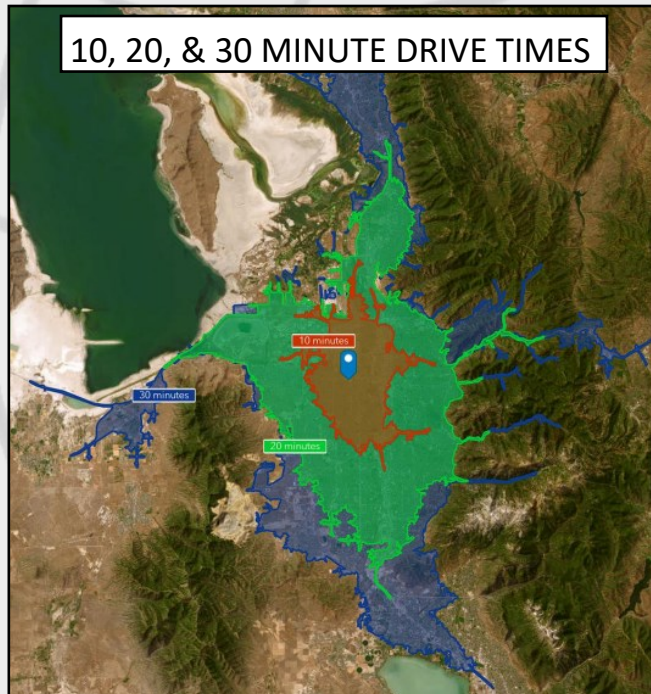
The City Center Redevelopment Project area was created within the area in 2004, encompassing a large area surrounding City Hall and the Valley Fair Mall. In 2006 redevelopment began in earnest. As major components of West Valley's City Center transformed from ideas to reality on the ground, thoughts turned to a name befitting the grand scale of the project.

One hundred fifty years ago, Joseph Fairbourne's weigh station was the first stop for outlying settlers on their way to market their produce. Fairbourne's corner became the birthplace of commerce on the west side of the Salt Lake Valley, a hub in the regional transportation network, and a crossroads for people of diverse nationalities who convened there to market, to worship, and to work together to build the community that would become West Valley City.

Fairbourne Station was selected as the name for the area formerly referred to as City Center in order to honor its history as the community's traditional gathering place, and to honor the spirit of everyday citizens past and present who created the community's legacy of unity, pride and progress.



Joseph Watson Fairbourne and Frederick Nielsen at Fairbourne's blacksmith shop.



FAIRBOURNE STATION LOCATION AND AREA AMENITIES

- Central Valley location
- Valley Fair Mall
- Visible from I-215 with 112,000 vehicles a day and from 3500 South with 44,000 vehicles a day
- 5 minutes or less to four freeways: I-215, I-15, I-80, and SR-201
- 10 minutes to downtown Salt Lake City and to the Salt Lake City International Airport
- Well connected to transit system that serves approximately 2.7 million people
- Served by light rail connections to the Salt Lake City International Airport and downtown Salt Lake City
- Served by 9 local bus routes
- 778,000 people within a 15 minute drive
- 1,578,000 people within a 30 minute drive

ENVISIONING “CITY CENTER”

The idea of creating a downtown for West Valley City has been a consistent theme since the City’s incorporation and was a stated goal in the City’s first General Plan in 1984. The construction of City Hall in 1987-90 was intended to provide a civic anchor for what would become a vibrant central business district and community town center. In 1997 the American Institute of Architects Regional/Urban Design Assistance Team (R/UDAT) suggested that City leadership and citizens work together to more clearly define what would constitute a downtown for West Valley City and what physical form it might take. One specific R/UDAT suggestion was to create a series of town centers, including one around the mall focusing on retail, government, and transit.

In 2003, Envision Utah and Cooper Roberts Simonsen & Associates conducted a series of public meetings with West Valley City residents to explore potential future land use scenarios for City Center. The citizen-preferred land use scenario for City Center that emerged from this process included:

- A mix of land uses, including civic functions, a range of housing types, diverse shopping choices, public landmarks and art, public plazas, increased employment and entertainment opportunities, and restaurants/cafes with outdoor seating.
- A strong transit focus, including light rail, bus rapid transit, local bus and an intermodal hub.
- More intense land uses to create a unique diverse town center with a strong sense of place.

These desires and goals were written into the original City Center Vision, adopted in 2004.

BUILDING FAIRBOURNE STATION

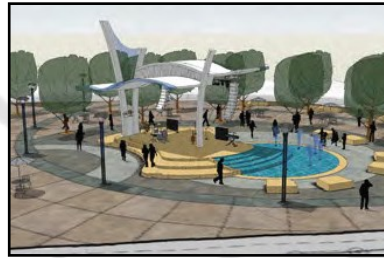
Since the adoption of the original City Center Vision, progress has been made in achieving the vision of creating a downtown for West Valley City. The creation of the City Center Redevelopment Area in 2004 enabled the first major project to begin: the renovation of Valley Fair Mall in 2006. In 2008, the Redevelopment Agency began acquiring land to make way for the construction of the various components of the vision. In 2010, MXD Development Strategists was commissioned to perform a market analysis to determine the amount of retail, office, and multi-family development that could be supported in the area, and also to recommend land use strategies and timing for development. During the same time frame, an independent market analysis was conducted by ICO Management, the City’s residential development partner, which corroborated the results of the first analysis.

Significant transportation infrastructure investments by the Utah Department of Transportation (UDOT) and the Utah Transit Authority (UTA) began in 2008. Bus rapid transit (BRT) service featuring dedicated center lanes and loading platforms on 3500 South began in 2010, and the West Valley TRAX light rail line opened in 2011. This TRAX line currently provides direct service to downtown Salt Lake City and the Salt Lake City International Airport.

In 2010, GSBS Architects was selected as the master designer for Fairbourne Station and the central Promenade feature, a four acre linear park with design cues that reference Fairbourne area history. Stanley Consultants was chosen to design the Plaza, which connects the TRAX station, intermodal hub, and Promenade. The Plaza provides a community landmark and gathering space that help define Fairbourne Station.

As of 2025, many of the goals and action items of the prior Fairbourne Station Vision adopted in 2012 have been achieved or are in process. This latest version of the Fairbourne Station Vision will provide a new set of guiding principles to ensure that West Valley City’s vision of creating the premier mixed use transit oriented development (TOD) project in Utah continues to be achieved.

- 2003 • City Center TOD study completed
- 2004 • City Center Vision small area plan adopted
 - City Center redevelopment project area created
- 2006 • City Center zone adopted
 - Granger Elementary demolished to make way for Costco
- 2007 • Costco completed
 - Church demolished to make way for UTA Park & Ride lot
 - First building built to City Center zone standards
- 2008 • 3500 South reconstruction between 2700 West and Bangerter Highway begins (2010 completion)
 - UTA opens BRT service on 3500 South
 - Mall Phase 1 demolition
 - UTA Park & Ride lot construction
- 2009 • 3500 South widening project continues
 - Trax light rail construction (2011 completion)
 - Valley Fair Mall Phase 1 construction (2010 completion)
 - Intermodal hub & plaza construction (2010 completion)
- 2010 • 3500 South reconstruction with dedicated BRT lanes and center platforms completed
 - Valley Fair Mall Phase 2 construction on west side of Mall (2011 completion)
 - Selection of development partners West Valley Lodging Initiatives (WVLI), Hines, and ICO Management
 - MXD Development Strategists market study
 - Design competition and selection of master designer GSBS for overall concept plan and Promenade design
 - Selection of Stanley Consultants for Plaza design



- 2011 • West Valley Central light rail station completed and TRAX Green Line service begins
 - Planning Commission approves conditional use for ICO apartments
 - Embassy Suites Hotel groundbreaking (2012 Completion)
 - Plaza groundbreaking (2012 completion)
 - Promenade groundbreaking (Phase 1 2012 completion)
 - 2400 West construction (2012 completion)
 - Demolition and site preparation for Embassy Suites Hotel, ICO residences, and Promenade
- 2012 • I-215 interchange at 3500 South rebuilt and reconfigured with new 2400 West frontage road and improved access to Valley Fair Mall
 - Valley Fair mall interior remodel
 - Megaplex Theater construction (2013 completion)
- 2013 • ICO Apartment construction (2014 completion)
 - New roads begin to be constructed
 - Interchange landscaping completed
- 2014 • Construction started for west side additions to mall (2015 completion)
- 2018 • Police headquarters construction (2019 completion)
 - Parking structure construction (2020 completion)
 - Office building construction (2020 completion)
- 2019 • ICO Apartments construction (2021 completion)
 - Granger Medical construction (2020 completion)
 - Springhill Suites construction (2020 completion)
- 2022 • Back 9 Apartments construction (2024 completion)

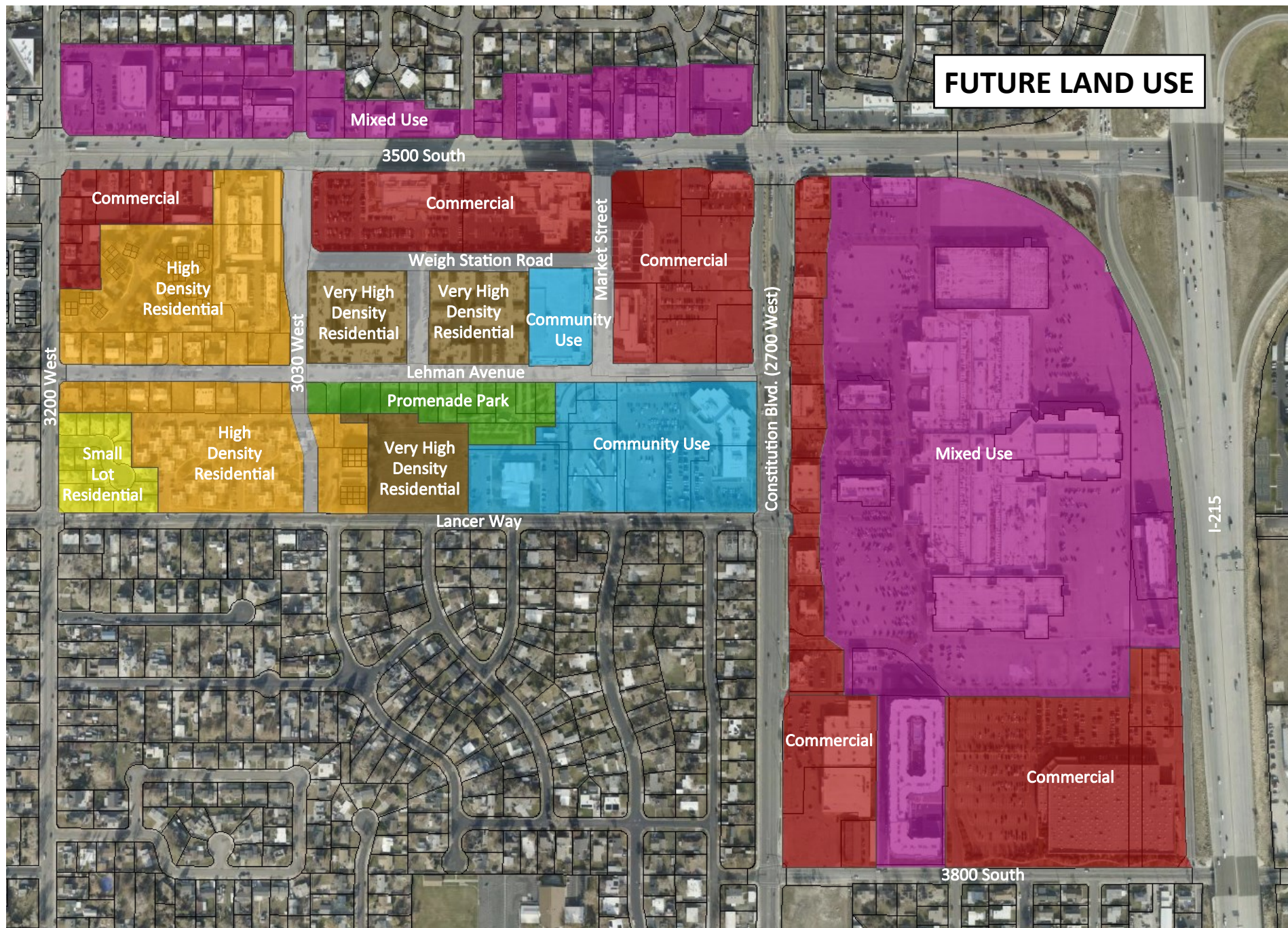


DEVELOPMENT OBJECTIVES

- Expand the mixed use urban center
- Add more housing to further an urban environment and help support area retail
- Create a varied and unique built environment reflecting excellence in architecture, landscaping, and design
- Facilitate the redevelopment of aging residential and commercial developments
- Complete the Promenade to provide a centralized public open space
- Consolidate civic uses into one civic block
- Increase property values within and around Fairbourne Station

TRANSIT ORIENTED DEVELOPMENT PRINCIPLES:

- Compact, human scale development
- Buildings oriented toward streets and sidewalks
- Connected public spaces
- Interconnected street grid with smaller blocks
- Pedestrian emphasis and walkable developments
- Minimized need for automobile use and traffic calming
- Increased mobility using all modes of transit
- Complimentary mixed land uses: residential, office, retail, restaurant, entertainment, hospitality





3500 SOUTH - 2700 West to 3200 West

VISION:

A predominantly commercial street providing primary access to Fairbourne Station with attractive pedestrian accommodations. Travelers on 3500 South should know by the scale and placement of buildings and the streetscape along this section of 3500 South that they have arrived at Fairbourne Station.

GOALS:

- Redevelop aging commercial and allow a mix of uses with good urban form on the north side of 3500 South
- Improve the appearance and pedestrian appeal of the street through landscaping, wide sidewalks, inviting storefronts, and vertical, architecturally interesting buildings placed near the roadway on both sides
- Decrease visual clutter and create better urban form
- Consolidate driveways by encouraging shared access and parking
- Create vertical architectural elements, especially at Constitution and 3200 West corners
- Create uniqueness and distinction along this section of 3500 South through building height, placement, and design

ISSUES:

- Visually and functionally connecting the north and south sides of 3500 South
- Bringing good urban form to existing and future commercial, especially on the north side of 3500 South
- Width of 3500 South discourages pedestrian crossing
- Traffic congestion and left turn demands
- Through traffic versus local shopping traffic
- Traffic capacity engineering versus pedestrian function and street aesthetics
- Current uses versus a greater mix of uses



CONSTITUTION BOULEVARD - North side of 3500 South to Lancer Way

VISION:

A commercial street linking Fairbourne Station with the Valley Fair Mall, which also provides secondary access to Fairbourne Station. Buildings on Constitution Boulevard should align with the light rail turn and create a focal point. Vertical architectural elements should be introduced near street corners. As with 3500 South, travelers on 2700 West should know by the scale and placement of buildings and the streetscape along this section of 2700 West that they have arrived at Fairbourne Station.

GOALS:

- Work with existing businesses to transition toward a greater intensity and diversity of uses
- Create a streetscape with a unique character to define the eastern edge of Fairbourne Station
- Bring buildings to the street, and create height and architectural interest
- Create better pedestrian links to the Valley Fair Mall
- Improve the pedestrian connection north of City Hall between 2700 West and Market Street with markers, architectural cues, or other elements that guide pedestrians past City hall to the Plaza and Promenade

ISSUES:

- Pedestrian connections across 2700 West at 3500 South and Lehman Avenue
- Pedestrian flow past City Hall from the Mall to the Plaza, intermodal hub, and Promenade area
- Visual, architectural, and thematic continuity between the mall and office/retail/block



MARKET STREET - 3500 South to Lehman Avenue

VISION:

A commercial street and one of the primary vehicular entrances to Fairbourne Station, Market Street will also be a major pedestrian link for residents, hotel guests, office workers, retail customers, and transit riders. As such, Market Street should be defined by buildings oriented to the street, with vertical elements and generous pedestrian accommodations. A greater mix of uses should be encouraged to create and maintain street level interest and a sense of arrival.

GOALS:

- Work with existing business and land owners to transition toward a greater intensity and diversity of uses
- Create a strong sense of arrival for vehicular traffic entering from 3500 South

ISSUES:

- Balancing necessary land uses with desired street character
- Balancing vehicular and pedestrian circulation
- First floor retail versus market demand
- Streetscape integration of potentially large, imposing buildings and structures



WEIGH STATION ROAD - 3030 West to Market Street

VISION:

As a critical east-west vehicular traffic circulator for residents, hotel guests, and visitors to Fairbourne Station, this road must make an effective bridge between the vertical streetscape presented by planned residential development on the south and the more buffered streetscape presented by the hotel and mixed-use area on the north.

GOALS:

- Strike a functional and aesthetic balance between the strong vertical nature of planned residential development and other less vertical development with buildings oriented toward 3500 South
- Create an inviting pedestrian alternative to the Promenade

ISSUES:

- Creating a coherent streetscape despite large buildings with divergent setbacks and street orientations
- Balancing vehicular and pedestrian circulation



LEHMAN AVENUE - Market Street to 3200 West

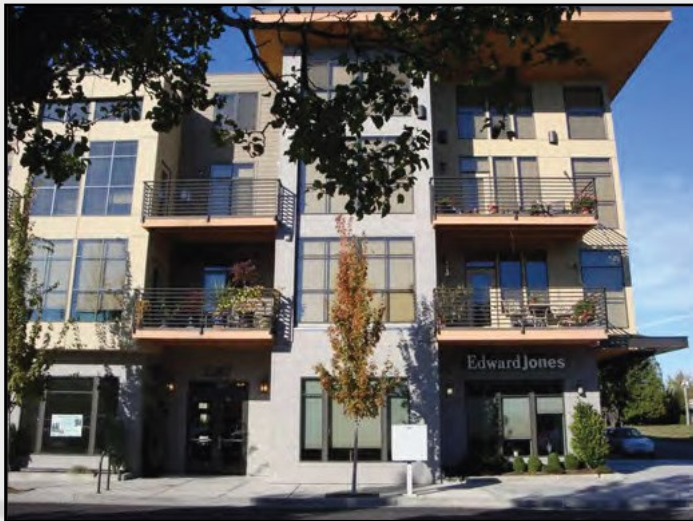
A predominantly residential street with strong visual and pedestrian connections to the Promenade and intermodal transit center. Higher density residential development, architectural excellence, and new housing types.

GOALS:

- Promote quality, high density residential use, including stacked flats and row style housing to the west.
- Complete the Promenade
- Create a pedestrian friendly streetscape for the entire length of Lehman Avenue

ISSUES:

- Assemblage of land
- Designing for density
- Redevelopment of existing residential at the west end of Lehman Avenue



LANCER WAY - Constitution Boulevard to 3200 West

VISION:

Lancer Way should define the southern edge of Fairbourne Station, serving as a transition between higher density uses on the north and single family neighborhoods on the south. Lancer Way should function as a pedestrian link to the intermodal hub, light rail station, and enhanced Salt Lake County Library for residents in surrounding neighborhoods. Land uses should include residential and office, with consolidation of civic services at the corner of Constitution Boulevard.

GOALS:

- Promote high-density residential uses and new housing types
- Improve pedestrian connections to the intermodal hub, creating a consistent and improved streetscape for the length of the street
- Create a streetscape with a unique character to define the southern edge of Fairbourne Station
- Improve/redevelop County housing
- Improve the County Library

ISSUES:

- Traffic generated by Fairbourne Station at intersections
- Transition between existing single family neighborhoods south of Lancer to newer, more dense development within Fairbourne
- Aging County housing and library



3200 WEST - 3500 South to Lancer Way

VISION:

3200 West should define the western edge of Fairbourne Station, serving as a transition between higher density uses on the east and single family neighborhoods to the west. The corner of 3500 South and 3200 West should mark the transition to mixed uses and distinctive architecture.

GOALS:

- Improve pedestrian access and connections to the intermodal hub
- Enhance the streetscape with better landscaping and pedestrian amenities
- Extend City Center zone to encompass the corner of 3500 South
- Create a definable western edge for Fairbourne
- Redevelop aging commercial development and encourage good urban form

ISSUES:

- Traffic generated by Fairbourne Station at intersections
- Transition of uses from newer, denser development to single family neighborhoods to the west
- Aging commercial along 3200 West



3030 WEST - 3500 South to Lancer Way

VISION:

As an essential vehicular access to Fairbourne Station, 3030 West should effectively move high volumes of traffic while still being inviting to pedestrians. Connections at 3500 South and Lancer Way will facilitate north-south traffic flow. 3030 West will serve as a transition from higher intensity uses on the east to lower intensity uses to the west.

GOALS:

- Create an attractive street that effectively moves traffic and pedestrians
- Complete the Promenade
- Complete the street network with a new intersection and traffic signal
- Coordinate with UTA for a potential BRT station on 3500 South
- Develop streetscape and building standards

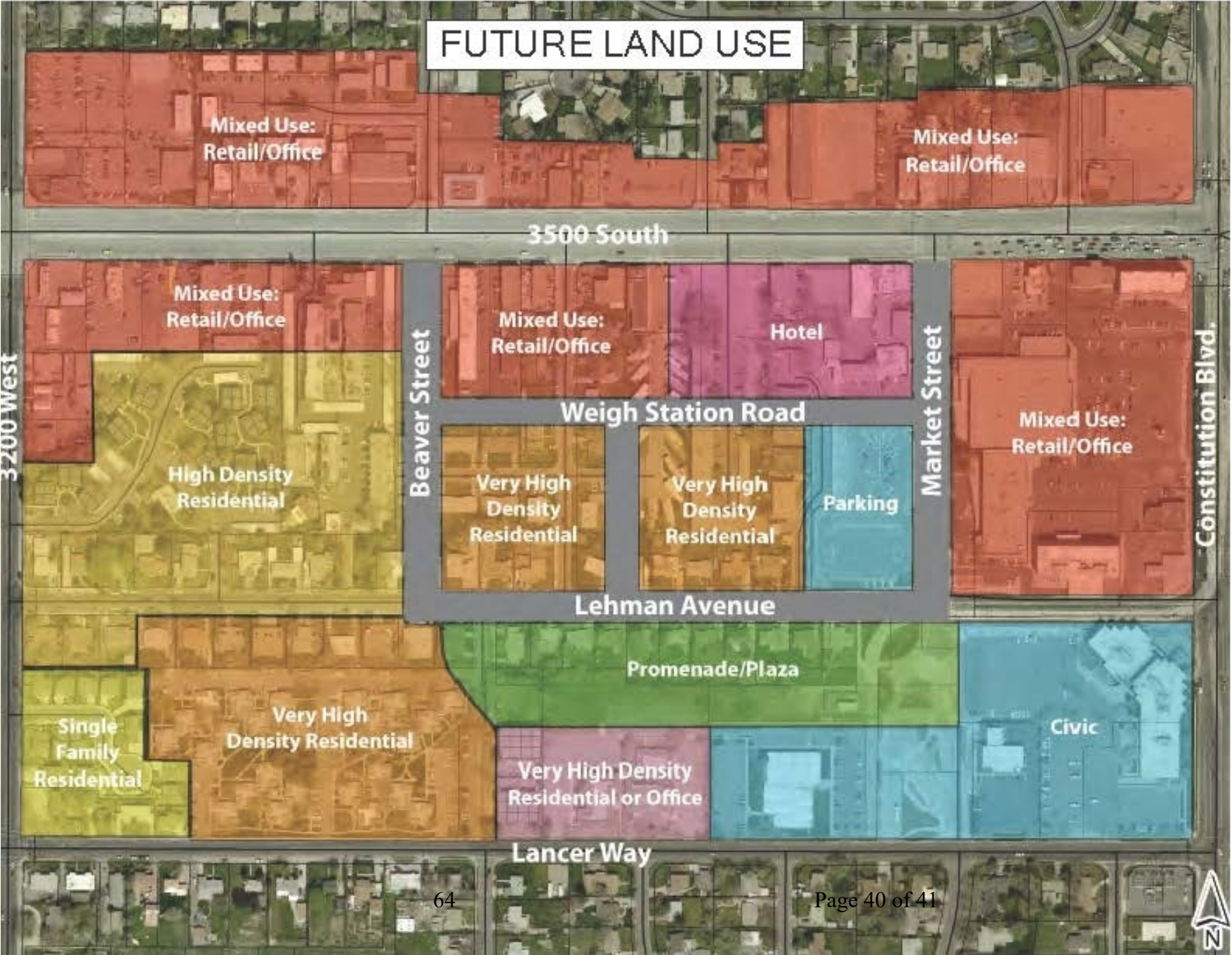
ISSUES:

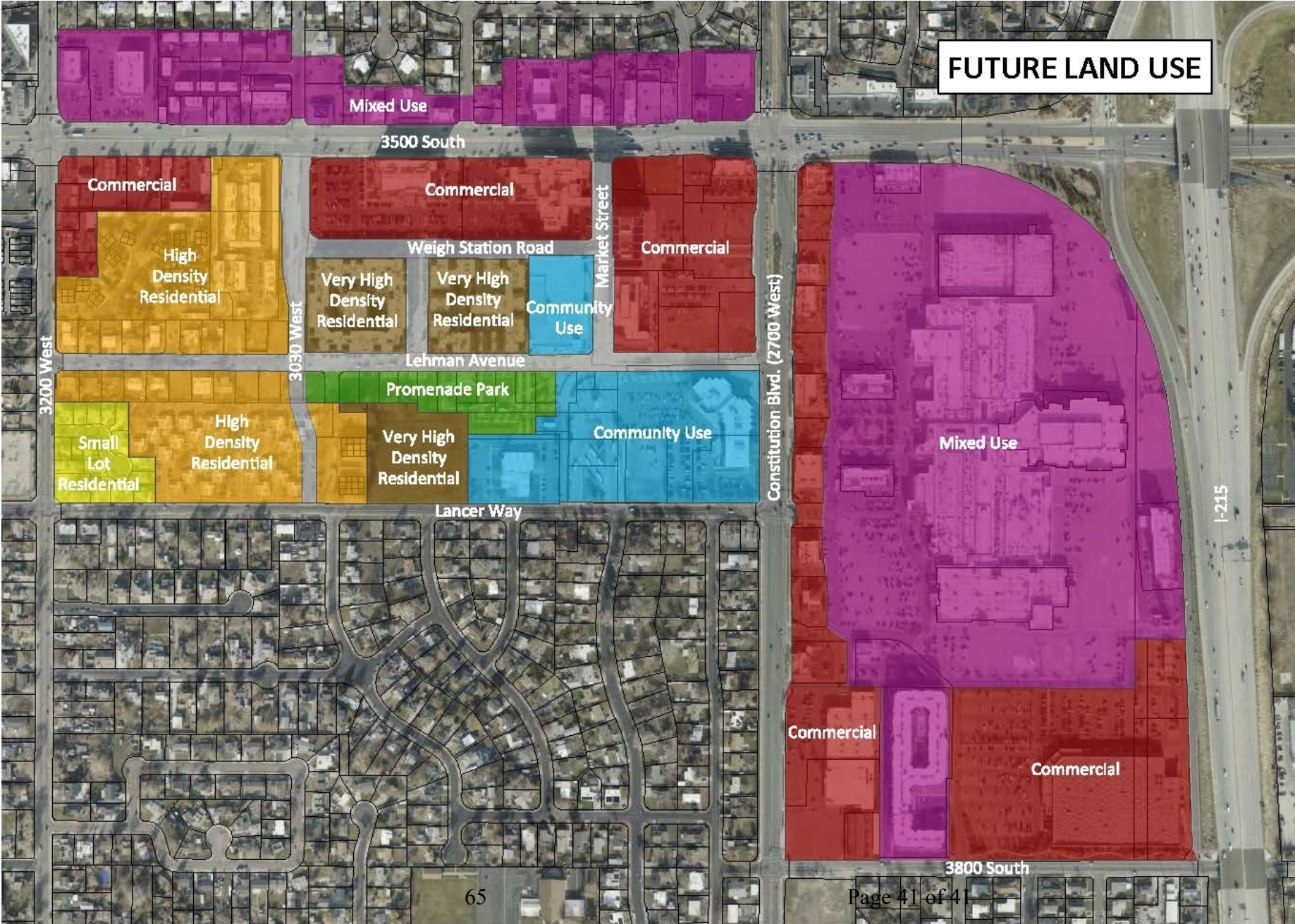
- Balancing traffic volume, pedestrian experience, and safety
- Assemblage of land
- Transition between new development on the east to older development that might remain on the west
- Connecting to Lancer Way



GP-3-2025

- Applicant: West Valley City
- Request: A change to the City's General Plan to provide an update to the Fairbourne Station Vision.
- Staff: Steve Pastorik





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

ISSUE:

Application: #Z-2-2025
Applicant: Carl and Jennifer Newland
Location: 5173 West 3500 South
Size: 0.86 acres

SYNOPSIS:

Zone change from a A (Agriculture, minimum lot size ½ acre) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 sq. ft.)

BACKGROUND:

The subject parcel includes a home that, according to the Salt Lake County Assessor, was built in 1929. The applicants would like to retain the existing home on a new lot that would be zoned R-1-7 and be 65 feet wide and 110 feet deep. On the remainder of the property, the applicants want to keep the existing A zone and build a new home. Assuming the plat map from the Salt Lake County Recorder is correct, the entire property is 148.5 feet wide (the applicant has indicated that the property is 150 feet wide), leaving 83.5 feet of width for the A zoned lot. The applicants have submitted a concept plan showing how they would like to subdivide the property and where approximately the new home would be built.

The minimum lot width is 70 feet in the R-1-7 zone and 100 feet in the A zone (Section [7-6-202](#)). The applicants are proposing exceptions in the development agreement to these standards to reduce the lot width of the R-1-7 zoned lot to 65 feet and the A zoned lot to 83.5 feet. The proposed development agreement also addresses the number of units; improvements to the existing home; the home size, garage size, design requirements, and front setback for the new home; and landscaping.

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: _____

Date Adopted: _____

Effective Date: _____

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5173 WEST 3500 SOUTH FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO R-1-7 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 7,000 SQ FT).

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah:

SECTION 1. ZONING CHANGE.

The property described in application #Z-2-2025, filed by Carl and Jennifer Newland requesting a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 sq. ft.), said property being more particularly described as follows:

The north 110 feet and the west 65 feet of parcel #: 14-36-201-002

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: _____ Westward Terrace
Budget Opening Required: ☐

ISSUE:

A resolution authorizing the City to enter into a development agreement with Carl and Jennifer Newland.

SYNOPSIS:

This resolution authorizes a development agreement between the City and Carl and Jennifer Newland to establish standards for a single unit dwelling development at 5173 West 3500 South.

BACKGROUND:

Carl and Jennifer Newland have submitted a zone change application (Z-2-2025) on a portion of a 0.86-acre parcel to change the zoning from A (Agriculture, minimum lot size ½ acre) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 square feet). The applicants would like to retain the existing home for their son and his family and build one new home for themselves.

The proposed development agreement addresses the number of units; improvements to the existing home; the home size, garage size, design requirements, and front setback for the new home; landscaping; and lot width reductions.

RECOMMENDATION:

The Planning Commission recommended approval.

