



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, May 21, 2024, at 6:30 PM, in the City Council Chambers, 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. Opening Ceremony: Lars Nordfelt
4. Special Recognitions
5. Approval of Minutes:

A. May 14, 2024

6. Comment Period:

*(The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to three minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate with the Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond after the comment period has concluded. Speakers shall refrain from personal attacks against fellow citizens,*

- 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.

*city staff, or members of the City Council.)*

A. Public Comments

7. Motion for Closed Session (if necessary)

8. Adjourn

**MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024**

**-1-**

THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, MAY 14, 2024 AT 6:41 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

ABSENT:

Jake Fitisemanu, Councilmember District 4

STAFF PRESENT:

Ifo Pili, City Manager  
Nichole Camac, City Recorder  
Eric Bunderson, City Attorney  
Colleen Jacobs, Police Chief  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Steve Pastorik, CD Director  
Layne Morris, CPD Director  
Dan Johnson, Public Works Director  
Jamie Young, Parks and Recreation Director  
Jonathan Springmeyer, ED Director  
Sam Johnson, Strategic Communications Director  
Ken Cushing, IT (*electronically*)  
Travis Crosby, IT

**OPENING CEREMONY- COUNCILMEMBER DON CHRISTENSEN**

Mayor Lang noted that Councilmember Christensen conducted the opening ceremony during the Special Redevelopment Agency meeting held prior to the City Council meeting.

**APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 7, 2024**

## MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024

-2-

The Council considered the Minutes of the Regular Meeting held May 7, 2024. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Regular Meeting held May 7, 2024. Councilmember Huynh seconded the motion.

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

### COMMENT PERIOD

#### A. PUBLIC COMMENTS

Lena, a resident of Salt Lake City, speaks about the critical role of arts in her life and the community. She expresses sadness over the closure of artistic venues that offer inspiration and healthy outlets for youth. Highlighting the inclusive nature of the arts, she emphasizes their role in fostering community, understanding, empathy, and social justice. Lena urges decision-makers to empathize with those fighting to preserve these cultural spaces, which are vital for future generations and the community's well-being.

Charlie Vasquez, a creative writing major at Weber State, shares his personal experience of discovering himself and others like him through arts such as literature, movies, and shows. He emphasizes the importance of having outlets for self-expression and the sadness he feels when artistic resources are removed or reduced. Charlie urges consideration of the impact these decisions have on communities, highlighting the necessity for people to express themselves and find like-minded individuals.

Bryce Isaacson, an incoming professor at BYU and editor of Utah's largest arts review organization, addresses the closure of the West Valley Performing Arts Center. He stresses the economic benefits the arts bring to local businesses and communities, recommending an economic impact study before closure. Isaacson suggests exploring partnerships, similar to the Taylorsville model, to refurbish or replace the center. He offers his expertise to help grow the arts in West Valley, emphasizing the long-term benefits of preserving and expanding cultural venues.

Anna Kaitlin congratulates West Valley City and West Valley Arts on winning seven Theater awards in 2023. She highlights the vital role the West Valley Performing Arts Center plays in supporting the arts community and enhancing the well-being of diverse residents. Kaitlin questions the decision to close the center, emphasizing its importance for community members, including performers of color, who find a sense of home and representation there. She urges the city to

## MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024

-3-

partner with the community to keep the center operational for its cultural and social benefits.

Elizabeth Weight highlights the civic duty of legislators to represent their constituents' voices, emphasizing trust and informed decision-making. She criticizes the abrupt closure announcement of the theater without public discussion, expressing shock and disappointment over the lack of transparency. Weight advocates for a thorough review of the theater's operations and plans, urging the City Council to reconsider their decision and recognize the theater's significant role in the community.

Shelby Maughan, a ten-year resident of West Valley, highlights the positive growth and community investments in the city, particularly praising the parks and recreation facilities. Maughan emphasizes the significance of the West Valley Performing Arts Center, noting its high-quality productions and role as a community hub, especially for the diverse local population. Maughan urges the City Council to reconsider the closure and collaborate with West Valley Arts to preserve this vital cultural venue, which fosters community pride, connection, and artistic expression.

Brooklyn Kohler, a long-time Salt Lake County resident, emphasizes the value of the West Valley Performing Arts Center, comparing it to the city's recreational programs. Kohler notes that while sports and parks foster physical and mental well-being, theater offers similar benefits, promoting leadership, confidence, and community support. She highlights the importance of maintaining diverse community offerings, which include sports, arts, and recreational activities. Kohler urges the City Council to consider the essential role of the arts in the community and to keep the performing arts center open to support its residents.

