



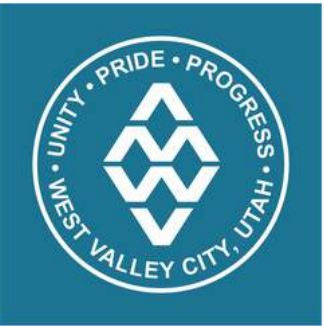
A Special Electronic Meeting of the West Valley City Council will be held on Tuesday, September 16, 2025, at 4:30 PM, in the Multi-Purpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend. Members of the press and 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

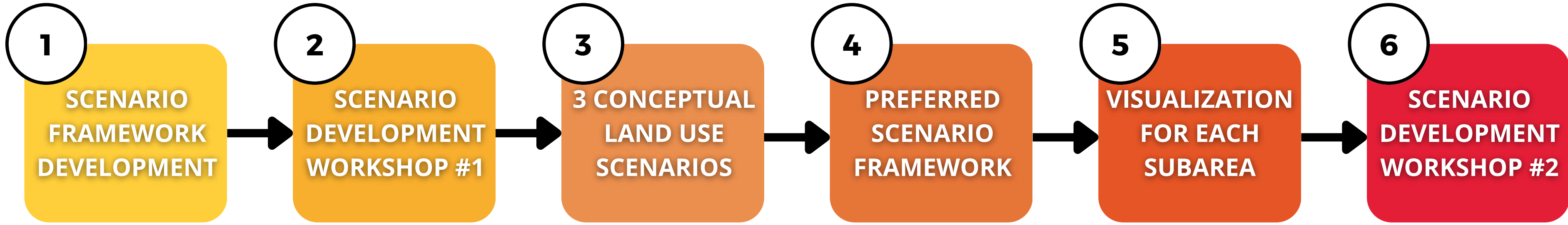
1. Call to Order
2. Roll Call
3. Land Planning and Design Workshop for Property Located at Approximately 1300 West 3300 South
 - A. Presentation
4. Motion for Closed Session (if necessary)
5. Adjourn

- 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.

