

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 5, 2023

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, SEPTEMBER 5, 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 (*electronically*)
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3

ABSENT:

Jake Fitisemanu, Councilmember District 4

STAFF PRESENT:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney (*electronically*)
Kent Stokes, Acting Police Chief
John Evans, Fire Chief
Nic Hales, Acting 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 (*electronically*)
John Flores, HR Director
Sam Johnson, Strategic Communications Director (*electronically*)
Ken Cushing, IT
Steve Lehman, CED
Coby Wilson, Public Works

APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 22, 2023 AND SPECIAL MEETING HELD AUGUST 29, 2023

The Council considered the Minutes of the Study Meeting held August 22, 2023 and Special Meeting held August 29, 2023.

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Councilmember Whetstone moved to approve the Minutes of the Study Meeting held August 22, 2023 and continue the minutes of the Special Meeting held August 29, 2023 to allow for more detail to be included. 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 SEPTEMBER 5, 2023

Wayne Pyle, City Manager, indicated that an additional item has been added to the Regular Meeting agenda, Resolution 23-130. He noted that this would be discussed later during this Study Meeting agenda.

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.

PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 12, 2023

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION SMI-7-2022, FILED BY WEST VALLEY CITY, REQUESTING FINAL PLAT APPROVAL FOR THE WEST VALLEY LAND HOLDINGS SUBDIVISION- AMENDING A PORTION OF PARCEL A FAIRBOURNE STATION PHASE 1 SUBDIVISION LOCATED AT 3560 SOUTH CONSTITUTION BLVD

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled September 12, 2023, in order for the City Council to hear and consider public comments regarding Application SMI-7-2022, Filed by West Valley City, Requesting Final Plat Approval for the West Valley Land Holdings Subdivision- Amending a Portion of Parcel A Fairbourne Station Phase 1 Subdivision Located at 3560 South Constitution Blvd.

Proposed Ordinance 23-32 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 23-32, APPROVE THE AMENDMENT OF PARCEL A IN THE FAIRBOURNE STATION PHASE 1 SUBDIVISION

Steve Lehman, CED, discussed proposed Ordinance 23-32 that would approve the Amendment of Parcel A in the Fairbourne Station Phase 1 Subdivision.

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

The West Valley City Redevelopment Agency is requesting final approval for the WVLH Subdivision. The subdivision consists of 3 lots on 3 acres

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and is located at 3560 South Constitution Boulevard.

The proposed subdivision is being requested to consolidate old property lines, establish 3 new lots for the Police building, future commercial uses and a parking lot. The subdivision will dedicate a portion of Lehman Avenue and will amend a portion of Parcel A in the Fairbourne Station Phase 1 Subdivision.

Access to the subdivision will be gained from Constitution Boulevard, Lehman Avenue and Market Street. A new access easement will be created from Lehman Avenue going north to the office tower. This easement will be located on lots 1, 2 and 3 and will be in favor of West Valley Office Holdings, LLC to provide access from Lehman Avenue to the office tower.

The subdivision is located in the City Center Zone. All development proposals within the subdivision have or will require Planning Commission review.

The City Council will consider Ordinance 23-32 at the Regular Council Meeting scheduled September 12, 2023 at 6:30 P.M.

ORDINANCE 23-33: AMEND SECTION 3-1-102 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ESTABLISH RESIDENCY REQUIREMENTS FOR CERTAIN POSITIONS

John Flores, HR Director, presented proposed Ordinance 23-33 that would amend Section 3-1-102 of the West Valley City Municipal Code to Establish Residency Requirements for Certain Positions.

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

This ordinance amendment adds requirements that City Managers and Assistant City Managers have one year to establish residency in West Valley City and must remain in West Valley City for the remainder of their employment.

Councilmember Harmon asked how residency is confirmed or quantified. John replied that this could be determined in various ways but would likely be verified based on documents that are submitted on file with employment. Councilmember Harmon stated that he would like this to be specifically defined and suggested adding “primary residence” to the definition.