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 CARL AND JENNIFER
NEWLAND FOR APPROXIMATELY 0.86 ACRES OF PROPERTY
LOCATED AT APPROXIMATELY 5173 WEST 3500 SOUTH.**

WHEREAS, Carl and Jennifer Newland (herein and collectively “Developer”) own or are under contract to acquire real property within the limits of West Valley City, Utah, on which Developer proposes to develop a residential project (herein the “Project”); and

WHEREAS, Developer has voluntarily represented to the West Valley City Council that it will enter into this binding development agreement (herein “Agreement”); and

WHEREAS, Developer is willing to design and develop the Project in a manner that is in harmony with the City’s Master Plan and long-range development objectives, and which addresses the more specific planning issues set forth in this Agreement; and

WHEREAS, West Valley City, acting pursuant to its authority under §10-9a-101 *et seq.*, Utah Code Annotated 1953, as amended, and City ordinances and land-use policies, has made certain determinations with respect to the proposed Project, and in the exercise of its legislative discretion, has elected to approve this Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Agreement between West Valley City and Developer is hereby approved in substantially the form attached, and that the Mayor and City Manager are hereby authorized to execute said Agreement for and on behalf of the City, upon approval of the final form of the Agreement by the City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 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 Carl and Jennifer Newland, individuals, (herein “Developer”) for the land to be included in or affected by the project located at approximately 5173 West 3500 South 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 0.86 acres of real property located at approximately 5173 West 3500 South 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 Exhibit "B". The Project shall also comply with all requirements set forth in the minutes of the City Council hearings on this matter.

5. **Agreement to Run With the Land.** This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property.

6. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning also the responsibilities arising hereunder. This restriction on assignment is not intended to prohibit or impede the sale by Developer.

7. **No Joint Venture, Partnership or Third Party Rights.** This Agreement neither creates any joint venture, partnership, undertaking or business arrangement between the parties hereto nor conveys any rights or benefits to third parties, except as expressly provided herein.

8. **Integration, Modification, and Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto. Exhibits "A" and "B" are hereby incorporated into this Agreement.

9. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for whom intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

TO DEVELOPER:	Carl and Jennifer Newland 5173 West 3500 South West Valley City, UT 84120
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: _____

CARL NEWLAND

State of _____)

:ss

County of _____)

On this _____ day of _____, 20____, personally appeared before me Carl Newland, 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 he acknowledged to me that he executed the same.

Notary Public

JENNIFER NEWLAND

State of _____)

:ss

County of _____)

On this _____ day of _____, 20____, personally appeared before me Jennifer Newland, 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 she acknowledged to me that she executed the same.

Notary Public

EXHIBIT A
LEGAL DESCRIPTION

Parcel #: 14-36-201-002

BEG 148.5 FT E & 40 FT S FR N 1/4 COR OF SEC 36, T 1S, R 2W,S L M; E 148.5 FT; S 253.37 FT; W 148.5 FT; N 253.37 FT TO BEG. 0.86 ACRES M OR L.

EXHIBIT B

DEVELOPMENT STANDARDS

1. The maximum number of homes shall be 2 including the existing home on the Property.
2. The roof of the existing home shall be replaced with architectural shingles.
3. The front porch railing and front yard fencing for the existing home shall be replaced.
4. The minimum size for the new home shall be 2,000 finished square feet above grade (excluding the garage).
5. The new home shall include a 2-car garage.
6. The new home shall meet the design requirements in Section 7-11-211 of the West Valley City Zoning Ordinance.
7. The new home shall be setback a minimum of 43 feet from the property line along 3500 South.
8. Front yard landscaping shall be installed on both lots in accordance with Section 7-11-205 of the West Valley City Zoning Ordinance.
9. The lot on the R-1-7 zoned portion of the Property may have a reduced lot width of 65 feet.
10. The lot on the A zoned portion of the Property may have a reduced lot width of 83.5 feet.

Z-2-2025

Carl and Jennifer Newland

5173 West 3500 South

Zone change from A to R-1-7

0.86 acres (0.16 acres for the zone change)

Carl and Jennifer Newland have requested a zone change on 0.16 acres of a 0.86 acre parcel at 5173 West 3500 South from A (Agriculture, minimum lot size ½ acre) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 square feet). Surrounding zones include R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) and A to the north, RM (Multiple Unit Dwelling Residential) to the east, A to the south, and A and RB (Residential Business) to the west. There are single family homes to the north, west, and south and the property to the east was recently platted as the Kiowa Court PUD for additional single-family homes. The subject property is designated as Mixed Use in the General Plan.

Development Proposal

The subject parcel includes a home that, according to the Salt Lake County Assessor, was built in 1929. The applicants would like to retain the existing home on a new lot that would be zoned R-1-7 and be 65 feet wide and 110 feet deep. On the remainder of the property, the applicants want to keep the existing A zone and build a new home. Assuming the plat map from the Salt Lake County Recorder is correct, the entire property is 148.5 feet wide (the applicant has indicated that the property is 150 feet wide), leaving 83.5 feet of width for the A zoned lot. The applicants have submitted a concept plan showing how they would like to subdivide the property and where approximately the new home would be built.

There is an existing barn on the property. Section [7-6-205](#) of the Zoning Ordinance requires all structures for the keeping of animals to be at least 40 feet from any dwelling. The existing home is approximately 70 feet from the barn; however, based on the concept plan from the applicants, the new home would be less than 40 feet from the barn. No animals can be in the barn if the new home is not at least 40 feet from the barn.

Development Agreement

Development Agreement that addresses housing size, quality, [exterior finish materials](#), Ordinance Streetscapes, Landscaping, etc.” Development agreements may also be used to grant exceptions from zoning ordinance requirements. For the development agreement, the applicants are proposing the following:

- The new home would be a 2,000 sq. ft. rambler with a 2-car garage that, in the words of the applicants, meets “all city codes as to building materials and criteria”. Normally a 3-car garage is required; however, Section [7-11-214](#) allows a 2-car garage for: “A home built on a legal and developed Single Unit Dwelling Lot under one acre in existence prior to April 15, 2015, that is large enough to be subdivided to create no more than one new Lot.”

- The minimum lot width is 70 feet in the R-1-7 zone and 100 feet in the A zone (Section [7-6-202](#)). The applicants are proposing exceptions to these standards to reduce the lot width of the R-1-7 zoned lot to 65 feet and the A zoned lot to 83.5 feet.
- Section [7-2-111](#) of the Zoning Ordinance requires the front yard setback to be measured from the proposed right-of-way line where widening is anticipated in the Major Street Plan. The recently updated Major Street Plan shows the future right-of-way width of this portion of 3500 South at 106 feet. The current right-of-way width of this portion of 3500 South is 80 feet, meaning an additional 13 feet (half of the difference between 106 and 80) of setback is needed on the south side of the street. The applicants have indicated that they plan to increase the setback by 13 feet.
- The applicant's included the following commitments in their letter: "We would like to make some repairs to our existing home as well by replacing the roof with new architectural shingles, replacing the railings and fencing in the front yard, and improve the landscaping by using environmentally friendly plants and trees that will beautify the area and increase the overall aesthetic appeal of the neighborhood."

Staff Alternatives:

1. Approval. The application should be approved. The recommendation for approval is made subject to a development agreement that includes the standards proposed by the applicant.
2. Continuance.
3. Denial.

Discussion: Steve Pastorik presented. The applicants were present and addressed the reason for wanting to build a house on the new lot. Their son's family would occupy the existing home and they would occupy the new home. Commissioner Drozdek asked if the front yard would remain agricultural. The applicants said they would landscape the front yard, and the backyard would remain agricultural for possible future horse corrals.

Vote: Commissioner Matagi motioned to approve Z-2-2025. Commissioner Porter seconded. A voice vote was polled, and all were in favor of the motion.

UNANIMOUS—Z-2-2025—APPROVED

Carl and Jennifer Newland
5173 W 3500 S
West Valley City, UT 84120

April 15th, 2025

Subject: Request for Zone Change

Dear Planning/Zoning Members,

We would like to make a request to rezone a portion of our property to R-1-7. Our property is currently zoned agricultural and located at 5173 W 3500 S, West Valley City, UT 84120.

Surrounding our home, there are several different zoning types. To the north of us, most of the homes are zoned R-1-7 or R-1-8. The homes to the south are mostly zoned agricultural. The homes to the west are zoned residential business. And the new development to the east of us is zoned multi-family.

Our request is made with the intent of dividing a portion of our land to include our current existing home that would be rezoned as R-1-7. We included an additional 13 feet for setbacks to meet the square foot requirements when the road is widened along 3500 South. Rezoning and dividing the property would allow us to build a second home on the remaining portion of our land. This will provide us with an opportunity to build a larger home to accommodate our growing family's needs while still preserving and maintaining the agricultural character and use of our property.

Our son recently got married and would like to start his young family by living in our existing home. He will be attending flight school full-time and working nights and weekends. Family is extremely important to us, and this request would allow us to stay close and connected so we can support them as they start their new family adventure together. We love having young, hardworking couples move into the neighborhood and believe this will contribute positively to the community.

We have been in our home for 30 years and plan to live here for several more. We both work close to home and enjoy the convenient commute. We do not have intentions of moving anytime soon. We love our neighbors, friends, and family that live in this area. We not only want what is best for us, but it is equally important that we do what is best for everyone in our community.

We are committed to building a 2,000 sq. ft. rambler with at least a 2-car garage and meeting all city codes as to building materials and criteria. We are also willing to commit to fully landscaping the front yard with a beautiful curbside appeal. We included plans of a home we would like to build, but because our property runs more deep than wide, we are asking for a 5' exception on the R-1-7 property and a 16.5' exception on the agricultural property to accommodate both homes. We plan to pay an architect to re-design a plan that would be similar to the ones we included but utilize the space more efficiently.

We would like to make some repairs to our existing home as well by replacing the roof with new architectural shingles, replacing the railings and fencing in the front yard, and improve the landscaping by using environmentally friendly plants and trees that will beautify the area and increase the overall aesthetic appeal of the neighborhood.

Regarding any traffic concerns, we don't believe this rezone would have a huge impact on the current traffic patterns or public facilities. If approved, we would like to have the project completed within one year from the time we start building.

We kindly ask for your consideration of this request and would be happy to provide any additional documentation. We deeply appreciate your time and attention to this request and look forward to your response.

Sincerely,

Carl Newland

Carl Newland
801-244-3409
carl@croftbeckfloors.com

Jennifer O Newland

Jennifer Newland
801-244-2308
Jennifernewland74@gmail.com

Z-2-2025

- Applicant: Carl and Jennifer Newland
- Request: A zone change from A (Agriculture, minimum lot size ½ acre) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 sq. ft.).
- Location: 5173 West 3500 South on 0.86 acres.
- Staff: Steve Pastorik

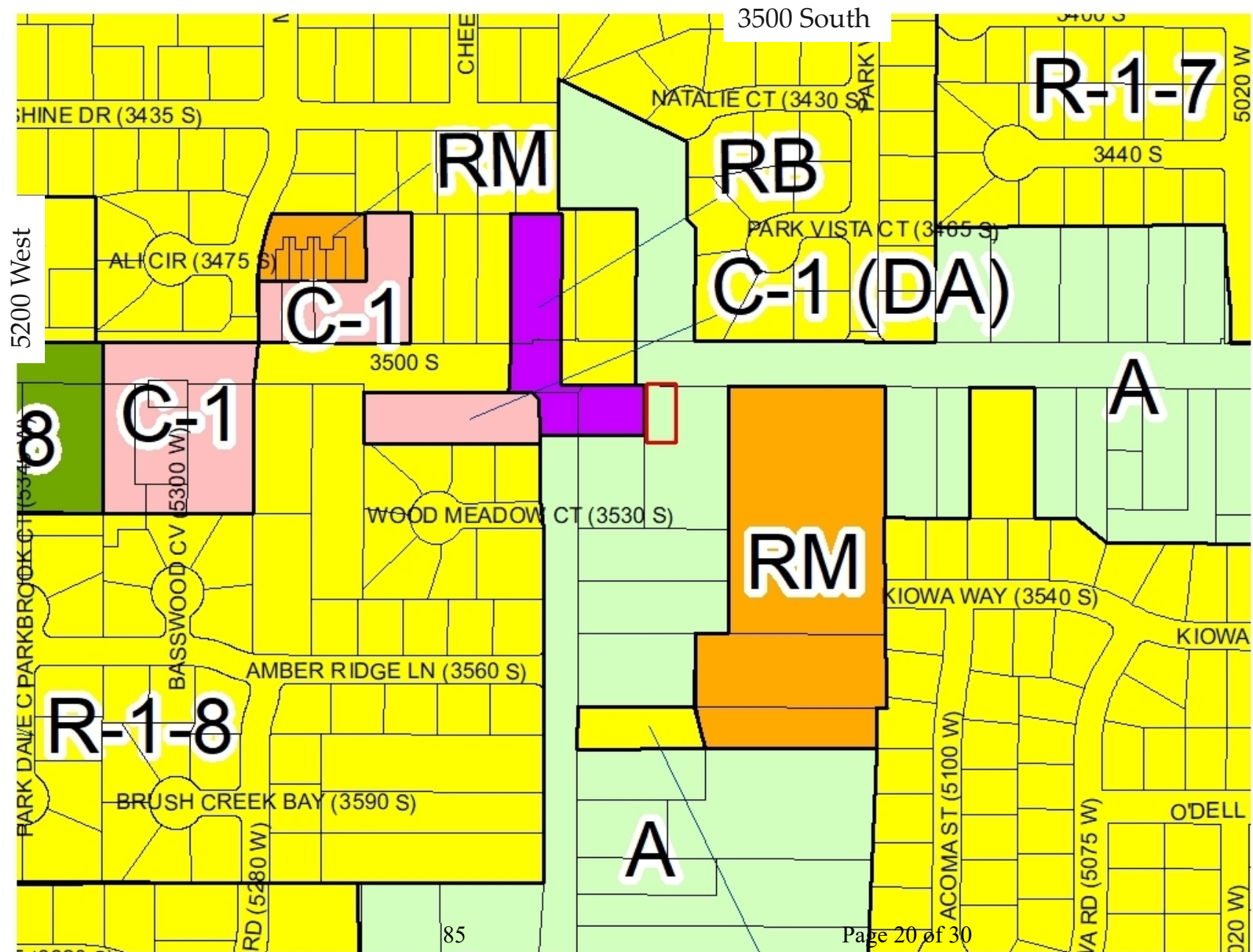
Z-2-2025
5173 W 3500 S

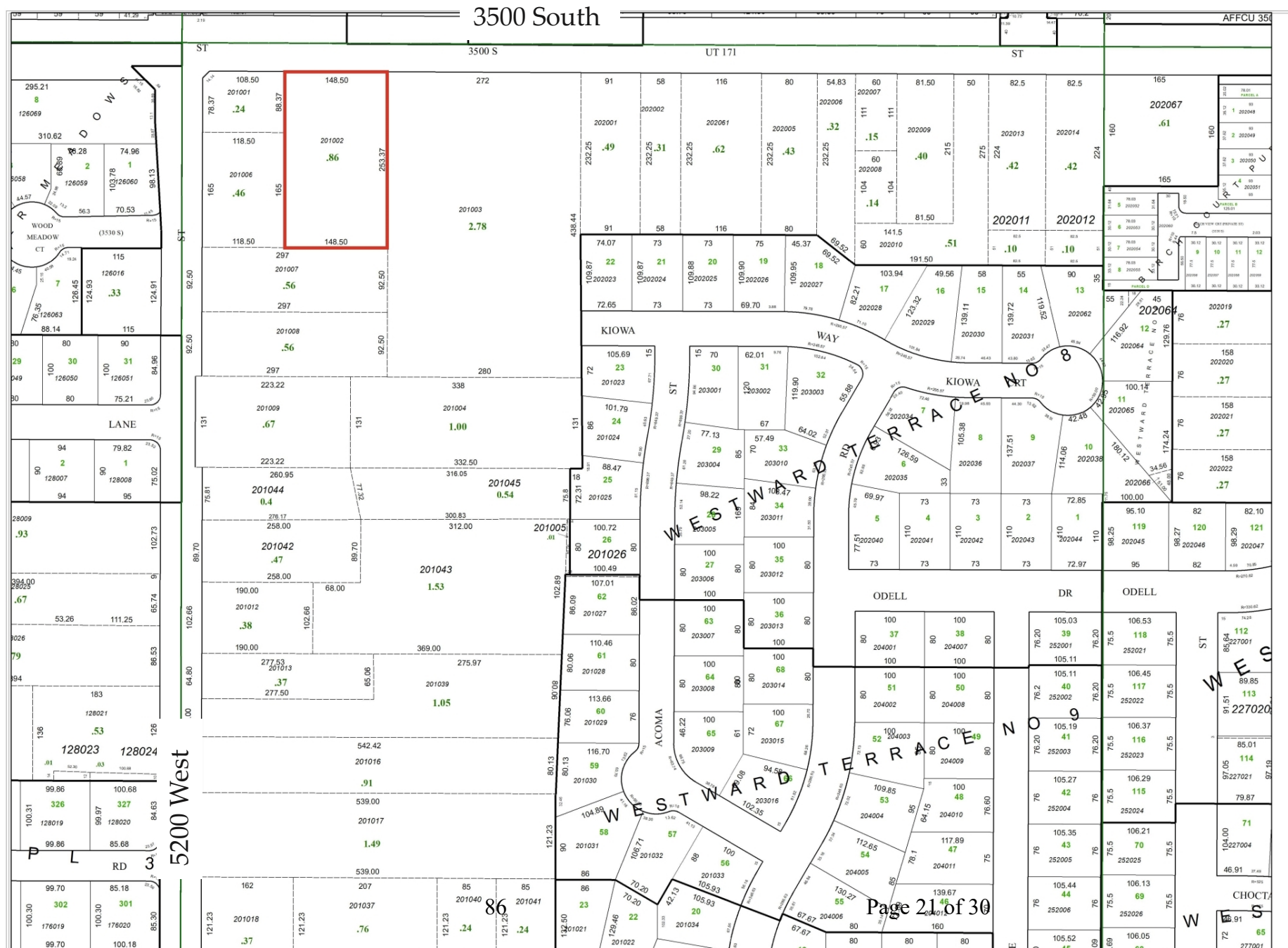


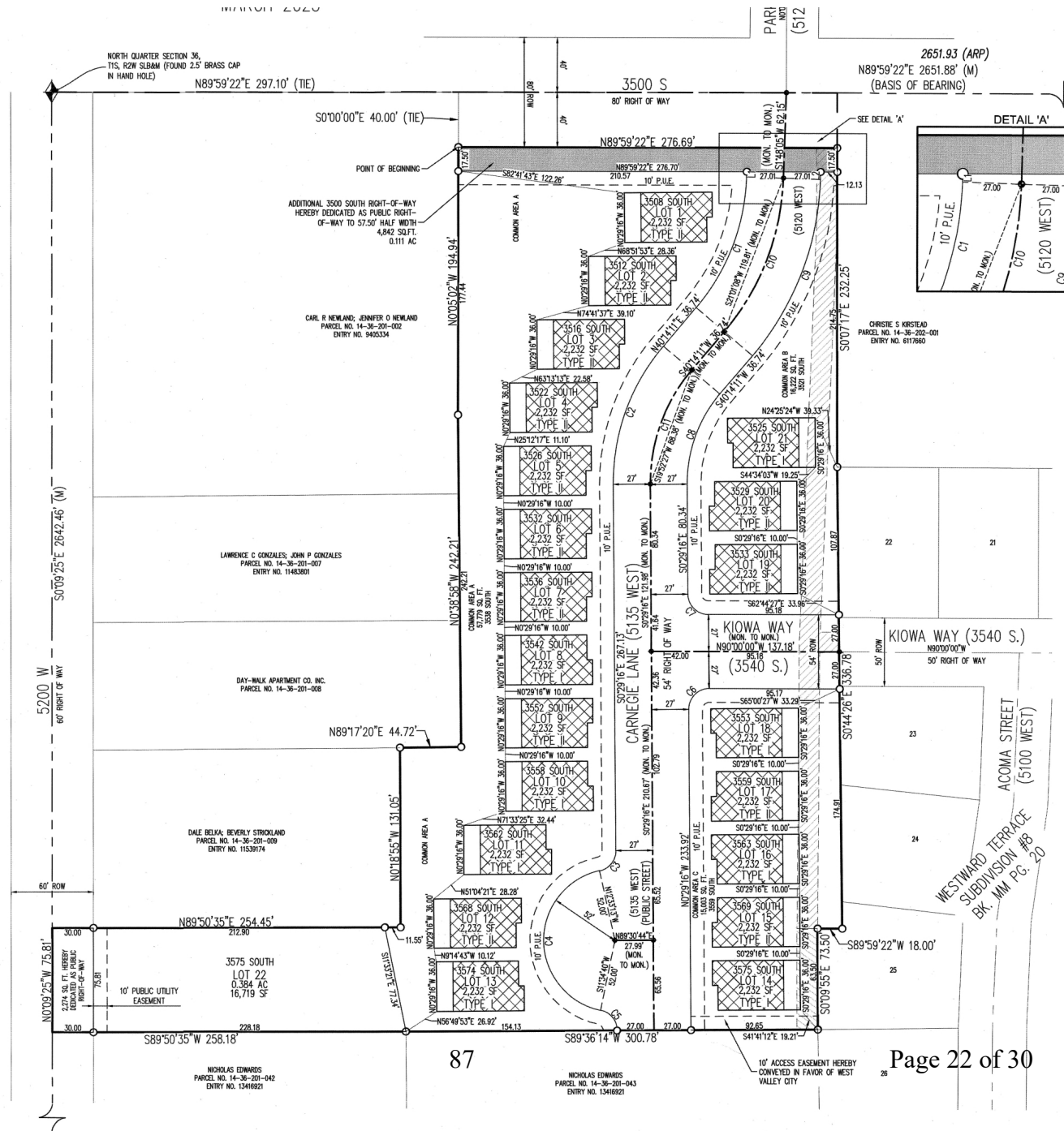
Z-2-2025
5173 W 3500 S



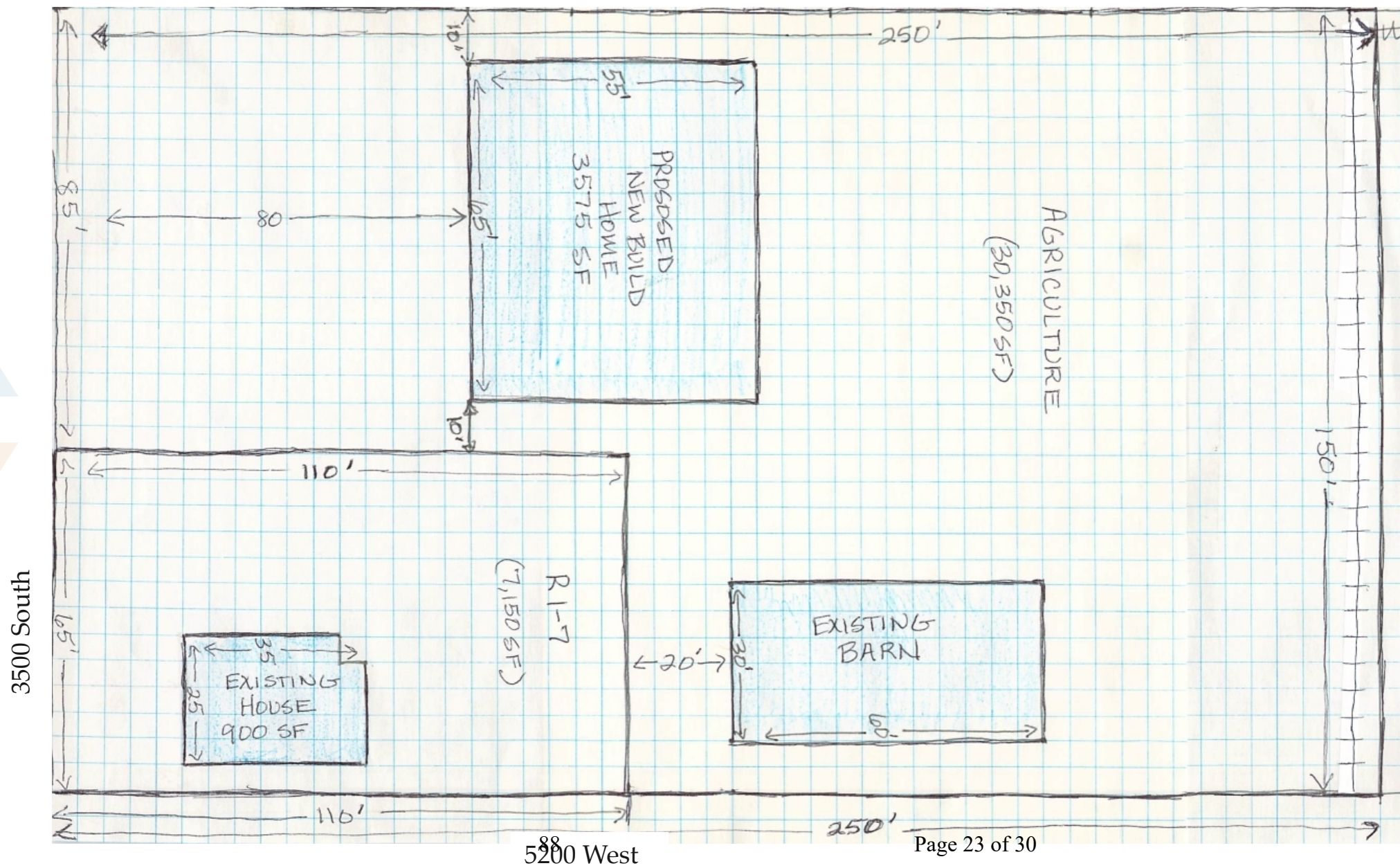
Z-2-2025
5173 W 3500 S



The logo for West Valley City, featuring the letters 'W', 'V', and 'C' in white on orange, green, and yellow squares respectively, followed by a blue square containing a white circular seal with the text 'VALLEY • PRIDE • PROGRESS' and 'WEST VALLEY CITY, UTAH'. Below the squares, the words 'WEST VALLEY CITY' are written in blue capital letters.



Z-2-2025



Z-2-2025



Z-2-2025



Z-2-2025



Z-2-2025



Z-2-2025



Z-2-2025



Z-2-2025



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

ISSUE:

Application: #Z-3-2025
Applicant: Tyler Jones/IHC Health Services Inc.
Location: 3930 West Parkway Boulevard
Size: 11.25 acres total requested by applicant (6 developed acres recommended by Planning Commission)

SYNOPSIS:

Zone change from B/RP (Business Research Park) to C-2 (General Commercial)

BACKGROUND:

The south portion of the property includes a two-story office building built in 2000 that is 74,904 sq. ft. in area according to the Salt Lake County Assessor. The north portion of the property is undeveloped.

If this application is approved, Salt Lake Behavioral Health intends to purchase the property for use as a mental health hospital. The applicant is requesting the C-2 zone because the BRP zone does not allow hospitals. Included with this issue paper is a letter from the applicant that describes the services that Salt Lake Behavioral Health’s current facility provides, their plans for the subject property, how patients will arrive at the facility, and why they are looking to move to the proposed location.

For reference, a copy of the commercial and manufacturing zones use table is included with this issue paper. All uses that are regulated differently in the BRP zone from the C-2 zone are highlighted. In summary, the C-2 zone allows hospitals, assisted living, nursing homes, and variety of retail uses that are not allowed in the BRP zone while the BRP zone allows light industrial uses that are not allowed in the C-2 zone.

Also included are flyers for several real estate listings within Lake Park Corporate Centre that show space that is available for lease and for sale.

RECOMMENDATION:

The Planning Commission recommends approval of the zone change on the developed portion of the property.

SUBMITTED BY:

Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: _____

Date Adopted: _____

Effective Date: _____

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A
CHANGE OF ZONE FOR PROPERTY LOCATED AT 3930 WEST
PARKWAY BOULEVARD FROM B/RP (BUSINESS RESEARCH
PARK) TO C-2 (GENERAL COMMERCIAL).**

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah:

SECTION 1. ZONING CHANGE.

The property described in application #Z-3-2025, filed by Tyler Jones, representing IHC Health Services Inc. requesting a zone change from B/RP (Business Research Park) to C-2 (General Commercial), said property being more particularly described as follows:

A portion of parcel # 15-20-351-004 described below:

A Southerly portion of Parcel 1 of that certain Special Warranty Deed recorded as Entry No. 11582472, Book 10110, and Page 4204 in the Official Records of Salt Lake County, located in the Southeast Quarter of Section 19 and the Southwest Quarter of Section 20, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in West Valley City, Salt Lake County, Utah:

Beginning at a point on the Westerly line of said Parcel 1; located 223.026 feet North 89°50'50" West along the Quarter Section line; 1569.117 feet South to the most Westerly corner of said Parcel 1; and 415.544 feet South 21°38'39" East along the Westerly line of said Parcel 1 from the East Quarter corner of said Section 19; and running thence North 68°21'28" East 556.125 feet to the Easterly line of said Parcel 1; thence along said

Easterly, Southerly, and Westerly lines of said Parcel 1 the following twenty three courses: South 40°14'21" East 29.627 feet; South 29°08'58" East 72.449 feet; South 27°45'42" East 59.604 feet; South 40°41'58" East 55.339 feet; South 30°49'57" East 21.058 feet; South 17°23'09" East 45.946 feet; South 6°03'15" East 20.395 feet; South 6°40'48" West 71.111 feet; South 4°32'01" East 32.071 feet; South 20°50'57" East 61.431 feet; South 35°34'41" East 36.434 feet; South 48°59'08" East 28.486 feet; South 56°07'52" East 12.977 feet; South 6°27'54" West 66.868 feet; South 59°54'40" East 39.572 feet; South 37°30'00" East 41.859 feet to the Northerly Right-of-Way Line of Parkway Boulevard, a 106 foot wide Right-of-Way; North 82°58'24" West 520.370 feet along said Northerly line; North 7°01'36" East 60.461 feet; North 21°38'39" West 103.066 feet; South 68°21'21" West 119.750 feet; North 21°52'23" West 32.246 feet; South 67°58'02" West 36.122 feet; and North 21°41'53" West 216.385 feet to the point of beginning.

Contains 261,123 sq. ft. or 5.995 acres

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

Subject: Request for Zone Change – B/RP to C2
Property: West Lake Tech
Address: 3930 West Parkway Blvd, West Valley City, UT
Parcel Number: 15-20-351-004
Legal Description: Attached as separate file.

June 3, 2025

To:
Steve Pastorik and Steve Lehman
West Valley City Community Development Department
Planning & Zoning Division
3600 South Constitution Boulevard, Suite 220
West Valley City, UT 84119

From:
Tyler Jones
Mountain West Commercial Real Estate
312 E South Temple
Salt Lake City, UT 84111
tjones@mwcre.com | 801-456-8817

Steve & Steve,

On behalf of Salt Lake Behavioral Health, this letter is submitted to request a zoning change for the property located at 3930 West Parkway Blvd in West Valley City, identified as parcel number 15-20-351-004. The property is currently classified under the West Valley City General Plan as a Business Park and is zoned B/RP (Business/Research Park). Salt Lake Behavioral Health is requesting that the zoning be changed to C2 (Commercial) to better support the needs of its facility and the populations it serves.

Salt Lake Behavioral Health operates a high-end, world-class treatment center, serving a diverse and important population. The facility's primary focus is on high-functioning active-duty military personnel, many of whom travel from across the globe for Salt Lake Behavioral Health's specialty programs (last year, they worked with voluntary patients from over 100 military installations). In addition, the facility serves higher-functioning veterans, adults from the local community in need of acute psychiatric stabilization, individuals requiring detoxification, and those seeking substance use rehabilitation. The outpatient program also supports high-functioning adults who voluntarily attend for ongoing care. 90% of patients are voluntary and select Salt Lake Behavioral Health after careful research, often prioritizing the facility's reputation for cleanliness, amenities, and therapeutic environment.

