

MINUTES OF COUNCIL STUDY MEETING – JULY 9, 2024

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JULY 9, 2024 AT 4:31 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 (*arrived as noted*)
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3 (*electronically*)
Jake Fitisemanu, Councilmember District 4 (*electronically*)

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 (*electronically*)
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 JULY 2, 2024

The Council considered the Minutes of the Study Meeting held July 2, 2024. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held July 2, 2024. Councilmember Harmon seconded the motion.

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

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REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF JULY 9, 2024

Upon inquiry by Mayor Lang, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council meeting scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR JULY 16, 2024

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-7-2024, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO THE R-1-7, R-1-8, R-1-10, AND R-1-12 ZONES FOR PROPERTIES THAT MEET CERTAIN CONDITIONS

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 16, 2024, in order for the City Council to hear and consider public comments regarding Application ZT-7-2024, Filed by West Valley City, Requesting a Zone Text Change to the R-1-7, R-1-8, R-1-10, and R-1-12 Zones for Properties that Meet Certain Conditions.

Proposed Ordinance 24-28 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-28, AMEND SECTION 7-5-101 OF THE ZONING ORDINANCE TO ALLOW ZONE CHANGE APPLICATIONS TO THE R-1-7, R-1-8, R-1-10, AND R-1-12 ZONES FOR PROPERTIES THAT MEET CERTAIN CONDITIONS

Steve Pastorik, CED, discussed proposed Ordinance 24-28 that would amend Section 7-5-101 of the Zoning Ordinance to Allow Zone Change Applications to the R-1-7, R-1-8, R-1-10, and R-1-12 Zones for Properties that Meet Certain Conditions.

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

City staff is proposing a zone text change to amend Section 7-5-101 of the zoning ordinance to allow zone change applications to the R-1-7, R-1-8, R-1-10, and R-1-12 zones for properties that meet the following conditions:

- the property is developed as residential with a density of at least two dwelling units/acre,
- the property has access and frontage on a street with a planned right-of-way width of at least 66 feet as indicated on the Major Street Plan, and
- the property does not have the off-site improvements of curb, gutter, and sidewalk along the street frontage.

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Back in 2015, the City passed Ordinance 15-34 that included the following language: “Property within City limits may be amended or rezoned to the R-1-7, R-1-8, R-1-10, or R-1-12 zones if the property is less than two acres in area as of the effective date of this ordinance.” At the time, the intent was, given the limited amount of remaining vacant land, to steer single family residential development to the RE (Residential Estate) zone which requires an average lot size of 15,000 square feet and a minimum lot size of 12,000 square feet. To this end, the City downzoned vacant properties of two acres or more to one of the A (Agricultural) zones.

Staff believes that the City did not anticipate the potential need to rezone developed property to the R-1-7, R-1-8, R-1-10, or R-1-12 zones.

As an example, the property at 4342 South 4000 West, which is the subject property of Z-4-2024, is developed as one single family home and a mobile home park without curb, gutter, and sidewalk along 4000 West and is zoned R-4 (Four Unit Dwelling Residential). Since this property is surrounded by R-1-8 zoning and mostly single-family homes, staff is recommending a rezone to R-1-8 that would keep the mobile home park as a nonconforming use, comply with the General Plan designation of Low Density Residential (3 to 4 units/acre), allow the property to redevelop as single-family homes and get improvements along 4000 West, and prohibit duplexes, triplexes, fourplexes, and apartments.

Councilmember Huynh arrived at 4:34 PM.

The City Council will consider Ordinance 24-28 at the Regular Council Meeting scheduled July 16, 2024 at 6:30 P.M.

B. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-4-2024, FILED BY WEST VALLEY CITY, REQUESTING A ZONE CHANGE FROM R-4 (FOUR UNIT DWELLING RESIDENTIAL) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) FOR PROPERTY LOCATED AT 4342 SOUTH 4000 WEST

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 16, 2024, in order for the City Council to hear and consider public comments regarding Application Z-4-2024, Filed by West Valley City, Requesting a Zone Change from R-4 (Four Unit Dwelling Residential) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) for Property Located at 4342 South 4000 West

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Proposed Ordinance 24-29 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-29, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4342 SOUTH 4000 WEST FROM R-4 (FOUR UNIT DWELLING RESIDENTIAL) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)

Steve Pastorik, CED, discussed proposed Ordinance 24-29 that would amend the Zoning Map to Show a Change of Zone for Property Located at 4342 South 4000 West from R-4 (Four Unit Dwelling Residential) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet).

