The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, May 14, 2024, at 4:30 PM, in the Multipurpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

A G E N D A

1. Call to Order

2. Roll Call

3. Approval of Minutes:

   A. May 7, 2024

4. Review Agendas for Regular City Council and Special Redevelopment Agency Meetings of May 14, 2024

5. The Mayor and City Council Will Depart City Hall and Participate in a City Tour Beginning at Approximately 4:35 PM

   A. City Tour Outline and Map

6. Motion for Closed Session (if necessary)

7. Adjourn

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

MINUTES OF COUNCIL STUDY MEETING – MAY 7, 2024
-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MAY 7, 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 *(arrived as noted)*
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 *(arrived as noted)*

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, 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
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT *(electronically)*
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 23, 2024
The Council considered the Minutes of the Study Meeting held April 23, 2024. There were no changes, corrections or deletions.

Councilmember Whetstone moved to approve the Minutes of the Study Meeting held April 23, 2024. Councilmember Harmon seconded the motion.

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

REVIEW AGENDAS FOR REGULAR CITY COUNCIL, REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND MUNICIPAL BUILDING AUTHORITY MEETINGS OF MAY 7, 2024

Upon inquiry by Mayor Lang, members of the Council had no further questions or concerns regarding items listed on the Agendas for the Regular City Council, Redevelopment Agency, Housing Authority and Municipal Building Authority meetings scheduled later this night.

Councilmember Huynh arrived at 4:32 PM.

PUBLIC HEARINGS SCHEDULED FOR MAY 14, 2024

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-3-2024, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO DEFINE THE TERM MASONRY WALL, REQUIRE A CERTAIN TYPE OF MASONRY WALL FOR DOUBLE FRONTAGE LOTS ALONG ARTERIAL STREETS, AND UPDATE THE STANDARDS ON EXTERIOR BUILDING MATERIALS**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled May 14, 2024, in order for the City Council to hear and consider public comments regarding Application Application ZT-3-2024, Filed by West Valley City, Requesting a Zone Text Change to Define the Term Masonry Wall, Require a Certain Type of Masonry Wall for Double Frontage Lots Along Arterial Streets, and Update the Standards on Exterior Building Materials.

Proposed Ordinance 24-17 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-17, AMEND SECTIONS 7-1-103, 7-2-114, 7-2-116, 7-2-118, 7-6-213, 7-6-303, 7-6-404, 7-6-406, 7-6-408, 7-6-409, 7-6-410, 7-7-111, 7-7-119, 7-7-302, 7-9-112, 7-11-209, 7-11-302, 7-11-307, 7-11-308, 7-11-316, 7-11-404, 7-11-405, 7-13-705, 7-13-712, 7-14-102, AND 7-14-403 OF THE ZONING ORDINANCE TO DEFINE THE TERM MASONRY WALL, REQUIRE A CERTAIN TYPE OF MASONRY WALL FOR DOUBLE FRONTAGE LOTS ALONG ARTERIAL STREETS, AND UPDATE THE STANDARDS ON EXTERIOR BUILDING MATERIALS

Steve Pastorik, CED, discussed proposed Ordinance 24-17 that would amend Sections 7-1-103, 7-2-114, 7-2-116, 7-2-118, 7-6-213, 7-6-303, 7-6-404, 7-6-406, 7-6-408, 7-6-409, 7-6-410, 7-7-111, 7-7-119, 7-7-302, 7-9-112, 7-11-209, 7-11-302, 7-11-307, 7-11-308, 7-11-316, 7-11-404, 7-11-405, 7-13-705, 7-13-712, 7-14-102, and 7-14-403 of the Zoning Ordinance to Define the Term Masonry Wall, Require a Certain

Type of Masonry Wall for Double Frontage Lots Along Arterial Streets, and Update the Standards on Exterior Building Materials.