Councilmember Huynh stated that he believes residency should be established in 6 months, not 12 months. He indicated he would also like to know what consequences

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would result from failure to comply. Councilmember Christensen stated that the Council would determine that consequence. Councilmember Whetstone stated that he believes 12 months to establish residency is more appropriate. He agreed that the ordinance should include some language that specifies “primary residence”. Councilmember Harmon indicated that he would also like to limit how far a “secondary” residence would be permitted and suggested prohibiting outside of 150 miles. Councilmember Nordfelt stated that he doesn’t believe this requirement is reasonable and noted that this would prohibit an individual from owning a recreational cabin.

The City Council will consider Ordinance 23-33 at the Regular Council Meeting scheduled September 12, 2023 at 6:30 P.M

RESOLUTION 23-124: AFFIRMING AN EXECUTIVE SEARCH AGREEMENT WITH AFFION PUBLIC, LLC

John Flores, HR Director, presented proposed Resolution 23-124 that would affirm an Executive Search Agreement with Affion Public, LLC

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

With the upcoming vacancy of the City Manager position, the City requires professional services to fill that vacancy. To support a high-quality recruitment and evaluation process, the City will utilize the service of the executive search firm, Affion Public.

Councilmember Whetstone asked if there is still a one or two week delay to begin the process. John replied that they are ready to go and will begin soon.

The City Council will consider Resolution 23-124 at the Regular Council Meeting scheduled September 12, 2023 at 6:30 P.M

RESOLUTION 23-125: RATIFY THE CITY MANAGER'S APPOINTMENT OF JAMIE YOUNG AS PARKS AND RECREATION DIRECTOR

Wayne Pyle, City Manager, presented proposed Resolution 23-125 that would ratify the City Manager's Appointment of Jamie Young as Parks and Recreation Director.

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

Jamie Young has served West Valley City for over 23 years. She currently serves as the Assistant Director of Parks & Rec and Fitness Center Director for the last 5

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years. In addition to her commitment with the Fitness Center operations, Jamie also serves as the President of the Utah Recreation and Parks Association (URPA). Most recently, Jamie graduated from the National Recreation and Parks Association; the nationally recognized 2-year professional development school focused on all aspects of Parks & Recreation. We are fortunate to have such a talented and experienced individual prepared to lead our Parks & Recreation Department.

Councilmember Harmon indicated that he would like to see this position opened to a wider search and suggested utilizing an executive firm or allowing for outside applications. He noted that there will be a new City Manager in a few months and indicated that this individual may want to make this decision. Councilmember Nordfelt disagreed and noted that a culture has been established in West Valley City. He indicated that the department heads have trained individuals to be leaders and to take on complex roles such as this. He indicated that the City is fortunate to have a qualified individual in place who knows the City and system to allow for progress to continue. Councilmember Nordfelt stated that he believes it is most appropriate for the City to move forward with Jamie at this time and the new City Manager will have the opportunity to evaluate staff and determine if changes need to be made in the future. Councilmember Whetstone asked if other candidates were considered. Wayne replied yes. Councilmember Harmon asked if the position was posted. Wayne replied that it was open to internal candidates.

The City Council will consider Resolution 23-125 at the Regular Council Meeting scheduled September 12, 2023 at 6:30 P.M

RESOLUTION 23-126: ADOPT FINDINGS CONCERNING THE WEST VALLEY CENTRAL STATION AREA PLAN

Steve Pastorik, CED Director, presented proposed Resolution 23-126 that would adopt Findings Concerning the West Valley Central Station Area Plan.

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

During the 2022 general session, the Utah Legislature passed HB 462 which required municipalities with fixed-guideway public transit stations, such as light rail stations, to develop a station area plan for the ½ mile radius area around each transit station. Municipalities must adopt station area plans and land use regulations to implement those plans on or before December 31, 2025. HB 462 also required municipalities to have their station area plans certified by the applicable metropolitan planning organization which, in West Valley's case, is Wasatch Front Regional Council.