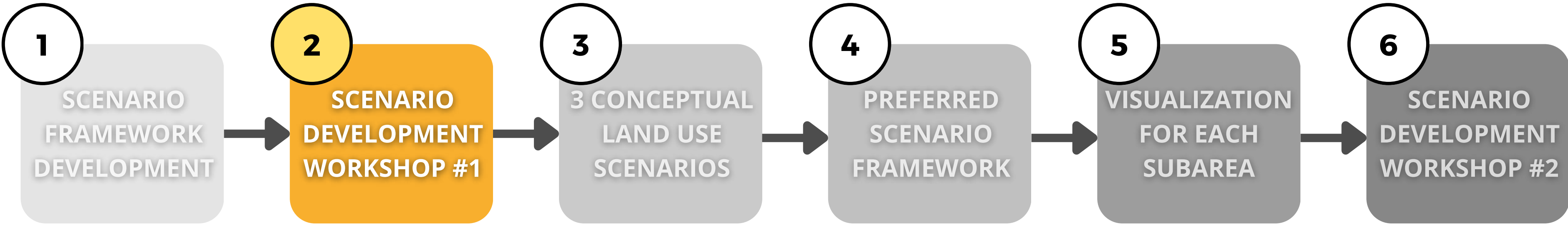
West Valley City Land Use Exercise



Phase #3 Process



Where We Are Now



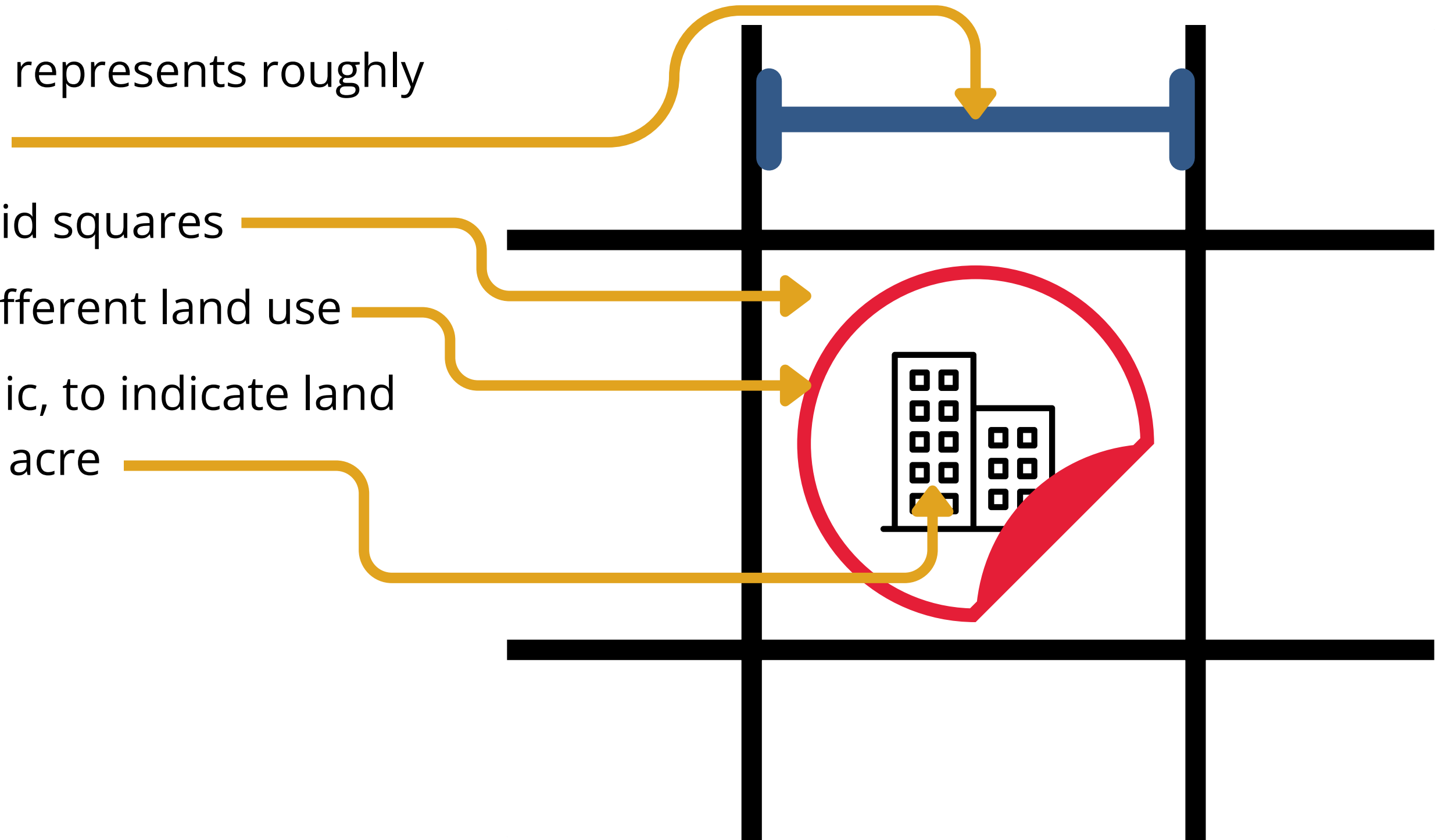
Purpose of the Exercise

The purpose of this exercise is to explore **potential land use patterns** in a **big-picture scale**, focusing on **overall form** and not parcel-level analysis



How the Game Works

- Each square of grid represents roughly one square acre
- Place stickers on grid squares
- Colors represent different land use
- Stickers are symbolic, to indicate land use type within the acre