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

> Throughout the City's zoning ordinance, there are many references to masonry walls. Staff has seen recent examples of walls made to look like masonry walls but are actually fiberglass, foam, or some other product that isn't concrete, brick, or stone. For ordinance clarity as well as wall durability and aesthetics, staff is proposing a masonry wall definition.
>
> For many years, the City's subdivision ordinance has required masonry walls for double frontage lots along arterial streets. Since no specific masonry wall type or color was specified, a variety of walls have been installed. However, in recent years, the City has installed the same patterned and colored, precast concrete wall along along 2700 West, 4100 South, and 4700 South. For consistency, staff is proposing that the same wall type be used for all subdivisions with double frontage lots along arterial streets.
>
> The City recently amended the exterior building materials standards in the 5600 West Overlay Zone (Ordinance 23-40). While reviewing this change, the Council asked staff to see if other updates to the City's exterior building materials standards were warranted. The proposed changes to exterior building materials use consistent terms across different code sections, expand what is considered masonry on commercial buildings, allow additional materials in the City Center zone that have been allowed in that zone by development agreement.

Mayor Lang clarified that including the word "hollow" in the restrictions would not interfere with cinderblock. Steve replied now. Mayor Lang asked if there is a width requirement. Steve replied no.

Councilmember Fitisemanu arrived at 4:40 PM.

Councilmember Harmon stated we believes a width should be specified. Mayor Lang agreed and noted that there are differences between residential and commercial standards. Steve replied that he would look into suggested widths and provide a modified ordinance at the meeting next week.

The City Council will consider Ordinance 24-17 at the Regular Council Meeting scheduled May 14, 2024 at 6:30 P.M.

RESOLUTION 24-74: RATIFY THE CITY MANAGER'S APPOINTMENT OF JONATHAN SPRINGMEYER AS ECONOMIC DEVELOPMENT DIRECTOR
Ifo Pili, City Manager, presented proposed Resolution 24-74 that would ratify the City Manager's Appointment of Jonathan Springmeyer as Economic Development Director.

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

> Jonathan Springmeyer has worked for the City for several years and was retained by the City as a consultant on several occasions prior to joining the City full-time. He has served as the budget manager for the Redevelopment Agency and as Chief Sustainability Officer. Mr. Springmeyer has done an excellent job as the interim Economic Development Director and has managed the transition on his team very well. He has agreed to accept the appointment as permanent Economic Development Director and will make a fine addition to the executive staff.

The City Council will consider Resolution 24-74 at the Regular Council Meeting scheduled May 7, 2024 at 6:30 P.M

RESOLUTION 24-75: AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE GRANGER CROSSING PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS
Jonathan Springmeyer, Economic Development Director, presented proposed Resolution 24-75 that would authorize the Expenditure of Funds from the Granger Crossing Project Area for the Purchase of Vehicle Charging Stations.

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

> The RDA and the Office of Sustainability wish to purchase and install Electric Vehicle Charging Stations at City owned and operated facilities. State Code 17C-1-409(1)(a)(iii)(E) states that the Board may use Agency funds for "the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area".
>
> The RDA and the Office of Sustainability wish to use Tax Increment monies collected in four project areas to pay for the purchase and installation of Electric

Vehicle Charging Stations. The breakdown of the amount, project area, and City facility are as follows:

$927,042	Granger Crossings	Maverik Center
$347,287	North Central	Stonebridge GC
$338,017	Jordan River	UCCC
$372,701	Hercules A	The Ridge GC

These Resolutions are required under State Code to allow the expenditure of Agency funds outside of a Project Area. All of these expenses are either in the current RDA budget or are in the RDA budget for the next fiscal year.

The City Council will consider Resolution 24-75 at the Regular Council Meeting scheduled May 14, 2024 at 6:30 P.M

RESOLUTION 24-76: AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE HERCULES PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS

Jonathan Springmeyer, Economic Development Director, presented proposed Resolution 24-76 that would authorize the Expenditure of Funds from the Hercules Project Area for the Purchase of Vehicle Charging Stations.

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

The RDA and the Office of Sustainability wish to purchase and install Electric Vehicle Charging Stations at City owned and operated facilities. State Code 17C-1-409(1)(a)(iii)(E) states that the Board may use Agency funds for "the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area".

