THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JUNE 25, 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 *(electronically)*
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
William Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

ABSENT:

Scott Harmon, Councilmember District 2

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
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Ken Cushing, IT *(electronically)*
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 16, 2024

The Council considered the Minutes of the Study Meeting held July 16, 2024. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Study Meeting held July 16, 2024. Councilmember Fitisemanu seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF JULY 23, 2024

Nichole Camac, City Recorder, noted that the language specifying "non-controversial" has been stricken from the ordinance change as requested by Councilmember Harmon.

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 AUGUST 13, 2024

A. **ACCEPT PUBLIC INPUT REGARDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR 2024-2025**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 13, 2024, in order for the City Council to hear and consider public comments regarding the Budget of West Valley City for the Fiscal Year 2024-2025

Proposed Resolution 24-123 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION NO. 24-123, ADOPT A FINAL BUDGET; MAKE APPROPRIATIONS FOR THE SUPPORT OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025; AND DETERMINE THE RATE OF TAX AND LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN WEST VALLEY CITY, UTAH, TAXABLE BY LAW FOR THE YEAR 2024

Jim Welch, Finance Director, discussed proposed Resolution 24-123 that would adopt a Final Budget; Make Appropriations for the Support of West Valley City for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025; and Determine the Rate of Tax and Levying Taxes Upon All Real and Personal Property Within West Valley City, Utah, Taxable By Law for the Year 2024.

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

> This resolution adopts the final budget for West Valley City for the 2024-2025 fiscal year and sets a date for public comment at a hearing to be held on August 13, 2024.
>
> West Valley City will adopt a final budget that will be made available for public inspection during regular office hours in the City's Recorder's office

and gave notice of a hearing to receive public comment before the final adoption of this tentative budget for FY 2024-2025.

Councilmember Fitisemanu asked how the amount of this levy compares to previous years. Jim replied that the amount can fluctuate significantly but this is a fairly average amount. Councilmember Fitisemanu asked if private property owners have the same ability to appeal. Jim replied yes but noted that they may not have the same benefit.

The City Council will consider Resolution 24-123 at the Regular Council Meeting scheduled August 13, 2024 at 6:30 P.M.

PUBLIC HEARINGS SCHEDULED FOR AUGUST 20, 2024

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-3-2024, FILED BY HOME BY C.W. URBAN, REQUESTING A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND A GENERAL PLAN CHANGE FROM LARGE LOT RESIDENTIAL TO SMALL LOT RESIDENTIAL FOR PROPERTY LOCATED AT 5990 WEST 3500 SOUTH ON 3.08 ACRES**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 20, 2024, in order for the City Council to hear and consider public comments regarding Application GPZ-3-2024, Filed by Home By C.W. Urban, Requesting a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) and a General Plan Change from Large Lot Residential to Small Lot Residential for Property Located at 5990 West 3500 South on 3.08 Acres.

Proposed Ordinances 24-32, 24-33, and Resolution 24-124 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-32, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL TO SMALL LOT RESIDENTIAL FOR PROPERTY LOCATED AT 5990 WEST 3500 SOUTH

Steve Pastorik, CED, discussed proposed Ordinance 24-32 that would amend the General Plan to Show a Change of Land Use from Large Lot Residential to Small Lot Residential for Property Located at 5990 West 3500 South.

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

Home by C.W. Urban has submitted a General Plan/zone change application for all of one parcel and a portion of two parcels totaling 3.08 acres located at 5990 West 3500 South. The western most parcel is zoned R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) and the other two parcels are zoned A (Agriculture, minimum lot size ½ acre). The General Plan designation on all of the subject property is Large Lot Residential (2 to 3 units/acre). The proposed zone for the 1.59-acre property currently zoned A is R-1-8. The proposed General Plan designation is Small Lot Residential (4 to 7 units/acre).

The applicant is proposing to develop a 15-lot planned unit development (PUD) of single unit dwellings. The proposed density is 4.9 units/acre. The concept plan shows lots that are at least 50 feet wide and range in size from 4,743 square feet to 11,129 square feet with the average being 5,985 square feet. The concept also shows two common area parcels totaling 9,111 square feet. All streets are public as required by the City's ordinance. Included with this issue paper is a letter from the applicant that describes and provides support for this application.