The appearance and atmosphere of the facility are essential to its mission, and Salt Lake Behavioral Health is committed to maintaining the current exterior of the building. The windows and cleanliness of the building are attractive and will be maintained. The discreet and non-institutional look of the property is a significant factor in attracting patients, particularly those in the military, and no modifications to the outside of the building are anticipated as part of this request. The current facility is located at 3900 South and 700 East in Salt Lake City, and you would never know they are there besides the signage on the building. There are neighborhoods all around the site and retail tenants located right outside the office building. You will never see any homelessness or any type of alcohol or drug usage at this building as they have strict guidelines on attendance to their renowned programs. We have included videos below for your review that show the current building and clients discussing the importance of the mission.

<https://youtu.be/ltSml0tTDRs?si=cr9Rqs44ObiCaNp->

<https://youtu.be/ZuHNRNUvK0E?si=3FL01mqf1aATRxk6>

<https://saltlakebehavioralhealth.com/about-us/photo-gallery/>

This new location is much more suitable for Salt Lake Behavioral Health's operations. Their current facility is a five-story building with an extremely inefficient floor plan, which significantly impairs their ability to provide optimal care for their patients. The proposed new building offers a much more open layout with only two floors, greatly improving operational efficiency and making it easier for their staff to care their patients.

They are also constrained by a difficult lease, and remodeling their current space is not feasible without major disruption to their patients. The new location resolves these issues and provides ample room for future expansion, ensuring they can continue to meet the needs of their growing community. This move will enhance their ability to serve their clientele and improve the overall efficiency and quality of their operations.

Salt Lake Behavioral Health anticipates minimal impact on local transportation as a result of its operations at this new location. At peak times, approximately 60 staff members are present at the facility. Most patients arrive either by ambulance or are picked up by the facility's transportation team, which operates three vans and averages one to two pickups per day. Ambulance arrivals are non-emergent and conducted without sirens, typically by Gold Cross or Guardian. The outpatient program averages about 24 patients per day during the week, many of whom are also transported by the facility's team. Compared to other potential uses for this property, such as a call center, the facility generates significantly less traffic and parking demand.

The requested zoning change is necessary to allow Salt Lake Behavioral Health to expand its services and better accommodate the needs of its patients, particularly the military and veteran populations. Currently, the facility does not have adequate space for amenities such as a gym or a larger cafeteria, both of which are essential for the well-being of those served. To address this, Salt Lake Behavioral Health has established partnerships with local non-profits, including the National Ability Center and Fit 2 Recover, and currently transports military patients off-site several times per week.

to access these services. Approval of the requested zoning change would enable the facility to provide these amenities on-site, thereby improving the quality of care and reducing the need for off-site transportation.

In summary, Salt Lake Behavioral Health respectfully requests approval of the C2 zoning designation for this property. The change will allow the facility to continue providing world-class care in a secure and therapeutic environment while giving them an opportunity to expand. Salt Lake Behavioral Health is committed to upholding the highest standards of service and to contributing positively to West Valley City. Should additional information be required, please do not hesitate to contact the undersigned.

Sincerely,

Tyler Jones
Mountain West Commercial Real Estate

Salt Lake Behavioral Health

Population served:

- Active-duty military- Dedicated Men and Women's specialty units- they fly in all across the world for our program. We worked with over 100 military installations last year including a significant amount of patients coming from Walter Reed, the most prominent military medical center in the US (voluntary patients)
- Veterans- higher functioning, able to do in-depth programming (voluntary patients)
- Adult Psych- adults in community that need acute stabilization (Mix of both involuntary and voluntary patients)
- Detox- adults in community that need acute detox (voluntary patients)
- Rehab- adults from all across the world fly into our program for substance use rehab (voluntary patients)
- Outpatient program- high functioning adults (voluntary patients)

Transportation impact:

- I do not believe it will have a huge impact on transportation. It will be much less than a call center or something like that.
- During our busiest times, we have about 60 staff at the facility. Patients are usually brought in by ambulance or picked up by our transportation team, we have 3 vans and averaged maybe 1-2 pickups per day.
 - Ambulance will be silent, not with sirens. It will mostly be Gold Cross or Guardian to do non-emergent medical transfers.
 - We do have an Outpatient program and the average attendance for that currently is about 24 patients per day during the week. Many of these get picked up by our transportation team in the morning.

Type of use requested:

- This facility is a high-end, 90% voluntary, world class treatment facility. Our main line of business is our high functioning active duty military population. We are very specialty and most of our patients do their due diligence and homework before coming into treatment. They google our facility, what it looks like, how clean it is, amenities, etc. The facility will not need any modifications to the outside of the building. Part of the draw is how it doesn't look like a BH facility. We like all the windows, how clean it is and we intend to keep it that way. We are selling a world-class, clean and therapeutic environment. We intend to continue to serve this population and even expand.
- Currently, our facility is nice, clean, many windows. However, we do not have the extra space needed to accommodate our military members. We do not have a gym or a large enough cafeteria. We have partnerships with some non-profits in the area (National Ability Center, and Fit 2 Recover). We currently take our military population off-site 4x per week to attend these services.

Discover Building

2500 LAKE PARK BLVD

WEST VALLEY CITY, UT

Utah's vibrant first-class, four-story office building located in the Salt Lake Valley.



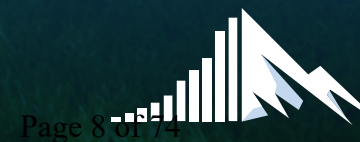
FOR LEASING INFORMATION CONTACT:

JOHN
DAHLSTROM

801.961.1102

jdahlstrom@wasatchcommercial.com

103



WASATCH
COMMERCIAL DEVELOPERS

Page 8 of 74

Discover Building

OVERVIEW

Wasatch Commercial Developers is please to present the opportunity to take residency at the Discover Building, a high-end office building located in West Valley City, Utah. The Discovery Building, is a first-class, four-story, 421,212 Sq. Ft. office building located in the emerging Salt Lake Valley.

DEMOGRAPHICS

#1 ECONOMIC OUTLOOK
RANKINGS

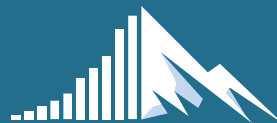
5% FLAT CORPORATE TAX,
ONE OF THE LOWEST IN
THE COUNTRY

TOP 3 BEST ECONOMY IN THE US
(According to usnews.com)

FOR LEASING INFORMATION CONTACT:

JOHN
DAHLSTROM

801.961.1102
jdahlstrom@wasatchcommercial.com



WASATCH
COMMERCIAL DEVELOPERS
104



Discover Building

PROPERTY HIGHLIGHTS



**PROXIMITY TO FUTURE
MEDICAL INNOVATION
RESEARCH CAMPUS**



**BANGERTEY HIGHWAY
(SR-154), SR-201
FREEWAY AND MTN
VIEW CORRIDOR
ACCESS**



**ABUNDENT PARKING
FOR PROFESSIONAL
PARK PATRONS &
EMPLOYEES**



**SALT LAKE
INTERNATIONAL
AIRPORT , DOWNTOWN
SALT LAKE CITY & THE
UNIVERSITY OF UTAH**



**STONEBRIDGE GOLD
COURSE & CLUB**



**LARGE FLOORPLANS
WITH NATURAL LIGHT &
MTN VIEWS**

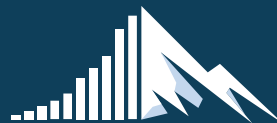
OTHER Vibrant Amenities including an On-site Cafeteria, Volleyball and Basketball Courts, Multiple On-Location Hotels, and a State of the Art Fitness Facility

FOR LEASING INFORMATION CONTACT:

**JOHN
DAHLSTROM**

801.961.1102

jdahlstrom@wasatchcommercial.com



WASATCH

COMMERCIAL DEVELOPERS

105



Ideal Corporate Headquarters Available Immediately

savills

FOR LEASE & SALE 2525 Lake Park Boulevard Salt Lake City, UT 84120



BUILDING PROFILE

125,130 SF

Total SF

Call Broker for Pricing

Rental rate & Sale price

Immediate

Availability

5.45 / 1,000 SF

Parking

106

KEY HIGHLIGHTS

- Located in an opportunity zone
- Adjacent to Stonebridge Golf Course
- Walking trails, courtyard, and waterfront views
- Equipped with a back-up generator

Page 11 of 74

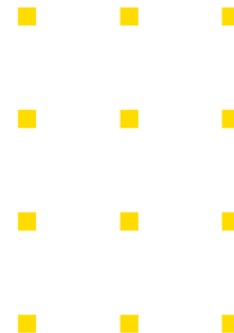


PROPERTY OVERVIEW

Discover this exceptional 125,130 sq. ft. Class A office building nestled within a thriving, master-planned community. Surrounded by lush greenery and a wealth of amenities, it offers a unique escape from the urban bustle.

This prime location boasts a vibrant mix of residential, retail, dining, hotel, and entertainment options, creating an ideal environment to attract and retain top talent.

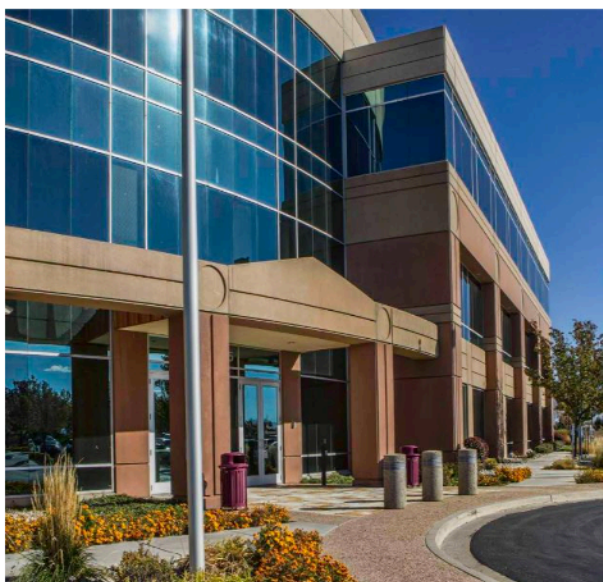
Equipped with cutting-edge infrastructure, including an in-house data center, back-up generator, 12-inch raised floors, and a UPS system, this property presents a rare opportunity for tech, financial services, insurance, and healthcare companies seeking a sophisticated and reliable workspace.



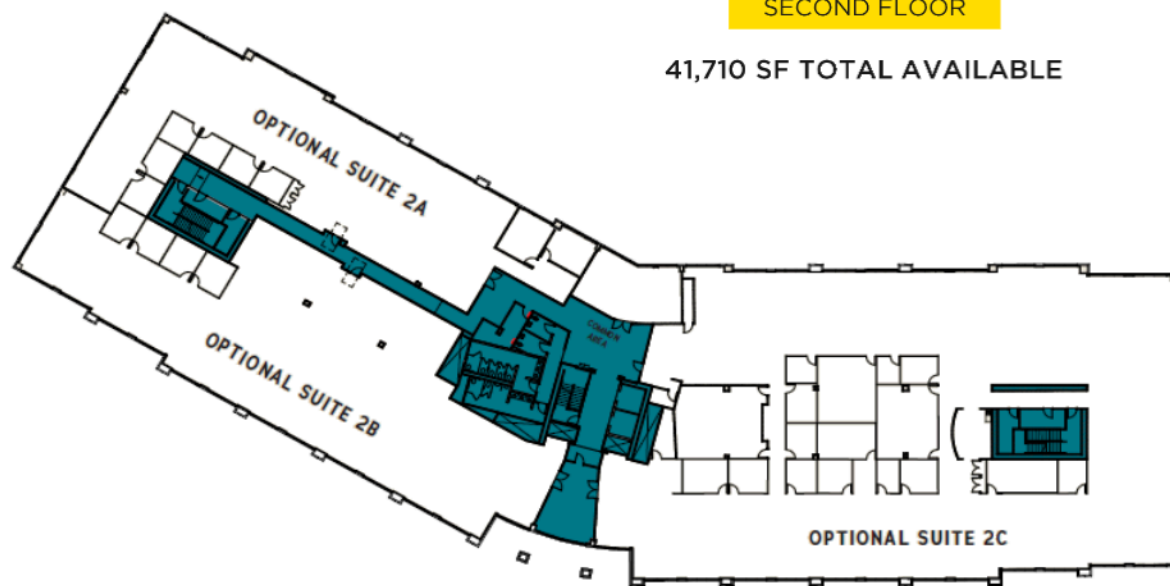


FIRST FLOOR

41,710 SF TOTAL AVAILABLE



2525 Lake Park Boulevard



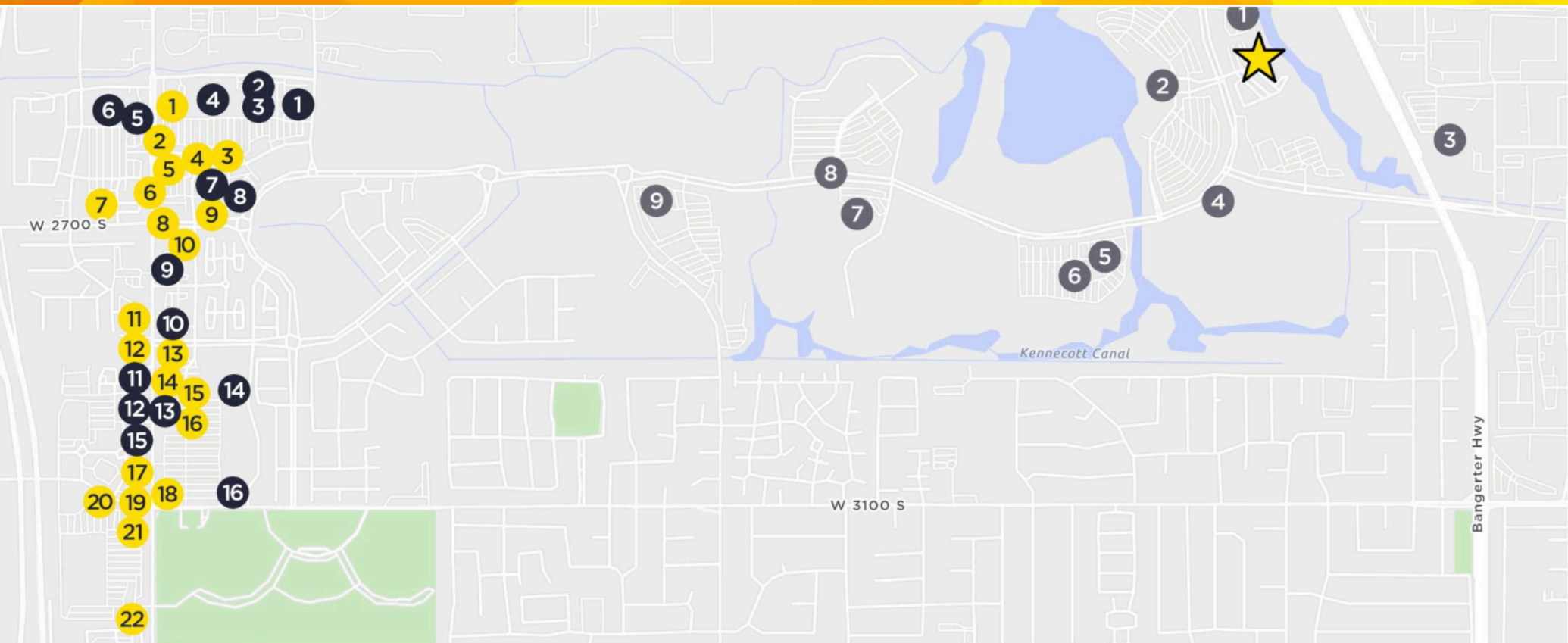
SECOND FLOOR

41,710 SF TOTAL AVAILABLE



THIRD FLOOR

41,710 SF TOTAL AVAILABLE



Retail

- | | |
|---------------------|-------------------------|
| 1 Cinemark | 9 Cyprus CU |
| 2 Maurice | 10 T-Mobile |
| 3 Marshalls | 11 Verizon |
| 4 Target | 12 Mountain American CU |
| 5 Great Clips | 13 Ross |
| 6 Winco Foods | 14 Burlington |
| 7 Hampton Inn | 15 Discount Tire |
| 8 Town Place Suites | 16 Petsmart |

Food & Drink

- | | |
|--------------------|-----------------------|
| 1 Black Bear Diner | 12 Five Guys |
| 2 Cafe Rio | 13 Wing Stop |
| 3 Freddy's | 14 Buffalo Wild Wings |
| 4 Kneaders | 15 Pizza Rev |
| 5 Firehouse Subs | 16 Del Taco |
| 6 Dunkin' Donuts | 17 Panda Express |
| 7 Popeyes | 18 Chilis |
| 8 Potbelly | 19 Beans & brew |
| 9 Zaxby's | 20 ElPollo Loco |
| 10 MoBettah | 21 IHOP |

Major Tenants

- | |
|---|
| 1 Utah Housing Corp |
| 2 Discover Financial Services |
| 3 Usana |
| 4 SOLEIL Tech Park (Under Construction) |
| 5 Carbonite |
| 6 Sutter Shared Services |
| 7 Motorola |
| 8 Intermountain Healthcare |
| 9 Fiserv |

 **2525 Lake Park Blvd**



Nick Teseros

Senior Managing Director

+1 619 885 9502

nteseros@savills.us



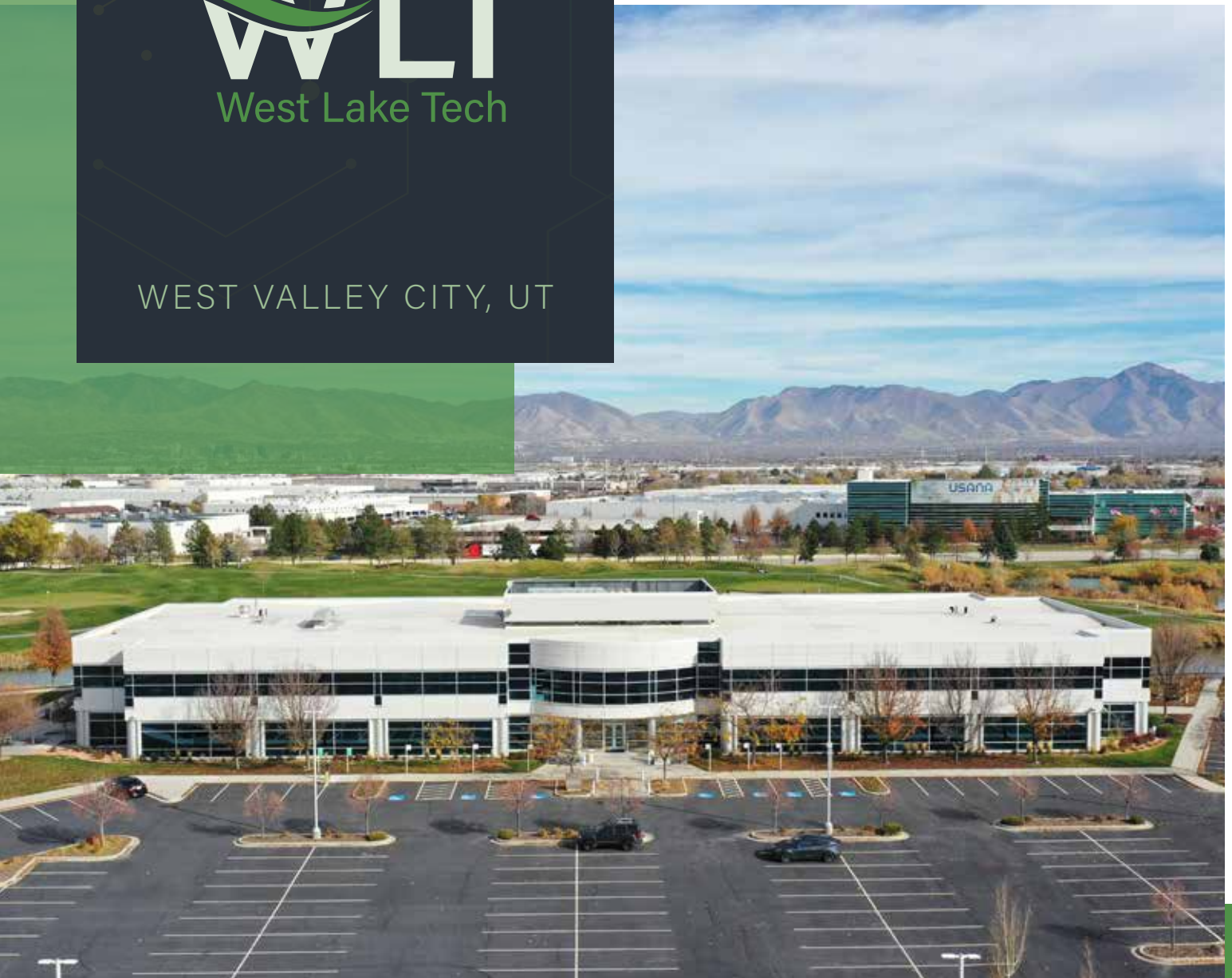
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FOR SALE

TURN KEY
OWNER USER OPPORTUNITY
DYNAMIC SALT LAKE METRO



WEST VALLEY CITY, UT



3930 WEST PARKWAY BLVD
WEST VALLEY CITY, UT

PROPERTY AMENITIES

- Exceptional views of mountains, lakes, and golf course
- 14 huddle rooms
- 14 conference rooms
- 2 large training / hoteling rooms
- 1 private dining room and full service kitchen
- 338 parking stalls for a 4.15/1000 parking ratio
Approximately an additional 550 stalls (6.75/1000) could be added on the vacant 4.88 acres for a total of 10.9/1000 parking ratio
- Gym and locker rooms
- Located on an 11.25 acre parcel with approximately 4.88 acres of vacant ground suitable for additional parking or another building
- Business & Research Park
- Located in an Opportunity Zone for Business

ASKING PRICE:

Total: \$13,000,000

Office Building: \$10,200,000 (\$136/SF)

Vacant 4.88 Acres: \$2,800,000 (\$13.40/SF)





VACANT
PARCEL
4.88 ACRES

WLT
West Lake Tech

PROPERTY HIGHLIGHTS



ADDRESS

3930 West Parkway Blvd.
West Valley City, UT



PROPERTY SIZE

79,904 SF
per county records



YEAR BUILT

2000



PARKING

338 Spaces
4.15 / 1,000 SF



ACREAGE

11.25 Acres

6.37 acres currently
developed between
existing building and
parking with 4.88 acres
of vacant ground

STRATEGIC LOCATION







IMMEDIATE ACCESS TO RETAIL AMENITIES

with over 25 restaurants, 3 grocery stores and many other retailers within 1 mile.



STRATEGIC LOCATION

within 10 minutes of the airport and 15 minutes from the CBD. Quick access to Bangerter Highway and the 2100 South Expressway.



SURROUNDED BY A STRONG WORKFORCE

located within a 20-60 minute drive to 5 major universities, community colleges and liberal arts schools totaling over 200,000 students.



EXCEPTIONAL UNENCUMBERED VIEWS

of the mountains, lakes and golf course

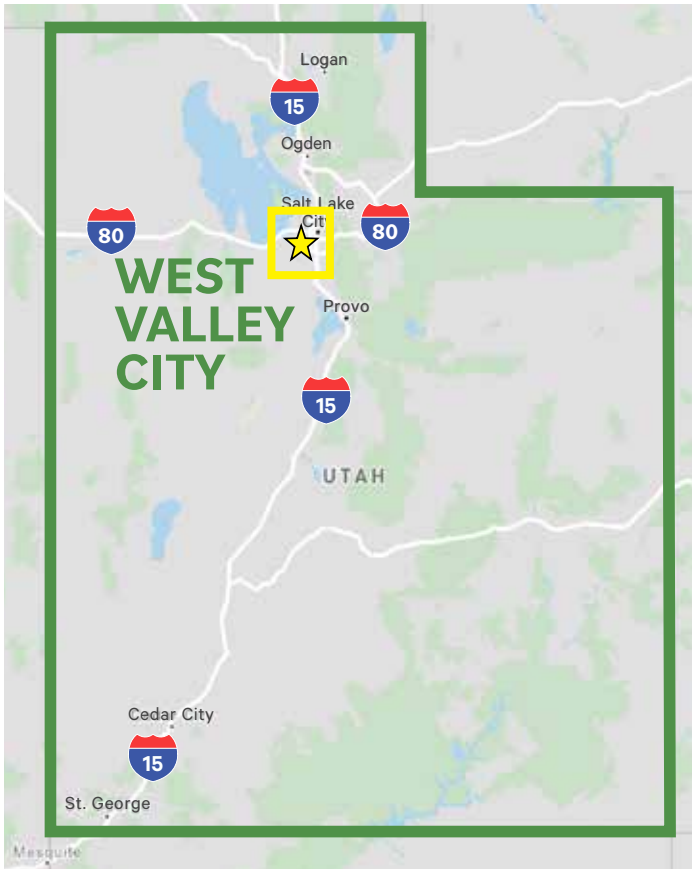


LOCATED WITHIN THE LAKE PARK CORPORATE CENTER, A MASTER-PLANNED COMMUNITY

within Lake Park includes the Stonebridge Golf Club, a 27-hole course designed by Johnny Miller. Walking paths surround the lakes and open space creating a pleasant outdoor amenity for tenants.



WEST VALLEY CITY



West Valley City is Utah's 2nd Largest City and makes a great home base



Centrally located with great freeway accessibility



All the benefits of city living while still being close to the great outdoors



Several great colleges within a short drive provide an educated workforce

WHY UTAH?



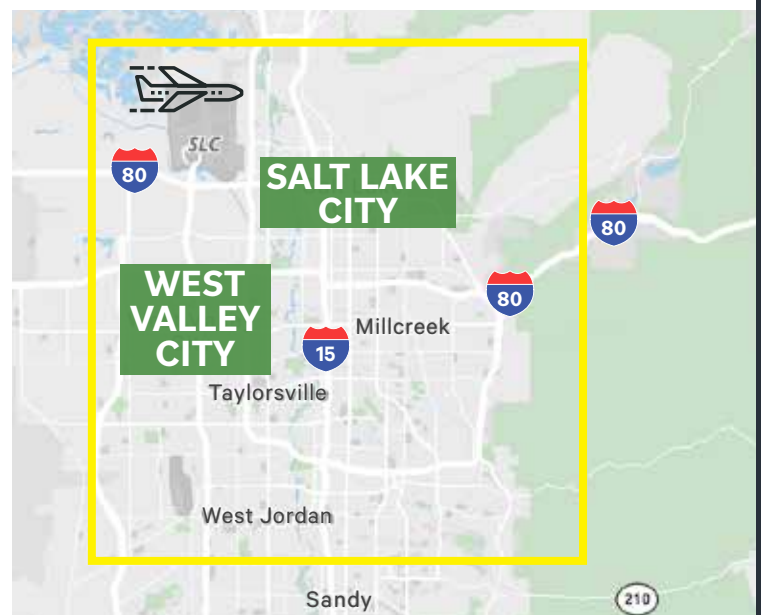
#1 Best State Overall
USNews, 2024



#1 State for Economic Outlook
RichStatesPoorStates, 2024



#1 Best State to Start a Business
WalletHub, 2024



ABUNDANT RETAIL

This outstanding central valley location allows easy access to a wide variety of shopping and dining amenities as well as convenient freeway and highway access points.

