The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, September 13, 2022, 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. September 6, 2022

4. Review Agenda for Regular Meeting of September 13, 2022

   A. Regular Meeting Agenda

5. Public Hearings Scheduled For September 20, 2022

   A. ** Second Week Review **

      Accept Public Input Regarding Application GPZ-6-2022, Filed by Mountain America Credit Union, Requesting a General Plan Change from Residential Office to General Commercial and a Zone Change from R-1-6 (Single Unit Dwelling Residential, Minimum Lot Size 6,000 Square Feet) to C-2 (General Commercial) for Property

- 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.

Located at 2531 South Redwood Road

Action: Consider Ordinance 22-34, Amend the General Plan to Show a Change of Land Use from Residential Office to General Commercial for Property Located at 2531 South Redwood Road

Action: Consider Ordinance 22-35, Amend the Zoning Map to Show a Change of Zone for Property Located at 2531 South Redwood Road from R-1-6 (Single Unit Dwelling Residential, Minimum Lot Size 6,000 Square Feet) to C-2 (General Commercial)

Action: Consider Resolution 22-139, Authorize the City to Enter into a Development Agreement with Mountain America Federal Credit Union for Approximately 0.85 Acres of Property Located at Approximately 2531 South Redwood Road

B. Accept Public Input Regarding Application GP-1-2022, Filed by West Valley City, Requesting an Amendment to the West Valley City General Plan to Update the City's Moderate Income Housing Plan

Action: Consider Ordinance 22-36, Adopt the 2022 Moderate Income Housing Plan as Part of the West Valley City General Plan

6. Public Hearings Scheduled for September 27, 2022

A. Accept Public Input Regarding Application Z-9-2022, Filed by Shane Keyvani, Requesting a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to RE (Residential Estate) for Property Located at 3940 South 5200 West

Action: Consider Ordinance 22-37, Amend the Zoning Map to Show a Change of Zone for Property Located at 3940 South 5200 West from A (Agriculture, Minimum Lot Size 1/2 Acre) to RE (Residential Estate)

Action: Consider Resolution 22-143, Development Agreement

7. Communications:

   A. Aging Services Program (10 min)

   B. Justice Court Report (10 min)

   C. Council Calendar

8. New Business:

   A. Potential Future Agenda Items

   B. Council Reports

9. Motion for Closed Session (if necessary)

10. Adjourn

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 6, 2022
-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, SEPTEMBER 6, 2022 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
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder
Nicole Cottle, Assistant City Manager/General Counsel
Eric Bunderson, City Attorney *(electronically)*
Colleen Jacobs, Police Chief
John Evans, Fire Chief *(electronically)*
Steve Hyde, Acting Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director *(electronically)*
Jason Erekson, Acting Parks and Recreation Director
Mark Nord, RDA Director *(electronically)*
John Flores, HR Director
Sam Johnson, Strategic Communications Director *(electronically)*
Ken Cushing, IT
Coby Wilson, Public Works *(electronically)*
Nic Hales, Finance

APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 23, 2022
The Council considered the Minutes of the Study Meeting held August 23, 2022. There were no changes, corrections or deletions.

Councilmember Huynh moved to approve the Minutes of the Study Meeting held August 23, 2022. Councilmember Christensen seconded the motion.

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

REVIEW AGENDAS FOR REGULAR CITY COUNCIL MEETING AND SPECIAL REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 6, 2022

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

PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 20, 2022

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-6-2022, FILED BY MOUNTAIN AMERICA CREDIT UNION, REQUESTING A GENERAL PLAN CHANGE FROM RESIDENTIAL OFFICE TO GENERAL COMMERCIAL AND A ZONE CHANGE FROM R-1-6 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 6,000 SQUARE FEET) TO C-2 (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 2531 SOUTH REDWOOD ROAD**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled September 20, 2022, in order for the City Council to hear and consider public comments regarding application GPZ-6-2022, Filed by Mountain America Credit Union, Requesting a General Plan Change from Residential Office to General Commercial and a Zone Change from R-1-6 (Single Unit Dwelling Residential, Minimum Lot Size 6,000 Square Feet) to C-2 (General Commercial) for Property Located at 2531 South Redwood Road.

Proposed Ordinances 22-34 and 22-35 and Resolution 22-139 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 22-34, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM RESIDENTIAL OFFICE TO GENERAL COMMERCIAL FOR PROPERTY LOCATED AT 2531 SOUTH REDWOOD ROAD

Steve Pastorik, CED Director, discussed proposed Ordinance 22-34 that would amend the General Plan to show a change of land use from Residential Office to General Commercial for Property Located at 2531 South Redwood Road.

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

Surrounding zones include C-2 to the north, R-1-6 to the south and east, and RM (Multiple Unit Dwelling Residential) to the west. The property is surrounded by an accounting office to the north, a home and a church to the east, a duplex to the south, and fourplexes to the west on the west side of Redwood Road. The property includes a home on the south end of the property that was built in 1942.

If this application is approved, the applicant plans to build a Mountain America Credit Union branch on the subject property. The existing home on the property would be demolished. Included with this issue paper is a concept plan for the property along with a letter from the applicant that supports this application.

Given the neighboring residential uses, the Planning Commission was concerned about some of the more intense uses allowed in the C-2 zone. The Commission recommended a development agreement be used to limit the allowed uses on the property to those allowed in the C-1 zone. A copy of the commercial and manufacturing zones use table is included for reference. Since the C-2 zone requires 15% landscaping and the C-1 zone requires 20% landscaping, the Planning Commission preferred to go with C-2 zoning to allow more site plan flexibility.

ACTION: ORDINANCE NO. 22-35, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2531 SOUTH REDWOOD ROAD FROM R-1-6 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 6,000 SQUARE FEET) TO C-2 (GENERAL COMMERCIAL)

Steve Pastorik, CED Director, discussed proposed Ordinance 22-35 that would amend the Zoning Map to show a change of Zone for property located at 2531 South Redwood Road from R-1-6 (Single Unit Dwelling Residential, Minimum Lot Size 6,000 Square Feet) to C-2 (General Commercial).

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

Surrounding zones include C-2 to the north, R-1-6 to the south and east, and RM (Multiple Unit Dwelling Residential) to the west. The property is surrounded by an accounting office to the north, a home and a church to the east, a duplex to the south, and fourplexes to the west on the west side of Redwood Road. The property includes a home on the south end of the property that was built in 1942.

If this application is approved, the applicant plans to build a Mountain

America Credit Union branch on the subject property. The existing home on the property would be demolished. Included with this issue paper is a concept plan for the property along with a letter from the applicant that supports this application.

Given the neighboring residential uses, the Planning Commission was concerned about some of the more intense uses allowed in the C-2 zone. The Commission recommended a development agreement be used to limit the allowed uses on the property to those allowed in the C-1 zone. A copy of the commercial and manufacturing zones use table is included for reference. Since the C-2 zone requires 15% landscaping and the C-1 zone requires 20% landscaping, the Planning Commission preferred to go with C-2 zoning to allow more site plan flexibility.

ACTION: RESOLUTION NO. 22-139, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MOUNTAIN AMERICA FEDERAL CREDIT UNION FOR APPROXIMATELY 0.85 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2531 SOUTH REDWOOD ROAD

Steve Pastorik, CED Director, discussed proposed Resolution 22-139 that would authorize the City to Enter into a Development Agreement with Mountain America Federal Credit Union for Approximately 0.85 Acres of Property Located at Approximately 2531 South Redwood Road.

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

Kristine Johanos with Mountain America Credit Union has submitted a General Plan/zone change application (GPZ-6-2022) on 0.85 acres to change the General Plan designation from Residential Office to General Commercial and the zoning from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The Planning Commission recommended approval of the zone change subject to a development agreement.

Given the neighboring residential uses, the Planning Commission was concerned about some of the more intense uses allowed in the C-2 zone. The Commission recommended a development agreement be used to limit the allowed uses on the property to those allowed in the C-1 zone.

Councilmember Whetstone asked if there has been any concern expressed by neighbors. Steve replied no. Mayor Lang asked if multiple properties will have to be consolidated and assembled for the subdivision. Steve replied no.

Councilmember Harmon asked if there would be direct access to Redwood Road. Steve replied Redwood Road is a State road and UDOT will likely require access from the side streets. Councilmember Fitisemanu asked why there are different landscaping standards between the C-1 and C-2 zones. Steve replied that there are less C-1 zones in the City and the type of businesses allowed are smaller in scale compared to uses allowed in the C-2 zone. He indicated that landscaping doesn't have to be lawn and can be waterwise, it just needs to be live material. He added that generally speaking, the more intense the zone and use, the less landscaping requirements there are.

The City Council will consider Ordinances 22-34 and 22-35 and Resolution 22-139 at the Regular Council Meeting scheduled September 20 at 6:30 P.M.

RESOLUTION 22-140: AUTHORIZE A CHANGE ORDER TO THE CONTRACT WITH MORGAN PAVEMENT MAINTENANCE FOR THE 2022 ASPHALT POLYMER TREATMENT PROJECT

Jason Erekson, Acting Parks and Recreation Director, presented proposed Resolution 22-140 that would authorize a Change Order to the Contract With Morgan Pavement Maintenance for the 2022 Asphalt Polymer Treatment Project.

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

The parking lots at Centennial Park and Utah Cultural Celebration Center are in serious need of repair and resurfacing. This needs to be done to have a safe and usable surface. By doing this it is anticipated that it will add several years to the useful life of the pavement.

Centennial Park parking lot was built in 1997 and 1999 and are now up to 25 years old. The Utah Cultural Celebration Center parking lot was built in 2004 and is now 18 years old. Because of their age, they are in serious need of repair and resurfacing. Cracks are beginning to alligator and potholes are forming as subsurface compaction is lost.

A program modification was approved for this purpose, We will be adding onto a contract that Public Works already has in place for seal coat with Morgan Pavement.

Mayor Lang asked if the City is saving money by "piggy backing" on the contract used by Public Works. Jason replied yes. He indicated that it will help speed up the process as well so the project can be completed this year and the parking lots don't further degrade over the winter. Wayne asked if there is a long-term plan in place for the parking lot at Centennial Park. Jason replied that this will help keep the parking lot in good condition but

additional repairs will likely need to be done in the future. He noted that the west side of the parking lot is in better condition than the east side. Mayor Lang stated that there are areas that are used more frequently than others.

The City Council will consider Resolution 22-140 at the Regular Council Meeting scheduled September 13, 2022 at 6:30 P.M.

RESOLUTION 22-141: AUTHORIZE THE PURCHASE OF A TRACTOR FROM TURF EQUIPMENT COMPANY

Jason Erekson, Acting Parks and Recreation Director, presented proposed Resolution 22-141 that would authorize the Purchase of a Tractor from Turf Equipment Company.

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

> The Parks Maintenance Division maintains the Mountain View Corridor Trail from 70th South to SR 201 and other improved and unimproved properties in the city. There is a need for a piece of equipment to perform various aspects of this maintenance. This tractor and attachments will allow the Park Maintenance Division to better maintain these areas, reducing staff time and allowing them to be more efficient.
>
> A program modification was approved for this purchase. A new model replacement can be purchased from Turf Equipment Company using Utah state purchasing contract number MA2188 for the cost of $74,025.00.

The City Council will consider Resolution 22-141 at the Regular Council Meeting scheduled September 13, 2022 at 6:30 P.M.

RESOLUTION 22-142: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR FUNDING FOR THE CROSS TOWNE TRAIL

Coby Wilson, Public Works, presented proposed Resolution 22-142 that would authorize the Execution of an Interlocal Cooperation Agreement With Salt Lake County for Funding for the Cross Towne Trail.

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

> The West Valley City Engineering Division is in the process of designing a segment of the Cross Towne Trail along Parkway Boulevard. This project will close gaps in the trail between 3600 West and 2700 West. Improvements include the addition of sidewalk where needed along with minor roadway widening to accommodate new

bike lanes in Parkway Blvd. In addition, a pavement preservation treatment will be applied to the entire roadway within the project limits.

The current estimate for this project is $3,000,000. The City previously received $900,000 of federal *Transportation Alternative Program* (TAP) funds. Due to the regional benefit of this project active transportation, the County will contribute an additional $1,350,000 of *County Transportation* funds towards the design and construction of this project.

It is anticipated that the design and right-of-way acquisition will continue thru early 2023 and construction will begin late summer 2023.

Councilmember Nordfelt asked if staff is communicating with UDOT about this project so it can possibly be done in conjunction with the Bangerter Highway project. Coby replied that this area of the Bangerter Highway project is still in the environmental study phase but the City has monthly coordination meetings and this is being discussed as part of those. Wayne noted that the City will need additional funding to complete the project and asked where that funding would likely come from. Coby replied Class C Funds or Transportation Funds. He added that final funding and plans would likely occur next year.

The City Council will consider Resolution 22-142 at the Regular Council Meeting scheduled September 13, 2022 at 6:30 P.M.

COMMUNICATIONS

A. ACCOUNTING REVIEW

Nic Hales, Finance, presented a PowerPoint presentation summarized as follows:

- The Government Accounting Standards Board (GASB) is a private non-governmental organization that works to create clear, consistent, transparent and comparable accounting reporting standards for state and local governments.
- The GASB is responsible for the generally accepted accounting principles (GAAP).
- As a governmental subdivision of the State of Utah, West Valley City is required to conform to GAAP principals and accounting standards. These include conformance to all statements issued by the GASB
- The GASB as a rulemaking board has issued over 100 statements or rules designed to increase transparency and consistency of financial statements and reports.
- GASB Statement 87 addresses lease accounting
    - Transparency
    - Financial Impact/Accuracy
    - Requirements

  - Implementation and status
- GASB 96
- Fiscal Year 2021-2022 Audit Update
  - 6/16/22 Audit Committee meets in June to review contract
  - 7/05/22 Audit agreements accepted by City Council
  - 6/30/22 Pre-Audit Work Commences
  - 8/08/22 Funds begin to be submitted to Auditors for Review
  - Current Status Review

The Mayor and Council had no further questions or concerns.

B. PARKING VIOLATION ORDINANCE

Eric Bunderson, City Attorney, stated that the Council had requested information on several ordinance changes to the parking violation code. He indicated that the proposed changes are as follows:

- This ordinance would amend Subsections 22-2-116(3) and (4) to prohibit the parking of recreational vehicles on the street and align the definition of "commercial vehicle" with Utah state code. The ordinance would also clarify restrictions concerning the parking of trailers on public streets.
- This ordinance would also amend Section 22-2-203 to increase the penalty by $50 for repeat violations of parking ordinances within a 12 month period. The penalty would increase by a further $50 for third and fourth violations.

Mayor Lang questioned whether the fee reduction (for those who receive citations and pay within 30 days) helps the City avoid fees for fines that go to collections. Eric replied that this is likely. Councilmember Harmon asked how the City determined these specific fees. Chief Jacobs replied that the City gets a flat amount and there are other fees that apply.

Mayor Lang stated that she is concerned with Karen- how do we accp,odate someone who has a motor home on the street and is working on it. Karen- problems… moving throughout city. Eric- we chase them and it works okay but it could work a lot better. Wayne- they are figuring it out and know they have 24 hours. Sometimes they will move on. Some that are regulars. Karen- if parking sees someone vehicle matches residence. If the plate matches to the house that is getting ready to go on vacation, don't ticket. Wayne- all motorhomes don't necessarily register. Look at [utting in code. Could add a time limit just shorter. Scott- actively engaged you rae out there. That's how my house is. Will- got a complaint… had to pull out on street to get access to second trailer. The ticket says no parking rrailer on street period. Karen- can they park commercial vehicles on driveways. Eric- sometimes, it would depend. Don- if we go with state code, would need UDOT

decal. What if they aren't registered with the state as a commercial vehicle. I could look at that, involves pure weight. Jake- state definition of commercial does include decal requirement. Eric replied yes. Scott- moving truck. I don't know if that's an issue or something that we will run into. Mayor- complaints I get are mostly they have been there for months.

The Mayor and Council had no further questions or concerns.

C. COUNCIL CALENDAR

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Scott- id be interested in discussing policy and procedure for Code enforcement. What their procedure is and how they make their decisiosn of notice versus violations.

B. COUNCIL REPORTS

N/A

MOTION FOR CLOSED SESSION

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

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

Councilmember Nordfelt-
Councilmember Christensen-
Councilmember Huynh-
Councilmember Harmon-
Councilmember Whetstone-
Councilmember Fitisemanu-
Mayor Lang -

MOTION TO ADJOURN

Upon motion by Councilmember Huyh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY SEPTEMBER 6, 2022 WAS ADJOURNED AT 5:25PM 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, September 6, 2022.

_____
Nichole Camac, CMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, XX, 2017, AT XX 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 LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder
Paul Isaac, Assistant City Manager/ HR Director
Nicole Cottle, Assistant City Manager/General Counsel/ CED Director
Eric Bunderson, City Attorney

The City Council met in Closed Session and discussed XX.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF XX, 2017 WAS ADJOURNED AT XX P.M. BY MAYOR LANG.

_____
Nichole Camac – City Recorder

The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, September 13, 2022, 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. To participate in the public comment period or scheduled public hearings electronically, please visit www.wvc-ut.gov/PublicComment prior to 2:30 PM on Tuesday, September 13, 2022

A G E N D A

1. Call to Order

2. Roll Call

3. Opening Ceremony: Councilmember Jake Fitisemanu

4. Special Recognitions

5. Approval of Minutes:

   A. September 6, 2022

6. Comment Period:

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

- 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.

comment period. Speakers should not expect any debate with the Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond within the 30-minute period.)

A. Public Comments

B. City Manager Comments

C. City Council Comments

7. Resolutions:

A. 22-140: Authorize a Change Order to the Contract With Morgan Pavement Maintenance for the 2022 Asphalt Polymer Treatment Project

B. 22-141: Authorize the Purchase of a Tractor from Turf Equipment Company

C. 22-142: Authorize the Execution of an Interlocal Cooperation Agreement With Salt Lake County for Funding for the Cross Towne Trail

8. Motion for Closed Session (if necessary)

9. Adjourn

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Neighborhood: Chesterfield

Budget Opening Required: ☐

ISSUE:
Application: #GPZ-6-2022
Applicant: Mountain America Credit Union
Location: 2531 South Redwood Road
Size: 0.85 acres

SYNOPSIS:
A General Plan change from Residential Office to General Commercial and a zone change from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial).

BACKGROUND:
Surrounding zones include C-2 to the north, R-1-6 to the south and east, and RM (Multiple Unit Dwelling Residential) to the west. The property is surrounded by an accounting office to the north, a home and a church to the east, a duplex to the south, and fourplexes to the west on the west side of Redwood Road. The property includes a home on the south end of the property that was built in 1942.

If this application is approved, the applicant plans to build a Mountain America Credit Union branch on the subject property. The existing home on the property would be demolished. Included with this issue paper is a concept plan for the property along with a letter from the applicant that supports this application.

Given the neighboring residential uses, the Planning Commission was concerned about some of the more intense uses allowed in the C-2 zone. The Commission recommended a development agreement be used to limit the allowed uses on the property to those allowed in the C-1 zone. A copy of the commercial and manufacturing zones use table is included for reference. Since the C-2 zone requires 15% landscaping and the C-1 zone requires 20% landscaping, the Planning Commission preferred to go with C-2 zoning to allow more site plan flexibility.

RECOMMENDATION:
The Planning Commission recommends approval subject to a development agreement.

