

WEST VALLEY CITY, UTAH

ORDINANCE NO. 26-32

Date Adopted: 8/25/2026

Date Effective: 8/25/2026

AN ORDINANCE AMENDING SECTIONS 7-10-102, 7-10-103, 7-10-204, 7-10-300P, 7-10-301, 7-10-302, AND 7-11-209 AND ENACTING SECTION 7-2-129 TO UPDATE STANDARDS FOR HIGH-IMAGE ARTERIAL STREETS, ALIGN WITH PROPOSED CHANGES TO THE CITY'S ENGINEERING STANDARDS, AND ADDRESS CITY INSTALLED STREET TREES.

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

WHEREAS, the City desires to amend certain regulations concerning High-Image Arterial Streets, drainage, and City-installed street trees; 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 7-10-102, 7-10-103, 7-10-204, 7-10-300P, 7-10-301, 7-10-302, and 7-11-209 and enact Section 7-2-129 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 Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.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. Enactment. Section 7-2-129 of the West Valley City Municipal Code is hereby enacted as follows:

7-2-129. CITY INSTALLED STREET TREES.

- (1) The purpose of this Section is to preserve the unifying streetscape within the parkstrip along Streets where the City has installed Street trees to preserve existing trees, ensure that any lost trees are adequately replaced, and require new trees when existing curb cuts are removed. This Section is applicable to all property with Frontage on Streets where the City has installed Street trees.
- (2) If an existing Street tree within the parkstrip is removed, damaged, or destroyed, the property Owner shall replace the tree according to the standards set forth in subsection (3) below.
- (3) When a tree must be replaced pursuant to subsection (2) above or when existing curb cuts are to be closed due to new Development, the following standards shall apply:
 - a. Trees and, where applicable, tree wells shall be installed in the parkstrip at spacing consistent with the existing trees along the Street, with exceptions for curb cuts, light poles, and sight distance constraints. Where applicable, tree well grates shall match others within the parkstrip.
 - b. Tree species shall be consistent with the existing trees along the Street.
 - c. If the creation of a new section of parkstrip creates the opportunity to transplant a tree, that tree shall be transplanted in the new section of parkstrip.
 - d. Each tree installed shall have a minimum caliper of two inches or the caliper that was removed, whichever is greater, and be at least eight feet in height.
 - e. Irrigation lines and electrical lines shall be installed. The lines shall tie into existing City owned lines in the parkstrip.
 - f. All installations, construction, and tree placements shall be coordinated with the City to ensure compatibility with existing infrastructure.

Section 3. Amendment. Sections 7-10-102, 7-10-103, 7-10-204, 7-10-300P, 7-10-301, 7-10-302, and 7-11-209 of the West Valley City Municipal Code are hereby amended as follows:

7-10-102. APPLICABILITY.

The requirements of this Chapter shall apply to all properties with Frontage on the following High-Image Arterial Streets (“High-Image Arterials”):

- (1) 3500-3300 South (SR 171) from 7200 West to 2700 West;
- (2) 5600 West (SR 172) from 3100 South to the City’s south border;

- (3) 2700 South (Parkway Blvd and Lake Park Blvd);
- (4) 2100 South Freeway (SR 201), including the north and south Frontage roads;
- (5) Bangerter Highway (SR 154);
- (6) I-215 Freeway;
- (7) Mountain View Corridor (SR 85);
- (8) 4100-3900 South;
- (9) 4700 South;
- (10) 3100 South/Brud Drive east of Mountain View Corridor;
- (11) 3200 West;
- (12) 3600 West;
- (13) 2700 West;
- (14) 5400 South (SR 173); ~~and~~
- (15) 6200 South-; and
- (16) Bacchus Highway (SR 111)

7-10-103. LANDSCAPING STANDARDS APPLICABLE TO ALL HIGH-IMAGE ARTERIALS.

(1) All properties shall provide a minimum 20-foot landscaped buffer along the entire Frontage between the edge of the ~~Sidewalk~~ public Right-of-way and any parking area, Structure or Fence on the site. No parking, fencing, Outside Storage, above ground storm water detention or retention, or temporary signage shall be allowed within the landscape buffer. These requirements, as well as those in Part 2, shall take effect in the following situations:

- a. All new construction on vacant parcels;
- b. All new construction within 200 feet of a High-Image Arterial which is located on a partially developed parcel which has Frontage on such Arterial;
- c. Any development to which Section 7-2-117 is applicable; or
- d. Where an existing landscaped buffer is eliminated or reduced in size.