- More than 2.7M SF of retail with a 3 mile radius
- 25 restaurants within a 5-10 minute drive
- More than 34,000 graduates each year from 5 universities in the area providing a continuous pipeline of educated employees
- 76,874 working age people within a 3 mile radius







**POTENTIAL PLUG-AND-PLAY
WORKSPACE CUBICLES**



CONFERENCE ROOM



FULL SERVICE KITCHEN



**GYM AND LOCKER ROOMS WITH
SHOWERS AND RESTROOMS**



**LARGE CAFETERIA WITH
SEVERAL SEATING OPTIONS**



**LOBBY AND FRONT
RECEPTION DESK**



COLLABORATION AREA



COLLABORATION AREA



LOBBY STAIRCASE



CAFE WITH MICROWAVES, FRIDGES, AND ICE MAKER



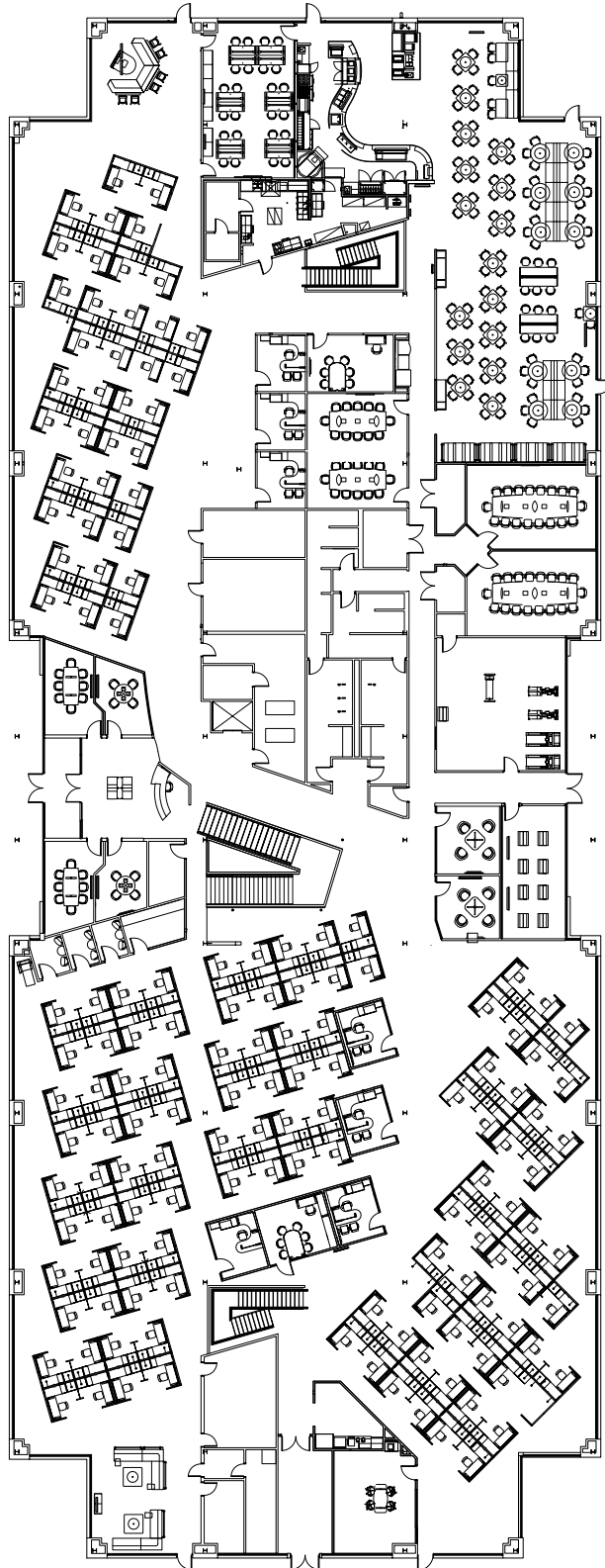
CAFETERIA SEATING OPTIONS



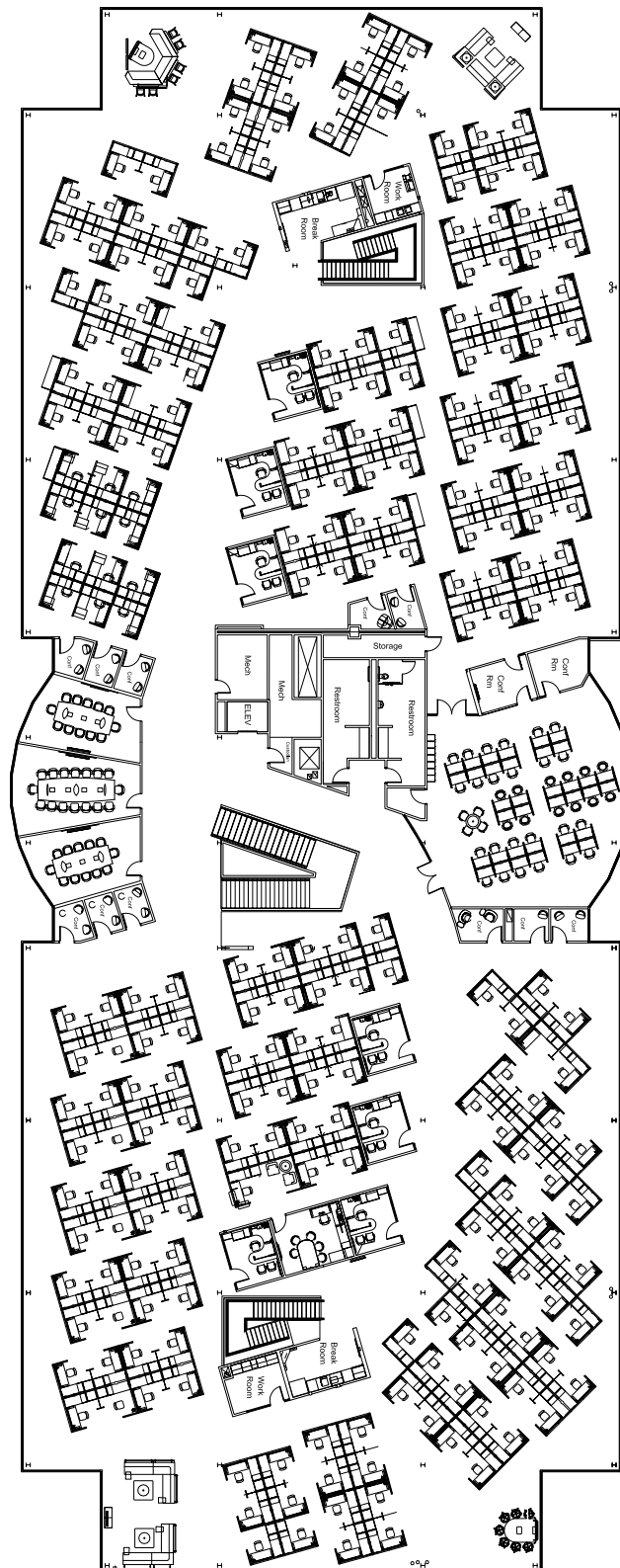
FULLY EQUIPPED KITCHEN

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



BUILDING SPECIFICATIONS

ACREAGE:	11.25 Acres
ADDRESS:	3930 West Parkway Blvd. West Valley City, UT 84120
AVG. FLOOR PLATE:	Approximately 40,686 SF
CEILING HEIGHT:	14 ft open ceiling design
ELECTRICITY:	Rocky Mountain Power
ELEVATORS/STAIRS:	1 elevator, center of building/ 2 stairs, North & South
EXTERIOR:	Older version low e glass
FIBER:	Centurylink
FIRE/LIFE SAFETY:	Fire sprinkler automatic alarm system
FLOOR COVERINGS:	Carpet, tile
FOUNDATION:	Concrete
FRAMING:	Metal stud framing
FRONTAGE:	± 694' on Parkway Blvd
FURNITURE PLAN:	Cubicle inside offices outer
HVAC:	Original dual duct 2 rooftop system

INGRESS & EGRESS:	1 drive off Parkway Blvd
INTERIOR CEILINGS:	Open industrial look ceilings
INTERIOR DOORS:	Solid wood core fire rated
INTERIOR WALLS:	Sheetrock 5/8" standard
LIFE/SAFETY:	Fire sprinkler automatic alarm system
LIGHTING:	Upgraded to mostly LED lighting all but some small areas
NATURAL GAS:	Questar Gas
PARCEL ID:	15-20-351-004
PARKING:	338
RESTROOMS:	1 each per floor, showers located on 1st floor
ROOF:	Carlisle TPO roofing
SECURITY:	Outdoor security on alarm system with 24/7 monitoring
SEWER PROVIDER:	Granger Hunter
STORIES:	2
TELEPHONE PROVIDER:	Centurylink
TRASH SERVICES:	Republic
WATER PROVIDER:	Granger Hunter
WINDOWS AND FRAMES:	Aluminum
WIRING:	Copper in floor and in wall routing
YEAR BUILT:	Renovation in 2013/Built 2000
ZONING:	B/RP Business/Research Park



WEST VALLEY CITY, UT



CBRE

ADDITIONAL INFORMATION

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Director Of Transaction Management

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Medical Innovation Technology

RESEARCH CAMPUS

Utah's vibrant new home for the groundbreaking health care community. A place to build the breakthroughs of tomorrow.



WASATCH
GROUP





Salt Lake
International
Airport

I-80 West

Downtown
Salt Lake City

University
of Utah

Bangerter Hwy

I-215

201 Expressway

Mountain View
Corridor

M.I.T. CAMPUS

M.I.T. CAMPUS



Medical Innovation Technology

RESEARCH CAMPUS

OVERVIEW

- The Medical Innovation Technology Campus: Located in Utah, a state with a strong economic and business centric culture, where many medical and pharmaceutical businesses thrive.
- The development stands as a premier hub for cutting-edge medical manufacturing and collaboration, strategically located near the heart of the Salt Lake Valley.
- The campus is designed to foster innovation and excellence in the medical field, offering connectivity and convenience for local and international partners.

OTHER

- Young, Healthy, Educated Workforce in a Tech-Savvy Population.
- Utah is the center of the west being a state known for industry.
- Rapidly expanding population, aimed to reach 4 million residents between 2032 and 2033, with an annual growth rate of 1.25% each year.

DEMOGRAPHICS

#1 BEST STATE FOR BUSINESS

2.8% UNEMPLOYMENT RATE

29yrs MEDIAN AGE

5% FLAT CORPORATE TAX, ONE OF THE LOWEST IN THE COUNTRY

FEATURES

10min.

INTERNATIONAL AIRPORT, DOWNTOWN SALT LAKE CITY, TRANSPORTATION AVENUES TO THE REST OF THE VALLEY.

SR-201

EASY CONVENIENT ACCESS VIA BANGERTE HIGHWAY AND SR-201

120ac

NEAR 120 ACRES OF NATURAL HABITATS, WILDLIFE, AND WETLANDS.

360°

PANORAMIC MOUNTAIN VIEWS NESTLED AMONG THE STONE BRIDGE GOLF COURSE.

<min.

MINUTES FROM MULTIPLE ON-SITE HOTELS

45min.

WORLD-RENOWNED SKI AREAS

OTHER

Vibrant Amenities including an On-site Cafeteria, Volleyball and Basketball Courts, Multiple On-Location Hotels, and State of the Art Fitness Facilities



Medical Pharma Community

MIT CAMPUS

MIT Campus is situated alongside the Stonebridge Golf Course with integrated wetlands and 360 degree mountain views. Situated amongst the campus are walking trail systems, gardens, an event plaza, fitness center, basketball and volleyball courts, eateries and more! With breathtaking views and a convenient location the MIT Campus is an ecosystem of connectivity to leading medical innovation and all the beauty and activities Utah has to offer.

NUSANO

WORLD HEADQUARTERS

Nusano revolutionizes medical treatment by bridging the gap between demand and supply for radioisotopes, essential for diagnosing and treating diseases. Their patented particle acceleration technology ensures rapid, efficient, and cost-effective production, offering hope to millions battling cancer and other life-threatening illnesses.

SUMMIT BIOSERVICES

Summit Bioservices offers advanced, technology-driven logistics and storage solutions tailored for the pharmaceutical, biotechnology, CRO/CDMO, biobanking, and hospital sectors. Our state-of-the-art storage systems accommodate a range of temperatures, from ambient conditions to ultra-low temperatures reaching -196C.

RATIO THERAPEUTICS

Ratio Therapeutics Inc. a pharmaceutical company employing innovative technologies to develop best-in-class radiopharmaceuticals for cancer treatment and monitoring, today announced that it entered into an agreement with the Medical Innovation



Utah's Thriving Life Science Sector

LIFE SCIENCE INDUSTRY OVERVIEW

Utah's life sciences sector is a critical economic driver, with Salt Lake County at its core. Home to 76.8% of the state's life sciences jobs, the county contributes significantly to Utah's life sciences output, creating high-wage jobs and supporting a diverse, innovative workforce. In 2023, Salt Lake County's life sciences industry provided over 41,000 jobs, generated \$5.8 billion in GDP, and supported medical advancements in diagnostics, devices, and research. With high growth rates and strong support from local institutions, Salt Lake County remains a leading hub for life sciences and health innovation, drawing talent and investment to the region.



PROPOSED MEDICAL CAMPUS

WHY UTAH?

In 2024, Utah was named the best place to start a business with access to resources and collaboration at every turn. In addition to the extensive natural wonders, Utah boasts a strong and diverse economy, making it one of the happiest places to work and the best place to succeed.

Utah is known for its breathtaking landscapes and the recreational opportunities that come with the views. With five National Parks and plenty of outdoor space to explore, Utah is an excellent place to live for those who value natural beauty. Find success among the Wasatch Mountains and thrive in the ideal place to start a business, raise a family, or simply enjoy the great outdoors.

41,455
LIFE SCIENCES JOBS
IN SALT LAKE COUNTY,
REPRESENTING
3.9% OF COUNTY
EMPLOYMENT IN 2023

\$9.3B
IN TOTAL OUTPUT,
WITH OVER 40% SOLD
OUTSIDE OF UTAH,
DEMONSTRATING
HIGH DEMAND AND
BROAD MARKET REACH

\$5.8B
LIFE SCIENCES ADDED
\$5.8 BILLION IN GDP
IN 2023, 5.1% OF
SALT LAKE COUNTY'S
TOTAL GDP

4.5%
AVERAGE 4.5%
ANNUAL JOB
GROWTH FROM 2018-
2023, SURPASSING
OTHER INDUSTRIES IN
THE COUNTRY

2,300
NEARLY 2,300 LIFE
SCIENCES GRADUATES
FROM UTAH INSTITUTIONS
ANNUALLY, PROVIDING
A STEADY WORKFORCE
FOR THE SECTOR

SOURCE
Kem C. Gardner Policy Institute,
*Salt Lake County's Life Sciences
and Health Care Innovation
Industry, October 2024*

M.I.T. Research & Development

RESEARCH CAMPUS

Almost 450,000 square feet of state-of-the-art industrial / office flex space designed to bring together innovative biomedical research and manufacturing companies in an inviting campus environment.

BUILDING 1
113,144 Sq Ft
Available 5/27/2026

BUILDING 2
102,625 Sq Ft
Available 5/22/2026

BUILDING 3
95,496 Sq Ft
Available 4/01/2026

BUILDING 4
91,214 Sq Ft
Available 10/24/2026

BUILDING 5
91,214 Sq Ft
Available 9/25/2026





Wasatch Innovation Center

OVERVIEW

Wasatch Group is pleased to present the opportunity to take residency at the Wasatch Innovation Center, a high-end office building located in West Valley City, Utah. The Wasatch Innovation Center is a first-class four-story 421,212 sf. office building located in the emerging Salt Lake Valley. Offering premier environments for biotech, R&D and life science laboratories in an enlightened setting for discovery, creativity, productivity and exploration.

DEMOGRAPHICS

#1

ECONOMIC OUTLOOK RANKINGS

5%

FLAT CORPORATE TAX, ONE OF THE LOWEST IN THE COUNTRY

TOP3

BEST ECONOMY IN THE US
(According to usnews.com)



PROPERTY HIGHLIGHTS



PROXIMITY TO FUTURE MEDICAL INNOVATION RESEARCH CAMPUS



BANGERTE HIGHWAY (SR-154), SR-201 FREEWAY AND MTN VIEW CORRIDOR ACCESS



ABUNDANT PARKING FOR PROFESSIONAL PARK PATRONS & EMPLOYEES



SALT LAKE INTERNATIONAL AIRPORT, DOWNTOWN SALT LAKE CITY & THE UNIVERSITY OF UTAH



STONEBRIDGE GOLF COURSE & CLUB



LARGE FLOORPLANS WITH NATURAL LIGHT & MTN VIEWS

OTHER Vibrant Amenities including an On-site Cafeteria, Volleyball and Basketball Courts, Multiple On-Location Hotels, and a State of the Art Fitness Facility





WASATCHGROUP.COM

JOHN DAHLSTROM

801.961.1102
jdahlstrom@wasatchcommercial.com



WASATCH
GROUP



FOR SUBLEASE
54,389 SF | 2 FULL FLOORS

4625 LAKE PARK BLVD

West Valley City, UT 84120



STELLAR VIEWS AND NATURAL LIGHT

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Vice Chair

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**CUSHMAN &
WAKEFIELD**

MOVE-IN READY SUBLEASE

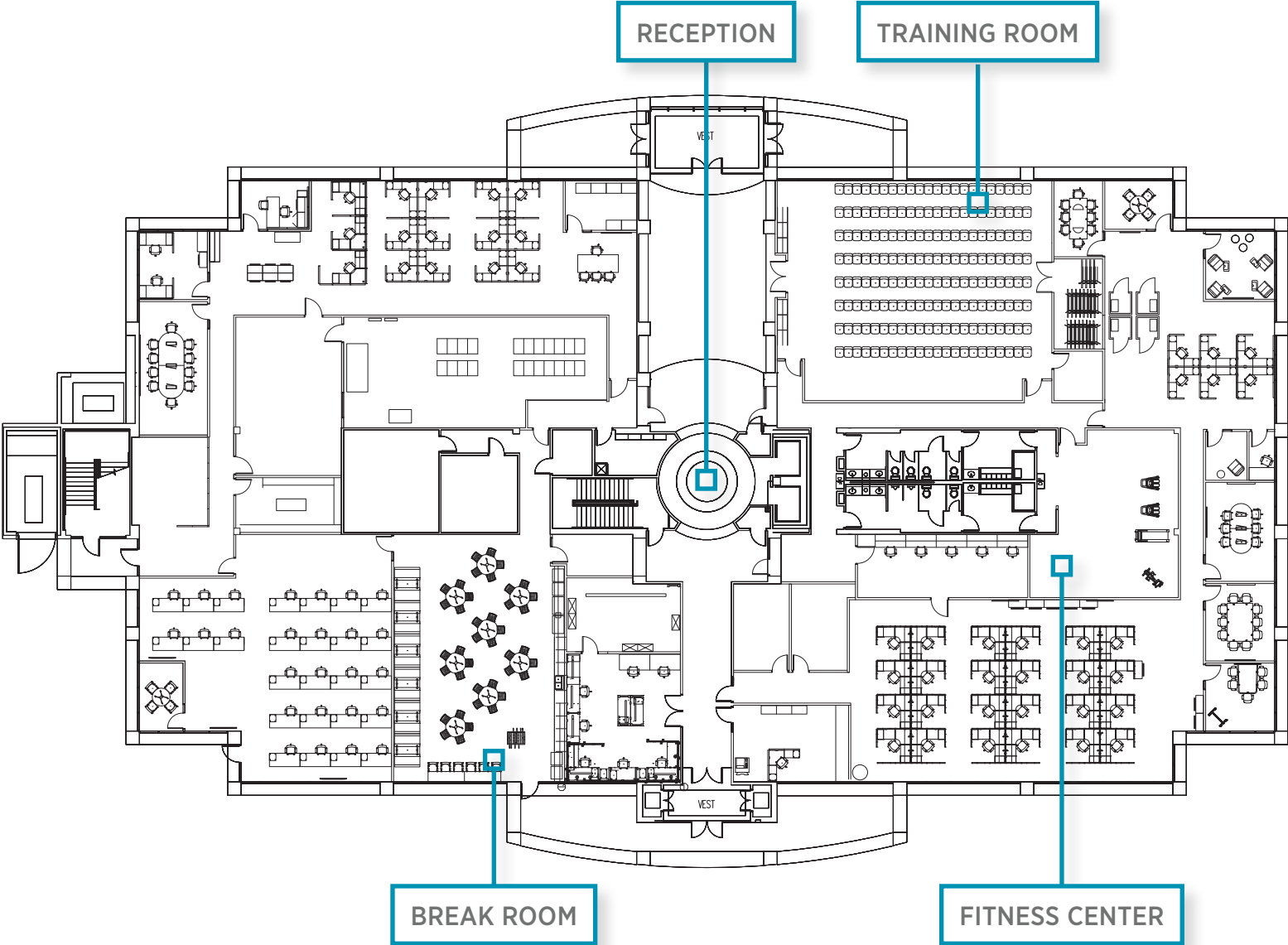
Available Now

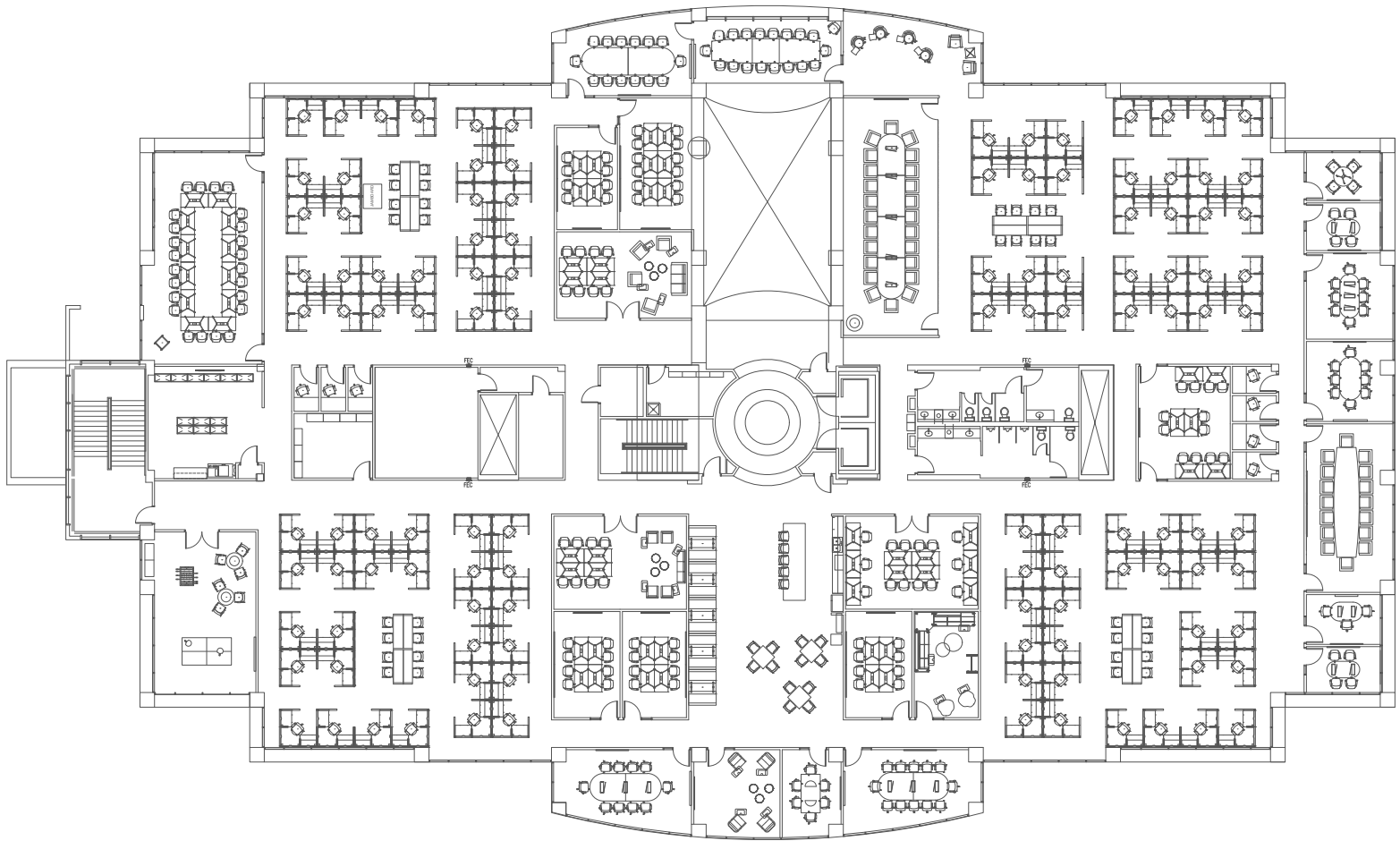


54,389 RSF FOR SUBLEASE

Highlights

- 54,389 RSF
- 2 full floors
- Divisible to full floors
 - Floor 1 25,341 RSF
 - Floor 2 29,047 RSF
- Term through March 31, 2027
- Available now — move-in ready
- Fully furnished
- Negotiable rent
- Impressive reception area, accessible from front and rear entries
- Excellent mix of open and private work space as well as collaborative / meeting areas
- 360° views of the valley
- Ample parking
- EV chargers coming soon
- Easy access via Bangerter Highway & SR-201 Freeway; minutes to the airport





Sublease Amenities



BREAK ROOM

Multi-purpose collaborative areas



CAFE

Kitchenette / interior/exterior access



GAME ROOM

Dedicated space for employees to unwind

Area Amenities



AMENITIES

- | | |
|---|--------------------------|
| 1. WinCo Foods | 15. Kohl's |
| 2. Black Bear Diner | 16. Michaels |
| 3. Bout Time Pub & Grub | 17. Chili's |
| 4. Target | 18. Starbucks |
| 5. Cinemark West Valley City3 | 19. Del Taco |
| 6. Freddy's Frozen Custard & Steakhburgers | 20. Raising Cane's |
| 7. Cafe Rio Fresh Modern Mexican | 21. Vasa Fitness |
| 8. Kneaders Bakery Cafe | 22. McDonald's |
| 9. Teriyaki Grill | 23. Culver's |
| 10. Noodles and Company | 24. Village Inn |
| 11. Zaxby's Chicken Fingers & Buffalo Wings | 25. Mariscos Las Islitas |
| 12. Buffalo Wild Wings | 26. Vasa Fitness |
| 13. Burlington | 27. McDonald's |
| 14. Ross | 28. Popeyes |
| | 29. Walmart |
| | 30. Chick-fil-A |

LAKE PARK TENANTS

1. Discover Financial Services
2. Verizon Wireless
3. Canon
4. Intermountain Healthcare
5. Sutter Health
6. Carbonite

DISTANCE

5.4 MILES

to Salt Lake City International Airport



PLUG & PLAY SUBLEASE

Available Immediately



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Z-3-2025

Tyler Jones

3930 West Parkway Blvd

Zone change from BRP to C-2

11.25 acres

Tyler Jones has submitted a zone change application for an 11.25-acre parcel located at 3930 West Parkway Blvd within the Lake Park Corporate Centre. The property is currently zoned BRP (Business/Research Park) and the requested zone is C-2 (General Commercial). The General Plan designation on the subject property is Business Park, which is described in the General Plan as “districts where very large office uses are grouped together and surrounded by open space, which provides a better transition to nearby residential neighborhoods.”

The zoning on all the surrounding property is BRP. Surrounding land uses the Stonebridge Golf Club to the east and south, the Home2 Suites hotel to the west, and a vacant office building to the north. The north portion of the property, which is approximately 4.6 acres in area, is undeveloped. The remaining south portion includes a two-story office building built in 2000 that is 74,904 sq. ft. in area according to the Salt Lake County Assessor.

If this application is approved, Salt Lake Behavioral Health intends to purchase the property for use as a mental health hospital. Included with this report is a letter from the applicant that describes the services that Salt Lake Behavioral Health’s current facility provides, their plans for the subject property, how patients will arrive at the facility, and why they are looking to move to the proposed location.

For reference, a copy of the commercial and manufacturing zones use table is included with this report. All uses that are regulated differently in the BRP zone from the C-2 zone are highlighted. In summary, the C-2 zone allows hospitals, assisted living, nursing homes, and variety of retail uses that are not allowed in the BRP zone while the BRP zone allows light industrial uses that are not allowed in the C-2 zone. The BRP zone also allows up to 60 percent of buildings on a parcel to be used as a warehouse while the C-2 zone only allows up to 50 percent. The applicant is requesting the C-2 zone because the BRP zone does not allow hospitals.

While not administered by the City, the master declaration of easements, covenants, and restrictions for Lake Park Corporate Centre includes the following language:

“All Parcels shall be used exclusively for commercial purposes primarily as offices but shall include uses which are an integral part of the business of the Owner or Occupancy of a Parcel and which are located in Buildings constructed as required by the Design Standards and used in a manner consistent with Declarant’s intention that the Project be developed and used as a corporate business center. Subject to applicable zoning ordinances, commercial use shall specifically include governmental, professional or business offices, banks or financial institutions, research and development facilities, retail sales, hotels and medical facilities.”

As the Commission evaluates this request, staff believes it is important to know that there is

significant vacancy within Lake Park Corporate Centre. Included with this report are the flyers for several real estate listings within Lake Park Corporate Centre that show space that is available for lease and for sale.

During the Planning Commission's study meeting the Commission asked about who would be treated at the facility and how patients would travel to the facility. The applicant provided the following responses to these questions:

"Population served:

- Active-duty military- Dedicated Men and Women's specialty units- they fly in from all across the world for our program. We worked with over 100 military installations last year including a significant number of patients coming from Walter Reed, the most prominent military medical center in the US (voluntary patients)
- Veterans- higher functioning, able to do in-depth programming (voluntary patients)
- Adult Psych- adults in community that need acute stabilization (Mix of both involuntary and voluntary patients)
- Detox- adults in community that need acute detox (voluntary patients)
- Rehab- adults from across the world fly into our program for substance use rehab (voluntary patients)
- Outpatient program- high functioning adults (voluntary patients)"

"Transportation impact:

- I do not believe it will have a huge impact on transportation. It will be much less than a call center or something like that.
- During our busiest times, we have about 60 staff at the facility. Patients are usually brought in by ambulance or picked up by our transportation team; we have 3 vans and average maybe 1-2 pickups per day.
 - Ambulances will be silent, not with sirens. It will mostly be Gold Cross or Guardian to do non-emergent medical transfers.
 - We do have an Outpatient program and the average attendance for that currently is about 24 patients per day during the week. Many of these get picked up by our transportation team in the morning."

Staff Alternatives:

1. Approval. This application should be approved as it would comply with the General Plan.
2. Continuance. This application should be continued for reasons determined during the public hearing.
3. Denial. The current zoning should remain.

Discussion: Steve Pastorik presented. The applicant was present and introduced the CEO of Salt Lake Behavioral Health, Dustin Gallegos. Mr. Gallegos added information about their facility and plans to relocate to West Valley City. The hospital specializes in treating military personnel, with about 50% of their patients being active-duty members from various installations worldwide. They

currently operate a 118-bed facility with 7 units, including voluntary out-of-state programs and local acute units. The main reason for relocating is to move to a two-story building for better efficiency and staffing support. The facility operates as a locked environment for inpatients, with outpatient services also provided.

Commissioner Matagi asked about the security of the facility. Mr. Gallegos said the front doors are locked at 7:00 p.m. after the receptionist's departure. Commissioner Porter asked if the whole building will be used as the mental health hospital or if any areas of the building would be subleased. Mr. Gallegos confirmed that the entire building would be used as a mental hospital. Commissioner Drozdek asked if there are plans to use the remaining 11 acres on the lot. Mr. Gallegos replied they don't have any plans for the 11 acres. Commissioner Drozdek was concerned the undeveloped acres could be developed in the future without the City's approval. The Commission discussed the possibility of limiting the rezoning to only the developed portion of the property.

Vote: Commissioner Porter motioned to approve Z-3-2025. Commissioner Matagi seconded. A roll call vote was taken and 3 were in favor of the motion.

Commissioner Porter	Yes
Commissioner Durfee	No
Commissioner Drozdek	No
Commissioner Matagi	Yes
Chair Pro-Tempore Woodruff	Yes
Commissioner Layton	AB
Commissioner Winters	AB
Commissioner Lovato	AB

Z-3-2025—FAILED

Commissioner Durfee motioned to approve Z-3-2025 only on the developed portion of the property. Commissioner Matagi seconded. A roll call vote was taken and 4 were in favor of the motion.

Commissioner Porter	Yes
Commissioner Durfee	Yes
Commissioner Drozdek	No
Commissioner Matagi	Yes
Chair Pro-Tempore Woodruff	Yes
Commissioner Layton	AB
Commissioner Winters	AB
Commissioner Lovato	AB

MAJORITY—Z-3-2025—APPROVED

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

The following table indicates the permitted (P), conditional (C), and prohibited (X) Uses within the Commercial, Manufacturing, and overlay Zones of the City. (PC) means a Use is permitted when not adjacent to a residential Use, Residential Zone, or Agricultural Zone and conditional when adjacent to a residential Use, Residential Zone, or Agricultural Zone. Certain Uses may have additional restrictions or requirements as set forth in this Title. Where Uses are marked with an asterisk, additional regulations can be found elsewhere in this Title. It is the express intent of the City Council that any Use not listed in this table is prohibited in the Commercial and Manufacturing Zones of the City.