The RDA and the Office of Sustainability wish to use Tax Increment monies collected in four project areas to pay for the purchase and installation of Electric Vehicle Charging Stations. The breakdown of the amount, project area, and City facility are as follows:

$927,042	Granger Crossings	Maverik Center
$347,287	North Central	Stonebridge GC
$338,017	Jordan River	UCCC
$372,701	Hercules A	The Ridge GC

These Resolutions are required under State Code to allow the expenditure of Agency funds outside of a Project Area. All of these expenses are either in the current RDA budget or are in the RDA budget for the next fiscal year.

The City Council will consider Resolution 24-76 at the Regular Council Meeting scheduled May 14, 2024 at 6:30 P.M

RESOLUTION 24-77: AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE JORDAN RIVER PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS

Jonathan Springmeyer, Economic Development Director, presented proposed Resolution 24-77 that would authorize the Expenditure of Funds from the Jordan River Project Area for the Purchase of Vehicle Charging Stations.

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

The RDA and the Office of Sustainability wish to purchase and install Electric Vehicle Charging Stations at City owned and operated facilities. State Code 17C-1-409(1)(a)(iii)(E) states that the Board may use Agency funds for "the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area".

The RDA and the Office of Sustainability wish to use Tax Increment monies collected in four project areas to pay for the purchase and installation of Electric Vehicle Charging Stations. The breakdown of the amount, project area, and City facility are as follows:

$927,042	Granger Crossings	Maverik Center
$347,287	North Central	Stonebridge GC
$338,017	Jordan River	UCCC
$372,701	Hercules A	The Ridge GC

These Resolutions are required under State Code to allow the expenditure of Agency funds outside of a Project Area. All of these expenses are either in the current RDA budget or are in the RDA budget for the next fiscal year.

The City Council will consider Resolution 24-77 at the Regular Council Meeting scheduled May 14, 2024 at 6:30 P.M

RESOLUTION 24-78: AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE NORTH CENTRAL PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS

Jonathan Springmeyer, Economic Development Director, presented proposed Resolution 24-78 that would authorize the Expenditure of Funds from the North Central Project Area for the Purchase of Vehicle Charging Stations.

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

> The RDA and the Office of Sustainability wish to purchase and install Electric Vehicle Charging Stations at City owned and operated facilities. State Code 17C-1-409(1)(a)(iii)(E) states that the Board may use Agency funds for "the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area".
>
> The RDA and the Office of Sustainability wish to use Tax Increment monies collected in four project areas to pay for the purchase and installation of Electric Vehicle Charging Stations. The breakdown of the amount, project area, and City facility are as follows:

$927,042	Granger Crossings	Maverik Center
$347,287	North Central	Stonebridge GC
$338,017	Jordan River	UCCC
$372,701	Hercules A	The Ridge GC

> These Resolutions are required under State Code to allow the expenditure of Agency funds outside of a Project Area. All of these expenses are either in the current RDA budget or are in the RDA budget for the next fiscal year.

The City Council will consider Resolution 24-78 at the Regular Council Meeting scheduled May 14, 2024 at 6:30 P.M

Mayor Lang moved the Special Redevelopment Agency discussion scheduled for May 14, 2024 to this portion of the meeting.

C. REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED MAY 14, 2024.

Jonathan Springmeyer indicated that all items on the Redevelopment Agency agenda also relate to the EV Charging Station proposal and awarding of a contract to EV Power Exchange.