(2) There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer as well as one of the following two options below:

- a. At least 50 percent of the area of the landscaped buffer shall be planted with grass. Any remaining area that is not grass shall include at least 50 percent live plant material coverage, not

including tree canopies. Artificial turf that meets the standards in Section 7-2-127 may be used in lieu of grass and shall not exceed 50 percent of the area.

b. Seventy-five percent live plant material coverage, not including tree canopies, with a combination of deciduous and evergreen plant material and at least two Mineral Ground Cover or Mulch varieties provided throughout the area. Twenty-five percent of the plants must be a minimum of five gallons.

(3) Trees to be planted in the landscaped buffer shall be selected from the following list, unless a professionally prepared landscape plan is reviewed and approved in advance by the Planning Commission:

Trees for Landscaped Buffers Without Overhead Utilities		
Common Name	Botanical Name	Average Height
Goldenrain Tree	Koelreuteria paniculata	20' – 30'
Crimean Linden	Tilia euchlora	30' – 40'
Little-leaf Linden	Tilia cordata	30' – 40'
London Plane Tree	Platanus acerifolia	40' – 50'
Marshall Seedless Green Ash	Fraxinus pennsylvanica “Marshall”	30' – 40'
Norway Maple	Acer platanoides	30' – 40'
Thornless Honeylocust	Gleditsia triacanthos inermis	30' – 40'
Zelkova	Zelkova serrata	40' – 50'
Hackberry	Celtis occidentalis	40' – 50'
Trees for Landscaped Buffers With Overhead Utilities		
Common Name	Botanical Name	Average Height
Amur Maple	Acer ginnala	20'
City Sprite Zelkova	Zelkova serrata “JFS-KWI”	24'
Trident Maple	Acer buergerianum	25'

Trees for Landscaped Buffers Without Overhead Utilities		
Shantung Maple	Acer truncatum	20' – 25'

Deciduous trees shall be a minimum size of two-inch caliper and not less than eight feet in height.

7-10-204. DEVELOPMENT STANDARDS.

(1) All Streetscape improvements shall fit within the area reserved for a standard 20-foot Front Yard setback and the public Right-of-way. In the event that a full 30-foot width is not available within the prescribed area, City staff may adjust the Landscaping standards as necessary to meet the intent of this Section.

(2) An undulating, landscaped berm, a minimum of two to three feet high and 15 feet wide, shall be located adjacent to the back of curb.

(3) Street trees shall be planted from 20 to 50 feet apart, not to exceed an overall average spacing of 30 feet. Except for ornamental entryway trees, street tree selection and all other minimum Landscaping requirements shall be consistent with Section 7-10-103. Specific tree varieties shall be placed on both sides of every curb cut as ornamental entryway trees as specified below:

- a. Thundercloud Plum trees along 3300/3500 South;
- b. 'Kwanzan' Pink Flowering Cherry trees along Redwood Road; and
- c. Eastern Redbud 'Forest Pansy' trees along 5600 West.

(4) A Nonmotorized Public Easement shall be granted to West Valley City. The width of the easement shall be 10 feet along 3300/3500 South and Redwood Road and six feet along 5600 West. This easement shall generally be located 15 feet from the back of curb and shall run the entire length of the Frontage along the Street. A concrete trail shall be located within the public easement along the Street. The width of the trail shall be 10 feet along 3300/3500 South and Redwood Road and six feet along 5600 West. (See Figures 1, 2 and 3.) The City reserves the right to require lane striping to separate pedestrian and bicycle areas. If at any point the trail crosses a driveway or similar Use, the concrete within the driveway shall be stamped and colored to warn both pedestrians and motor vehicle users. A concrete pathway, at least five feet wide and meeting all ADA standards, shall link the urban trail with any transit stops located along the Street. In areas where the urban trail does not align with existing Sidewalks on adjacent sites, a transition area shall be established and improved, with the purpose of providing for public safety and convenience. The urban trail may, at the discretion of City staff, be temporarily shifted to avoid

pre-existing, immovable objects. However, if the trail is moved toward the site, the required landscaped buffer must still be provided. Immovable objects shall include manholes, power poles, and other objects whose location is beyond the control of the property Owner.