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

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

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Financial Institution	P	P*	P*	P	P	P	X	P			
Fitness Center	P	P*	X	P	P	P	P	P			
Food Vending Unit* and Mobile Food Vending Vehicle*	P	X	P*	X	P	P	X	P			
Fuel Sales Including Gasoline, Diesel, Propane and Other Similar Fuels	X	P*	X	PC	PC	PC	P	PC	X	*	
Furniture Store	X	P	X	P	P	P	X	P			
Garden Center* or Garden Center* with an Indoor Event Center* as an Accessory Use	X	P	X	C	P	P	X	P			
Grocery Store	X	P*	X	PC	PC	PC	X	PC			
Gun Range, Indoor	P	P	X	X	P	P	P	P			
Hardware Store	X	P*	X	P	P	P	X	P	X		
Heavy Equipment Sales and Service	X	X	X	X	X	X	X	PC		X	X*
Heavy Truck and Trailer Sales, New	X	X	X	X	X	X	P	PC			X*
Heavy Truck and Trailer Sales, Used	X	X	X	X	X	X	X	PC		X	X*
Heavy Truck and Trailer Service	X	X	X	X	X	X	C*	PC		X	X*
Home Improvement Center*	X	P*	X	X	PC	PC	X	PC	X		
Home Occupation*	X	P	P	X	X	X	X	X			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Hospital	X	X	P*	X	PC	X	X	X			
Incinerator	X	X	X	X	X	X	X	X			
Industrial, Light	P*	X	X	X	X	C	P	PC			
Industrial, Heavy	X	X	X	X	X	X	X	C		X	X
Inland Port Use	X	X	X	X	X	X	PC	PC			
Instructional Facility	P	P*	X	P	P	PC	P	PC			
Kennel, Indoor*	P	P*	P*	PC	PC	PC	P	PC			
Kennel, Outdoor*	X	X	X	X	X	X	X	C			
Laundromat	X	P	X	P	P	P	X	P			
Lingerie Store	X	P	X	X	P	P	X	P	X	X	X
Lodging Facility*	P	P*	P*	X	PC	PC	P	PC			
Manufacturer of Alcoholic Products	X	X	X	X	X	X	C	C			
Massage Establishment	X	X	X	X	P	P	X	P			
Medical Cannabis Pharmacy*	P	P	P	P	P	P	P	P			
Mortuary	X	P	X	P	P	P	X	P			
Movie Theater	X	P*	X	X	P	P	X	P			
Moving Truck Rental Business	X	X	X	X	C	C	X	PC			X*
Neighborhood Grocery	X	P*	X	P	P	P	X	P			
Neighborhood Service Establishment	X	P*	P*	P	P	P	X	P			
Noncommercial Raising, Training and Grazing of Animals	X	X	X	X	X	X	X	P			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Nursing Home/ Convalescent Center	X	P*	P*	P	P	P	X	X			
Off-Premises Beer Retailer	X	P*	P	P	P	P	C*	P			
Office, Medical and Dental	P	P*	P*	P	P	P	X	X			
Office, Professional	P	P*	P	P	P	P	P	P			
Outdoor Waste Management Facility	X	X	X	X	X	X	X	X			
Outside Display of Merchandise*	X	X	P*	X	P	P	X	P			
Outside Storage*	X	X	X	X	X	X	X	C		*	
Parking Lot, Commercial	P	P	X	X	P	P	P	P			
Parking Structure	P	P*	P*	X	P	P	P	P			
Permanent Cosmetic Establishment*	X	P*	P*	P	P	P	X	P			
Public Utility Installation (except lines and rights-of- way)	P	C*	P	C	C	C	P	PC			
Radio and Television Transmission Antennas, Transmitting Stations and Related Facilities*	X	X	X	X	X	X	P	P			
Recreation, Indoor	X	P*	X	P	P	P	P	P			
Recreation, Outdoor*	X	P*	X	X	PC	PC	X	PC			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Recreational Facility Beer Retailer*	X	P	X	X	P	P	P	P			
Recreational Vehicle, Motorized Outdoor Recreation Equipment and Mobile Home Sales	X	X	X	X	PC	PC	P	PC	X		
Rental Store	X	X	X	X	P	P	X	P			
Residential	X	P*	P*	X	X	X	X	X			
Restaurant*, Restaurant On- Premises Beer Retailer*, Restaurant Liquor Retailer	P	P*	P*	P	P	P	X	P			
Retail Department or Specialty Store	X	P*	P*	P	P	P	X	P			
Retail Tobacco Specialty Business*	X	X	X	X	P	P	X	P			
Sanitary Landfill	X	X	X	X	X	X	X	X			
Secondhand Precious Metal Dealer/ Processor and/or Precious Gem Dealer	X	P*	X	P	P	P	X	P			
Secondhand Store	X	P*	X	P	P	P	X	P			
Self-Storage Facility*	X	X	X	X	X	X	X	PC	X	X	X
Sexually Oriented Business*	X	X	X	X	X	X	X	P	X	X	X
Shopping Center*	X	P*	P*	C	C	C	X	C			
State Store/Package Agency*	X	X	X	X	P	P	X	P			

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

X: Use is prohibited in the zone.

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

C: Use is conditional.

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

P: Use is permitted.

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

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

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

(Ord. No. 18-13 Amended 05/08/2018; Ord. No. 18-38 Amended 10/02/2018; Ord. No. 18-42 Amended 11/13/2018; Ord. No. 19-03 Amended 02/05/2019; Ord. No. 19-10 Amended 04/16/2019; Ord. No. 20-44 Amended 10/13/2020; Ord. No. 22-32 Amended 08/23/2022; Ord. No. 23-05 Amended 01/24/2023; Ord. No. 24-06 Amended 02/20/2024; Ord. No. 24-44 Amended 11/12/2024; Ord. No. 24-47 Amended 11/26/2024)

The West Valley City Municipal Code is current through Ordinance 25-08, passed May 27, 2025.

Disclaimer: The city recorder's office has the official version of the West Valley City Municipal Code. Users should contact the city recorder's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.wvc-ut.gov](http://www.wvc-ut.gov)

[City Telephone: \(801\) 966-3600](tel:(801)966-3600)

[Hosted by General Code.](#)

Z-3-2025

- Applicant: Tyler Jones, representing IHC HEALTH SERVICES INC.
- Request: A zone change from B/RP (Business Research Park) to C-2 (General Commercial).
- Location: 3930 West Parkway Boulevard on 11.25 acres.
- Staff: Steve Pastorik

Z-3-2025
3930 W. Parkway
Blvd.



Z-3-2025
3930 W. Parkway
Blvd.



A large, stylized background logo for West Valley City. It features a light blue 'W' and a light orange 'V' and 'C' arranged to form a large 'WVC' monogram. The shapes are composed of thick, geometric lines.



Z-3-2025



Z-3-2025



Z-3-2025



Z-3-2025



Z-3-2025



Z-3-2025



Z-3-2025



Z-3-2025



Z-3-2025



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

ISSUE:

An ordinance text change request from Emanuel Shaouljian to amend Section 7-6-301 and add Section 7-7-117.5 of the zoning ordinance of the West Valley City Municipal Code to permit medical and dental offices in the M (Manufacturing) zone on properties that are partially or entirely within 500 feet of a residential use or residential zone.

SYNOPSIS:

The applicant owns several office buildings along Decker Lake Drive between 2770 South and 3100 South. These buildings are experiencing significant vacancy due to changes in the office market. The applicant is proposing this change to provide more tenant options for his office buildings. Included with this report is supporting information from the applicant. For reference, the office market data from CBRE shows an even greater office vacancy rate for the West Valley/Lake Park submarket than what the applicant is suggesting.

Prior to the comprehensive update to the Zoning Ordinance that occurred in March of 2017, medical and dental offices were allowed in the M zone and commercial zones. At the time, staff recommended that medical and dental offices be prohibited in the M zone for at least two reasons. First, commercial zones tend to be located next to residential zones where medical and dental office patrons come from while manufacturing zones tend to be located further from residential zones. Second, at the time, staff was concerned about the State forcing a permanent homeless shelter in an industrial location within the City, which would have significantly impacted our police and fire calls for service. While medical and dental offices aren’t homeless shelters, shelters do at times have nearby medical services tailored to transient populations. Hence, the City was trying to make an industrial location less desirable for a homeless shelter in that support services could not be located nearby.

The applicant’s proposed requirement that medical and dental offices in the M zone be located within 500 feet of a residential use or zone addresses staff’s first reason to prohibit this use in the M zone because medical and dental office patrons would be close to new medical and dental offices within the M zone. On the second reason, the City is still concerned about having a permanent homeless shelter forced on the City. However, in staff’s view, the proposed ordinance change is unlikely to increase the chances of having a permanent homeless shelter in the City because there are so many factors in play besides the proximity of supporting medical services.

RECOMMENDATION:

The Planning Commission recommends approval.

SUBMITTED BY:

Steve Pastorik, Community Development Director

1 WEST VALLEY CITY, UTAH

2
3 ORDINANCE NO. _____

4
5 Draft Date: 7/14/2025

6 Date Adopted: _____

7 Date Effective: _____

8
9 AN ORDINANCE AMENDING SECTION 7-6-301 AND
10 ENACTING SECTION 7-7-117.5 TO ALLOW MEDICAL AND
11 DENTAL OFFICE IN THE MANUFACTURING ZONE ON
12 PROPERTIES THAT ARE PARTIALLY OR ENTIRELY
13 WITHIN 500 FEET OF A RESIDENTIAL USE OR
14 RESIDENTIAL ZONE.

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

18 WHEREAS, the City desires to amend certain regulations concerning medical and dental
19 offices; and

20 WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is
21 in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend
22 Section 7-6-301 and enact Section 7-7-117.5 of the West Valley City Municipal Code.

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

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

27 Section 2. Amendment. Section 7-6-301 of the West Valley City Municipal Code is
28 hereby amended as follows:

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

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

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

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Agricultural Business or Industry*	X	X	X	X	X	X	X	C	X	X	X
Agriculture	P	P	P	P	P	P	P	P			
Alternative Financial Service Provider*	X	X	X	X	P	P	X	P	X	X	X
Artist Studio	P	P*	P*	P	P	P	P	P			
Assisted Living Facility	X	P*	P*	P	P	P	X	X			
Automobile Parts Store	X	P*	X	P	P	P	X	P			X*
Automobile Sales, New	X	X	X	X	P	P	P	P	X		X*
Automobile Sales, Used	X	X	X	X	P	P	X	P	X	X	X*
Automobile Service*	X	X	X	X	PC	PC	P*	PC	X	X	X*
Bail Bonds Dealer	X	X	X	X	X	X	X	P	X	X	X

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Blood Plasma Center*	X	X	X	X	P	P	X	X	X	X	X
Brew Restaurant, Brew Restaurant and Liquor Retailer, Small Brewer*	P	X	P	X	P	P	X	P			
Bus Terminal*	X	X	X	X	X	PC	P	PC			
Cannabis Production Establishment*	X	X	X	X	X	X	X	P	X	X	X
Caretaker's Dwelling	P	P	P	P	P	P	P	P			
Cargo Container*	P	X	X	X	P	P	P	P	X	X	X
Commercial Raising, Rental, Stabling, Training and Grazing of Animals*	X	X	X	X	X	X	X	PC			
Commissary	X	X	X	X	X	X	X	PC			
Community Use	P	P*	P	P	P	P	P	P			
Convenience Store	X	P*	X	PC	PC	PC	P*	PC	X	*	
Day Care/Preschool Center	P	P*	P*	P	P	P	P	P			
Detention Facility/Jail*	X	X	X	X	X	X	X	C		X	X
Equestrian School	X	X	X	X	X	X	X	PC			
Equity Club*,	X	X	X	X	C	C	X	PC			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Fraternal Club*, Social Club*, or Other Establishment Requiring a Club License											
Event Center, Indoor*	P	P*	X	X	PC	PC	P	PC			
Event Center, Outdoor*	X	X	X	X	X	X	C	C			
Fast Food Establishment with Drive-Up Window*	P	P*	X	X	P	P	X	P	X	*	*
Fast Food Establishment with No Drive-Up Window	P	P*	P*	P	P	P	X	P	*	*	
Financial Institution	P	P*	P*	P	P	P	X	P			
Fitness Center	P	P*	X	P	P	P	P	P			
Food Vending Unit* and Mobile Food Vending Vehicle*	P	X	P*	X	P	P	X	P			
Fuel Sales Including Gasoline, Diesel, Propane and Other Similar Fuels	X	P*	X	PC	PC	PC	P	PC	X	*	
Furniture Store	X	P	X	P	P	P	X	P			

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

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Inland Port Use	X	X	X	X	X	X	PC	PC			
Instructional Facility	P	P*	X	P	P	PC	P	PC			
Kennel, Indoor*	P	P*	P*	PC	PC	PC	P	PC			
Kennel, Outdoor*	X	X	X	X	X	X	X	C			
Laundromat	X	P	X	P	P	P	X	P			
Lingerie Store	X	P	X	X	P	P	X	P	X	X	X
Lodging Facility*	P	P*	P*	X	PC	PC	P	PC			
Manufacturer of Alcoholic Products	X	X	X	X	X	X	C	C			
Massage Establishment	X	X	X	X	P	P	X	P			
Medical Cannabis Pharmacy*	P	P	P	P	P	P	P	P			
Mortuary	X	P	X	P	P	P	X	P			
Movie Theater	X	P*	X	X	P	P	X	P			
Moving Truck Rental Business	X	X	X	X	C	C	X	PC			X*
Neighborhood Grocery	X	P*	X	P	P	P	X	P			
Neighborhood Service Establishment	X	P*	P*	P	P	P	X	P			
Noncommercial Raising, Training and	X	X	X	X	X	X	X	P			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Grazing of Animals											
Nursing Home/Convalescent Center	X	P*	P*	P	P	P	X	X			
Off-Premises Beer Retailer	X	P*	P	P	P	P	C*	P			
Office, Medical and Dental	P	P*	P*	P	P	P	X	<u>XP*</u>			
Office, Professional	P	P*	P	P	P	P	P	P			
Outdoor Waste Management Facility	X	X	X	X	X	X	X	X			
Outside Display of Merchandise*	X	X	P*	X	P	P	X	P			
Outside Storage*	X	X	X	X	X	X	X	C		*	
Parking Lot, Commercial	P	P	X	X	P	P	P	P			
Parking Structure	P	P*	P*	X	P	P	P	P			
Permanent Cosmetic Establishment*	X	P*	P*	P	P	P	X	P			
Public Utility Installation (except lines and rights-of-way)	P	C*	P	C	C	C	P	PC			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Radio and Television Transmission Antennas, Transmitting Stations and Related Facilities*	X	X	X	X	X	X	P	P			
Recreation, Indoor	X	P*	X	P	P	P	P	P			
Recreation, Outdoor*	X	P*	X	X	PC	PC	X	PC			
Recreational Facility Beer Retailer*	X	P	X	X	P	P	P	P			
Recreational Vehicle, Motorized Outdoor Recreation Equipment and Mobile Home Sales	X	X	X	X	PC	PC	P	PC	X		
Rental Store	X	X	X	X	P	P	X	P			
Residential	X	P*	P*	X	X	X	X	X			
Restaurant*, Restaurant On-Premises Beer Retailer*, Restaurant Liquor Retailer	P	P*	P*	P	P	P	X	P			
Retail Department or Specialty Store	X	P*	P*	P	P	P	X	P			
Retail Tobacco	X	X	X	X	P	P	X	P			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Specialty Business*											
Sanitary Landfill	X	X	X	X	X	X	X	X			
Secondhand Precious Metal Dealer/Processor and/or Precious Gem Dealer	X	P*	X	P	P	P	X	P			
Secondhand Store	X	P*	X	P	P	P	X	P			
Self-Storage Facility*	X	X	X	X	X	X	X	PC	X	X	X
Sexually Oriented Business*	X	X	X	X	X	X	X	P	X	X	X
Shopping Center*	X	P*	P*	C	C	C	X	C			
State Store/Package Agency*	X	X	X	X	P	P	X	P			
Swap Meet, Indoor	X	X	X	X	X	X	X	X			
Swap Meet, Outdoor	X	X	X	X	X	X	X	X			
Tobacco Oriented Business*	X	X	X	X	X	X	X	P			
Tattoo Establishment	P	P	P	P	P	P	P	P	X	X	X
Tavern*		X	X	X	X	X	X	X			
Taxicab Business	X	X	X	X	P	P	P	P			
Temporary	P	P	X	P	P	P	P	P			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Nonresidential Building											
Temporary Land Use	P	P	X	P	P	P	P	P			
Towing and Impound Yard*	X	X	X	X	X	X	X	PC		X	X
Truck Transfer Company	X	X	X	X	X	X	C	C			
Turf Farm Equipment Manufacturing*	X	X	X	X	X	X	X	PC			
Uses Customarily Accessory to a Listed Permitted Use	P	P	P	P	P	P	P	P			
Uses Customarily Accessory to a Listed Conditional Use	P	P	P	P	P	P	P	P			
Vehicle Recycling Facility*	X	X	X	X	X	X	X	PC		X	X
Vehicle Storage Yard*	X	X	X	X	X	X	X	C		X	X
Veterinary Hospital*	P	P*	P*	P	P	P	P	P			
Warehouse	P*	X	X	X	C*	C	P	PC	X		

39

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

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

42 **C:** Use is conditional.

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

44 **P:** Use is permitted.

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

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

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

49 **Section 3. Enactment.** Part 7-10-400P of the West Valley City Municipal Code is
50 hereby enacted as follows:

51 **7-7-117.5. MEDICAL AND DENTAL OFFICE.**

52 Medical and Dental Offices shall be permitted in the M (Manufacturing) zone only on properties
53 that are partially or entirely located within five hundred (500) feet of a Residential Use or
54 Residential Zone, as measured in a straight line from the nearest point of the property boundary to
55 the nearest point of the Residential Use or Residential Zone boundary.

56 **Section 4. Severability.** If any provision of this Ordinance is declared to be invalid by
57 a court of competent jurisdiction, the remainder shall not be affected thereby.

58 **Section 5. Effective Date.** This Ordinance shall take effect immediately upon posting
59 in the manner required by law.

60
61 **PASSED and APPROVED** this _____ day of _____, 2025.

62
63 WEST VALLEY CITY

64
65 _____
66 MAYOR

67 ATTEST:

68
69 _____
70 CITY RECORDER



Ordinance Text Change Application

FEE: \$1,300.00

Date June 17, 2025

Application # _____
(Staff Use)

Name Emanuel Shaoulia Phone (949) 233-6606

Mailing Address PO Box 3237, Newport Beach, CA 92659

E-mail Address shaoulia@gmail.com

Please answer the following questions and attach another page if necessary.

1. Which Ordinance do you wish to change?

We are requesting to amend Section 7-6-301 (Use Table) and to add a new section, Section 7-7-117.5, to the West Valley City Zoning Ordinance.

2. What does the current text suggest or require?

Currently, Medical and Dental Offices are not permitted in the M (Manufacturing) zone, as indicated by an "X" in the corresponding row and column of the Use Table in Section 7-6-301. There are no use-specific regulations in the ordinance that allow or conditionally allow medical or dental offices in this zone.

3. What is the proposed text change?

Please see attached Pages.

4. What is the justification for the requested text change?

Please see attached Pages.

3) What is the proposed text change?

We propose the following two-part amendment:

A. Section 7-6-301 – Use Table

In the row for “Office, Medical and Dental,” replace the “X” in the “M” zone column with “P*”.

(P denotes that the use is permitted subject to additional use-specific regulations.)

B. Add New Section 7-7-117.5 – Medical and Dental Office

7-7-117.5 Medical and Dental Office

Medical and Dental Offices shall be permitted in the M (Manufacturing) zone only on properties that are partially or entirely located within five hundred (500) feet of a Residential Use or Residential Zone, as measured in a straight line from the nearest point of the property boundary to the nearest point of the residential use or residential zone boundary.

4) What is the justification for the requested text change?

The subject property at 2875 Decker Lake Drive sits within 500 feet of residential uses and is home to a professional office building well-suited for medical or dental tenancies. However, this type of building—common in former call-center or back-office formats—is facing high vacancy pressure due to market changes:

High Vacancy in M-Zoned Office Buildings

- West Valley City experienced a 29.6% overall office vacancy rate in 2024, with some submarket vacancies reaching 36.2%.
- In the broader Salt Lake City metro, office vacancy reached 19.5% in Q2 2024, nearly 3 percentage points higher than in late 2019.

Impact of Remote Work & COVID-19

- The COVID-19 pandemic sparked a large shift to remote work, particularly in call-center and traditional office environments. Nationally, nearly 1,236 call centers have been vacated—representing about 20% of total U.S. call-center space—from a 27% increase in such vacancies since early in the pandemic.
- In Utah, remote work is significant: by 2024, 37% of the state’s workforce operated in remote-capable roles. Employers have fundamentally scaled back brick-and-mortar office footprints in response.

Zoning Solution Through Targeted Ordinance Amendment

This amendment proposes a limited expansion of allowable uses in the M zone—specifically near residential areas—to help repurpose underutilized office space. It directly supports City goals by:

- Introducing medical/dental offices, which benefits area residents and creates community-serving uses.

- Creating a buffer transition between active industrial zones and residential neighborhoods.
- Offering a feasible reuse for vacant offices that are otherwise difficult to lease.

Given the high vacancy rates (30%+ locally, 20%+ regionally), failure to adapt zoning discourages reinvestment and risks long-term vacancy and neglect of these buildings. This is especially pressing for properties like 2875 Decker Lake Drive, where the building is functionally suitable for light office use but restricted by zoning and market trends favoring remote models.

In summary, the amendment is a strategic, narrowly focused Adaptation:

- Addresses real-world vacancy and shifting market conditions exacerbated by technology and COVID-influences,
- Supports community health services,
- and aligns with broader planning goals to reactivate underused commercial buildings.

FIGURES | SALT LAKE CITY-PROVO OFFICE | Q1 2025

Demand for top-tier office space fuels market growth and recovery optimism

▼ 23.7%

Vacancy Rate

▼ 125,935

SF YTD Net Absorption

► 0

SF YTD Deliveries

► 120,000

SF Under Construction

► \$26.21

Avg. Direct Asking Rate (FSG)

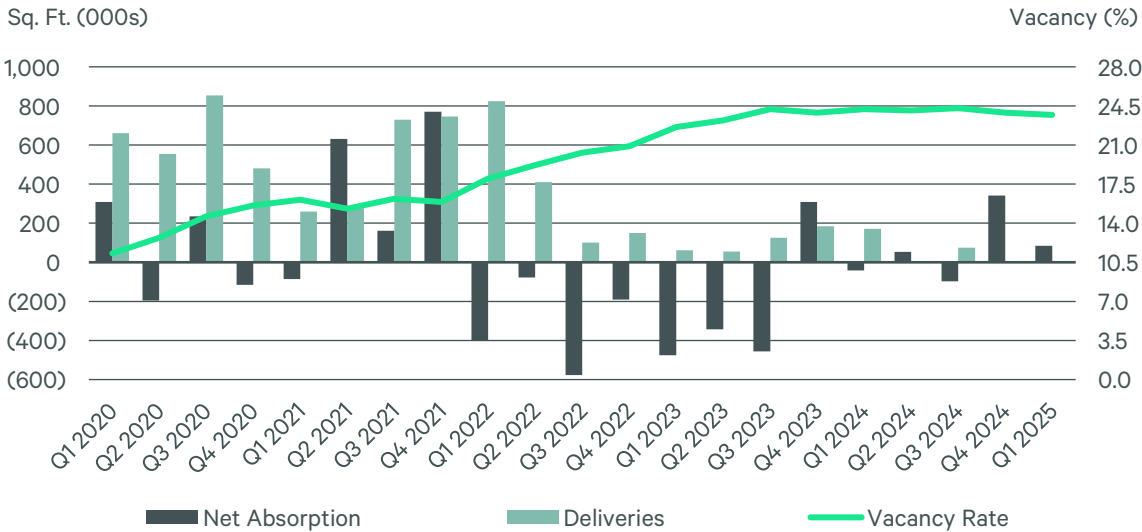
Note: Arrows indicate change from previous quarter.

MARKET OVERVIEW

Office fundamentals continued to recover in the first quarter of 2025. Increasing leasing activity characterized the period, rising by 36.4% year-over-year to a total of 1.23 million sq. ft. This growth, coupled with no new office completions, influenced the total vacancy rate to decrease for the second consecutive quarter, dropping by 22 basis points to 23.7% in Q1 2025, while the direct vacancy rate fell by 28 basis points to 19.6%. Sublease availability remained flat at 2.5 million sq. ft. in Q1 2025, following five quarters of consistent decline.

Net absorption remained positive for the second consecutive quarter after a two-year slump, marking the strongest first-quarter occupancy gains witnessed since Q1 2020, with 125,935 sq. ft. of positive net absorption. This was driven by tenants occupying spaces secured earlier and sustained demand for high-quality office space in connected and amenity-rich locations. Consequently, downtown Salt Lake City (CBD and CBD Periphery) performed significantly better in Q1 2025, recording 161,810 sq. ft. of positive net absorption, with gains in Class A (81,665 sq. ft.) and Class B (128,498 sq. ft.) buildings, offsetting suburban losses. Looking ahead, the Salt Lake City-Provo office market is well positioned for further recovery throughout 2025, and net absorption is projected to remain positive in the near-term forecast.

FIGURE 1: Historical Net Absorption, Deliveries, and Total Vacancy

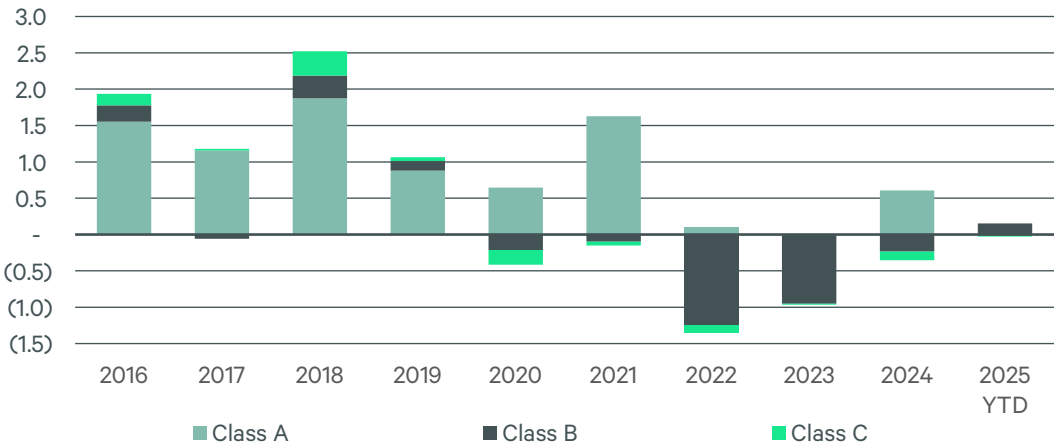


Market Performance

The Salt Lake City-Provo office market recorded 125,935 sq. ft. of positive net absorption in Q1 2025, marking the second consecutive quarter of growth and the strongest first quarter of occupancy observed since Q1 2020. Downtown Salt Lake City (CBD and CBD Periphery) was a major contributor, adding 161,810 sq. ft. of positive net absorption, with significant gains in both Class A (81,665 sq. ft.) and Class B (128,498 sq. ft.) buildings. However, suburban areas experienced less demand, resulting in a negative net absorption of 35,875 sq. ft.

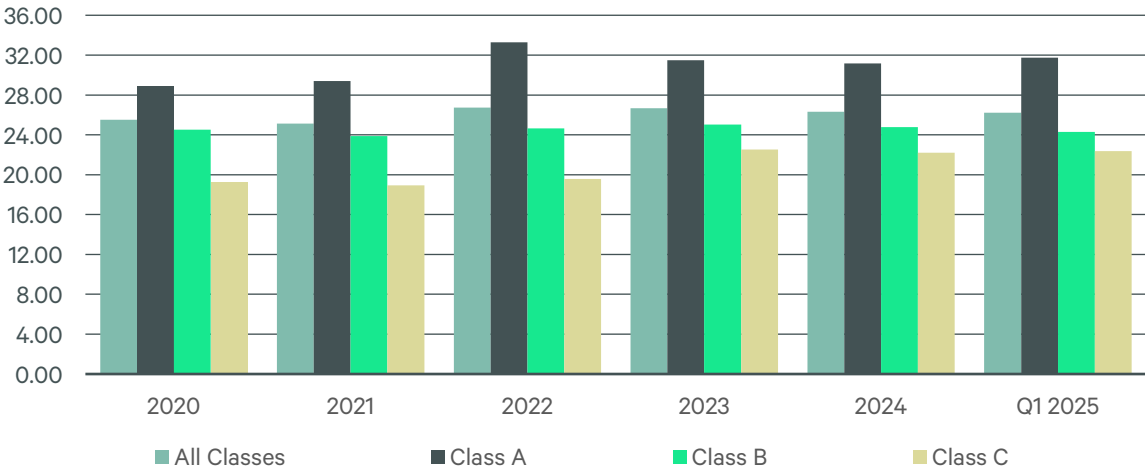
The average direct asking rent remained stable at \$26.21 FSG per sq. ft. in Q1 2025, following a modest decline over the previous nine quarters and a 0.5% year-over-year decrease. In contrast, the average sublease asking rent stood at \$23.10 FSG per sq. ft. in Q1 2025, reflecting an 11.9% discount compared to the average direct asking rent. Strong demand for newer, amenity-rich spaces drove Class A asking rent growth in Q1 2025. This trend was particularly evident in the Central Business District, where Class A rents rose 2.1% from the prior quarter and 3.7% year-over-year. Looking ahead, Class A properties are expected to see further rent growth due to strong demand for limited new top-quality space. Meanwhile, lower-tier properties with high availability will continue to offer more negotiation leverage in the near-term.

FIGURE 2: Historical Net Absorption by Asset Class (MSF)



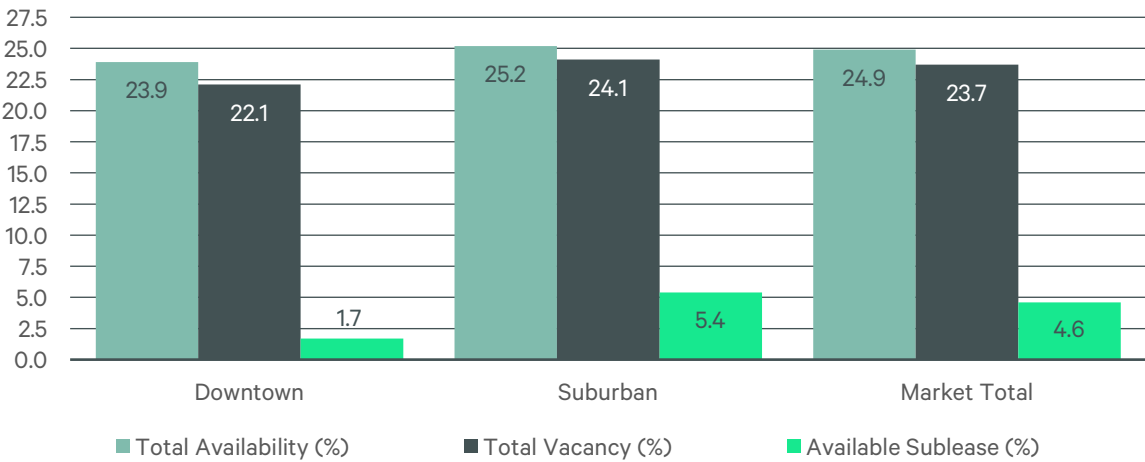
Source: CBRE Research, Q1 2025.

FIGURE 3: Historical Gross Average Direct Asking Rents by Asset Class (\$/SF/Yr FSG)



Source: CBRE Research, Q1 2025.

FIGURE 4: Total Availability, Vacancy, and Sublease (%)



*Available Sublease is the share of sublease space listed in a market area.
Total Availability includes both Direct and Sublease availability.

Source: CBRE Research, Q1 2025.

Vacancy, Availability & Sublease

The total vacancy rate decreased for the second consecutive quarter in Q1 2025, dropping by 22 basis points (bps) quarter-over-quarter to 23.7%, further receding from a historic peak of 24.3% in Q3 2024. Key drivers of this positive trend included heightened tenant demand, a lack of new construction, and an increase in active transactions—where tenants moved forward with their leasing decisions rather than deferred them. High-quality buildings continued to outperform the market, with Class A office vacancy rates at 19.0%—4.7 percentage points lower than the total market rate and down 310 bps year-over-year.

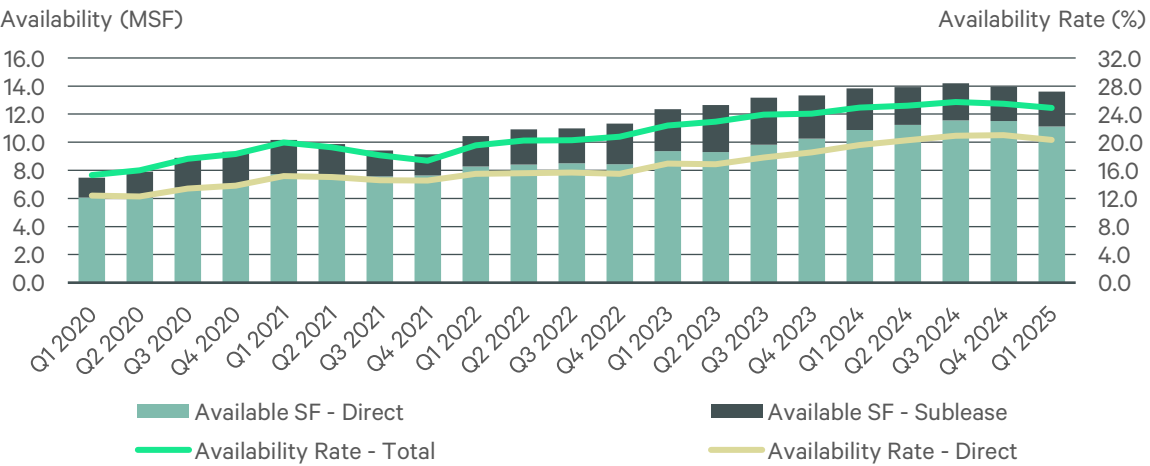
Total availability decreased by 58 basis points quarter-over-quarter to 24.9% in Q1 2025, while remaining largely unchanged year-over-year. The total available sublease sq. ft. remained flat at 2.5 million sq. ft. in Q1 2025, following five quarters of consistent decline—down 861,456 sq. ft. from a peak of nearly 3.4 million sq. ft. in Q3 2023. The combination of tenants capitalizing on discounted sublease rates and the expiration of sublease terms, which led some spaces to revert to direct listings, contributed to this declining sublease inventory. Nevertheless, sublease availability remained nearly double compared to five years earlier. Looking ahead, the availability of top-tier office space will be a key trend to monitor in the near term as the rapid drawdown of the office supply pipeline coincides with sustained demand for high-quality space.