SUBMITTED BY:
Steve Pastorik, AICP, Community Development Director

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: _____
Date Adopted: _____
Effective Date: _____

AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM RESIDENTIAL OFFICE TO GENERAL COMMERCIAL FOR PROPERTY LOCATED AT 2531 SOUTH REDWOOD ROAD ON 0.85 ACRES.

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

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

WHEREAS, the City Council of West Valley City finds that such General Plan amendment should be made;

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

SECTION 1. GENERAL PLAN AMENDMENT.

The property described in Application #GPZ-6-2022, filed by Mountain America Credit Union, and located at 2531 South Redwood Road within West Valley City, is hereby amended by reclassifying the following described property from Residential Office to General Commercial. Said property is more particularly described as follows:

Parcel #: 15-22-404-025

SECTION 2. GENERAL PLAN MAP AMENDMENT.

The West Valley City General Plan Map shall be amended to show the change.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

DATED this _____ day of _____, 2022.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

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 2531 SOUTH REDWOOD ROAD ON 0.85 ACRES FROM R-1-6 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 6,000 SQUARE FEET) 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 #GPZ-6-2022, filed by Mountain America Credit Union, and located at 2531 South Redwood Road within West Valley City, is hereby classified from zone R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial), said property more particularly described as follows:

Parcel #: 15-22-404-025

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 _____, 2022.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

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

ISSUE:

A resolution authorizing the City to enter into a development agreement with Mountain America Credit Union.

SYNOPSIS:

This resolution authorizes a development agreement between the City and Mountain American Credit Union to limit the allowed uses at 2531 South Redwood Road.

BACKGROUND:

Kristine Johanos with Mountain America Credit Union has submitted a General Plan/zone change application (GPZ-6-2022) on 0.85 acres to change the General Plan designation from Residential Office to General Commercial and the zoning from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The Planning Commission recommended approval of the zone change subject to a development agreement.

Given the neighboring residential uses, the Planning Commission was concerned about some of the more intense uses allowed in the C-2 zone. The Commission recommended a development agreement be used to limit the allowed uses on the property to those allowed in the C-1 zone.

RECOMMENDATION:

The Planning Commission recommends approval to the City Council.

SUBMITTED BY:

Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MOUNTAIN AMERICA FEDERAL CREDIT UNION FOR APPROXIMATELY 0.85 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2531 SOUTH REDWOOD ROAD.

WHEREAS, Mountain America Federal Credit Union (herein "Developer") owns or is under contract to acquire real property within the limits of West Valley City, Utah, on which Developer proposes to develop a commercial project (herein the "Project"); and

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

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

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

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

PASSED, APPROVED and MADE EFFECTIVE this _____day of _____, 2022.

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 Mountain America Federal Credit Union, a Utah corporation, (herein "Developer") for the land to be included in or affected by the project located at approximately 2531 South Redwood Road in West Valley City, Utah, and West Valley City, a municipal corporation and political subdivision of the State of Utah (herein the "City").

RECITALS

WHEREAS, Developer owns or is under contract to acquire approximately 0.85 acres of real property located at approximately 2531 South Redwood Road in West Valley City, Utah, as described in Exhibit "A" (the "Property"), on which Developer proposes to establish minimum standards for a new commercial 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:	Mountain America Federal Credit Union Attn: Corporate Real Estate – Kristine Johanos 9800 South Monroe Street Sandy, UT 84070
TO CITY:	West Valley City Wayne Pyle, City Manager 3600 Constitution Blvd. West Valley City, Utah 84119
WITH A COPY TO:	West Valley City Attorney's Office Attn: Brandon Hill 3600 Constitution Blvd. West Valley City, Utah 84119

Any party may change its address by giving written notice to the other party in accordance with the provisions of this section.

10. **Choice of Law and Venue**. Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

11. **Court Costs**. In the event of any litigation between the parties arising out of or related to this Agreement, the prevailing party shall be entitled to an award of reasonable court costs, including reasonable attorney's fees.

12. **Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waivers of any term, condition, or other provision of this Agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

APPROVED AS TO FORM
WVC Attorney's Office

By: _____

Date: _____

DEVELOPER

By:_____

Its: _____

State of _____)
:ss
County of _____)

On this _____ day of _____, 20___, personally appeared before me_____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and affirmed that he or she is the _____of Mountain America Federal Credit Union, and that said document was signed by him or her in behalf of said corporation by authority of its bylaws or of a Resolution of its Board of Directors, and he or she acknowledged to me that said entity executed the same.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Parcel #: 15-22-404-025
LOTS 24 THRU 33, BLK 14, CHESTERFIELD.

EXHIBIT B

DEVELOPMENT STANDARDS

1. Only the land uses allowed in the C-1 zone as outlined in Section 7-6-301 of the West Valley City Zoning Ordinance shall be allowed on the property.

GPZ-6-2022 MINUTES

JULY 27, 2022 PLANNING COMMISSION PUBLIC HEARING

GPZ-6-2022
Mountain America Credit Union
2531 S Redwood Road
General plan change from Residential Office to General Commercial and zone change from R-1-6 to C-2
0.85 acres

Kristine Johanos with Mountain America Credit Union has submitted a General Plan/zone change application for a 0.85 acre parcel located at 2531 S Redwood Road. The property is currently zoned R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) with a General Plan designation of Residential Office. The proposed zone is C-2 (General Commercial) and the proposed General Plan designation is General Commercial.

Surrounding zones include C-2 to the north, R-1-6 to the south and east, and RM (Multiple Unit Dwelling Residential) to the west. The property is surrounded by an accounting office to the north, a home and a church to the east, a duplex to the south, and fourplexes to the west on the west side of Redwood Road. The property includes a home on the south end of the property that was built in 1942.

If this application is approved, the applicant plans to build a Mountain America Credit Union branch on the subject property. The existing home on the property would be demolished. Included with this report is a concept plan for the property along with a letter from the applicant that supports this application.

As part of the review of General Plan/zone change applications, staff sends the concept plan to Public Works for any initial feedback. The following are comments received by Public Works:

- The curb returns installed by UDOT at the southeast corner of Warnock Avenue and Redwood Road at the northeast corner Stratford Avenue and Redwood Road are in the wrong locations and will need to be reconstructed.
- The Redwood Road Overlay Zone streetscape will be required and a Public Sidewalk, Lighting and Utility Easement will be required.
- Improvements will be required along the frontages of Stratford and Warnock.
- We do have a storm drain on the east side of the lot that they can drain to. However, our map shows it as a corrugated metal pipe and it will likely be in poor condition. We'd like them to replace that pipe with reinforced concrete pipe per current city standards. If they already have to relocate the pipe for the trees and other landscaping requirements it would be at their cost. We'd also need to look at any required easements if relocated to the west. If relocation isn't required for the trees and other landscaping requirements, we can reimburse them for the storm drain pipe replacement in it's current location.

Staff Alternatives:

1. Approval. This application should be approved.

2. Continuance. This application should be continued for reasons determined during the public hearing.

3. Denial.

Discussion: Steve Pastorik presented the application. He reviewed the preliminary comments from the Public Works Department regarding the concept plan submitted by the applicant for the Commission. Steve noted that during the pre-meeting, the Commission asked about the possibility of changing the zone to C-1 and not the requested C-2 zone. He said that a financial institution is permitted within the C-1 zone. However, the landscaping requirement is greater for the C-1 zone. Steve mentioned that the code allows for a 10% landscape reduction for the subject property where it has been affected by the Redwood Road streetscape.

Chair Fuller asked Steve if he knew the percentage of landscaping depicted in the proposed concept plan. Steve stated that the 15% requirement is displayed on the concept plan but it does not show the proposed percentage.

Commissioner Winters asked if the Commission were to approve this proposal, what would the next step be? Steve explained that this would be permitted use, and it would be reviewed by staff.

Commissioner Winters asked if the Commission were to approve the C-1 zone and the applicant can't meet the landscape requirement for that zone, but they could meet the requirement for the C-2 zone, would they need to request a variance from the Board of Adjustment? Steve said that is correct and noted that with the additional 10% reduction permitted by code, the landscape requirement for the C-1 zone would be 18%, and for the C-2 zone, it would be 13%.

Chair Fuller asked if the applicant wanted to comment. Brooke Bean, with Sanders Architects, said she was attending via zoom and would answer any questions.

Commissioner Winters reviewed why the Commission had asked about the C-1 zone instead of the C-2 zone requested for Mrs. Bean. He asked Brooke if she had any concerns with them approving the C-1 zone. Mrs. Bean said that she would need to calculate the exact landscaping percentage to see if they can meet what is required within the C-1 zone. She explained that they had requested the C-2 zone because that zone already existed in the area, but she understands why the Commission is considering the C-1 zone.

Robert Hicks, the subject property owner, said that he has owned this property for forty-five years and has looked into many different uses for this lot. He feels the Credit Union would be the best option, and it would help clean up the area. Mr. Hicks mentioned that the City's streetscapes are a massive waste of water. He would like the City to consider a streetscape more suited for a desert.

Commissioner Winters said he does not believe the streetscape should be live plant material. He asked Steve if artificial turf could be used instead. Steve reviewed what is permitted regarding artificial turf.

Commissioner Winters asked Steve what the cleanest way would be to approve the C-1 zone and permit the landscape requirement of the C-2 zone. Steve explained that the Commission could approve the C-2 zone and limit the use to what is allowed in the C-1 zone through a development agreement.

Motion: Commissioner Winters motioned to approve GPZ-6-2022 with the modification of limiting the uses to what is allowed in the C-1 zone.

Commissioner Lovato seconded the motion.

Roll Call Vote:	Chairperson Fuller	Yes
	Commissioner Lovato	Yes
	Commissioner Wood	Yes
	Commissioner Winters	Yes

Unanimous – GPZ-6-2022 - Approved

SAA
SANDERS ASSOCIATES ARCHITECTS
2668 GRANT AVENUE OGDEN, UT 84401
T 801.621.7303

June 27, 2022
Community Development Department
3600 South Constitution Boulevard, Suite 220
West Valley City, UT 84119

Project Narrative

Mountain America Federal Credit Union (MACU) is seeking a West Valley City General Plan and West Valley City Zoning change. The current West Valley City General Plan classification is Residential Office. The current West Valley City Zoning classification is R-1-6. The requested General Plan classification is General Commercial. The requested Zoning classification is C-2. Mountain America Credit Union (MACU) is a financial institution with headquarters based in Draper, UT and is requesting the changes to serve its members by expanding further in the West Valley City area.

The branch building design is planned to be a building which includes offices and spaces for conducting financial transactions. The footprint has been designed to service member's banking needs within the location area and designed to accommodate up to 15 employees to service those needs.

Also included will be a drive thru with two (2) dedicated drive-thru teller lanes and one (1) dedicated drive-thru ATM lane. MACU has determined through past experience that during peak times the drive-thru need will require two (2) lanes in order to meet the appropriate demand. The drive-thru has been oriented so as to direct headlight traffic away from the residential area. MACU's hours of operation are 9am-6pm M-F and 9am-2pm on Saturday (closed Sunday).

The estimated development schedule would be 2023.

Sincerely,

M. Shane Sanders, AIA, NCARB
Managing/Design Principal
SANDERS ASSOCIATES ARCHITECTS

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**	**DLSOZ**	**JROZ**	**BHOZ**	**56WOZ**
Agricultural Business or Industry*	X	X	X	X	X	X	X	C	X	X	X	X
Agriculture	P	P	P	P	P	P	P	P				
Alternative Financial Service Provider*	X	X	X	X	P	P	X	P	X	X	X	X
Artist Studio	P	P*	P*	P	P	P	P	P				
Assisted Living Facility	X	P*	P*	P	P	P	X	X				
Automobile Parts Store	X	P*	X	P	P	P	X	P				X*
Automobile Sales, New	X	X	X	X	P	P	P	P	X	X		X*
Automobile Sales, Used	X	X	X	X	P	P	X	P	X	X	X	X*
Automobile Service*	X	X	X	X	PC	PC	P*	PC	X	X	X	X*
Bail Bonds Dealer	X	X	X	X	X	X	X	P	X	X	X	X
Blood Plasma Center	X	X	X	X	P	P	X	X	X	X	X	X
Brew Restaurant, Brew Restaurant and Liquor Retailer, Small Brewer*	X	X	P	X	P	P	X	P				
Bus Terminal*	X	X	X	X	X	PC	P	PC	X			
Cannabis Production Establishment*	X	X	X	X	X	X	X	P	X	X	X	X

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

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

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

Uses - (Uses with an asterisk (*) include use specific regulations.)	Zones - (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Residential	X	P*	P*	X	X	X	X	X	X			
Restaurant*, Restaurant On-Premises Beer Retailer*, Restaurant Liquor Retailer	P	P*	P*	P	P	P	X	P				
Retail Department or Specialty Store	X	P*	P*	P	P	P	X	P				
Retail Tobacco Specialty Business*	X	X	X	X	P	P	X	P				
Sanitary Landfill	X	X	X	X	X	X	X	X				
Secondhand Precious Metal Dealer/ Processor and/or Precious Gem 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	X
Sexually Oriented Business*	X	X	X	X	X	X	X	P	X	X	X	X
Shopping Center*	X	P*	P*	C	C	C	X	C				
State Store/Package Agency*	X	X	X	X	P	P	X	P				
Swap Meet, Indoor	X	X	X	X	X	X	X	X				
Swap Meet, Outdoor	X	X	X	X	X	X	X	X				
Tobacco Oriented Business*	X	X	X	X	X	X	X	P	X			
Tattoo Establishment	X	X	X	X	X	X	X	P	X	X	X	X
Tavern*	X	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	DLSOZ	JROZ	BHOZ	56WOZ
Temporary Nonresidential Building	P	P	P	P	P	P	P	P				
Temporary Land Use	P	P	X	P	P	P	P	P				
Towing and Impound Yard*	X	X	X	X	X	X	X	PC	X		X	X
Truck Transfer Company	X	X	X	X	X	X	C	C	X			
Turf Farm Equipment Manufacturing*	X	X	X	X	X	X	X	PC	X			
Uses Customarily Accessory to a Listed Permitted Use	P	P	P	P	P	P	P	P				
Uses Customarily Accessory to a Listed Conditional Use	P	P	P	P	P	P	P	P				
Vehicle Recycling Facility*	X	X	X	X	X	X	X	PC	X		X	X
Vehicle Storage Yard*	X	X	X	X	X	X	X	C	X		X	X
Veterinary Hospital*	P	P*	P*	P	P	P	P	P				
Warehouse	P	X	X	X	C*	C	P	PC	X	X		

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 § 2 Amended 05/08/2018; Ord. No. 18-38 § 2 Amended 10/02/2018; Ord. No. 18-42 § 2 Amended 11/13/2018; Ord. No. 19-03 § 2 Amended 02/05/2019; Ord. No. 19-10 § 2 Amended 04/16/2019; Ord. No. 20-44 § 2 Amended 10/13/2020)

This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

The West Valley City Municipal Code is current through Ordinance 22-28, passed July 12, 2022.

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
City Telephone: (801) 966-3600
Code Publishing Company



0 250 500 Feet

GPZ-6-2022
Mountain America Credit Union
2531 South Redwood Rd.

N

GPZ-6-2022

Petition by MOUNTAIN AMERICA CREDIT UNION requesting a General Plan change from Residential Office to General Commercial and a zone change from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The property is located at 2531 South Redwood Road on 0.85 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



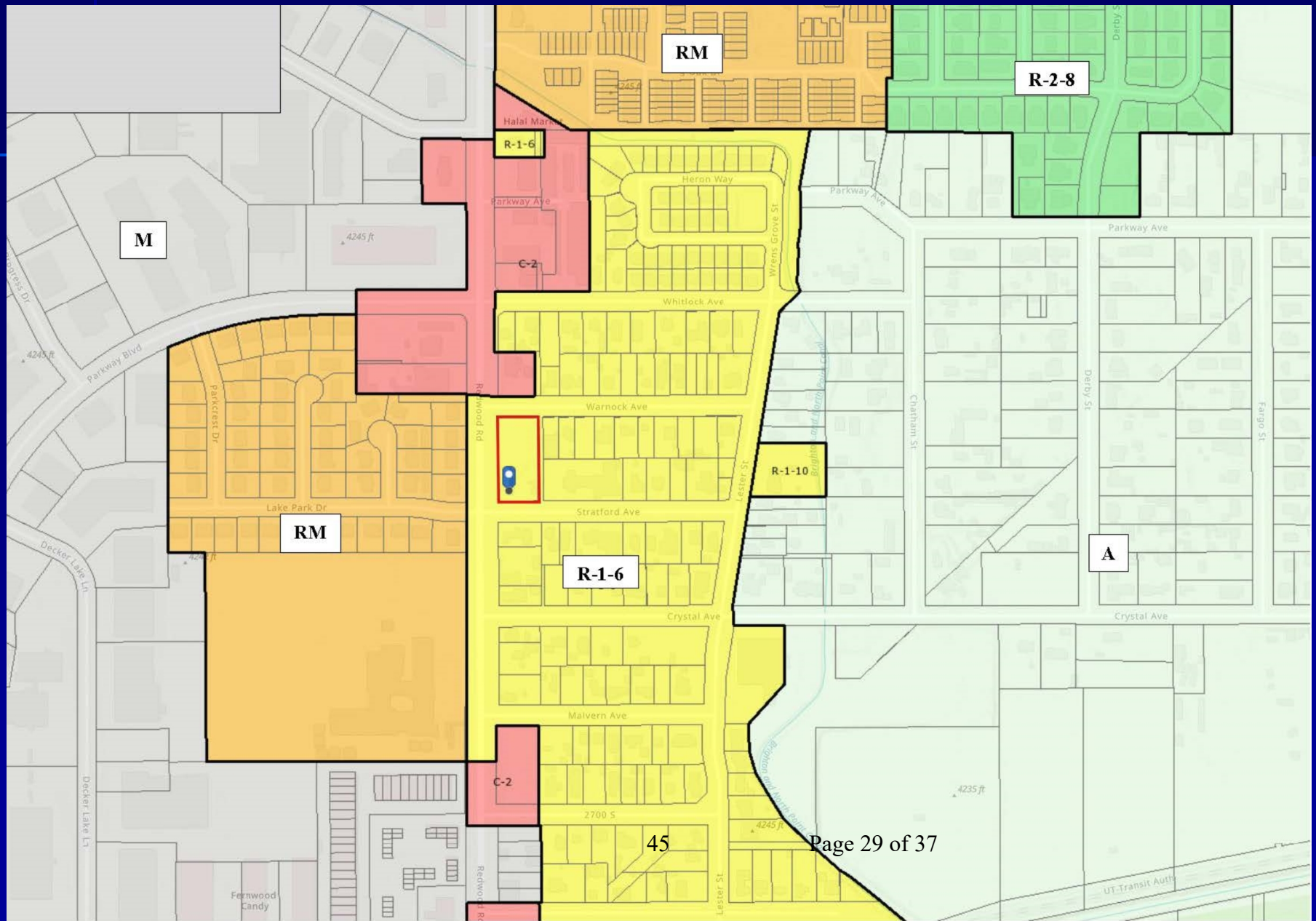
GPZ-6-2022

Petition by MOUNTAIN AMERICA CREDIT UNION requesting a General Plan change from Residential Office to General Commercial and a zone change from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The property is located at 2531 South Redwood Road on 0.85 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



GPZ-6-2022

Petition by MOUNTAIN AMERICA CREDIT UNION requesting a General Plan change from Residential Office to General Commercial and a zone change from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The property is located at 2531 South Redwood Road on 0.85 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