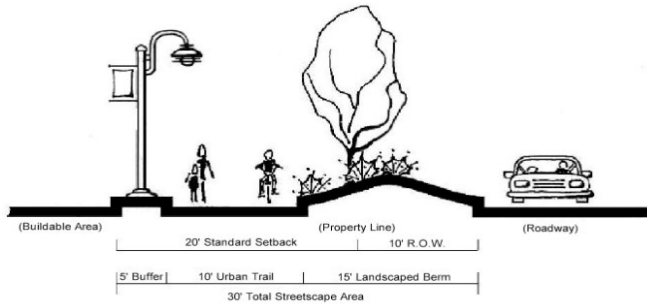


Figure 1. Cross-Section for Redwood Road and 3300/3500 South between Redwood and the Jordan River

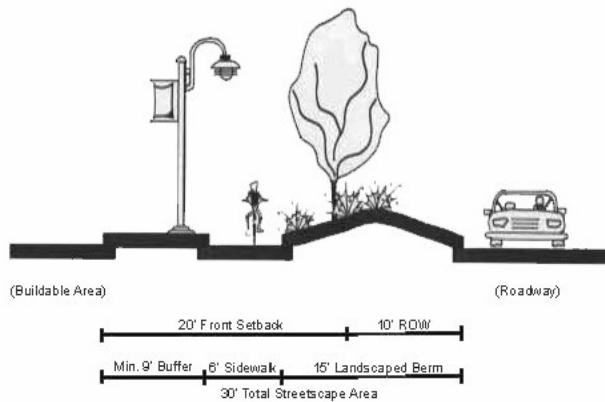


Figure 2. Cross-Section for 5600 West

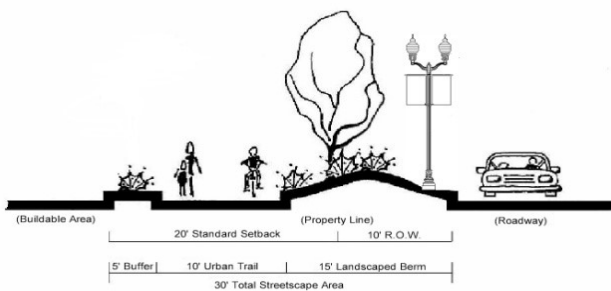


Figure 3. Cross-Section for 3500 South between 2700 West and Redwood Road

(5) Overall site Landscaping coverage requirements shall be reduced to 90 percent of current standards to compensate for Streetscape improvements. For example, the C-2 zone shall be reduced from 15 percent to 13.5 percent.

(6) A landscaped buffer shall be located between the trail and any Development. The width of the buffer shall be five feet along 3300/3500 South and Redwood Road and nine feet along 5600 West. This buffer shall be used for pedestrian scale lighting, Landscaping, or any other City approved purpose that promotes a transition between urban trail traffic and on-site Development. The Owner shall grant an easement to the City for the buffer in order to maintain lighting fixtures or other City utilities.

(7) Streetscape lighting shall be installed by the Owner with Frontage along 3300/3500 South between Redwood Road and the Jordan River, along Redwood Road, and along 5600 West, ~~using Streetscape Lighting A, which~~ Streetscape lighting along these roads shall be provided at an average interval of 90 feet or less. At no time shall there be a space between light fixtures larger than 100 feet or less than 80 feet. The style and height of the light fixtures shall be uniform along the entire length of the Streetscape area, and shall conform to the City's adopted Engineering Standards. ~~(See Figure 4, Streetscape Lighting A, for the general appearance of Streetscape lighting fixtures.)~~

(8) Streetscape lighting shall be installed by the Owner with Frontage along 3500 South between 2700 West and Redwood Road, ~~using Streetscape Lighting B which~~ Streetscape lighting along this road segment shall be provided at an average interval of 150 feet or less. At no time shall there be a space between light fixtures larger than 160 feet or less than 140 feet. The style and height of the light fixtures shall be uniform along the entire length of the Streetscape area, and shall conform to the City's adopted Engineering Standards ~~(see Figure 5—Streetscape Lighting B, for the general appearance of Streetscape lighting fixtures).~~ The placement of such lighting within the Building/parking buffer strip or 15-foot landscaped berm shall be reviewed by the Planning Commission for Conditional Use applications. Light fixtures must be inspected and approved by City Staff or the City's designee prior to final Building inspection.