Where a municipality has already adopted a station area plan and land use

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regulations to implement the plan, that municipality may adopt a resolution finding that the station area plan objectives in State law have been substantially promoted. This resolution can then be used to obtain the required certification from the metropolitan planning organization without creating a new station area plan or new land use regulations.

West Valley City adopted a station area plan called the City Center Vision for the area around the West Valley Central Station (just outside City Hall) on 12/21/2004. The City later updated this Plan as the Fairbourne Station Vision on 9/11/2012. The City also adopted the City Center zone on 4/18/2006. Given these and many other actions taken by the City to make Fairbourne Station a reality, staff is requesting approval of this resolution to seek certification of the West Valley Central Station from Wasatch Front Regional Council.

Mayor Lang verified that some of these plans were put into place many years ago. Steve replied yes.

The City Council will consider Resolution 23-126 at the Regular Council Meeting scheduled September 12, 2023 at 6:30 P.M

RESOLUTION 23-127: AWARD A CONTRACT TO HIGHLAND GOLF FOR THE LEASE OF GOLF CARTS

Nancy Day, Parks and Recreation Director, presented proposed Resolution 23-127 that would award a Contract to Highland Golf for the Lease of Golf Carts.

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

Parks and Recreation publicly advertised requesting proposals for a five-year golf cart lease for Stonebridge Golf Club and The Ridge Golf Club. Both courses currently operate under a lease which will expire April 2024. Continuing in a lease program eliminates the need to purchase a fleet of golf carts which typically have a useful life range of 5 to 7 years and would increase the cost to the city.

These carts will not include a GPS system as it was determined by staff that the additional cost of the current GPS system has not brought in the ROI initially anticipated. This is due in part to glitches in the system as well as manipulations by some players thus eliminating anticipated maintenance cost savings. This also has resulted in slower play particularly with tournaments due to users being unfamiliar with the system.

The proposals received were evaluated and compared against each other in a matrix format by a committee of five. The proposed annual prices for the fleet of 209 vehicles is as follows.

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<u>Total Cost</u>	<u>Annual Cost</u>	<u>5-Year</u>
Highland Golf (Yamaha): \$1,237,054.80	\$247,410.96	
Intermountain Golf Cars, Inc. (Club Car): \$1,230,060.00	\$246,012.00	
RMT Equipment (EZ-GO): \$1,125,244.20	\$225,048.84	

Analysis by staff shows that there would be an annual savings of \$16,500 in fuel use with the Yamaha golf cart due to its leading industry fuel efficiency. It also has a lower emissions rate. Other savings with Yamaha is from its front end fail safe/breakaway material and improved body panels and windshield construction which the other brands don't have. Annual savings from these would be approximately \$4,500. This totals an annual savings of \$21,000 with the Yamaha or \$105,000 over the 5-year contract.

Finally, several staff members from both courses sampled each brand and found the Yamaha to be more comfortable and have better power which is particularly helpful on The Ridge course with its terrain. This is due to the superior engine it comes equipped with.

Councilmember Harmon asked what the total budget opening amount would be. Nancy replied about \$10,000 per year between the two courses.

The City Council will consider Resolution 23-127 at the Regular Council Meeting scheduled September 12, 2023 at 6:30 P.M

RESOLUTION 23-128: AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HORROCKS ENGINEERS FOR ENGINEERING SERVICES

Coby Wilson, Public Works, presented proposed Resolution 23-128 that would authorize the Execution of a Professional Services Agreement With Horrocks Engineers for Engineering Services

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

Earlier this year, the Council approved a \$1,000,000 CIP program modification for sidewalk improvements along 4000 West from 4100 South to 4700 South. Additional improvements will be considered with this project including, curb & gutter, roadway widening, drainage improvements, minor reconstruction as needed, rotomilling, and paving a new roadway surface. The WVC Engineering Division will likely perform the design in-house, but will utilize Horrocks Engineers, Inc. to perform the survey, subsurface utility identification, and right-of-way mapping

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tasks that are needed prior to design.