GPZ-6-2022

Petition by MOUNTAIN AMERICA CREDIT UNION requesting a General Plan change from Residential Office to General Commercial and a zone change from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The property is located at 2531 South Redwood Road on 0.85 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



GPZ-6-2022

Petition by MOUNTAIN AMERICA CREDIT UNION requesting a General Plan change from Residential Office to General Commercial and a zone change from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The property is located at 2531 South Redwood Road on 0.85 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



GPZ-6-2022

Petition by MOUNTAIN AMERICA CREDIT UNION requesting a General Plan change from Residential Office to General Commercial and a zone change from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The property is located at 2531 South Redwood Road on 0.85 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



GPZ-6-2022

Petition by MOUNTAIN AMERICA CREDIT UNION requesting a General Plan change from Residential Office to General Commercial and a zone change from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The property is located at 2531 South Redwood Road on 0.85 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



GPZ-6-2022

Petition by MOUNTAIN AMERICA CREDIT UNION requesting a General Plan change from Residential Office to General Commercial and a zone change from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The property is located at 2531 South Redwood Road on 0.85 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



GPZ-6-2022

Petition by MOUNTAIN AMERICA CREDIT UNION requesting a General Plan change from Residential Office to General Commercial and a zone change from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The property is located at 2531 South Redwood Road on 0.85 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



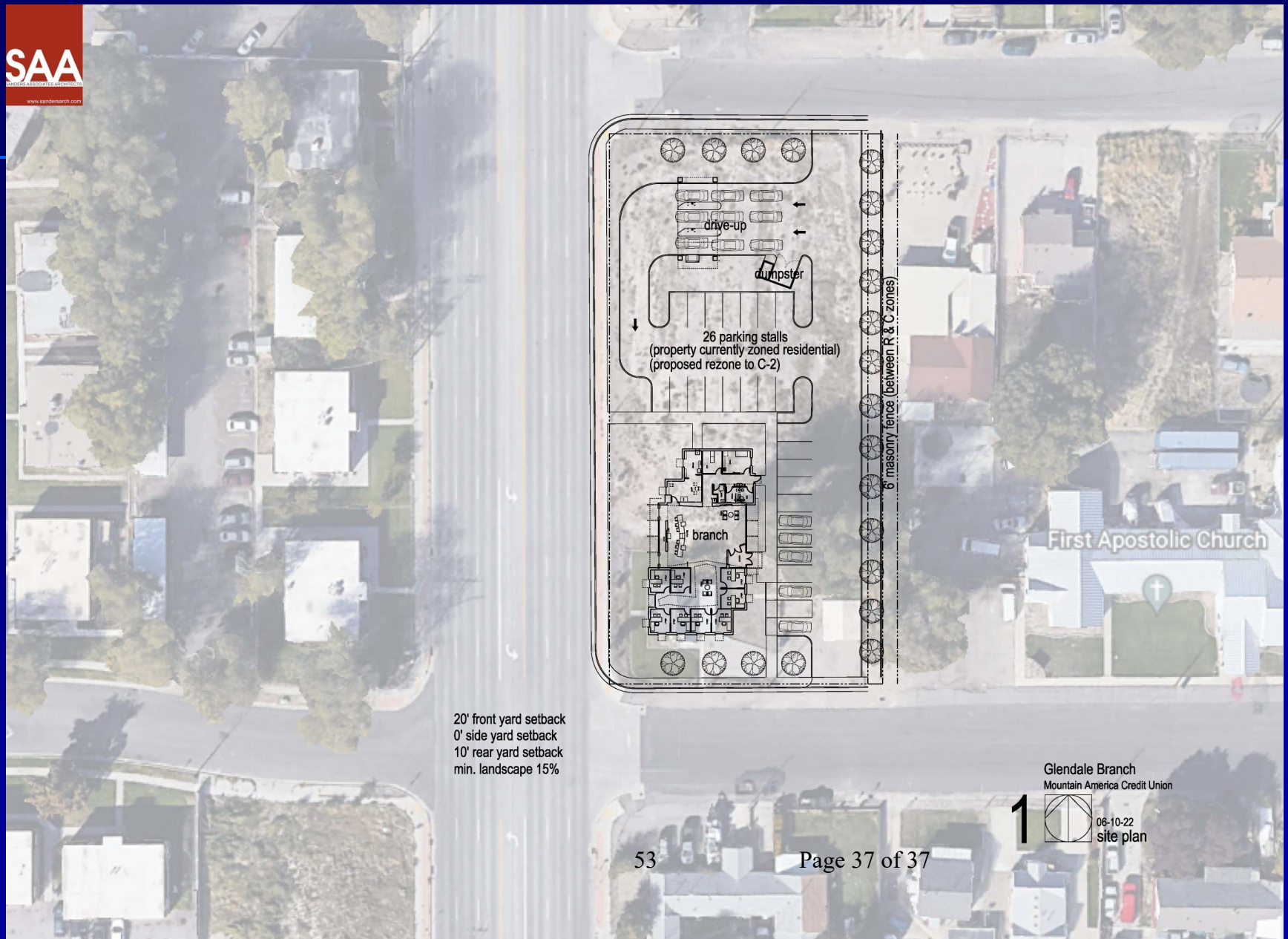
GPZ-6-2022

Petition by MOUNTAIN AMERICA CREDIT UNION requesting a General Plan change from Residential Office to General Commercial and a zone change from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The property is located at 2531 South Redwood Road on 0.85 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



GPZ-6-2022

Petition by MOUNTAIN AMERICA CREDIT UNION requesting a General Plan change from Residential Office to General Commercial and a zone change from R-1-6 (Single Unit Dwelling Residential, minimum lot size 6,000 square feet) to C-2 (General Commercial). The property is located at 2531 South Redwood Road on 0.85 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Neighborhood: N/A

Budget Opening Required: ☐

ISSUE:

Application: # GP-1-2022
Applicant: West Valley City

SYNOPSIS:

An amendment to the West Valley City General Plan to update the City's Moderate Income Housing Plan.

BACKGROUND:

During the 2022 general session, the Utah legislature passed HB 462 that modified requirements for municipalities' moderate income housing plans as well as reporting. The purpose of this General Plan amendment is to update the City's Moderate Income Housing Plan to bring it into compliance with State code. Compliance is required by State code by October 1, 2022.

The most significant State code changes include:

- requiring municipalities with a fixed guideway public transit station to implement five or more of the 24 updated moderate income housing strategies listed in State code,
- requiring an implementation plan,
- requiring municipalities with a fixed guideway public transit station to adopt station area plans for each station, and
- modifying the reporting requirements to include more detail on municipalities' efforts to encourage moderate income housing.

RECOMMENDATION:

The Planning Commission recommends approval.

SUBMITTED BY:

Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 8/30/2022

Date Adopted: _____

Date Effective: _____

AN ORDINANCE ADOPTING THE 2022 MODERATE INCOME HOUSING PLAN AS PART OF THE WEST VALLEY CITY GENERAL PLAN.

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council to update the City's Moderate Income Housing Plan which was originally adopted in 1999 as part of the City's General Plan; and

WHEREAS, Moderate Income Housing is currently defined in Utah Code 10-9a-103(40); and

WHEREAS, state law requires this plan to address topics outlined in the proposed update; and

WHEREAS, the staff has conducted a thorough analysis and the City Council of West Valley City finds that such update should be made.

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah that the City's General Plan shall be amended as follows:

SECTION 1. GENERAL PLAN AMENDMENT

The attached 2022 Moderate Income Housing Plan shall be adopted as part of the General Plan.

SECTION 2. GENERAL PLAN MAP AMENDMENT

This amendment does not require a general plan map amendment.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

PASSED and APPROVED this _____ day of _____,
2022.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

GP-1-2022 MINUTES

AUGUST 24, 2022 PLANNING COMMISSION PUBLIC HEARING

GP-1-2022
West Valley City
General Plan Amendment to Update the City's Moderate Income Housing Plan

During the 2022 general session, the Utah legislature passed HB 462 that modified requirements for municipalities' moderate income housing plans as well as reporting. The purpose of this General Plan amendment is to update the City's Moderate Income Housing Plan to bring it into compliance with State code. Compliance is required by State code by October 1, 2022.

The most significant changes include:

- requiring municipalities with a fixed guideway public transit station to implement five or more of the 24 updated moderate income housing strategies listed in State code,
- requiring an implementation plan,
- requiring municipalities with a fixed guideway public transit station to adopt station area plans for each station, and
- modifying the reporting requirements to include more detail on municipalities' efforts to encourage moderate income housing.

Key points from the attached 2022 update to the City's Moderate Income Housing Plan are as follows:

- Despite rent and value increases, West Valley City continues to be one of the most affordable municipalities in Salt Lake County with 3/4ths of the City's housing units being affordable to low income households.
- The City has already implemented 14 of the 24 strategies recommended by the State.
- The City plans to continue to use 12 of the 24 strategies recommended by the State in the following situations:
    - to preserve and maintain existing affordable housing,
    - to redevelop blighted multi-family residential with higher density residential, and
    - to build new multi-family residential near light rail transit stations.

Staff Alternatives:

1. Approval. This application should be approved to bring the City's Moderate Income Housing Plan into compliance with recent State code changes.

2. Continuance. This application should be continued for reasons determined during the public hearing.

3. Denial. This application should be denied as the Planning Commission does not support the proposed update.

Discussion: Steve Pastorik presented the application. He explained that the Moderate Income Housing Plan is a requirement of the State. Steve said this year the legislature passed a bill which modified cities' requirements for Moderate Income Housing Plans. He stated that this proposal will bring West Valley City's Moderate Income Housing Plan into compliance with recent State code changes.

Commissioner Winters said he wanted to verify that West Valley City is generally meeting the requirements of the Housing Plan, so we are adding additional information to our plan; however, functionally, we are not making changes. Steve said that the City has already implemented many of the strategies listed in State code and will continue to do so in the future.

Motion: Commissioner Winters motioned to approve GP-1-2022 to bring the City's Moderate Income Housing Plan into compliance with recent State code changes.

Commissioner McEwen seconded the motion.

Vote:

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

Unanimously – GP-1-2022 - Approved

West Valley City

2022 Moderate Income Housing Plan









INTRODUCTION

Affordable housing is a regional issue. As one of the most urbanized states in the nation with roughly three-quarters of the population living along the Wasatch Front, it is common for a person to live and work within two completely different municipalities. Persons searching for a home consider price, commute time, school performance and neighborhood amenities over municipal boundaries.

The Wasatch Front has experienced substantial population growth over the last 10 years. However, the type of growth in municipalities along the Wasatch Front has varied greatly. Some are largely bedroom communities with little housing diversity. Others are job centers with a mix of housing types.

A few communities cannot support the majority of the moderate income housing for a region without facing significant, well documented, negative effects such as poor school and student achievement. These negative effects are outlined in the 2014 Bureau of Economic and Business Research document entitled "*Regional Analysis of Impediments to Fair Housing Choice Salt Lake County*". Each municipality should accommodate housing opportunities for households at all income levels. But, as this document will demonstrate, some communities in Salt Lake County have very little housing diversity. As a result, the amount of affordable housing varies substantially from one community to another. For these reasons, this document compares West Valley's housing affordability with other municipalities within the County as well as the County overall.

During the 2022 general session, the Utah legislature passed HB 462 which modified the moderate income housing provisions associated with a municipality's general plan. This plan update is in response to the changes made in HB 462.

State code directs municipalities to include a moderate income housing element in their General Plan that:

- provides a realistic opportunity to meet the need for additional moderate income housing within the next five years;
- selects three or more moderate income housing strategies described in State code for implementation, including one additional moderate income housing strategy for municipalities with a fixed guideway public transit station; and
- includes an implementation plan.

In drafting the moderate income housing element, the City must:

- consider the Legislature's determination that municipalities shall facility a reasonable opportunity for a variety of housing, including moderate income housing to:
    - meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
    - allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;
- include an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;
- include a recommendation to implement four or more moderate income strategies from State code and meet the station area plan requirements for each fixed guideway public transit station within the City.

The West Valley City Council has taken the charge of providing moderate income housing seriously and the City prides itself on having a housing option for everyone.

While not required, an analysis of the existing supply of moderate income housing is provided to help explain in part why some municipalities have more moderate income housing than others.

This plan extensively utilizes data from the 2020 American Community Survey (ACS) from the U.S. Census Bureau. The data from 2020 was the latest data available at the time this plan was prepared. City staff acknowledges that increases in home values and rents that occurred in 2021 and 2022 have outpaced increases in household income. Hence, there are some housing units that were affordable in 2020 are that are no longer affordable in 2022. Notwithstanding this limitation, ACS data was used because it is the most comprehensive, publicly available, housing data at the local level. Future updates to this plan will utilize the most current ACS data to reflect changes in the housing market.

EXISTING SUPPLY OF MODERATE INCOME HOUSING

To understand the need for additional moderate income housing over the next five years, an understanding of the existing supply of moderate income housing is necessary. Moderate income housing is defined in Utah Code 10-9a-103(40) as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located." According to the U.S. Department of Housing and Urban Development (HUD), the 2020 median family income in Salt Lake County was $87,900. A low (80% of median) income household earned $70,300. Therefore, for the purposes of this plan, moderate income housing in Salt Lake County during the year 2020 is defined as those housing units that were affordable to households that earn $70,300 (80%) or less annually. Such households represent approximately 45% of all households in the County (ACS 2020 Table B19001).

According to HUD, "families who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care." Thus, the generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. This 30% figure should also include housing related expenses such as utilities, insurance, taxes, etc.

To estimate the supply of moderate income housing, the following targeted income groups were evaluated – low income (80%), very low income (50%) and extremely low income (30%). Table 1 below lists the annual household income for a family of four according to HUD, the monthly income available for housing, and the affordable home price for each targeted income group. For example, a very low income household makes $43,950 annually, can afford to spend $1,099 monthly on housing and could afford a home priced up to $161,000 in 2020.

Table 1: 2020 Income Available for Housing for Targeted Income Groups

	Targeted Income Groups		
	Extremely Low Income (30%)*	Very Low Income (50%)	Low Income (80%)
Annual Household Income	$26,350	$43,950	$70,300
Monthly Income Available for Housing (30%)	$659	$1,099	$1,758
Affordable Home Price (includes Utilities)	$76,000	$161,000	$289,000

*The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 60 percent of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services, provided that this amount is not greater than the Section 8 50% very low-income limit.

Source: HUD and staff calculations

A number of assumptions were made to determine how much money a family would need to afford housing. For rental properties, ACS Gross Rent numbers, which include utilities, were used. For owner-occupied housing utility expenses, $265 per month was used based on local utility company estimates and averages. For the purposes of calculating mortgage payments, a 3.1% interest rate on a 30-year, fixed rate mortgage was assumed. An average Utah homeowner insurance amount is $780, and this amount was divided by the Salt Lake County median home price to come up with a rate of 0.00232. West Valley City's property tax rate was used for taxes.

Since affordable housing is a regional issue, this document considers not only the supply of affordable units in West Valley, but also in Salt Lake County overall as well as other municipalities within the County.

Affordability of Renter-Occupied Units

To calculate the number of affordable units for each targeted income group, City staff utilized ACS data for both renter-occupied and owner-occupied units. Tables 2 and 3 below summarize this information by showing what percentage of renter-occupied and owner-occupied units are affordable for each city and the County.

Table 2: 2020 Renter-Occupied Unit Affordability Based on Gross Rent (Includes Utilities)

Place	Units with Cash Rent	% Affordable to Extremely Low Income Households ($659 Max Rent)	% Affordable to Very Low Income Households ($1,099 Max Rent)	% Affordable to Low Income Households ($1,758 Max Rent)
Bluffdale	780	0.0%	7.6%	81.7%
Cottonwood Heights	3,421	4.5%	31.4%	82.2%
Draper	3,200	0.0%	14.1%	71.7%
Herriman	1,762	0.5%	16.0%	82.9%
Holladay	2,343	4.4%	37.5%	73.3%
Midvale	7,291	10.0%	42.7%	89.5%
Millcreek	8,965	4.3%	44.0%	87.4%
Murray	6,502	4.2%	40.9%	89.6%
Riverton	1,568	0.0%	13.1%	69.8%
Salt Lake City	41,136	13.9%	53.9%	88.2%
Salt Lake County	120,876	8.3%	42.4%	85.7%
Sandy	6,556	3.1%	22.9%	75.0%
South Jordan	3,670	3.2%	17.6%	68.2%
South Salt Lake	5,182	12.9%	65.7%	94.2%
Taylorsville	5,827	4.6%	47.3%	89.6%

West Jordan	7,774	4.3%	29.1%	83.5%
West Valley City	10,886	7.1%	42.0%	89.3%

Source: ACS Table B25063 2016-2020 5-Year Estimates

Within the County overall, 85.7% of the renter-occupied housing is affordable to low income households. West Valley City exceeds this with 89.6% of its renter-occupied housing affordable to moderate income households. While some communities have relatively few renter-occupied units, those that do exist tend be affordable at this price point.

For very low income households, West Valley City has a higher percentage of affordable rental units than eight other cities in the County. For extremely low income households, West Valley City has a higher percentage of affordable rental units than 11 other cities. Bluffdale, Draper, and Riverton offer none.

Affordability of Owner-Occupied Units

Table 3: 2020 Owner-Occupied Unit Affordability Based on Value

Place	Owner-Occupied Units	% Affordable to Extremely Low Income Households ($76,000 Max Sales Price + Utilities)	% Affordable to Very Low Income Households ($161,000 Max Sales Price + Utilities)	% Affordable to Low Income Households ($289,000 Max Sales Price+ Utilities)
Bluffdale	3,144	1.0%	2.0%	8.8%
Cottonwood Heights	9,055	1.0%	3.4%	16.6%
Draper	11,190	1.3%	1.8%	14.8%
Herriman	10,377	2.6%	2.8%	15.7%
Holladay	8,688	1.6%	8.2%	18.7%
Midvale	5,964	0.9%	4.8%	52.0%
Millcreek	14,811	2.5%	7.2%	26.4%
Murray	12,493	2.9%	10.8%	42.9%
Riverton	10,970	0.9%	1.9%	17.5%
Salt Lake City	39,458	3.1%	11.1%	39.2%
Salt Lake County	258,905	3.1%	8.6%	38.2%
Sandy	24,695	3.1%	5.1%	25.4%
South Jordan	18,451	0.5%	1.1%	13.2%
South Salt Lake	3,743	1.7%	15.2%	62.9%
Taylorsville	13,848	5.6%	11.9%	61.6%
West Jordan	26,521	2.4%	6.7%	40.2%
West Valley City	25,808	7.8%	17.1%	70.5%

Source: ACS Table B25075 2016-2020 5-Year Estimates

West Valley City has the highest percentage (70.5%) of owner-occupied housing units that are affordable to low income households. In fact, West Valley's percentage at this price point is 6 to 7 times higher than other less affordable municipalities.

For very low income households, West Valley again has the highest percentage (17.1%) of affordable, owner-occupied housing units. At this price point, many communities are in the single digit percentages.

West Valley City also has the highest percentage (7.8%) of owner-occupied housing units that are affordable to extremely low income households. Several other communities have very little or no owner-occupied units that are affordable to this targeted income group.

Affordability of All Occupied Units

The best measure for determining the supply of affordable housing at each targeted income group comes from evaluating all occupied housing units – those occupied by renters and owners. Table 4 combines the information in Tables 2 and 3 above to show the percentage of total occupied housing units within an area that are affordable to the three targeted income groups. When considering overall housing stock affordability, West Valley City not only exceeds the County averages for each targeted income group, but also provides a greater percentage of it's housing in each income group than most of the cities in the County.

