

MINUTES OF COUNCIL REGULAR MEETING MARCH 19, 2024

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, MARCH 12, 2024 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

John Flores, Interim Assistant City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney (*electronically*)
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 (*electronically*)
Ken Cushing, IT

OPENING CEREMONY- COUNCILMEMBER DON CHRISTENSEN

Councilmember Christensen invited Boy Scout Group 231 to conduct the flag ceremony. He asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD MARCH 12, 2024

The Council considered the Minutes of the Regular Meeting held March 12, 2024. There were no changes, corrections or deletions.

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Councilmember Fitisemanu moved to approve the Minutes of the Regular Meeting held March 12, 2024. Councilmember Nordfelt seconded the motion.

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

COMMENT PERIOD

A. PUBLIC COMMENTS

Scott Bohn expressed concern regarding speeding in his neighborhood. He noted that he would like to see a speed study conducted and has collected signatures for this to be done. He expressed concern regarding the speed study requirements and regulations.

Matt Davis stated that he shared an email with the Council regarding Ranked Choice Voting. He encouraged the Council to consider this for the next election. Mr. Davis stated that he would like to see action taken to mitigate speed throughout the City, particularly near 3200 West and Cody Brotherson.

Jim Vesock stated that the Clean and Beautiful Committee as well as My Hometown will be doing a cleanup at Decker Lake.

B. CITY MANAGER COMMENTS

John Flores, Interim Assistant City Manager, had no comments.

C. CITY COUNCIL COMMENTS

Upon inquiry, members of the City Council had no comments.

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-2-2024, FILED BY SHANE MCKNIGHT, REQUESTING A ZONE CHANGE FROM R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) TO R-1-7 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 7,000 SQUARE FEET) FOR PROPERTY LOCATED AT 4113 SOUTH RUSHFORD COURT

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled March 19, 2024, in order for the City Council to hear and consider public comments regarding Application Z-2-2024, Filed by Shane McKnight, Requesting a Zone Change from R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) to R-1-7 (Single Unit Dwelling Residential, Minimum Lot Size 7,000 Square Feet) for Property Located at 4113 South Rushford Court.

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

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This 7,293 square foot parcel, known as Lot 1A of the Hunter Cove Mountain View Corridor Subdivision, was created from Lots 1 and 2 of the Hunter Cove Subdivision. As part of the Mountain View Corridor project, UDOT acquired Lots 1 and 2 of the Hunter Cove Subdivision and demolished the homes on these lots to facilitate the widening of 4100 South, the termination of Rushford Court in a cul-de-sac, and the construction of the shared use path west of the Mountain View Corridor. Following the completion of the Mountain View Corridor project, UDOT sold the subject parcel in March of 2023.

Since the subject parcel is below the current minimum lot size of 8,000 square feet, the applicant is requesting to rezone the property to the R-1-7 zone so that it will comply with the minimum lot size requirement.

If this application is approved, the applicant intends to build a new home on the subject property. The applicant has submitted a conceptual site plan, front elevation, and floor plans for the property. The proposed home would be 1,420 square feet in area and include an unfinished basement and a two-car garage. The proposed exterior materials include brick and fiber cement siding. The proposed roof pitch is 6:12 with laminated architectural shingles. Based on a preliminary review by staff, the proposed home meets the City's current design standards.

Mayor Lang opened the Public Hearing.

Shane McKnight stated that he is the applicant and would like to see this application approved.

Mayor Lang closed the Public Hearing.

ACTION: ORDINANCE NO. 24-09, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4113 SOUTH RUSHFORD COURT FROM R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) TO R-1-7 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 7,000 SQUARE FEET)

The City Council previously held a public hearing regarding proposed Ordinance 24-09 that would amend the Zoning Map to Show a Change of Zone for Property Located at 4113 South Rushford Court from R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) to R-1-7 (Single Unit Dwelling Residential, Minimum Lot Size 7,000 Square Feet).

Upon inquiry by Mayor Lang there were no further questions from members of the

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City Council, and she called for a motion.

Councilmember Harmon moved to approve Ordinance 24-09.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	Yes
Councilman Christensen	Yes
Councilman Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

RESOLUTION 24-42: AWARD A CONTRACT TO QUALITY CARPORTS, INC. FOR A CARPORT FOR FIRE STATION 74

John Flores, Interim Assistant City Manager, presented proposed Resolution 24-42 that would award a Contract to Quality Carports, Inc. for a Carport for Fire Station 74

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

For many years now several fire apparatuses at station #74 have been parked outside in the weather. Fire Station #74 is a very busy station and has a lot of apparatus to provide the necessary service demands of the city in this area. Several of this apparatus can't be housed in the existing station bays due to space. Consequently, several expensive large and small apparatus have been parked outside and being subjected to the harsh environment of summer and winter seasons. For this reason, the Facilities Division has designed a space adjacent to the existing bays at station #74. The Location and structure design is approved by the building official and the planning and Zoning Staff.

The facilities have received three bids for this structure.

1. Quality Carports Inc. \$45,264.11
2. Elevate Steel Carports \$54,600.00
3. Awnings Unlimited \$88,500.00

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

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Councilmember Whetstone moved to approve Resolution 24-42.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	Yes
Councilman Christensen	Yes
Councilman Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

RESOLUTION 24-43: AWARD A CONTRACT TO KILGORE CONTRACTING FOR THE 2024 ASPHALT OVERLAY PROJECT

John Flores, Interim Assistant City Manager, presented proposed Resolution 24-4 that would award a Contract to Kilgore Contracting for the 2024 Asphalt Overlay Project.