Councilmember Whetstone discussed the City's ranking in terms of electric vehicles (EVs) and hybrid cars based on a Tribune article. He expressed concern about spending these funds to cater to a small portion of the population. Upon inquiry, Jon briefly addressed the total number of EV stations in the City and the lack of high-capacity chargers currently available. Councilmember Harmon indicated that he doesn't see this as something city government should be implementing and should primarily reside within the realm of private industry. He asked if other cities are looking into installing EV charging stations. Jon replied that Salt Lake City is aggressively pursuing installing more units while other cities are also working toward incorporating them into their infrastructure. He noted the increase for charging stations is based on economic factors (interest rates, cost of vehicles) rather than environmental decisions. Jon discussed infrastructure being a barrier to EV vehicle purchases but noted that it will continue to be a growing market. Jon explained the difference between the City's General Fund versus RDA funding and the obligation that the RDA has to spend the dollars that are brought in. He noted that he believes the location of the proposed charging stations will be attractive to both residents and visitors of the facilities, particularly the Maverik Center. Upon inquiry by Councilmember Fitisemanu, Jon discussed how fees would be assessed. Councilmember Fitisemanu discussed potential public/private partnerships, interstate installation of charging stations, and increased costs to install infrastructure at a later date. He noted that he believes this is becoming inevitable. Councilmember Harmon agreed but noted he isn't sure if he is comfortable spending funds for this type of use. Councilmember Huynh asked if new development in the City requires EV chargers. Steve replied that there are some newer developments that provide them in common areas and others that install wiring in the garages of homes. Mayor Lang stated that she is in favor of this proposal because their proposed locations would not only help residents who use the facilities but others who visit the City. She noted that she sees this as a service to the community and an incentive for outsiders to visit. Jon agreed and discussed how RDA funding works and the specific regulations that must be followed for the spending of money. He briefly detailed the Granger Crossing area redevelopment area.

The Redevelopment Agency will consider this issue at the Special Meeting scheduled May 14, 2024 at 6:30 P.M

CONSENT AGENDA SCHEDULED FOR MAY 14, 2024

A. **RESOLUTION 24-79: ACCEPT A PUBLIC SIDEWALK, LIGHTING, AND UTILITY EASEMENT FROM MOUNTAIN AMERICA FEDERAL CREDIT UNION FOR PROPERTY LOCATED AT 2551 SOUTH REDWOOD ROAD**

Mayor Lang discussed proposed Resolution 24-79 that would accept a Public Sidewalk, Lighting, and Utility Easement from Mountain America Federal Credit Union for Property Located at 2551 South Redwood Road.

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

> The Mountain America Federal Credit Union property located at 2551 S. Redwood Road is the site for construction of a new credit union branch. In accordance with the Redwood Road Overlay Zone a wider park strip, sidewalk and sidewalk lighting are required. As the wider park strip, sidewalk and lighting fall outside of the public right-of-way, a Public Sidewalk, Lighting and Utility Easement was required.

B. **RESOLUTION 24-80: ACCEPT A STORM DRAINAGE EASEMENT AGREEMENT FROM BPAZ HOLDINGS 34, LLC FOR PROPERTY LOCATED AT 2343 AND 2379 SOUTH DECKER LAKE BOULEVARD**

Mayor Lang discussed proposed Resolution 24-80 that would accept a Storm Drainage Easement Agreement from BPAZ Holdings 34, LLC for Property Located at 2343 and 2379 South Decker Lake Boulevard.

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

> The BPAZ Holdings 34, LLC, parcels located at 2343 S. and 2379 S. Decker Lake Boulevard are two 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.

The City Council will consider items on the Consent Agenda at the Regular Council Meeting scheduled May 14, 2024 at 6:30 P.M

Councilmember Nordfelt arrived at 5:27 PM.

COMMUNICATIONS

A. GRAFFITI PROGRAM UPDATE

Layne Morris, CPD Director, provided a PowerPoint presentation summarized as follows:

- Incident Reporting- 9,490
  - Hotline 3,227 (34%)
  - Other 2,562 (27%)
  - On View 2,087 (22%)
  - Complaint system 1,614 (17%)
- City Response
  - 120 gal. paint
  - 130 Safe Wipes
  - 30 cans aerosol remover
  - One commercial pressure washer/heating unit
  - 1.75 FTE (CPD & Parks)
- Resident Response
  - 160 gal. paint
  - 120 Safe Wipes
- Surfaces
  - 28% vinyl fences
  - 32% cinderblock fences
  - 38% power poles, utility boxes, traffic control devices
  - 2% wood fences
- Areas
  - 14% Main thoroughfare subdivision fences
  - 18% Residential
  - 65% Parks
  - 3% Commercial
- Conclusions
  - Graffiti dramatically reduced over the last 10 years
  - Department coordination is ongoing (PD, Parks, Code)
  - The public/private partnership to remove graffiti works well
  - Allocated resources are adequate to provide the designated service level

