



The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, November 1, 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. October 25, 2022
4. Review Agenda for Regular Meeting of November 1, 2022
 - A. Regular Meeting Agenda
5. Awards, Ceremonies, and Proclamations:
 - A. Proclamation Declaring November 19th as "World Suicide Prevention Day" in West Valley City
6. Public Hearings Scheduled For November 15, 2022
 - A. Accept Public Input Regarding Application GPZ-8-2022, Filed by Bryan and Chantel

- 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.

Bradford, Requesting a General Plan Zone Change from Large Lot Residential to Low Density Residential and a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) for Property Located at 3816 South 3200 West

Action: Consider Ordinance 22-39, Amend the General Plan to Show a Change of Land Use from Large Lot Residential (2 to 3 Units/Acre) to Low Density Residential (3 to 4 Units/Acre) for Property Located at 3816 South 3200 West

Action: Consider Ordinance 22-40, Amend the Zoning Map to Show a Change of Zone for Property Located at 3816 South 3200 West from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet)

Action: Consider Resolution 22-151, Authorize the City to Enter Into a Development Agreement with Bryan and Chantel Bradford for Approximately 0.69 Acres of Property Located at Approximately 3816 South 3200 West

7. Communications:

A. Parking Ordinance Discussion (10 min)

B. 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 – OCTOBER 25, 2022

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, OCTOBER 25, 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 MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM.

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 (*electronically*)

ABSENT:

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
Colleen Jacobs, Police Chief (*electronically*)
John Evans, Fire Chief
Jim Welch, Finance Director (*electronically*)
Steve Pastorik, CED Director
Layne Morris, CPD Director
Coby Wilson, Acting Public Works Director
Nancy Day, Parks and Recreation Director (*electronically*)
Mark Nord, RDA Director
John Flores, HR Director (*electronically*)
Sam Johnson, Strategic Communications Director
Ken Cushing, IT (*electronically*)

APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 4, 2022

The Council considered the Minutes of the Study Meeting held October 4, 2022. There were no changes, corrections or deletions.

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Councilmember Huynh moved to approve the Minutes of the Study Meeting held October 4, 2022. Councilmember Christensen seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF OCTOBER 25, 2022

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

PROCLAMATIONS

A. PROCLAMATION DECLARING NOVEMBER 1, 2022 AS EXTRA MILE DAY IN WEST VALLEY CITY

Councilmember Christensen offered to read a Proclamation Declaring November 1, 2022 as Extra Mile Day in West Valley City at the Regular City Council Meeting scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR NOVEMBER 15, 2022

A. ACCEPT PUBLIC COMMENT REGARDING APPLICATION GPZ-8-2022, FILED BY BRYAN AND CHANTEL BRADFORD, REQUESTING A GENERAL PLAN ZONE CHANGE FROM LARGE LOT RESIDENTIAL TO LOW DENSITY RESIDENTIAL AND A ZONE CHANGE FROM A TO R-1-8 FOR PROPERTY LOCATED AT 3816 SOUTH 3200 WEST

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled November 15, 2022, in order for the City Council to hear and consider public comments regarding application GPZ-8-2021, filed by Chantel Bradford, requesting a General Plan Zone Change from Large Lot Residential to Low Density Residential and a Zone Change from A to R-1-8.

Proposed Ordinances 22-39 and 22-40 and Resolution 22-151 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 22-39, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO LOW DENSITY RESIDENTIAL (3 TO 4 UNITS/ACRE) FOR PROPERTY LOCATED AT 3816 SOUTH 3200 WEST
Steve Pastorik, CED Director, discussed proposed Ordinance 22-39 that would amend the General Plan to show a change of land use from Large Lot Residential to Low Density Residential for Property Located at 3816 S 3200 W

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

The subject property includes a home that was built in 1941. According to the applicants, they would like to subdivide the property into three lots, keep the existing home on one of the lots, and build two new homes on the other two lots. The applicants have also indicated that they plan to move the current detached garage closer to the existing home and improve the appearance of the structure.

ACTION: ORDINANCE NO. 22-40, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3816 SOUTH 3200 WEST ON 0.69 ACRES FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)

Steve Pastorik, CED Director, discussed proposed Ordinance 22-40 that would amend the Zoning Map to show a change of Zone for property located at 3816 S 3200 W from A to R-1-8.

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

The subject property includes a home that was built in 1941. According to the applicants, they would like to subdivide the property into three lots, keep the existing home on one of the lots, and build two new homes on the other two lots. The applicants have also indicated that they plan to move the current detached garage closer to the existing home and improve the appearance of the structure.

ACTION: RESOLUTION NO. 22-151, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH BRYAN AND CHANTEL BRADFORD FOR APPROXIMATELY 0.69 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3816 SOUTH 3200 WEST.

Steve Pastorik, CED Director, discussed proposed Resolution 22-151 that would authorize the City to enter into a Development Agreement with Bryan and Chantel Bradford for approximately 0.68 acres of property located at approximately 3816 S 3200 W.

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

Bryan and Chantel Bradford have submitted a General Plan/zone change

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application (GPZ-8-2022) on 0.69 acres to change the General Plan from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and the zoning from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The Planning Commission recommended approval of the zone change subject to a development agreement.

The proposed development agreement addresses the number of new homes, standards for the new homes, required maintenance, improvements to the existing home, replacement of the detached garage, and a rear yard setback exception for the existing home.

Upon inquiry by Mayor Lang, Steve indicated where the existing detached garage is located. Councilmember Harmon asked if there are any concerns about vehicles backing out onto 3200 West. Steve replied that a circular drive could be an option but is not addressed in the development agreement. Councilmember Nordfelt stated that the question was asked in the Planning Commission meeting and the applicant had indicated that the driveway would be large enough for a vehicle to turn around. Councilmember Christensen noted that many trees will be removed. Councilmember Huynh stated that he would like to see some trees kept on the west side of the property. Councilmember Harmon noted that the trees are not in great condition. Mayor Lang agreed.

The City Council will consider Ordinances 22-39 and 22-40 and Reso 22-151 at the Regular Council Meeting scheduled November 15, 2022 at 6:30 P.M.

RESOLUTIONS SCHEDULED FOR OCTOBER 25, 2022

RESOLUTION 22-152: AUTHORIZE THE PURCHASE OF PROTECTIVE EQUIPMENT FROM CURTIS FIRE

John Evans, Fire Chief, presented proposed Resolution 22-152 that would authorize the purchase of protective equipment from Curtis Fire.

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

West Valley City Fire Department has been operating out of Surviar/Sperian/Honeywell SCBA and air support for the last three decades. In February 2020, Honeywell International notified vendors, and fire departments that they are discontinuing their fire service line of SCBA equipment. Without support and the ability to purchase the necessary parts to maintain our current equipment,

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West Valley City Fire Department will need to move to another brand.

Being surround by all valley fire departments using MSA equipment, we are requesting to move to MSA breathing equipment. The interoperability of having the same SCBA as surrounding departments will be beneficial from a safety standpoint and interoperability for all types of incidents we respond on.

A competitive RFP was sent out for the equipment. Curtis Fire was the lowest bid received at \$584,870.07 and they are also on Utah State contract purchasing. Weidner Fire submitted the higher bid at \$585,972.00.

Councilmember Christensen asked if this equipment can be obtained soon. Chief Evans replied that the City should be able to receive the packs in 8-12 weeks. He indicated that MSA is a longstanding company that had its roots in mining but has expanded to firefighting. Councilmember Christensen asked if retraining is necessary. Chief Evans replied yes but noted that it would not be extensive. Mayor Lang asked if everyone had thermal imaging before. Chief Evans replied that every truck does have a camera but this equipment will allow firefighters to see dangerous hot spots more easily and quickly.

The City Council will consider Resolution 22-152 at the Regular Council Meeting scheduled October 25, 2022 at 6:30 P.M.

RESOLUTIONS SCHEDULED FOR NOVEMBER 1, 2022

RESOLUTION 22-153: AUTHORIZE THE CITY TO ENTER INTO A THIRD AMENDMENT TO WIRELESS LEASE AGREEMENT BY AND BETWEEN THE CITY AND NEW CINGULAR WIRELESS PCS, LLC

Nancy Day, Parks and Recreation Director, presented proposed Resolution 22-153 that would authorize the City to Enter Into a Third Amendment to Wireless Lease Agreement By and Between the City and New Cingular Wireless PCS, LLC.

