

# Community and Economic Development

# SERVICE DELIVERY



Planning and  
Zoning

7 Employees



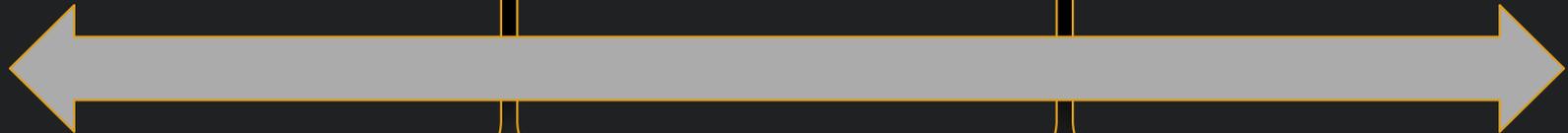
Building Inspection

9 Employees



Economic  
Development

4 Employees



# BUILDING INSPECTION

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# 2014 CONSTRUCTION

Construction Valuation	\$126 Million
Building Permit fees	\$1.26 Million
Total Building Permits	1325
New Single Family Dwellings	137
New Apartment Units	455

# COMMERCIAL CONSTRUCTION ACTIVITY

- New Commercial Buildings – \$36 Million
- Tenant Improvements – \$20 Million
- 11,000 Building Inspections
- 2,000 Inspections/Field Inspector

# \$30 M. – MONSTER PERMITS

- Marriott Hotel – \$4.8 Million
- 201 Commerce Center – \$8.4 Million
- ARA Industrial – \$15 Million
- Bed Bath & Beyond (Mall) – \$2 Million

# \$49 M. MULTI-FAMILY PROJECTS

Project Name	Project Valuation
Sage Gate Apartments	\$28 Million
Highbury Apartments	\$16 Million
Ivory Townhomes East	\$2.6 Million
Truong Townhomes	\$1.5 Million
PVA Apartments	\$1.3 Million

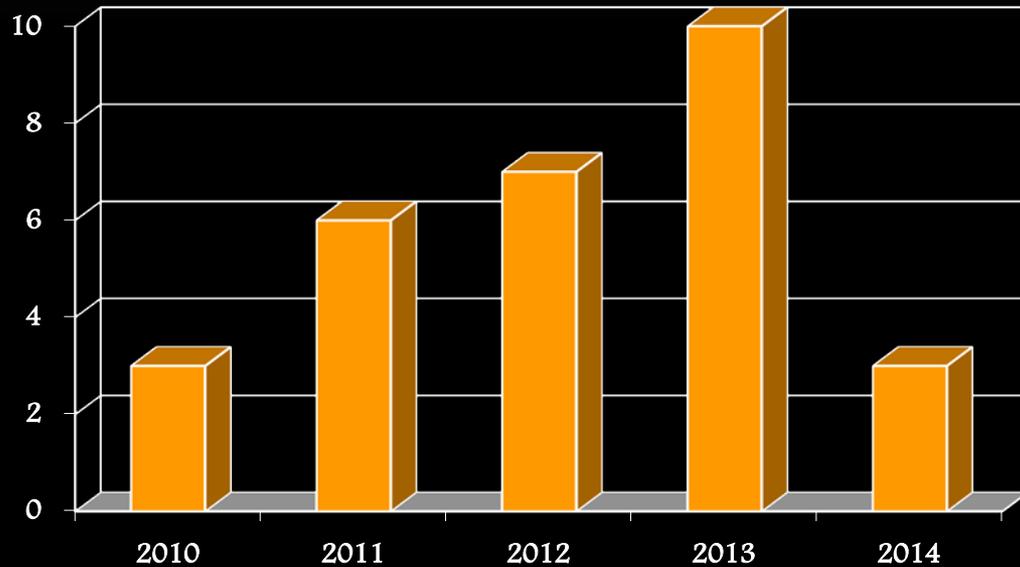
# PAPERLESS INSPECTIONS

- I Pads in use for all field inspections.
- City Works in use for Business Licenses.
- Instant inspection results sent via e-mail
- Improves efficiency & accuracy
- Easy Photo Documentation – Investigations
- No more paper tickets

