

MINUTES OF COUNCIL STUDY MEETING – JULY 11, 2023

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JULY 11, 2023 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Jake Fitismanu, Councilmember District 4

ABSENT:

STAFF PRESENT:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder
Ryan Robinson, Acting City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Nancy Day, Parks and Recreation Director
Mark Nord, RDA Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT
Coby Wilson, Public Works
Bradley Jeppson, Legal

APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 20, 2023

The Council considered the Minutes of the Study Meeting held June 20, 2023. There were no changes, corrections or deletions.

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Councilmember Harmon moved to approve the Minutes of the Study Meeting held June 20, 2023. Councilmember Christensen seconded the motion.

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

REGULAR CITY COUNCIL MEETING HAS BEEN CANCELED

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR JULY 18, 2023

A. PROCLAMATION DECLARING AUGUST AS "NEIGHBORHOOD NIGHTS" MONTH AND AUGUST 1, 2023 AS "NATIONAL NIGHT OUT 2023" IN WEST VALLEY CITY

Councilmember Harmon offered to read a Proclamation declaring August as “Neighborhood Nights” month and August 1, 2023 as “National Night Out 2023” in West Valley City at the Regular City Council meeting scheduled July 18, 2023 at 6:30 PM.

PRESENTATIONS

A. REPORT BY COREY RUSHTON OF A PROPOSED PROPERTY TAX INCREASE BY JORDAN VALLEY WATER CONSERVANCY DISTRICT FOR WATER SERVICES PURPOSES

Mayor Lang noted that Corey Rushton would be providing a report at the July 18, 2023 City Council meeting.

ACCEPT PUBLIC INPUT FROM THE PUBLIC AND/OR THE CITY COUNCIL REGARDING THE PROPOSED PROPERTY TAX INCREASE BY JORDAN VALLEY WATER CONSERVANCY DISTRICT

Public input will be accepted at the Regular City Council meeting held July 18, 2023.

PUBLIC HEARINGS SCHEDULED FOR JULY 18, 2023

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-4-2023, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO AMEND CERTAIN REQUIREMENTS CONCERNING LANDSCAPING AND GARAGE SALES

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 18, 2023, in order for the City Council to hear and consider public comments regarding Application ZT-4-2023, Filed by West Valley City, Requesting a Zone Text Change to Amend Certain Requirements Concerning Landscaping and Garage Sales.

Proposed Ordinance 23-23 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

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ACTION: ORDINANCE NO. 23-23, AMEND SECTIONS 7-1-103, 7-2-127, 7-7-115, AND 7-11-205 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING LANDSCAPING AND GARAGE SALES

Steve Pastorik, CED Director, discussed proposed Ordinance 23-23 that would amend Sections 7-1-103, 7-2-127, 7-7-115, and 7-11-205 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Landscaping and Garage Sales.

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

Over the past several months the City Council has had many discussions regarding the practices, policies, and ordinances relating to code enforcement. As a result of these discussions, the Council directed staff to make several changes to policies and ordinances that will impact code enforcement. Some of the ordinance changes requested by the Council impact Title 7 which is the City's Zoning Ordinance. These Title 7 changes are the subject of this application and are described below.

Section 7-1-103

This is the definitions section of the Zoning Ordinance. The proposed change to this section adds a definition for the term "Decorative Dirt".

Section 7-2-127

This section addresses standards for the use of artificial turf. The proposed change would allow artificial turf to be used in all parkstrips.

Section 7-7-115

This section addresses standards for home occupations. The proposed change would reduce the allowed number of garage, basement, or yard sales from an annual maximum of four to an annual maximum of three.

Section 7-11-205

This section addresses the landscaping and irrigation standards for single unit dwelling, twin home, and two unit dwelling lots. The proposed changes to this section would: require live plant material percentages to be determined by the size of the plant at full growth, not at planting, allow decorative dirt as a groundcover, and allow artificial turf to be counted toward all of the required live plant material.

Councilmember Harmon asked if 30% live plant material is still required by Code.