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

New Cingular Wireless is an existing leaseholder for cellular facilities located at Centennial Park. New Cingular needs to install additional equipment to ensure the site continues to function appropriately and to provide improved service in the area. The City will receive an increase in the base rent, a 20% increase in rent payments for renewal terms, and an additional \$300 per month for the generator installation. Additional equipment cannot be added without the City's express written consent. All equipment installations shall comply with City ordinances and the building code.

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The City Council will consider Resolution 22-153 at the Regular Council Meeting scheduled November 1, 2022 at 6:30 P.M.

NEW BUSINESS SCHEDULED FOR NOVEMBER 1, 2022

A. CONSIDER APPLICATION SMI-8-2022, FILED BY CORBIN BENNION, REQUESTING FINAL PLAT APPROVAL FOR THE 4TH PHASE OF THE ARA INDUSTRIAL CENTER SUBDIVISION LOCATED AT 2351 SOUTH 6505 WEST

Steve Lehman, CED, discussed proposed application SMI-8-2022, Filed by Corbin Bennion, Requesting Final Plat Approval for the 4th Phase of the ARA Industrial Center Subdivision Located at 2351 South 6505 West

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

The subdivision will create lots 401 and 402 in the 4th phase of the ARA Industrial Center. The subject property is currently vacant and encompasses property that was used for the old Rocky Mountain Raceway. Lot 401 will be 30 acres in size while lot 402 will be 18 acres in size. Proposed buildings will be 515,000 and 321,000 square feet respectively.

Access will be gained from SR-201, 6505 West and Beagley Road. SR-201 will be improved with sidewalk and landscaping similar to phase 3. 6505 West was dedicated and improved as part of phase 3, and Beagley Road which was also recently dedicated and improved. Improvements to the parkstrips and on site areas will be addressed during a conditional use review with the Planning Commission.

The City Council will consider Application SMI-8-2022 at the Regular Council Meeting scheduled November 1, 2022 at 6:30 P.M.

B. CONSIDER APPLICATION PUD-3-2022, FILED BY RUSS TOLBERT, REQUESTING FINAL PLAT APPROVAL FOR THE SONRISE TOWNHOMES LOCATED AT 3550 SOUTH 4400 WEST

Steve Lehman, CED, discussed proposed application PUD-3-2022, Filed by Russ Tolbert, Requesting Final Plat Approval for the Sonrise Townhomes Located at 3550 South 4400 West.

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

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Mr. Russ Tolbert, is requesting final approval for the Sonrise Townhomes. The proposed development is bordered on the north by the Westhampton PUD and existing commercial, the east by 4400 West, the south by the Trinity United Methodist Church and the west by storage units in the M zone.

The Sonrise Townhomes is a planned community consisting of 33 units on a total of 3.5 acres which equates to a density of 9.5 units per acre. Proposed townhomes will be two-story units with a combination 3, 4 and 6 plex units. The square footage of units is rather large at 2,538 square feet with 760 square feet on the main level, 1025 square feet on the second level and 750 square feet in the basement.

The architecture for this project is a traditional farm style home. The materials will be brick, stone, and fiber cement siding. The developer is proposing to use two color schemes with white and gray as the predominant colors. Accent colors of black will be added for windows, doors and garage doors.

All townhomes will have a two-car garage and full driveway for parking. In addition, 24 guest spaces are provided which brings the parking ratio to 4.75 spaces per unit. Access to the Church and subdivision will be gained from a private street. This project is one of 3 pending developments in the City who are vested with private streets. All interior streets comply with required widths and turnaround capability for the Fire Department. A condition of approval for this project requires that all streets will be inspected by a third party to ensure they are constructed appropriately.

Councilmember Harmon asked about parking and private roads. Steve replied that there is a development agreement in place that dates back to April 2021 that allows for private streets. He noted that the project is parked at the required 4.75 spaces per unit. Councilmember Nordfelt verified that this is an administrative action. Steve replied yes.

The City Council will consider Application PUD-3-2022 at the Regular Council Meeting scheduled November 1, 2022 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR NOVEMBER 1, 2022

A. RESOLUTION 22-154: ACCEPT A PUBLIC SIDEWALK EASEMENT FROM TRUCKPRO, L.C. FOR PROPERTY LOCATED AT 2303 SOUTH 5370 WEST

Wayne Pyle, City Manager, discussed proposed Resolution 22-154 that would authorize the City to accept a Public Sidewalk Easement from TruckPro, L.C. for

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

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

COMMUNICATIONS

Layne Morris, CPD Director, presented a PowerPoint presentation summarized as follows:

- | NOTICE OF VIOLATION | ADMINISTRATIVE CITATION |
|---|--|
| Courtesy Notice | Warning Citation |
| Formal notice listing the code violation(s) | Formal notice listing the code violation |
| 10 days to correct and request an inspection or appeal | Level 1 Citation \$100 per violation |
| 11 th day, the fine begins at \$25.00 per violation per day. Submitted to ACE Court for prosecution. | Level 2 Citation \$200 per violation |
| Court Hearing and judge's decision. | Level 3 Citation \$400 per violation |
| Potential abatement. | 10 days to appeal |
| Fines submitted to Bonneville, fees to S.L. County
10 days to appeal fees | Submitted to Bonneville |
| | |
| | |
| | |

- | WEEK | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|------------|---------|------|---------------|--------------|-----|---|---|---|---------|---|----|-------|
| NOV | CN | | NOV | | ACE | | | | HEARING | | | ABATE |
| ADMIN CITE | WARNING | CITE | 11
CITE II | Page 8 of 14 | | | | | | | | |

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Councilmember Christensen stated that he has heard citizens complain about receiving citations and having to come into compliance within 5 days. He indicated that he received a citation for his home and he was given 2 weeks. Layne replied that the amount of time given would depend on the citation. Councilmember Christensen stated that the notice he received was not clear and he had a difficult time understanding what he needed to fix to come into compliance. He indicated that his definition of a violation did not align with that of the officer who issued him the courtesy notice. Layne agreed and noted that everyone has a slightly different perspective on what a violation is. Councilmember Christensen asked why there was an increase in notices being sent the last few months. Layne replied that officers were encouraged to review their beats to ensure residents were in compliance. He noted that the Administrative Law Judge is in place to ensure that differences of opinions between officers and residents are fairly addressed. Councilmember Christensen stated that when he experienced receiving a notice, he felt there was a lack of communication from the City. He noted that he believes that this is where some of the problems are coming from with residents complaining and added that officers are unwilling to work with citizens. Layne stated that it is easier to work with residents than to not. He indicated it does go two ways. If the City does too much enforcement, there are unhappy residents and if the City does not do enough enforcement, there are unhappy residents. He indicated that it's important to try and find a good balance.

Councilmember Huynh stated that he wants residents to comply with rules and regulations. He noted that there has been a trailer in the Chesterfield area where people have lived for a year. He indicated that they move the trailer to prevent themselves from receiving citations and noted that he believes these issues should be more aggressively resolved by the City than other more minor violations. Councilmember Huynh stated that he has heard complaints about Code Enforcement officers being rude to residents and unwilling to work with them on resolving their issues. He indicated that residents are already frustrated about receiving tickets.