Table 4: 2020 Occupied Housing Unit Affordability

Place	Total Occupied Housing Units	% of Total Housing Available to Extremely Low Income Households	% of Total Housing Available to Very Low Income Households	% of Total Housing Available to Low Income Households
Bluffdale	3,975	0.8%	3.1%	23.3%
Cottonwood Heights	12,549	2.0%	11.1%	34.7%
Draper	14,390	1.0%	4.5%	27.4%
Herriman	12,211	2.3%	4.7%	25.5%
Holladay	11,170	2.2%	14.5%	30.3%
Midvale	13,348	5.9%	25.3%	72.6%
Millcreek	23,959	3.1%	21.1%	49.4%
Murray	19,084	3.4%	21.1%	58.8%
Riverton	12,597	0.8%	3.3%	24.0%
Salt Lake City	81,688	8.6%	32.9%	64.2%
Salt Lake County	383,324	4.8%	19.3%	53.3%
Sandy	31,446	3.1%	8.9%	35.8%
South Jordan	22,184	0.9%	3.8%	22.3%
South Salt Lake	9,210	8.2%	44.5%	81.1%
Taylorsville	19,821	5.3%	22.4%	69.9%
West Jordan	34,549	2.8%	11.8%	50.0%
West Valley City	37,078	7.6%	24.5%	76.1%

Source: ACS Tables B25063 and B25075 2016-2020 5-Year Estimates

For low income households, 76.1% of West Valley City's housing stock is considered affordable. This is significantly above the County rate of affordability of 53.3%, and only South Salt Lake City offers more. When compared with communities in the south end of the valley, West Valley has 3 times more moderate income housing.

West Valley City also has a higher percentage of affordable housing for very low income households (24.5%) than Salt Lake County (19.3%). Midvale, Salt Lake City, and South Salt Lake offer more percentage wise than West Valley City to varying degrees. Eight cities offer less than half of what West Valley offers.

For extremely low income households, West Valley City again has a higher percentage (7.6%) than the County (4.8%).

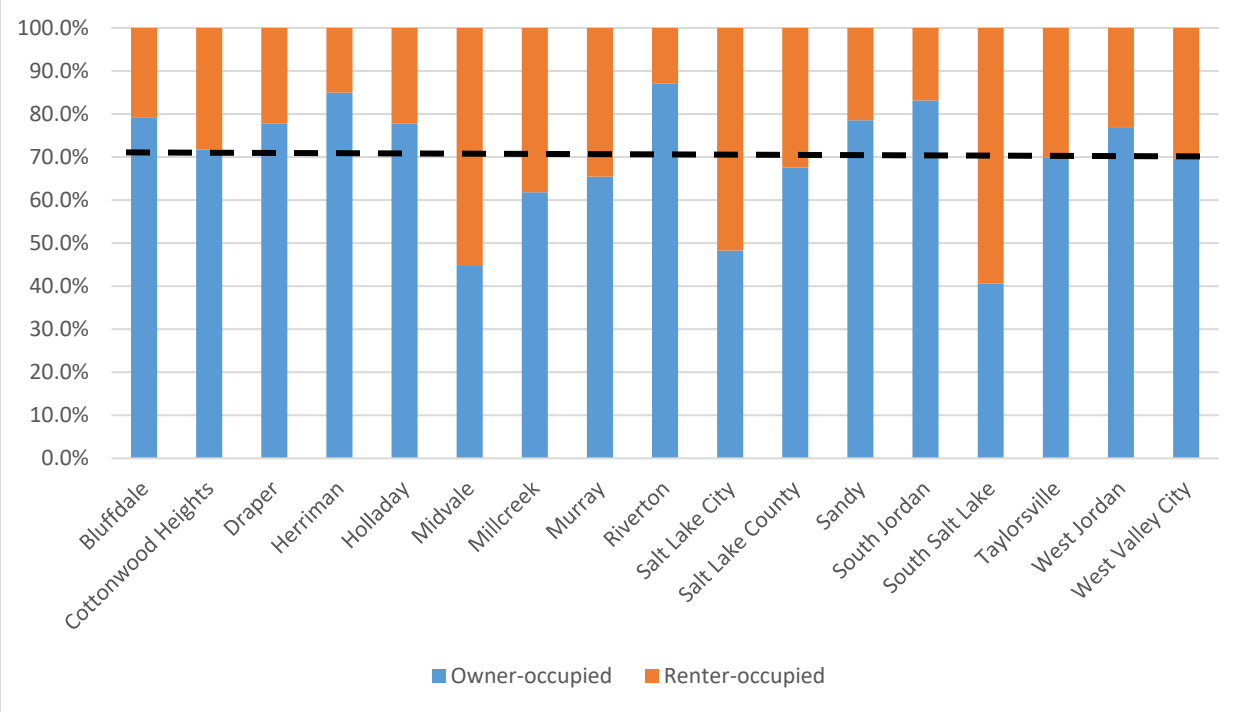
ANALYSIS OF SUPPLY

The section above clearly demonstrates that West Valley has higher percentages of affordable housing for each targeted income group than the County as a whole and most other municipalities. This section provides information that helps explain why this is the case.

Housing Tenure

Part of the reason West Valley is more affordable is the City's relatively high amount of renter-occupied units. When comparing Tables 2 and 3 above its clear that renter-occupied units are generally more affordable than owner-occupied units. Figure 1 below illustrates that West Valley as a higher percentage of renter-occupied units than 10 of the other 15 municipalities in Salt Lake County.

Figure 1: 2020 Tenure



Source: ACS Table DP-04 2016-2020 5-Year Estimates

Tax Credit Projects

Another reason for West Valley's affordability is the amount of tax credit units within the City. Table 5 below lists the total number of tax credit units by community and shows what percentage these tax credit units represent from the amount of total occupied housing units in the community. West Valley has a higher percentage of tax credit units than 10 other cities and exceeds the County overall.

Table 5: Tax Credit Units by City/County

Place	2021 Tax Credit Units	2020 Total Occupied Housing Units	Tax Credit Units as % of Total Occupied Housing Units
Bluffdale	336	3,975	8.5%
Cottonwood Heights	0	12,549	0.0%
Draper	433	14,390	3.0%
Herriman	288	12,211	2.4%
Holladay	133	11,170	1.2%
Midvale	846	13,348	6.3%
Millcreek	145	23,959	0.6%
Murray	1,009	19,084	5.3%
Riverton	0	12,597	0.0%
Salt Lake City	7,425	81,688	9.1%
Salt Lake County	14,963	383,324	3.9%
Sandy	751	31,446	2.4%
South Jordan	60	22,184	0.3%
South Salt Lake	558	9,210	6.1%
Taylorsville	524	19,821	2.6%
West Jordan	819	34,549	2.4%
West Valley City	1,507	37,078	4.1%

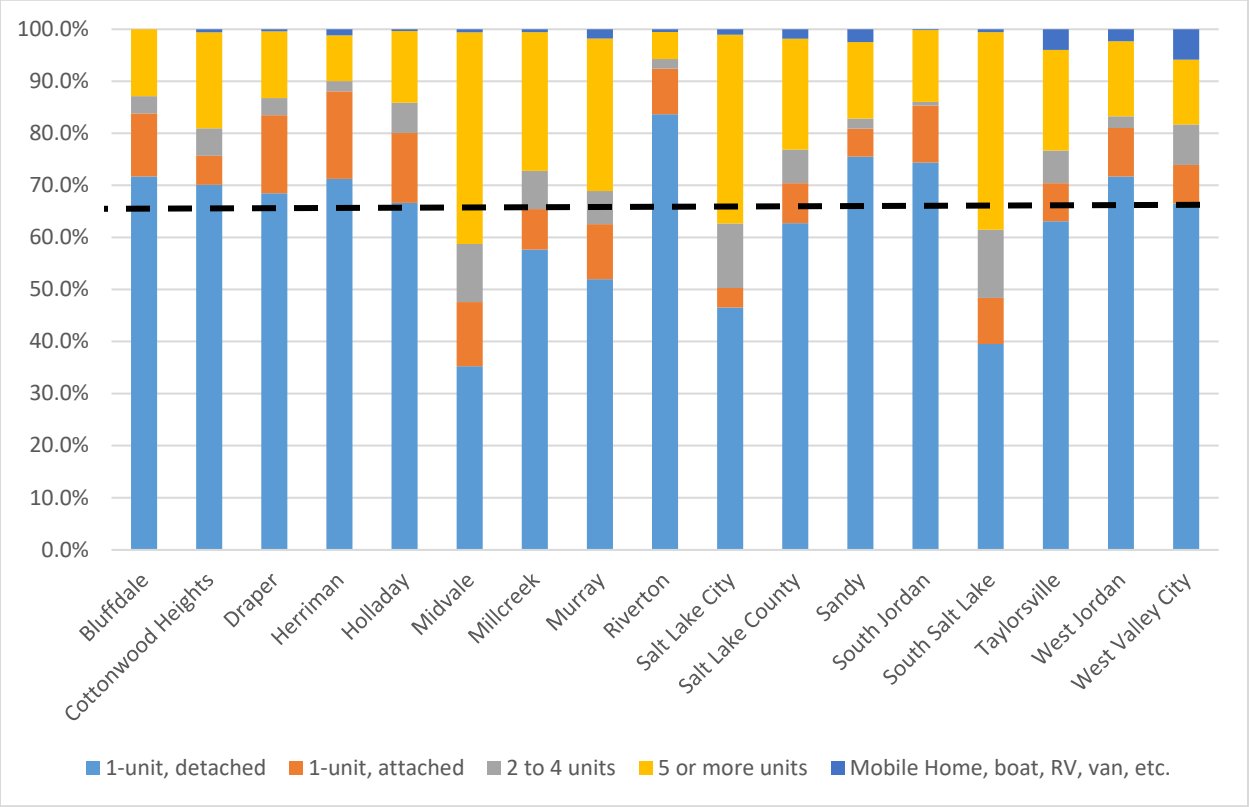
Source: Utah Housing Corporation and ACS Table DP-04 2016-2020 5-Year Estimates

Housing Diversity

Another reason for West Valley's affordability is found in the City's diversity of housing types. One way to measure this diversity is to consider what percentage of a community's total housing units are single family detached homes versus other types of housing. In other words, the higher the percentage of single family detached homes, the less diverse a community's housing is.

Figure 2 below illustrates that West Valley has a higher amount of housing diversity than 9 other municipalities in the County. One noteworthy point from this information is that West Valley has a higher percentage (5.9%) of mobile homes than any other community – more than 3 times the overall County percentage (1.9%).

Figure 2: 2020 Units in Structure



Source: ACS Table B25024 2016-2020 5-Year Estimates

Residential Land Use

West Valley's housing diversity is reflected in its residential land use. Table 6 provides a breakdown of the amount of land devoted to different types of housing within the City.

Table 6: West Valley City Residential Land Use

Housing type	Acres	% of Total
Single Family Detached Homes	5,880	83.8%
Mobile Homes	328	4.7%
Duplexes	157	2.2%
Multi-Family Housing	652	9.3%
Total	7,017	

Source: West Valley City Planning & Zoning

Residential Zoning

West Valley has achieved its level of housing diversity largely through offering a variety of flexible residential zones. Table 7 below details the available residential zones in West Valley as well as the number of acres of land within each zone as of 2022. One or more of these zones allow single family homes, mobile homes, duplexes, fourplexes, townhomes, condos, and apartments. For single family homes, the City has a variety of lot sizes including smaller lots that help to offset the price of land.

Table 7: West Valley City Residential Zoning

Zone	Zone Description	Minimum Lot size	2022 Acreage	2022 % of Total
A	Agriculture	½ acre	1,542	15.5%
A-1	Agriculture	1 acre	373	3.8%
A-2	Agriculture	2 acres	281	2.8%
R-1-4	Single Family	4,000 SF	91	0.9%
R-1-6	Single Family	6,000 SF	717	7.2%
R-1-7	Single Family	7,000 SF	566	5.7%
R-1-8	Single Family	8,000 SF	4,221	42.5%
R-1-10	Single Family	10,000 SF	860	8.7%
R-1-12	Single Family	12,000 SF	37	0.4%
R-1-20	Single Family	20,000 SF	2	0.0%
RE	Residential Estate	15,000 SF	34	0.3%
R-2-6.5	Duplex	6,500 SF	44	0.4%
R-2-8	Duplex	8,000 SF	139	1.4%
R-4	Fourplex	9,000 SF	45	0.5%
RMH	Mobile Home	5 acres	338	3.4%
RM	Multi-Family	8,000 SF	646	6.5%
Total			9,936	100.0%

Source: West Valley City Planning & Zoning

West Valley City also allows planned unit developments (PUD's) in all residential zones as a conditional use. PUD's allow project density to be increased in exchange for project amenities such as open space. The City also has two zones, City Center (CC) with 46 acres and Mixed Use (MXD) with 15 acres, which allow for a combination of medium to high density residential, retail, and office uses.

While there are certainly other factors, such as building age, that influence rents and values, the factors addressed in this document are the ones where cities can have the most influence.

Housing for Special Needs Groups

A closer look at West Valley's housing stock also reveals units tailored to specific special needs groups. Table 8 below lists these developments.

Table 8: West Valley City Special Needs Housing

Project Name	Address	# of Units	Special Needs Group
Campbell Court	1596 W 3395 S	26	Victims of domestic violence
Compass Villa	1466 W 3500 S	55	Seniors
Gerald Wright	3375 W 3650 S	79	Seniors
Harmony Gardens	3125 S 3600 W	96	Seniors
Kelly Benson	3122 S 3600 W	59	Chronically homeless
Valley Horizons	3133 S 3600 W	20	Mental illness
Valley Crossroads	4850 W 4700 S	20	Mental illness
Valley Fair Village	3060 W 3650 S	100	Seniors and disabled
Victoria Woods	3510 W 3650 S	104	Seniors
Work Activity Center	Various	8	Disabled

LOCAL HOUSING AFFORDABILITY COMPARED TO COUNTY HOUSEHOLD INCOME

As a regional issue, an evaluation of the need for moderate income housing cannot be limited to a single municipality. A better approach is to consider the need at the County level by comparing the number of households in each targeted income group with the number of housing units that are affordable in each targeted income group.

There are limitations to this approach. Some units that are affordable to moderate income households are not occupied by moderate income households. Also, the value of an owner-occupied home can be higher now than when the mortgage to acquire the home was secured, resulting in lower actual costs from what would be incurred if the home were to be sold now. With these limitations in mind, the tables below help estimate the need for additional moderate income housing at the County level.

Table 9 shows the number of Salt Lake County households that fall within various income levels as well as the appropriate targeted income group.

Table 9: 2020 Salt Lake County Household Income

Household Income	Number of Households	% of Total Households	Targeted Income Group
Less than $10,000	13,717	3.6%	Extremely Low Income
$10,000 to $14,999	10,239	2.7%	Extremely Low Income
$15,000 to $19,999	10,538	2.7%	Extremely Low Income
$20,000 to $24,999	10,814	2.8%	Extremely Low Income
$25,000 to $29,999	12,574	3.3%	Extremely Low Income and Very Low Income
$30,000 to $34,999	13.139	3.4%	Very Low Income
$35,000 to $39,999	13,815	3.6%	Very Low Income
$40,000 to $44,999	15,101	3.9%	Very Low Income and Low Income
$45,000 to $49,999	13,736	3.6%	Low Income
$50,000 to $59,999	28,680	7.5%	Low Income
$60,000 to $74,999	43,215	11.3%	Low Income and Above AMI
$75,000 to $99,999	56,989	14.9%	Above AMI
$100,000 to $124,999	44,206	11.5%	Above AMI
$125,000 to $149,999	30,968	8.1%	Above AMI
$150,000 to $199,999	33,099	8.6%	Above AMI
$200,000 or more	32,494	8.5%	Above AMI
Total:	383,324		

Source: ACS Table B19001 2016-2020 5-Year Estimates

In Salt Lake County, 52,866 households or 14.6% have incomes of 30% or less than the AMI. 44,367 households or 12.2% have incomes between 30% and 50% of the AMI. 61,465 households or 17.0% make between 50% and 80% of the AMI.

Table 10: Number of Housing Units Needed within Salt Lake County for Targeted Income Groups

Targeted Income Group	# of Occupied Housing Units Affordable at Targeted Income Group	# of Households within Targeted Income Group	Difference Between Affordable Units and Households
Extremely Low Income	18,091	48,704	-30,613
Very Low Income	73,478	96,768	-23,290
Low Income	202,546	172,029	30,517

As Table 10 illustrates, there is a need at the County level for more housing that is affordable to households earning 50% or less than the AMI.

Understanding the need at the County level allows us to now consider the need at the local level. Table 11 combines information from Tables 4 and 9 to show how well cities' housing stocks match the income levels of County households.

Table 11: 2020 Occupied Housing Unit Affordability Compared to County Household Income

Place	Total Occupied Housing Units	% of Total Housing Available to Extremely Low Income Households	% of Total Housing Available to Very Low Income Households	% of Total Housing Available to Low Income Households
Bluffdale	3,975	0.8%	3.1%	23.3%
Cottonwood Heights	12,549	2.0%	11.1%	34.7%
Draper	14,390	1.0%	4.5%	27.4%
Herriman	12,211	2.3%	4.7%	25.5%
Holladay	11,170	2.2%	14.5%	30.3%
Midvale	13,348	5.9%	25.3%	72.6%
Millcreek	23,959	3.1%	21.1%	49.4%
Murray	19,084	3.4%	21.1%	58.8%
Riverton	12,597	0.8%	3.3%	24.0%
Salt Lake City	81,688	8.6%	32.9%	64.2%
Salt Lake County	383,324	4.8%	19.3%	53.3%
Sandy	31,446	3.1%	8.9%	35.8%
South Jordan	22,184	0.9%	3.8%	22.3%
South Salt Lake	9,210	8.2%	44.5%	81.1%
Taylorsville	19,821	5.3%	22.4%	69.9%
West Jordan	34,549	2.8%	11.8%	50.0%
West Valley City	37,078	7.6%	24.5%	76.1%
Place	Total Households	% of Households Earning 30% of AMI or Less	% of Households Earning 50% of AMI or Less	% of Households Earning 80% of AMI or Less
Salt Lake County	383,324	12.7%	25.2%	44.9%

Source: ACS Tables B19001 and B19113 2016-2020 5-Year Estimates

For extremely low income households, only two other cities' percentages of affordable housing exceeds that of West Valley's. For very low income households, West Valley has a higher percentage of affordable units than 12 of the 15 other cities within the County. This is due in large part to the significant subsidies, like tax credits, that are needed to construct new housing affordable at these price points.

On the issue of need over the next five years, West Valley City poses this question – should West Valley City be expected to facilitate the construction of new housing that is affordable to extremely low and very low income households when we already have a greater percentage of affordable units at this price than the majority of other cities in the County? West Valley City's response to this question is no, we should not be expected to do this until other cities have stepped up to facilitate new tax credit projects and other subsidized residential developments so that the availability of housing at these price points in other communities increases to a level comparable to West Valley. The likelihood of other cities stepping up to this level in the next five years is very small; hence, West Valley should not be expected to facilitate more affordable housing at these price points over the next five years. The sustainability of our City and its neighborhoods is of paramount concern to us and it is clear that balance and a provision for housing for all comers is essential. We will continue to seek that optimal balance for our community.

For low income households, West Valley has a higher percentage of affordable units than all other cities within the County except South Salt Lake. It is important to recognize that market rate rents for West Valley City apartments are generally affordable to low income households. Hence, as more market rate apartment buildings are built in West Valley, the number of affordable units for low income households increases.