This agreement will enable Horrocks Engineers, Inc. to complete the survey, utility, and right-of-way tasks needed for the Engineering Division to move forward with the design and develop the scope for the 4000 West improvements project between 4100 South and 4700 South. The scope of the project will dictate the final schedule, but we are estimating two years (2024-2025) for design, ROW acquisition and utility coordination with construction starting in the spring of 2026.

The City Council will consider Resolution 23-128 at the Regular Council Meeting scheduled September 12, 2023 at 6:30 P.M

RESOLUTION 23-129: AUTHORIZE THE CITY TO EXECUTE A BILL OF SALE FROM THE UTAH TRANSIT AUTHORITY FOR IMPROVEMENTS ON 2700 WEST

Dan Johnson, Public Works Director, presented proposed Resolution 23-128 that would authorize the Execution of a Professional Services Agreement With Horrocks Engineers for Engineering Services

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

In 2018, West Valley City executed a Stakeholder Agreement with UTA to enable collaboration on the construction of certain roadway, sidewalk and bike lane improvements on 2700 West between 4100 South and 4700 South with UTA's federally funded TIGER Grant Project. The City agreed to participate with matching funds, and UTA agreed to build the improvements.

The agreement requires the City at the completion of the project to execute a "bill of sale", transferring ownership and maintenance responsibility to the City. Upon signing this "bill of sale" the City formally accepts the improvements constructed by UTA.

The project has been completed, and the City is satisfied with the improvements built by UTA.

The City Council will consider Resolution 23-129 at the Regular Council Meeting scheduled September 12, 2023 at 6:30 P.M

RESOLUTION 23-130: AWARD A CONTRACT TO CODY EKKER CONSTRUCTION INC. FOR A STORM DRAIN INSTALLATION ON AND AROUND 7200 WEST

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Dan Johnson, Public Works Director, presented proposed Resolution 23-130 that would award a Contract to Cody Ekker Construction Inc. for a Storm Drain Installation On and Around 7200 West

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

In the spring of 2023, the Public Works Department became aware of an imminent flooding condition for several businesses in the northwest corner of the city (near 7200 West 2100 South). Historically, storm water has flowed in open ditches near 7200 West that continue northwesterly into Salt Lake City (SLC) eventually reaching the Kersey Creek drain and the Great Salt Lake. It was discovered earlier this year that a private property owner within SLC had filled in a portion of the open ditch system sometime in early 2020. Due to the relatively dry conditions from 2020 to 2022, there was no significant evidence of an obstruction in the system. With the exceptionally wet winter conditions experienced this past winter, proof of the obstruction became evident. The ditches and nearby ponds within the area reached full capacity causing flooding concerns for the nearby business owners. The problem was investigated which resulted in the discovery of the ditch obstruction within SLC.

WVC Public Works crews began a temporary pumping operation to lower the water levels until a solution could be found. The property owner was contacted and instructed to reestablish the ditch (approximately 1200 feet). The owner did try to reestablish the ditch, but the drainage system still doesn't function after their efforts. The WVC Engineering Division began looking at alternative designs that would improve the overall drainage system in the area. The preferred solution is to reroute the ditch to the north until a connection to the existing system can be made. The connection point is on private property and will require an easement from the property owner; however, most of the ditch will be within SLC right-of-way and a presumed future roadway making it easier to maintain. SLC has agreed to the proposed alignment and is ready to issue a permit for construction.

In an effort to get this work done this construction season, and avoid pumping all winter long, the Public Works Department is requesting authorization to award a contract under Section 5-3-112 (Emergencies, Public Threats and Unforeseen Conditions) of the City's procurement code. Traditional procurement methods will not enable the work to be complete this fall.

The Engineering Division reached out to several contractors to identify interest and capacity to do the work within the necessary timeframe. Two contractors expressed interest and provided bids to complete the work. Cody Ekker Construction provided the lowest bid and is qualified to perform the work.