Councilmember Harmon stated that he was surprised to learn what items the City can and cannot control in the Strategic Plan meeting held at the beginning of the year. He stated that he has learned a lot in the last 10 months and he understands that a balance needs to be found between allowing residents to do what they wish with their space and also maintaining nice neighborhoods. Councilmember Harmon stated that there is a lot that needs to be done to improve the Code Enforcement process including transparency, clarity for both citizens and staff, and open communication. Councilmember Harmon stated that too often officers are

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subjective in their perspectives and he would like the Council to identify specific guidelines so potential violations are less open to interpretation. He noted that he would like to see an emphasis on obtaining compliance and not administering penalties and being more tolerant and compassionate. Councilmember Harmon stated that he is aware of a resident who was given a permit for a storage container shed and was then cited by Code Enforcement for it. He noted that the resident provided a copy of the City issued permit to the Code Enforcement officer but the officer refused to remove that violation and the resident was forced to go before the Administrative Law Judge to resolve the issue. He noted that the Code Enforcement officers should easily be able to communicate with other departments instead of making things more difficult for the residents. Councilmember Harmon stated that the same resident was also issued landscaping violations for a new flower box that had dirt but no vegetation. He stated that he doesn't believe these are things that residents should be receiving notices for and would like more specific guidelines on what should be enforced. Councilmember Harmon indicated that the courtesy notice should be more courteous and residents should be given 17 full days, with mailing, to rectify issues. He stated that he heard many complaints from neighbors who received back-to-back letters in the mail and when they called to get clarification and understanding, the officers would not call back or were unwilling to help. Councilmember Harmon stated that officers are also giving misleading and inaccurate information and indicated that one resident was told they needed 30% live landscaping while another officer told a resident it was 60% and would not listen when questioned. He stated that Code Enforcement officers need to do better and if there is any question, a photo should be included in the notice that shows the reason for the notice. Councilmember Harmon stated that he believes the Council should review the City codes and decide what should and shouldn't be enforced. He indicated that the State is in a drought and landscaping requirements should be adjusted to allow xeriscaping. He added that he doesn't believe citations should be issued for rear yards as long as there are no health or safety issues. He indicated that there is a resident in his neighborhood who has 10 boats in his backyard and they should be able to do that if they choose. Councilmember Harmon stated that abatements should come to the Council for approval and there should be a Code Enforcement Citizen Advocate who works for the City and helps residents through the process.

Mayor Lang stated that she received a complaint from a gentleman on Friday who had come into compliance, called the officer, and was told that the officer was on vacation and couldn't inspect so the resident would need to pay the fine. Mayor Lang stated that she receives calls about officers not returning calls, hanging up on residents, and being uncommunicative and unhelpful. Councilmember Huynh

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agreed and noted that communication is important. He suggested that Angel Pezely and Tera Smith in Administrative are good examples for officers to learn customer service from.

Councilmember Whetstone stated that he hasn't received as many direct complaints from residents but has followed threads on social media about frustrations residents are experiencing. He indicated that there is a happy medium that needs to be found. He stated that he feels having an entire meeting dedicated to a Code Enforcement conversation would be beneficial. Councilmember Whetstone stated that he would like to do a ride-a-long with a Code Enforcement Officer as well to see what types of challenges they are facing. He noted that he would like to hear both sides and hear all perspectives.

Councilmember Nordfelt stated that he agreed with many of Councilmember Harmon's suggestions and would like to discuss them further. He indicated that it's important that residents are being treated respectfully and added that there is another side to the issue as well. Councilmember Nordfelt stated that some residents don't want to maintain their property and don't like to be told that they are out of compliance. He indicated that the Council often only hears one side of the story so it's important to have the full picture. Councilmember Nordfelt stated that most residents want to live in well maintained neighborhoods and will comply immediately upon receiving notices. Councilmember Nordfelt stated that this is a tough issue and there will always be residents who think the City is doing too much and others who don't think they are doing enough. Councilmember Nordfelt asked how many abatements are typically done in a month. Layne replied that there are roughly 100 a year or about 4% of the case load. Wayne asked what the abatement typically consists of. Layne replied that a contractor will go to a home and estimate a cost to remove the trash based on dumpster size or equipment needed. Wayne indicated that abatements don't happen at the discretion of the officer and noted that for a property to receive an order for an abatement, it has gone through the entire process over the course of many months and significant effort and outreach by the City to get the property into compliance.

Mayor Lang stated that some of the processes are confusing for her and she has heard how it works for 11 years. Councilmember Harmon asked why a resident would pay a fine and then the officer would close a case without checking for compliance. Layne described how this would work for an inoperable vehicle that was parked over the sidewalk illegally. Wayne also explained how citations would work in relation to landscaping. He noted that if a resident has no landscaping, just dirt, this cannot be abated and therefore the City has no possible recourse but to issue a fine. Wayne indicated that it would be very helpful to staff to have a clear

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direction from Council what type of landscaping violations they would like cited. He stated that a clearer set of guidelines would help the officers meet the goal the City Council wants to set forth.

Councilmember Harmon asked if there is a moratorium on landscaping after a certain time in the year. Wayne replied that Code Enforcement officers typically do not issue landscaping violations between October and April or May because residents wouldn't typically be able to install or keep landscaping alive during those months. Mayor Lang stated that she would agree that issuing landscaping citations after October 1st would not make sense and in some years, September may be difficult for residents as well. Mayor Lang stated that she would also like landscaping calculations to either be reduced or to include language that says "30% live landscaping when landscaping is at full growth". Mayor Lang discussed a new potential bill that would prevent Cities from requiring more than 30% live landscaping.

Wayne indicated that there have been communication issues that the Code Enforcement Department is working through. He noted that there are always two sides to the story and often more happening that the Council may not see every day. Councilmember Harmon stated that he would like the Courtesy Notice to be renamed or for it to be more courteous. Wayne replied that staff is open to adjusting however the Council sees fit. Councilmember Harmon stated that Code Enforcement is a major face of the City and should have the best customer service provided. Mayor Lang suggested recording phone calls. She noted that this would help both the residents and would help the City defend staff as well.

The Mayor and Council requested that Code Enforcement sections of Code be emailed to them for their review and further discussions be scheduled regarding this issue.

The Mayor and Council had no further questions or concerns.

B. 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

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Nichole Camac, City Recorder, stated that the Healthy West Valley Committee has requested a Proclamation to declare November 19th as “World Suicide Prevention Day” in conjunction with their suicide survivor event. The Mayor and Council agreed to read the proclamation.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- UTAH MOSQUITO ABATEMENT CONFERENCE

Councilmember Christensen stated that he attended the Utah Mosquito Abatement conference in Park City.

COUNCILMEMBER WHETSTONE- CHAMBERWEST RETREAT

Councilmember Whetstone stated that he attended an all-day ChamberWest retreat several weeks ago. He indicated a presentation was provided that would allow Cities the option of implementing a fee for hotels to charge residents that would help promote incentives and promotions.

COUNCILMEMBER HARMON- HARMON SENIOR BIRTHDAY PARTY

Councilmember Harmon stated that he attended the Harmon Senior Home Birthday Party with Councilmember Nordfelt. He indicated it was the first time he has visited the senior center and enjoyed both the train room and people.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY OCTOBER 25, 2022 WAS ADJOURNED AT 6:01 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, October 25, 2022.

Nichole Camac, CMC
City Recorder

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DRAFT



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, November 1, 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>.

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. October 25, 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 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

- 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.

period.)

A. Public Comments

B. City Manager Comments

C. City Council Comments

7. Resolutions:

A. 22-153: Authorize the City to Enter Into a Third Amendment to Wireless Lease Agreement By and Between the City and New Cingular Wireless PCS, LLC.

8. New Business:

A. Consider Application SMI-8-2022, Filed by Corbin Bennion, Requesting Final Plat Approval for the 4th Phase of the ARA Industrial Center Subdivision Located at 2351 South 6505 West

B. Consider Application PUD-3-2022, Filed by Russ Tolbert, Requesting Final Plat Approval for the Sonrise Townhomes Located at 3550 South 4400 West

9. Consent Agenda:

A. Reso. 22-154: Accept a Public Sidewalk Easement from TruckPro, L.C. for Property Located at 2303 South 5370 West

10. Motion for Closed Session (if necessary)

11. Adjourn

WEST VALLEY CITY, UTAH

**A PROCLAMATION DECLARING NOVEMBER 19TH
AS “WORLD SUICIDE PREVENTION DAY” IN
WEST VALLEY CITY.**

WHEREAS, suicide is the 12th leading cause of death in the United States, the third leading cause of death among children and teens ages 10-19 and the second leading cause of death among individuals between the ages of 20 to 34; and

WHEREAS, in the United States more than 47,646 people died by suicide in 2021, an increase of 4% since 2020 (Centers for Disease Control and Prevention); and

WHEREAS, it is estimated that in 2020, there were 1.2 million suicide attempts (Centers for Disease Control and Prevention); and

WHEREAS, in 2021, suicide was the ninth leading cause of death in Utah with 673 deaths by suicide in Utah; and

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

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

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

WHEREAS, the American Foundation for Suicide Prevention is sponsoring, in partnership with West Valley City and Healthy West Valley Coalition, an opportunity for residents and those in the surrounding area to promote healing and connection regarding the difficulties of suicide loss in an event on November 19th, 2022, entitled “Survivors of Suicide Loss Day;” and

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

NOW, THEREFORE, the Mayor and the City Council of West Valley City do hereby proclaim November 19th, 2022, as “World Suicide Prevention Day” in West Valley City.