# PLANNING AND ZONING

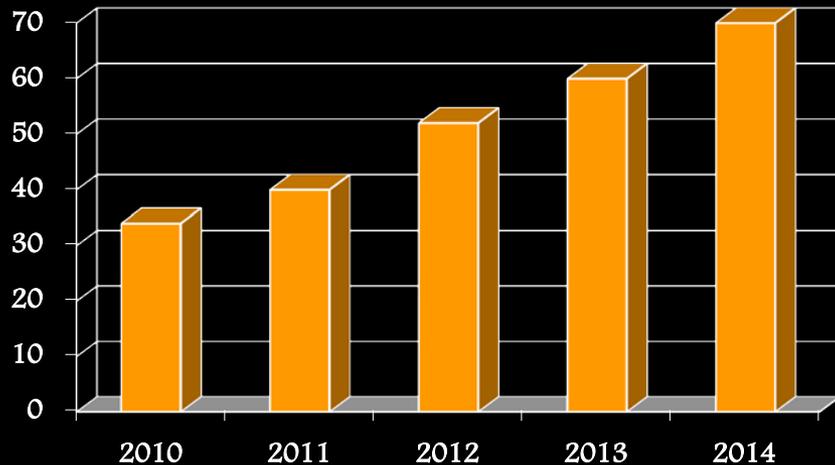
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# ZONE CHANGE APPLICATIONS



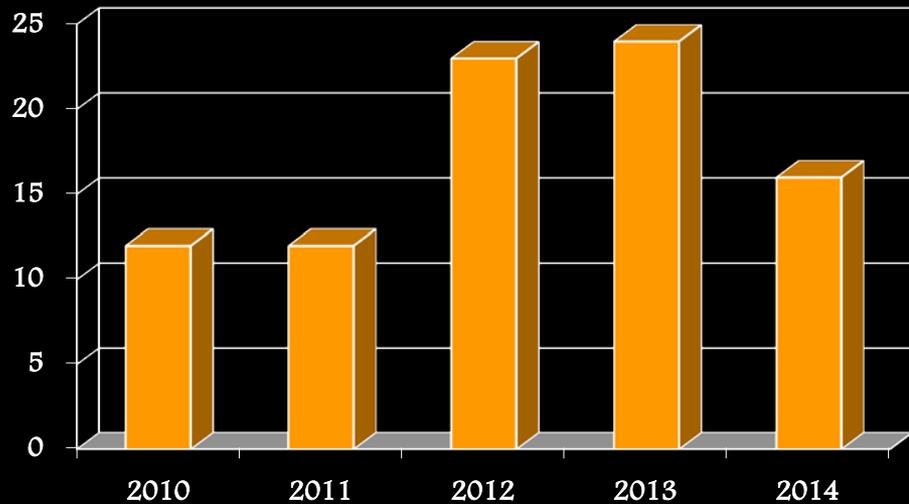
- Newton property

# CONDITIONAL USE APPLICATIONS



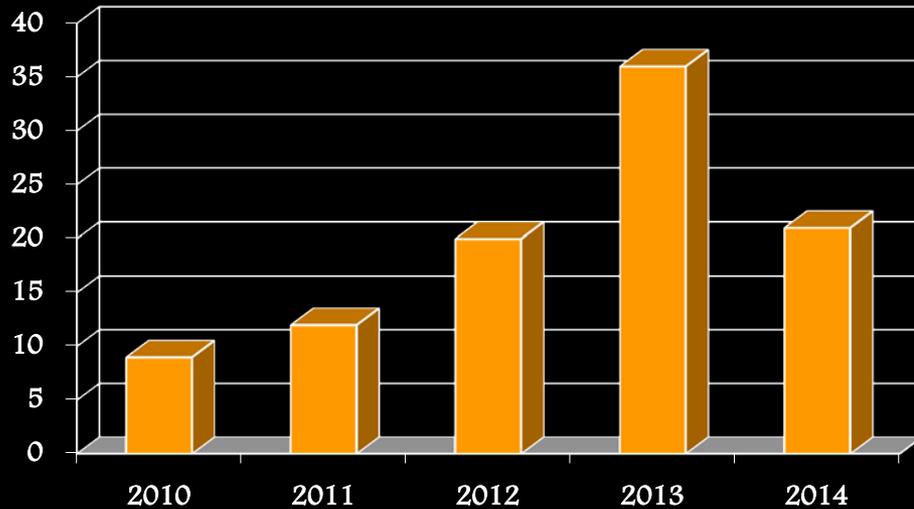
- Ara Industrial (Freeport West)
- West Valley Assisted Living
- Valley Fair Mall Phase 3B
- Expansion of Pride Trucking & Swift Transportation (First CNG Fueling Station)