FIGURE 5: Historical Total Vacancy by Asset Class (%)



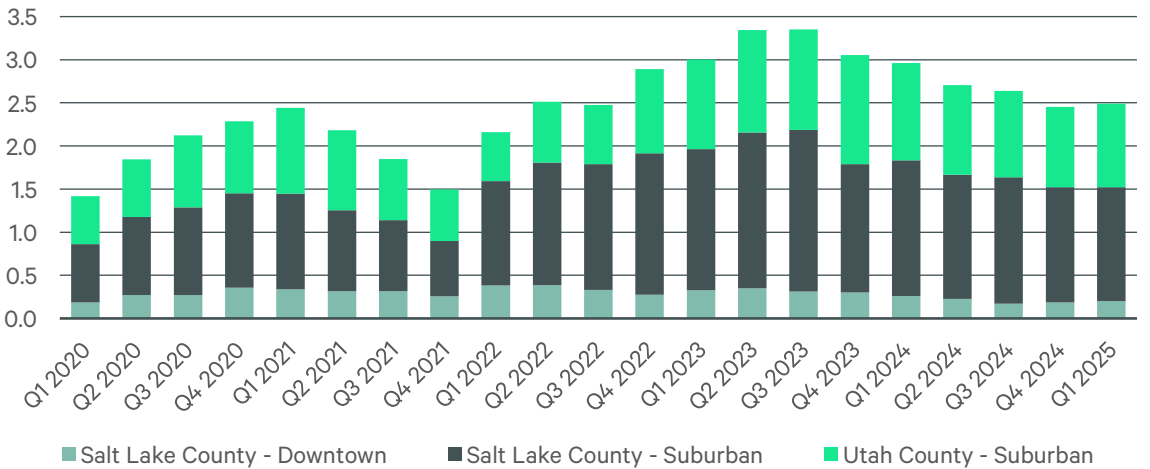
Source: CBRE Research, Q1 2025.

FIGURE 6: Historical Direct, Sublease, and Total Availability



Source: CBRE Research, Q1 2025.

FIGURE 7: Historical Sublease Availability by Market Area (MSF)



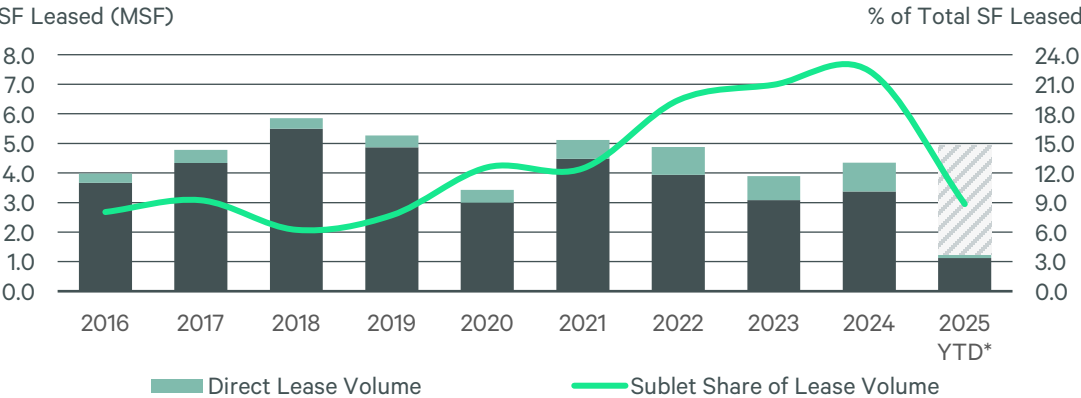
Source: CBRE Research, Q1 2025.

Lease Activity

Leasing activity in Q1 2025 totaled 1.2 million sq. ft., marking a 10.2% increase quarter-over-quarter and a 36.4% rise year-over-year. Renewals constituted the largest share of leasing activity in Q1 2025 at 52.7%—driven in large by Zions Bancorporation’s 320,455 sq. ft. lease renewal at Gateway Tower East in downtown Salt Lake City. New lease transactions accounted for the remaining 47.3%, while sublet lease activity comprised 8.8% of the total area leased. Geographically, downtown Salt Lake City (CBD and CBD Periphery), which accounts for only 22% of the total Salt Lake City-Provo office inventory, accounted for 42.7% of the total area leased, followed by suburban Salt Lake County (34.3%) and suburban Utah County (23.0%).

Occupiers continued to favor high-quality office space in Q1 2025, leading Class A properties to account for an outsized share of leasing activity compared to older commodity stock. Class A properties accounted for 62.2% of leasing volume, followed by Class B (30.9%) and Class C (6.8%). The average area leased increased by 7.3% year-over-year to 10,723 sq. ft. in Q1 2025, suggesting that occupiers grew more confident in their real estate decisions and committed to more space on average. Office leasing is expected to continue its upward trend throughout 2025, driven by a solid pipeline of active tenants and increased activity from larger users. However, broader economic uncertainty, including tariffs, may slow occupier decision-making.

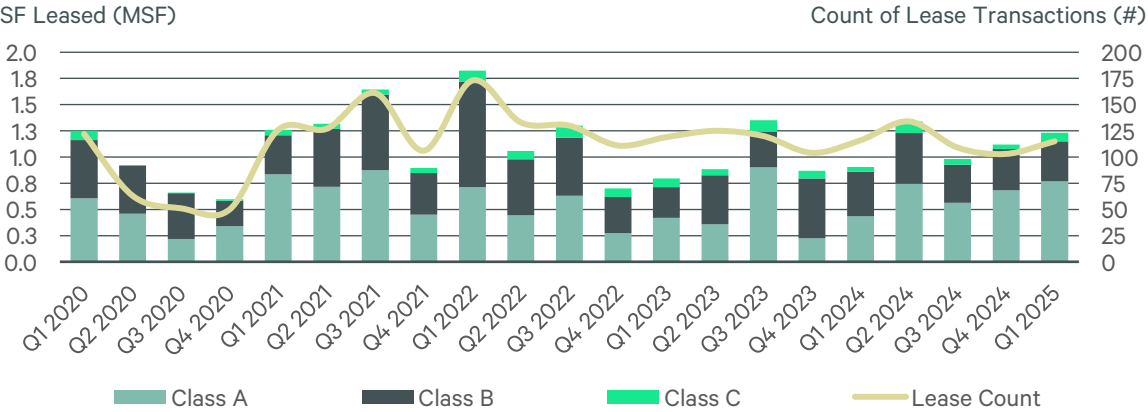
FIGURE 8: Total Area Leased – Sublease Office Space vs. Direct Office Space



Source: CBRE Research, Q1 2025.

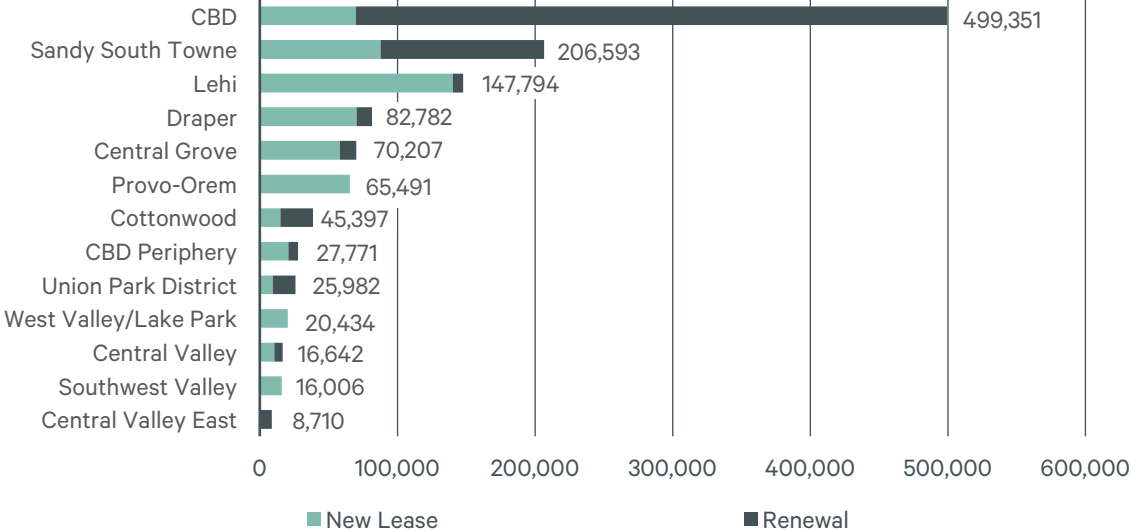
*Annualized

FIGURE 9: Total Area Leased by Asset Class and Lease Count



Source: CBRE Research, Q1 2025.

FIGURE 10: YTD Total Area Leased by Submarket (SF) and Lease Transaction Type



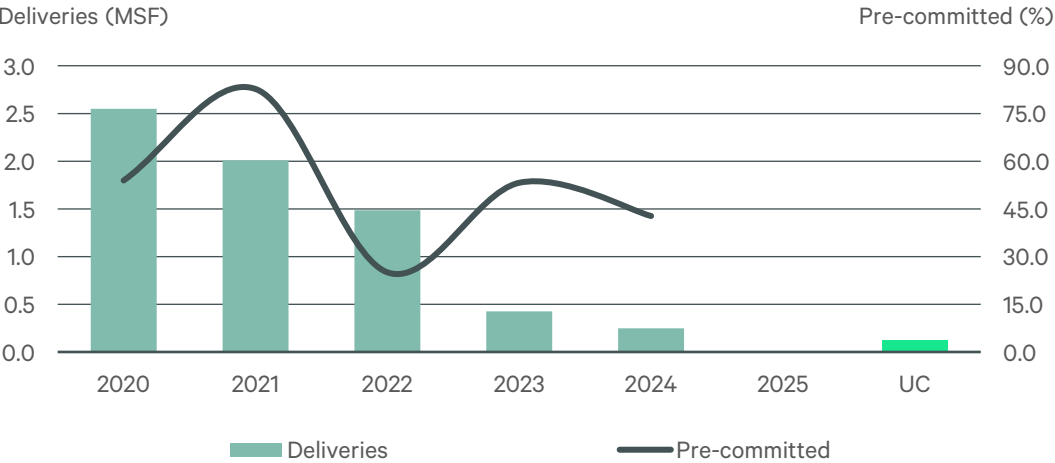
Source: CBRE Research, Q1 2025.

Development Activity

The office construction pipeline reached a historic low in Q1 2025, with no new projects delivered or initiated. Only 120,000 sq. ft. remained under construction, or 0.2% of the total stock—a 95.9% decline since Q1 2020, when nearly 2.9 million sq. ft. was underway across 16 projects, and a 38.5% drop from the same period the previous year. The final institutional project under construction, The Beverly at Holladay Hills, is scheduled for delivery in Q2 2025. This Class A office property, which is already 50% pre-leased, is part of a master-planned, mixed-use development located on the former Cottonwood Mall site in the Central Valley East submarket.

The office development pipeline is projected to remain historically low in the mid-term due to a challenging financing environment and high vacancy rates, which are expected to continue deterring developers from initiating new projects in 2025 without significant pre-leasing activity. Additionally, tariffs are anticipated to increase construction costs by approximately 5% in the near-term, further discouraging new developments until economic conditions improve. This slowdown in development and completions is likely to mitigate supply-side risks in the coming years, as demand shifts toward absorbing second-generation spaces with elevated vacancy.

FIGURE 11: Historical Total Office Deliveries and Pre-leased Square Footage



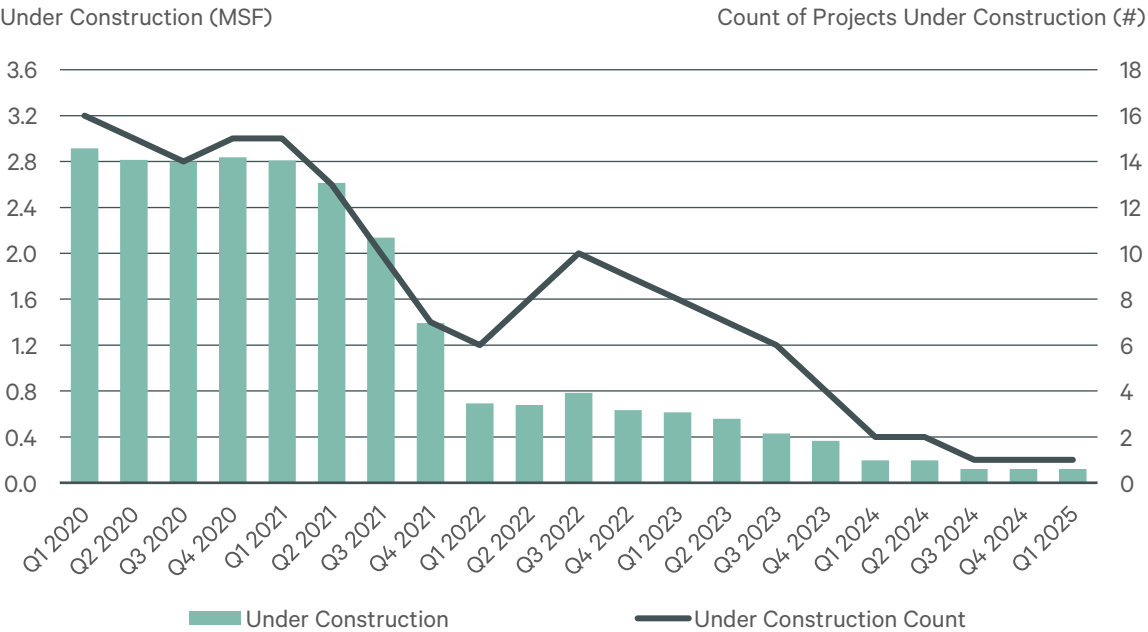
Source: CBRE Research, Q1 2025.

FIGURE 12: Office Projects Under Construction

	NRA (SF)	Submarket	Average Asking Lease Rate (\$/SF/YR FSG)	Preleased (%)	Est. Completion
The Beverly at Holladay Hills	120,000	Central Valley East	36.00	50.0	Q2 2025

Source: CBRE Research, Q1 2025.

FIGURE 13: Historical Construction Volume and Count of Projects Under Construction



Source: CBRE Research, Q1 2025.

Market Statistics by Submarket

	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (SF)	Avg. Direct Asking Rate (FSG)	QTD Net Absorption (SF)	YTD Net Absorption (SF)	YTD Deliveries (SF)	Under Construction (SF)
Market Total	54,647,495	23.7	24.9	20.4	2,489,175	26.21	125,935	125,935	-	120,000
Downtown Salt Lake City	12,029,971	22.1	23.9	22.3	202,712	30.16	161,810	161,810	-	-
Central Business District	8,769,851	21.0	22.8	21.2	138,615	31.16	96,064	96,064	-	-
CBD Periphery	3,260,120	25.0	27.1	25.2	64,097	27.85	65,746	65,746	-	-
Suburban Salt Lake County	28,987,229	23.7	25.3	20.7	1,317,752	25.57	(37,269)	(37,269)	-	120,000
Airport/International Center	2,292,564	31.0	31.2	25.5	131,225	24.51	(7,841)	(7,841)	-	-
Central Valley	3,221,287	19.6	20.5	17.2	105,519	21.19	21,259	21,259	-	-
Central Valley East	2,117,750	8.3	10.5	10.2	4,922	22.33	16,425	16,425	-	120,000
Cottonwood	2,413,247	22.1	23.4	20.3	74,406	32.22	(14,225)	(14,225)	-	-
Draper	4,828,000	24.8	25.7	18.0	371,923	27.97	46,908	46,908	-	-
Foothill Corridor	196,823	25.4	25.4	25.4	-	22.90	3,333	3,333	-	-
Interchange	951,736	13.8	13.8	13.2	5,864	20.41	(5,864)	(5,864)	-	-
Research Park	927,785	3.3	7.3	7.3	-	23.00	-	-	-	-
Sandy South Towne	5,914,940	19.6	22.4	16.7	337,627	25.85	(37,299)	(37,299)	-	-
Southwest Valley	521,386	30.8	31.6	30.5	5,550	29.47	14,150	14,150	-	-
Sugarhouse	600,976	14.1	14.7	12.4	13,871	31.00	(5,708)	(5,708)	-	-
Union Park District	1,934,758	17.5	19.7	17.3	47,221	26.10	(38,383)	(38,383)	-	-
West Valley/Lake Park	3,065,977	54.8	56.0	48.8	219,624	24.16	(30,024)	(30,024)	-	-
Suburban Utah County	13,630,295	24.9	25.0	17.9	968,711	23.44	1,394	1,394	-	-
Central Grove	3,515,107	32.4	31.8	19.3	440,797	23.66	(20,913)	(20,913)	-	-
Lehi	5,488,399	13.8	14.1	6.7	409,264	28.08	14,510	14,510	-	-
Provo-Orem	4,626,789	32.3	32.6	30.1	118,650	22.13	7,797	7,797	-	-

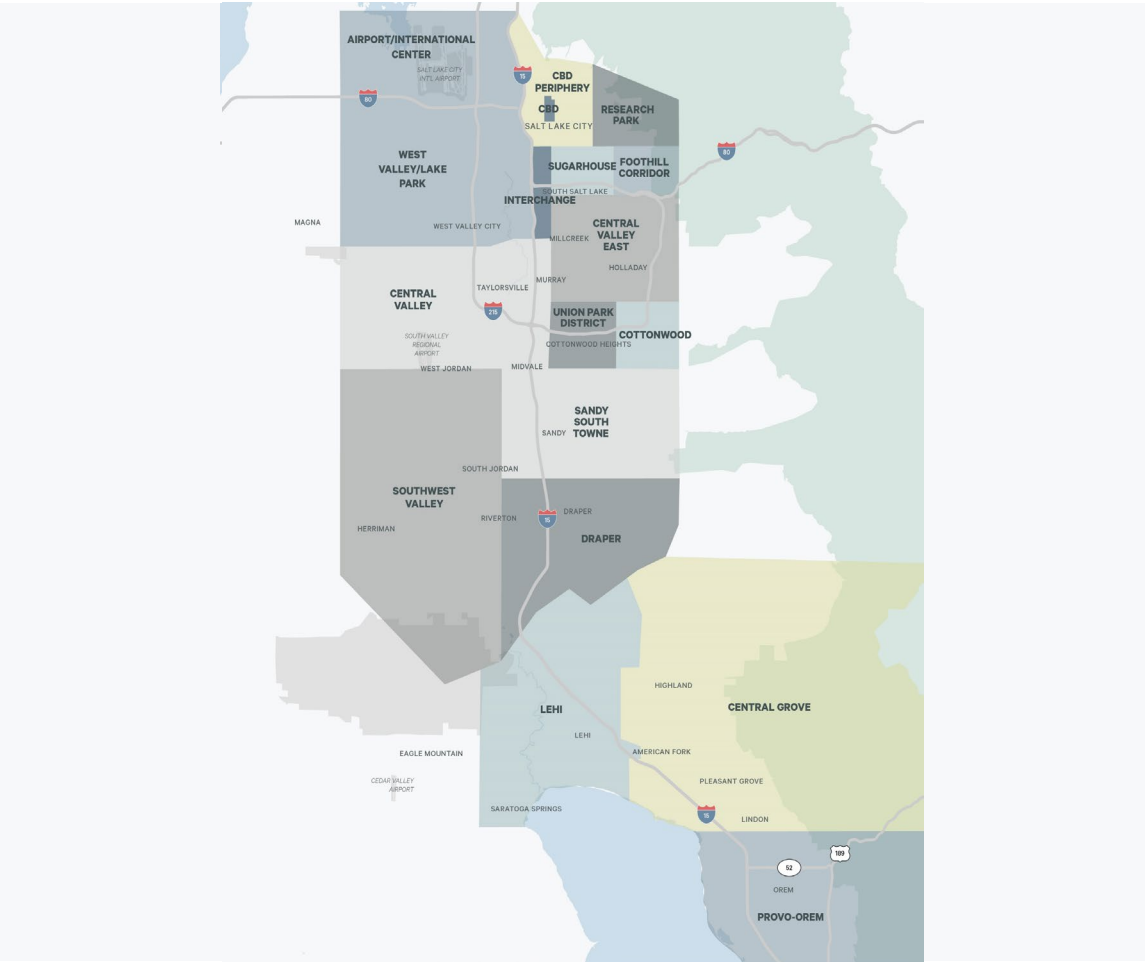
Market Statistics by Index

	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (SF)	Avg. Direct Asking Rate (FSG)	QTD Net Absorption (SF)	YTD Net Absorption (SF)	YTD Deliveries (SF)	Under Construction (SF)
SUBURBAN										
Class A	17,223,371	19.8	21.4	12.9	1,474,192	29.95	(82,681)	(82,681)	-	120,000
Class B	20,003,859	30.3	31.3	27.4	764,757	23.28	24,434	24,434	-	-
Class C	5,390,294	15.0	14.6	13.7	47,514	22.46	22,372	22,372	-	-
Total	42,617,524	24.1	25.2	19.8	2,286,463	24.96	(35,875)	(35,875)	-	120,000

	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (SF)	Avg. Direct Asking Rate (FSG)	QTD Net Absorption (SF)	YTD Net Absorption (SF)	YTD Deliveries (SF)	Under Construction (SF)
DOWNTOWN										
Class A	4,813,648	16.3	19.5	18.7	38,428	36.17	81,665	81,665	-	-
Class B	5,321,543	29.4	30.7	27.7	158,247	28.10	128,498	128,498	-	-
Class C	1,894,780	16.3	16.3	16.0	6,037	22.17	(48,353)	(48,353)	-	-
Total	12,029,971	22.1	23.9	22.3	202,712	30.16	161,810	161,810	-	-

	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (SF)	Avg. Direct Asking Rate (FSG)	QTD Net Absorption (SF)	YTD Net Absorption (SF)	YTD Deliveries (SF)	Under Construction (SF)
METRO										
Class A	22,037,019	19.0	21.0	14.2	1,512,620	31.75	(1,016)	(1,016)	-	120,000
Class B	25,325,402	30.1	31.1	27.5	923,004	24.29	152,932	152,932	-	-
Class C	7,285,074	15.4	15.0	14.3	53,551	22.37	(25,981)	(25,981)	-	-
Total	54,647,495	23.7	24.9	20.4	2,489,175	26.21	125,935	125,935	-	120,000

Market Area Overview



CBRE Offices

Downtown Salt Lake City
222 South Main Street, 4th Floor
Salt Lake City, UT 84101

Lehi Tech Center
3300 North Triumph Blvd, Suite 360
Lehi, UT 84043

Survey Criteria

The Salt Lake City-Provo office market is comprised of both Salt Lake County and Utah County. It spans the state's two major metropolitan cities: Salt Lake City and Provo. Property survey criteria includes all existing office buildings 20,000 sq. ft. and greater in size, excluding owner-user and medical office. Buildings which have begun construction are evidenced by site excavation or foundation work.

Methodology

Position absorption is calculated at time of occupancy, which allows for product to be vacant but no longer available. Lease rates are calculated using weighted average of asking lease rates for existing product with availability. Sublease space can be vacant or occupied. Total Vacancy includes both direct and sublease. Lease activity is the sum of the square footage of leases signed during a designated time period. Available spaces within owner-user buildings are considered direct listings. Data in previous publications is subject to change.

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ZT-3-2025: Petition by EMANUEL SHAOULIAN requesting an amendment to Section 7-6-301 of the zoning ordinance and the addition of Section 7-7-117.5 to the zoning ordinance to allow medical and dental office in the M (Manufacturing) zone on properties that are partially or entirely within 500 feet of a residential use or residential zone. Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov.

Emanuel Shaoulian is proposing an ordinance amendment to Section 7-6-301 of the zoning ordinance and the addition of Section 7-7-117.5 to the zoning ordinance to allow medical and dental office uses in the M (Manufacturing) zone on properties that are partially or entirely within 500 feet of a residential use or residential zone.

The applicant owns several office buildings along Decker Lake Drive between 2770 South and 3100 South. These buildings are experiencing significant vacancies due to changes in the office market. The applicant is proposing this change to provide more tenant options for his office buildings. Included with this report is supporting information from the applicant. For reference, the office market data from CBRE shows an even greater office vacancy rate for the West Valley/Lake Park submarket than what the applicant is suggesting.

Prior to the comprehensive update to the Zoning Ordinance that occurred in March of 2017, medical and dental offices were allowed in the M zone and commercial zones. At the time, staff recommended that medical and dental offices be prohibited in the M zone for at least two reasons. First, commercial zones tend to be located next to residential zones where medical and dental office patrons come from while manufacturing zones tend to be located further from residential zones. Second, at the time, staff was concerned about the State forcing a permanent homeless shelter in an industrial location within the City, which would have significantly impacted our police and fire calls for service. While not at an industrial location, the State-owned temporary shelter at 3381 South Redwood Road has certainly confirmed the concern regarding increased call volume. While medical and dental offices aren't homeless shelters, shelters do at times have nearby medical services tailored to transient populations. Hence, the City was trying to make an industrial location less desirable for a homeless shelter in that support services could not be located nearby.

The applicant's proposed requirement that medical and dental offices in the M zone be located within 500 feet of a residential use or zone addresses staff's first reason to prohibit this use in the M zone because medical and dental office patrons would be close to new medical and dental offices within the M zone. On the second reason, the City is still concerned about having a permanent homeless shelter forced on the City. However, in staff's view, the proposed ordinance change is unlikely to increase the chances of having a permanent homeless shelter in the City because there are so many other factors in play besides the proximity of supporting medical services.

Staff Alternatives:

1. Approval. The ordinance change should be approved.
2. Continuance. This application should be continued for reasons determined during the public hearing.
3. Denial.

Discussion: Steve presented. Commissioner Drozdek inquired if overnight stays and drug treatment facilities would be permitted in medical offices. Steve clarified that overnight stays are not allowed in the Manufacturing zone. Commissioner Durfee then asked how many buildings the request would affect. Steve responded that while the applicant owns three buildings on Decker Lake Drive, the proposed text change would apply city-wide. He added that he would provide the Commission with an exact count later. Commissioner Durfee followed up by questioning why the change needed to impact the entire city instead of just the specific area. Steve explained that, as the ordinance currently stands, allowing for medical use would necessitate a rezone to C-2, which would permit some uses but prohibit others.

The applicant, Emanuel Shaouljian, was present and added that his long-term goal is to create a campus setting for businesses like Petzel that need both warehouse and office space.

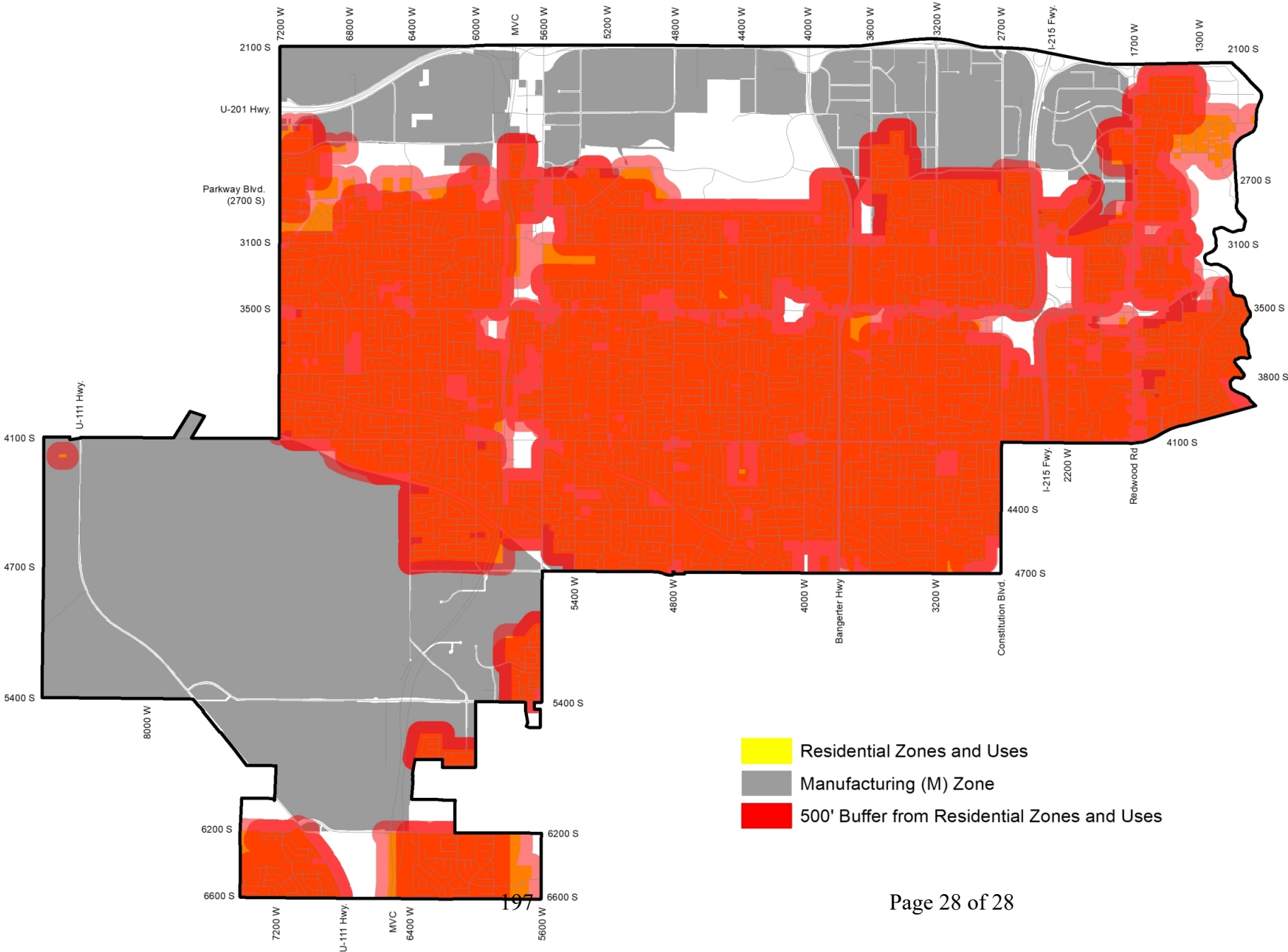
Motion: Commissioner Winters motioned to approve ZT-3-2025. Commissioner Woodruff seconded. A voice call vote was taken, and 6 Commissioners were in favor of the motion, 1 Commissioner was opposed.

MAJORITY--ZT-3-2025— APPROVED

ZT-3-2025

- Applicant: Emanuel Shaoulian
- Request: Amend Section 7-6-301 and add Section 7-7-117.5 of the zoning ordinance to allow medical and dental office in the M (Manufacturing) zone on properties that are partially or entirely within 500 feet of a residential use or residential zone.
- Staff: Steve Pastorik





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

ISSUE:

A zone text change to amend the zoning ordinance to comply with changes made to State Code during the 2025 legislative session.