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- The planned equipment storage space will further improve efficiency

Mayor Lang stated that she has seen boxes that contain 6 wipes. Councilmember Huynh asked if there is any participation in My Hometown. Layne replied that neighborhood and larger volunteer cleanup used to be more common but with a decrease in graffiti, it hasn't been needed as much anymore.

The Mayor and Council had no further questions or concerns.

B. POTENTIAL FLOODING DISCUSSION

Dan Johnson, Public Works Director, provided information from the City's website as follows:

Flood Risk

- West Valley City does not have mountain creeks with uncontrolled snow melt runoff risk.
- Canals running through the City are fed with controlled releases and do not pose high flood risk from snow melt runoff.
- The highest flood risk from spring snow melt runoff exists along the Jordan River.
- Localized thunderstorms present the greatest flood risk throughout the City. Flooding from thunderstorms can happen anywhere.

Flood Preparation

- Prepare your home before the storm. Understand how water moves from and through your property. Make sure your yard is graded to direct water away from your home, and toward the street if possible, or grade your yard to store water on your property to prevent flooding your neighbor.
- Keep gutters and drains clear.
- Stay informed about weather forecasts and warnings in your area.

Flood Insurance

- Typical homeowner insurance policies do not cover floods. All property owners should consider purchasing flood insurance, especially if located within a FEMA Special Flood Hazard Area.
  - FEMA Flood Maps
  - National Flood Insurance Program

Sandbags

- Sandbags may be helpful to divert flood waters.
- The City may have sand available for residents to use to fill sandbags to anybody concerned about their property. This is available at the Public Works Operations Facility (2805 South 3600 West). Contact Public Works for information on availability.
    - Bring your own sandbags (available at hardware stores).
    - Bring your own shovel.
- Sandbag info on Salt Lake County Flood Control Website
    - Runoff Ready - Flood Control
    -

How Can You Help?

- If you see debris blocking neighborhood storm drain inlets, use a rake to clear debris from the inlet and dispose of it properly.
- If you see something that needs maintenance, call Public Works to submit a service request 801-965-7452, or enter a service request on the City's website.

Do You Need Help?

- Normal working hours (7am-6pm Monday – Thursday) call 801-965-7452
- Call Public Works at 801-965-7452 to submit a service request, or enter a service request on the City's website.
- After hours (6pm-7am and weekends/holidays) if you are in imminent need of assistance call the VECC non-emergency number 801-840-4000 and they can dispatch on-call Public Works employees.

Mayor Lang asked if the City has a sandbag machine. Dan replied yes.

The Mayor and Council had no further questions or concerns.

C. BOARDING HOME DISCUSSION

Steve Pastorik, CD Director, presented a PowerPoint Presentation summarized as follows:

- Housing Definitions
    - "Boarding Home" means a Dwelling Unit, or portion thereof, wherein a room or rooms are rented under two or more separate written or oral rental agreements, leases, or subleases or combination thereof, whether or not the owner, agent, or rental

