

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 3, 2024

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, SEPTEMBER 3, 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
Jake Fitisemanu, Councilmember District 4

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
Scott Freckleton, Acting Finance Director
Steve Pastorik, CD Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, ED Director (*electronically*)
Sam Johnson, Strategic Communications Director
Ken Cushing, IT (*electronically*)
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 27, 2024

The Council considered the Minutes of the Study Meeting held August 27, 2024. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Study Meeting held August 27, 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 SEPTEMBER 3, 2024

Jonathan Springmeyer, ED Director, indicated that one item has been added to the City Council agenda this evening as well as two items to a Special Redevelopment Agency Meeting all pertaining to the Embassy Suites Hotel. He briefly discussed those action items.

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 SEPTEMBER 17, 2024

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-4-2024, FILED BY EDGE HOMES, REQUESTING A GENERAL PLAN CHANGE FROM GENERAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) AND A ZONE CHANGE FROM C-2 (GENERAL COMMERCIAL) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL)

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled September 17, 2024, in order for the City Council to hear and consider public comments regarding Application GPZ-4-2024, Filed by Edge Homes, Requesting a General Plan Change from General Commercial to Medium Density Residential (7 to 12 units/acre) and a Zone Change from C-2 (General Commercial) to RM (Multiple Unit Dwelling Residential)

Proposed Ordinances 24-38, 24-39, and Resolution 24-136 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-38, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM GENERAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) FOR PROPERTY LOCATED AT 3688 SOUTH REDWOOD ROAD ON 26.26 ACRES

Steve Pastorik, CED, discussed proposed Ordinance 24-38 that would amend the General Plan to Show a Change of Land Use from General Commercial to Medium Density Residential (7 to 12 Units/Acre) for Property Located at 3688 South Redwood Road on 26.26 Acres

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

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If this application is approved, the applicant intends to redevelop the property into a residential development with a total of 300 for-sale units comprised on 3-story condos (40 units), 2-story townhomes with four different building designs (244 units), and single family detached homes (16 units). The proposed density of the project is 11.4 units/acre. This project would replace the Redwood Drive-In Theater and swap meet.

The applicant's original proposal included requests for several ordinance exceptions such as a reduction to the required percentage of brick on the rear-load townhomes, an exception on the required patio/balcony on some condo units, and reductions to the required parking. The applicant is no longer requesting these exceptions. The one remaining exception is the request to allow two-car garages for the single family homes instead of three-car garages given the lot widths.

Included with this issue paper is the traffic impact study required for projects with 100 units or more as well as written comments and petitions from the public.

ACTION: ORDINANCE NO. 24-39, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3688 SOUTH REDWOOD ROAD FROM ZONE C-2 (GENERAL COMMERCIAL) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL)

Steve Pastorik, CED, discussed proposed Ordinance 24-39 that would amend the General Plan to Show a Change of Land Use from General Commercial to Medium Density Residential (7 to 12 Units/Acre) for Property Located at 3688 South Redwood Road on 26.26 Acres

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

If this application is approved, the applicant intends to redevelop the property into a residential development with a total of 300 for-sale units comprised on 3-story condos (40 units), 2-story townhomes with four different building designs (244 units), and single family detached homes (16 units). The proposed density of the project is 11.4 units/acre. This project would replace the Redwood Drive-In Theater and swap meet.

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request to allow two-car garages for the single family homes instead of three-car garages given the lot widths.

Included with this issue paper is the traffic impact study required for projects with 100 units or more as well as written comments and petitions from the public.

ACTION: RESOLUTION NO. 24-136, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH EDGE HOMES UTAH, LLC FOR APPROXIMATELY 26.26 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3688 SOUTH REDWOOD ROAD

Steve Pastorik, CED, discussed proposed Resolution 24-136 that would authorize the City to Enter Into a Development Agreement with Edge Homes Utah, LLC for Approximately 26.26 Acres of Property Located at Approximately 3688 South Redwood Road

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

Edge Homes has submitted a General Plan/zone change application (GPZ-4-2024) on 26.26 acres to change the General Plan from General Commercial to Medium Density Residential (7 to 12 units/acre) and the zoning from C-2 (General Commercial) to RM (Multiple Unit Dwelling Residential). 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 total number of residential units is capped at 300.
- The minimum square footages are established for all housing types.
- Renderings of the different housing types are included along with allowed exterior materials.
- The amenities will include a clubhouse with a fitness center, kitchen, bathrooms, and gathering areas; a swimming pool with lounge chairs and shade structures; pickleball courts; play areas; gathering areas; picnic tables and shade structures; dog waste stations; bike racks; trash receptacles; and an entry feature along Redwood Road.
- A list of interior features for each housing type is included.
- Required fencing is outlined.

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- A list of off-site improvements is specified.