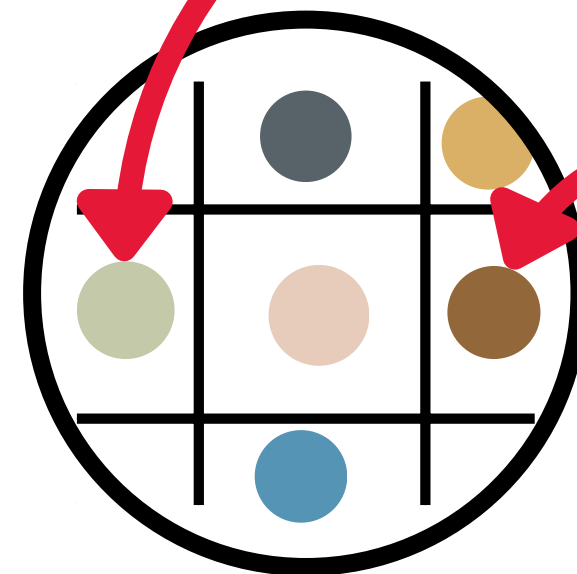
Purpose of the Exercise

- Each grid square will contain 1 sticker
- Future planning will allow for subdividing uses within acres
- Focus on general patterns, not restricting consideration to building footprints or lot boundaries
- Testing the relationship between uses to shape the character of downtown



Takeaways

- Finished land use map will illustrate participants broad scale vision for downtown
- Provides a discussion tool for future opportunities, tradeoffs, and priorities for redevelopment



Land Uses

Legend of the Sticker Colors & Corresponding Land Uses



Commercial

- Auto-oriented
- Large footprint
- Minimal public space



Light Industrial (e.g., flex space)

- Flexible space
- Utilitarian design



Mixed-Use Residential

- Housing and retail
- Pedestrian-focused
- Shared amenities



Mixed-Use Commercial

- Retail and office
- Active frontage
- Walkable core



Multi-Family Residential

- Higher density
- Shared amenities
- Unified design



Single-Family Attached Residential

- Shared walls
- Efficient density



Small Lot Detached Residential

- Compact parcels
- Walkable infill



Small Scale Restaurant

- Active storefronts
- Historic scale
- Outdoor seating



Small Scale Retail

- Storefront shops
- Pedestrian-oriented
- Destination character



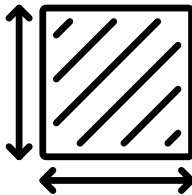
Small Scale Activation

- Cultural venues
- Evening activity
- Historic reuse

Commercial

Consists of stand-alone businesses or shopping clusters that primarily serve regional and community needs. These structures are typically tall single-story or short two-story facilities, with significant footprints designed to accommodate retail, service, and office functions. Distinguished features of these facilities often include ample parking, placed in the front or within immediate access of the stores, requiring buildings to be set back from the ROW into secondary positions. Public space is minimal, often limited to sidewalks and small landscaped buffers. The location of these parcels is concentrated around arterial or collector street classifications, providing easy visibility and accessibility by automobiles. While this land use type provides essential goods and services, it generally lacks the walkable character and community identity found in mixed-use or main street settings.

These properties include a range of densities, including:



PROPERTY TAX	SALES TAX	SQ. FT. CREATED (AVG)	JOBS CREATED
\$3,400	\$2,650	27,500	65



Light Industrial (E.g., Flex Space)

These properties include a range of densities, including:



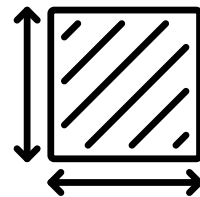
PROPERTY TAX

\$3,900



SALES TAX

\$3,750



SQ. FT. CREATED (AVG)

31,500



JOBS CREATED

33

Accommodates small-scale manufacturing, warehousing, distribution, and service-oriented businesses. Structures are typically single-story, with significant visibility of signage and loading doors, and a simple, utilitarian design. Building massing often involves multiple facilities connected along adjoining walls, utilizing a tilt-up style of construction to create a larger massing of spaces. Buildings are frequently designed with flexible interiors that can be adapted for various uses, including office, storage, or production purposes. Landscaping is minimal, usually limited to street-facing buffers and minor setbacks. Public spaces are scarce, as parcels are oriented toward vehicular access and truck circulation. Parking is typically surface-based, but the amount of space is limited. The density of these facilities is often greater than that of regular commercial facilities, with narrow aisles and limited visibility of signage. Their adaptability makes them viable for emerging industries, including technology and creative production.