Walt Sorensen, a lifelong resident of West Valley City and an artist, voiced his concerns regarding the closure of the West Valley Performing Arts Center. He highlighted the lack of awareness in the community about the theater and suggested that limited past marketing might be to blame. Sorensen requested that the city issue a press release to update the public on efforts to save the theater. Additionally, he proposed that the city provide a booth at Westfest to promote the theater's current season and fundraising efforts, urging the community to rally in support of the arts center.

Kevin Matthews, a 19-year resident of West Valley, expressed concerns about the impact of Airbnb and short-term rentals in his neighborhood. He noted issues such as overcrowded parking, with up to 10 cars at a neighboring property, and vehicles blocking his driveway. He supported potential city measures to restrict overnight

## MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024

-4-

street parking, citing benefits like improved snow removal and reduced neighborhood congestion. Kevin also appreciated the efforts of the city council, mayor, and city workers in maintaining a positive community atmosphere, particularly during events like National Night Out and block parties.

Tedi Wixom introduced herself as an author with a new book about King Tut, emphasizing the challenges of staging a musical. She highlighted her background in theater, expressing concern about the potential closure of a local venue. Wixom advocated for preserving the arts, citing their importance to the community's cultural and emotional well-being. She questioned the city's priorities, suggesting that funds allocated for electric vehicle stations could be better spent on maintaining the arts center. Wixom urged the council to consider renovating the historic building, citing examples of successful restoration projects elsewhere.

Eve Garcia expressed gratitude for the opportunity to speak and acknowledged the commitment of those present to the community. She shared her personal experience as a mother of two boys with autism, emphasizing the profound impact theater has on them. Garcia described how the theater serves as a powerful educational tool for her sons, surpassing her own abilities to teach them. She stressed the importance of the arts as a platform for mutual encouragement and growth within the community. Garcia highlighted the significance of providing cultural and entertainment opportunities locally to retain spending within the community.

Mary Flinton began by expressing her deep love for the theater. As a retired teacher, she reminisced about taking her class to the theater every year, instilling in them a similar passion. She recounted a former student's gratitude for the transformative experience the theater provided. Flinton proudly announced purchasing tickets for her church group to attend an upcoming production of "Legally Blonde," illustrating her continued support for the arts. She questioned why such a valuable community resource would be at risk of closure. Flinton commended the council for their recent engagement with the community and urged them to recognize the theater's importance. She emphasized the theater's significance as a source of pride and joy, deeply ingrained in the community's identity. Flinton pleaded for its preservation, highlighting its vital role in enriching the lives of citizens.

### B. CITY MANAGER COMMENTS

Ifo Pili, City Manager, expressed gratitude to those in attendance. He acknowledged individuals who had offered potential solutions to the issues at hand. Pili mentioned that while no specific proposals were currently being presented, the suggestions were being actively considered by the staff. He thanked those who had

## MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024

-5-

contributed ideas and assured that they would be reviewed and possibly brought back to the council for further consideration.

### C. CITY COUNCIL COMMENTS

Councilmember Tom Huynh referred to the significant costs associated with maintenance, citing figures from 2021 to 2024, which indicated a substantial financial burden on the city. He mentioned a prepared document estimating a total cost of \$7.6 million for necessary repairs. Councilmember Huynh acknowledged the input of the twelve individuals who had spoken, noting that six were from West Valley City and six were not. He highlighted the responsibility of the council to represent the interests of all 145,000 residents of the city. Councilmember Huynh recounted the public outcry following a previous property tax increase, emphasizing a reluctance to impose such a burden on taxpayers again. He stressed the importance of finding a balanced solution that addresses the needs of the community without resorting to significant tax hikes. Councilmember Huynh concluded by sharing this perspective with the council and the audience, posing the question of whether another 17% property tax increase was warranted to fund the necessary repairs. He expressed gratitude for the opportunity to share these considerations.

Councilmember Christensen moved for a 10-minute recess. Councilmember Huynh seconded the motion.

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

**Meeting paused- 7:18 PM**

**Meeting resumed- 7:29 PM**

### PUBLIC HEARINGS

#### 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 ZT-3-2024, Filed by West Valley City, Requesting a Zone Text Change to Define the Term Masonry Wall, Require a Certain

## MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024

-6-

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 opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

**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**

The City Council previously held a public hearing regarding 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-

## MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024

-7-

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.