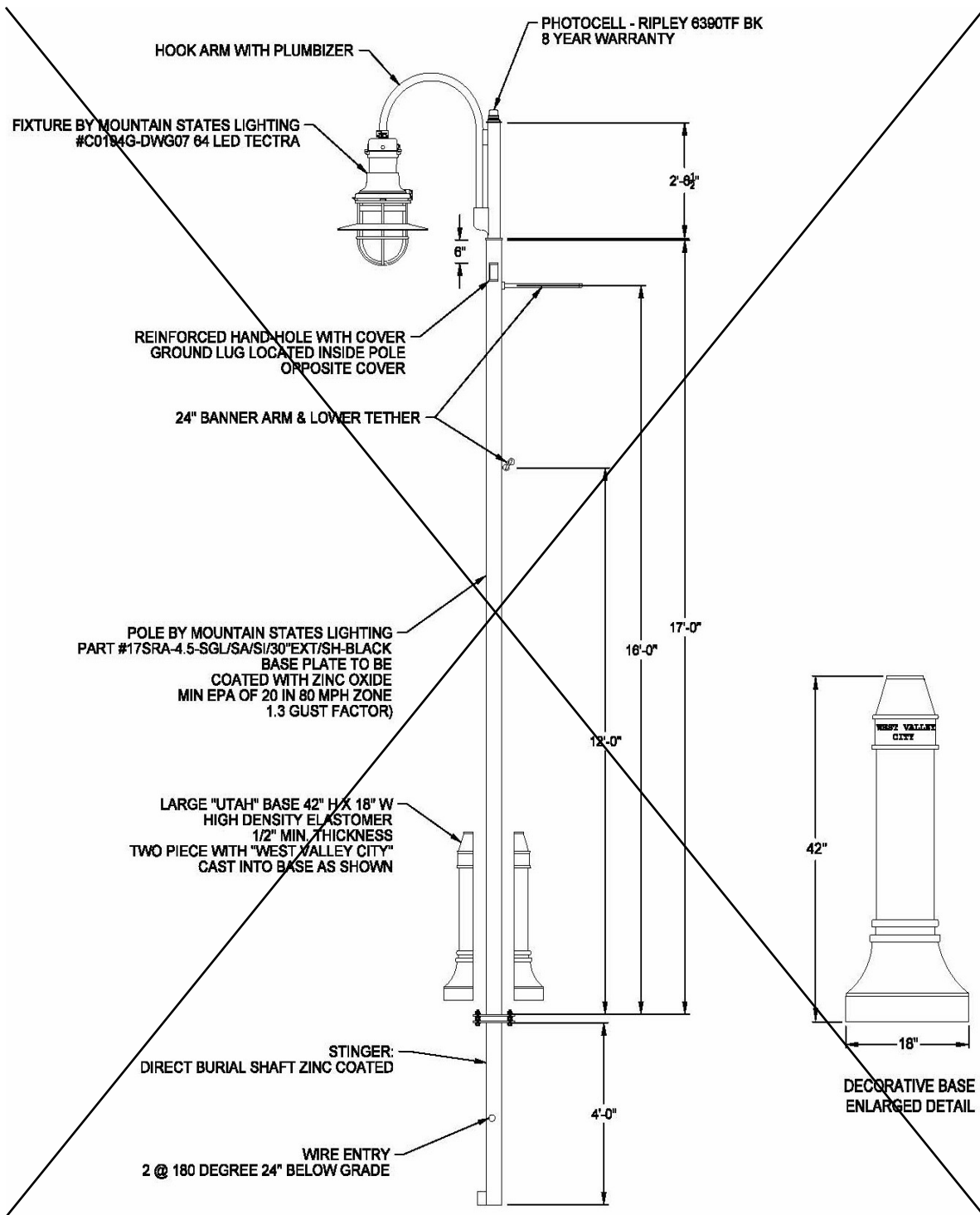


Figure 4. Streetscape Lighting A, Standard Drawing LP-05

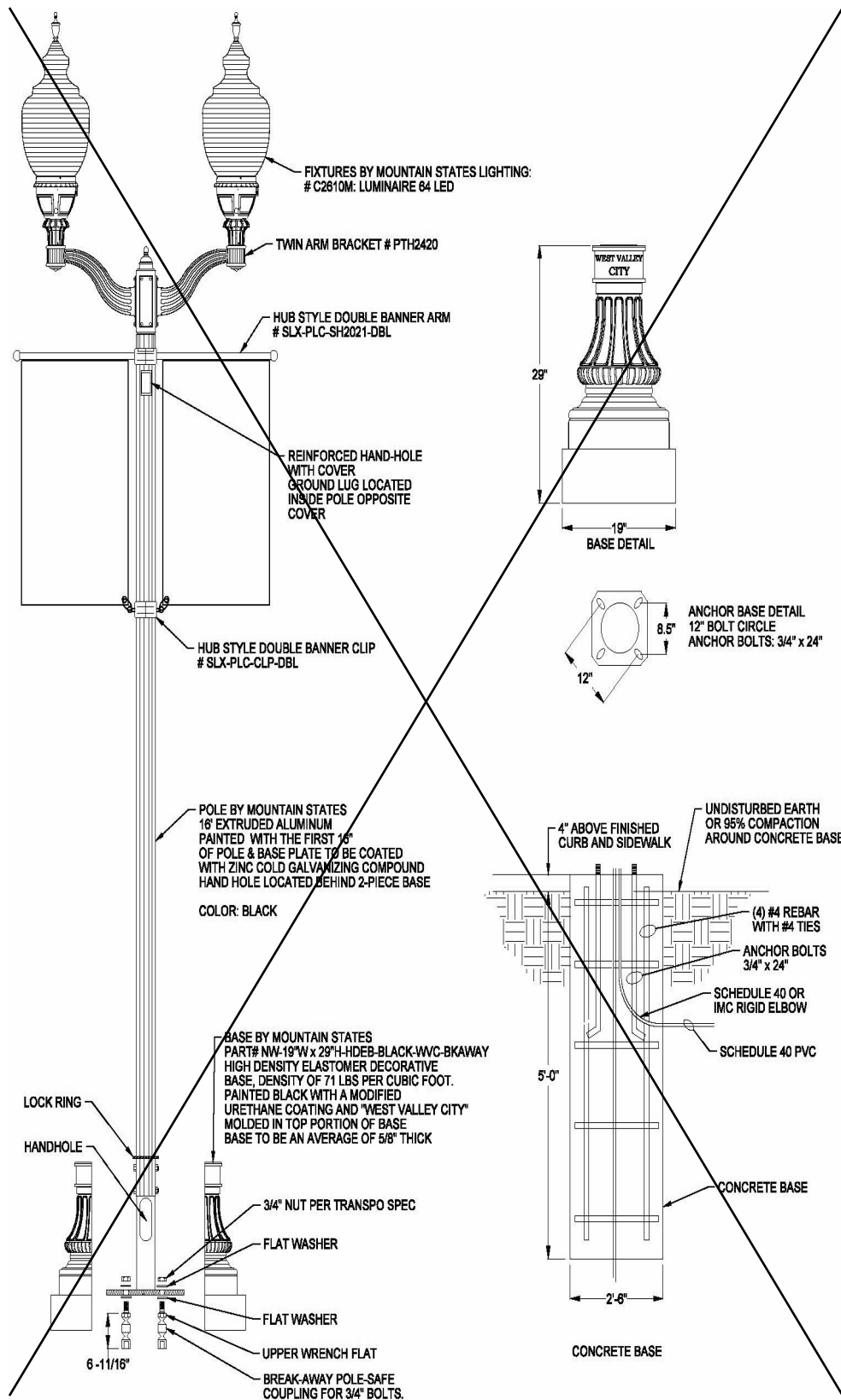


Figure 5. Streetscape Lighting B, Standard Drawing LP-04

(9) No Fences or other obstructions shall be built within the 30-foot Streetscape Area, with the exception of fire hydrants, which shall be placed within the 15-foot bermed area adjacent to the Street.