manager resides within the Dwelling Unit. (WVC Code 7-1-103 (38))
    - "Rental dwelling unit" shall mean any individual dwelling unit that is rented, leased, subleased, loaned, let or hired out, or used or occupied as a home or residence by any individual or entity other than the owner. (WVC Code 17-2-801 (3))
- Legal Rental Scenarios
    - Scenario 1: An entire home is rented long-term as one unit by a single household under a single lease. In this scenario, the owner of the home needs a business license.
    - Scenario 2: An entire home is rented short-term as one unit by a single household under a single lease. In this scenario, the owner of the home needs a business license.
    - Scenario 3: An entire home is occupied and shared as one unit by the owner and one or more tenants under a single lease. The City has not required a business license in this scenario.
    - Scenario 4: A portion of the home is occupied by the owner as one unit and the remaining portion of the home is occupied as a second unit (ADU) to tenants under a single lease. A business license is required for the rented unit and a building permit is required to create the second unit.
- Illegal Rental Scenarios
    - Scenario 5: A portion of the home is rented to one or more tenants as one unit under one lease and the remaining portion of the home is rented to one or more tenants as a second unit under a separate lease. This scenario would constitute a two-unit dwelling or duplex and duplexes are not allowed in R-1 and A zones.
    - Scenario 6: Individual rooms within a home are leased to one or more tenants with a separate lease for each room. This scenario describes a boarding home and boarding homes are not allowed in R-1 and A zones.
- Enforcing Illegal Rentals
    - The biggest challenge is obtaining sufficient evidence.
    - Examples of evidence include:
        - Online ads that describe illegal activity in text or photos
        - Construction work being done without a permit
        - Testimony from tenants
        - Appraisals or County Assessor records
        - The property address doesn't match the owner's address and there is no rental business license

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- Applicant admission on license application
- Interior building inspection for related or unrelated work
- Exterior license inspection (two mailboxes, two doors, etc.)

Mayor Lang noted the difficulty in proving these types of illegal scenarios.

The Mayor and Council had no further questions or concerns.

D. SIGN AMENDMENT DISCUSSION

Steve Pastorik, CD Director, indicated that the Council had requested potential changes to the sign ordinance. He stated that the ordinance change his proposed as follows:

11-2-109. SIGNS EXEMPT FROM THE PROVISIONS OF THIS TITLE.

The following types of signs shall be exempt from the provisions of this Title, but not from requirements normally associated with the building permit process:

(1) Any sign erected and maintained pursuant to and in discharge of any governmental function or required by any law, ordinance or governmental regulation;

(2) Signs being manufactured, transported and/or stored within the City limits shall be exempt; provided, however, that such signs are not used, in any manner or form, for purposes of advertising at the place or places of manufacture or storage;

(3) Signs located within malls, courts, arcades, porches, patios and similar areas where such signs are not visible from any point on the boundary of the premises;

(4) Signs on licensed commercial vehicles, including trailers; provided, however, that such vehicles shall not be utilized as parked or

stationary outdoor display signs within 40 feet of the right-of-way of a street;

(5) Signs on vehicles regulated by the City that provide public transportation, including, but not limited to, buses and taxicabs;

(6) Art or art forms which do not contain commercial speech;

(7) Searchlights; and

(8) Signs carried by a person~~; and~~.

~~(9) Noncommercial banner signs.~~

11-4-110. PROHIBITED SIGNS.

The following signs are expressly prohibited by this Title:

(1) Any mobile sign;

(2) Signs containing or utilizing animation, excluding electronic message sign animation, as defined in Section 11-1-104(13);

(3) A-frame signs except if located in and as regulated in the City Center zone;

(4) Off-premises temporary signs except new development signs;

(5) Feathers and flags used as temporary signs;

(6) Streamers or pennant-type streamers; ~~and~~

(7) Any temporary sign attached to any other sign, fence, light/power pole, or structure not built and intended for support of such sign~~.~~ ; and

(8) Signs containing content which is not protected by the United States Constitution or the Utah Constitution.

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Councilmember Fitisemanu noted that his initial concerns have been addressed with this proposal. The Mayor and Council agreed to proceed.

The Mayor and Council had no further questions or concerns.

E. COUNCIL REQUESTED FOLLOW UP

Mayor Lang indicated that Nichole Camac, City Recorder, had provided emails regarding follow up on Code Enforcement response/availability, the Food Truck League, and Utah First Amphitheater parking lot concerns. She asked if the Council had any further questions of staff.