Councilmember Christensen asked for a summary of the traffic study. Steve replied that one major suggestion was the recommendation to add an additional right-of-way to add a turn lane onto 3800 South from 1950 West. He noted that this is addressed in the proposed Development Agreement. Mayor Lang verified that there is a light to the north end of 1950 West at 3500 South. Steve replied yes.

Councilmember Whetstone asked if many comments have been received by residents or businesses next to the proposed development. Steve replied that the vast majority of comments have been received by patrons or vendors of the Swap Meet.

Councilmember Harmon stated that he is nervous to approve new developments with the current boarding home issue happening across the City. He asked if there was a way to deter this type of situation in the Development Agreement or if basements could be removed to prevent the likelihood of this happening. Steve replied that he could discuss this with the developer but noted that basements add value. Mayor Lang stated that she would rather have basements included so that garages can be used for cars instead of storage. She noted that she would like to see parking on 3800 South prohibited. Mayor Lang asked how deep the driveways are. Steve replied that the Code requires at least 18 feet driveway depths though some will be larger than that. Councilmember Nordfelt asked if 3800 South could be signed as no parking without needing to approve this item. Steve replied yes. Councilmember Nordfelt asked if the applicant counted on-street parking as part of their parking totals. Steve replied no. Councilmember Huynh stated that he believes there needs to be more than 2 entry and exit locations. Steve replied that there are three, one from Redwood Road, one from 3800 South, and one from 1950 West. Mayor Lang expressed concern regarding the proposed entry/exit onto 1950 West due to the proximity of the elementary school. She suggested a right in, right out further south on 1950 West. Councilmember Harmon asked where snow removal will be pushed. Steve replied that this is a concern that was expressed by Public Works. Councilmember Whetstone asked if there have been many exceptions to the 3-car garage requirement. Steve replied that exceptions have been made and noted that the proposed single-family lots are too small for 3 garages. Councilmember Harmon asked how wide the lots are. Steve replied 45-50 feet. Mayor Lang expressed concern regarding the lack of space for extra cars or RV's and the likelihood that this will push parking to the street. Mayor Lang asked if these units will be rental or ownership. Steve replied all units will be for sale. Councilmember Huynh asked if there will be an HOA. Steve replied yes. Councilmember Whetstone asked if the HOA can restrict the number of rentals. Steve replied yes. Mayor Lang asked if this could be put into a development

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agreement. Steve replied that he would need to consult with Legal.

Councilmember Fitisemanu asked if there have been other compelling ideas of other uses for this property. Steve replied that there was a proposal 3 years ago from a different developer looking to do residential but they pulled their application prior to Planning Commission consideration. He noted that Economic Development provided an opinion on the property as well and determined that there is no real demand for retail given the size of the property. Councilmember Huynh asked if there is any commercial proposed as part of this application. Steve replied no. Mayor Lang asked what the Council decided on as a best use for the property when the General Plan was discussed. Steve replied it was a mix of commercial on Redwood Road, medium density in the middle, and single family on the west. Councilmember Huynh stated that he would prefer this approach.

Councilmember Fitisemanu asked if the City has done any additional outreach to surrounding property owners. Steve replied not beyond the normal noticing but added that the developers have talked to the neighboring community.

Mayor Lang asked how wide 1950 West is. Dan Johnson, Public Works Director, replied there is room for 2 lanes but not 3. He noted that on street parking would be problematic but could be prohibited. Mayor Lang stated that she would like to see the single-family properties have wider lots with 3 car garages because she believes parking issues will be significant. After brief further discussion, the Council requested thoughtful discussion about snow removal, adjusted access on 1950 West, and adjustments to the lots sizes for single family homes.

The City Council will consider Ordinance 24-38, 24-39 and Resolution 24-136 at the Regular Council Meeting scheduled September 17, 2024 at 6:30 P.M.

PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 10, 2024

- A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-8-2024, FILED BY BRIAN HASKELL, REQUESTING A ZONE TEXT CHANGE TO AMEND SECTIONS 7-6-302 AND 7-6-306 TO ALLOW PROPERTY ZONED C-2 (GENERAL COMMERCIAL) AND M (MANUFACTURING) TO BE INCLUDED WITH PROPERTY ZONED C-3 (TRANSITIONAL COMMERCIAL) TO MEET THE MINIMUM DISTRICT SIZE FOR THE C-3 ZONE**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled September 10, 2024, in order for the City Council to hear and consider public comments regarding Application ZT-8-2024, Filed by Brian Haskell, Requesting a Zone Text Change to Amend Sections 7-6-302 and 7-6-306 to Allow Property Zoned C-2 (General Commercial) and M (Manufacturing) to be Included with

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Property Zoned C-3 (Transitional Commercial) to Meet the Minimum District Size for the C-3 Zone.