SYNOPSIS:

Staff is proposing a zoning ordinance amendment to add Section 7-2-128 and change Sections 7-1-109, 7-6-201, 7-6-301, 7-9-104, 7-13-516, and 7-13-901 to comply with changes made to State Code during the 2025 legislative session. The table below groups the changes into four categories (use determinations, bonding, parking, and boundary adjustments) and matches the categories with the zoning ordinance sections, the relevant State bill, and the codified Utah Code section.

Category	West Valley City Zoning Ordinance Section	Utah House/Senate Bill	Utah Code Section
1: Use Determinations	7-2-128 (New) 7-6-201 and 7-6-301 (Amended)	SB 179	10-9a-507.5
2: Bonding	7-1-109 and 7-13-516 (Amended)	HB 368	10-9a-509.5
3: Parking	7-9-104 (Amended)	SB 181	10-9a-534
4: Boundary Adjustments	7-13-901 (Amended)	SB 104	10-9a-523

For the first category, use determinations, the change makes clear that a zone text change application would apply when someone wants to designate a new use. In the case of categories 2-4, the proposed change simply refers to State Code. This was done because staff anticipates further changes to these State Code sections.

RECOMMENDATION:

The Planning Commission recommends approval.

SUBMITTED BY:

Steve Pastorik, Community Development Director

1 WEST VALLEY CITY, UTAH

2
3 ORDINANCE NO. _____

4
5 Draft Date: 5/7/2025

6 Date Adopted: _____

7 Date Effective: _____

8
9 AN ORDINANCE AMENDING TITLE 7 OF THE WEST
10 VALLEY CITY MUNICIPAL CODE TO UPDATE
11 REGULATIONS IN ACCORDANCE WITH STATE LAW.
12

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

15 WHEREAS, the City desires to update said regulations to conform to legislation passed
16 during the 2025 legislative session; and

17 WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is
18 in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend
19 Title 7.

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

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

24 Section 2. Enactment. Section 7-2-128 of the West Valley City Municipal Code is
25 hereby enacted as follows:
26

27 **7-2-128. NEW OR UNLISTED USES.**

28 (1) Any person may submit an application to amend the zoning ordinance to enact
29 regulations concerning a new or unlisted use.

30 (2) If City staff determines that the proposed use is included in an existing use and creates
31 no additional detrimental impacts, the City shall inform the applicant that the use is

32 already regulated and direct the applicant to the applicable regulations. Staff decisions
33 may be appealed as provided in this Title.

- 34 (3) If the new or unlisted use is not included in an existing use, the City shall submit the
35 application to the Planning Commission for its recommendation. If the Planning
36 Commission recommends denial, the applicant may appeal the recommendation to the
37 City Council. The City Council's decision is legislative in nature and the final decision
38 of the City.

39
40 **Section 3. Amendment.** Title 7 of the West Valley City Municipal Code is hereby
41 amended as follows:

42
43 **7-1-109. COMPLETION OF REQUIRED IMPROVEMENTS.**

44 (1) At the time of final inspection of a Single Unit or Two Unit Dwelling in a Subdivision,
45 the builder shall submit documentation on a form approved by the City that the homeowner
46 has been notified of the Landscaping requirements of this Title and will comply with said
47 requirements. No Certificate of Occupancy shall be issued until all other requirements are met
48 and this documentation is submitted.

49 (2) All Front Yard Landscaping required by this Title shall be completed within one year of
50 issuance of a Certificate of Occupancy unless otherwise provided herein.

51 (3) Any improvements required under this Title shall be satisfactorily installed prior to final
52 inspection approval by the Building Inspection Division or, if no electrical inspection is
53 required, prior to issuance of a Certificate of Occupancy or business license. In lieu of
54 completion of improvements prior to final inspection approval or Certificate of Occupancy, a
55 developer may submit a bond in an amount specified by the City and in a form acceptable to
56 the City Attorney's Office guaranteeing completion of said improvements within one year. In
57 lieu of the bond requirements of this subsection and at its sole discretion, the City may offer
58 the options set forth in Section 7-2-117.

59 (4) Upon completion of required improvements, the developer is responsible to request an
60 inspection by the City, which shall be completed within a reasonable time. If the inspection
61 verifies compliance with all City requirements and specifications, the bond shall be released
62 as required by state law~~within a reasonable time~~. If the bond is not released, the refusal to

release the bond and the reasons for such refusal shall be given to the developer in writing as required by state law~~within a reasonable time~~. Partial release of a bond may be made based upon the percentage of completion of required improvements.

(5) If the Building Inspection Division determines that issuance of final inspection approval or Certificate of Occupancy prior to completion of required improvements would be harmful to the health, safety, and welfare of the City or its inhabitants, it may refuse to accept a bond in lieu of actual completion.

7-6-201. AGRICULTURAL AND RESIDENTIAL USE TABLE.

The following table indicates the permitted (P), conditional (C), and prohibited (X) Uses within the Agricultural and Residential Zones of the City. Where uses are marked with an asterisk, regulations can be found elsewhere in this Title. It is the express intent of the City Council that any Use not listed in this table is prohibited in the Agricultural and Residential Zones of the City. Applications to include new or unlisted uses may be made pursuant to Section 7-2-128.

Uses - (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)									
	A, A-1, A-2	RE	R-1, RS	R-2-6.5	R-2-8	R-4	RM	RMH	SH	RB
Agriculture	P	P	P	P	P	P	P	P	P	P
Apartments	X	X	X	X	X	C	C	X	P	X
Assisted Living Facility	X	X	X	X	X	P	P	X	P	P
Boarding Home	X	X	X	X	X	X	X	X	C	X
Cannabis Production Establishment*	C *	X	X	X	X	X	X	X	X	X

Uses - (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)									
	A, A-1, A-2	RE	R-1, RS	R-2-6.5	R-2-8	R-4	RM	RMH	SH	RB
Cargo Container*	P	X	X	X	X	X	X	X	X	X
Commercial raising, rental, stabling, training and grazing of animals*	C	X	X	X	X	X	X	X	X	X
Community Use	P	P	P	P	P	P	P	P	P	P
Condominiums	X	X	C	C	C	C	C	X	C	X
Crisis Nursery and Counseling Center	X	X	X	P	P	P	P	P	P	P
Day Care/Preschool Center	X	X	X	X	X	X	P	X	X	P
Day Care/Preschool Center in conjunction with a church	C	C	C	C	C	C	P	C	C	P
Equestrian schools	C	X	X	X	X	X	X	X	X	X
Financial Institution	X	X	X	X	X	X	X	X	X	P
Food Vending	P	P	P	P	P	P	P	P	P	P

Uses - (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)									
	A, A-1, A-2	RE	R-1, RS	R-2-6.5	R-2-8	R-4	RM	RMH	SH	RB
Unit and Mobile Food Vending Vehicle as an accessory use to an approved community use										
Four Unit Dwelling	X	X	X	X	X	C	X	X	X	X
Home Occupation*	P	P	P	P	P	P	P	P	P	P
Home Occupation in Accessory Building*	C	C	C	C	C	C	C	C	C	C
Household Pets	P	P	P	P	P	P	P	P	P	P
Inland Port Use	X *	X	X *	X	X	X	X	X	X	X
Internal Accessory Dwelling Unit*	P	P	P	P	P	P	P	P	P	P
Kennel, Indoor*	C	X	X	X	X	X	X	X	X	X
Kennel, Outdoor*	C	X	X	X	X	X	X	X	X	X
Kennel, Sportsman's*	C	X	X	X	X	X	X	X	X	X

Uses - (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)									
	A, A-1, A-2	RE	R-1, RS	R-2-6.5	R-2-8	R-4	RM	RMH	SH	RB
Mobile Home Park*	X	X	X	X	X	X	X	C	X	X
Mobile Home (in a Mobile Home Park or in a Mobile Home Subdivision only)	X	X	X	X	X	X	X	P	X	X
Mobile Home Subdivision	X	X	X	X	X	X	X	C	X	X
Noncommercial raising, training and grazing of animals	P	X	X	X	X	X	X	X	X	X
Nursing home/Convalescent Center	X	X	X	X	X	P	P	X	P	P
Office, Medical and Dental	X	X	X	X	X	X	P	X	X	P
Office, Professional	X	X	X	X	X	X	P	X	X	P
Planned Unit Development	X	C	C	C	C	C	C	C	C	X

Uses - (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)									
	A, A-1, A-2	RE	R-1, RS	R-2-6.5	R-2-8	R-4	RM	RMH	SH	RB
Public Utility installations (except lines and rights-of-way)	C	C	C	C	C	C	C	C	C	C
Radio and television transmission antennas, transmitting stations and related facilities*	C	X	X	X	X	X	X	X	X	X
Single Unit Dwelling	P	P	P	P	P	P	P	P	P	P
Temporary Nonresidential Buildings	P	P	P	P	P	P	P	P	P	P
Temporary Land Use	X	X	X	X	X	X	X	X	X	P
Temporary Use accessory to a Community Use	P	P	P	P	P	P	P	P	P	P
Three Unit Dwelling	X	X	X	X	X	C	X	X	X	X

Uses - (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)									
	A, A-1, A-2	RE	R-1, RS	R-2-6.5	R-2-8	R-4	RM	RMH	SH	RB
Turf Farm Equipment Manufacturing*	C	X	X	X	X	X	X	X	X	X
Twin Home	X	X	X	X	P	P	P	X	X	X
Two Unit Dwelling	X	X	X	P	P	P	X	X	X	X
Uses customarily accessory to listed conditional uses	P	P	P	P	P	P	P	P	P	P
Uses customarily accessory to listed permitted uses	P	P	P	P	P	P	P	P	P	P
Veterinary Hospital*	C	X	X	X	X	X	X	X	X	P

X: Use is prohibited

C: Use is conditional

P: Use is permitted

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

The following table indicates the permitted (P), conditional (C), and prohibited (X) Uses within the Commercial, Manufacturing, and overlay Zones of the City. (PC) means a Use is permitted when not adjacent to a residential Use, Residential Zone, or Agricultural Zone and conditional when adjacent to a residential Use, Residential Zone, or Agricultural Zone. Certain

Uses may have additional restrictions or requirements as set forth in this Title. Where Uses are marked with an asterisk, additional regulations can be found elsewhere in this Title. It is the express intent of the City Council that any Use not listed in this table is prohibited in the Commercial and Manufacturing Zones of the City. Applications to include new or unlisted uses may be made pursuant to Section 7-2-128.

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Agricultural Business or Industry*	X	X	X	X	X	X	X	C	X	X	X
Agriculture	P	P	P	P	P	P	P	P			
Alternative Financial Service Provider*	X	X	X	X	P	P	X	P	X	X	X
Artist Studio	P	P*	P*	P	P	P	P	P			
Assisted Living Facility	X	P*	P*	P	P	P	X	X			
Automobile Parts Store	X	P*	X	P	P	P	X	P			X*
Automobile Sales, New	X	X	X	X	P	P	P	P	X		X*
Automobile Sales, Used	X	X	X	X	P	P	X	P	X	X	X*
Automobile Service*	X	X	X	X	PC	PC	P*	PC	X	X	X*
Bail Bonds Dealer	X	X	X	X	X	X	X	P	X	X	X

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Blood Plasma Center*	X	X	X	X	P	P	X	X	X	X	X
Brew Restaurant, Brew Restaurant and Liquor Retailer, Small Brewer*	P	X	P	X	P	P	X	P			
Bus Terminal*	X	X	X	X	X	PC	P	PC			
Cannabis Production Establishment*	X	X	X	X	X	X	X	P	X	X	X
Caretaker's Dwelling	P	P	P	P	P	P	P	P			
Cargo Container*	P	X	X	X	P	P	P	P	X	X	X
Commercial Raising, Rental, Stabling, Training and Grazing of Animals*	X	X	X	X	X	X	X	PC			
Commissary	X	X	X	X	X	X	X	PC			
Community Use	P	P*	P	P	P	P	P	P			
Convenience Store	X	P*	X	PC	PC	PC	P*	PC	X	*	
Day Care/Preschool Center	P	P*	P*	P	P	P	P	P			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Detention Facility/Jail*	X	X	X	X	X	X	X	C		X	X
Equestrian School	X	X	X	X	X	X	X	PC			
Equity Club*, Fraternal Club*, Social Club*, or Other Establishment Requiring a Club License	X	X	X	X	C	C	X	PC			
Event Center, Indoor*	P	P*	X	X	PC	PC	P	PC			
Event Center, Outdoor*	X	X	X	X	X	X	C	C			
Fast Food Establishment with Drive-Up Window*	P	P*	X	X	P	P	X	P	X	*	*
Fast Food Establishment with No Drive-Up Window	P	P*	P*	P	P	P	X	P	*	*	
Financial Institution	P	P*	P*	P	P	P	X	P			
Fitness Center	P	P*	X	P	P	P	P	P			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Food Vending Unit* and Mobile Food Vending Vehicle*	P	X	P*	X	P	P	X	P			
Fuel Sales Including Gasoline, Diesel, Propane and Other Similar Fuels	X	P*	X	PC	PC	PC	P	PC	X	*	
Furniture Store	X	P	X	P	P	P	X	P			
Garden Center* or Garden Center* with an Indoor Event Center* as an Accessory Use	X	P	X	C	P	P	X	P			
Grocery Store	X	P*	X	PC	PC	PC	X	PC			
Gun Range, Indoor	P	P	X	X	P	P	P	P			
Hardware Store	X	P*	X	P	P	P	X	P	X		
Heavy Equipment Sales and Service	X	X	X	X	X	X	X	PC		X	X*
Heavy Truck and Trailer Sales, New	X	X	X	X	X	X	P	PC			X*
Heavy Truck and Trailer Sales, Used	X	X	X	X	X	X	X	PC		X	X*

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Heavy Truck and Trailer Service	X	X	X	X	X	X	C*	PC		X	X*
Home Improvement Center*	X	P*	X	X	PC	PC	X	PC	X		
Home Occupation*	X	P	P	X	X	X	X	X			
Hospital	X	X	P*	X	PC	X	X	X			
Incinerator	X	X	X	X	X	X	X	X			
Industrial, Light	P*	X	X	X	X	C	P	PC			
Industrial, Heavy	X	X	X	X	X	X	X	C		X	X
Inland Port Use	X	X	X	X	X	X	PC	PC			
Instructional Facility	P	P*	X	P	P	PC	P	PC			
Kennel, Indoor*	P	P*	P*	PC	PC	PC	P	PC			
Kennel, Outdoor*	X	X	X	X	X	X	X	C			
Laundromat	X	P	X	P	P	P	X	P			
Lingerie Store	X	P	X	X	P	P	X	P	X	X	X
Lodging Facility*	P	P*	P*	X	PC	PC	P	PC			
Manufacturer of Alcoholic Products	X	X	X	X	X	X	C	C			
Massage Establishment	X	X	X	X	P	P	X	P			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Medical Cannabis Pharmacy*	P	P	P	P	P	P	P	P			
Mortuary	X	P	X	P	P	P	X	P			
Movie Theater	X	P*	X	X	P	P	X	P			
Moving Truck Rental Business	X	X	X	X	C	C	X	PC			X*
Neighborhood Grocery	X	P*	X	P	P	P	X	P			
Neighborhood Service Establishment	X	P*	P*	P	P	P	X	P			
Noncommercial Raising, Training and Grazing of Animals	X	X	X	X	X	X	X	P			
Nursing Home/Convalescent Center	X	P*	P*	P	P	P	X	X			
Off-Premises Beer Retailer	X	P*	P	P	P	P	C*	P			
Office, Medical and Dental	P	P*	P*	P	P	P	X	<u>XP*</u>			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Office, Professional	P	P*	P	P	P	P	P	P			
Outdoor Waste Management Facility	X	X	X	X	X	X	X	X			
Outside Display of Merchandise*	X	X	P*	X	P	P	X	P			
Outside Storage*	X	X	X	X	X	X	X	C		*	
Parking Lot, Commercial	P	P	X	X	P	P	P	P			
Parking Structure	P	P*	P*	X	P	P	P	P			
Permanent Cosmetic Establishment*	X	P*	P*	P	P	P	X	P			
Public Utility Installation (except lines and rights-of-way)	P	C*	P	C	C	C	P	PC			
Radio and Television Transmission Antennas, Transmitting Stations and Related Facilities*	X	X	X	X	X	X	P	P			
Recreation, Indoor	X	P*	X	P	P	P	P	P			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Recreation, Outdoor*	X	P*	X	X	PC	PC	X	PC			
Recreational Facility Beer Retailer*	X	P	X	X	P	P	P	P			
Recreational Vehicle, Motorized Outdoor Recreation Equipment and Mobile Home Sales	X	X	X	X	PC	PC	P	PC	X		
Rental Store	X	X	X	X	P	P	X	P			
Residential	X	P*	P*	X	X	X	X	X			
Restaurant*, Restaurant On-Premises Beer Retailer*, Restaurant Liquor Retailer	P	P*	P*	P	P	P	X	P			
Retail Department or Specialty Store	X	P*	P*	P	P	P	X	P			
Retail Tobacco Specialty Business*	X	X	X	X	P	P	X	P			
Sanitary Landfill	X	X	X	X	X	X	X	X			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Secondhand Precious Metal Dealer/Processor and/or Precious Gem Dealer	X	P*	X	P	P	P	X	P			
Secondhand Store	X	P*	X	P	P	P	X	P			
Self-Storage Facility*	X	X	X	X	X	X	X	PC	X	X	X
Sexually Oriented Business*	X	X	X	X	X	X	X	P	X	X	X
Shopping Center*	X	P*	P*	C	C	C	X	C			
State Store/Package Agency*	X	X	X	X	P	P	X	P			
Swap Meet, Indoor	X	X	X	X	X	X	X	X			
Swap Meet, Outdoor	X	X	X	X	X	X	X	X			
Tobacco Oriented Business*	X	X	X	X	X	X	X	P			
Tattoo Establishment	P	P	P	P	P	P	P	P	X	X	X
Tavern*		X	X	X	X	X	X	X			
Taxicab Business	X	X	X	X	P	P	P	P			

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Temporary Nonresidential Building	P	P	X	P	P	P	P	P			
Temporary Land Use	P	P	X	P	P	P	P	P			
Towing and Impound Yard*	X	X	X	X	X	X	X	PC		X	X
Truck Transfer Company	X	X	X	X	X	X	C	C			
Turf Farm Equipment Manufacturing*	X	X	X	X	X	X	X	PC			
Uses Customarily Accessory to a Listed Permitted Use	P	P	P	P	P	P	P	P			
Uses Customarily Accessory to a Listed Conditional Use	P	P	P	P	P	P	P	P			
Vehicle Recycling Facility*	X	X	X	X	X	X	X	PC		X	X
Vehicle Storage Yard*	X	X	X	X	X	X	X	C		X	X

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

X: Use is prohibited in the zone.

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

C: Use is conditional.

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

P: Use is permitted.

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

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

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

7-9-104. COMPUTATION OF OFF-STREET PARKING SPACES.

The tables below contain the minimum parking requirements for specific Uses. The maximum percentage allowed for compact spaces is also given. Special requirements for each Use are provided under the “Notes” column where appropriate. If in the application of the requirements of this Title a fractional number is obtained, any fraction will be disregarded.

The number of Parking Spaces required by these schedules may be reduced or increased as a condition of the Planning Commission’s review for Conditional Use applications or as approved by the Zoning Administrator or designee for Permitted Uses if it can be demonstrated through a parking study that the proposed Use(s) would have a parking demand less than or in excess of the requirements stated in this Chapter. This parking study must be validated through empirical

114 evidence, which is acceptable to the Zoning Administrator or designee, from similar Uses.
 115 Parking studies which include the use of alternative modes of transportation to reduce the
 116 number of Parking Spaces required must be prepared by an engineer.
 117 Parking one behind the other arrangements for all required parking is prohibited except as noted
 118 below or as permitted by state law.

USE		MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES AND OTHER REQUIREMENTS
RESIDENTIAL				
	Boarding Home	1 space per bedroom.	None	
	Disabled or Group Home Housing	A minimum of 2 Parking Spaces plus 1 Parking Space for every 4 disabled Persons.	None	The Planning Commission may vary off-Street parking needs in relation to the number of staff/employees required and the special needs of the residents.
	Mobile Home Dwelling within a Mobile Home Park	2 spaces per unit.	None	Parking one behind the other is permitted provided sufficient visitor parking is located within the park.
	Single Unit Dwelling Townhome Twin Home	2 spaces per unit.	None	The depth and width of driveways leading to required garages shall each be at least 18 feet. Dwelling Units shall also provide an additional 0.75 spaces per unit.
	Two Unit Dwelling Three Unit Dwelling Four Unit Dwelling	2 spaces per unit.	None	Parking one behind the other arrangements for all required parking is

USE		MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES AND OTHER REQUIREMENTS
	Multiple Unit Dwelling			prohibited, except for visitor parking for Multiple Unit Dwellings.
	Multiple Unit Dwellings:		25%	If the Planning Commission finds that reducing the 2 Parking Spaces per unit ratio is not detrimental to the surrounding area and will enhance the proposed Development, it may reduce the parking ratio to these minimums for multi-unit dwellings in Developments with at least 40 units.
	Studio Units	1.3 spaces per unit.		
	One Bedroom Units	1.5 spaces per unit.		
	Two Bedroom Units	1.75 spaces per unit.		
	Three Bedroom Units	2 spaces per unit.		
HEALTH SERVICES				
	Assisted Living Facility	0.6 spaces per Dwelling Unit.		The Planning Commission may vary off-Street parking needs in relation to the number of staff/employees required and the special needs of the residents.
	Hospitals	2 spaces per bed in the total facility.	25%	A traffic study may be required. Accessory units and clinics will be calculated as outlined in this Chapter.

USE		MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES AND OTHER REQUIREMENTS
	Medical and Dental Offices and Clinics	3 spaces per 1,000 square feet of gross floor area.	25%	
	Nursing Homes	1 space per 2.5 beds for nursing and convalescent homes.	None	
	Veterinarians and Veterinary Hospitals	3 spaces per 1,000 square feet of gross floor area.	25%	
INSTITUTIONAL				
	Churches and Mortuaries	1 space for each 6.5 feet of linear pew or 3.5 seats. However, where a Church Building is designed or intended to be used by 2 congregations at the same time, an additional 50% of the minimum spaces required shall be provided.		
	Day Care/Preschool Centers and Nursery Schools	1 space per 400 square feet of gross floor area.	25%	If drop-off facilities are contemplated, they shall be designed to provide a continuous flow of vehicles to safely load and unload children without stacking on public Streets. When drop-off facilities are

USE		MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES AND OTHER REQUIREMENTS
				provided, a reduction to the number of spaces required may be reduced as per this Section.
	Public School (K – 12)	1 space per 3 students.	25%	If drop-off facilities are contemplated, they shall be designed to provide a continuous flow of vehicles to safely load and unload children without stacking on public Streets.

ENTERTAINMENT AND RECREATION

	Amusement Center	1 space per 100 square feet of floor space.	25%	
	Bowling Alleys and Billiard Halls	4 Parking Spaces per alley and 2 spaces per billiard table.	25%	Ancillary Uses such as Restaurants shall comply with the specific requirements outlined in this Chapter.
	Commercial Riding Stables	1 space per 5 horses boarded on site.	None	
	Golf Courses	6 spaces per hole.	25%	Ancillary Uses such as Commercial pro shops and Restaurants shall provide sufficient parking as required in this Chapter.
	Miniature Golf Courses	3 spaces per hole.		

USE		MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES AND OTHER REQUIREMENTS
	Driving Ranges	1 space per hole.		
	Fitness Centers	1 space per 200 square feet of gross floor area.	25%	Ancillary Uses such as Restaurants to provide parking as required by this Chapter.
	Movie Theaters	1 space per 5 seats.	25%	
	Tennis, Handball and Racquetball facilities	3 spaces per court.	25%	Ancillary Uses to provide sufficient additional parking as required by this Chapter.

COMMERCIAL

	Automobile Service and Automobile Parts and Supply Stores	3 spaces for each service bay plus 3 spaces for every 1,000 square feet of retail sales area.	25%	If towing service is provided, sufficient area shall be located on site for temporary storage of vehicles and the tow truck.
	Auto Sales	1 customer Parking Space per 400 square feet of gross floor area in the automobile sales area or 5 Parking Spaces, whichever requirement is greater.	25%	
	Fast Food Establishments	1 space per 100 square feet of gross floor area.	25%	Drive-up windows shall provide sufficient stacking room and sufficient area for 4 spaces from place of

USE		MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES AND OTHER REQUIREMENTS
				order and 4 spaces from pick-up window.
	Financial Institutions	1 space per 300 square feet of gross floor area.	25%	Drive-up windows shall provide sufficient stacking room and sufficient area for 4 spaces from teller window.
	Grocery Store, Neighborhood Grocery, and Convenience Store	1 space per 250 square feet of gross floor area.	25%	
	Lodging Facilities	1 space per room.	25%	Ancillary Uses such as Restaurants or retail shops shall provide additional parking as identified for the specific Use as required by this Chapter.
	Lumber Yards and Plant Nurseries	1 space per 500 square feet of indoor floor sales area.	25%	
	Professional Offices	3 spaces per 1,000 square feet of gross floor area.	25%	The Planning Commission may consider a reduction in parking stall width to 8 feet 6 inches for retrofits of existing Warehouse Buildings upon application as a Conditional Use.

USE		MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES AND OTHER REQUIREMENTS
	Restaurants	12 spaces per 1,000 square feet of gross floor area.	25%	Drive-up windows shall provide sufficient stacking room and sufficient area for 4 spaces from place of order and 4 spaces from pick-up window.
	Retail – Intensive: General Merchandising including Shopping Centers and Adult Businesses	3 spaces per 1,000 square feet of gross floor area.	25%	
	Retail – Less Intensive: Furniture, Carpet	1 space per 1,000 feet of gross floor area.	25%	
	Sports Stadiums, Concert Venues, and Auditoriums (including School auditoriums)	1 space per 4 seats.	25%	
	Club Licensees, Indoor Event Centers, Semi-Nude Entertainment Businesses and other places of public assembly	1 space for each 50 square feet of gross floor area.	25%	
	Swimming Pools (Commercial and Public)	1 space per each 10 Persons based on capacity load.	25%	
INDUSTRIAL				

USE		MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES AND OTHER REQUIREMENTS
	Detention Facility/Jail	2 spaces per 3 employees, 1 space per 20 inmates and 1 space per each service vehicle stored on site.		Parking Spaces must be adequately sized for the vehicles being stored or parked on site.
	Manufacturing	1 space per 800 square feet of gross floor area devoted to manufacturing plus required parking for business vehicles.	30%	Ancillary Uses such as offices are to provide parking as required by this Chapter.
	Outside Storage Uses in an approved industrial area	1 space per 5,000 square feet of open area being utilized for storage exclusive of access, Landscaping, etc.		
	Truck Transfer Companies	1 space for each 2 employees plus parking for each truck associated with the business.		
	Warehousing	1 space per 2,000 square feet of gross floor area.		No conversions of any portion of a Warehouse Use to any other Use shall be permitted unless the parking requirements for such other Uses are met.
OTHER				
	Parking Spaces for Uses not specified			The number of Parking Spaces for Uses not

USE		MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES AND OTHER REQUIREMENTS
				specified herein shall be determined by the Zoning Administrator being guided, where appropriate, by the requirements set forth herein for Uses which are similar to the Use not specified.

7-13-516. PERFORMANCE BOND – SUBDIVIDER.

(1) Prior to recordation of a Final Plat, after it has received final approval, the Subdivider shall either complete all of the public improvements required in the Subdivision, or enter into a performance bond agreement with the City to ensure completion of all public improvements required to be installed in the Subdivision. Improvements installed prior to plat recording shall be bonded at a rate of 10 percent for the duration of the warranty period. The bond shall be prepared and administered by the City Public Works Department. The bond agreement shall be in a form and contain such provisions as approved by the City Attorney's Office. The agreement shall include but not be limited to:

- a. Incorporation by reference of the Final Plat and all data required by this Chapter which is used to compute the cost of the improvements by the Public Works Department.
- b. Completion of the improvements within a period of time not to exceed two years from the date the agreement is executed.
- c. The improvements shall be completed to the satisfaction of the Public Works Department and according to the City's adopted Engineering Standards.
- d. The bond amount shall be equal to the Public Works Department's estimated cost of the public improvements to be installed.
- e. The City shall have exclusive control over the bond proceeds and they may be released only upon written approval of the City Manager.

- f. The bond proceeds may be reduced upon request of the Subdivider as the improvements are installed. Applications for bond releases shall be processed in accordance with state law. Bonds shall not be released unless the Public Works Department has inspected the improvements and found them to be in compliance with City standards. ~~The amount of the reduction shall be determined by the Public Works Department. Such requests may be made only once every 60 days and no reductions shall be authorized until such time as the Public Works Department has inspected the improvements and found them to be in compliance with City standards. All reductions shall be by the written authorization of the City Manager.~~
- g. If the bond proceeds are inadequate to pay the cost of the completion of the improvements according to City standards for whatever reason, including previous reductions, then the Subdivider shall be responsible for the deficiency.
- h. If upon written demand of the City after expiration of the time period bond proceeds are not transferred to the City within 30 days of the demand, then the City's costs of obtaining the proceeds, including the City Attorney's Office costs or outside attorney's fees and court costs, shall be deducted from the bond proceeds.
- i. Upon receipt of the bond proceeds, after the expiration of the time period, the costs of completion shall include reimbursement to the Public Works Department and all other City departments for the costs of administration of the completion of the improvements.
- j. The Subdivider agrees to hold the City harmless from any and all liability which may arise as a result of the improvements which are installed until such time as the City accepts the improvements as provided in this Chapter.
- (2) Such bond agreement shall be one of the following types as dictated by the City:
- a. With a surety company licensed to do business in the State of Utah.
 - b. An irrevocable letter of credit with a Financial Institution federally or state insured.
 - c. Cash or a cashier's check made payable only to the City.
- (3) The time period for the completion of the required public improvements may be extended in the following manner:
- a. Upon approval of the City Manager, the time period may be extended an additional two years from the expiration date of the original bond agreement.
 - b. Said approval shall be in a form approved by the City Attorney's Office and in compliance with all provisions of this Chapter.

(4) All public improvements required under this Title shall be installed by a contractor or subcontractors licensed by the State of Utah.

7-13-901. VACATING OR CHANGING A SUBDIVISION PLAT.

(1) Vacations, alterations, and amendments of Subdivision plats shall be processed as set forth in this Chapter. The Community and Economic Development Director or designee shall not issue final approval for any vacation, alteration, or amendment of a Subdivision plat that vacates part or all of a public Street or easement or affects public property without City Council approval of the Street vacation.

(2) The petitioner shall provide all information and pay all costs required and incurred to disseminate public notice as required by state law.

(3) Subject to subsection (4) below, Petitions for a Lot Line Adjustment may be approved by the Community and Economic Development Department and executed upon the recordation of an appropriate deed if:

- a. No new dwelling Lot or housing unit results from the Lot Line Adjustment;
- b. The adjoining property Owners consent to the Lot Line Adjustment;
- c. The Lot Line Adjustment does not result in remnant parcels that did not previously exist;
- and
- d. The adjustment does not result in violation of applicable Zoning requirements.

(4) Full boundary adjustments as defined by state law shall require a Subdivision plat amendment.

Section 4. 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 5. Effective Date. This Ordinance shall take effect immediately upon posting.

