

**MINUTES OF COUNCIL STUDY MEETING – FEBRUARY 27, 2024**

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, FEBRUARY 27, 2024 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 (*arrived as noted*)  
Scott Harmon, Councilmember District 2  
William Whetstone, Councilmember District 3  
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT:

John Flores, Interim Assistant City Manager / HR Director  
Nichole Camac, City Recorder  
Eric Bunderson, City Attorney  
Colleen Jacobs, Police Chief (*electronically*)  
John Evans, Interim City Manager/ Fire Chief  
Jim Welch, Finance Director  
Steve Pastorik, CED Director  
Layne Morris, CPD Director  
Dan Johnson, Public Works Director  
Jamie Young, Parks and Recreation Director  
Jonathan Springmeyer, RDA Director  
Sam Johnson, Strategic Communications Director  
Ken Cushing, IT (*electronically*)

**APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 20, 2024**

The Council considered the Minutes of the Study Meeting held February 20, 2024. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held February 20, 2024. Councilmember Fitisemanu seconded the motion.

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

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### **REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF FEBRUARY 27, 2024**

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.

### **RESOLUTION 24-37: APPOINT IFO PILI AS CITY MANAGER**

John Flores, Interim Assistant City Manager, presented proposed Resolution 24-37 that would appoint Ifo Pili as City Manager.

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

The interactive process to hire a new City Manager began in July 2023. After evaluating several highly professional public sector executive search firms, Affion Public was selected to support the recruitment effort in finding the best candidate for the position. City Council has interviewed multiple finalists and come to the decision to offer the job to and approve the appointment of Ifo Pili to the position of City Manager.

Previous City Manager, Wayne Pyle, retired in January 2024. During his last six months, City Council participated in the interactive recruitment process to identify qualified candidates and fill his vacancy.

The City Council will consider Resolution 24-37 at the Regular Council Meeting scheduled February 27, 2024 at 6:30 P.M

### **RESOLUTION 24-38: APPROVE AN URBAN AND COMMUNITY FORESTRY SUBAWARD AGREEMENT WITH THE UTAH DIVISION OF FORESTRY, FIRE, AND STATE LANDS**

Jason Erekson, Parks and Recreation, presented proposed Resolution 24-38 that would approve an Urban and Community Forestry Subaward Agreement With the Utah Division of Forestry, Fire, and State Lands

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

The Park Maintenance Division of Parks and Recreation applied for and received a grant that is being administered by the Utah Division of Forestry, Fire and State Lands, in the amount of \$85,593.00. This money will be used to remove a number of diseased and unsafe trees located on five different properties: I-215 interchange at 3500 South, Hillsdale Park, Jordan River Trailhead Park, Peachwood Park, and

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West Valley City Park. The grant award also covers the purchase of replacement trees for the areas where the old trees will be removed.

*Councilmember Huynh arrived at 4:33 PM.*

Councilmember Whetstone asked if there are specific locations that are permitted for these funds to be used. Jason replied yes and indicated that these align with CDBG areas.

The City Council will consider Resolution 24-38 at the Regular Council Meeting scheduled March 5, 2024 at 6:30 P.M

### **RESOLUTION 24-39: AWARD A CONTRACT TO HORTICULTURAL GROUP, INC FOR TREE REMOVAL SERVICES**

Jason Erekson, Parks and Recreation, presented proposed Resolution 24-39 that would award a Contract to Horticultural Group, Inc for Tree Removal Services.

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

As parks and other properties age, it sometimes becomes necessary to remove trees. This can be for numerous reasons such as diseases which cause them to decline, safety issues, and to open up the canopy for other trees and plants to be able to thrive.

This project will include removal and hauling off the existing trees and grinding the stumps. It also includes the repair of any damage to the landscape that may occur during the process. The properties where the trees will be removed are Jordan River Trailhead Park, Hillsdale Park, Peachwood Park, City Park, and the I-215 Interchange at 3500 South. This project will be paid for by the Urban and Community Forestry Subaward Grant, administered by the Utah Division of Forestry Fire and State Lands.