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: _____ Pioneer
Budget Opening Required: ☐

ISSUE:

Application: #GPZ-8-2022
Applicant: Bryan and Chantel Bradford
Location: 3816 South 3200 West
Size: 0.69 acres

SYNOPSIS:

A General Plan change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet).

BACKGROUND:

The subject property includes a home that was built in 1941. According to the applicants, they would like to subdivide the property into three lots, keep the existing home on one of the lots, and build two new homes on the other two lots. The applicants have also indicated that they plan to move the current detached garage closer to the existing home and improve the appearance of the structure.

RECOMMENDATION:

The Planning Commission recommends approval to the City Council subject to a development agreement.

SUBMITTED BY:

Steve Pastorik, Community Development Director

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

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

AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO LOW DENSITY RESIDENTIAL (3 TO 4 UNITS/ACRE) FOR PROPERTY LOCATED AT 3816 SOUTH 3200 WEST ON 0.69 ACRES.

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

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

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

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

SECTION 1. GENERAL PLAN AMENDMENT.

The property described in Application #GPZ-8-2022, filed by Bryan and Chantel Bradford, and located at 3816 South 3200 West within West Valley City, is hereby amended by reclassifying the following described property from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre). Said property is more particularly described as follows:

Parcel #: 15-32-427-011 and 15-32-427-014

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 3816 SOUTH 3200 WEST ON 0.69 ACRES FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)

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

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

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

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

SECTION 1. ZONING CHANGE.

The property described in Application #GPZ-8-2022, filed by Bryan and Chantel Bradford, and located at 3816 South 3200 West within West Valley City, is hereby classified from zone A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet), said property more particularly described as follows:

Parcel #s: 15-32-427-011 and 15-32-427-014

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: _____ Pioneer
Budget Opening Required: ☐

ISSUE:

A resolution authorizing the City to enter into a development agreement with Bryan and Chantel Bradford.

SYNOPSIS:

This resolution authorizes a development agreement between the City and Bryan and Chantel Bradford to establish minimum standards for a subdivision at 3816 South 3200 West.

BACKGROUND:

Bryan and Chantel Bradford have submitted a General Plan/zone change application (GPZ-8-2022) on 0.69 acres to change the General Plan from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and the zoning from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The Planning Commission recommended approval of the zone change subject to a development agreement.

The proposed development agreement addresses the number of new homes, standards for the new homes, required maintenance, improvements to the existing home, replacement of the detached garage, and a rear yard setback exception for the existing home.

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 BRYAN AND CHANTEL BRADFORD FOR APPROXIMATELY 0.69 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3816 SOUTH 3200 WEST.

WHEREAS, Bryan and Chantel Bradford (herein “Developer”) owns or is under contract to acquire real property within the limits of West Valley City, Utah, on which Developer proposes to develop a residential project (herein the “Project”); and

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

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

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

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

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

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

GPZ-8-2022 MINUTES
SEPTEMBER 28, 2022 PLANNING COMMISSION PUBLIC HEARING

GPZ-8-2022

Bryan and Chantel Bradford
3816 South 3200 West
Zone change from A to R-1-8
0.69 acres

Bryan and Chantel Bradford have submitted a General Plan/zone change application for two parcels totaling 0.69 acres located at 3816 South 3200 West. The applicants reside at the subject property. The property is currently zoned A (Agriculture, minimum lot size ½ acre) with a General Plan designation of Large Lot Residential (2 to 3 units/acre). The proposed zone is R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 sq. ft.) and the proposed General Plan designation is Low Density Residential (3 to 4 units/acre). As a reminder, City ordinance only allows zone changes to R-1-8 on properties less than 2 acres.

Surrounding zones include R-1-8 to the north and east and A to the south and west. The property is surrounded by single unit dwellings except for one duplex on the east side of 3200 West.

Development Proposal

The subject property includes a home that was built in 1941. According to the applicants, they would like to subdivide the property into three lots, keep the existing home on one of the lots, and build two new homes on the other two lots. The applicants have also indicated that they plan to move the current detached garage closer to the existing home and improve the appearance of the structure. In addition to the relocated garage, they plan to add a new driveway with the ability to park 4 cars in the driveway.

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.” For the development agreement, the applicant is proposing to use the same standards that were in place up until July of last year along with a few additional standards included by the applicant. These standards are attached for reference.

After a site visit, staff identified some items that we would recommend addressing in the development agreement. These items are described below:

- There are weeds growing between the curb and the sidewalk and between the stamped concrete parkstrip and the sidewalk.
- The existing garage is in poor condition, doesn’t meet current setbacks, and would no longer be on the same lot as the existing home.
- The existing chain link fence along the front and side of the property is damaged.

- The landscaping on the property is in poor condition and in need of maintenance and/or replacement.
- The exterior of the existing home is mostly a grey colored brick that is discolored in some areas.
- If the property is subdivided as proposed, the rear (west side of house) setback for the existing home would technically be around 12'. Normally, the rear yard setback in the R-1-8 zone is 20'; however, for homes with a two-car garage built prior to July 8, 1986, the rear yard setback may be reduced to 15'.
- It appeared from the exterior of the home that only window mounted A/C units were available for cooling.

Staff Alternatives:

- **Approval.** The application should be approved. The recommendation for approval is made subject to a development agreement including the following standards:
 - The two new homes shall follow the standards proposed by the applicant.
 - All weeds within the right-of-way and behind the curb shall be removed.
 - The existing detached, two-car garage shall be demolished and replaced with a new garage placed on the lot with the existing home in a location that meets the City's setback requirements.
 - The existing chain link fence shall be removed, repaired, or replaced.
 - All dead and weedy landscaping shall be replaced with landscaping that complies with City standards.
 - The brick and wood portions of the exterior of the existing home shall be painted.
 - The rear yard setback for the existing home may be reduced to a minimum of 10'.
 - The window mounted A/C units in the existing home shall be replaced with central A/C.
- **Continuance.**
- **Denial.** A larger lot zone like R-1-12 or RE would comply with the existing General Plan designation and allow the two existing lots to be reconfigured to allow one new building lot.

Discussion: Steve Pastorik presented the application. He stated that if this proposal is approved, staff recommends a development agreement that would include the applicant's standards for the two new homes to be built on the property and staff's recommendations.

Chantel Bradford, the applicant, said she had talked in depth with Steve about what they would like to develop and what would be allowed on the subject property.

Commissioner Fuller asked Mrs. Bradford if she had any concerns with the access to the property being on 3200 West, where it is a highly trafficked road. Mrs. Bradford said they would be adding a driveway with enough room to safely turn

around so they wouldn't need to back onto 3200 West.

Commissioner Winters asked if she had any issues with the staff recommendations that are part of the development agreement. Mrs. Bradford said she didn't have any problems with the recommendations. She explained that they would modify the existing home so the outside would blend in with the two new proposed homes. Mrs. Bradford stated they would also attach the garage to the existing home.

Motion: Commissioner Lovato motioned to approve GPZ-8-2022 subject to the standards outlined in the development agreement.

Commissioner Winters seconded the motion.

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

Unanimously – GPZ-8-2022 – Approved

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (herein the “Agreement”) is entered into this _____ day of _____, 20____, by and between Bryan and Chantel Bradford, individuals, (herein “Developer”) for the land to be included in or affected by the project located at approximately 3816 South 3200 West in West Valley City, Utah, and West Valley City, a municipal corporation and political subdivision of the State of Utah (herein the “City”).