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Steve replied yes. Councilmember Whetstone noted that the Planning Commission recommended denial primarily because they didn't like the decorative dirt concept. Steve agreed and indicated that they didn't like the aesthetic and were concerned about the enforcement of no weeds. Councilmember Huynh asked if residents will be ticketed if they don't have 30% live landscaping. Steve replied it is still required by Code and this ordinance change would take into account full growth of plants, not when they are just planted. Mayor Lang verified that residents can have yards with just dirt but will have to ensure that the dirt remains weed free. Steve replied yes and noted that this change is proposed in the ordinance as directed by Council.

The City Council will consider Ordinance 23-23 at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M.

PUBLIC HEARINGS SCHEDULED FOR JULY 25, 2023

- A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-3-2023, FILED BY RUSSELL PLATT, 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 1/2 ACRE) TO R-1-8 (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8, 000 SQUARE FEET) FOR PROPERTY LOCATED AT 4301 WEST 4570 SOUTH**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 25, 2023, in order for the City Council to hear and consider public comments regarding Application GPZ-3-2023, Filed by Russell Platt, 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 1/2 acre) to R-1-8 (Single Family Residential, Minimum Lot Size 8, 000 square feet) for Property Located at 4301 West 4570 South.

Proposed Ordinance 23-24, 23-25 and Resolution 23-102 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 23-24, 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 4301 WEST 4570 SOUTH

Steve Pastorik, CED Director, discussed proposed Ordinance 23-24 that would 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 4301 West 4570 South

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

The subject property includes part of a home that was built in 1977 along with a few accessory buildings. According to the applicant, he would like to subdivide the property, along with property to the north, into four new building lots. The east portion of the property would be merged with the adjoining parcel to the east for the existing home.

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 housing standards that were in place up until July of 2021.

ACTION: ORDINANCE NO. 23-25, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4301 WEST 4570 SOUTH FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-8 (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8, 000 SQUARE FEET)

Steve Pastorik, CED Director, discussed proposed Ordinance 23-25 that would amend the Zoning Map to Show a Change of Zone For Property Located at 4301 West 4570 South from A (Agriculture, Minimum Lot Size 1/2 acre) to R-1-8 (Single Family Residential, Minimum Lot Size 8, 000 square feet)

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

The subject property includes part of a home that was built in 1977 along with a few accessory buildings. According to the applicant, he would like to subdivide the property, along with property to the north, into four new building lots. The east portion of the property would be merged with the adjoining parcel to the east for the existing home.

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 housing standards that were in place up until July of 2021.

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ACTION: RESOLUTION NO. 23-102, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH NHU Y ENTERPRISE FOR APPROXIMATELY 1.53 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4301 WEST 4570 SOUTH

Steve Pastorik, CED Director, discussed proposed Resolution 23-102 that would authorize the City to Enter Into a Development Agreement with Nhu Y Enterprise for Approximately 1.53 Acres of Property Located at Approximately 4301 West 4570 South

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

Russell Platt, acting as the authorized agent for Nhu Y Enterprise, LLC, has submitted a General Plan/zone change application (GPZ-3-2023) on 1.53 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 standards to be used for the four new homes.

Councilmember Whetstone asked if the access to one of the lots is considered to be a private street. Steve replied no and indicated that this is similar to a flag lot and is basically considered a driveway since access will be provided to only one lot. Councilmember Nordfelt asked if this property could be zoned RE. Steve replied yes but noted that the shape of the lot could provide some difficulty. Councilmember Nordfelt asked if this has always been two lots. Steve replied it has been since 1980. Councilmember Harmon stated that the sustainability zone could also be applied for here and asked if the Council could require sustainable options in the Development Agreement. Steve replied yes. He noted that the Development Agreement does require the homes to meet the City's previous building standards prior to the legislative changes that occurred a few years ago.

The City Council will consider Ordinance 23-24, 23-25 and Resolution 23-102 at the Regular Council Meeting scheduled July 25, 2023 at 6:30 P.M.