Bids were solicited through a formal bid process and seven contractors applied:

Horticultural Group Inc.	\$59,625.18
All Wood's Tree Service	\$119,325.00
D's Tree Service	\$82,285.00
Rent-A-Monkey	\$107,074.00
Valley Power	\$98,550.00
Perez Co	\$90,270.00
Rivendell Tree Experts	\$76,365.00

The lowest responsible bidder was Horticultural Group Inc. whose bid came in at \$59,625.18

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Councilmember Christensen asked if the City has used this company in the past. Jason replied that Horticultural Group Inc. is a fairly new company, but City staff has worked with the company's owner on previous projects. Councilmember Harmon verified that the funds from the grant previously discussed will cover the cost of tree removal and the purchase and installation of new trees. Jason replied yes.

The City Council will consider Resolution 24-39 at the Regular Council Meeting scheduled March 5, 2024 at 6:30 P.M

### CONSENT AGENDA SCHEDULED FOR MARCH 5, 2024

- A. **RESOLUTION 24-40: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM MICHAEL CHAMBERLAIN AND REED SEQUOIA DEBUS-VILLASENOR FOR PROPERTY LOCATED AT 3069 WEST 3650 SOUTH**
- Mayor Lang discussed proposed Resolution 24-40 that would authorize the City to Enter Into a Real Estate Purchase Contract and Accept a Warranty Deed and a Temporary Construction Easement With and From Michael Chamberlain and Reed Sequoia Debus-Villasenor for Property Located at 3069 West 3650 South

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

The Michael Chamberlain and Reed Sequoia Debus-Villasenor parcel located at 3069 West 3650 South is one of several parcels affected by the Lancer Way Reconstruction Project; 2700 West to 3200 West. This project will widen 3650 South and provide for curb, gutter and sidewalk on Lancer Way from 2700 West to 3200 West where it does not currently exist. The project will also install textured, colored concrete park strip, street trees, streetlights and new ramps at street intersections on Lancer Way. Compensation for the purchase of the Warranty Deed, Temporary Construction Easement and improvements is \$20,000.00 and was negotiated based upon an administrative compensation estimate prepared by HDR, Inc. which indicated a value of \$16,600.00.

The project is being funded through the Surface Transportation Program (STP). The city is responsible for 6.77% of all project costs, including right of way, making the West Valley City share of the acquisition \$1,354.00.

- B. **RESOLUTION 24-41: ACCEPT TWO STORM DRAINAGE EASEMENTS FROM JFRG CCI LLC FOR PROPERTY LOCATED AT 2345 SOUTH CCI WAY**

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Mayor Lang discussed proposed Resolution 24-41 that would accept Two Storm Drainage Easements from JFRG CCI LLC for Property Located at 2345 South CCI Way

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

The JFRG CCI LLC parcel located at 2345 S. CCI Way is one of several properties affected by the Brighton Canal Storm Drain Project; 2600 West to Redwood Road, scheduled to be constructed in 2024. This project will include construction of storm drain piping through portions of the former Brighton Canal and eliminate any open storm water ditches through the project area.

Storm water from Decker Lake Business Park on the east side of Interstate 215 (I-215) flows through a pipe under I-215 to an open ditch on the north side of the JFRG CCI LLC on the west side of I-215. This project will pipe and fill the existing ditch on the north side of the JFRG CCI LLC. Although the city has existing easements across most of the area, there are two areas where construction extends outside the existing easements. Storm Drainage Easements are required across the two small areas.

The City Council will consider Resolutions 24-40 and 24-41 on the Consent Agenda at the Regular Council Meeting scheduled March 5, 2024 at 6:30 P.M

### **COMMUNICATIONS**

#### **A. USU WELL-BEING SURVEY**

Dr. Courtney Flint, Utah State University, provided a PowerPoint presentation summarized as follows:

- Wellbeing Survey Project Goals
  - o To provide cities with information on wellbeing of residents to inform planning processes and decisions
  - o To support comparative research on community wellbeing and local concerns
  - o To support statewide initiatives related to community & environmental wellbeing
- Utah Wellbeing Surveys in Utah Cities & Towns
  - o 43 city partners ready to launch surveys in March-April 2024
  - o Over 25,000 surveys collected since 2019 across 48 cities
- How does the Wellbeing survey work?
  - o Online Survey (+Spanish)
  - o USU handles survey
  - o City handles advertising