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

City staff is requesting a zone change on 3.35 acres at 4342 South 4000 West from R-4 (Four Unit Dwelling Residential) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet). The property is surrounded by R-1-8 zoning. Adjoining land uses include a mobile home park to the north and single-family homes to the south, east, and west. The property currently includes one single family home and a 15-pad mobile home park approved before the City's incorporation. The subject property is designated as Low Density Residential (3 to 4 units/acre) in the General Plan.

Staff was recently contacted about this property and its redevelopment potential. While the R-4 zone does not allow mobile home parks (the current mobile home park is nonconforming), this zone does allow duplexes, triplexes, fourplexes, and apartments. Since this property is surrounded by R-1-8 zoning and mostly single family homes, staff is recommending a rezone to R-1-8 that would:

- keep the mobile home park as a nonconforming use,
- comply with the General Plan designation of Low Density Residential (3 to 4 units/acre),
- allow the property to redevelop as single family homes and get improvements along 4000 West, and
- prohibit duplexes, triplexes, fourplexes, and apartments.

Councilmember Nordfelt asked why staff wouldn't see the RE zone as a possibility at this location. Steve replied that this is an option but noted that if someone were to redevelop, they would likely be more financially successful with smaller lots. He

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added that the surrounding properties are also zoned R-1-8. Steve stated that the property owner was in favor of the proposed change as well. Councilmember Christensen noted that he has spoken with the property owner regarding her property in the past and she didn't seem to have a lot of interest in selling it. Steve replied that he is unaware of any pending plans. Councilmember Fitisemanu asked if there are any other properties that could be impacted. Steve replied that staff can look into this. Councilmember Harmon stated that he prefers RE zoning but wants to be flexible to help encourage redevelopment. Councilmember Nordfelt stated that R-1-8 would be an improvement to what the current zoning is. Councilmember Harmon agreed and added that there has to be some flexibility in order to see redevelopment progress. Mayor Lang agreed and noted that R-1-8 makes sense to her in this particular scenario. Councilmember Huynh stated that RE is very costly and noted that R-1-8 is an improvement to what is in place.

The City Council will consider Ordinance 24-29 at the Regular Council Meeting scheduled July 16, 2024 at 6:30 P.M.

COMMUNICATIONS

A. 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

Nichole Camac, City Recorder, stated that Legal has drafted an ordinance that would allow for a process to move non-public hearing items to the consent agenda. After discussion, the Mayor and Council agreed to move forward to consider this item.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- MOSQUITO ABATEMENT DISTRICT

Councilmember Christensen stated there is an abundance of mosquitoes this year and indicated that the district will consider doing a tax increase in the next year.

COUNCILMEMBER FITISEMANU- 4th OF JULY

Councilmember Fitisemanu asked for an update on the 4th of July from the Fire Department. Chief Evans provided a brief update on the increase of calls, incidents, etc. He noted that no serious injuries were reported.

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MOTION FOR CLOSED SESSION

Councilmember Harmon moved to adjourn and reconvene in a Closed Session for discussion of pending litigation and disposition of real property. Councilmember Nordfelt seconded the motion.

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

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

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY JULY 9, 2024 WAS ADJOURNED AT 4:57 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, July 9, 2024.



Nichole Camac, CMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, JULY 9, 2024 AT 5:02 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

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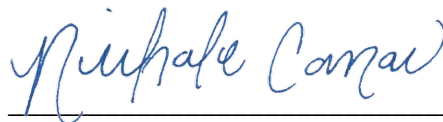
Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
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Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
Will Whetstone, Councilmember District 3 (*electronically*)
Jake Fitisemanu, Councilmember District 4 (*electronically*)

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Jonathan Springmeyer, ED Director
Andy Carrol, ED
Steve Pastorik, CD Director
Jim Welch, Finance Director

The City Council met in Closed Session and discussed pending litigation and disposition of real property.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF JULY 9, 2024 WAS ADJOURNED AT 6:22 P.M. BY MAYOR LANG.



Nichole Camac – City Recorder