- B. ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-4-2023, FILED BY MARIA DUBON, REQUESTING A GENERAL PLAN CHANGE**

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FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO GENERAL COMMERCIAL AND A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO C-2 (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 4344 AND 4358 WEST 3500 SOUTH

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 25, 2023, in order for the City Council to hear and consider public comments regarding Application GPZ-4-2023, Filed by Maria Dubon, Requesting a General Plan Change from Large Lot Residential (2 to 3 units/acre) to General Commercial and a Zone Change from A (Agriculture, Minimum Lot Size 1/2 acre) to C-2 (General Commercial) for Property Located at 4344 and 4358 West 3500 South

Proposed Ordinance 23-26, 23-27 and Resolution 23-103 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 23-26, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO GENERAL COMMERCIAL FOR PROPERTY LOCATED AT 4344 AND 4358 WEST 3500 SOUTH

Steve Pastorik, CED Director, discussed proposed Ordinance 23-26 that would amend the General Plan to Show a Change of Land Use from Large Lot Residential (2 to 3 units/acre) to General Commercial for Property Located at 4344 and 4358 West 3500 South

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

The west parcel includes a rental home built in 1937 and the east parcel includes a home built in 1941 that was converted into a commercial building. If this application is approved, the applicant plans to demolish the existing buildings and build a new restaurant on the subject property. The restaurant development would use about 2/3rds of the 1.85-acre total area. Included with this report is a concept plan, building elevations, and a floor plan for the proposed restaurant which would include a drive-thru.

If this application is approved, the requirements in Section 7-7-111 would apply to the neighboring residential property lines. These requirements include the following:

“Where Fast Food Establishments with drive-up windows are located adjacent to a Residential Zone or Use, the order board, speakers, and pick-up window shall be located at least 50' from the

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nearest residential property line and any sound emitting from the order board, speakers, and pickup window shall not be audible from the nearest residential property line between 10 PM and 7 AM.”

ACTION: ORDINANCE NO. 23-27, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4344 AND 4358 WEST 3500 SOUTH FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO C-2 (GENERAL COMMERCIAL)

Steve Pastorik, CED Director, discussed proposed Ordinance 23-27 that would amend the Zoning Map to Show a Change of Zone For Property Located at 4344 and 4358 West 3500 South from A (Agriculture, Minimum Lot Size 1/2 acre) to C-2 (General Commercial).

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

The west parcel includes a rental home built in 1937 and the east parcel includes a home built in 1941 that was converted into a commercial building. If this application is approved, the applicant plans to demolish the existing buildings and build a new restaurant on the subject property. The restaurant development would use about 2/3rds of the 1.85-acre total area. Included with this report is a concept plan, building elevations, and a floor plan for the proposed restaurant which would include a drive-thru.

If this application is approved, the requirements in Section 7-7-111 would apply to the neighboring residential property lines. These requirements include the following:

“Where Fast Food Establishments with drive-up windows are located adjacent to a Residential Zone or Use, the order board, speakers, and pick-up window shall be located at least 50' from the nearest residential property line and any sound emitting from the order board, speakers, and pickup window shall not be audible from the nearest residential property line between 10 PM and 7 AM.”

ACTION: RESOLUTION NO. 23-103, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MARIA DUBON FOR APPROXIMATELY 1.28 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4344 AND 4358 WEST 3500 SOUTH

Steve Pastorik, CED Director, discussed proposed Resolution 23-103 that would authorize the City to Enter Into a Development Agreement with Maria Dubon for

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Approximately 1.28 Acres of Property Located at Approximately 4344 and 4358 West 3500 South.

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

Maria Dubon has submitted a General Plan/zone change application (GPZ-4-2023) on 0.7 acres to change the General Plan from Large Lot Residential (2 to 3 units/acre) to General Commercial and to change the zoning from A (Agriculture, minimum lot size ½ acre) to C-2 (General Commercial). The Planning Commission recommended approval of the zone change subject to a development agreement.

The proposed development agreement addresses two issues. First, it requires right-of-way dedication along 3500 South to accommodate future road widening. Second, it allows the required 10' wide landscaped strips along the perimeter of the north parking lot to be reduced to 5'. This allows for a more efficient parking lot layout.

Councilmember Nordfelt asked if there is a restriction on drive throughs at this location. Steve replied no. Mayor Lang asked if this is primarily a sit down restaurant. Steve replied yes but noted that there is also a drive through proposed. Councilmember Harmon asked if there is a benefit to rezoning neighboring parcels so it's consistent. Steve replied that would have to be done via a separate application and noted that neighboring properties have not requested that change. Mayor Lang stated that she wouldn't want to rezone someone's property and force them to pay higher taxes without them requesting it. She asked if a wall will be required since the property is next to agriculture. Steve replied yes.