# PERMITTED USE APPLICATIONS



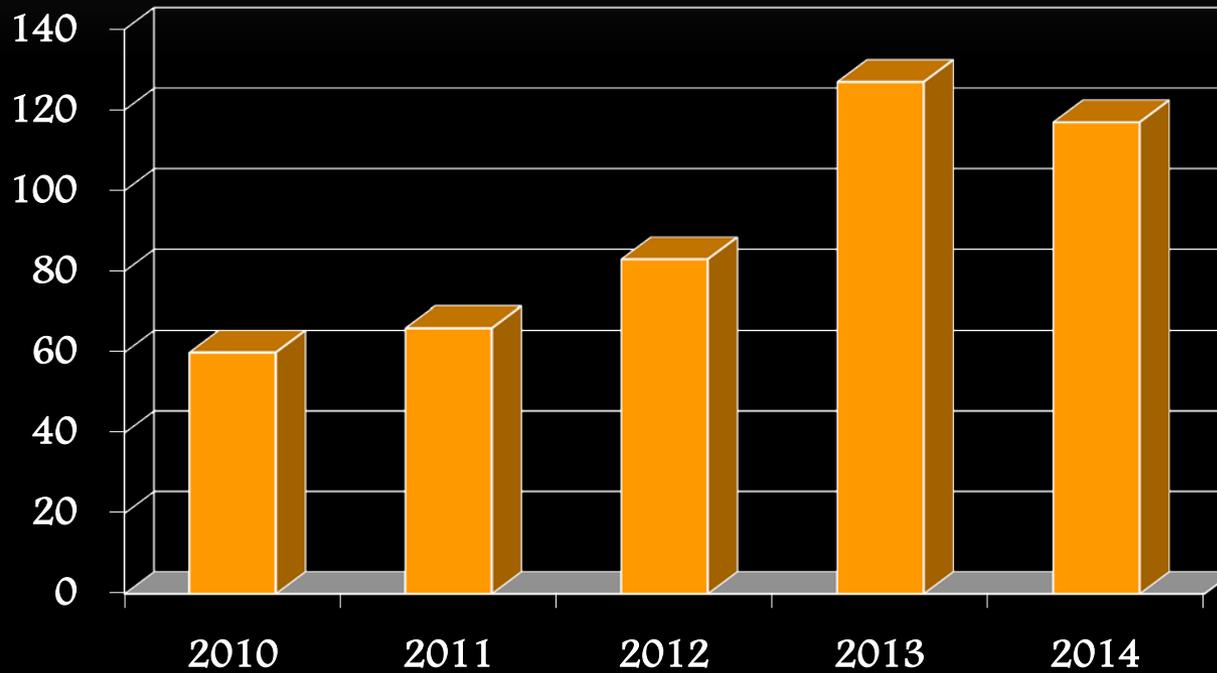
- Fairbourne Station Parking Structure
- Lodestone Park Phase 2
- Hexcel Fiber Lines 15 & 16