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- Reports within a few Months
- Presentations to City Council
- No Cost Partnership for Cities
- Funding Contributions Welcome But Not Required
- Planned Advertising
  - Posters in City & Community Buildings!
  - Please Help to Spread the Word
  - Next Door!
  - Social Media!
  - City Website!
- Wellbeing survey question areas
  - Overall Personal Wellbeing
  - Community Wellbeing
  - Community Connectedness & Connections
  - Recreation/Activity Participation
  - Perspectives on Population and Economic Growth
  - Transportation
  - Concerns for Future of City
  - Open Comments
    - What is Valued Most About City
    - Additional Comments About Wellbeing in City
  - Demographics
  - City Specific Questions & Geography
  - Wellbeing categories
    - Living Standards
    - Mental Health
    - Physical Health
    - Safety & Security
    - Connections with Nature
    - Local Environmental Quality
    - Leisure Time
    - Social Connections
    - Cultural Opportunities
    - Educational Opportunities
    - Family Life
    - Transportation
  - We provide online & Extension resources to help address key wellbeing areas!

Councilmember Fitisemanu asked how long it will take a resident to complete the survey. Ms. Flint replied approximately 10 minutes. Mayor Lang asked if there are any questions about food insecurity. Ms. Flint replied yes but noted that this

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information can also come back organically through the open-ended questions as well. Councilmember Whetstone asked if this information can be used to identify resiliency in the event of a national disaster. Ms. Flint replied that the survey won't be able to specifically identify that information but there may be information obtained from it that could provide insight.

The Mayor and Council had no further questions or concerns.

### **B. LEGISLATIVE UPDATE**

Brandon Hill, City Attorney, provided an update on bills being discussed during the current Legislative Session including: entertainment, homelessness mitigation funds, building inspection bills, etc.

The Mayor and Council had no further questions or concerns.

### **C. COMMUNITY DEVELOPMENT FEE SCHEDULE**

Steve Pastorik, CED Director, stated that there are several fees that have been in place since 2000 for applications that staff would like to update to reflect current cost and staff time involved. The Mayor and Council agreed for staff to proceed.

Steve indicated that staff would also like to adjust impact fees to reflect inflation rates and capture current and accurate costs. He noted that this would be conducted through a consultant as required by State Law. Steve briefly discussed impact fees, the value of the revenue source, and the City's ability to utilize this funding. After discussion, the Mayor and Council agreed to proceed.

The Mayor and Council had no further questions or concerns.

### **D. DEVELOPMENT AGREEMENT DISCUSSION**

Steve Pastorik, CED Director, indicated that there are occasions when a developer will approach staff requesting an amendment to a Development Agreement. He stated that staff will look at the request and determine if the amendment would meet or exceed the current standards in the agreement and provide a response. Steve asked the Council if this is still the policy they would like staff to follow or if the Council would prefer that staff bring this to their attention each time there is a request. Mayor Lang indicated that she is fine with the policy as it is now.

The Mayor and Council had no further questions or concerns.

### **E. GENERAL PLAN UPDATE- 3500 SOUTH- WEST**

Steve Pastorik, CED Director, presented a PowerPoint presentation summarized as follows:

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- **5619 W 3500 S – 2.0 acres**
  - o Zoning: C-2, R-1-8
  - o Option A: 22,107 SF of commercial
  - o Option B: 24 townhomes
  - o Current uses: vacant

Steve stated that there have been ownership changes that have locked this into place for the time being.

- **5551 W 3500 S – 2.3 acres**
  - o Zoning: C-2
  - o Option A: 2,494 SF of commercial, 25 townhomes
  - o Option B: 2,494 SF of commercial, 25 townhomes
  - o Current uses: UTA park and ride lot

Councilmember Harmon stated that there is a lot of housing in this area, and he would lean toward more commercial.

- **5380 W 3500 S – 2.6 acres**
  - o Zoning: A, C-2
  - o Option A: 15 single family homes
  - o Option B: 32 townhomes
  - o Current uses: homes, fitness center, used car sales

Councilmember Whetstone stated that he would prefer option A. He asked if another lane will be added to 3500 South. Steve replied yes. Councilmember Harmon asked if the stub street could extend. Steve replied yes but UDOT would likely limit turns. Councilmember Nordfelt noted that homes may prefer no entrance onto 3500 South.