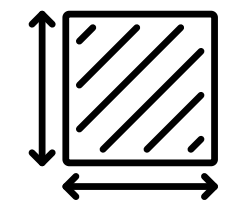
Mixed-Use Residential

These facilities integrate multi-family housing (rental or ownership-based) with neighborhood-scale commercial or civic uses. Ground floors may feature retail, restaurants, or services, while upper stories accommodate apartments or condominiums. Structures are typically three to five stories in height, ranging from compact to expansive footprints, and often have shared amenity spaces for all users. Building orientation emphasizes special-purpose facilities, featuring active frontages that prioritize pedestrian-scale design. Parking is usually located in rear or side lots, shared structures, or on-street. Public spaces such as plazas, courtyards, or small parks are standard features that enhance community life. These districts promote walkability, reduce reliance on automobiles, and support local businesses through built-in residential demand.

Sample Images



These properties include a range of densities, including:



PROPERTY TAX	SALES TAX	SQ. FT. CREATED (OVERALL AVG)	JOBS CREATED
\$5,100	\$3,900	38,000 (18 units per acre)	30



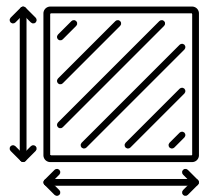
Mixed-Use Commercial

These built forms combine retail, office, and service uses in a compact, multi-story format, offering a maximally productive tax base and walkable community. Ground floors are typically dedicated to commercial tenants, while upper levels provide professional offices, special-purpose facilities, medical facilities, or similar non-residential uses. Building orientation emphasizes street frontage with limited setbacks, creating an active edge for pedestrians. Parking is generally provided in shared rear lots, garages, or on-street spaces, reducing the dominance of surface lots. Public amenities, such as plazas, outdoor seating, and landscaping, enhance the environment and extend activities into the public realm. These districts support a range of business types, attract daytime and evening users, and contribute to a walkable, cohesive character. Multi-Family Residential.

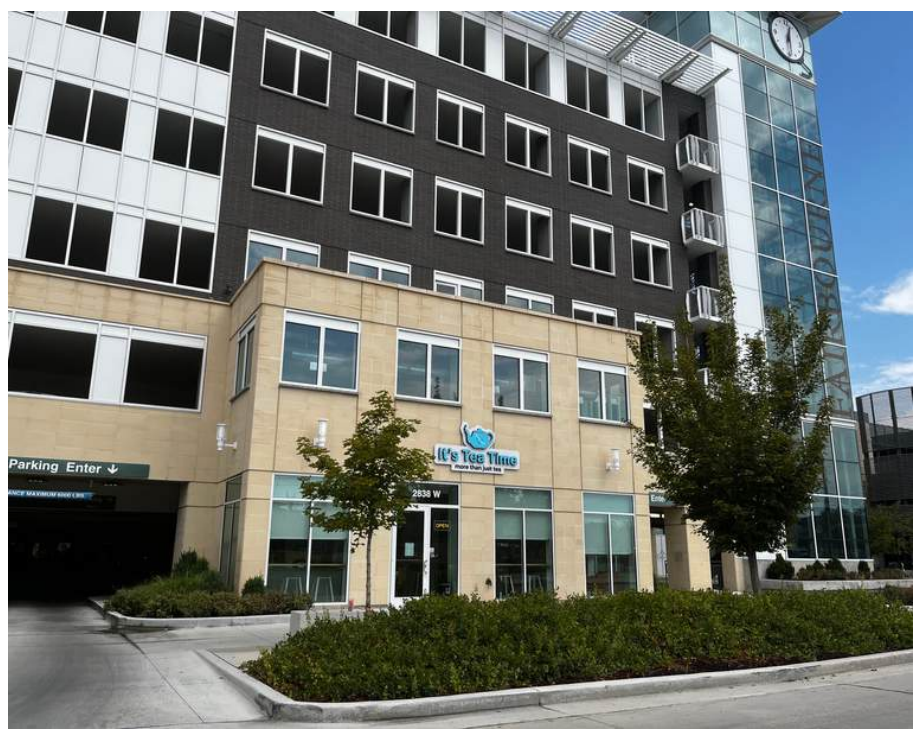
Sample Images



These properties include a range of densities, including:



PROPERTY TAX	SALES TAX	SQ. FT. CREATED (OVERALL AVG)	JOBS CREATED
\$4,700	\$2,850	38,000	46

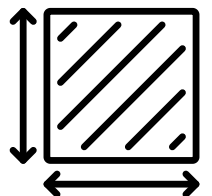


Multi-Family Residential

These facilities typically feature apartments, condominiums, and stacked flats, often housed in two- to five-story structures. Ownership can be through joint rental of a condo or facilitated ownership structures. Parking is provided in surface lots, carports, or shared garages, often located to the side or rear of buildings. Public and semi-public spaces, such as courtyards, clubhouses, or community gardens, are essential amenities that foster social interaction, taking a prominent location within the private areas of the facilities. Architectural styles may vary, but consistency within complexes creates a unified character. Proximity to employment and services makes multi-family housing a key component of urban and suburban growth strategies.



These properties include a range of densities, including:



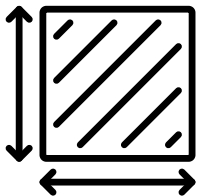
PROPERTY TAX	SALES TAX	SQ. FT. CREATED (OVERALL AVG)	JOBS CREATED
\$5,900	\$3,200	41,000 (25 units per acre)	38



Single Family Attached Residential

Includes townhomes, rowhouses, and duplexes, where individual units share one or more walls but maintain separate entrances. Structures are typically two to three stories high, with narrow footprints and limited private outdoor spaces outside the building footprint. Setbacks are shallow, and street-facing façades contribute to a consistent rhythm along the block. Parking is usually accommodated through rear-access (private) garages, shared driveways, or small surface lots. Public open space is limited, though neighborhood-scale parks or shared green areas are often incorporated. This land use type provides efficient density while retaining many features of single-family living. It appeals to households seeking ownership or rental opportunities with lower maintenance requirements and a strong sense of neighborhood identity.

These properties include a range of densities, including:



PROPERTY TAX	SALES TAX	SQ. FT. CREATED (AVG)	JOBS CREATED
\$8,500 per acre	\$2,600	18,000 (12 units per acre)	6

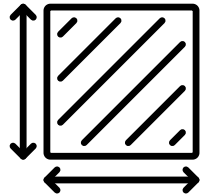


Small Lot Detached Residential

Small lot detached housing consists of single-family detached residential structures built on compact parcels, typically under 8,000 square feet in size. These homes promote walkable neighborhoods and can contribute to the infill development of existing communities. Structures generally are one to two stories in height, with limited setbacks and smaller yards, emphasizing the building form over expansive landscaping. Properties are often individualized through design details, fencing, or landscaping, creating variety and distinct neighborhood character. Parking is accommodated in driveways or small garages, sometimes accessed by rear alleys. Public spaces are limited within parcels but supplemented by nearby community parks and shared amenities.



These properties include a range of densities, including:



PROPERTY TAX	SALES TAX	SQ. FT. CREATED (AVG)	JOBS CREATED
\$2,950	\$1,725	12,500 (8 units per acre)	4

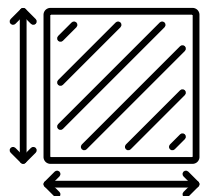


Small Scale Resturant

Small-scale restaurants and food establishments are located in smaller commercial buildings or adapted structures within neighborhood or corridor settings. Structures are oriented to the street, featuring active storefronts, transparent façades, and outdoor seating that extends the activity into the public realm. Buildings are typically one to two stories with minimal setbacks, designed to fit within walkable environments or small-scale commercial clusters. Parking is accommodated in shared lots, side streets, or on-street spaces, supporting pedestrian activity. Public space integration, such as sidewalk cafés, patios, or courtyards, enhances the experience and strengthens the social setting of these areas.