# SUBDIVISION APPLICATIONS

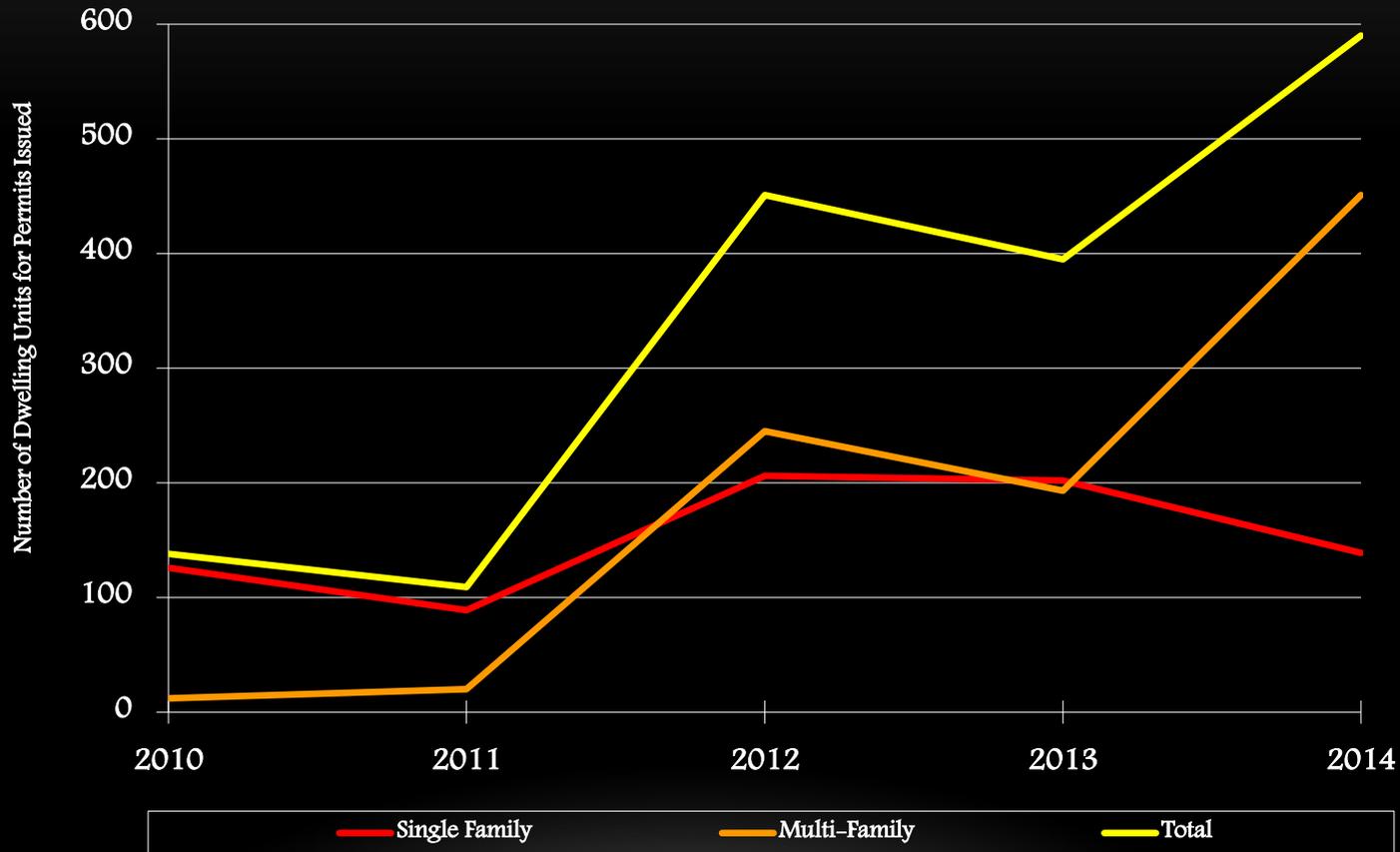


- Park Vista
- Majestic Villas PUD Phase 1
- Thomasville Manor

# PLANNING COMMISSION AGENDA ITEMS



# RESIDENTIAL BUILDING PERMITS



# BUSINESS LICENSING

- Approximately 1,050 license reviews in 2014
- On average 21 licenses per week
  - 5 – 6 Home Occupations
  - 4 – 5 Rentals
  - 10 Commercial Licenses

# OTHER PROJECTS

- General Plan Update
- Rezoning Moratorium
- Moderate Income Housing Plan
- Impact Fees