RECITALS

WHEREAS, Developer owns or is under contract to acquire approximately 0.69 acres of real property located at approximately 3816 South 3200 West in West Valley City, Utah, as described in Exhibit “A” (the “Property”), on which Developer proposes to establish minimum standards for a new residential development (the “Project”); and

WHEREAS, Developer has voluntarily represented to the West Valley City Council that it will enter into this binding Agreement; and

WHEREAS, Developer is willing to restrict the property in a manner that is in harmony with the objectives of the City’s master plan and long-range development objectives, and which addresses the more specific development issues set forth in this Agreement, and is willing to abide by the terms of this Agreement; and

WHEREAS, the City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, U.C.A. §10-9a-101, *et seq.*, and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Affected Property.** The legal description of the Property contained within the Project boundaries is attached as Exhibit “A”. No additional property may be added to or removed from this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

2. **Reserved Legislative Powers.** Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation,

environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the West Valley City Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

3. **Compliance with City Design and Construction Standards.** Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable laws and requirements of the City necessary for development of the Project, including the payment of fees, and compliance with the City's design and construction standards.

4. **Specific Design Conditions.** The Project shall be developed and constructed as set forth in the specific design conditions set forth in 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:	Bryan and Chantel Bradford 3816 South 3200 West West Valley City, UT 84119
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: _____

BRYAN BRADFORD

State of _____)

:ss

County of _____)

On this _____ day of _____, 20____, personally appeared before me Bryan Bradford, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and he acknowledged to me that he executed the same.

Notary Public

CHANTEL BRADFORD

State of _____)

:ss

County of _____)

On this _____ day of _____, 20____, personally appeared before me Chantel Bradford, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and she acknowledged to me that she executed the same.

No tary Pu b lic

EXHIBIT A

LEGAL DESCRIPTION

Parcel #: 15-32-427-011

BEG 148 FT W & 25 FT S FR E 1/4 COR SEC 32, T 1S, R 1W, SLM; W 50 FT; S 100 FT; E 50 FT; N 100 FT TO BEG. 0.12 ACRES.

Parcel #: 15-32-427-014

BEG 33 FT W & 29 FT S FR THE E 1/4 COR SEC 32, T 1S, R 1W, SLM; S 177.25 FT; W 165 FT; N 81.25 FT; E 50 FT; N 100 FT; E 111 FT; S 45° E 5.66 FT TO BEG. 0.57 ACRES.

EXHIBIT B

DEVELOPMENT STANDARDS

1. The maximum number of homes shall be 3 including the existing home on the Property.
2. All new homes shall include a 3-car garage.
3. A minimum of 30% of the front of all new homes shall be stone or brick.
4. All foundation walls more than 18" above grade shall be veneered with a finished material.
5. Garage doors shall be grained in texture.
6. Houses along 3800 South and 3200 West shall face the street.
7. All weeds within the right-of-way and behind the curb shall be removed.
8. The existing detached, two-car garage shall be demolished and replaced with a new garage placed on the lot with the existing home in a location that meets the City's setback requirements. As allowed in item 12 below, the rear yard setback of the garage may be reduced to a minimum of 10'.
9. The existing chain link fence shall be removed, repaired, or replaced.
10. All dead or weedy landscaping shall be replaced with landscaping that complies with City standards.
11. The brick and wood portions of the exterior of the existing home shall be painted.
12. The rear yard setback for the existing home may be reduced to a minimum of 10'.
13. The window mounted A/C units in the existing home shall be replaced with central A/C.
14. The new home shall meet the housing standards that follow.

BUILDING MATERIALS.

- (1) All exterior materials shall be 100% masonry. For the purposes of this Section, masonry shall only include brick, stone, and fiber cement siding. Thin brick, brick veneer panels, stone veneer panels and stucco are not allowed. Fiber cement siding shall not constitute more than 75% of the exterior material and the remaining 25% must be either brick or stone. All exterior materials shall be installed in a professional workmanlike manner and be guaranteed to be maintenance-free for at least 10 years. Finishes upon exterior materials shall be guaranteed maintenance-free for a minimum of five years. Materials or finishes without such guarantees shall not be permitted. Guarantees shall be in writing from the manufacturer.
- (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 AND 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 percent of the total eave length of the home shall have an overhang of not less than 12 inches. The roof overhang 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 overhang provisions shall not apply to porch covers, bay windows, or similar appendages.

MINIMUM DEPTH AND AREAS.

- (1) Each dwelling shall be not 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 3,000 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 3,500 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 insure exterior design variation, the same or very similar exterior design, as determined by the City, shall not be allowed on adjacent Lots, except in the case of Twin Homes, where connected units may be the same.

(2) In order to insure variation in Front Yard setbacks, no more than two homes on adjacent Lots shall be built at the same setback. The minimum front setback may be reduced for main Buildings, but not for garages; however, the average front setback for all Lots in the Subdivision shall not be less than the minimum front setback allowed in the zone. The minimum offset between homes shall be not less than five feet and the minimum front setback on any Lot shall be not less than 23 feet. This requirement shall not apply to Lots where the entire front property line is a curve with a radius of 100 feet or less. This subsection (2) shall not apply in the RE zone.

(3) Any sides of a home facing a Street, consisting of one material, shall include distinctive features intended to add significant variety and interest to the exterior surfaces of the home, such as pop-outs on windows, bay windows, Quoins, color variations, texture changes or brick/stone decorative elements, etc.

GARAGE REQUIRED.

A 3 car garage is required, except that a 2 car garage is permissible when there is a 20' Side Yard setback adjacent to the garage and either the 2 car garage is side loaded or the Basement of the dwelling with at least a three-quarter Basement is finished. The minimum interior dimensions of a garage shall be 20 feet by 30 feet for a 3 car garage and 20 feet by 20 feet for a 2 car garage. Occupancy of the home shall not be permitted without the garage being completed. Where the garage is Attached to the home and the garage door is facing the Street, the width of the front of the house excluding the garage shall be at least 18' for ramblers and 15' for multi-levels.

DESIGN TREATMENTS.

(1) All dwellings must have at least one main (front) Entrance consisting of a concrete stoop, landing, and (if necessary) steps and additional landings which provide direct access to Grade.

(2) New dwellings shall be oriented toward 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 of plans. Each dwelling shall include at least one feature from each of the following categories in Table 1: 1) Roofing Treatments; 2) Relief Treatments; 3) Material Selections 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 number of points equal to or above the minimum required for the type of home to be constructed.

b. For homes with a side or rear Façade that faces a Street, architectural features, which total at least 70 points from Table 2, shall be applied to all Street facing Façades other than the front.

i. In the process of choosing architectural features from Table 2 to include on Street facing Façades, each home shall include at least one feature each 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 simulate the depth of wood over the entire roof	0
C. Two or more gable 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)	Points
A. At least one foundation jog (not including the garage) on the 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 usable, 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 brick or stone wainscot 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, including accent trim, which is a complementary but different color from the primary house color, around all windows and doors.	30
B. A brick or stone wainscot of at least 30 inches high on the front and sides of the dwelling with the remainder of the home in fiber cement siding including accent trim, which is a complementary but different color from the primary house color, around all windows and doors.	40