Code Enforcement Response/Availability
No further questions.
Food Truck League
Jamie Young noted that the Food Truck League would continue on Wednesdays at Fairbourne Station. Councilmember Fitisemanu suggested that the event be moved to a more visible location, such as Market Street and 3500 South.

Utah First Amphitheater Parking Lot
No further questions.

The Mayor and Council had no further questions or concerns.

F. 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 stated that the Supreme Court is discussing a case related to homeless encampments and requested a communication from Legal on how this could impact the City's policies on pubic camping.

Councilmember Nordfelt stated that he attended a session at the ULCT that discussed public comment and the inability to prevent someone from verbally speaking against a member of the council or public due to first amendment rights.

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Nichole Camac, City Recorder, noted that the Council can encourage a certain level of decorum in their meetings and request respectful behavior but agreed that negative comments about an individual or the use of poor language would not constitute the removal of a citizen from a meeting. She noted that disrupting a meeting from the audience, threatening comments, or violence would still constitute removal. Councilmember Nordfelt suggested language in the Code that limits public discussion to topics that are within the municipality's purview.

Councilmember Christensen stated that he would like to discuss how City events are handled and which departments handle them.

Councilmember Huynh requested a follow-up regarding the Code Enforcement Courtesy Notice and whether the QR code has been included that links residents to the website.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- SHAKESPEARE IN LOVE

Councilmember Christensen stated that attended Shakespeare in Love and felt it was a good performance.

COUNCILMEMBER WHETSTONE- MOBILE HOME PARK CONCERNS

Councilmember Whetstone stated that he reached out to citizens who had concerns in a mobile park community.

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 MAY 7, 2024 WAS ADJOURNED AT 6:26 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, May 7, 2024.

DRAFT

_____
Nichole Camac, CMC
City Recorder

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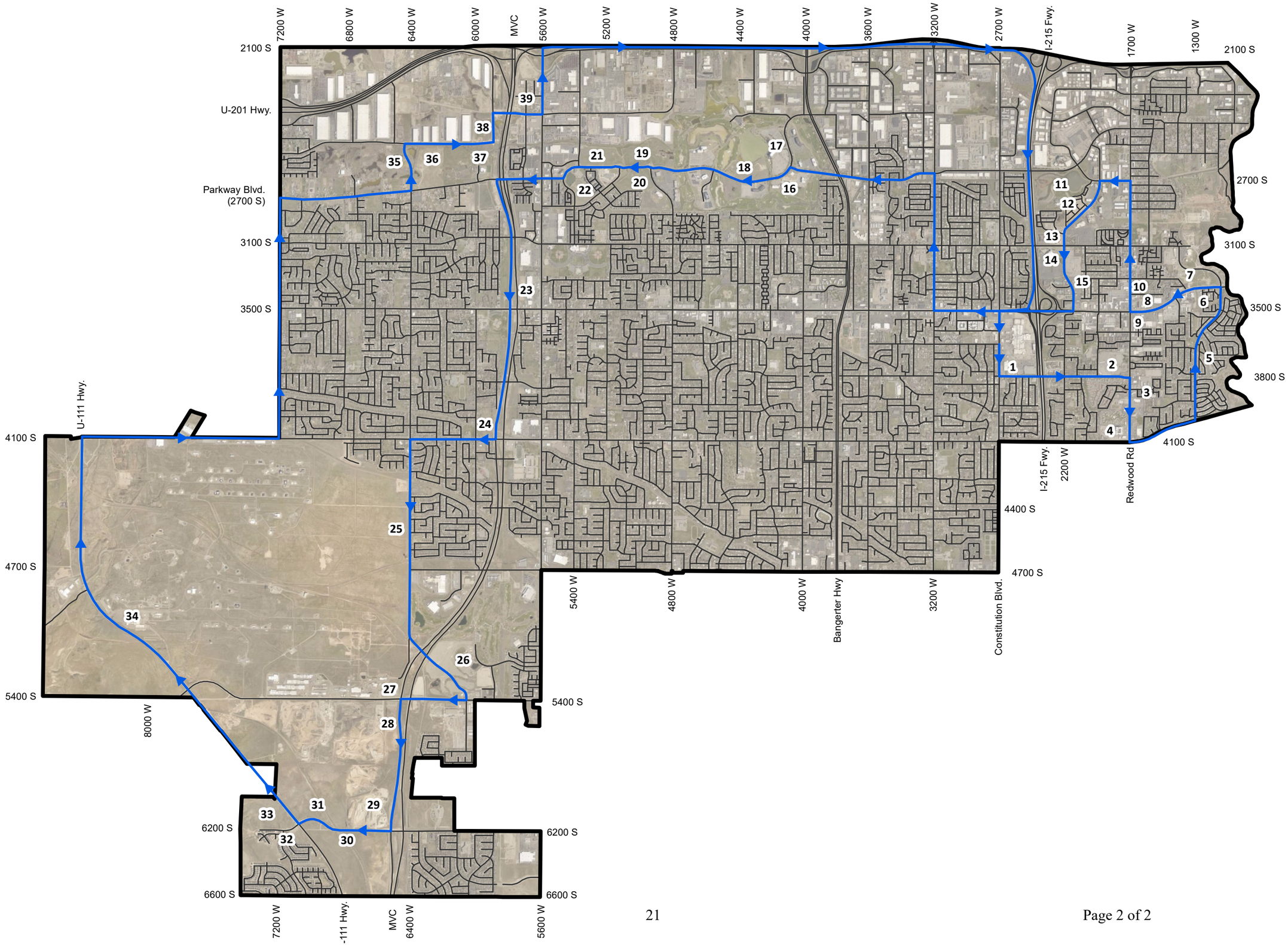
City Tour