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The City Council will consider Resolution 23-130 at the Regular Council Meeting scheduled September 12, 2023 at 6:30 P.M

CONSIDER APPLICATION SMI-1-2023, FILED BY DAVE LLORET, REQUESTING FINAL PLAT APPROVAL OF THE ADVANCED RV SUBDIVISION LOCATED AT 4581 WEST 3500 SOUTH

Steve Lehman, CED, discussed Application SMI-1-2023, Filed by Dave Lloret, Requesting Final Plat Approval of the Advanced RV Subdivision Located at 4581 West 3500 South.

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

Dave Lloret is requesting final plat approval for the Advanced RV Subdivision. The subject property is located at 4581 West 3500 South and is bordered on the east by a small parcel zoned C-2, and the Lofts on 3500. Property to the south is zoned residential and property to the west is zoned C-2.

Mr. Lloret would like to divide the existing parcel to create an additional lot in the southwest corner of the property. He will retain ownership of the smaller .80 acre piece and has an interested buyer looking to purchase the balance of the property, approximately 4 acres, for a future commercial use.

Access to the new lot would be gained by an access easement recorded as part of the plat. The other access points from 3500 South will remain in effect as they are currently being used. The applicant has coordinated with UDOT and as no new or additional improvements are needed or required has received approval from UDOT.

Mayor Lang asked where the RV's would be located. Steve replied that the larger lot would be used for a new business and Mr. Lloret's property would be used for the Advanced RV business. He noted that the applicant intends to scale back his business and is aware of the site constraints.

The City Council will consider Application SMI-1-2023 at the Regular Council Meeting scheduled September 12, 2023 at 6:30 P.M

CONSENT AGENDA SCHEDULED FOR SEPTEMBER 12, 2023

A. RESOLUTION 23-131: ACCEPT A WARRANTY DEED FROM ASAHI REFINING USA, INC. FOR PROPERTY LOCATED AT 4601 WEST 2100 SOUTH

Wayne Pyle, City Manager, discussed proposed Resolution 23-131 that would accept a Warranty Deed from Asahi Refining USA, Inc. for Property Located at 4601

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West 2100 South

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

Asahi Refining USA, Inc. is located on the south side of 2100 South (SR-201 South Frontage Road) at 4601 West. As a condition of approval of a building permit, conveyance of additional SR-201 South Frontage Road right-of-way was required.

B. RESOLUTION 23-132: ACCEPT A WARRANTY DEED FROM KH MOUNTAIN INVESTMENTS, LLC FOR PROPERTY LOCATED AT 2630 SOUTH 3270 WEST

Wayne Pyle, City Manager, discussed proposed Resolution 23-132 that would accept a Warranty Deed from KH Mountain Investments, LLC for Property Located at 2630 South 3270 West

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

The KH Mountain Investments, LLC property is located on the west side of 3270 West at 2630 South. As a condition of approval of for a building permit, conveyance of additional right of way on 3270 West required.

C. RESOLUTION 23-133: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM PAUL PHILLIPS FOR PROPERTY LOCATED AT 2635 SOUTH CONSTITUTION BLVD

Wayne Pyle, City Manager, discussed proposed Resolution 23-133 that would authorize the City to Enter Into a Right of Way Purchase Agreement and Accept a Warranty Deed and a Temporary Construction Easement With and From Paul Phillips for Property Located at 2635 South Constitution Blvd

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

The Paul Phillips parcel located at 2635 S. Constitution Boulevard is one of several parcels affected by the Cross Towne Trail; 2700 West to Bangerter Highway Project. This project will provide for bike lanes on Parkway Boulevard from 2700 West to Bangerter Highway. The project will also construct sidewalks on Parkway Boulevard where they do not currently exist and add new ADA ramps at street intersections on Parkway Boulevard.

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Compensation for the purchase of the Warranty Deed, Temporary Construction Easement and improvements is \$2,600.00 based upon the Administrative Compensation Estimate prepared by Meridian Engineering, Inc.

The project is being funded through the Transportation Alternatives Program (TAP). The city is responsible for 6.77% of all project costs, including right of way, making the West Valley City share of the acquisition \$176.02.

