

WEST VALLEY CITY, UTAH

ORDINANCE NO. 26-03

Date Adopted: 02/10/2026

Effective Date: 02/11/2026

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5750 WEST 2300 SOUTH FROM FROM LI (LIGHT INDUSTRIAL) TO M (MANUFACTURING).

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

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

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

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

SECTION 1. ZONING CHANGE.

The property described in application #Z-8-2025, filed by Wadsworth Development Group and located at 5750 West 2300 South, is hereby reclassified from LI (Light Industrial) to M (Manufacturing), said property being more particularly described as follows:

A parcel of land being part of 2300 South Street and Blocks 3-6, Haynes Addition Plat E recorded May 9, 1889 as Entry No. 5325 in the Office of the Salt Lake County Recorder. Said parcel is located in the Northeast Quarter of Section 23, Township 1 South, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point in a monumented northerly UDOT right-of-way line of Anna Caroline Drive (2400 South Street) being the center of a 15.00-foot vacated alley in said Block 3, Haynes Addition Plat E, which is 825.18 feet N. 89°38'10" W. along the Section Line and 54.56 feet N. 00°28'26" E. from the East Quarter Corner of said Section 23, said East Quarter Corner being 43.12 feet N. 00°28'02" E. from a Salt Lake County standard flat brass 4" monument (Mon #14243022) at approximately 2410 South and 5600 West; thence along said monumented northerly UDOT right-of-way line the following two (2) courses: 1) N. 79°17'49" W. 276.25 feet to a UDOT right-of-way

monument; 2) N. 31°29'32" W. 89.33 feet to a UDOT right-of-way monument marking a easterly right-of-way line of Mountain View Corridor having UDOT Project MP-0182(6); thence along said easterly right-of-way line the following three (3) courses: 1) N. 10°22'37" E. 716.13 feet to a UDOT right-of-way monument; 2) N. 12°32'25" E. 124.51 feet to a UDOT right-of-way monument; 3) N. 00°21'17" E. 22.94 feet; thence S. 89°44'46" E. 302.51 feet to and along a fence more or less to the westerly right-of-way line of Lester Street (5700 West Street); thence S. 00°28'26" W. 366.72 feet along said westerly right-of-way line to the northeasterly corner of a parcel of land described in that Ordinance No. 05-38 vacating a part of the southern portion of 2300 South in said Haynes Addition Plat E recorded September 28, 2005 as Entry No. 9504554 in the Office of said Recorder; thence N. 89°31'34" W. 132.50 feet to said center of a vacated 15.00-foot wide alley; thence S. 00°28'26" W. 609.45 feet along the center of said vacated 15.00-foot alley to the Point of Beginning.

The above-described parcel contains 285,559 sq. ft. in area or 6.555 acres, more or less.

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 10th day of February, 2026.



WEST VALLEY CITY



MAYOR

ATTEST:



CITY RECORDER