The City Council will consider Ordinance 23-26, 23-27 and Resolution 23-103 at the Regular Council Meeting scheduled July 25, 2023 at 6:30 P.M.

ORDINANCE 23-28: AMEND SECTIONS 1-2-113, 10-1-110, 10-2-403, 10-2-405, 10-2-502, 10-2-503, 10-2-504, 10-2-505, 10-2-506, 10-2-507, 10-2-508, 10-2-510, 10-2-511, 10-2-601, 10-3-204, 10-3-501, 10-3-701, AND 24-2-111A OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING ADMINISTRATIVE CODE ENFORCEMENT

Bradley Jeppsen, Legal, presented proposed Ordinance 23-28 that would smend Sections 1-2-113, 10-1-110, 10-2-403, 10-2-405, 10-2-502, 10-2-503, 10-2-504, 10-2-505, 10-2-506, 10-2-507, 10-2-508, 10-2-510, 10-2-511, 10-2-601, 10-3-204, 10-3-501, 10-3-701, and 24-2-111A of the West Valley City Municipal Code to Amend Certain Requirements Concerning

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Administrative Code Enforcement.

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

This ordinance amends Title 1 to increase the administrative citation penalty from \$400 to \$500 for third and subsequent violations. The ordinance also amends Title 10 to provide for a board composed of an administrative law judge and two citizens to preside over administrative hearings to determine whether a code violation exists. The ordinance also adds an affirmative defense to Title 24 to provide that vehicles covered with a vehicle cover are not inoperable vehicles subject to citation.

Mayor Lang stated that she would like the Council to have approval/consent for dismissal of board members. Councilmember Harmon, Huynh, and Whetstone agreed that they would like to have input as well.

The City Council will consider Ordinance 23-28 at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M

ORDINANCE 23-29: AMEND SECTION 1-2-102 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE CERTAIN INFORMATION TECHNOLOGY FEES

Ken Curshing, IT Division, presented proposed Ordinance 23-29 that would amend Section 1-2-102 of the West Valley City Municipal Code to Update Certain Information Technology Fees.

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

Several methods to provide GIS digital data and fees have been rendered obsolete by evolving technology, such as:

1. Hard Copy is rarely used since users can print their own maps from Google, etc.
2. WVC does not own Aerial Photos – SL County owns the aerial photography. WVC uses map services.
3. WVC no longer uses the US Public Land Survey System, therefore providing GIS data by Section / Quarter Section is outdated and would require extra time to clip City wide data into these units.
4. Requests are managed through the City Recorder/GRAMA requirements.

The ultimate goals are to streamline the pricing structure and make request fulfillment easier for the requestor and City Staff. The current fee structure will be replaced with

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“Actual cost of processing pursuant to state law. Essentially, the City will recover costs of staff time to fulfill the request.

The City Council will consider Ordinance 23-29 at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M

RESOLUTION 23-104: RATIFY THE AGREEMENT BETWEEN THE CITY AND MATT AND STEPHANIE HANSEN FOR ADMINISTRATIVE LAW JUDGE SERVICES

Bradley Jeppsen, Legal, presented proposed Resolution 23-104 that would ratify the Agreement Between the City and Matt and Stephanie Hansen for Administrative Law Judge Services.

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

Changes made to the administrative code enforcement (ACE) hearing process require the city to appoint new ALJ's. After careful consideration of multiple applicants, the City has determined that Matt and Stephanie Hansen are highly qualified and experienced. The City is agreeing to pay Matt and Stephanie a fee of \$100.00 per hour for services performed.

Mayor Lang asked if Stephanie and Matt will alternate. Brad replied that it will primarily be Matt but he is a prosecutor and there may be occasions he will not be able to attend meetings and Stephanie will take his position.

The City Council will consider Resolution 23-104 at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M

RESOLUTION 23-105: APPROVE THE EXECUTION OF A COOPERATIVE AGREEMENT BETWEEN WEST VALLEY CITY AND THE UTAH DIVISION OF FORESTRY, FIRE, AND STATE LANDS

John Evans, Fire Chief, presented proposed Resolution 23-105 that would approve the Execution of a Cooperative Agreement Between West Valley City and the Utah Division of Forestry, Fire, and State Lands.

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

This agreement is a continuation of an agreement which we have been a part of for the past five years.