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

Bids were opened for the project on February 6, 2024. A total of six (6) bids were received. The lowest responsible bidder was Kilgore Contracting in the amount of \$2,148,374.20.

The project consists of 2.2 miles of asphalt pavement on the following major streets:

Lake Park Boulevard	Daybury Drive to 4800 West
3600 West	4100 South to 3500 South
2700 West	3500 South to 3100 South

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Fitisemanu moved to approve Resolution 24-43.

Councilmember Nordfelt seconded the motion.

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A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	Yes
Councilman Christensen	Yes
Councilman Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

RESOLUTION 24-44: APPROVE MODIFICATION NO. 3 TO A FEDERAL AID AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE CROSS TOWNE TRAIL

John Flores, Interim Assistant City Manager, presented proposed Resolution 24-44 that would approve Modification No. 3 to a Federal Aid Agreement Between the City and the Utah Department of Transportation for the Cross Towne Trail.

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

Bids for the Cross Towne Trail project between Bangerter Highway and 2700 West were opened on February 29, 2024. The intricate details of those bids remain confidential, but all bids exceeded the estimate by more than 10%. Per UDOT policy, the contract is not automatically awarded, and the bids remain confidential until the local government agrees to fund the shortage, which is done by a modification to the Federal Aid Agreement (FAA).

This modification will add \$700K of local transportation funds to the FAA for a maximum project value of \$3,464,200 which includes the following funding sources:

- \$806,130 Federal TAP Funds
- \$1,350,000 County Transportation Funds
- \$1,308,070 Local Transportation Funds

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Nordfelt moved to approve Resolution 24-44.

Councilmember Christensen seconded the motion.

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A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	Yes
Councilman Christensen	Yes
Councilman Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

CONSENT AGENDA

A. RESOLUTION 24-45: ACCEPT A STORM DRAINAGE EASEMENT FROM GRANGER-HUNTER IMPROVEMENT DISTRICT FOR PROPERTY LOCATED AT 2155 WEST PRINTERS ROW

Mayor Lang discussed proposed Resolution 24-45 that would accept a Storm Drainage Easement from Granger-Hunter Improvement District for Property Located at 2155 West Printers Row

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

The Granger-Hunter Improvement District parcel located at approximately 2155 W. Printers Row 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.

Decker Lake Business Park was developed prior to the incorporation of West Valley City. Storm water was historically allowed to drain into two ditches on either side of the Brighton Canal. This existing system does not function very well and has caused ongoing maintenance and flooding problems. The Brighton Canal no longer operates in this area and has largely been abandoned, which now provides the opportunity to consolidate and pipe the storm water into one system.

B. RESOLUTION 24-46: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM THE ALICE MARTIN TRUST FOR PROPERTY LOCATED AT 6002 WEST PARKWAY BOULEVARD

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Mayor Lang discussed proposed Resolution 24-46 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 the Alice Martin Trust for Property Located at 6002 West Parkway Boulevard

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

The Alice Martin Trust parcel located at 6002 W. Parkway Boulevard is one of several parcels affected by the Parkway Boulevard Reconstruction Project (MVC to 6400 West). This project will reconstruct the pavement and construct curb, gutter, sidewalk and decorative street lighting on both sides of Parkway Boulevard. The city council previously approved a resolution authorizing condemnation if necessary and the property owner previously signed a Right-of Entry and Occupancy Agreement. Agreement was ultimately reached with the assistance of the Office of the Property Rights Ombudsman. The appraised value for the purchase of the Warranty Deed, Temporary Construction Easement and improvements is \$28,500.00 was negotiated based upon the appraisal reports prepared by Integra Realty Resources and by Stuart & Company.

The project is being funded by Surface Transportation Program (STP) using federal funds. The city is responsible for 6.77% of all project costs, including right of way, making the West Valley City share \$1,929.45.

C. **RESOLUTION 24-47: RATIFY THE REAPPOINTMENT OF MICHAEL FINCH TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING APRIL 1, 2024 AND ENDING MARCH 30, 2026**

Mayor Lang discussed proposed Resolution 24-47 that would ratify the Reappointment of Michael Finch to the Professional Standards Review Board for a Term Commencing April 1, 2024 and Ending March 30, 2026.

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

This resolution re-appoints Michael Finch as a member of the Professional Standards Review Board for a two-year term commencing on April 1, 2024 and ending on March 30, 2026.

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

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D. RESOLUTION 24-48: RATIFY THE REAPPOINTMENT OF MARIAH WESTHOFF TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING APRIL 1, 2024 AND ENDING MARCH 30, 2026

Mayor Lang discussed proposed Resolution 24-47 that would ratify the Reappointment of Mariah Westhoff to the Professional Standards Review Board for a Term Commencing April 1, 2024 and Ending March 30, 2026.

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

This resolution re-appoints Mariah Westhoff as a member of the Professional Standards Review Board for a two-year term commencing on April 1, 2024 and ending on March 30, 2026.

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Christensen moved to approve the items on the Consent Agenda.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	Yes
Councilman Christensen	Yes
Councilman Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

MOTION TO ADJOURN

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

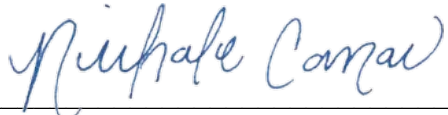
THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE

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REGULAR MEETING OF TUESDAY, MARCH 19, 2024 WAS ADJOURNED AT 6:48 P.M. BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, March 19, 2024.



Nichole Camac, CMC
City Recorder