Proposed Ordinance 24-36 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-36, AMEND SECTIONS 7-6-302 AND 7-6-306 OF THE WEST VALLEY MUNICIPAL CODE TO AMEND REGULATIONS CONCERNING PROPERTY ELIGIBLE FOR C-3 ZONING

Steve Pastorik, CED, discussed proposed Ordinance 24-36 that would amend Sections 7-6-302 and 7-6-306 of the West Valley Municipal Code to Amend Regulations Concerning Property Eligible for C-3 Zoning

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

Brian Haskell is proposing an ordinance amendment to change to Sections 7-6-302 and 7-6-306 to allow property zoned C-2 (General Commercial) and M (Manufacturing) to be included with property zoned C-3 (Transitional Commercial) to meet the minimum district size for the C-3 zone. The C-3 zone currently includes a minimum district size of 5 acres. An individual parcel within the C-3 zone can be as small as 43,560 sq. ft. (1 acre); however, the property must be adjacent to other C-3 zoned parcels that together total 5 acres.

The applicant provided the following justification for this request:

“Section 7-5-305(4) reads, ‘Property zoned C-3 or M may be included with property zoned C-2 to meet the minimum district size for the C-2 zone.

C-3 should be allowed the same opportunity as a C-2 application, thus allowing adjacent properties to be used to meet the minimum district size requirements.”

Staff provided the Planning Commission the following information for their consideration:

- The C-2 and M zones allow many of the same uses allowed in the C-3 zone.
- The minimum district size seems to be geared toward preventing spot zoning where a relatively small property is zoned different

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from everything else around it. Maintaining a 5-acre district size next to residential seems more important than trying to maintain a 5-acre district size next to C-2 or M zoning where commercial uses are allowed.

The City Council will consider Ordinance 24-36 at the Regular Council Meeting scheduled April 2, 2024 at 6:30 P.M.

B. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-7-2024, FILED BY BRIAN HASKELL, REQUESTING A ZONE CHANGE FROM M (MANUFACTURING) WITH THE DECKER LAKE OVERLAY ZONE TO C-3 (TRANSITIONAL COMMERCIAL) WITHOUT THE DECKER LAKE STATION OVERLAY ZONE FOR PROPERTY LOCATED AT 3076 SOUTH DECKER LAKE DRIVE

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled September 10, 2024, in order for the City Council to hear and consider public comments regarding Z-7-2024, Filed by Brian Haskell, Requesting a Zone Change from M (Manufacturing) with the Decker Lake Overlay Zone to C-3 (Transitional Commercial) Without the Decker Lake Station Overlay Zone for Property Located at 3076 South Decker Lake Drive

Proposed Ordinance 24-37 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 24-37, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3076 SOUTH DECKER LAKE DRIVE FROM M WITH THE DECKER LAKE OVERLAY ZONE TO C-3 WITHOUT THE DECKER LAKE OVERLAY ZONE

Steve Pastorik, CED, discussed proposed Ordinance 24-37 that would amend the Zoning Map to Show a Change of Zone for Property Located at 3076 South Decker Lake Drive from M with the Decker Lake Overlay Zone to C-3 Without the Decker Lake Overlay Zone

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

Included with this issue paper is a document from the applicant that includes reasons for the proposed zone change. In summary, the applicant is hoping to expand the list of possible tenants while prohibiting more intense uses allowed in the M zone.

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For reference, a copy of the commercial and manufacturing zones use table is included with this report. All uses that are regulated differently in the C-3 zone without the Decker Lake Station Overlay Zone from the M zone with the Decker Lake Station Overlay Zone are highlighted. In talking with the applicant, the uses the owner is most interested in are automobile service and warehouse.

Under the current zoning ordinance, the C-3 zone has a minimum district size of 5 acres. An individual parcel within the C-3 zone can be as small as 43,560 sq. ft. (1 acre); however, the property must be adjacent to other C-3 zoned parcels that together total 5 acres. In this case, there is no C-3 zoning adjacent to the subject property. To address this issue, the applicant submitted application ZT-8-2024 that would allow property zoned C-2 or M to be counted toward the minimum district size of the C-3 zone. If application ZT-8-2024 is not approved, this application cannot be approved.

The City Council will consider Ordinance 24-37 at the Regular Council Meeting scheduled September 10, 2024 at 6:30 P.M.

RESOLUTION 24-137: APPROVE A GRANT AGREEMENT WITH CITIES STRONG FOUNDATION

Dan Johnson, Public Works, presented proposed Resolution 24-137 that would approve a Grant Agreement With Cities Strong Foundation.

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

The City has recently purchased certain equipment for use by the Public Works Department and Operation My Hometown. Funding for said purchases was to be made available through a grant provided by the Cities Strong Foundation. The City and CSF have prepared an appropriate Grant Agreement to ensure that the grant funds are expended for the agreed upon purpose. The terms of said Grant Agreement are customary and appropriate for a grant of this type.