- Single Family Design Standards
- Off-Street Parking Requirements Ordinance Revision
- Household Pets Ordinance
- Food Trucks
- Alternative Financial Services Ordinance

# ADDITIONAL ONGOING EFFORTS

- Neighborhood enhancement
- Business license compliance task force
- Fairbourne Station
- Economic Development support
- Review and update of all of Title 7 (Land Use Code)

# ECONOMIC DEVELOPMENT

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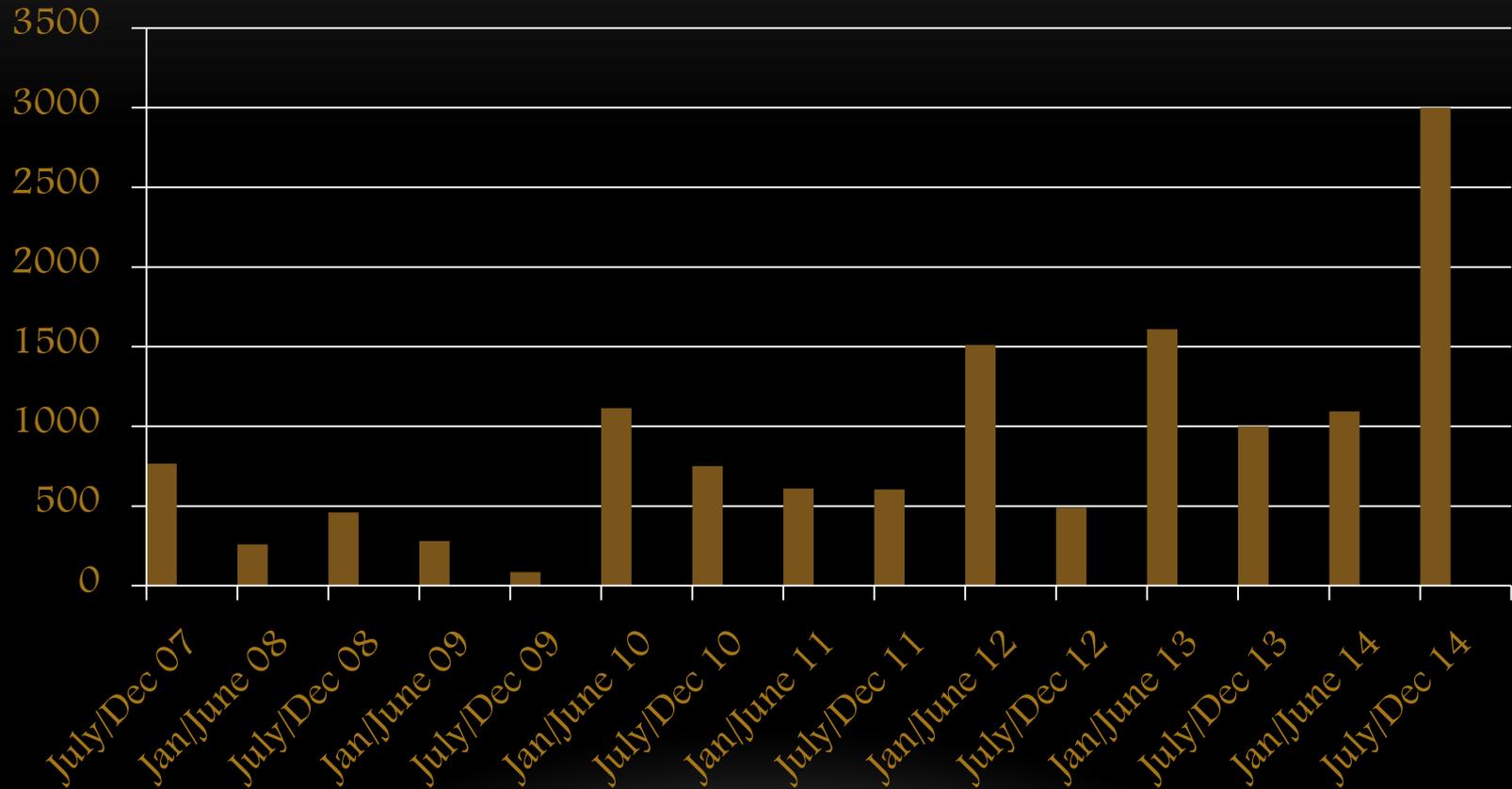
# WHY WEST VALLEY

