

MINUTES OF COUNCIL REGULAR MEETING JULY 16, 2024

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, JULY 16, 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 KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Don Christensen, Councilmember At-Large
Scott Harmon, Councilmember District 2
Jake Fitisemanu, Councilmember District 4 (*electronically*)

ABSENT:

Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
William Whetstone, Councilmember District 3

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
Jason Erekson, Acting Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT (*electronically*)
Travis Crosby, IT

OPENING CEREMONY- COUNCILMEMBER SCOTT HARMON

Councilmember Harmon asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD JULY 9, 2024

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The Council considered the Minutes of the Regular Meeting held July 9, 2024. There were no changes, corrections or deletions.

Councilmember Harmon moved to approve the Minutes of the Regular Meeting held July 9, 2024. Councilmember Christensen seconded the motion.

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

PUBLIC COMMENT PERIOD

Esther Olschewski expressed concern regarding fireworks. She indicated that she would like to see enforcement on existing laws, specifically to when fireworks are permitted to be lit. Ms. Olschewski also requested increased conversations with Granite School District regarding restricting fireworks being lit on their properties.

Carol McBride stated that she lives next to a teacher training school and neighbors have done fireworks there for many years. She stated that signage is ignored, and Granite School District has been unresponsive in dealing with these issues. Ms. McBride expressed concern regarding enforcement and response on illegal fireworks being lit.

Jim Vesock stated that there are so many fireworks being lit in his neighborhood and agreed that it is an issue. He thanked the City for ensuring the American Flag is flown above others. Mr. Vesock expressed concern regarding Code Enforcement.

Mike Markham stated that he doesn't like fireworks. Mr. Markham expressed concern regarding Code Enforcement.

Janelle Allen expressed concern regarding traffic issues on Cherrywood Lane. She indicated that there is significant speeding on this street and would like a study to be done for speeding reduction measures.

Jeff Pace expressed concern regarding speeding on Cherrywood Lane. He stated that fireworks are being let off in the middle of the street as well. He indicated that he believes there will be a casualty before something is done. Mr. Pace stated that he is also concerned about loud vehicles. He indicated that there needs to be more radar guns in the neighborhood.

PUBLIC HEARINGS

- 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**

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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

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.

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.

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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. 24-28, 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

The City Council previously held a public hearing regarding 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.

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 Ordinance 24-28.

Councilmember Fitisemanu seconded the motion.

A roll call vote was taken:

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

Unanimous.

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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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.

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. 24-29, 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)

The City Council previously held a public hearing regarding 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).

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 Ordinance 24-29.

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Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

Unanimous.

MOTION TO ADJOURN

Upon motion by Councilmember Fitisemanu all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, JULY 16, 2024 WAS ADJOURNED AT 6:53 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, July 16, 2024.



Nichole Camac, CMC
City Recorder