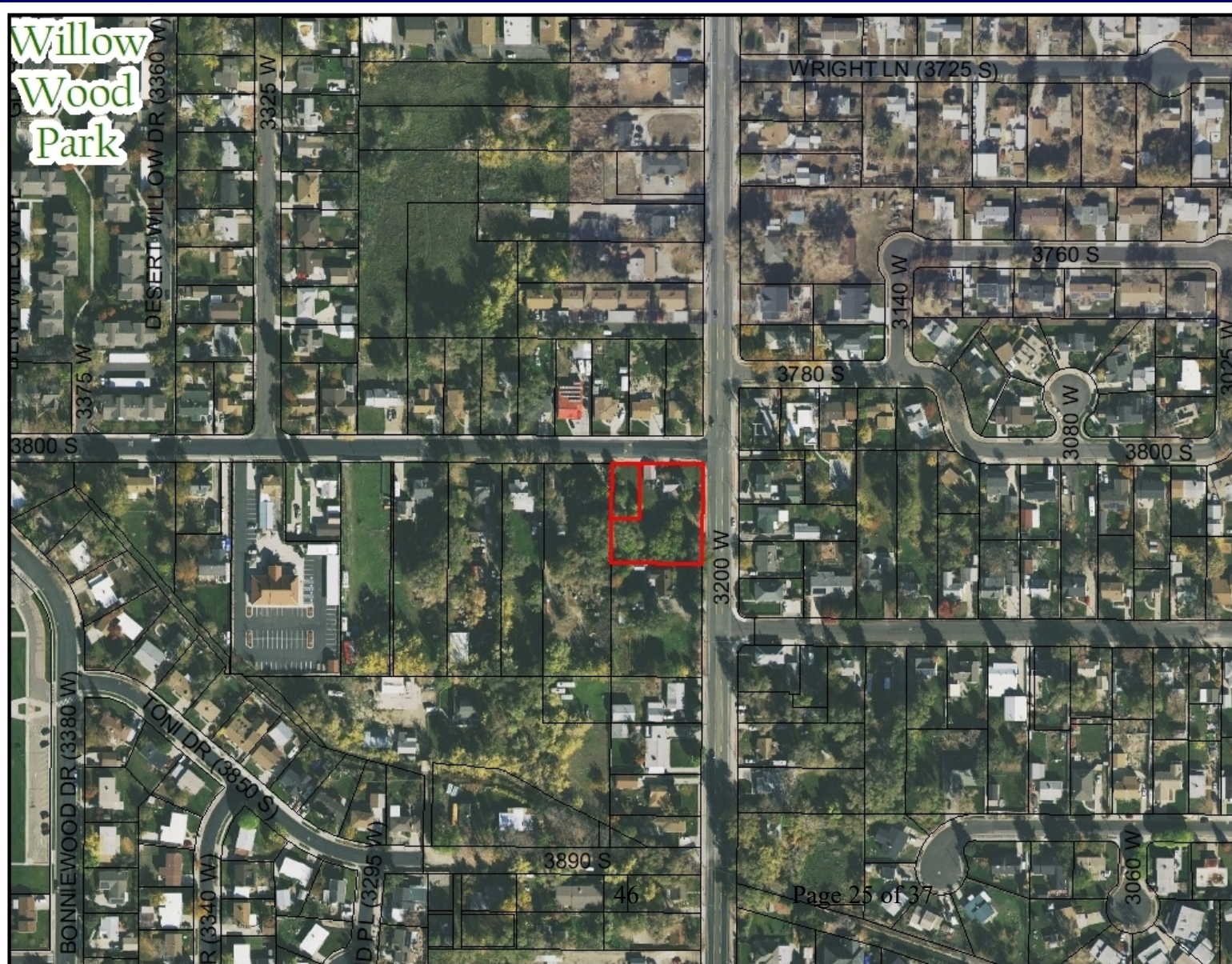
C. A brick or stone wainscot on the front elevation and brick or stone extending to the roof line on at least one portion of the front. Fiber cement siding on the remaining exterior of the home including accent trim, which is a complementary but different color from the primary house color, around all 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 from the primary house color around all windows and doors.	70
E. 100% brick exterior	120
4. Entry Features (must use one)	Points
A. Covered entry with columns having a minimum size of 1' x 1' for 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 50 sq. ft. of usable, 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 rambblers and 15' for multi-levels	0
C. Side entry garage	40
D. Three car garage where one of the spaces is located at least 1.5' behind the other two garage spaces (may not be used in combination with item E)	60
E. Three car garage (may not be used in combination with item D)	40
F. Detached or Alley loaded garage in 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 home	20
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 the 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	20
G. Siding applied horizontally and vertically on front elevation	20
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 fascia	10
L. 100 sq. ft. above the minimum required areas of 2,000 sq. ft. for ramblers and 3,000 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)	Points
A. A minimum 6" overhang 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 Façades	20
E. Two or more gables on side Façades	10
F. One cross gable on side Façades	10
G. Two cross gables on side Façades	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 in 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	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. brick or stone wainscot) 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 Façades, a front porch that extends to the Street facing side Façade	10

Petition by BRYAN and CHANTEL BRADFORD requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is located at 3816 South 3200 West on 0.69 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



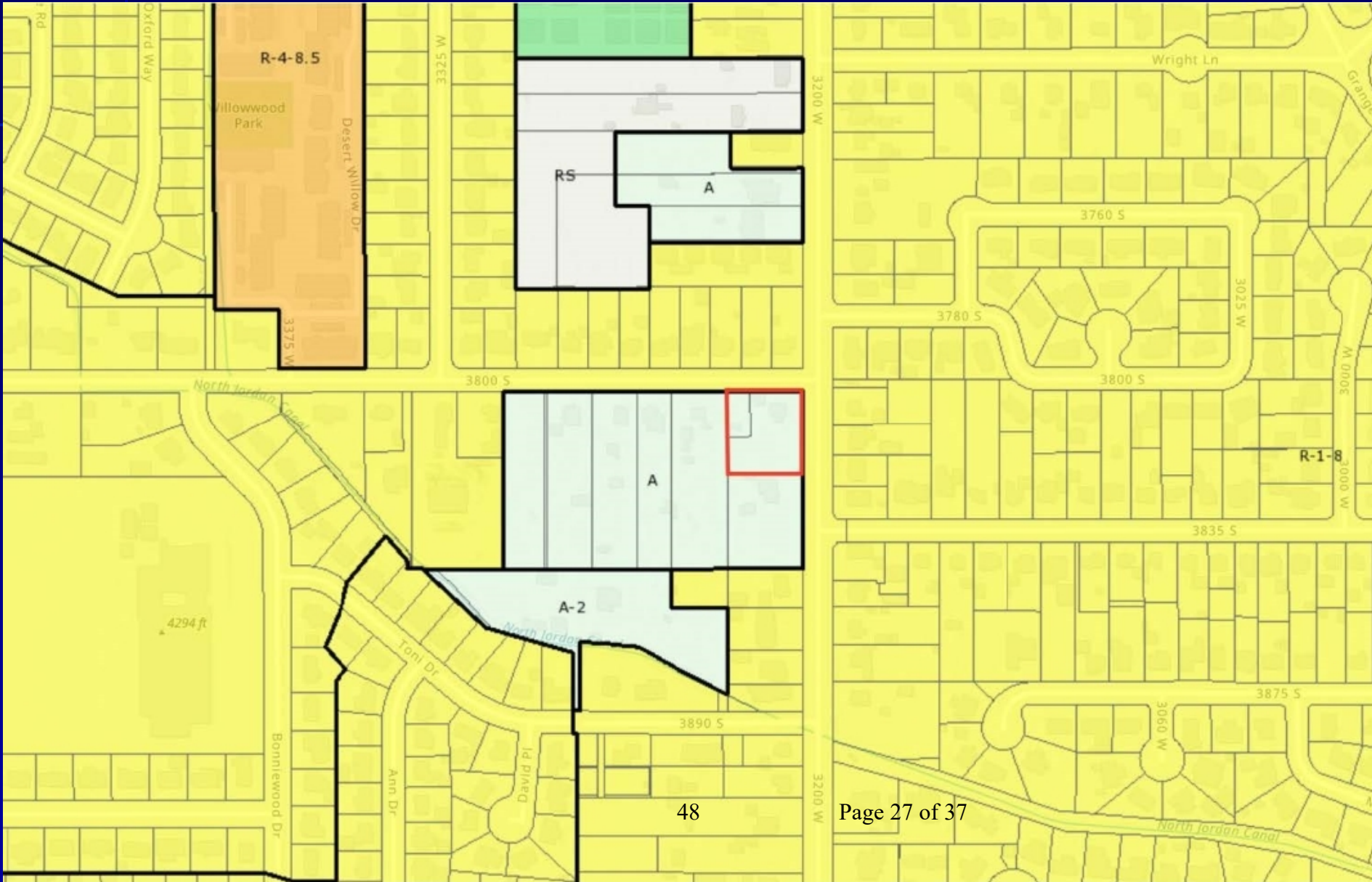
GPZ-8-2022

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Looking south along 3200 West from 3800 South