The City Council will consider Resolutions 23-131 through 23-133 on the Consent Agenda at the Regular Council Meeting scheduled September 12, 2023 at 6:30 P.M

COMMUNICATIONS

A. CHERYL STREET/COSTCO TRAFFIC DISCUSSION

Dan Johnson, Public Works Director, provided a PowerPoint presentation summarized as follows:

- MUTCD Traffic Signal Warrants
 - 1-Eight-Hour Vehicular Volume
 - 2-Four-Hour Vehicular Volume
 - 3-Peak Hour
 - 4-Pedestrian Volume
 - 5-School Crossing
 - 6-Coordinated Signal System
 - 7-Crash Experience
 - 8-Roadway Network
 - 9-Intersection Near a Grade Crossing
 - Traffic signal should not be installed unless one or more of the warrants are met.
 - The satisfaction of a traffic signal warrant shall not in itself require the installation of a traffic control signal.
 - A traffic signal should not be installed unless an engineering study indicates that installing a traffic signal will improve the overall safety and/or operation of the intersection.
- Volume Warrants (1-3)
 - Used when traffic volume is the principal reason to consider installing a traffic signal.
 - Eight Hour
 - Four Hour
 - Peak Hour
 - 1-Eight-Hour Vehicular Volume
 - 2-Four-Hour Vehicular Volume

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- 3-Peak Hour
 - 4-Pedestrian Volume
 - 5-School Crossing
 - 6-Coordinated Signal System
 - 7-Crash Experience
 - 8-Roadway Network
 - 9-Intersection Near a Grade Crossing
- The Pedestrian Volume signal warrant is intended for application where the traffic volume on a major street is so heavy that pedestrians experience excessive delay in crossing the major street.
 - 1-Eight-Hour Vehicular Volume
 - 2-Four-Hour Vehicular Volume
 - 3-Peak Hour
 - 4-Pedestrian Volume
 - 5-School Crossing
 - 6-Coordinated Signal System
 - 7-Crash Experience
 - 8-Roadway Network
 - 9-Intersection Near a Grade Crossing
- The School Crossing signal warrant is intended for application where the fact that school children cross the major street is the principal reason to consider installing a traffic control signal.
 - 1-Eight-Hour Vehicular Volume
 - 2-Four-Hour Vehicular Volume
 - 3-Peak Hour
 - 4-Pedestrian Volume
 - 5-School Crossing
 - 6-Coordinated Signal System
 - 7-Crash Experience
 - 8-Roadway Network
 - 9-Intersection Near a Grade Crossing
- Progressive movement in a **coordinated signal system** sometimes necessitates installing traffic control signals at intersections where they would not otherwise be needed in order to maintain proper platooning of vehicles.
- Installing a traffic control signal at some intersections might be justified to encourage concentration and organization of traffic flow on a **roadway network**
 - 1-Eight-Hour Vehicular Volume
 - 2-Four-Hour Vehicular Volume
 - 3-Peak Hour
 - 4-Pedestrian Volume

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- 5-School Crossing
 - **6-Coordinated Signal System**
 - 7-Crash Experience
 - **8-Roadway Network**
 - 9-Intersection Near a Grade Crossing
- The Crash Experience signal warrant conditions are intended for application where the severity and frequency of crashes are the principal reasons to consider installing a traffic control signal.
 - 1-Eight-Hour Vehicular Volume
 - 2-Four-Hour Vehicular Volume
 - 3-Peak Hour
 - 4-Pedestrian Volume
 - 5-School Crossing
 - 6-Coordinated Signal System
 - **7-Crash Experience**
 - 8-Roadway Network
 - 9-Intersection Near a Grade Crossing
- The Intersection Near a Grade Crossing signal warrant is intended for use at a location where none of the conditions described in the other eight traffic signal warrants are met, but the proximity to the intersection of a grade crossing on an intersection approach controlled by a STOP or YIELD sign is the principal reason to consider installing a traffic control signal.
 - 1-Eight-Hour Vehicular Volume
 - 2-Four-Hour Vehicular Volume
 - 3-Peak Hour
 - 4-Pedestrian Volume
 - 5-School Crossing
 - 6-Coordinated Signal System
 - 7-Crash Experience
 - 8-Roadway Network
 - **9-Intersection Near a Grade Crossing**
- Cheryl Street/Costco Access at 3800 South
 - Unlikely to qualify for a traffic signal under any of the nine warrants.
 - Proximity to 2700 West is unfavorable for a new traffic signal
 - Other accesses in the area also create difficulties for a new traffic signal
- Accident Summary
 - Ten crashes in four years
 - Seven of the Ten crashes could be corrected with a traffic signal