SELECTED HOUSING STRATEGIES AND IMPLEMENTATION PLAN

Section 10-9a-403(2)(b)(iii) of Utah Code requires municipalities to include a recommendation to implement three or more of the strategies listed below. In addition to these three, municipalities that have a fixed guideway public transit station are also required to include a recommendation to implement strategy V and strategy G, H, or Q.

For those strategies implemented by the City, a brief explanation as to how the City has implemented the strategy is provided below the strategy. As this section will illustrate, the City has implemented and continues to implement many of the strategies identified in State Code.

Those strategies in italics are those that the City plans to continue using in the following three situations. First, to preserve and maintain existing affordable housing. Second, to redevelop blighted multi-family residential with higher density residential. Third, to build new multi-family residential near light rail transit stations.

Moderate Income Housing Strategies

A. *Rezone for densities necessary to facilitate the production of moderate income housing.*
   Since 2000, the West Valley City Council has approved 20 rezones for different forms of multi-family housing with densities ranging from 6 units/acre to over 100 units/acre. These rezones have facilitated the construction of over 1,500 apartments and nearly 1,400 townhomes or condos. The City Council has also approved 15 additional rezones

for multi-family housing that has yet to be constructed. Once completed, these projects will yield over 1,600 apartments and nearly 700 townhomes or condos.

B. *Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.*

Within Fairbourne Station, the City has invested $4 million for a park and nearly $6 million for roads that service new apartment developments along with other nonresidential development.

C. *Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing.*

With the help of the Community Development Corporation of Utah, the City has acquired 6 homes with meth, mold, asbestos, or significant disrepair problems; remodeled them; and sold them to moderate income households.

D. Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing.

To help support redevelopment, the City's redevelopment agency covered the building permit fees for the Residences at Fairbourne Station apartment development.

E. *Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.*

In 2021, West Valley City adopted an ordinance that allowed for internal accessory dwelling units in most residential zones.

F. *Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.*

The City created and rezoned areas to the City Center (CC) and Mixed Use (MXD) zones which both allow a mix of higher density residential development and commercial development. The CC zone encompasses the West Valley Central light rail station, a bus hub, portions of 3500 South and 2700 West, and a mix of office, retail, and residential. The MXD zone was used along 3300 South, which is predominantly a commercial street.

The City has also allowed higher density residential development within the Highbury (2700 S 5600 W) and Hunter Town Center (3500 S 5600 W) areas which both include a mix of commercial and residential development.

G. *Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.*

The City created both the City Center (CC) and Mixed Use (MXD) zones to allow for higher density residential development in mixed-use areas served by transit.

H. *Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.*

The City Center zone, which is serviced by light rail and 9 bus routes, allows a 10% reduction from the City's minimum parking requirements. The City's code also allows for reductions to minimum parking requirements for developments with a mix of uses that have different peak parking demands where parking can be shared. In addition, the City's code allows further reductions through a use specific parking study that can demonstrate that the proposed use would have a parking demand less than the minimum requirements.

I. Amend land use regulations to allow for single room occupancy developments

J. Implement zoning incentives for moderate income units in new developments.

K. Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund.

L. Reduce, waive, or eliminate impact fees related to moderate income housing.

M. Demonstrate creation of, or participation in, a community land trust program for moderate income housing.

N. Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.

The City has a residency incentive program in the Police Department that includes $10,000 to purchase a home within West Valley.

O. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

The City partnered with Utah Non-Profit Housing to assemble land for and develop the Willow Park and Gearld Wright Villa Apartments. Both of these projects utilized the Olene Walker Housing Loan Fund and Willow Park utilized the federal low-income housing tax credit program.

P. Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

The Redevelopment Agency of West Valley City has utilized the moderate-income housing set aside extensively and diversely since its inception. Projects include:

- Financial participation in new multi-family developments.

- Rehabilitation of existing moderate income single family detached homes.
- Subsidizing off-campus student housing for first generation college students through the University of Utah.

Q. Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.

R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.

S. Create a program to transfer development rights for moderate income housing.

T. Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing.

U. Develop a moderate income housing project for residents who are disabled or 55 years old or older.

As pointed out above, the City partnered with Utah Non-Profit Housing to assemble land for and develop the Gearld Wright Villa Apartments. This 79-unit apartment development is reserved specifically for extremely low income seniors.

V. Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

There are four light rail transit stations within West Valley City – West Valley Central, Decker Lake, Redwood Junction, and River Trail. In 2004, the City adopted the City Center Vision for the area between 3500 S and 3650 S and from 2700 W to approximately 3050 W which surrounds the West Valley Central light rail station. This Vision document, which was updated in 2012 as the Fairbourne Station Vision, was adopted as part of the City's General Plan and provided the direction needed for the area now known as Fairbourne Station.

For the other three light rail station that do not currently have a station area plan, the City will develop plans within the timeframes described in Section 10-9a-403.1 of State code.

W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

X. Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

The West Valley City Housing Authority administers the Section 8 Housing Choice Voucher Program to provide long-term subsidized assistance to eligible tenants. Using HOME funds, the City offers home rehabilitation grants to preserve affordable, safe, sanitary and decent housing for low-income families and individuals. Utilizing CDBG

funding, the City also provides grants for home maintenance and minor repair services to extremely low income homeowners within the City to correct emergency repairs on their home.

ANALYSIS OF HOW THE CITY WILL PROVIDE A REALISTIC OPPORTUNITY FOR THE DEVELOPMENT OF MODERATE INCOME HOUSING WITHIN THE NEXT FIVE YEARS

Over the last five years, the City has issued permits for an average of about 350 dwelling units per year. However, City staff anticipates a lower amount of permits issued over the next five years for two reasons – ongoing inflation and rising interest rates.

City staff anticipates an annual average number of permits at 275 dwelling units for the next five years. This would result in 1,375 new dwelling units. Based on approvals already made for apartment units in three different apartment projects, staff anticipates 878 new moderate income housing units will be constructed within the next five years. This number is over 60% of the new units anticipated over the next five years and does not include other moderate income housing units which may be approved and constructed within the same timeframe.

All three apartment developments referred to above required a zone change. One of the zone changes was initiated proactively by the City to accommodate new apartments in the City's downtown project known as Fairbourne Station. The other two locations are within walking distance of the Decker Lake light rail station.

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Neighborhood: Amanda Acres

Budget Opening Required: ☐

ISSUE:
Application: #Z-9-2022
Applicant: Shane Keyvani
Location: 3940 South 5200 West
Size: 10.6 acres

SYNOPSIS:
A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate)

BACKGROUND:
The applicant has submitted a concept plan that shows the subject property being subdivided into 25 lots yielding a density of 2.4 units/acre. The applicant also submitted a letter supporting this application that is included with this issue paper. The concept plan includes 2 lots that do not meet the minimum lot width for the RE zone of 100'.

A development agreement is required for this project as outlined in City Code (Section 7-11-213). Accordingly, the applicant made several development agreement proposals as part of his application. The latest two proposals are included with this issue paper and summarized in the attached PowerPoint presentation.

After reviewing the different development agreement proposals made by the applicant, the Planning Commission recommended approval of the zone change subject to a development agreement that includes the City's previous housing standards, which include standards that are higher than some of the standards proposed by the applicant. Staff then prepared the development agreement based on the Planning Commission's recommendation. The applicant declined to sign the development agreement stating that: "It would simply not be economically feasible for anyone to build the project with the terms required by the agreement."

RECOMMENDATION:
The Planning Commission recommends approval subject to a development agreement that includes the City's previous housing standards.

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 3940 SOUTH 5200 WEST FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO RE (RESIDENTIAL ESTATE)

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-9-2022, filed by Shane Keyvani and located at 3940 South 5200 West is hereby reclassified from zone A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate), said property being more particularly described as follows:

Parcel #s: 14-36-328-032, 14-36-377-012, and 14-36-377-013

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 _____, 2022.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

1. The current West Valley City General Plan classification is Large Lot Residential.

2. The current West Valley City Zoning classification is Agriculture (A).

3. The requested Zoning classification is Residential Estate (RE).

4. There are many reasons this change would benefit both West Valley City and its residents. Firstly, this zoning amendment aligns with the goals and policies of West Valley City to “preserve and enhance its existing single-family neighborhoods” (West Valley City General Plan 2015, p. 23) and “promote a greater balance of housing” with “higher value housing on larger lots” (p. 25) by creating a low-density residential infill development on an undeveloped parcel of land. It also helps “develop zoning that will be compatible with the land use map” (p. 77) by amending the zone to one that is more appropriate for the property’s Large Lot Residential land use designation.

   Secondly, the RE zone would be consistent with the adjacent R-1-8 and R-1-10 zones, which are both residential uses. This zone change provides increased housing opportunities in an existing residential area.

   Lastly, this zoning amendment allows for the development of a residential neighborhood that improves connectivity by linking four existing stub roads, thereby enhancing accessibility to schools, churches, and other surrounding areas and amenities for both current and future residents. It takes advantage of existing water, stormwater, and sewer infrastructure (West Valley City General Plan 2015, p. 92) and provides more single-family housing near existing public facilities, including Sandburg Elementary and Fasio Farm Park.

5. Estimated development schedule is shown below.

   Summer 2022 – Zoning Amendment Approval
   Fall 2022 – Prelim & Final Subdivision Approval
   Spring 2023 – Begin Subdivision Construction
   Fall 2023 – Subdivision Construction Completed

Development Standards

1. 2 lots will have less 100 feet of frontage
2. All homes within the subdivision shall meet the standards outlined below:

Building Standards:

1. All exterior materials shall be 100% masonry. For the purpose of this Section, masonry shall include brick, thin brick, brick veneer panels, stone, stone veneer panels, stucco, and fiber cement siding. Fiber cement siding, brick veneer, stone veneer, or stucco shall not constitute more than 75% of exterior material and the remaining 25% shall be brick or stone.
2. Each dwelling shall have a site-built concrete, all-weather wood, or masonry foundation around the entire perimeter with interior supports as necessary to meet applicable building codes. The dwelling shall be permanently tied to the foundation system in accordance with applicable building codes.

Roof Design & Materials:

The roof of each dwelling shall have a minimum pitch of 6:12. At non-gable ends of the roof there shall be an overhang at the eaves of not less than 12 inches inclusive of rain gutters. For homes with cantilevered rooms, 60% of the total eave length of the home shall have an overhand of not less than 12 inches. The roof overhand shall be measured perpendicular to the vertical side of the dwelling. Laminated architectural shingles are required. Unfinished galvanized steel, tar, or aluminum roofing shall not be permitted. These pitch and overhand provisions shall not apply to porch covers, bay windows, or similar appendages.

Minimum Depth & Areas:

1. Each dwelling shall not be less than 20 feet in depth at the narrowest point. The depth shall be considered to be the lesser of the two primary dimensions of the dwelling exclusive of attached garages, bay windows, room additions, or other similar appendages.
2. The minimum square footage of finished, above ground, habitable floor space for homes with at least a three-quarter basement shall be 2,000 square feet for ramblers and 2,700 square feet for two story or multi-level homes, not including the garage. The minimum square footage of finished, above ground, habitable floor space for homes without basements shall be 2,500 square feet for ramblers and 3,000 square feet for two story or multi-level homes, not including the garage.

Design Variation

In reviewing the construction and siting of homes in an approved subdivision, variation in exterior design and setback distance shall be required as outlined below:

1. In order to ensure exterior design variation, the same or very similar exterior design, as determined by the City, shall not be allowed on adjacent lots.

Garage Required:

A minimum three car garage is required for 50% of the dwellings; a minimum two car garage is required for each remaining dwelling. The minimum interior dimensions of a garage shall be 20ft by 25ft for 3 car garages and the minimum interior dimensions of a two-car garage shall be 20 feet by 20 feet. Homes with a two-car garage shall have enough side setback to allow for a future 3rd garage, or an RV Pad. Occupancy of the home shall not be permitted without the garage being completed.

Design Treatments:

1. All dwellings must have at least one main (front) entrance consisting of concrete stoop, landing, and (if necessary) steps & additional landings which provide direct access to grade.
2. New dwellings shall be orientated towards the street. The primary architectural façade and front door shall be facing the street.
3. All dwellings shall apply the point system enumerated below in Table 1 to the design of the home. The combination of different features shall equal or exceed 250 points for a rambler plan, and 300 points for all other types. Each dwelling shall include at least 1 feature from each of the following categories in Table 1: 1. Roof Treatments 2. Relief Treatments 3. Material Selection for the entire house 4. Entry Features 5. Garage treatments and 6. Windows
    a. If the point value of the items selected from each of the first six categories does not meet the minimum number of points required for the type of home to be constructed as set forth in this section, other features shall be added to increase the equal to or above the minimum required for the type of home to be constructed.
    b. For homes with side or rear façade that faces the street, architectural features, which total at least 70 points from Table 2, shall be applied to all street facing facades other than the front
        i. In the process of choosing architectural features from Table 2 to include on street facing facades, each home shall include at least one feature from categories 2. Roofing treatments and 3. Design treatments
        ii. If the point value of the items selected from each of the last two categories does not meet the minimum required, other features shall be added to increase the number of points equal to or above the minimum required.

Table 1.	
1. Roofing Treatments (must use at least one)	*Points*
A. Dominant roof pitch of not less than 6:12	
B. Laminated Architectural Shingles that stimulate the depth of wood over the entire roof	10
C. Two or more gabled ends on front elevation	20
D. Dormer windows on front elevation	20
E. Hip style roof on at least two ends or two or more roof planes/levels on front elevation	30
2. Relief Treatments (must use at least one)	
A. At least one foundation jog (not including garage) on front elevation	30
B. Bay or box window or other projection that is not part of the foundation on the front elevation	20
C. At least one cantilevered living area on the front elevation	20
D. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 50 sq. ft. of useable, unobstructed space	30
E. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space.	50
3. Material Selections for the Entire House (must use one)	*Points*
A. A wainscot consisting of materials from "Buildings Standards" 1. (except stucco or fiber cement siding) on the front elevation at least 30 inches high having a return of 24 inches around the front corners of the dwelling, with the remainder of the home in fiber cement siding or stucco, including accent trim, which is complementary but different color from the primary house color, around all windows and doors.	40
B. A wainscot consisting of materials from "Buildings Standards" 1. (except stucco or fiber cement siding)of at least 30 inches high on the front and sides of the dwelling with the remainder of the home in fiber cement siding or stucco including accent trim, which is a complementary but different color from the primary house color, around all windows and doors.	50
C. A wainscot consisting of materials from "Buildings Standards" 1. (except stucco or fiber cement siding) on the front elevation and extending to the roof line on at least one portion of the front. Fiber cement siding or stucco on the remaining exterior of the home including accent trim, which is a complementary but different color from the primary house color, around all windows and doors.	60

D. Full brick or stone on the front elevation with brick or stone wainscot on the side elevations with the remainder of the home in fiber cement siding including accent trim, which is a complementary but different color form the primary house color around all windows and doors.	90
100% brick exterior	150
4. Entry Features (must use one)	*Points*
A. Covered entry with columns having a minimum size of 1'x1' from the bottom half of the column	25
B. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of useable, unobstructed space	0
C. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space.	0
5. Garage Treatments (must use at least one)	*Points*
A. Front of garage located at least 5' behind front face of home	50
B. The width of the front of the house excluding the garage is at least 18' for ramblers and 15' for multi-levels	0
C. Side entry garage	60
D. Two car garage where one of the spaces is located at least 1.5' behind the other garage space (may not be used in combination with item below)	70
E. Two car garage (may not be used in combination with item above)	50
F. Detached or alley loaded garage is the rear yard	40
G. Usable open space with a trellis or roof (covered porch) above the garage extending to or beyond the front face of the garage	40
H. Garage flush with the front of the house or located less than 5' behind front of the home	30
I. Three car garage	80
J. Three car garage where one of the spaces is located at least 1.5' behind the other garage spaces	100
6. Windows (must use at least one)	*Points*
A. One or more non-rectangular (round, oval, arched, etc.) windows used on the front elevation not including any window used to meet items C, E or F below.	5 each, maximum of 10 points
B. Windows of any size used on the front elevation (does not include any windows used to meet items C, E or F Below).	5 each, maximum of 10 points
C. Accent window over the entry area.	5

D. Decorative window shutters on front elevation	5 per set of shutters, maximum of 20 points
E. 12" or wider sidelight to expand the size of entry	5
F. Windows in the garage door	10
G. At least two windows on front elevation have a pattern or design (grid)	10
H. All windows on the front elevation have either a header, sill or trim with depth (if trim is used, it may not be used in combination with items 3A, B, C, or E above)	10
7. Additional Design Selections	*Points*
A. Precast quoins on at least two corners on front elevation	15
B. Precast keystones (at least two on front elevation)	15
C. Knee braces on at least the front elevation	15
D. Change of color on exterior materials (excluding doors, shutters, trim, roof material or material changes)	15
E. Exposed joists on at least the front elevation	15
F. Fiber Cement siding with a highly visible texture or pattern (examples include "fish scale" and "shingle" on front elevation	30
G. Siding applied horizontally and vertically on front elevation	30
H. Gable returns on front elevation	20
I. Porch and/or front stairway has a decorative railing	10
J. Decorative vent (must include either a pop-out or trim around the vent).	5 per vent, maximum of 15 points
K. 6" or larger, decorative roof facia	10
L. 100 sq. ft. above the minimum required areas of 2,000 sq. ft. for ramblers and 2,700 sq. ft. for multi-levels (homes without basements do not qualify for this item)	10 points per 100 square feet over minimum, maximum of 40 points

Table 2.	
1. Relief Treatments	*Points*
A. At least one foundation jog that is at least 10' long and is no more than 20' deep	50
B. Bay or box window or other projection that is not part of the foundation	40
C. At least one cantilevered living area	40
2. Roof Treatments (must use at least one)	
A. A minimum 6" overhand at the eaves on gable ends	15
B. Dutch hip on a gable end	15
C. Hip Roof instead of a gable end	25
D. One or more gables on rear facades	25
E. Two or more gables on side facades	15
F. One cross gable on side facades	15
G. Two cross gables on side Facades	25
3. Design Treatments (must use at least one)	*Points*
A. One or more windows that are at least 3 sq. ft. each in area (does not include windows in garage doors, bay windows, box windows or windows that are or partially in window wells).	10 per window, maximum of 50 points
B. Trim around each window for homes with fiber cement exteriors	10
C. Decorative vent (oval, octagonal, or arched)	10
D. Decorative window shutters on front elevation	10
E. Precast quoins on at least two corners	10
F. Precast keystones	10
G. Knee Braces	10
H. Change of color on exterior materials applied to at least 20% of the façade (excluding doors, shutters, trim, roof material or material changes)	10
I. Change of material (i.e. wainscot material from table 1) applied to at least 15% of the façade	30
J. Exposed joists	10
K. Fiber cement siding with a highly visible texture or pattern (examples include "fish scale" and "shingle") applied to at least 15% of the façade	10
L. A 6' solid visual barrier Fence that extends across at least 50% of the length of the façade where the base of the home is no higher than 2' from the base of the fence.	20
M. For side facades, a front porch that extends to the street facing side façade	10

Development Standards

1. 2 lots will have less 100 feet of frontage
2. All homes within the subdivision shall meet the standards outlined below:

Building Standards:

1. All exterior materials shall be 100% masonry. For the purpose of this Section, masonry shall include brick, thin brick, brick veneer panels, stone, stone veneer panels, stucco, and fiber cement siding. Fiber cement siding, brick veneer, stone veneer, or stucco shall not constitute more than 75% of exterior material and the remaining 25% shall be brick or stone.
2. Each dwelling shall have a site-built concrete, all-weather wood, or masonry foundation around the entire perimeter with interior supports as necessary to meet applicable building codes. The dwelling shall be permanently tied to the foundation system in accordance with applicable building codes.