196 **PASSED and APPROVED** this _____ day of _____, 2025.

197

198 WEST VALLEY CITY

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201 MAYOR

202 ATTEST:

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205 CITY RECORDER

ZT-4-2025: Petition by WEST VALLEY CITY to amend the zoning ordinance to comply with changes made to State Code during the 2025 legislative session. Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov.

Staff is proposing a zoning ordinance amendment to add Section 7-2-128 and change Sections 7-1-109, 7-6-201, 7-6-301, 7-9-104, 7-13-516, and 7-13-901 to comply with changes made to State Code during the 2025 legislative session. The table below groups the changes into four categories (use determinations, bonding, parking, and boundary adjustments) and matches the categories with the zoning ordinance sections, the relevant State bill, and the codified Utah Code section.

Category	West Valley City Zoning Ordinance Section	Utah House/Senate Bill	Utah Code Section
1: Use Determinations	7-2-128 (New) 7-6-201 and 7-6-301 (Amended)	SB 179	10-9a-507.5
2: Bonding	7-1-109 and 7-13-516 (Amended)	HB 368	10-9a-509.5
3: Parking	7-9-104 (Amended)	SB 181	10-9a-534
4: Boundary Adjustments	7-13-901 (Amended)	SB 104	10-9a-523

For the first category, use determinations, the change makes clear that a zone text change application would apply when someone wants to designate a new use. In the case of categories 2-4, the proposed change simply refers to State Code. This was done because staff anticipates further changes to these State Code sections.

The following summarizes the category 2-4 State Code changes:

- Category 2: Bonding – The City has 15 days to accept or reject warranty work or subdivision improvements.
- Category 3: Parking – The City can't:
 - require the dimensions of parking spaces for single unit dwellings, two-unit dwellings, or townhomes to be greater than 10' x 20' for covered parking or 9' x 20' for uncovered parking;
 - restrict an unobstructed tandem parking space from satisfying two parking spaces as part of a minimum parking requirement; and
 - restrict a two-car garage from satisfying two parking spaces as part of a minimum parking space requirement.
- Category 4: Boundary Adjustments – The City has to consent to simple boundary adjustments and full boundary adjustments but not to boundary establishments.

Staff Alternatives:

1. Approval. The ordinance change should be approved.
2. Continuance. This application should be continued for reasons determined during the public hearing.

Discussion: Steve Pastorik presented. There were no questions or comments from the Commissioners or the public.

Motion: Commissioner Winters motioned to approve ZT-4-2025. Commissioner Durfee seconded. A voice vote was taken, and all were in favor of the motion.

UNANIMOUS--ZT-4-2025— APPROVED

ZT-4-2025

- Applicant: West Valley City
- Request: To amend the zoning ordinance to comply with changes made to State Code during the 2025 legislative session.
- Staff: Steve Pastorik

Item: _____
Fiscal Impact: \$74,075
Funding Source: Redevelopment Agency
Account #: 22-6071-40310-00000-0000
Budget Opening Required: ☒

ISSUE:

A resolution authorizing the City to enter into a contract with Meridian Engineering, Inc. to perform an ALTA survey on city owned and city used land.

SYNOPSIS:

This resolution authorizes a contract with Meridian Engineering, Inc. to perform an ALTA survey on city owned and city used land. Specifically, the ALTA survey will address the city owned parking areas surrounding the Utah First Credit Union Amphitheater and the Ridge Golf Course that includes city owned land and city used land owned by Rocky Mountain Power.

BACKGROUND:

The ALTA survey on the city owned land surrounding the Utah First Credit Union Amphitheater will help the City understand other options for the property beyond parking. On the Ridge Golf Course, an ALTA survey has not been done since the golf course was redesigned to accommodate the Mountain View Corridor in 2013 or since a boundary adjustment along the east edge of the golf course was done. The ALTA survey will clearly define what the City owns or has access to and help with cleaning up remnant parcels that still remain since the Mountain View Corridor was constructed.

RECOMMENDATION:

City staff recommends approval of this resolution.

SUBMITTED BY:

Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
PROFESSIONAL SERVICES AGREEMENT WITH MERIDIAN
ENGINEERING, INC.**

WHEREAS, the City requires assistance with survey work on City-owned property; and

WHEREAS, Meridian Engineering, Inc. (“Meridian”) is a qualified firm willing to perform said professional services for the City; and

WHEREAS, a Professional Services Agreement (the “Agreement”) has been prepared by and between the City and Meridian setting forth the terms on which said services shall be rendered; 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 authorize the execution of said Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that Agreement is hereby approved, and that the Mayor is hereby authorized to execute said Agreement for and on behalf of West Valley City, subject to approval of the final form of said 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

**PROFESSIONAL SERVICES AGREEMENT
ALTA SURVEY**

THIS AGREEMENT is made this _____ day of _____, 2025, by and between West Valley City (hereinafter, the “City”), a municipal corporation of the State of Utah located at 3600 South Constitution Blvd., West Valley City, Utah 84119, and Meridian Engineering, Inc. (hereinafter, “Engineer”), a Utah corporation, 1628 West 11010 South, South Jordan, Utah 84095. The City and Engineer shall each be referred to individually as a “Party,” and collectively as the “Parties.”

WITNESSETH:

WHEREAS, the City requires certain survey and title work (the “Work”); and

WHEREAS, the City has determined that Engineer is a qualified firm to perform said Work; and

WHEREAS, the City desires to retain Engineer’s expertise and professional services for the purposes described above;

NOW, THEREFORE, for and in consideration of the mutual covenants made herein, the Parties hereby agree as follows:

AGREEMENT:

- 1. Project Description.** Engineer shall prepare a survey of property and title work as set forth herein.
- 2. Engineer’s Services.** Engineer shall perform the Work as detailed in the Scope of Work attached hereto, and incorporated herein as Exhibit “A.”
- 3. Engineer’s Responsibilities.** Engineer will provide all professional services necessary for the performance of the Work. Engineer agrees that the compensation set forth herein represents adequate and sufficient consideration for all professional services necessary for the Project, whether or not those services are individually expressed in this Agreement. Engineer further agrees as follows:
 - A. Responsibility for Documents.** Notwithstanding any approval from the City of the documents prepared by Engineer pursuant to this Agreement, Engineer and Engineer’s consultants shall be solely responsible, as measured by the standard of care as defined herein, for review of documents submitted for (i) the technical accuracy and adequacy of such documents; (ii) the constructability of the improvements described in such documents; (iii) the compliance of such documents and the improvements described in such documents with all laws, ordinances, codes, regulations, rules, or other requirements of governmental authorities having jurisdiction over the Work.

4. **Additional Services.** The City shall only be obligated to compensate Engineer as set forth in this Agreement. The City shall not be obligated to compensate Engineer for any additional services unless those services are approved, in writing, by the City.
5. **City's Responsibilities.** The City shall be responsible for the following:
 - A. **Compensation.** The City shall pay the Engineer an amount not to exceed \$74,075.00. Payment shall be due within thirty days after the City receives an invoice from Engineer.
6. **Termination.** Either Party may terminate this Agreement for cause by providing written notice of default to the other Party and giving ten days to cure the alleged default. In addition, the City may terminate this Agreement without cause at its sole discretion. In the event of a termination without cause, all Work ordered prior to the termination shall be performed and all compensation due for said Work shall be paid.
7. **Term.** Unless terminated in accordance with Section 6 above, this Agreement shall remain in effect for one year from the date of execution.
8. **Notices.** All notices, requests, demands, and other communications required under this Agreement, except for normal, daily business communications, shall be in writing. Notice to any Party may be addressed in such other commercially reasonable way that such Party may, from time to time, designate in writing and deliver to the other Parties as set forth in this section. Such written communication shall be effective upon personal delivery or upon being sent by overnight mail service; by facsimile (with verbal confirmation of receipt); or by certified mail, return receipt requested, postage prepaid, and addressed to the respective Parties as follows:

If to the CITY: West Valley City
 Attn: City Manager
 3600 Constitution Blvd.
 West Valley City, Utah 84119

With a copy to: West Valley City
 Attn: City Attorney
 3600 Constitution Boulevard
 West Valley City, Utah 84119

If to Engineer: Meridian Engineering, Inc.
 1628 West 11010 South
 South Jordan, Utah 84095

9. **Relationship of the Parties.** It is understood that this Agreement is a contract that has been negotiated and voluntarily entered into by the Parties. Nothing in this Agreement is intended to, or shall be deemed to, establish any partnership or joint venture between any of the Parties hereto, constitute any Party the agent of another Party, nor authorize any Party to make or enter into any commitments for or on behalf of any other Party. It is understood and agreed that Engineer is an independent contractor, and that the officers and employees of Engineer shall not be employees, officers, or agents of the City; nor shall they represent themselves to be City employees; nor shall they be entitled, as a result of the execution of this Agreement, to any benefits or protections that would otherwise be available to City employees.
10. **Conflict of Interest.** Engineer warrants that no City employee, official, or agent has been retained by Engineer to solicit or secure this Agreement upon an agreement or understanding to be or to become an officer, agent, or employee of Engineer, or to receive a commission, percentage, brokerage, contingent fee, or any other form of compensation. Engineer further warrants that Engineer shall not engage in any activity, or accept any employment, interest, or contribution that would appear to compromise Engineer's professional judgment with respect to the Work.
11. **Indemnification.** To the fullest extent permitted by law, Engineer agrees to indemnify, defend, and hold the City harmless from and against any and all claims, losses, liabilities, costs, lawsuits, damages, and expenses, including court costs and attorney's fees, by reason of any claim and/or liability imposed, claimed, and/or threatened against the City for damages because of bodily injury, death, and/or property damages or loss (including, without limitation, tangible or intangible property or rights or economic loss, wherever occurring) arising out of, or in consequence of, the performance of the Engineer's services under this Agreement, to the extent that such bodily injuries, death, and/or property damages or loss (including, without limitation, tangible or intangible property or rights or economic loss, wherever occurring) are attributable to the negligence of Engineer and/or Engineer's consultants, subconsultants of any tier, representatives, servants, agents, employees, and/or assigns. As used in this section, the City shall also refer to the consultants, officers, agents, assigns, volunteers, and employees of the City. The indemnification required by this Section shall not apply to any bodily injuries, death, and/or property damages that are attributable to the sole negligence of the City. In addition, Engineer agrees to procure from each consultant retained by Engineer with respect to the Project an indemnity agreement in favor of the City to the same extent and form as this Section.
12. **Insurance.** Engineer shall secure and maintain throughout the period of this Agreement (and, with respect to professional liability insurance, for a period of three (3) years from the date of final payment to Engineer hereunder), such insurance as will protect Engineer and the City with respect to the services under this Agreement, from claims of any kind and nature whatsoever in accordance with the following limits and conditions:

- A. **Commercial General Liability Insurance.** Combined single limit per occurrence (covering bodily injury liability and property damage liability) in an amount not less than \$3,000,000, annual aggregate: \$3,000,000.
 - B. **Comprehensive (Hired or Non-Owned) Automobile Liability Insurance.** Combined single limit per occurrence (including bodily injury liability and property damage liability) in an amount not less than \$1,000,000.
 - C. **Worker's Compensation.** In an amount not less than the statutory limits required by law.
 - D. **Employer's Liability Insurance.** In an amount not less than \$1,000,000.
 - E. **Professional Liability Insurance.** In an amount not less than \$3,000,000 per claim and \$3,000,000 aggregate.
 - F. **Consultants.** Engineer shall require that any and all consultants engaged or employed by Engineer, either directly or by assignment, secure and maintain the same insurance coverages with the same deductible limitations, the same limits of liability, and for the same period in with the same conditions as stated in this Section.
 - G. **Conditions.** Engineer shall not commence services under this Agreement until Engineer has obtained all insurance required herein. Except for the Worker's Compensation, Employer's Liability and Professional Liability Insurance, the insurance required herein shall name the City as Additional Insured and Endorsements shall be issued accordingly. Such Certificates of Insurance and Endorsements shall be provided to the City at the execution of this Agreement. Engineer shall notify the City not less than thirty (30) days prior to any cancellation, modification or nonrenewal of any of the required insurance herein. If the City is damaged in any way by failure of Engineer or Engineer's consultants to purchase and maintain the insurance coverages and/or limits of liability required under this Section, Engineer shall bear all costs, expenses, and damages incurred by the City arising out of such failure to purchase and maintain the insurance coverages and/or liability limits required under this Section. In addition, the City reserves the right to require greater limits of insurance coverages under this Section at any time in accordance with any changes in the Utah Governmental Immunity Act.
13. **Assignment.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto, and to their respective successors-in-interest. This Agreement is not assignable by any Party.
14. **No Third-Party Beneficiaries.** The execution, performance, and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the Parties hereto, to any entity or Party other than Engineer and the City.

15. **Non-Waiver.** Failure on the part of a Party to complain of any action or non-action on the part of the other Parties, no matter how long the same may continue, shall not be deemed to be a waiver by such Party of any of its rights hereunder. The consent or approval by a Party to or of any action of the other Parties requiring such consent or approval shall not be deemed to waive or render unnecessary such consent or approval to or of any subsequent similar act.
16. **Attorney's Fees.** In the event of any litigation arising out of this Agreement, the substantially prevailing Party or Parties shall be entitled to recover reasonable costs and expenses of such litigation from the other Party or Parties, including, without limitation, reasonable attorneys' fees and expenses, whether incurred by in-house counsel or other counsel of record.
17. **No Consequential Damages.** Notwithstanding any other provision set forth in this Agreement, in no event (including, without limitation, any termination of this Agreement with or without cause) will either Party be liable to the other Party for any indirect, special or consequential damages whatsoever (including, without limitation, lost profits) arising out of or relating to this Agreement or either Parties' performance under this Agreement.
18. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any Party or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to Parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
19. **Exhibits/Recitals.** All Exhibits to this Agreement and all Recitals are incorporated in this Agreement and made a part of this Agreement as if set forth in full, and are binding upon the Parties to this Agreement.
20. **Entire Agreement.** This Agreement, including all exhibits attached hereto and all other documents incorporated herein by reference, contains the entire, fully-integrated agreement between the Parties, and no statement, promise, or inducements made by any Party or agents for any Party that are not contained in this written Agreement, shall be binding or valid. This Agreement shall supersede all prior and contemporaneous negotiations, representations and agreements of the Parties with respect to the subject matter thereof.
21. **Counterparts/Electronic Signatures.** This Agreement may be executed in counterparts, each of which when taken together shall constitute one complete agreement. Electronic signatures shall be acceptable as if originals, but the Parties agree to deliver an original signature to the other Parties within two (2) business days by reputable courier service.
22. **Authority.** Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of each Party's obligations hereunder have been

duly authorized and that this Agreement is valid and legally binding on the Parties and enforceable in accordance with its terms.

23. **Amendment.** No amendments, modifications, or alterations of the terms of this Agreement shall be binding unless the same be in writing and duly executed by the Parties.
24. **Compliance with Laws/Laws to Apply.** The Parties shall comply with all applicable local, state and federal laws, rules, regulations, and other legal requirements while performing under this Agreement. This Agreement shall be construed under and in accordance with the laws of the State of Utah, without giving effect to principles of conflicts of laws. Any dispute relating to this Agreement shall be heard in the state or federal courts of the State of Utah, and the Parties agree to jurisdiction and venue therein.
25. **Time of the Essence.** Time is and shall be of the essence of this Agreement and of each term and provision hereof.
26. **Captions and Headings.** The section headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

IN WITNESS WHEREOF, the Parties to this Agreement have executed this Agreement as of the day and year first above written.

(Signatures follow)

Mayor

Approved as to form 7/9/2025

City Recorder

By: _____
Its: _____

On this _____ day of _____, 20_____, personally appeared before me _____ [name of person(s)], whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the _____ [title], of Meridian Engineering, Inc. and that this *Professional Services Agreement* was signed by him/her in behalf of said entity by authority of its bylaws or of a Resolution of its Board of Directors, and he/she acknowledged to me that said entity executed the same.

Notary Public

EXHIBIT A
SCOPE OF WORK



SCOPE OF WORK

Outlined below is the Scope of Work Services to complete.

TASK 1: ALTA/NSPS Land Title Survey - Task items include:

- 1) Prepare an ALTA/NSPS Land Title Survey according to the current 2021 ALTA/NSPS standards and the attached Table A. See last page for location.
- 2) This survey will be prepared according to the Minimum Standards set forth by the Utah Council of Land Surveyors and accepted in Utah as the standard of care in conducting surveys. These standards can be found at www.ucls.org.
- 3) The recorded easements and restrictions pertaining to the site and possible encroachments, gaps or overlaps with adjacent properties will be shown on the map.
- 4) All Topographic features listed below:
 - a) Per checkmark 8 on Table A shown below: Meridian will survey all "Substantial features observed in the process of conducting the fieldwork (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse)."
 - b) Per checkmark 11 on Table A shown below, Meridian will survey observed evidence of existing utilities along with plans obtained from utility companies or provided by the client. Because of the nature of utilities, future construction should still have Bluestakes of Utah mark all existing utilities.
- 5) Per Utah State Code 17-23-17, Meridian will file a signed/stamped copy of this boundary survey in the office of the County Surveyor in Salt Lake County, Utah.
- 6) Per checkmark 1 on Table A shown below, all property corners will be marked using a 5/8" x 24" rebar with an orange plastic cap stamped "Meridian 801-569-1315".
- 7) Meridian Engineering will provide signed and stamped copies of the above referenced in hard copy format plus a signed and stamped pdf.
- 8) See below for the Table "A" items to be included on this ALTA/NSPS Land Title Survey.
- 9) Meridian will coordinate with National Title Agency of Utah to provide title report for all parcels included in this survey.

Note: All boundary calculations and analysis will be done by a Utah Licensed Land Surveyor. Project location is shown on the last page of this document.



2021 ALTA / NSPS TABLE “A” ITEMS

Optional Survey Responsibilities and Specifications

NOTE: Whether and of the nineteen (19) items of Table A are to be selected, and the exact wording of and fee for any selected item, may be negotiated between the surveyor and client. Any additional items negotiated between the surveyor and client must be identified as 20(a), 20(b), etc. Any additional items negotiated between the surveyor and client, and any negotiated changes to the wording of a Table A item, must be explained pursuant to Section 6.D.ii.(g). Notwithstanding Table A Items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 20.

If checked, the following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

1. ☒ Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. ☒ Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor or observed while conducting the fieldwork.
3. ☒ Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
4. ☒ Gross land area (and other areas if specified by the client).
5. ☐ Vertical relief with the source of information (e.g. ground survey or aerial map), contour interval, datum, and originating benchmark identified when appropriate.
6. *Select*
 - a. ☐ If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map. and identify the date and source of the report or letter.
 - b. ☐ If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation



by the surveyor, graphically depict the building setback requirements on the plat or map. Identify the date and source of the report or letter.

7. *Select*

- a. ☐ Exterior dimensions of all buildings at ground level.
 - b. Square footage of:
 - 1) ☐ exterior footprint of all buildings at ground level.
 - 2) ☐ other areas as specified by the client.
 - c. ☐ Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.
8. ☒ Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
9. ☐ Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.
10. ☐ As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties.
11. ☒ Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
- a. ☒ plans and/or reports provided by client (with reference as to the sources of information)
 - b. ☐ markings coordinated by the surveyor pursuant to a private utility locate request.

Note to the client, insurer, and lender – With regard to Table A, item 11, information from the source checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.



12. ☐ As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands). The relevant survey requirements are to be provided by the client or client's designated representative.
13. ☒ Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et:al."
14. ☐ As specified by the client, distance to the nearest intersecting street.
15. ☐ Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor must (a) discuss the ramifications of such methodologies (e.g. the potential precision and completeness of the data gathered thereby) with the insurer, lender and client prior to the performance of the survey and, (b) place a note on the face of the survey explaining the source, date, precision and other relevant qualifications of any such data.
16. ☐ Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. ☐ Proposed changes in street right of way lines, if information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. ☒ Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor.
19. ☐ Professional Liability Insurance policy obtained by the surveyor in the minimum amount of _____ to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.
20. ☐



PROJECT FEE

Meridian proposes to provide the above defined scope of work services for a lump sum price shown below. The breakdown of our costs is as follows:

TASK	FEE SCHEDULE
1) ALTA/NSPS Land Title Survey	
a. Title Report – <i>(provided by National Title Agency of Utah)</i>	\$ 8,125
b. Field Survey – <i>(including aerial flight)</i>	\$ 33,750
c. Utility Research & Processing – <i>(utility maps & field data processing)</i>	\$ 7,650
d. Survey Technician – <i>(drafting & topographic labeling)</i>	\$ 12,150
e. Project Surveyor – <i>(boundary & exception determinations)</i>	\$ 6,750
f. Set property corners – <i>(exterior corners only)</i>	\$ 4,500
g. ALTA Certification, Project Manager QA/QC	\$ 650
h. Salt Lake County Surveyor – <i>(filing fee – up to 10 sheets)</i>	\$ 500
Task 1 Total	\$ 74,075
Total	\$ 74,075

PROJECT SCHEDULE

Upon notice to proceed (NTP), Meridian will immediately schedule the field work for this project. Meridian's current workload has our field crews 3-4 weeks before a crew can be onsite. Meridian will deliver the final ALTA/NSPS Land Title Survey within 30 business days from completion of the topographic survey and receipt of the title report.



PROJECT LOCATION



Red: Area indicates subject parcel that will be included in the ALTA/NSPS Land Title Survey. Location approximate. Boundaries shown here on are for reference only and do not constitute a boundary survey.





Parking Compliance Update

Parking Compliance Update

- 4 Parking Compliance Specialists
- Mon-Sat 6:00 a.m.- 8:00 p.m.
- Complaint Driven
 - Same Day
 - Other violations in the area
- Education Focused

Parking Compliance Update

	2024	YTD
Tickets	8331	3609
Warnings	3290	2167
Amount Due	\$620,250	\$360,640
Collected	\$246,203	\$111,626

Cost \$299,986

*Does not include car, computer, other equipment

July 15, 2025

MEMORANDUM

TO: CITY COUNCIL

FROM: IFO PILI, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

City Council Study Meetings are held at 4:30 P.M. the 2nd and 4th Tuesday unless otherwise noted.

City Council Regular Meeting are held at 6:30 P.M. the 2nd and 4th Tuesday unless otherwise noted.

July 2025

July 22, 2025 <i>Tuesday</i>	AJR, 6:40 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 24, 2025 <i>Monday</i>	Pioneer Day Holiday/City Offices Closed
July 24, 2025 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S
July 26, 2025 <i>Saturday</i>	Plaza Morelia Grand Opening (Ribbon Cutting at 12 PM), 11 AM to 5 PM; 4936 W 3500 S
July 26, 2025 <i>Saturday</i>	Jason Aldean, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 W Upper Ridge Rd
July 28, 2025 <i>Monday</i>	Chill with the Chief, 6 PM; Terrace Ridge Park, 6260 W Terrace Ridge Dr
July 29, 2025 <i>Tuesday</i>	Brit Floyd, 7:30 PM; Maverik Center, 3200 Decker Lake Dr

July 30, 2025 <i>Wednesday</i>	The Lumineers, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
July 31, 2025 <i>Thursday</i>	CPD Building Dedication – Jill Robinson, 10 AM; 4522 W 3500 S
July 31, 2025 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S
July 31, 2025 <i>Thursday</i>	Movie in the Park <i>Ferdinand</i> , Movie begins at Sundown; Centennial Park, 5405 W 3100 S
July 31, 2025 <i>Thursday</i>	Dierks Bentley, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 2025

August 1, 2025 <i>Friday</i>	Parker McCollum, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
August 1, 2025 <i>Friday</i>	Hozier, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 2, 2025 <i>Saturday</i>	North East Granger Day of Service, 8 AM; Various Location
August 2, 2025 <i>Saturday</i>	Hozier, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 5 – 8, 2025 <i>Tuesday – Friday</i>	Early Voting 3-7 PM; West Valley City Hall, 3600 S Constitution Blvd.
August 6, 2025 <i>Wednesday</i>	Bugs & Blooms with Modern Gardener, 6-8 PM; UCCC, 1355 W 3100 S
August 7, 2025 <i>Thursday</i>	Cops & Cleats Youth Basketball Camp, 8:30 – 11:30 AM; WVCFFC, 5415 W 3100 S
August 7, 2025 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S

August 7, 2025 <i>Thursday</i>	Movie in the Park <i>Ferris Bueller's Day Off</i> , Movie begins at Sundown; Centennial Park, 5405 W 3100 S
August 8, 2025 <i>Friday</i>	Russ "Into The W!LD Tour," 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 9, 2025 <i>Saturday</i>	Central Granger Day of Service, 8 AM; Various Locations
August 9, 2025 <i>Saturday</i>	Old Dominion, 7 PM; Maverik Center, 3200 Decker Lake Dr
August 10, 2025 <i>Sunday</i>	RÜFÜS DU SOL Inhale / Exhale World Tour 2025, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 11, 2025 <i>Monday</i>	Senior Fair, 9-11 AM; WVCFFC, 5415 W 3100 S
August 11, 2025 <i>Monday</i>	Family Fair, 4:30-6:30 PM; WVCFFC, 5415 W 3100 S
August 11, 2025 <i>Monday</i>	Shinedown, 7 PM; Maverik Center, 3200 Decker Lake Dr
August 12, 2025 <i>Tuesday</i>	Primary Election, 7 AM to 8 PM; West Valley City Hall, 3600 S Constitution Blvd.
August 14, 2025 <i>Thursday</i>	Veteran's Memorial Ribbon Cutting, 10 AM; 3234 S Cultural Center Dr
August 14, 2025 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S
August 14, 2025 <i>Thursday</i>	Nine Inch Nails, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
August 14, 2025 <i>Thursday</i>	Cyndi Lauper, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 15, 2025 <i>Friday</i>	Chirs Stapleton, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

August 16, 2025 <i>Saturday</i>	Fierce Fighting Championships XXXXII, 5 PM; Maverik Center, 3200 Decker Lake Dr
August 16, 2025 <i>Saturday</i>	Chirs Stapleton, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 18, 2025 <i>Monday</i>	Chill with the Chief, 6 PM; Wheatland Park, 4266 S 3680 W
August 20, 2025 <i>Wednesday</i>	Pantera, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 21, 2025 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S
August 21, 2025 <i>Thursday</i>	Counting Crows, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 22, 2025 <i>Friday</i>	Partners in the Park (With Healthy Start West Valley), 4-7 PM; Centennial Park, 5405 W 3100 S
August 22, 2025 <i>Friday</i>	Alabama Shakes, 8 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 23, 2025 <i>Saturday</i>	West Granger Day of Service, 8 AM; Various Locations
August 23, 2025 <i>Saturday</i>	\$uicideboy\$, 6:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 23, 2025 <i>Saturday</i>	Upchurch & The Dixielanders: The Civil Tour, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 25, 2025 <i>Monday</i>	Blood Drive, 9:30 AM to 2:30 PM; West Valley City Hall Multipurpose Room, 3600 S Constitution Blvd
August 26, 2025 <i>Tuesday</i>	GOO GOO DOLLS with DASHBOARD CONFESSIONALS – Summer Anthem Tour 2025, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 27, 2025	SummerFest, 5:30 – 8 PM; Fairbourne Station, 2900

<i>Wednesday</i>	Lehman Ave
August 27, 2025 <i>Wednesday</i>	Toto + Men at Work + Christopher Cross, 6:45 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 28, 2025 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S
August 28, 2025 <i>Thursday</i>	Little Big Town, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
August 29, 2025 <i>Friday</i>	Marca Registrada, 8 PM; Maverik Center, 3200 Decker Lake Dr
August 29, 2025 <i>Friday</i>	Big Time Rush, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd

September 2025

September 1, 2025 <i>Monday</i>	Labor Day/City Offices Closed
September 4, 2025 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S
September 5, 2025 <i>Friday</i>	Billy Idol, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 6, 2025 <i>Saturday</i>	North East Granger Day of Service, 8 AM; Various Locations
September 6, 2025 <i>Saturday</i>	Hot Wheels Monster Trucks LIVE, 12:30 & 7:30 PM, Maverik Center, 3200 Decker Lake Dr
September 6, 2025 <i>Saturday</i>	The Offspring, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 7, 2025 <i>Sunday</i>	Hot Wheels Monster Trucks LIVE, 2:30 PM; Maverik Center, 3200 Decker Lake Dr
September 11, 2025 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S

September 11, 2025 <i>Thursday</i>	Warren Zeiders, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
September 13, 2025 <i>Saturday</i>	Central Granger Day of Service, 8 AM; Various Locations
September 13, 2025 <i>Saturday</i>	Jonas Brothers, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 17, 2025 <i>Wednesday</i>	Ice Cube, 8 PM; Maverik Center, 3200 Decker Lake Dr
September 18, 2025 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S
September 18, 2025 <i>Thursday</i>	Megan Moroney, 8 PM; Maverik Center, 3200 Decker Lake Dr
September 20, 2025 <i>Saturday</i>	West Granger Day of Service, 8 AM; Various Locations
September 20, 2025 <i>Saturday</i>	Thomas Rhett: Better In Boots Tour 2025, 7:30 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 25, 2025 <i>Thursday</i>	Employee Party, 12-3 PM; UCCC, 1355 W 3100 S
September 25, 2025 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S
September 27, 2025 <i>Saturday</i>	Breaking Benjamin and Three Day Grace, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
September 30, 2025 <i>Tuesday</i>	Bring Me The Horizon - USA Ascension Program Part 01, 6 PM; Maverik Center, 3200 Decker Lake Dr

October 2025

October 1, 2025 <i>Wednesday</i>	Conan Gray w/ Hemlocke Springs, 7 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Rd
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October 2, 2025 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S
October 2, 2025 <i>Thursday</i>	Bert Kreischer, 7 PM; Maverik Center, 3200 Decker Lake Dr
October 5, 2025 <i>Sunday</i>	Sleep Token, 8 PM; Maverik Center, 3200 Decker Lake Dr
October 9, 2025 <i>Thursday</i>	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5405 W 3100 S
October 11, 2025 <i>Saturday</i>	Central Granger Day of Service, 8 AM; Various Locations
October 11, 2025 <i>Saturday</i>	North East Granger Day of Service, 8 AM; Various Locations
October 12, 2025 <i>Sunday</i>	Judas Priest & Alice Cooper, 6:45 PM; Utah First Credit Union Amphitheatre, 5150 Upper Ridge Dr
October 13, 2025 <i>Monday</i>	Indigenous People's Day/City Offices Closed
October 18, 2025 <i>Saturday</i>	West Granger Day of Service, 8 AM; Various Locations
October 28 – 31, 2025 <i>Tuesday – Friday</i>	Early Voting; West Valley City Hall, 3600 S Constitution Blvd.

November 2025

November 1, 2025 <i>Saturday</i>	Tony Hinchcliffe, 7 PM; Maverik Center, 3200 Decker Lake Dr
November 2, 2025 <i>Sunday</i>	Chelo, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
November 4, 2025 <i>Tuesday</i>	General Election, 7 AM to 8 PM; West Valley City Hall, 3600 Constitution Blvd.

November 11, 2025 <i>Monday</i>	Veteran's Day/City Offices Closed
November 13, 2025 <i>Thursday</i>	Brandon Lake, 7 PM; Maverik Center, 3200 Decker Lake Dr
November 20, 2025 <i>Thursday</i>	John Legend, 8 PM; Maverik Center, 3200 Decker Lake Dr
November 27, 2025 <i>Thursday</i>	Thanksgiving/City Offices Closed

December 2025

December 24, 2025 <i>Wednesday</i>	Christmas Eve/City Offices Closed
December 25, 2025 <i>Thursday</i>	Christmas/City Offices Closed