- People
  - Professional, Intuitive, Experienced, Committed, Aggressive, Smart, Addicted to Success
- Economic Development Strategic Plan
- Return on Investment Analysis
- Consistent Daily Strategy
- Relationship Building
- Project Pipeline

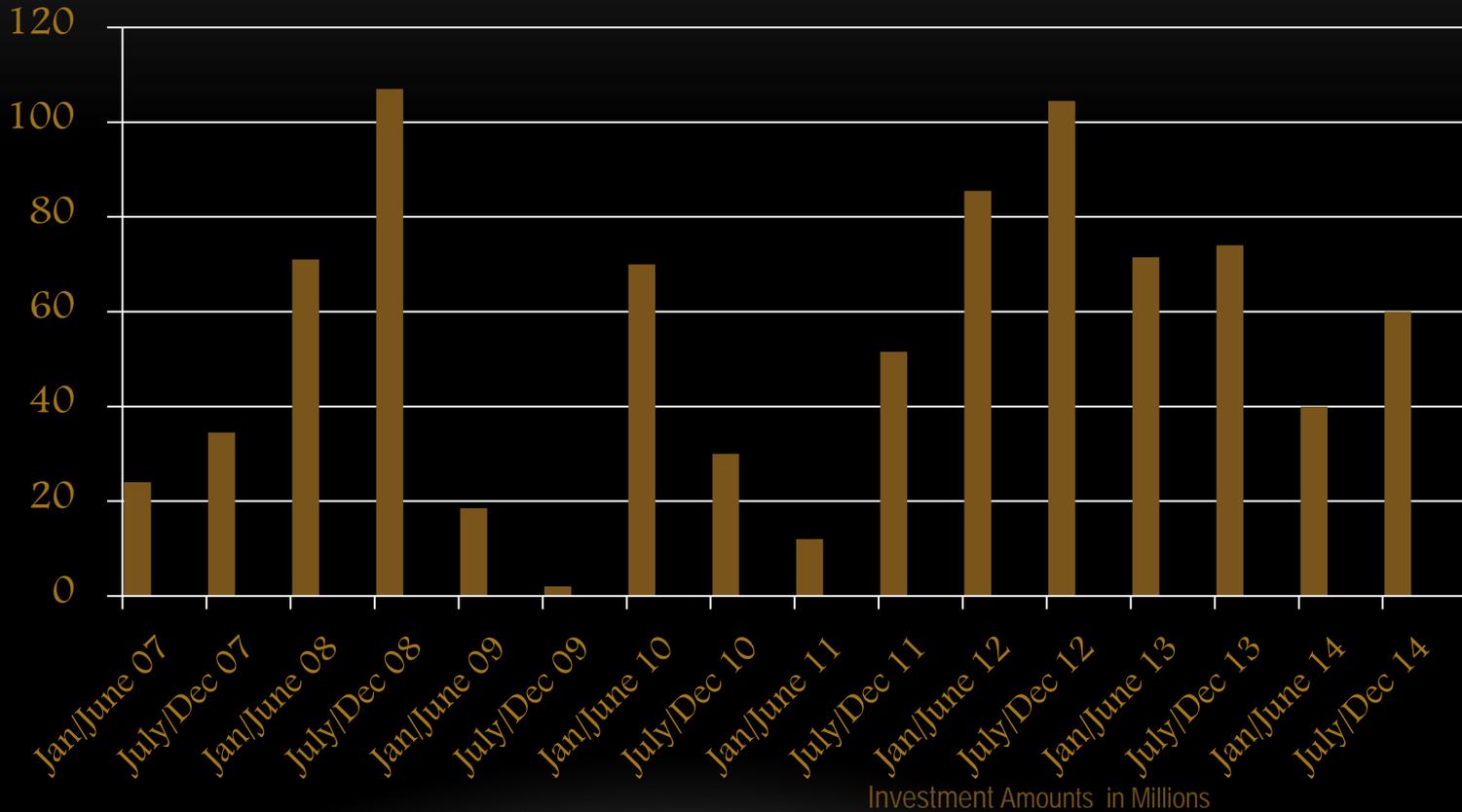
# ACCELERATE EFFORTS FOR NEW BUSINESS AND ECONOMIC DEVELOPMENT

Goals	Benchmarks	Performance Metrics (2014)
Contact existing businesses for retention/expansion issues, or relocation leads within WVC	50 Per Year with 10 successes	80/12
Visit, identify and resolve issues for 40 of the City's top businesses	40 per year	70
Ribbon Cuttings	-	26
Increase in new jobs from business development efforts	1000 New Jobs	4195 New Jobs (3000 SPS alone)
Measure net increase in new sales tax from business development efforts	\$1.5 Million	\$850,000
Increase in new capital investments from business development efforts	\$100 Million	\$104,500,000