These properties include a range of densities, including:



PROPERTY TAX	SALES TAX	SQ. FT. CREATED (OVERALL AVG)	JOBS CREATED
\$3,400	\$5,000	12,500	13

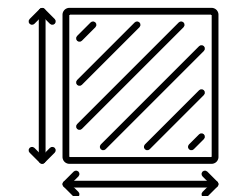


Small Scale Retail

Small-scale retail consists of storefront shops, boutiques, and service businesses located in pedestrian-oriented corridors or neighborhood nodes. Buildings are typically one to two stories with narrow façades, transparent windows, and direct sidewalk access. Transparency of frontages is higher, with large display windows and visible signage. Architectural character may vary, but it often emphasizes durable materials and consistent frontage, creating a sense of place. Parking is limited and generally provided through shared lots or on-street spaces, supporting foot traffic over automobile dependence. This typology serves both residents and visitors, offering goods and services in a compact, walkable format.



These properties include a range of densities, including:



PROPERTY TAX	SALES TAX	SQ. FT. CREATED (OVERALL AVG)	JOBS CREATED
\$3,400	\$5,000	12,500	13



Small Scale Activation

Small-scale activation refers to service or experience-based amenities that complement dining and retail in neighborhood or corridor settings. These facilities create consistent activity and extend use beyond traditional retail hours. Typical uses include theaters, galleries, music venues, and experiential businesses located in smaller buildings or adapted structures. Parking demand is variable, often higher in evenings or during events, and is typically met with shared lots or on-street spaces. Public spaces such as plazas, patios, or sidewalk gathering areas are frequently incorporated to enhance activity. This typology adds vibrancy, supports community identity, and attracts visitors through programmed or experiential offerings.



These properties include a range of densities, including:



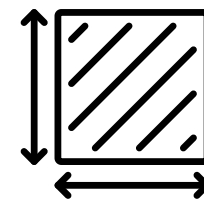
PROPERTY TAX

\$3,400



SALES TAX

\$5,000



SQ. FT. CREATED
(OVERALL AVG)

12,500



JOBS CREATED

13



Purpose of the Exercise

- We are using a gridded downtown map to explore potential land use patterns for the depicted parcels on the map.
- This is a high-level land use planning exercise, focusing on the big picture, not parcel-level details.

How the Game Works

- Each square on the map represents 0.25 acre of land.
- Participants place stickers (tiles) on the grid to represent different land uses.
- Stickers are symbolic; they are not equal to 0.25 acre but indicate what part(s) of the acre could be dedicated to a given use.

Guidelines for Placement

- In this exercise, we are assigning a single, primary use to each grid. However, we recognize that as planning becomes more precise, it may be possible to subdivide larger areas, allowing multiple uses within the same acre.
- Think about general patterns rather than exact site boundaries or building footprints.
- The goal is to test how different uses might relate to each other and shape the overall character.

Takeaway

- The finished map should illustrate participants' vision for land uses at a broad scale.
- It provides a visual starting point for discussing opportunities, tradeoffs, and priorities for redevelopment.

Legend of the Sticker Colors & Corresponding Land Uses

-  **Commercial**
-  **Light Industrial (e.g., flex space)**
-  **Mixed-Use Residential**
-  **Mixed-Use Commercial**
-  **Multi-Family Residential**
-  **Single-Family Attached Residential**
-  **Small Lot Detached Residential**
-  **Main Street Restaurant**
-  **Main Street Retail**
-  **Main Street Activation**

Land Use Exercise
West Valley City

Commercial			
Property Tax	Sales Tax	Sq. Ft. Created (Avg)	Jobs Created
\$3,400	\$2,650	27,500	65

Light Industrial (E.g., Flex Space)			
Property Tax	Sales Tax	Sq. Ft. Created (Avg)	Jobs Created
\$3,900	\$3,750	31,500	33

Mixed-Use - Residential			
Property Tax	Sales Tax	Sq. Ft. Created (Avg)	Jobs Created
\$5,100	\$3,900	38,000 (18 units per acre)	30

Mixed-Use - Commercial			
Property Tax	Sales Tax	Sq. Ft. Created (Avg)	Jobs Created
\$4,700	\$2,850	38,000	46