Roof Design & Materials:

The roof of each dwelling shall have a minimum pitch of 6:12. At non-gable ends of the roof there shall be an overhang at the eaves of not less than 12 inches inclusive of rain gutters. For homes with cantilevered rooms, 60% of the total eave length of the home shall have an overhand of not less than 12 inches. The roof overhand shall be measured perpendicular to the vertical side of the dwelling. Laminated architectural shingles are required. Unfinished galvanized steel, tar, or aluminum roofing shall not be permitted. These pitch and overhand provisions shall not apply to porch covers, bay windows, or similar appendages.

Minimum Depth & Areas:

1. Each dwelling shall not be less than 20 feet in depth at the narrowest point. The depth shall be considered to be the lesser of the two primary dimensions of the dwelling exclusive of attached garages, bay windows, room additions, or other similar appendages.
2. The minimum square footage of finished, above ground, habitable floor space for homes with at least a three-quarter basement shall be 1,850 square feet for ramblers and 2,600 square feet for two story or multi-level homes, not including the garage. The minimum square footage of finished, above ground, habitable floor space for homes without basements shall be 2,300 square feet for ramblers and 2,850 square feet for two story or multi-level homes, not including the garage.

Design Variation

In reviewing the construction and siting of homes in an approved subdivision, variation in exterior design and setback distance shall be required as outlined below:

1. In order to ensure exterior design variation, the same or very similar exterior design, as determined by the City, shall not be allowed on adjacent lots.

Garage Required:

A minimum three car garage is required for 50% of the dwellings; a minimum two car garage is required for each remaining dwelling. The minimum interior dimensions of a garage shall be 20ft by 25ft for 3 car garages and the minimum interior dimensions of a two-car garage shall be 20 feet by 20 feet. Homes with a two-car garage shall have enough side setback to allow for a future 3rd garage, or an RV Pad. Occupancy of the home shall not be permitted without the garage being completed.

Design Treatments:

1. All dwellings must have at least one main (front) entrance consisting of concrete stoop, landing, and (if necessary) steps & additional landings which provide direct access to grade.
2. New dwellings shall be orientated towards the street. The primary architectural façade and front door shall be facing the street.
3. All dwellings shall apply the point system enumerated below in Table 1 to the design of the home. The combination of different features shall equal or exceed 250 points for a rambler plan, and 300 points for all other types. Each dwelling shall include at least 1 feature from each of the following categories in Table 1: 1. Roof Treatments 2. Relief Treatments 3. Material Selection for the entire house 4. Entry Features 5. Garage treatments and 6. Windows
    a. If the point value of the items selected from each of the first six categories does not meet the minimum number of points required for the type of home to be constructed as set forth in this section, other features shall be added to increase the equal to or above the minimum required for the type of home to be constructed.
    b. For homes with side or rear façade that faces the street, architectural features, which total at least 70 points from Table 2, shall be applied to all street facing facades other than the front
        i. In the process of choosing architectural features from Table 2 to include on street facing facades, each home shall include at least one feature from categories 2. Roofing treatments and 3. Design treatments
        ii. If the point value of the items selected from each of the last two categories does not meet the minimum required, other features shall be added to increase the number of points equal to or above the minimum required.

Table 1.	
1. Roofing Treatments (must use at least one)	*Points*
A. Dominant roof pitch of not less than 6:12	0
B. Laminated Architectural Shingles that stimulate the depth of wood over the entire roof	0
C. Two or more gabled ends on front elevation	20
D. Dormer windows on front elevation	20
E. Hip style roof on at least two ends or two or more roof planes/levels on front elevation	30
2. Relief Treatments (must use at least one)	
A. At least one foundation jog (not including garage) on front elevation	30
B. Bay or box window or other projection that is not part of the foundation on the front elevation	20
C. At least one cantilevered living area on the front elevation	20
D. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 50 sq. ft. of useable, unobstructed space	30
E. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space.	50
3. Material Selections for the Entire House (must use one)	*Points*
A. A wainscot consisting of materials from "Buildings Standards" 1. (except stucco or fiber cement siding) on the front elevation at least 30 inches high having a return of 24 inches around the front corners of the dwelling, with the remainder of the home in fiber cement siding or stucco, including accent trim, which is complementary but different color from the primary house color, around all windows and doors.	30
B. A wainscot consisting of materials from "Buildings Standards" 1. (except stucco or fiber cement siding)of at least 30 inches high on the front and sides of the dwelling with the remainder of the home in fiber cement siding or stucco including accent trim, which is a complementary but different color from the primary house color, around all windows and doors.	40
C. A wainscot consisting of materials from "Buildings Standards" 1. (except stucco or fiber cement siding) on the front elevation and extending to the roof line on at least one portion of the front. Fiber cement siding or stucco on the remaining exterior of the home including accent trim, which is a complementary but different color from the primary house color, around all windows and doors.	50

D. Full brick or stone on the front elevation with brick or stone wainscot on the side elevations with the remainder of the home in fiber cement siding including accent trim, which is a complementary but different color form the primary house color around all windows and doors.	70
100% brick exterior	120
4. Entry Features (must use one)	*Points*
A. Covered entry with columns having a minimum size of 1'x1' from the bottom half of the column	15
B. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of useable, unobstructed space	0
C. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space.	0
5. Garage Treatments (must use at least one)	*Points*
A. Front of garage located at least 5' behind front face of home	40
B. The width of the front of the house excluding the garage is at least 18' for ramblers and 15' for multi-levels	0
C. Side entry garage	40
D. Two car garage where one of the spaces is located at least 1.5' behind the other garage space (may not be used in combination with item below)	60
E. Two car garage (may not be used in combination with item above)	40
F. Detached or alley loaded garage is the rear yard	40
G. Usable open space with a trellis or roof (covered porch) above the garage extending to or beyond the front face of the garage	40
H. Garage flush with the front of the house or located less than 5' behind front of the home	20
I. Three car garage	60
J. Three car garage where one of the spaces is located at least 1.5' behind the other garage spaces	100
6. Windows (must use at least one)	*Points*
A. One or more non-rectangular (round, oval, arched, etc.) windows used on the front elevation not including any window used to meet items C, E or F below.	5 each, maximum of 10 points
B. Windows of any size used on the front elevation (does not include any windows used to meet items C, E or F Below).	5 each, maximum of 40 points
C. Accent window over the entry area.	5

D. Decorative window shutters on front elevation	5 per set of shutters, maximum of 20 points
E. 12" or wider sidelight to expand the size of entry	5
F. Windows in the garage door	10
G. At least two windows on front elevation have a pattern or design (grid)	10
H. All windows on the front elevation have either a header, sill or trim with depth (if trim is used, it may not be used in combination with items 3A, B, C, or E above)	10
7. Additional Design Selections	*Points*
A. Precast quoins on at least two corners on front elevation	10
B. Precast keystones (at least two on front elevation)	10
C. Knee braces on at least the front elevation	10
D. Change of color on exterior materials (excluding doors, shutters, trim, roof material or material changes)	10
E. Exposed joists on at least the front elevation	10
F. Fiber Cement siding with a highly visible texture or pattern (examples include "fish scale" and "shingle" on front elevation	10
G. Siding applied horizontally and vertically on front elevation	30
H. Gable returns on front elevation	20
I. Porch and/or front stairway has a decorative railing	10
J. Decorative vent (must include either a pop-out or trim around the vent).	5 per vent, maximum of 15 points
K. 6" or larger, decorative roof facia	10
L. 100 sq. ft. above the minimum required areas of 2,000 sq. ft. for ramblers and 2,700 sq. ft. for multi-levels (homes without basements do not qualify for this item)	10 points per 100 square feet over minimum, maximum of 40 points

Table 2.	
1. Relief Treatments	*Points*
A. At least one foundation jog that is at least 10' long and is no more than 20' deep	40
B. Bay or box window or other projection that is not part of the foundation	30
C. At least one cantilevered living area	30
2. Roof Treatments (must use at least one)	
A. A minimum 6" overhand at the eaves on gable ends	10
B. Dutch hip on a gable end	10
C. Hip Roof instead of a gable end	20
D. One or more gables on rear facades	20
E. Two or more gables on side facades	10
F. One cross gable on side facades	10
G. Two cross gables on side Facades	20
3. Design Treatments (must use at least one)	*Points*
A. One or more windows that are at least 3 sq. ft. each in area (does not include windows in garage doors, bay windows, box windows or windows that are or partially in window wells).	10 per window, maximum of 50 points
B. Trim around each window for homes with fiber cement exteriors	10
C. Decorative vent (oval, octagonal, or arched)	10
D. Decorative window shutters on front elevation	10
E. Precast quoins on at least two corners	10
F. Precast keystones	10
G. Knee Braces	10
H. Change of color on exterior materials applied to at least 20% of the façade (excluding doors, shutters, trim, roof material or material changes)	10
I. Change of material (i.e. wainscot material from table 1) applied to at least 15% of the façade	30
J. Exposed joists	10
K. Fiber cement siding with a highly visible texture or pattern (examples include "fish scale" and "shingle") applied to at least 15% of the façade	10
L. A 6' solid visual barrier Fence that extends across at least 50% of the length of the façade where the base of the home is no higher than 2' from the base of the fence.	20
M. For side facades, a front porch that extends to the street facing side façade	10

	Applicant Proposal Option 1	Applicant Proposal Option 2	Previous Housing Standards
Allowed Materials	Brick, thin brick, brick veneer panels, stone, stone veneer panels, stucco, and fiber cement siding	Brick, thin brick, brick veneer panels, stone, stone veneer panels, stucco, and fiber cement siding	Brick, stone, or fiber cement siding
Required Brick/Stone %	25%	25%	25%
Minimum Area for Rambler w/ Basement	2,000 SF	1,850 SF	2,000 SF
Minimum Area for Rambler w/o Basement	2,500 SF	2,300 SF	2,500 SF
Minimum Area for Multi-Level w/ Basement	2,700 SF	2,600 SF	3,000 SF
Minimum Area for Multi-Level w/o Basement	3,000 SF	2,850 SF	3,500 SF
Garage Size	50% of homes to have 20' x 25' garage, remaining homes to have a 20' x 20' garage w/ 20' side setback	50% of homes to have 20' x 25' garage, remaining homes to have a 20' x 20' garage w/ 20' side setback	3-car garage (20' x 30') unless home has either a side-loaded garage or a finished basement
Design Treatments	Point system of design treatments where many treatments are given higher point values than the City's previous point system	Point system of design treatments that matches the City's previous housing standards	Point system of design treatments

Z-9-2022
Shane Keyvani
3940 South 5200 West
A to RE
10.6 acres

Shane Keyvani has requested a zone change on four parcels totaling 10.6 acres at 3940 South 5200 West from A (Agriculture, minimum lot size of ½ acre) to RE (Residential Estate). Surrounding zones include R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 sq. ft.) to the north, west, and south and R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.), A, and R-1-8 to the east. The property is surrounded by homes to the north, east, and west and a church and homes to the south. The subject property is designated as large lot residential, which anticipates 2 to 3 units/acre, in the West Valley City General Plan.

Development Proposal

The applicant has submitted a concept plan, which is attached, that shows the subject property being subdivided into 25 lots yielding a density of 2.4 units/acre. Also included is a letter from the applicant supporting this application. The concept plan includes 10 lots that do not meet the minimum lot width for the RE zone of 100'. After reviewing the applicant's concept plan, staff's opinion is that the plan can be modified so that no width exceptions would be necessary.

Development Agreement

A development agreement is required for this project. Section 7-11-213 of the West Valley City Zoning Ordinance states: "All new subdivisions involving a rezone of property, or a PUD, shall participate in a Development Agreement that addresses housing size, quality, exterior finish materials, Streetscapes, Landscaping, etc." The applicant's proposed development agreement is attached.

Staff has two concerns with the proposed development agreement. First, a few of the proposed standards are, in staff's view, too subjective to be enforced. For example, for the architectural standards, the proposal simply states: "The architecture of the homes will be comparable to the following illustrations". The proposal then includes three renderings of home plans used in the Newton Farm Subdivision. To remedy this issue, staff recommends one of two approaches – either include specific renderings/elevations that will be used in this development or include specific standards that are objective and measurable. An example of an objective and measurable standard is all homes shall have a minimum roof pitch of 6:12.

Second, when compared with other recently approved development agreements, the standards in the proposed development agreement are lower. Below are specific examples:

- House Size: The proposed size for multi-level homes is 500 square feet smaller and there is no commitment for basements.
- Exterior Materials: There is no minimum amount of brick or stone and thin brick, brick veneer panels, and stucco are included in the list of allowed materials.
- Architecture: As pointed out earlier, there are no specific architectural standards listed.
- Entry Feature: The applicant is requesting an exception to the entry feature requirement in the RE zone.

Given the relatively little land remaining in the City, the City Council has emphasized larger, high quality homes on larger lots to provide a more balanced mix of housing within the City.

Staff Alternatives:

- Continuance. This application should be continued to allow the applicant time to modify the proposed development agreement.

- Denial.

Discussion: Steve Pastorik presented the application. He mentioned that many of the lots would not meet the frontage requirement in the original site plan submitted by the applicant. Steve then presented a revised site plan that would have one lot that did not meet the requirement. However, the staff believes the project can be arranged without any frontage exceptions.

Steve stated that the staff has concerns with the development agreement submitted by the applicant. He explained that the language is too vague and needs to be objective and attainable. Also, the housing standards outlined in the agreement are of lesser quality than those of the recent development agreements.

Chair Fuller asked if the applicant was in attendance, and they were not in attendance to speak or answer questions regarding this proposal.

Jonathan Gardner, a neighbor to the subject property, asked what the expected increase in traffic would be and if there was a way to stop speeding along Rancho Vista Lane. He said that kids would be coming and going from school, and the increase in traffic and speeding would be a concern.

Steve said one option would be to eliminate the connection with Rancho Vista Lane and have the road end in a cul-de-sac. He noted that some other options for traffic calming would be adding speed bumps or a speed table.

Mr. Gardner stated that he is not opposed to the proposal; he wants to ensure the neighborhood is safe.

Pat Nesbitt, residing at 3943 S Rancho Vista Ln., asked the Commission if they are positive the development will be homes, not duplexes or high-rise buildings. Chair Fuller said the proposal is for houses.

McEwen feels that the applicant should be at the hearing to answer questions.

Commissioner Winters asked if the Public Works Department would prefer the road to connect and not end in a cul-de-sac. Steve said that Public Works might opt to make the connection for utilities, such as a sewer line. However, until it has been reviewed by engineering, it is hard to say if the connection is needed. He stated that, generally speaking, the city would like road connections to provide more options when traveling throughout the city. However, a cul-de-sac could be the better option where speeding is a concern.

Commissioner Winters asked if the connection was made, could there also be stop signs or speed bumps added to address the speeding? Steve said he would check with our Traffic Engineer about the possibilities for traffic calming.

Commissioner Wood said she lives in the same neighborhood as the subject property and wanted to address some of the public concerns. She told Mr. Gardner that Sandburg Elementary School was closed, and she wasn't sure of any plans for that location. Commissioner Wood confirmed that the development would be homes for Mrs. Nesbitt. She feels this would be a great addition to the neighborhood.

Motion: Commissioner Woodruff motioned to continue Z-9-2022. This application should be continued to allow the applicant time to modify the proposed development agreement.

Commissioner Lovato seconded the motion.

Vote:	Chairperson Fuller	Yes
	Commissioner Lovato	Yes
	Commissioner Woodruff	Yes
	Commissioner Porter	Yes
	Commissioner Wood	Yes
	Commissioner Winters	Yes
	Commissioner McEwen	Yes

Unanimously – Z-9-2022- Continued

Z-9-2022 MINUTES
JULY 13, 2022 PLANNING COMMISSION PUBLIC HEARING

Z-9-2022
Shane Keyvani
3940 South 5200 West
A to RE
10.6 acres

This application was continued by the Planning Commission at the applicant's request during the public hearing on June 22nd. The applicant requested continuance to allow more time to "get a more objective and detailed development agreement in place". At the time this staff report was prepared, the applicant had hired someone to help him draft a revised development agreement, but a revision had yet to be submitted. The report that follows is the same report from June 22nd as no additional information is available.

Shane Keyvani has requested a zone change on four parcels totaling 10.6 acres at 3940 South 5200 West from A (Agriculture, minimum lot size of ½ acre) to RE (Residential Estate). Surrounding zones include R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 sq. ft.) to the north, west, and south and R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.), A, and R-1-8 to the east. The property is surrounded by homes to the north, east, and west and a church and homes to the south. The subject property is designated as large lot residential, which anticipates 2 to 3 units/acre, in the West Valley City General Plan.

Development Proposal

The applicant has submitted a concept plan, which is attached, that shows the subject property being subdivided into 25 lots yielding a density of 2.4 units/acre. Also included is a letter from the applicant supporting this application. The concept plan includes 10 lots that do not meet the minimum lot width for the RE zone of 100'. After reviewing the applicant's concept plan, staff's opinion is that the plan can be modified so that no width exceptions would be necessary.

Development Agreement

A development agreement is required for this project. Section 7-11-213 of the West Valley City Zoning Ordinance states: "All new subdivisions involving a rezone of property, or a PUD, shall participate in a Development Agreement that addresses housing size, quality, exterior finish materials, Streetscapes, Landscaping, etc." The applicant's proposed development agreement is attached.

Staff has two concerns with the proposed development agreement. First, a few of the proposed standards are, in staff's view, too subjective to be enforced. For example, for the architectural standards, the proposal simply states: "The architecture of the homes will be comparable to the following illustrations". The proposal then includes three renderings of home plans used in the Newton Farm Subdivision. To remedy this issue, staff recommends one of two approaches –

either include specific renderings/elevations that will be used in this development or include specific standards that are objective and measurable. An example of an objective and measurable standard is all homes shall have a minimum roof pitch of 6:12.

Second, when compared with other recently approved development agreements, the standards in the proposed development agreement are lower. Below are specific examples:

- House Size: The proposed size for multi-level homes is 500 square feet smaller and there is no commitment for basements.
- Exterior Materials: There is no minimum amount of brick or stone and thin brick, brick veneer panels, and stucco are included in the list of allowed materials.
- Architecture: As pointed out earlier, there are no specific architectural standards listed.
- Entry Feature: The applicant is requesting an exception to the entry feature requirement in the RE zone.

Given the relatively little land remaining in the City, the City Council has emphasized larger, high quality homes on larger lots to provide a more balanced mix of housing within the City.

Staff Alternatives:

- Continuance. This application should be continued to allow the applicant time to modify the proposed development agreement.

- Denial.

Discussion: Steve Pastorik noted that this application was continued from the June 22, 2022 meeting and proceeded to review the application. He said the applicant had revised the development agreement, and the wording is now objective and measurable. Steve explained that the applicant's latest proposal requests an exception to the frontage for two lots. He stated that the ordinance requirement for homes is for a three-car garage; however, the applicant proposes a two-car garage.

Steve Pastorik stated that the Commission had asked if it was possible to add traffic calming along Rancho Vista Lane. He said that Steve Lehman had looked into this and asked him to explain what he had learned.