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

Councilmember Whetstone moved to approve Ordinance 24-17.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

|                        |        |
|------------------------|--------|
| Councilman Fitisemanu  | Absent |
| Councilman Whetstone   | Yes    |
| Councilman Harmon      | Yes    |
| Councilman Huynh       | Yes    |
| Councilman Christensen | Yes    |
| Councilman Nordfelt    | Yes    |
| Mayor Lang             | Yes    |

Unanimous.

### **RESOLUTION 24-75: AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE GRANGER CROSSING PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS**

Mayor Lang 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”.

## MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024

-8-

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.

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 Resolution 24-75.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

|                        |        |
|------------------------|--------|
| Councilman Fitisemanu  | Absent |
| Councilman Whetstone   | No     |
| Councilman Harmon      | No     |
| Councilman Huynh       | Yes    |
| Councilman Christensen | Yes    |
| Councilman Nordfelt    | Yes    |
| Mayor Lang             | Yes    |

Majority.

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

Mayor Lang 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:

## MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024

-9-

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.

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 Resolution 24-76.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

|                        |        |
|------------------------|--------|
| Councilman Fitisemanu  | Absent |
| Councilman Whetstone   | No     |
| Councilman Harmon      | No     |
| Councilman Huynh       | Yes    |
| Councilman Christensen | Yes    |
| Councilman Nordfelt    | Yes    |
| Mayor Lang             | Yes    |

Majority.

**RESOLUTION 24-77: AUTHORIZE THE EXPENDITURE OF FUNDS FROM**

## MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024

-10-

### THE JORDAN RIVER PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS

Mayor Lang 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.

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 24-77.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

|                       |        |
|-----------------------|--------|
| Councilman Fitisemanu | Absent |
| Councilman Whetstone  | No     |
| Councilman Harmon     | No     |

**MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024**

**-11-**

|                        |     |
|------------------------|-----|
| Councilman Huynh       | Yes |
| Councilman Christensen | Yes |
| Councilman Nordfelt    | Yes |
| Mayor Lang             | Yes |

Majority.

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

Mayor Lang 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.

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

## MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024

-12-

Councilmember Huynh moved to approve Resolution 24-78.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

|                        |        |
|------------------------|--------|
| Councilman Fitisemanu  | Absent |
| Councilman Whetstone   | No     |
| Councilman Harmon      | No     |
| Councilman Huynh       | Yes    |
| Councilman Christensen | Yes    |
| Councilman Nordfelt    | Yes    |
| Mayor Lang             | Yes    |

Majority.

### CONSENT AGENDA

**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.

## MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024

-13-

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.

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

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

Councilmember Christensen seconded the motion.

A roll call vote was taken:

|                        |        |
|------------------------|--------|
| Councilman Fitisemanu  | Absent |
| Councilman Whetstone   | Yes    |
| Councilman Harmon      | Yes    |
| Councilman Huynh       | Yes    |
| Councilman Christensen | Yes    |
| Councilman Nordfelt    | Yes    |
| Mayor Lang             | Yes    |

Unanimous.

### NEW BUSINESS

A. **ORDINANCE 24-18: ADOPT AN AMENDMENT TO THE SOUTHWEST ECONOMIC DEVELOPMENT AREA PROJECT AREA PLAN TO REMOVE A PARCEL**

Mayor Lang discussed proposed Ordinance 24-18 that would adopt an Amendment to the Southwest Economic Development Area Project Area Plan to Remove a Parcel.

## MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024

-14-

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

The Southwest Economic Development Area was created to encourage development and redevelopment in the southwestern part of the City. The project area will expire in the near future. Due to the configuration of the property described above, the property owner will be required to consolidate and subdivide that parcel and adjacent property in order to develop. Salt Lake County will not approve a property that is partially included and partially excluded from an economic development area. This ordinance removes the property described above to permit the owner to move forward with development.

This action will not have a negative impact on the economic development area and is being undertaken with the support and at the request of the property owner.

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 Ordinance 24-18

Councilmember Christensen seconded the motion.

A roll call vote was taken:

|                        |        |
|------------------------|--------|
| Councilman Fitisemanu  | Absent |
| 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

**MINUTES OF COUNCIL REGULAR MEETING MAY 14, 2024**

**-15-**

REGULAR MEETING OF TUESDAY, MAY 14, 2024 WAS ADJOURNED AT 7:38 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, May 14, 2024.

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Nichole Camac, CMC  
City Recorder

DRAFT