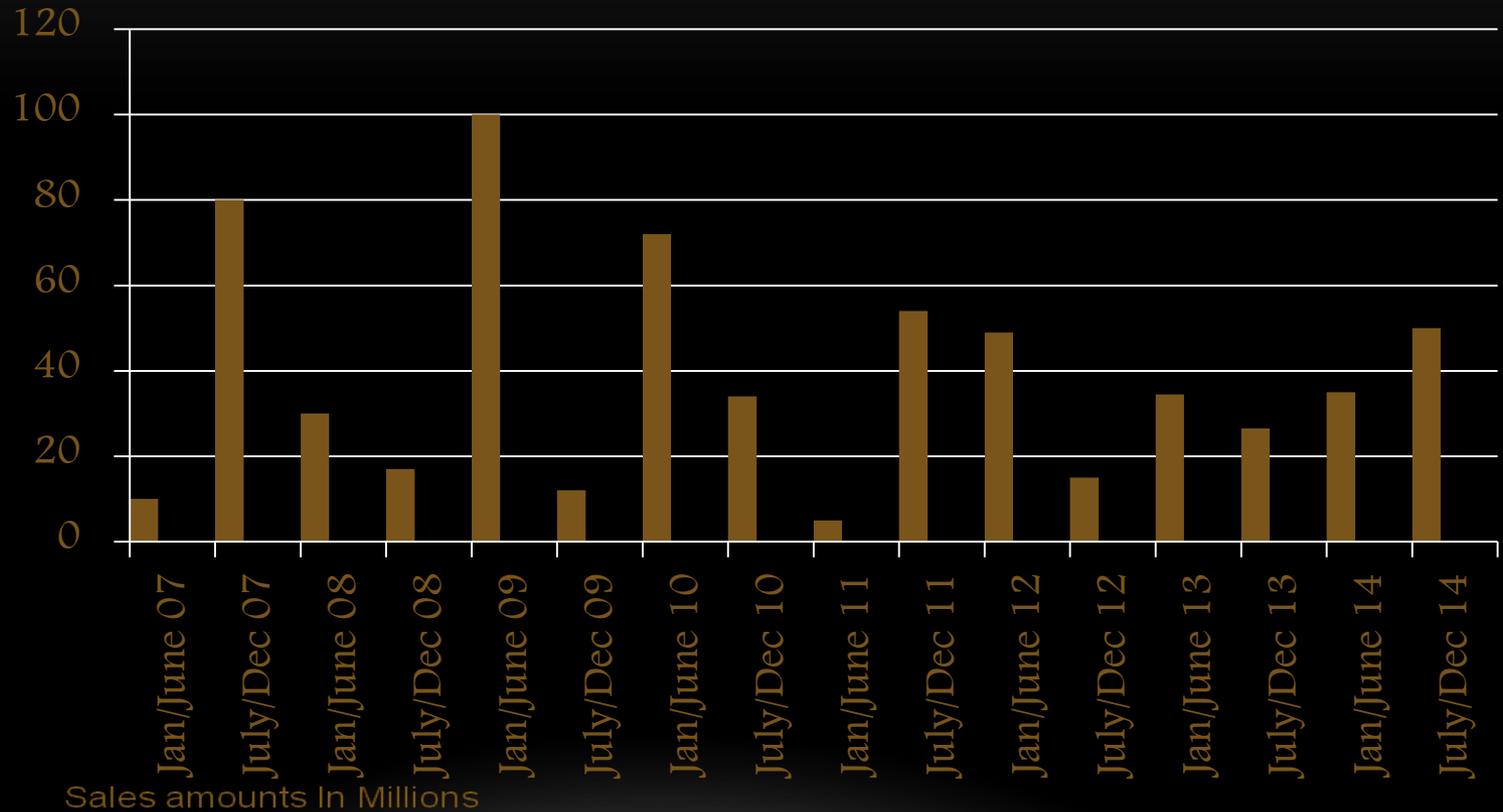
# NEW JOBS



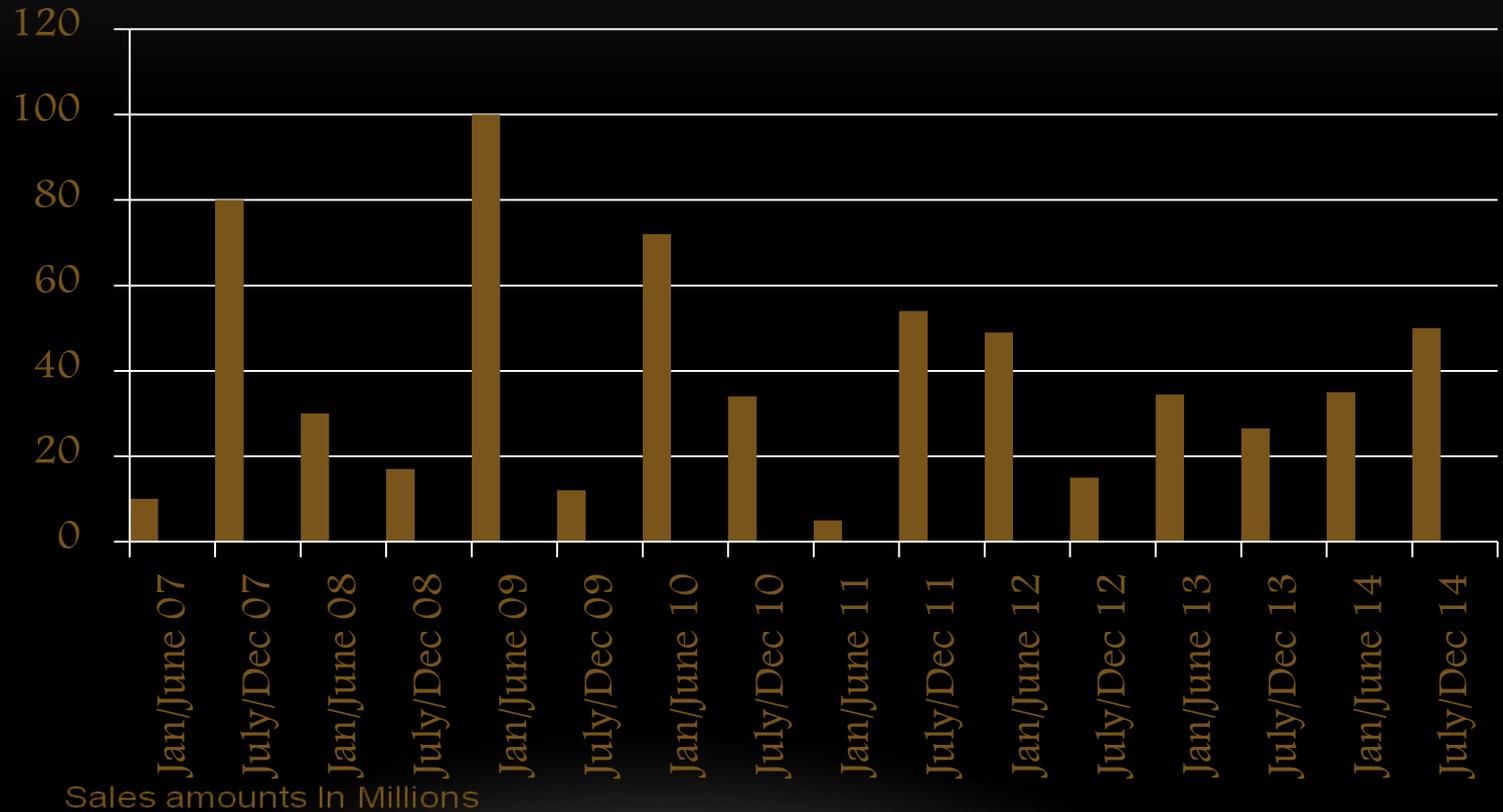
# NEW CAPITAL INVESTMENT



# NEW RETAIL SALES



# NEW RETAIL SALES



# RETURN ON INVESTMENT

- Property tax
- Sales tax
- Number of employees
- Quality of jobs
- Quality of company
- Increased amenities for residents
- Image enhancement