GPZ-8-2022

Petition by BRYAN and CHANTEL BRADFORD requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is located at 3816 South 3200 West on 0.69 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

Looking west along 3800 South from 3200 West



GPZ-8-2022

Petition by BRYAN and CHANTEL BRADFORD requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is located at 3816 South 3200 West on 0.69 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



Looking west from 3200 West

GPZ-8-2022

Petition by BRYAN and CHANTEL BRADFORD requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is located at 3816 South 3200 West on 0.69 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)



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Looking east from 3200 West



GPZ-8-2022

Petition by BRYAN and CHANTEL BRADFORD requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is located at 3816 South 3200 West on 0.69 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

Looking southwest from 3800 South



GPZ-8-2022

Petition by BRYAN and CHANTEL BRADFORD requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is located at 3816 South 3200 West on 0.69 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

Looking east along 3800 South



GPZ-8-2022

Petition by BRYAN and CHANTEL BRADFORD requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is located at 3816 South 3200 West on 0.69 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

Looking north from 3800 South



GPZ-8-2022

Petition by BRYAN and CHANTEL BRADFORD requesting a General Plan change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and a zone change from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is located at 3816 South 3200 West on 0.69 acres. (Staff – Steve Pastorik at 801-963-3545 or steve.pastorik@wvc-ut.gov)

Looking south from 3800 South



WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: 09/15/2022
Date Adopted: _____
Date Effective: _____

AN ORDINANCE AMENDING SECTIONS 22-2-116 AND 22-2-203 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN PARKING RESTRICTIONS AND CIVIL PENALTIES.

WHEREAS, Title 22 of the West Valley City Municipal Code establishes regulations concerning parking of vehicles within the City; and

WHEREAS, the City desires to amend regulations concerning the parking of trailers on public streets; and

WHEREAS, the City also desires to increase penalties for repeat violators of certain parking ordinances; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Sections 22-2-116 and 22-2-203 of the West Valley City Municipal Code.

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

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

Section 2. Amendment. Sections 22-2-116 and 22-2-203 of the West Valley City Municipal Code are hereby amended as follows:

29 **22-2-116. PARKING OR LEAVING TRUCKS, TRAILERS, CAMPERS, BOATS,**
30 **ETC., ON STREET.**

31 (1) No nonmotorized vehicle, farm equipment, construction equipment, or any other type of
32 commercial trailer or any inoperable vehicle (as defined in Title 24) may be parked, placed,
33 stored, abandoned, or otherwise left on any public street, alley, sidewalk, park strip, or right-
34 of-way at any time, regardless of whether it is attached or unattached to a motor vehicle.

35 (2) No motorized or nonmotorized recreational vehicle, boat, camper trailer, motorhome, or
36 any other type of ~~noncommercial recreational~~ trailer may be parked, placed, stored, abandoned
37 or otherwise left on any public street, alley, sidewalk, park strip, or right-of-way ~~for longer~~
38 ~~than 24 hours of a 48-hour period~~, regardless of whether it is attached or unattached to a motor
39 vehicle.

40 a. It is an affirmative defense to subsection 22-2-116 (2) when the vehicle:

41 i. Is parked on the street, for less than 24 hours, within 25 feet of the physical address
42 to which it is legally registered; or

43 ii. Is actively engaged in loading and unloading passengers or freight.

44 (3) No unmounted or unattached camper, farm vehicle, construction vehicle or off-highway
45 vehicle may be parked, placed, stored, abandoned, or otherwise left on any public street, alley,
46 sidewalk, park strip, or right-of-way at any time, unless the vehicle is ~~actually~~ actively
47 engaged in loading and unloading passengers or freight.

48 (4) It shall be unlawful to park, place, store, abandon, or otherwise leave any commercial
49 vehicles ~~motorized vehicle, combination of vehicles, or combination of vehicles and load~~
50 ~~which have a length of more than 45 feet, or a width of more than eight feet, or a height of~~
51 ~~more than 14 feet, of a gross weight over 18,000~~ 16,000 ~~pounds, or more than two axles, on~~
52 any public street, alley, sidewalk, park strip, or right-of-way at any time, unless the vehicle or
53 combination is ~~actually~~ actively engaged in loading or unloading passengers or freight.

54 a. Commercial vehicles include any motor vehicle or trailer or combination of motor
55 vehicle and trailer with a manufacturer's gross vehicle weight rating or gross

combination weight rating of ????? or more pounds.

b. Commercial vehicles do not include:

i. Recreational vehicles that are driven solely as family or personal conveyances for noncommercial purposes.

ii. Vehicles owned by the state or local government.

iii. Firefighting and emergency vehicles, operated by emergency personnel, not including commercial tow trucks.

(5) For the purposes of this Section, a vehicle shall be considered parked, even if the engine is running, if the vehicle is left standing for any period longer than three minutes, unless the vehicle is ~~actually~~ actively loading or unloading as provided.

a. For the purposes of this Section the term “loading and unloading” includes the use of a vehicle for repair, construction, or maintenance ~~actually~~ actively conducted by businesses licensed to engage in such a business in accordance with other City ordinances.

(6) No motor home, boat, trailer, camper, or other similar conveyance used for temporary recreational uses shall be used for overnight camping or as a residence, except in mobile home parks or campgrounds licensed by the City.

(7) The provisions of this Section do not apply to passenger buses operated under the authority of the Public Service Commission of the State of Utah, nor to authorized emergency vehicles, nor to public works vehicles.

22-2-203. CIVIL PENALTIES FOR PARKING OFFENSES.

Civil penalties for violations of this Chapter are as follows:

(1) For a violation of Section 22-2-114, Parking in Disabled Parking Stalls: \$213.

(2) For all other violations: ~~\$128.~~

a. A first offense within a 12-month period: \$128.00

b. A second offense within a 12-month period: \$178.00

c. A third offense within a 12-month period: \$228.00

d. A fourth or more offense within a 12-month period: \$278.00

(3) The fee for removal of an immobilization device is \$50.

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

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

PASSED and APPROVED this _____ day of _____, 2022.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

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Draft Date: 09/15/2022

Date Adopted: _____

Date Effective: _____

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

WHEREAS, Title 7 Chapter 2 Section 115 of the West Valley City Municipal Code establishes regulations for storage and parking of commercial vehicles in residential zones; and

WHEREAS, the City desires to amend regulations concerning the parking or storage of commercial vehicles in residential and agricultural zones; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Sections 7-2-115 of the West Valley City Municipal Code.

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

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

Section 2. Amendment. Sections 7-2-115 of the West Valley City Municipal Code are hereby amended as follows:

29 **22-2-1167-2-115.** STORAGE OF VEHICLES – AGRICULTURAL AND
30 RESIDENTIAL ZONES.

31 (1) No commercial vehicles ~~trucks, truck tractors, motor vehicles or Commercial trailers~~
32 ~~which exceed 12,000 pounds gross weight~~ shall be stored or parked for longer than three
33 minutes on any Lot or parcel within any Agricultural or Residential Zone, except while
34 actually loading or unloading merchandise, nor shall any contracting and/or earth-moving
35 equipment be stored or parked on any Lot or parcel in an Agricultural or Residential Zone,
36 except during actual construction.

37 a. Commercial vehicles include any motor vehicle or trailer or combination of motor
38 vehicle and trailer with a manufacturer's gross vehicle weight rating or gross
39 combination weight rating of ????? or more pounds.

40 b. Commercial vehicles do not include:

41 i. Recreational vehicles that are driven solely as family or personal conveyances for
42 noncommercial purposes.

43 ii. Vehicles owned by the state or local government.

44 iii. Firefighting and emergency vehicles, operated by emergency personnel, not
45 including commercial tow trucks.

46 ~~(2)~~(3) Within Front Yards, Recreational Vehicles and boats shall only be parked in front of
47 the garage, in front of the carport or any other portion of the Front Yard that is not directly
48 in front of the house. Parked Recreational Vehicles and boats shall not cover or overlap
49 more than four feet of the front of the house, excluding the garage and carport.

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

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

54
55 **PASSED and APPROVED** this _____ day of _____, 2022.