The City Council will consider Resolution 24-137 at the Regular Council Meeting scheduled September 10, 2024 at 6:30 P.M.

RESOLUTION 24-138: AUTHORIZE THE EXECUTION OF A CHANGE ORDER TO AN AGREEMENT WITH HYLAND SOFTWARE, INC

Ken Cushing, IT, presented proposed Resolution 24-138 that would authorize the Execution of a Change Order to an Agreement With Hyland Software, Inc

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

The City uses Hyland's OnBase as its primary document management system, which supports various workflows and processes across multiple departments. Due to the system's complexity and the need for seamless integration across multiple servers, it is recommended that Hyland perform the upgrade. This request is for the City Council to approve a change order of \$22,500 to the existing agreement, which initially allocated \$7,900 for consulting hours.

OnBase is a comprehensive document management system that centralizes document storage, automates workflows, and enhances collaboration across city departments and with citizens. It is crucial for maintaining efficient operations and ensuring compliance with record-keeping standards. The system's integration with various city services necessitates a professional upgrade to ensure continuity and performance. The proposed change order will allow Hyland to execute the upgrade, leveraging their expertise to minimize risks and disruptions.

The City Council will consider Resolution 24-138 at the Regular Council Meeting scheduled September 10, 2024 at 6:30 P.M

RESOLUTION 24-139: RATIFY THE APPOINTMENT OF LYLE PHELPS AS A MEMBER OF THE WEST VALLEY CITY AUDIT REVIEW COMMITTEE

Nichole Camac, City Recorder, presented proposed Resolution 24-139 that would ratify the Appointment of Lyle Phelps as a Member of the West Valley City Audit Review Committee.

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

The Audit Review Committee consists of five members who serve for a term of three years. The Committee is comprised of the City Manager, two members of the City Council, one appointed citizen and a finance director from another community. The City Manager has recommended that Lyle Phelps be appointed as a member of this Committee. Mr. Phelps is willing to accept this appointment for the term commencing September 10, 2024 and ending December 31, 2024.

Mr. Phelps will be fulfilling the remaining term of Angela McConkey who resigned from the Committee in August 2023.

The City Council will consider Resolution 24-139 at the Regular Council Meeting scheduled September 10, 2024 at 6:30 P.M

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AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF SEPTEMBER 10, 2024

The Council authorized all resolutions to be added to the Consent Agenda for the September 10, 2024 Regular City Council Meeting at 6:30 PM.

COMMUNICATIONS

A. COUNCIL REQUESTED FOLLOW UP

City Council Meeting Schedules

After discussion, the Mayor and Council agreed to moving City Council meetings to twice per month (2nd and 4th Tuesday) beginning in October.

Tattoo Establishments

After discussion, the Mayor and Council directed staff to prepare an ordinance change to the City Code to allow tattoo establishments in commercial zones.

Limos and Commercial Vehicles

After discussion, the Mayor and Council requested that staff look into restricting vehicles by “length” instead of simply weight.

B. 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

N/A

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- SENATOR MAYNE FUNERAL SERVICES

Councilmember Christensen stated he attended Senator Mayne’s funeral ceremony at Hunter High School. He stated it was well done and well attended.

COUNCILMEMBER WHETSTONE- CHAMBERWEST

Councilmember Whetstone stated he attended ChamberWest and it was a fun, well attended event.

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Councilmember Fitisemanu requested information, such as engine brake protocol, be clearly accessible on the website for residents who continually ask these questions.

MOTION FOR CLOSED SESSION

Councilmember Christensen moved to adjourn and reconvene in a Closed Session for discussion of deployment of security. Councilmember Harmon seconded the motion.

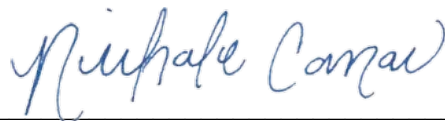
A voice vote was taken and all members voted in favor of the motion.

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 SEPTEMBER 3, 2024 WAS ADJOURNED AT 6:04 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, September 3, 2024.



Nichole Camac, MMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, SEPTEMBER 3, 2024, AT 6:08 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.

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THE FOLLOWING MEMBERS WERE PRESENT:

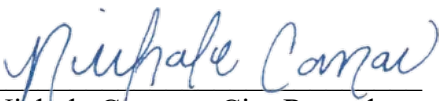
Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
Will Whetstone, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

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
Steve Pastorik, CD Director
Sam Johnson, Public Relations Director

The City Council met in Closed Session and discussed deployment of security.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF SEPTEMBER 3, 2024 WAS ADJOURNED AT 6:28 P.M. BY MAYOR LANG.



Nichole Camac – City Recorder