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- Crash warrant requires five correctible accidents in one year period
- Apartment Traffic Study Overview
- Traffic Study- Level of Service After Project
- Traffic Study- Mitigation Recommendation
 - The traffic study recommends adjustment of signal timing at 2700 West 3800 South adding green time to the east-west approaches or incorporation of split phasing for east-west approaches.
- Existing driveways and access points on 3800 South
- Median curb option
 - Medians could be used to prevent certain movements
 - Configurations could vary to restrict certain movements
 - Every restriction has consequences (traffic rerouted/U-turns elsewhere)
 - Homes on south side of 3800 South impacted by restrictions
- Recommendations
 - Traffic signal not recommended at Cheryl Street
 - Implement signal timing changes recommended in traffic study
 - Wait to see how the development impacts traffic in the area before building any physical turning movement restrictions.

Councilmember Christensen asked how accidents would have been correctable. Dan replied that the accidents marked as “correctible” could have been avoided with driver awareness. Councilmember Huynh stated that he doesn’t believe people should be allowed to turn east on the south side coming out from Costco. Dan replied that this is an option but noted that this could create other issues such as an increase in U-Turns which could cause other potential accidents. He indicated that staff would recommend waiting for the new development to complete so that a better understanding of potential issues and solutions can be determined. Mayor Lang noted that there could be unintentional consequences of removing access to residents. Councilmember Whetstone asked if there is a delay in traffic accident data. Dan replied yes and stated that the delay is about 2-3 months. Councilmember Whetstone asked if the Council is able to override the traffic suggestions from the MUTCD. Dan replied yes but stated that this would not be advised. Councilmember Harmon stated that Costco is a popular business and there is a lot of traffic in this area. He indicated he would like to ensure this area is observed carefully for issues and potential solutions in the future. Mayor Lang asked if adjusting the timing of the light could impact other lights north and south of 3800 S along 2700 West. Dan replied that a deeper analysis would have to be conducted to fully determine potential impacts.

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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 asked when speed bump criteria would be discussed. Nichole Camac, City Recorder, replied that it is scheduled for September 19th.

Councilmember Christensen stated that several residents have asked why the new development on 4100 South and Redwood Road does not include affordable housing options. He indicated that residents compared new development in Salt Lake City to this project and noted those in Salt Lake allowed for affordable housing units. Wayne replied that Salt Lake City made this policy decision and noted that West Valley City already exceeds the requirement for affordable housing. Mayor Lang agreed and indicated that West Valley City has a large inventory of affordable housing where other cities do not. Councilmember Harmon added that areas around the TRAX line are often targeted for affordable housing due to the extra points these areas can receive from tax credits.

Councilmember Whetstone stated that he was approached by a group of residents who requested a street name change in honor of fallen officer Doug Barney. He indicated that Officer Barney's wife appreciated the gesture but was not open to the idea at this time.

Councilmember Harmon asked if Nichole Camac, City Recorder, could email a list of scheduled communication items for the next few weeks.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- NATIONAL NIGHT OUT

Councilmember Christensen stated that he attended many wonderful National Night Out events.

C. STRATEGIC DISCUSSION LIST

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

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MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY SEPTEMBER 5, 2023 WAS ADJOURNED AT 5:39 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, September 5, 2023.



Nichole Camac, CMC
City Recorder