Steve Lehman gave a bit of a background on how the City has determined the traffic table to be the best option. He explained that a traffic table is a raised portion of the asphalt that doesn't damage the large trucks used by our Public Works Department and has proven effective in controlling the speed of traffic.

Steve Pastorik said if the PC is leaning toward approval, the traffic table can be added to the development agreement. He said another, and possibly better, option would be for the Planning Commission to recommend to the City Council that research be done to determine the best method of traffic calming for this location.

Shane Keyvani, the applicant, said their goal is to build beautiful homes that would enhance the neighborhood. He stated that this project would align with the City's goal to maintain communities. Mr. Keyvani noted that the proposed structure would link the five stub roads and benefit the neighborhood.

Commissioner Winters asked why they are proposing smaller homes than what is required. Mr. Keyvani said that they feel where the housing market is so high, this would be a more economical approach for potential buyers. Commissioner Winters said that is what he thought, he just wanted confirmation.

Steve noted that where a development agreement is required, the Planning Commission should state any standards or exceptions they want to recommend to the City Council.

Seth Vance, the project engineer, explained that they are requesting frontage exceptions for the two lots sitting on the knuckle. He explained that the frontage is already smaller than the other lots because of their placement.

Commissioner Woodruff feels that where the applicant is requesting the zone be changed to RE, they should have higher housing standards. He believes that the applicant should work with staff on the development agreement.

Chair Fuller agreed with Commissioner Woodruff and stated that it is a slippery slope once we start making exceptions, so the standards need to be more uniform.

Commissioner Lovato and Commissioner McEwen are also in agreement. Commissioner McEwen stated that he isn't greatly concerned about the applicant requesting a two-car garage.

Commissioner Winters said he could see approving or continuing this application. He stated he would be more willing to approve the application if they had proposed adding basements.

Motion: Commissioner Woodruff moved to continue Z-9-2022 to provide time for the applicant to work with staff on the development agreement.

Commissioner Lovato seconded the motion.

Vote:	Commissioner Wood	Yes
	Commissioner Woodruff	Yes
	Commissioner Winters	Yes
	Commissioner Lovato	Yes
	Commissioner McEwen	Yes
	Chairperson Fuller	Yes

Unanimously – Z-9-2022 – Continued

Z-9-2022 MINUTES
AUGUST 10, 2022 PLANNING COMMISSION PUBLIC HEARING

Z-9-2022
Shane Keyvani
3940 South 5200 West
A to RE
10.6 acres

Shane Keyvani has requested a zone change on four parcels totaling 10.6 acres at 3940 South 5200 West from A (Agriculture, minimum lot size of ½ acre) to RE (Residential Estate). Surrounding zones include R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 sq. ft.) to the north, west, and south and R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 sq. ft.), A, and R-1-8 to the east. The property is surrounded by homes to the north, east, and west and a church and homes to the south. The subject property is designated as large lot residential, which anticipates 2 to 3 units/acre, in the West Valley City General Plan.

This application was continued by the Planning Commission at the applicant's request during the public hearing on June 22nd. It was continued again by the Planning Commission during the public hearing on July 13th to allow the applicant time to address concerns from the Commission about the proposed development agreement. The applicant has since submitted a modified development agreement proposal.

Development Proposal

The applicant has submitted a concept plan, which is attached, that shows the subject property being subdivided into 25 lots yielding a density of 2.4 units/acre. Also included is a letter from the applicant supporting this application. The concept plan includes 2 lots that do not meet the minimum lot width for the RE zone of 100'.

Development Agreement

A development agreement is required for this project. Section 7-11-213 of the West Valley City Zoning Ordinance states: "All new subdivisions involving a rezone of property, or a PUD, shall participate in a Development Agreement that addresses housing size, quality, exterior finish materials, Streetscapes, Landscaping, etc." The applicant's latest proposed development agreement is attached.

Also included with this report is a table called Comparison of Development Agreement Proposals that compares the applicant's development agreement proposals from 7/11 and 7/27 with the City's previous housing standards. While the applicant's latest proposal is an improvement over the one submitted on 7/11, it still falls short of the City's previous housing standards.

During the Planning Commission's study meeting on 8/3, the Commission provided the following recommended revisions to the applicant's development agreement proposal:

- remove thin brick as an exterior material,
- increase the required brick or stone percentage to 25%, and
- keep the point system of design treatments the same as the City's previous housing standards.

Staff Alternatives:

- Approval. This application should be approved subject to a development agreement that includes the standards proposed by the applicant with the amendments recommended by the Commission which are outlined in this report.
- Continuance. This application should be continued to allow the applicant time to modify the proposed development agreement.
- Denial.

Discussion: Steve Pastorik presented the application. He stated that earlier today, the applicant had submitted a couple of other alternatives to what's labeled on this chart as the 7/27 proposal. Steve explained the first option would be to remove the thin brick material and increase the required percentage of brick/stone from fifteen percent to twenty-five percent. The second option would also remove the thin brick material and increase the required percentage of brick/stone to twenty-five percent, and they would meet the previous design treatment point system. However, the applicant proposes a reduction in the square footage of the homes in the second option.

Commissioner Winters said that he noticed the staff report contains three recommendations that the Commission had given during last week's study meeting. He asked Steve if the applicant has incorporated those recommendations in their most recent proposal. Steve said that the first option they are presenting does not meet the third recommendation, and the second option would meet all three recommendations, except for the square footage.

The applicant, Shane Keyvani, said they feel the building materials are essential, and they did not feel comfortable changing them. However, wanting to work with the Planning Commission, they removed the thin brick. Mr. Keyvani explained that it would be possible to meet the requirements of the previous housing standards if they reduced the square footage of the homes.

Commissioner Winters asked Mr. Keyvani if they are planning to build the homes and then put them on the market, or if the interested party would purchase the lot

and choose the style of home they prefer? Mr. Keyvani stated that they would like to start with a couple of spec homes and see how that works, and then they would either pre-build everything, or the interested party would buy the lot. He stated that the owner would have a couple of different configurations to choose from if the lot were purchased.

Commissioner Winters said he could see how a two- or three-car garage would depend on the buyer if they decided to buy a lot. Mr. Keyvani noted that his developer had told him the buyer would often bypass the three-car garage to save money.

Chair Fuller pointed out that one requirement of the previous housing standards was the addition of a three-car garage unless they are side-loaded, or a full basement is offered. He asked Mr. Keyvani if he was proposing basements for the homes with a two-car garage. Mr. Keyvani said he was unaware of that requirement but is open to exploring the basement additions.

Commissioner Woodruff pointed out that their proposal has changed a few times and asked the applicant to explain what they are proposing currently. Mr. Keyvani said that they are proposing to meet the previous housing standards with the exception of the square footage.

Mr. Keyvani requested that if the Commission was to deny this application, they would provide a reason so, he can share it with his team.

Commissioner Woodruff stated that in the past, when a proposal is continued three times, it typically moves on to the City Council. He asked Steve where this has been continued twice, and if the Commission were to continue it again today, would it then go to the Council with the Commission's recommendation? Steve explained that this application has been continued once at the request of the applicant and once by the Planning Commission. He believes a continuance today would be considered two continuances from the Commission.

Commissioner Fuller asked if the Commission continues this application today and at the next meeting, what is the process at that point? Brandon Hill, Deputy City Attorney, said at that point we should consider sending it to the Council with a recommendation to keep the application moving forward in a timely manner.

Commissioner Winters said he can understand why the applicant requested smaller square footage; however, he believes that the City Council would like to keep as close to the previous housing standards as possible. He feels the Council might deny the application even with approval from the Commission.

Commissioner Wood agrees that this application should be moved along, but she isn't sure how far they should bend on the standards.

Commissioner Woodruff said many projects have been built recently and are currently being built that meet the previous housing standards. He believes the City Council would want the same with this proposal.

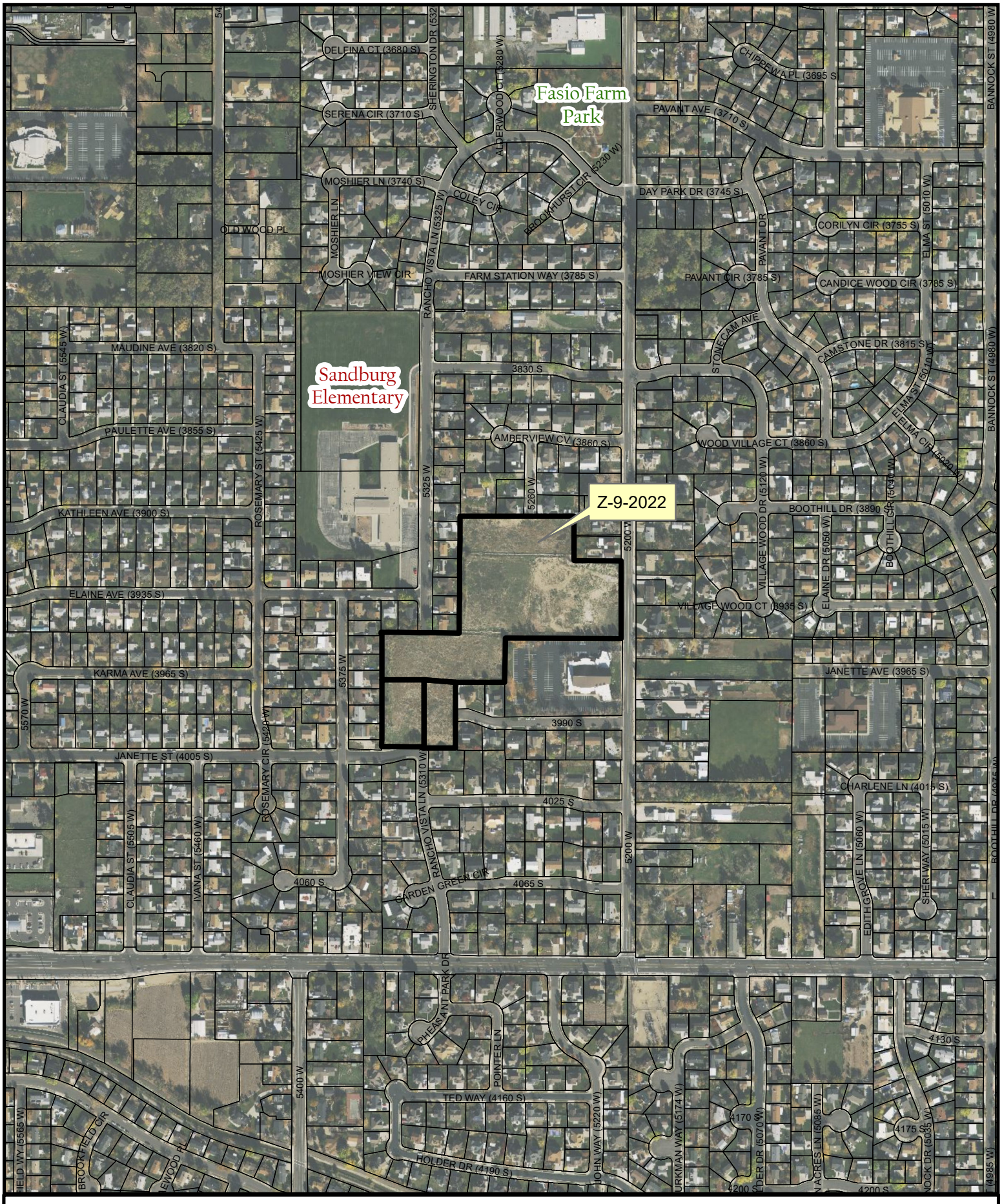
Commissioner Porter, Woodruff, and Lovato agree with Commissioner Woodruff.

Motion: Commissioner Woodruff motioned to approve Z-9-2022 with the recommendation that the development agreement follows the previous housing standards.

Commissioner Lovato seconded the motion.

Vote:	Chairperson Fuller	Yes
	Commissioner Lovato	Yes
	Commissioner Woodruff	Yes
	Commissioner Porter	Yes
	Commissioner Wood	Yes
	Commissioner Winters	Yes
	Commissioner McEwen	Yes

Majority – Z-9-2022- Approved



Z-9-2022
Shane Keyvani
3940 South 5200 West

Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



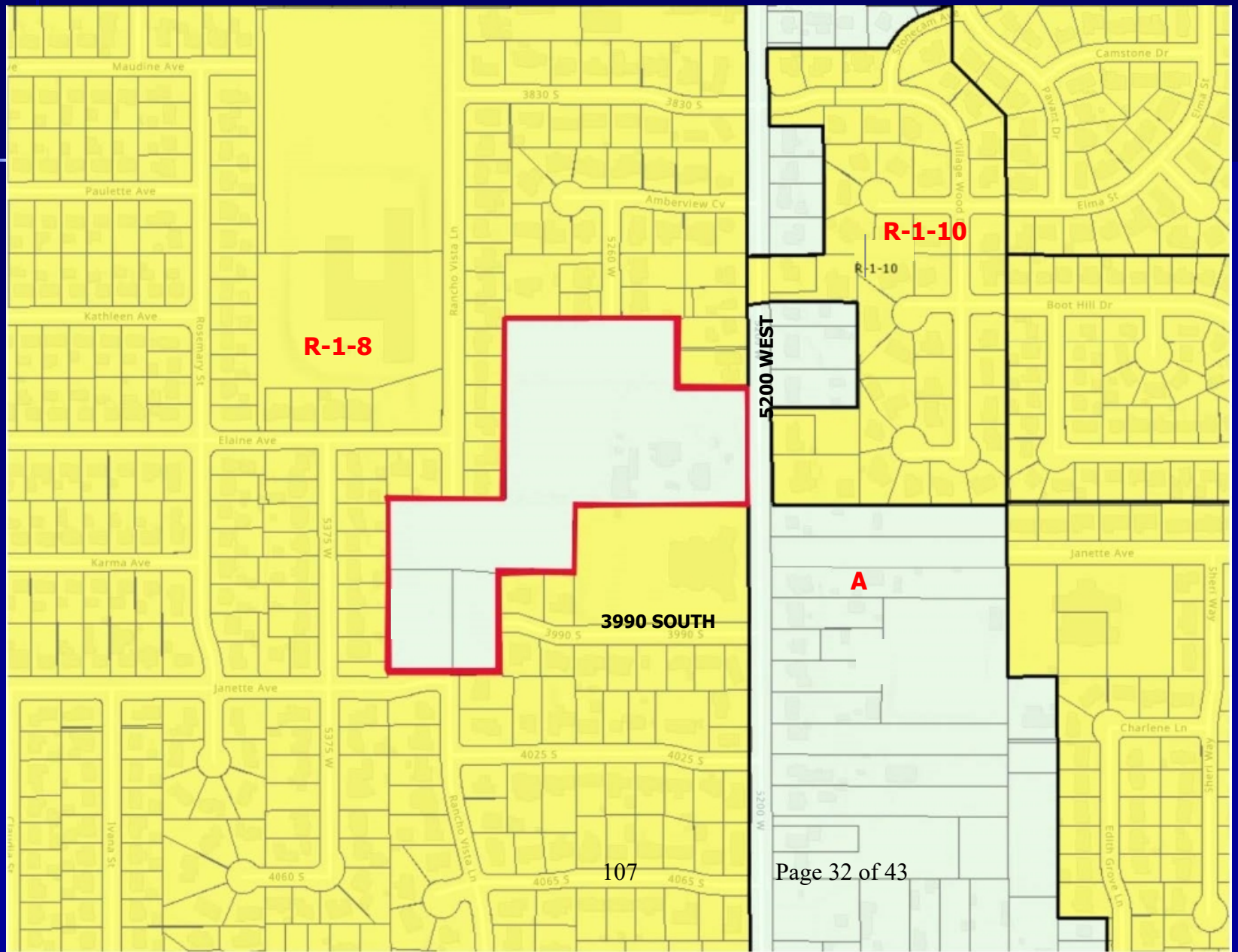
Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

LOOKING SOUTH FROM RANCHO VISTA LANE STUB
(NORTH OF SUBJECT PROPERTY)



Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

LOOKING SOUTH FROM 5260 WEST STUB
(NORTH OF SUBJECT PROPERTY)



Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

LOOKING WEST FROM 3990 SOUTH STUB
(EAST OF SUBJECT PROPERTY)



Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

LOOKING NORTH FROM RANCHO VISTA LANE STUB
(SOUTH OF SUBJECT PROPERTY)



Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

LOOKING SOUTH ALONG 5200 W



Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

LOOKING NORTHWEST FROM 5200 W



Z-9-2022

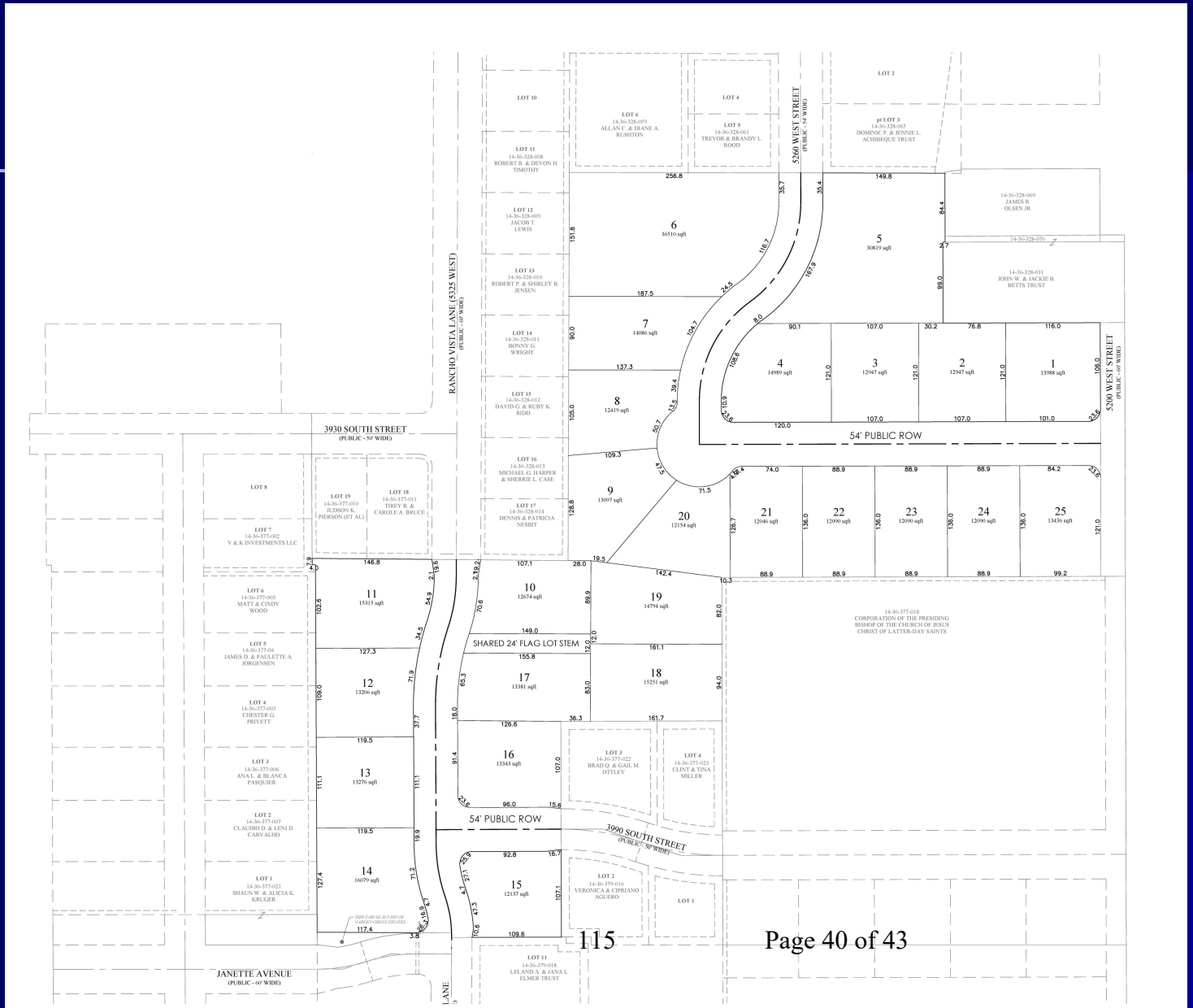
Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