1. Back 9 Apartments – 263 units at 72.1 units/acre with structured parking
2. Redwood Drive-In on 3800 S – Edge Homes is working on a zone change application
3. Truong Townhomes – 76 units at 11.6 units/acre
4. Sage Valley Apartments – 430 units at 42.3 units/acre completed in 2023
5. Mobile home parks on 1300 W – 1,014 mobile homes across 5 mobile home parks
6. Village at River's Edge Apartments – conversion of retail space to apartments
7. Utah Cultural Celebration Center (UCCC) and RDA property
8. Indoor swap meet and surrounding commercial – built in 1965
9. Paras Furniture anchored shopping center
10. Temporary homeless shelter – 170 to 200 beds, anticipated to close at the end of April 2025
11. Decker Lake (park and storm water function)
12. H2O Lofts Apartments – 286 units at 17.8 units/acre
13. Decker Lake Station Apartments – 219 units at 78.5 units/acre
14. Maverik Center and surrounding commercial – 751 rooms across 8 hotels
15. West Valley Performing Arts Center
16. Nusano
17. Wasatch property – 38.4 acres
18. Wasatch property – 24.5 acres
19. Wasatch property – 33.4 acres
20. Wasatch property – 40.4 acres
21. Granite School District property – 29.0 acres
22. Wasatch property – 12.9 acres
23. Light industrial development behind self-storage
24. West View Park expansion
25. Kennecott property – approximately 1,000 total acres
26. Utah First Amphitheater
27. Hexcel
28. Mocha Mountain View Business Park – 290,633 square feet of light industrial
29. Geneva sand and gravel extraction property – 108.9 acres
30. Deseret Title Holding Corporation property – 131.1 acres
31. Kennecott property – 153.3 acres
32. Woodhollow – 245 total lots with 139 remaining
33. Kennecott property – 54.2 acres
34. Northrop Grumman along SR-111 and 4100 S
35. Wetlands area for storm water and open space
36. DRP Fam Limited Partnership property – 48.8 acres
37. Ivory Land Corporation property – 37.5 acres
38. Godfrey West Valley Phase 2 – 309,750 square feet of light industrial
39. Salvage yard redevelopment area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6800 W
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MVC
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U-201 Hwy.
Parkway Blvd.
(2700 S)
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Redwood Rd
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Bangerter Hwy
Constitution Blvd.
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