ACTION: ORDINANCE NO. 24-33, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5990 WEST 3500 SOUTH FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)

Steve Pastorik, CED, discussed proposed Ordinance 24-33 that would amend the Zoning Map to Show a Change of Zone for Property Located at 5990 West 3500 South from A (Agriculture, Minimum Lot Size 1/2 Acre) 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:

Home by C.W. Urban has submitted a General Plan/zone change application for all of one parcel and a portion of two parcels totaling 3.08 acres located at 5990 West 3500 South. The western most parcel is zoned R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) and the other two parcels are zoned A (Agriculture, minimum lot size ½ acre). The General Plan designation on all of the subject property is Large Lot Residential (2 to 3 units/acre). The proposed zone for the 1.59-acre property currently zoned A is R-1-8. The proposed General Plan designation is Small Lot Residential (4 to 7 units/acre).

The applicant is proposing to develop a 15-lot planned unit development (PUD) of single unit dwellings. The proposed density is 4.9 units/acre. The concept plan shows lots that are at least 50 feet wide and range in size from 4,743 square feet to 11,129 square feet with the average being 5,985 square feet. The concept also shows two common area parcels totaling 9,111 square feet. All streets are public as required by the City's ordinance. Included with this issue paper is a letter from the applicant that describes and provides support for this application.

ACTION: RESOLUTION NO. 24-124, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CW URBAN, LLC FOR APPROXIMATELY 3.08 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 5990 WEST 3500 SOUTH

Steve Pastorik, CED, discussed proposed Resolution 24-124 that would authorize the City to Enter Into a Development Agreement with CW Urban, LLC for Approximately 3.08 Acres of Property Located at Approximately 5990 West 3500 South

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

Chase Freebairn with CW Urban has submitted a General Plan/zone change application (GPZ-4-2024) on 3.08 acres (1.59 acres for the zone change and 3.08 acres for the General Plan change) to change the zoning from A (Agriculture, minimum lot size ½ acre) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 sq. ft.) and to change the General Plan from Large Lot Residential (2 to 3 units per acre) to Small Lot Residential (4 to 7 units per acre). The Planning Commission recommended approval of the General Plan/zone change subject to a development agreement.

Below is a summary of the standards in the development agreement:

- The number of homes is capped at 15.
- The minimum square footage of finished, above-ground, habitable floor space for homes is 1,968 square feet and all homes shall include an unfinished basement.
- A two-car garage is required.
- Homes must be built like the renderings and elevations submitted or alternatives approved by the Planning Commission.

- A list of energy and water efficiency features is included.
- The developer will install the front yard landscaping that will include street trees.
- The developer will install landscaping and a tot lot in the common area.

Mayor Lang expressed concern regarding the small size of some of the proposed lots. She asked what the frontage requirement of a normal lot in the R-1-8 zone is. Steve replied 80 square feet. Mayor Lang asked what the City would be getting as a benefit in replace of larger lots. Steve replied that there are open common areas proposed. Mayor Lang stated that there is a park in the area and noted she would prefer at least a minimum of 8,000 square feet per lot. Councilmember Fitisemanu agreed. Councilmember Whetstone asked if this property was included in recent General Plan amendments. Steve replied that the amendments haven't been formally adopted but noted that this property was not included. Councilmember Nordfelt stated that he agrees with Mayor Lang's comments. He indicated that affordable housing is important but the City already offers more than its fair share. Councilmember Nordfelt stated that larger lots are needed in the City. Councilmember Huynh verified that surrounding properties are primarily zoned 8,000 square feet. Steve replied yes. Councilmember Huynh indicated that the proposed lots are too small.

The City Council will consider Ordinance 24-32, 24-33 and Resolution 24-124 at the Regular Council Meeting scheduled August 20 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

Councilmember Christensen stated that he spoke with Councilmember Harmon and they would like to discuss reducing the number of Council Meetings per month.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- FARMERS MARKET

Councilmember Christensen stated he attended Farmers Markert which was a good event.

MOTION FOR CLOSED SESSION
Councilmember Fitisemanu moved to adjourn and reconvene in a Closed Session for discussion of disposition of real property. Councilmember Whetstone 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	Absent
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 23, 2024 WAS ADJOURNED AT 4:58 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, July 23, 2024.

Nichole Camac

Nichole Camac, CMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, JULY 23, 2024, AT 5:04 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:

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

ABSENT:

Scott Harmon, Councilmember District 2

STAFF PRESENT:

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

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF JULY 23, 2024 WAS ADJOURNED AT 5:34 P.M. BY MAYOR LANG.

Nichole Camac

Nichole Camac – City Recorder