### TOP 100 BUSINESS VISITS

- Wheeler
- OTTOBOCK
- Warner Truck Cent
- 3Form
- IHC
- C.R. England

### EDCUTAH/GOED/SLCO

- Hexcel

### BROKER CONTACTS

- ARA Industrial
- Enlinx
- Maxtech
- S Bio-Med

# PROJECT PIPELINE

### CITY INITIATED

- Intermountain Bobcat expansion
- ARA Industrial
- North West EDA

### GENERAL MARKET CONTACTS

- BioMerics
- Highbury Shoppes
- ULTA
- Bed Bath and Beyond

### OWNER/DEVELOPER CONTACTS

- Highbury Centre
- ARA Freeport West Industrial Park
- 201 Commerce Center/QuartzDyne
- Old Dominion Expansion
- Saigon Plaza II
- Swift Transportation Expansion

# ECONOMIC DEVELOPMENT

## “PROJECT PIPELINE” (JANUARY 2014)

- Recruiting contacts – new 63
- Initial assessment (0-25%) 17
- Information sharing (26-50%) 9
- Decision making (51-75%) 15
- Commitment (76-99%) 6
- Completed projects (in 2014) 16

# RECRUITMENT THROUGH RETENTION

Company	Jobs	Capital Investment	Annual Sales Tax
Old Dominion Expansion	25	\$2M	-
Sundance Furniture Expansion	90	\$3M	\$250,000
Saigon Plaza II Expansion	40	\$2.5M	\$30,000
Parker Hannafin Retention	275	\$5 M	-
Enlinx relocation	25	\$.5M	-

# NEW CONSTRUCTION

Company	Jobs	Capital Investment	Sales Tax
ARA building B	100-300	\$30M	-
201 Commerce building A	100 -200	\$22M	-
Swift Transportation Expansion	70	\$5M	-
Highbury Centre Phase III	350	\$18M	\$285,000
Marriott Town place Suites	60	\$9M	\$110,000
Saigon Plaza II	40	\$2.5M	\$30,000
Rheem Furnace	25	\$1M	-
Old Dominion	25	\$2M	-
SPS	3000	\$10M	-

# ECONOMIC DEVELOPMENT STRATEGIC PLAN

- Assessment of needs
- Clear path to success
- Unique
- Identifying what is moving in the market and targeting

# VALLEY FAIR MALL UPDATE



- Projected Value  
Mall (2005) – \$35.2M  
At Completion – \$128.5M
- Projected Sales  
Mall (2005) – \$62.2M  
At Completion – \$320M
- Projected Employment  
Mall (2005) – 900  
At Completion – 2,100

# BED BATH & BEYOND AT VALLEY FAIR MALL



# ULTA AT VALLEY FAIR MALL



# RESIDENCES AT FAIRBOURNE STATION



# 5600 WEST UPDATE



- Highbury Centre Phase III under construction (Wells Fargo, Black Bear Diner, Fredmys Steakburgers, etc.)
- Marriott Townplace to open in April 2014
- Shoppes at Lake Park expansion (Marshalls, Joanne Fabrics , etc.)
- Potential redevelopment of the 27 ac. Kmart property

# CINEMARK THEATERS AT HIGHBURY CENTRE



# MARRIOTT TOWNPLACE AT HIGHBURY CENTRE



# PETZL – NORTH AMERICAN HEADQUARTERS



# MOLINA MEDICAL



# SAIGON PLAZA II



# PROJECTS IN THE “PIPELINE”

- Freeport West Industrial Park Building C
- CR England expansion
- IHC expansion @ Lake Park
- Highbury Centre phase III
- Innovasis Medical Products
- Valley Fair Mall – Interior Remodel
- Commerce 201 development Building B
- SilencerCo expansion
- Wakeboard Park
- Godfrey Trucking expansion
- Sunlitho Expansion

# THERMO KING



# HEXCEL EXPANSION



# OLD DOMINION



# 201 COMMERCE BUILDING A



# ARA INDUSTRIAL PARK



# IHC EXPANSION AT LAKE PARK



# INNOVASIS HEADQUARTERS

