

MINUTES OF COUNCIL REGULAR MEETING JUNE 18, 2024

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, JUNE 18, 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 PRO TEM DON CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen, Mayor Pro Tem/Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

ABSENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large

STAFF PRESENT:

Steve Pastorik, CED Director/Acting City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
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

OPENING CEREMONY- COUNCILMEMBER JAKE FITISEMANU

Councilmember Fitisemanu welcomed Freddy Nzamba who provided information on his foundation, Health Rehabilitation and Human Promotion, that empowers diverse individuals, refugees, and those with disabilities for self-reliance.

SPECIAL RECOGNITIONS

Mayor Pro-Tem Christensen welcomed Representative Judy Weeks-Rohner in attendance.

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APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 11, 2024

The Council considered the Minutes of the Regular Meeting held June 11, 2024. There were no changes, corrections or deletions.

Councilmember Whetstone moved to approve the Minutes of the Regular Meeting held June 11, 2024. Councilmember Huynh seconded the motion.

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

PUBLIC COMMENT PERIOD

Scott Bohn resumed his comments from the previous week regarding the need for traffic calming measures to address speeding issues. He stated that although the Public Works Department has the budget to help, their flawed reporting does not show a need for such measures. Over the past eight years, only four streets qualified for speed humps and seven for feedback signs. He highlighted Beagley Street, which, despite being primarily an industrial park, has nine speed humps. Bohn referenced a 2019 University of Utah study showing speed humps are more effective than feedback signs in slowing down traffic. He mentioned discussing the issue with Councilman Nordfelt and Mr. Johnson from Public Works, who acknowledged the presence of speeders but stated the department's hands are tied without City Council support. Bohn presented a petition signed by 91% of his neighbors supporting traffic calming measures and urged the Council to make it easier for neighborhoods to implement these measures. He expressed his community's loss of faith in government assistance and emphasized the importance of addressing this issue for the safety of all residents in West Valley.

James Carter, a resident of Salt Lake City, thanked the City Council for their collaboration with the West Valley Performing Arts Center. He highlighted the importance of a proper subsidy focused on community support to secure necessary donations and sponsorships. Carter invited the Council to the first annual West Valley Performing Arts Center Summer Block Party on July 14th, sponsored by KWVP. The event will feature community members and business leaders providing food, entertainment, performances, and tours of the facility, demonstrating the theater's value to the community. He emphasized that the theater, supported by successful theater programs across the state, will be a beacon for West Valley. Carter argued that while financial considerations are crucial, the cultural and artistic contributions make the city worth living in. He shared his experience growing up in Pocatello, Idaho, stressing the importance of decisions that build the city's character and identity. Carter assured the Council that the community is committed to ensuring the success of the arts center and urged them to attend the block party to witness the positive impact firsthand.

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Jim Vesock continued his previous comments about the Veterans Memorial and Veterans Day events. He noted that West Valley City spent over \$750,000 on the memorial, yet it goes unused, even serving as an extra parking lot. Vesock highlighted that Bountiful built a beautiful memorial without taxpayer dollars. He also addressed the proper display of the United States flag, stating that it should always fly the highest. Vesock pointed out that only a few city locations comply, such as the maintenance building and a fire department, where staff understand the protocol. He urged all city buildings to ensure the U.S. flag is the highest, with other flags, including the new state flag, flown lower.

Mike Markham began by advocating for a return to in-person "Chat with the Chief" sessions, as COVID-19 is largely over. He suggested that the city attorney could facilitate this change. He also expressed a desire for in-person court sessions for code enforcement issues, arguing that people should be able to face their accusers directly. Markham agreed with previous speakers about the underutilization of the Veterans Memorial, noting that it should be used more effectively given its cost. He emphasized the importance of honoring veterans and not wasting resources. He then brought up the issue of the Redwood Theater development, mentioning that the developer suggested it was the city's responsibility to provide a new location for the swap meet. Markham disagreed, stating that it should be the developer's responsibility. He expressed skepticism about the swap meet, mentioning the presence of stolen items and his wife's negative experience there. He concluded by questioning the necessity of the swap meet, suggesting that while it might be needed, it should not be the city's burden to provide a new venue for it.

