

MINUTES OF COUNCIL STUDY MEETING – MAY 14, 2024

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MAY 14, 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
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
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Ken Cushing, IT (*electronically*)
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 7, 2024

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

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

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

REVIEW AGENDAS FOR REGULAR CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETINGS OF MAY 14, 2024

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Steve Pastorik, CD Director, indicated that the Council requested changes regarding masonry wall width has been added to Ordinance 24-17.

Jonathan Springmeyer, ED Director, stated that the following item had been added to both the Special Redevelopment Agency and Regular City Council meetings.

RDA Reso 24-07 and City Council Ord 24-18

Adopt an Amendment to the Southwest Economic Development Area Project Area Plan to Remove a Parcel

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.

Mr. Springmeyer also noted that the City was granted an additional \$500,000 grant for the EV Charging Stations project.

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 and Special Redevelopment Agency meetings scheduled later this night.

CITY TOUR

The Mayor and City Council along with Ifo Pili, City Manager, Nichole Camac, City Recorder, Steve Pastorik, CED Director, Dan Johnson, PW Director, Jon Springmeyer, ED Director, and Jamie Young, Parks and Recreation Director departed City Hall at **4:40 PM**.

They visited the following locations:

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

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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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The tour concluded and returned to City Hall at **6:23 PM**.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY MAY 14, 2024 WAS ADJOURNED AT 6:23 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 14, 2024.

A handwritten signature in blue ink, reading "Nichole Camac", is positioned above a horizontal line.

Nichole Camac, CMC
City Recorder