(10) All signs shall be set back at least one foot from the trail/Sidewalk.

7-10-300P

PART 3 – 3500 SOUTH STREETSCAPE LIGHTING BETWEEN 2700 WEST AND BANGERTE HIGHWAY 6000 WEST

7-10-301. PURPOSE AND LOCATION.

The purpose of this Part is to preserve and expand the unifying ~~Streetscape~~ streetscape lighting within the parkstrip along 3500 South ~~and to preserve existing trees, ensure that any lost trees are adequately replaced, and require new trees when existing curb cuts are removed.~~ This Part is applicable to all property with Frontage on 3500 South between 2700 West and ~~Bangerter Highway~~ 6000 West.

7-10-302. DEVELOPMENT STANDARDS.

Streetscape lighting shall be installed within the parkstrip by the Owner with Frontage along 3500 South between 2700 West and 6000 West. Streetscape lighting along this road segment shall be provided at an average interval of 150 feet or less. At no time shall there be a space between light fixtures larger than 160 feet or less than 140 feet. The style and height of the light fixtures shall be uniform along the entire length of the streetscape area and shall conform to the City's adopted Engineering Standards. Light fixtures must be inspected and approved by City Staff or the City's designee prior to final Building inspection. These requirements shall take effect in the following situations:

- (1) All new construction on vacant parcels;
 - (2) All new construction within 200 feet of 3500 South which is located on a partially developed parcel which has Frontage on 3500 South; or
 - (3) Any development to which Section 7-2-117 is applicable.
- ~~(1) If an existing Street tree within the parkstrip is removed, damaged, or destroyed, the property Owner shall replace the tree according to the standards set forth in subsection (2) below.~~

~~(2) When a tree must be replaced pursuant to subsection (1) above or when existing curb cuts are to be closed due to new Development, the following standards shall apply:~~

~~a. Within the park strip, 3.5' tree wells shall be installed at spacing consistent with the existing tree wells on the site and on adjacent sites. Tree wells shall be spaced on average 20-25' apart on center along 3500 South, with exceptions for curb cuts, light poles, and sight distance constraints. All new sections of park strip with a minimum length of 22' shall have at least 2 tree wells. Tree well grates shall match others on the site.~~

~~b. If the creation of a new section of park strip creates the opportunity to transplant a tree, that tree shall be transplanted in one of the tree wells of the new park strip.~~

~~c. One Musashimo Zelcova (Zelcova Serrata Musashimo) tree of a minimum caliper of two inches or the caliper that was removed, whichever is greater, and not less than eight feet in height shall be planted in each tree well.~~

~~d. Irrigation lines and electrical lines shall be installed. The lines shall tie into existing City owned lines in the park strip.~~

~~e. All installations, construction, and tree placements shall be coordinated with the City to ensure compatibility with existing infrastructure.~~

7-11-209. GENERAL REQUIREMENTS.

(1) Any previously occupied dwelling which is to be moved from an existing location to a Lot within West Valley City shall be inspected by the Chief Building Official of West Valley City, or his/her designated representative, prior to the move to ensure that it meets applicable building codes.

(2) Final grading of individual Lots shall be performed in such a way that excess water shall be contained entirely on the site, ~~or~~ directed to an improved Street or directed to an HOA maintained common area approved for storm water conveyance/storage without crossing another Lot or parcel ~~directed to an approved drainage inlet, drainage channel or drainage easement. Excess water shall not be allowed to drain onto adjacent private property unless approved as part of an overall system, as reflected in the Subdivision approval or otherwise.~~ In order to more effectively direct storm runoff rain gutters shall be installed on all eaves of new dwellings.

(3) All dwellings shall meet any additional state or federal requirements to be classified and taxed as real property.

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

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

PASSED and APPROVED this 25th day of August, 2026.



WEST VALLEY CITY

Scott Harmon

MAYOR PRO TEM

ATTEST:

Rupale Canaw

CITY RECORDER