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The agreement allows us to provide the initial fire attack on wildland fires in our city, and when the fire extends past our capabilities the State will assist in the suppression. With the agreement we will not be billed by the State for services to control the fire. In the agreement we have benchmarks we need to complete for this to move forward. We have met all the points which we as West Valley needs to commit to for the agreement.

In West Valley we have a few areas which we could possibly utilize the state assistance for fire suppression of wildland incidents, such as the west bench of our city.

The City Council will consider Resolution 23-105 at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M

RESOLUTION 23-106: APPROVE THE PURCHASE OF GARBAGE CANS FROM WASTEQUIP

Dan Johnson, Public Works Director, presented proposed Resolution 23-106 that would approve the Purchase of Garbage Cans from Wastequip.

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

The Sanitation Division regularly purchases new garbage cans to satisfy demand from customers for new cans and to replace damaged cans.

The pricing for the containers is based upon a bid award to other government entities and the containers are procured through OMNIA Partners, a national purchasing organization. The bids obtained through this organization enable the City to benefit from very competitively priced bids from another government agency, satisfying the City's procurement requirements.

This resolution authorizes the purchase of 1,872 garbage containers.

Councilmember Whetstone asked what would happen to the old cans. Steve replied that they would be recycled.

The City Council will consider Resolution 23-106 at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M

CONSENT AGENDA SCHEDULED FOR JULY 18, 2023

- A. RESOLUTION 23-107: AUTHORIZE THE CITY TO EXECUTE AN UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER**

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Wayne Pyle, City Manager, discussed proposed Resolution 23-107 that would authorize the City to Execute an Underground Right of Way Easement in Favor of Rocky Mountain Power

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

Rocky Mountain Power is requesting an Underground Right-of-way Easement across West Valley City property located at 2788 W. Lancer Way in order to install infrastructure for future charging facilities for the UTA Bus Hub expansion and the electric vehicle charging stations to be built in the City Hall parking lot.

B. RESOLUTION 23-108: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED WITH AND FROM THE DONNA S. GLISSMEYER FAMILY TRUST FOR PROPERTY LOCATED AT 3389 WEST 4400 SOUTH

Wayne Pyle, City Manager, discussed proposed Resolution 23-108 that would authorize the City to Enter Into a Right of Way Purchase Agreement and Accept a Warranty Deed With and From the Donna S. Glissmeyer Family Trust for Property Located at 3389 West 4400 South.

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

The Donna S. Glissmeyer Family Trust property located at 3389 West 4400 South is one of several properties affected by the required removal and replacement of ADA ramps for the 2023 Asphalt Overlay Project. As part of this project several residential streets will be roto-milled and overlaid. Any existing ADA ramps which do not comply with the current ADA standards and regulations must be removed and replaced.

The Warranty Deed will allow for construction over a portion of the property currently owned by the property owners. The portion of property being acquired is located at the northeast corner of Lot 28 of Hawarden Estates No. 2 and contains a total of 18 square feet. Compensation in the amount of \$600.00 was based upon land values for property in the neighborhood.

The City Council will consider Resolutions 23-107 through 23-108 on the Consent Agenda at the Regular Council Meeting scheduled July 18, 2023 at 6:30 P.M

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COMMUNICATIONS

A. 4100 SOUTH/BANGERTER HIGHWAY DISCUSSION

Alex Fisher-Willis, UDOT, provided a PowerPoint presentation summarized as follows:

- Schedule update
- Outreach and Feedback
 - • Neighborhood meetings: 100+ attendees
 - • Public Hearing Attendees: 200+
 - • Video Views: 1400+
 - • 170 comments to date
 - • Themes
 - • Opposition to interchange at 4100 South; overpass only preferred
 - • Support for 4100 South interchange
 - • Concern about pedestrian crossings and shared-use path security
 - • Design details
 - • Support for project
- 4100 S design
- Interchange VS Overpass Property Impacts
 - • Interchange property impacts: 119 (64 residential relocations)
 - • Overpass property impacts: 80 (55 residential relocations)
 - Traffic Data
 - Traffic Volumes
 - An overpass at 4100 South would increase 2050 peak hour traffic volumes at the 3500 South and 4700 South interchanges
 - Vehicle delay
 - • An overpass would increase total study area delay by 9% in the a.m. peak hour and 53% in the p.m. peak hour
 - • User costs (based on study area delay)
 - • \$4 Million in 2050
 - • \$89.4 Million 2025-2050
 - An overpass would push three intersections over the LOS E threshold: 3500 South & 3600 West, 4700 South & 4000 West and 4700 South & Bangerter
 - An overpass results in a 50% increase in 2050 a.m. and a 55% increase in 2050 p.m. peak hour turning movements that operate at LOS E or worse
- Queue Lengths