Multi-Family Residential			
Property Tax	Sales Tax	Sq. Ft. Created (Avg)	Jobs Created
\$5,900	\$3,200	41,000 (25 units per acre)	38

Single Family - Attached			
Property Tax	Sales Tax	Sq. Ft. Created (Avg)	Jobs Created
\$8,500 per acre	\$2,600	18,000 (12 units per acre)	6

Single Family - Small Lot Detached			
Property Tax	Sales Tax	Sq. Ft. Created (Avg)	Jobs Created
\$2,950	\$1,725	12,500 (8 units per acre)	4

Small Scale Restaurant			
Property Tax	Sales Tax	Sq. Ft. Created (Avg)	Jobs Created
\$3,400	\$5,000	12,500	13

Small Scale Retail			
Property Tax	Sales Tax	Sq. Ft. Created (Avg)	Jobs Created
\$3,400	\$5,000	12,500	13

Small Scale Activation			
Property Tax	Sales Tax	Sq. Ft. Created (Avg)	Jobs Created
\$3,400	\$5,000	12,500	13

Land Use Exercise

West Valley City

Cultural Center Dr

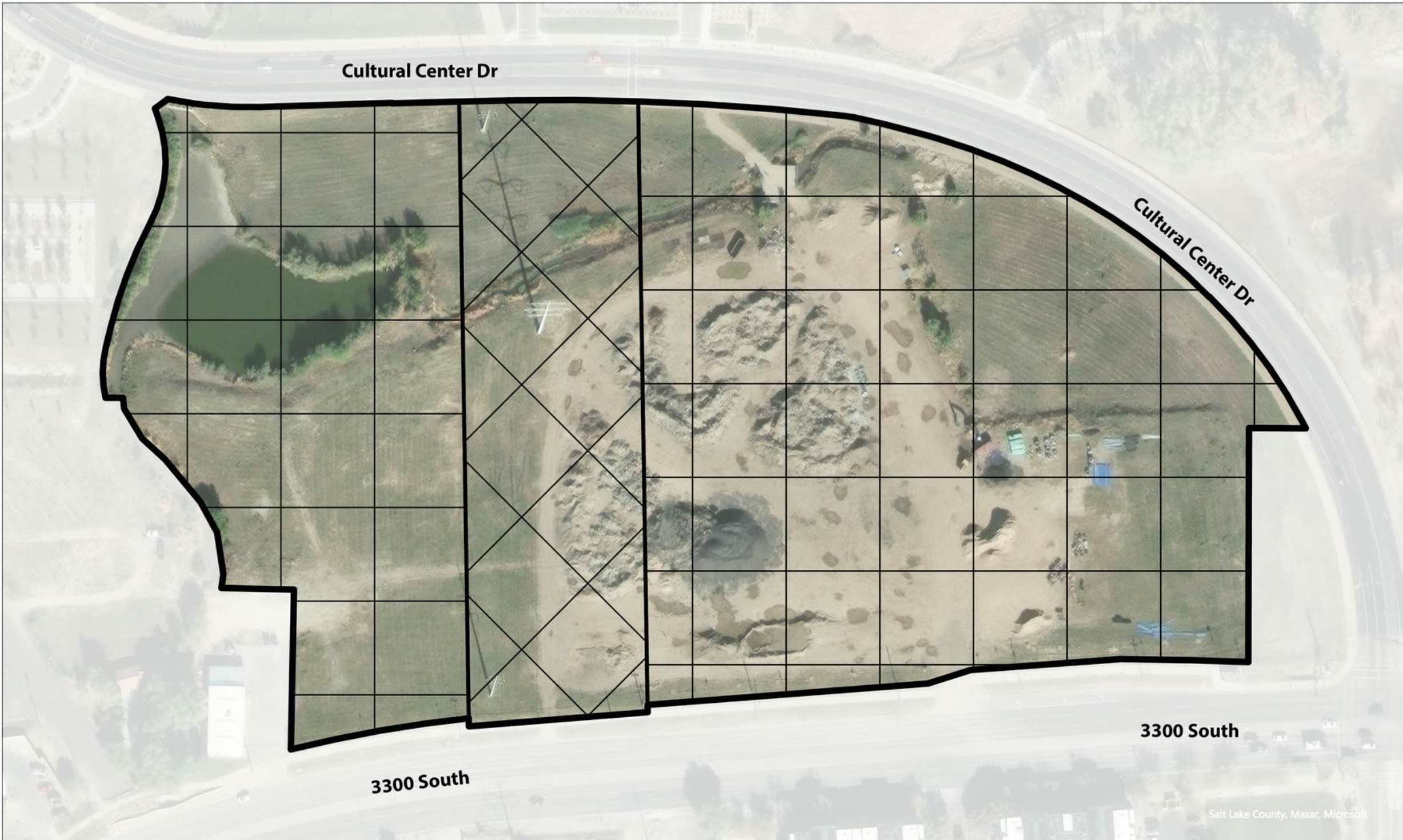
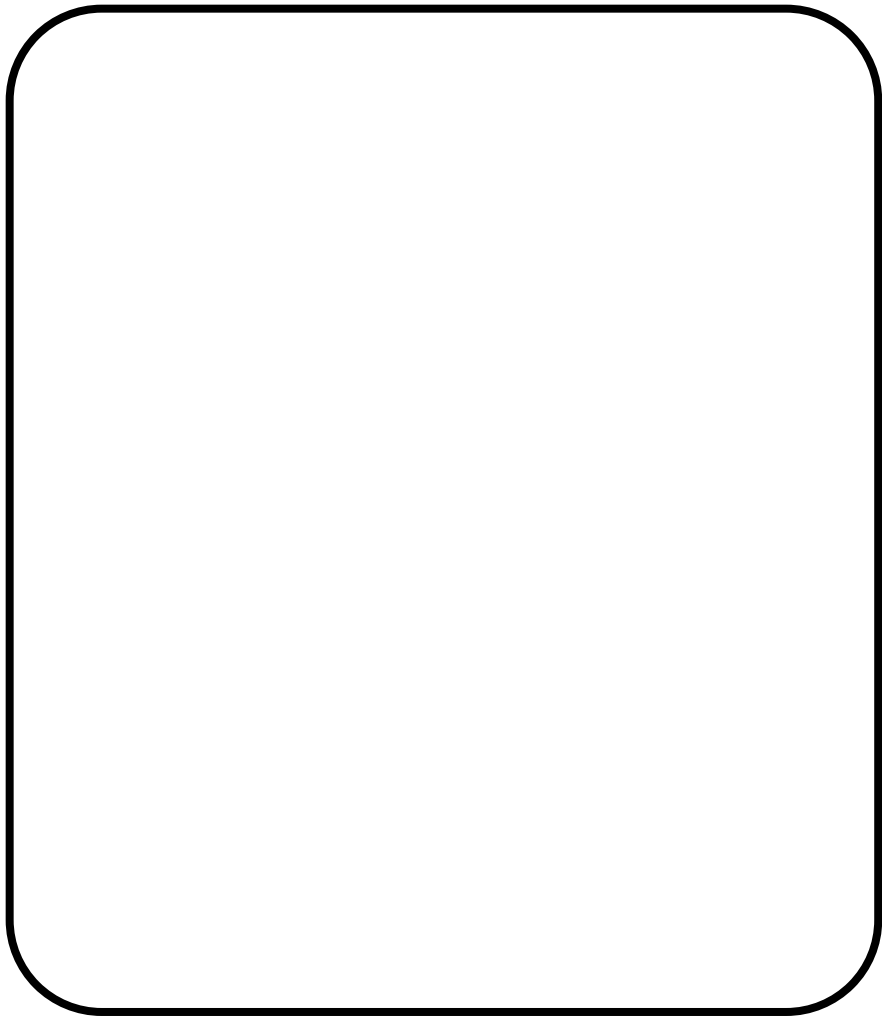
Cultural Center Dr

3300 South

3300 South

Scenario 1

Key Notes on the scenrio



Subarea 1

Scenario 1

Main Street retail, activation,
and restaurant
Not a lot of changes

Scenario 2

Results

Scenario 3

Results

Next Steps