Sonia Maughan, a resident of West Valley City and a performer, shared her appreciation for the community and the support for the West Valley Performing Arts Center. She emphasized the importance of community engagement and how the performance space contributes to it. Maughan noted the positive experiences at events like Westfest, highlighting the interaction and support from the community. She discussed the valuable insights gained from these events, such as understanding the types of shows the community wants and their excitement about upcoming events like the July 14th block party. Maughan stressed that community theater fosters social and economic enrichment, shapes communities, and encourages civic engagement. She highlighted the educational programs and workshops provided by the West Valley Performing Arts Center, emphasizing their accessibility and inclusivity. Maughan also pointed out the theater's role in boosting the local economy through partnerships with local businesses. Furthermore, she discussed the skill development opportunities offered by community theater, including teamwork, time management, problem-solving, and communication skills. Maughan emphasized the importance of showcasing a variety of cultures to contribute to a more inclusive society. In conclusion, Maughan expressed gratitude for the support and involvement of the community in the theater, stressing that it helps the community thrive, find purpose, and maintain its unique identity. She urged continued

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collaboration to enrich the lives of community members and strengthen the sense of unity and belonging in West Valley.

Claire Roberts, a resident of West Valley City on Treasure Isle Road, addressed the City Council regarding concerns in her neighborhood related to illegal basement rentals. She emphasized that this widespread practice not only violates city zoning regulations but also poses significant safety and quality of life issues for residents. Roberts highlighted several key concerns: 1. Safety Hazards: The increase in cars parked on the streets due to basement rentals has created hazardous conditions, particularly for children playing outside. Navigating through the congested streets has become dangerous, and there is an increased risk of accidents. Furthermore, emergency vehicles may find it difficult to access homes quickly due to overcrowded streets. 2. Neighborhood Aesthetics and Zoning Violations: Some homeowners have converted their backyards into makeshift parking lots to accommodate tenants' vehicles, violating zoning laws and disrupting the neighborhood's aesthetic. The community was designed for single-family residences, and the current situation undermines this principle, leading to overcrowding and strained infrastructure. 3. Increased Police Activity and Safety Concerns: The influx of renters, potentially bringing in 50 or more unfamiliar individuals, has raised additional safety concerns. Roberts noted an increase in police activity in the neighborhood, including responses to incidents of domestic violence and a sexual assault case. The presence of strangers who may not have been thoroughly vetted contributes to a sense of insecurity for residents, especially those with young children. Roberts acknowledged the issue of housing affordability and the reliance of some homeowners on rental income. However, she stressed that the current practice is unsustainable and unfair to residents who comply with city regulations. She respectfully requested the City Council to consider the following actions: 1. Enhanced Enforcement: Increase monitoring and enforcement of existing regulations to ensure compliance and properly address illegal rental properties. 2. Community Outreach: Educate homeowners about the importance of adhering to zoning laws and the impact of illegal rentals on neighborhood safety and cohesion. 3. Alternative Solutions: Explore alternative solutions, such as implementing parking regulations, to alleviate congestion and improve safety in the neighborhood. Roberts concluded by emphasizing the importance of these measures to ensure the safety and well-being of her family and the neighborhood community.

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-5-2024, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO AMEND SECTION 11-5-105 OF THE SIGN ORDINANCE TO ALLOW FOR MONUMENT SIGNS FOR CERTAIN RESIDENTIAL DEVELOPMENTS

Mayor Pro Tem Christensen informed a public hearing had been advertised for the Regular Council Meeting scheduled June 18, 2024, in order for the City Council to

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hear and consider public comments regarding Application ZT-5-2024, Filed by West Valley City, Requesting a Zone Text Change to Amend Section 11-5-105 of the Sign Ordinance to Allow for Monument Signs for Certain Residential Developments.