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- Shared-use path and Pedestrian Passageways- 4100 S
- Next Steps

The Mayor, Council, and representatives from UDOT discussed traffic flow and east/west access between 1-215, Bangerter, and Mountain View Corridor.

Councilmember Harmon stated that he would prefer the pedestrian crossings be at grade with no tunnel system. Councilmember Christensen agreed and indicated that the tunnels would cause a significant safety concern. After further discussion, the Council agreed that they would like UDOT to look at other alternatives to the tunnel proposal. They indicated that this is a serious safety concern for both residents who live near the tunnels as well as pedestrians or cyclists that would use them. Ms. Fisher-Willis encouraged the Council to provide suggestions for possible alternatives and noted that UDOT would continue working with the City on 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

Councilmember Harmon stated that he would like to see a copy of the Study conducted on Palmer Drive and would like to discuss the criteria for the installation of speed bumps. Councilmember Nordfelt indicated that it would be beneficial to see accidents taken into account as well.

Wayne stated that the County has provided several proposals to the City for relocating the West Valley library. He stated that two locations are available, the Redwood Recreation Center and Valley Fair Mall. Wayne indicated that staff believes Valley Fair Mall would be the best location and would like to formally inform the County of that preference verbally, by letter, by resolution, or however the Council sees fit. Wayne discussed pros and cons of the various locations as well as transience and homeless concerns at the current library and near the Redwood Recreation Center. After discussion by the Council, Councilmember Christensen, Nordfelt, Huynh and Fitisemanu agreed that the Valley Fair location would be best. The Council requested that this preference be relayed via letter.

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Nichole Camac, City Recorder, stated that a West Valley student has proposed a reading of the Bill of Rights She indicated that this will occur September 14th at 6:30 PM. She asked if the Council would like to read a proclamation supporting this action. The Council agreed. Nichole stated that they will need 10-15 readers in both English and Spanish if any members of the Council would like to participate in the event.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- MOSQUITO ABATEMENT AND HEALTHY WEST VALLEY

Councilmember Christensen stated that he attended the South Salt Lake Mosquito Abatement meeting. He noted that while no cases of Nile Virus have been detected, there is a significant increase in mosquitos this year. He also stated he attended Healthy West Valley and the committee is working to bring many plans to fruition.

COUNCILMEMBER WHETSTONE- CHAMBERWEST GALA

Councilmember Whetstone stated that he will be attending the ChamberWest Gala in August and encouraged the Council to join him as it falls on his birthday.

MAYOR LANG- JORDAN VALLEY WATER

Mayor Lang stated that water usage is down this year in the City so residents are doing a great job conserving.

C. STRATEGIC DISCUSSION LIST

Mayor Lang stated that items would continue to be discussed on the list.

D. REVIEW AGENDA FOR SPECIAL MUNICIPAL BUILDING AUTHORITY MEETING SCHEDULED JULY 18, 2023

BA RESOLUTION 23-06: AUTHORIZE THE AUTHORITY TO EXECUTE AN UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER

Wayne Pyle, City Manager, discussed proposed BA Resolution 23-06 that would authorize the Authority to Execute an Underground Right of Way Easement in Favor of Rocky Mountain Power

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

Rocky Mountain Power is requesting an Underground Right-of-way Easement across Municipal Building Authority property located at 3600 S

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Constitution Blvd. in order to install infrastructure for future charging facilities for the UTA Bus Hub expansion and the electric vehicle charging stations to be built in the City Hall parking lot.

The Municipal Building Authority will consider Resolution 23-06 at the Special Municipal Building Authority Meeting scheduled July 18, 2023 at 6:30 P.M

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 JULY 11, 2023 WAS ADJOURNED AT 6:23 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, July 11, 2023.

A handwritten signature in blue ink, reading "Nichole Camac".

Nichole Camac, CMC
City Recorder