- **5331 W 3500 S – 9.9 acres**
  - o Zoning: R-1-8, C-1, R-2-8, C-2, A
  - o Option A: 38,851 SF of commercial, 17 single family homes, 48 townhomes
  - o Option B: 17 single family homes, 83 townhomes
  - o Current uses: homes, retail, restaurant, vacant

Councilmember Whetstone stated that he likes option A but would prefer more single family. Mayor Lang agreed and stated that she likes commercial on 3500 South but the rest single family.

- **5190 W 3500 S – 3.0 acres**



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- Zoning: A, R-1-8, RB
- Option A: 11 single family homes, 12 townhomes
- Option B: 36 townhomes
- Current uses: homes

The Mayor and Council agreed to just single family homes.

- **5134 W 3500 S – 7.1 acres**
  - Zoning: RM, A
  - Option A: 27,796 SF of commercial, 28 single family homes
  - Option B: 28 single family homes, 26 townhomes
  - Current uses: homes, vacant

Mayor and Council agreed to just single family homes.

- **5019 W 3500 S – 1.6 acres**
  - Zoning: A
  - Option A: 16,923 SF of commercial
  - Option B: 19 townhomes
  - Current uses: homes, duplex

Councilmember Harmon and Mayor Lang stated that they prefer Option A.

- **4923 W 3500 S – 2.5 acres**
  - Zoning: R-1-8
  - Option A: 32,409 SF of commercial
  - Option B: 30 townhomes
  - Current uses: homes

Mayor and Council had no strong preference either way.

- **4860 W 3500 S – 2.4 acres**
  - Zoning: C-2
  - Option A: 51,619 SF of industrial
  - Option B: 28 townhomes
  - Current uses: parking lot

Councilmember Huynh and Mayor Lang stated they would prefer commercial.

- **4360 W 3500 S – 5.5 acres**

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- Zoning: C-2, A
- Option A: 28,854 SF of commercial, 19 single family homes
- Option B: 28,854 SF of commercial, 40 townhomes
- Current uses: auto repair, restaurant, home, duplex, vacant

Mayor and Council agreed to option A.

- **4345 W 3500 S – 5.1 acres**

- Zoning: C-2, R-1-8
- Option A: 6,717 SF of commercial, 100,754 SF of industrial
- Option B: 13,434 SF of commercial, 49 townhomes
- Current uses: auto repair, used car sales, homes, retail, office

Mayor and Council agreed to option B.

- **3958 W 3500 S – 9.7 acres**

- Zoning: C-2
- Option A: 25,430 SF of commercial, 47 townhomes, 234 apts./condos
- Option B: 25,430 SF of commercial, 23 townhomes, 350 apts./condos
- Current uses: indoor swap meet

Mayor Lang stated that she would like to see this stay commercial for more upscale uses.

The Mayor and Council had no further questions or concerns.

### F. **BOARDING HOME/GROUP HOME DISCUSSION**

Councilmember Harmon expressed concern regarding boarding/group homes in his neighborhood. He indicated that these create higher density in single family areas as well as on-street parking issues. Steve discussed the difference between group homes and boarding homes, various rental scenarios, and enforcement difficulty. The Mayor and Council discussed potential solutions including banning overnight on-street parking, parking permits, etc. After discussion, the Council requested that staff put together a proposal for a “pilot area” that would target issues created by boarding homes.

The Mayor and Council had no further questions or concerns.

### G. **ANNUAL TRAINING REGARDING ETHICS, OPEN MEETINGS, AND SEXUAL HARRASSMENT**

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Eric Bunderson, City Attorney, provided the annual training relating to ethics, open meetings, and sexual harassment.

The Mayor and Council had no further questions or concerns.

**H. 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 Whetstone asked if there was a policy in place for the use of City Hall for community needs (like boy scout meetings, etc.). John replied that he would look into this.

**B. COUNCIL REPORTS**

**COUNCILMEMBER CHRISTENSEN- LEGISLATURE**

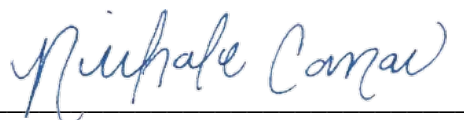
Councilmember Christensen briefly discussed his involvement at the legislative session.

**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 FEBRUARY 27, 2024 WAS ADJOURNED AT 6:12 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Study Meeting of the West Valley City Council held Tuesday, February 27, 2024.



Nichole Camac, CMC  
City Recorder