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

City staff is proposing an ordinance text change to amend Section 11-5-104 of the Sign Ordinance to allow monument signs in two instances. The first relates to monument signs for mobile home parks in the RMH zone. The City's Sign Ordinance currently prohibits monument signs for mobile home parks in the RMH (Residential Mobile Home) zone. However, most mobile home parks in the RMH zone already have a monument sign that was constructed under a different set of sign regulations.

This first change was prompted by the owners of the Town and Country mobile home park located at 3751 S Redwood Rd. This mobile home park had a pole sign that was removed. The owners would like to install a monument sign; however, the current sign code prohibits monument signs for mobile home parks in the RMH zone.

The second instance relates to monument signs for multi-family residential developments located in zones other than the RM (Multiple Unit Dwelling Residential) zone. The City's Sign Ordinance currently allows monument signs for "multiple-unit dwellings" in the RM zone only. However, there are several multi-family residential developments built in zones other than the RM zone that already have a monument sign that was constructed under a different set of sign regulations.

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

ACTION: ORDINANCE NO. 24-26, AMEND SECTION 11-5-104 OF THE SIGN ORDINANCE TO ALLOW MONUMENT SIGNS FOR CERTAIN RESIDENTIAL DEVELOPMENTS

The City Council previously held a public hearing regarding proposed Ordinance 24-26 that would amend Section 11-5-104 of the Sign Ordinance to Allow Monument Signs for Certain Residential Developments.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Harmon moved to approve Ordinance 24-26.

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Councilmember Fitisemanu seconded the motion.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	Yes
Mayor Pro Tem Christensen	Yes
Councilman Nordfelt	Absent
Mayor Lang	Absent

Unanimous.

RESOLUTION 24-101: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR PARTICIPATION IN AN URBAN WILDLIFE PROGRAM

Mayor Pro Tem Christensen presented proposed Resolution 24-101 that would authorize the Execution of an Interlocal Cooperation Agreement with Salt Lake County for Participation in an Urban Wildlife Program.

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

Three fiscal years ago Council directed us to begin an extermination service involving skunks and raccoons. With no increase in budget, we hoped that the ensuing costs would be minimal and absorbed within our existing budget. We subsequently contracted with an extermination service on a per unit basis. First year expenditures were much higher than anticipated at \$17,100.00, but we were able to cover the cost largely by transfers from the Abatement Fund. Last year, as public awareness of the service increased, the cost rose to \$28,150.00. This exceeded our ability to pay for the service within any existing budget and the service ran a deficit all year until it was finally covered in the budget rollup at the end of the year. The combination of increased public awareness and higher wildlife populations this spring has resulted in expenditures of \$29,225.00 so far this year. We anticipate the total cost to the City this fiscal year will approach \$50,000.000.

Although our current contractor has provided excellent service, we have never extended their services to the business community or rental property owners. The Urban Wildlife Assistance Program would extend coverage to all properties in the City, and at a lesser cost. The other participating municipal entities I have spoken to report high levels of public satisfaction with the services provided by the Urban Wildlife Assistance Program.

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Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Harmon moved to add Resolution 24-101 to the consent agenda and then to approve all items on the consent agenda.

Councilmember Huynh seconded the motion.

CONSENT AGENDA

A. RESOLUTION 24-102: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF DAVID MCEWAN TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM FROM JULY 1, 2024 TO JULY 1, 2028

Mayor Pro Tem Christensen discussed proposed Resolution 24-102 that would ratify the City Manager's Reappointment of David McEwan to the West Valley Planning Commission for a Term From July 1, 2024 to July 1, 2028.

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

The Planning Commission is composed of seven members and one alternate appointed and reappointed by the City Manager with the advice and consent of the City Council. Any Planning Commission member may be reappointed for an additional term and there is no limit to the number of terms a member may serve.