LOOKING SOUTHWEST FROM 5200 W



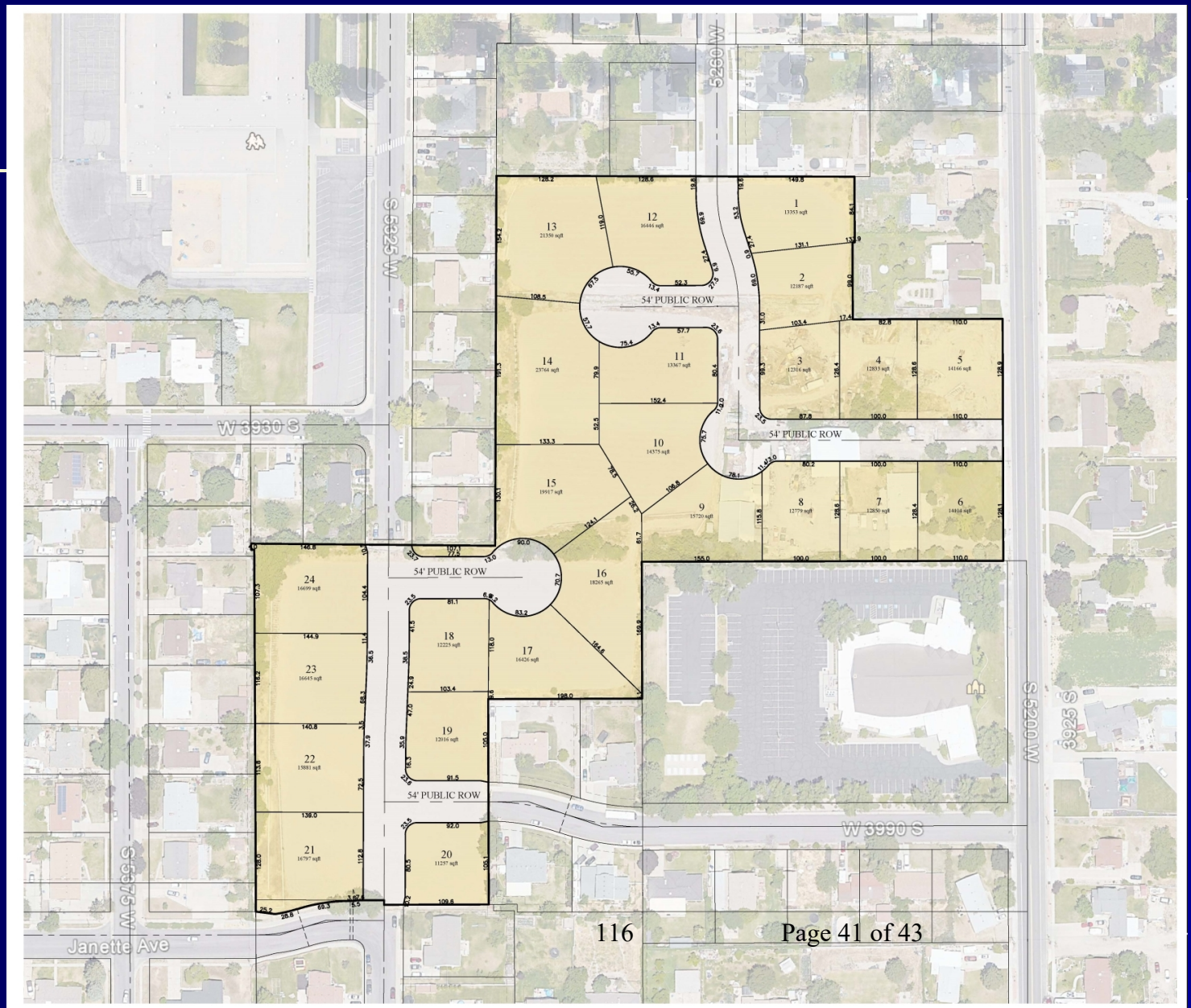
Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



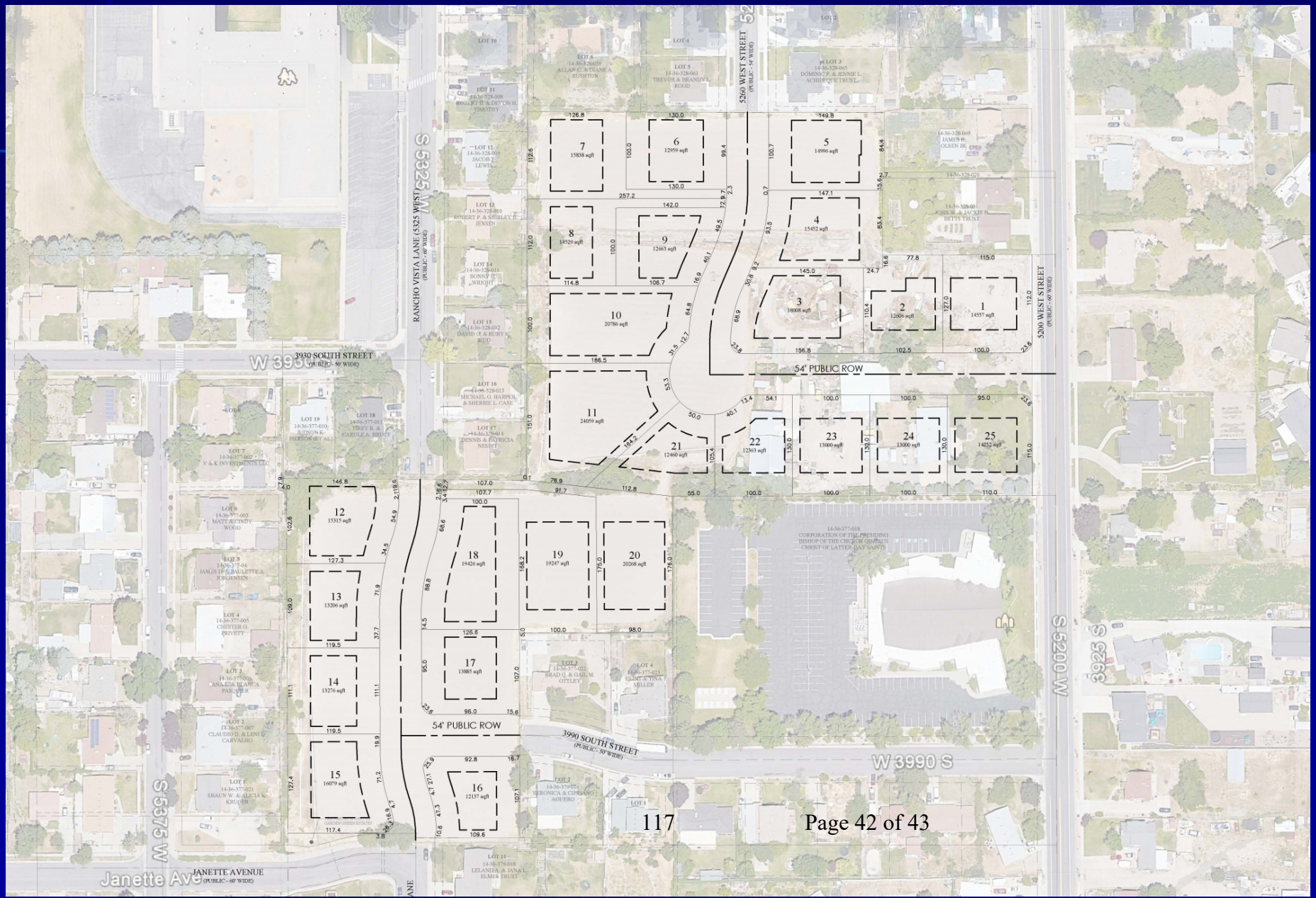
Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



Z-9-2022

Petition by SHANE KEYVANI requesting a zone change from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3940 S 5200 W on 10.6 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

	Applicant Proposal Option 1	Applicant Proposal Option 2	Previous Housing Standards
Allowed Materials	Brick, thin brick, brick veneer panels, stone, stone veneer panels, stucco, and fiber cement siding	Brick, thin brick, brick veneer panels, stone, stone veneer panels, stucco, and fiber cement siding	Brick, stone, or fiber cement siding
Required Brick/Stone %	25%	25%	25%
Minimum Area for Rambler w/ Basement	2,000 SF	1,850 SF	2,000 SF
Minimum Area for Rambler w/o Basement	2,500 SF	2,300 SF	2,500 SF
Minimum Area for Multi-Level w/ Basement	2,700 SF	2,600 SF	3,000 SF
Minimum Area for Multi-Level w/o Basement	3,000 SF	2,850 SF	3,500 SF
Garage Size	50% of homes to have 20' x 25' garage, remaining homes to have a 20' x 20' garage w/ 20' side setback	50% of homes to have 20' x 25' garage, remaining homes to have a 20' x 20' garage w/ 20' side setback	3-car garage (20' x 30') unless home has either a side-loaded garage or a finished basement
Design Treatments	Point system of design treatments where many treatments are given higher point values than the City's previous point system	Point system of design treatments that matches the City's previous housing standards	Point system of design treatments

WEST VALLEY CITY JUSTICE COURT



WHAT IS A JUSTICE COURT?

1. Utah's trial court system includes the district, juvenile, and justice courts. Each court has a different responsibility. District courts are courts of general jurisdiction that handle civil cases, criminal felonies, some misdemeanors, and domestic relations cases. In general, juvenile courts are civil courts that handle issues relating to minors (individuals under age 18). District and juvenile courts are state courts.
2. The justice courts are established and funded by municipalities and counties.
3. Justice courts have authority to deal with class B and C misdemeanors, violations of local ordinances, small claims, and infractions cases within their jurisdiction. Justice courts' jurisdictions are determined by the boundaries of the municipalities and counties that established them. There are 137 justice courts with 108 county and municipal judges serving in them. A justice court nominating commission recommends candidates to the local appointing authority. The chosen judicial candidate is then ratified by the local legislative body. The appointee must also be certified by the judicial council. The judge then stands for retention election every six years.

QUICK FACTS

The West Valley Justice Court is the 2nd largest Justice Court in the state.

2 judges,

1 court administrator,

16 clerks

QUICK FACTS

Average Case Load per Judge
9,000

Average Case Load per Clerk
1,000

STATE SET JUSTICE COURT PERFORMANCE MEASURES

https://www.utcourts.gov/performancemeasures/

City Specific Justice Court Performance Measures (Budget Book)

DEPARTMENT ACTION ITEMS	Performance Measures		
	19-20 Actual	20-21 Actual	21-22 Goal
In order to comply with guidelines from the Utah Judicial Council, the court goal to dispose of all criminal cases at 6 months is 95% rate. The success rate of closing cases in this quarter and total number of criminal cases is shown.	100%	COVID	100%
In order to comply with guidelines from the Utah Judicial Council, the court goal to dispose of all Civil/ Small Claims cases at 6 months is 95% rate. The success rate of closing cases in this quarter and total number of Civil/SmalI Claims cases is shown.	100%	COVID	100%
In order to comply with guidelines from the Utah Judicial Council, the court goal to dispose of all Traffic cases at 6 and 12 months is 95% rate. The success rate of closing cases in this quarter and total number of traffic cases is shown	96%	COVID	100%
Schedule all defendants for an arraignment within four weeks of initial arrest or official court filing (100%)	100%	COVID	100%
Train and test employees on a monthly basis. Training will consist of dealing positively with the public, the court processes, use of CORIS, Rules and Regulations of the Court, and following state and federal laws regarding use of UCJIS. (100%)	100%	COVID	100%

HOW HAS COVID CHANGES THINGS?

Last 2 years have been challenging with COVID.

- Normal court processes were more than interrupted, but state law required courts to remain open and accessible to the public.
- We did everything we could to remain open and adjust almost all our processes.
- Until February we could not hold in-person hearings, but we then were permitted to hold Bench and Jury Trials in-person. All hearings had been held remotely prior to February.
- Judges have determined that most hearings can still be held remotely, except Bench and Jury Trials as well as some other hearings that require in-person attendance.

Utah State Legislature and the Interplay with the District Level Services

There are current discussions regarding the change of the justice court system to a circuit court of old. The policy discussion around this is of significant interest to the City and we remain heavily engaged.

Misdemeanor v. Felony and why it matters to WVC

September 7, 2022

MEMORANDUM

TO: CITY COUNCIL

FROM: WAYNE T. PYLE, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

City Council Study Meetings are held at 4:30 P.M. every Tuesday unless otherwise noted.

City Council Regular Meeting are held at 6:30 P.M. every Tuesday unless otherwise noted.

September 2022

Sept. 8 – Oct. 1	Little Shop of Horrors; West Valley Performing Arts Center, 3333 Decker Lake Drive
September 14, 2022 *Wednesday*	Harman Senior Recreation Center NNO Party, 5-7 PM; 4090 S 3600 W
September 15, 2022 *Thursdsay*	Mister Carwash Ribbon Cutting, 10AM; 2055 W. 3500 S.
September 15, 2022 *Thursday*	3rd Annual Constitution Day Celebration, 1-2 PM; American Preparatory Academy West Valley 2 Campus, 3636 W 3100 S
September 15, 2022 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 15, 2022 *Thursday*	Keith Urban, 7 PM; USANA, 5150 Upper Ridge Road
September 17, 2022 *Saturday*	My Hometown North Granger Day of Service, 8 AM; 4 Check in locations

September 17, 2022 *Saturday*	Triathlon/Biathlon/Centennial Fitness Challenge; Centennial Park, 5405 W 3100 S
September 17, 2022 *Saturday*	Lany, 7 PM; USANA, 5150 Upper Ridge Road
September 17, 2022 *Saturday*	AMA Enduro Cross, 7 PM; Maverik Center, 3200 S Decker Lake Dr
September 19, 2022 *Monday*	Iron Maiden, 7:30 PM; USANA, 5150 Upper Ridge Road
September 20, 2022 *Tuesday*	Odesza, 6:30 PM; USANA, 5150 Upper Ridge Road
September 22, 2022 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
September 24, 2022 *Saturday*	MyHometown Granger Day of Service, 8 AM; Check in at LDS Church @2850 West 3835 South
September 24, 2022 *Saturday*	Clean and Beautiful Awards Reception, 9:30 AM- 11 AM; Utah Cultural Celebration Center, 1355 W 3100 S
September 24, 2022 *Saturday*	Fierce Fighting Championship, 5 PM; Maverik Center, 3200 S Decker Lake Dr
September 27, 2022 *Tuesday*	Jack Harlow, 8 PM; Maverik Center, 3200 S Decker Lake Dr
September 29, 2022 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

October 2022

October 4, 2022 *Tuesday*	Knotfest Roadshow, 6:30 PM; USANA, 5150 Upper Ridge Road
October 6, 2022 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S

October 7, 2022 *Friday*	FFC Member VIP Night; WVCFFC, 5415 W 3100 S
October 7, 2022 *Friday*	Pepe Aguilar Presenta Jaripeo Sin Fronteras, 8 PM; Maverik Center, 3200 South Decker Lake Drive
October 12, 2022 *Wednesday*	Chat with the Chief, 6 PM; Facebook Live
October 13, 2022 *Thursday*	West Valley City Farmers Market, 5-9 PM; Centennial Park, 5415 W 3100 S
October 13, 2022 *Thursday*	Rufus Du Sol, 8PM; Maverik Center, 3200 S. Decker Lake Dr
October 15, 2022 *Saturday*	MyHometown North Granger Day of Service, 8 AM; 4 Check in Locations
October 15, 2022 *Saturday*	Five Finger Death Punch, 6:30 PM; USANA, 5150 Upper Ridge Road
October 22, 2022 *Saturday*	MyHometown Granger Day of Service, 8 AM; Check in at LDS Church @2850 West 3835 South
October 22, 2022 *Saturday*	Halloween Safety Fair, WVCFFC, 5415 W 3100 S
Oct 24 – Nov 3, 2022	Day of the Dead Exhibits; UCCC, 1355 W 3100 S
October 28, 2022 *Friday*	Pumpkin Painting Event (FFC Member Event); WVCFFC, 5415 W 3100 S
October 28 & 29, 2022 *Friday & Saturday*	Nightmare Alley, WVCFFC, 5415 W 3100 S
October 29, 2022 *Saturday*	Day of the Dead, 11 to 6 PM; UCCC, 1355 W 3100 S

November 2022

November 3, 2022	Jake Owen, 7 PM; Maverik Center, 3200 S Decker Lake Dr

Thursday

November 8, 2022 *Tuesday*	**No City Council Meetings- Election Day** City Hall and UCCC Voting Centers, 7 AM to 8 PM
November 9, 2022 *Wednesday*	Chat with the Chief, 6 PM; Facebook Live
Nov 10 – Dec 31, 2022	Sense of Place; UCCC, 1355 W 3100 S (Opening Reception Nov 10, 6-8 PM)
November 10, 2022 *Thursday*	Alan Parsons Live Project, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
November 11, 2022 *Friday*	Veteran's Day – City Offices Closed
November 11, 2022 *Friday*	Veterans Day Program; UCCC & Veterans Memorial Plaza, 1355 W 3100 S
November 11, 2022 *Friday*	Tomlin X UNITED, 7 PM; Maverik Center, 3200 S Decker Lake Dr
November 12, 2022 *Saturday*	Rumours of Fleetwood Mac, 8 PM; Maverik Center, 3200 S Decker Lake Dr
Nov 21 – Dec 31	Trees of Diversity and Winter Scenes/Holiday Dreams; UCCC, 1355 W 3100 S
November 23, 2022 *Wednesday*	Ugly Sweater 5K Fun Run; Centennial Park, 5405 W 3100 S
November 24, 2022 *Thursday*	Thanksgiving – City Offices Closed
November 29, 2022 *Tuesday*	**No City Council Meetings- 5th Tuesday**

December 2022

December 5, 2022 *Monday*	Christmas Tree Lighting & Walk with Santa; Centennial Park & WVCFFC

December 5, 2022 *Monday*	Winter Concert, 8 PM; UCCC – Great Hall, 1355 W 3100 S
December 9, 2022 *Friday*	Bill Burr, 8 PM; Maverik Center, 3200 Decker Lake Dr
December 10, 2022 *Saturday*	Breakfast with Santa; WVCFFC, 5415 W 3100 S
December 12, 2022 *Monday*	Winter Concert, 8 PM; UCCC – Great Hall, 1355 W 3100 S
December 14, 2022 *Wednesday*	Chat with the Chief, 6 PM; Facebook Live
December 19, 2022 *Monday*	Winter Concert, 8 PM; UCCC – Great Hall, 1355 W 3100 S
December 20, 2022 *Tuesday*	**No City Council Meetings**
December 25, 2022 *Sunday*	Christmas Day – City Offices Closed
December 26, 2022 *Monday*	Christmas Holiday – City Offices Closed
December 27, 2022 *Tuesday*	**No City Council Meetings**