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WEST VALLEY CITY

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MAYOR

62 ATTEST:

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65 CITY RECORDER



Gross Vehicle Weight Rating & Parking

Class 1: 6,000 lbs. and less



Minivan



Cargo Van



SUV



Pickup Truck

Class 2: 6,001 lbs. to 10,000 lbs.



Minivan



Cargo Van



Full Size Pickup



Sleep Van

Class 3: 10,001 lbs. to 14,000 lbs.



Walk-In



Box Truck



City Delivery



Heavy Duty Pickup

Class 4: 14,001 lbs. to 16,000 lbs.



Large Walk-In



Box Truck



City Delivery

Class 5: 16,001 lbs. to 19,500 lbs.



Bucket Truck



Large Walk-In



City Delivery

Class 6: 19,501 lbs. to 26,000 lbs.



Beverage Truck



Single Axle



Rack Truck

Class 7: 26,001 lbs. to 33,000 lbs.



Garbage Truck



Furniture



Truck Tractor

Class 8: 33,001 lbs. and over



Cement Truck



Truck Tractor



Dump Truck



Sleeper

Currently allowed in street and driveway

Currently allowed with conflicting ordinance for street and driveway

Proposed language will prohibit these vehicles altogether

Currently prohibited in street and driveway

COMMERCIAL VEHICLES

October 27, 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.

November 2022

November 3, 2022 <i>Thursday</i>	Jake Owen, 7 PM; Maverik Center, 3200 S Decker Lake Dr
November 5, 2022 <i>Saturday</i>	Fierce Fighting Championship XXII, 5 PM; Maverik Center, 3200 S Decker Lake Dr
November 8, 2022 <i>Tuesday</i>	No City Council Meetings- Election Day City Hall and UCCC Voting Centers, 7 AM to 8 PM
November 8, 2022 <i>Tuesday</i>	Quick Quack Car Wash Groundbreaking, 10 AM; 5600 W 5400 S
November 9, 2022 <i>Wednesday</i>	Chat with the Chief, 6 PM; Facebook Live
November 10, 2022 <i>Thursday</i>	Workshop on Housing, and Land Use Regulations, 4 PM; Mid-Valley Performing Arts Center, 2525 Taylorsville Blvd
Nov 10 – Dec 31, 2022	Sense of Place; UCCC, 1355 W 3100 S (Opening Reception Nov 10, 6-8 PM)

November 10, 2022 <i>Thursday</i>	Alan Parsons Live Project, 7:30 PM; Maverik Center, 3200 Decker Lake Dr
November 11, 2022 <i>Friday</i>	Veteran's Day – City Offices Closed
November 11, 2022 <i>Friday</i>	Veterans Day Dinner (5:30 PM) and Program (6 PM); UCCC, 1355 W 3100 S
November 11, 2022 <i>Friday</i>	Tomlin X UNITED, 7 PM; Maverik Center, 3200 S Decker Lake Dr
November 12, 2022 <i>Saturday</i>	Rumours of Fleetwood Mac, 8 PM; Maverik Center, 3200 S Decker Lake Dr
November 17, 2022 <i>Thursday</i>	WVC Employee Holiday Party, 2-4PM, City Hall Lobby
November 17, 2022 <i>Thursday</i>	Grizzlies vs. Steelheads, 7:10 PM; Maverik Center, 3200 S Decker Lake Dr
November 18, 2022 <i>Friday</i>	Grizzlies vs. Steelheads, 7:10 PM; Maverik Center, 3200 S Decker Lake Dr
November 19, 2022 <i>Saturday</i>	International Survivors of Suicide Loss Day, 2-4 PM; UCCC, 1355 W 3100 S
November 19, 2022 <i>Saturday</i>	Pentatonix – A Christmas Spectacular, 7:30 PM; Maverik Center, 3200 S Decker Lake DR
November 20, 2022 <i>Sunday</i>	Grizzlies vs. Steelheads, 3:10 PM; Maverik Center, 3500 S Decker Lake Dr
Nov 21 – Dec 31	Trees of Diversity and Winter Scenes/Holiday Dreams; UCCC, 1355 W 3100 S
November 21, 2022 <i>Monday</i>	Santa Cruz Warriors vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
November 22, 2022 <i>Tuesday</i>	Santa Cruz Warriors vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr

November 23, 2022 <i>Wednesday</i>	Ugly Sweater 5K Fun Run; Centennial Park, 5405 W 3100 S
November 24, 2022 <i>Thursday</i>	Thanksgiving – City Offices Closed
November 25, 2022 <i>Friday</i>	Grizzlies vs. Lions, 7:10 PM; Maverik Center, 3200 S Decker Lake Dr
November 26, 2022 <i>Saturday</i>	Grizzlies vs. Lions, 7:10 PM; Maverik Center, 3200 S Decker Lake Dr
November 27, 2022 <i>Sunday</i>	Grizzlies vs. Lions, 3:10 PM; Maverik Center, 3200 S Decker Lake Dr
November 28, 2022 <i>Monday</i>	G League Ignite vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
November 29, 2022 <i>Tuesday</i>	No City Council Meetings- 5th Tuesday

December 2022

December 5, 2022 <i>Monday</i>	Christmas Tree Lighting & Walk with Santa; Centennial Park & WVCFFC
December 5, 2022 <i>Monday</i>	Stockton Kings vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
December 5, 2022 <i>Monday</i>	Winter Concert, 8 PM; UCCC – Great Hall, 1355 W 3100 S
December 8, 2022 <i>Thursday</i>	Ontario Clippers vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
December 9, 2022 <i>Friday</i>	Bill Burr, 8 PM; Maverik Center, 3200 Decker Lake Dr
December 10, 2022 <i>Saturday</i>	Breakfast with Santa; WVCFFC, 5415 W 3100 S
December 12, 2022	Winter Concert, 8 PM; UCCC – Great Hall, 1355 W 3100 S

Monday

December 13, 2022
Tuesday Oklahoma City Blue vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr

December 14, 2022
Wednesday Chat with the Chief, 6 PM; Facebook Live

December 14, 2022
Wednesday Oklahoma City Blue vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr

December 17, 2022
Saturday Grizzlies vs. Mavericks, 7:10 PM; Maverik Center, 3200 S Decker Lake Dr

December 18, 2022
Sunday Grizzlies vs. Mavericks, 3:10 PM; Maverik Center, 3200 S Decker Lake Dr

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**

December 28, 2022
Wednesday Grizzlies vs. Steelheads, 7:10 PM; Maverik Center, 3200 S Decker Lake Dr

December 30, 2022
Friday Grizzlies vs. Steelheads, 7:10 PM; Maverik Center, 3200 S Decker Lake Dr

December 31, 2022
Saturday Grizzlies vs. Steelheads, 5 PM; Maverik Center, 3200 S Decker Lake Dr

January 2023

January 4, 2023 <i>Wednesday</i>	Stockton Kings vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
January 6, 2023 <i>Friday</i>	Iowa Wolves vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
January 7, 2023 <i>Saturday</i>	Iowa Wolves vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
January 10, 2023 <i>Tuesday</i>	Rio Grande Valley Vipers vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
January 19, 2023 <i>Thursday</i>	Fort Wayne Mad Ants vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
January 21, 2023 <i>Saturday</i>	South Bay Lakers vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
January 30, 2023 <i>Monday</i>	Memphis Hustle vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
January 31, 2023 <i>Tuesday</i>	Memphis Hustle vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr

February 2023

February 13, 2023 <i>Monday</i>	Sioux Falls Skyforce vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
February 27, 2023 <i>Monday</i>	Wisconsin Herd vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
February 28, 2023 <i>Tuesday</i>	Wisconsin Herd vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr

March 2023

March 13, 2023 <i>Monday</i>	Stockton Kings vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
March 19, 2023	South Bay Lakers vs. Salt Lake City Stars, 3 PM; Maverik

<i>Sunday</i>	Center, 3200 S Decker Lake Dr
March 21, 2023 <i>Tuesday</i>	Austin Spurs vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr
March 23, 2023 <i>Thursday</i>	Austin Spurs vs. Salt Lake City Stars, 7 PM; Maverik Center, 3200 S Decker Lake Dr