David McEwen is a current Planning Commissioner and his term is due to expire on July 1, 2024. He was first appointed to the Planning Commission on January 1, 2016.

B. RESOLUTION 24-103: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF CINDY WOOD TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM FROM JULY 1, 2024 TO JULY 1, 2028

Mayor Pro Tem Christensen discussed proposed Resolution 24-103 that would ratify the City Manager's Reappointment of Cindy Wood to the West Valley Planning Commission for a Term From July 1, 2024 to July 1, 2028.

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

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The Planning Commission is composed of seven members and one alternate appointed and reappointed by the City Manager with the advice and consent of the City Council. Any Planning Commission member may be reappointed for an additional term and there is no limit to the number of terms a member may serve.

Cindy Wood is a current Planning Commissioner and her term is due to expire on July 1, 2024. He was first appointed to the Planning Commission on January 1, 2016.

C. **RESOLUTION 24-104: ACCEPT A STORM DRAIN EASEMENT FROM C.R.K MANAGEMENT AND DEVELOPMENT, L.L.C FOR PROPERTY LOCATED AT 5143 WEST 3500 SOUTH**

Mayor Pro Tem Christensen discussed proposed Resolution 24-104 that would accept a Storm Drain Easement from C.R.K Management and Development, L.L.C for Property Located at 5143 West 3500 South

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

The C.R.K. Management & Development, L.L.C. parcels located at 5143 West 3500 South are two of five properties affected by the 5100 West - Kiowa Way Storm Drain Project to be constructed in 2024. This project will pipe a portion of an existing storm water and irrigation tailwater ditch and will also construct a storm drain line in the existing Kiowa Way (3540 South).

The existing ditch receives storm water from an existing pipe in Cree Drive (3655 South) at approximately 5118 West, and the existing ditch does not have sufficient capacity and has caused periodic flooding to properties on the north side of Kiowa Way. This project will pipe the northerly 645 feet of the ditch from property west of Westward Terrace Subdivision No. 8 and will run north to 3500 South. The project will also construct a new storm drain line in Kiowa Way and connect to the new storm drain line running to 3500 South.

D. **RESOLUTION 24-105: ACCEPT A STORM DRAIN EASEMENT FROM THE BRUCE AND JUDY ARGYLE FAMILY TRUST FOR PROPERTY LOCATED AT 3575 SOUTH 5200 WEST**

Mayor Pro Tem Christensen discussed proposed Resolution 24-105 that would accept a Storm Drain Easement from the Bruce and Judy Argyle Family Trust for Property Located at 3575 South 5200 West.

Written documentation previously provided to the City Council included

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information as follows:

The Bruce and Judy Argyle Family Trust parcel located at 3575 South 5200 West is one of five properties affected by the Kiowa Way Storm Drain Project to be constructed in 2024. This project will pipe a portion of an existing storm water and irrigation tailwater ditch and will also construct a storm drain line in the existing Kiowa Way (3540 South).

The existing ditch receives storm water from a pipe in Cree Drive (3655 South) at approximately 5118 West, and the existing ditch does not have sufficient capacity and has caused periodic flooding to properties on the north side of Kiowa Way. This project will pipe the northerly 645 feet of the ditch from property west of Westward Terrace Subdivision No. 8 and will run north to 3500 South. The project will also construct a new storm drain line in Kiowa Way and connect to the new storm drain line running to 3500 South. The project is being coordinated with the future Kiowa Court PUD.

A roll call vote was taken:

Councilman Fitisemanu	Yes
Councilman Whetstone	Yes
Councilman Harmon	Yes
Councilman Huynh	Yes
Mayor Pro Tem Christensen	Yes
Councilman Nordfelt	Absent
Mayor Lang	Absent

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 REGULAR MEETING OF TUESDAY, JUNE 18, 2024 WAS ADJOURNED AT 6:57 P.M. BY MAYOR PRO TEM CHRISTENSEN

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, June 18, 2024.

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Nichole Camac, CMC
City Recorder