

## **MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022**

-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JUNE 21, 2022 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 MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM.

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 (*electronically*)

STAFF PRESENT:

Nicole Cottle, Acting City Manager  
Nichole Camac, City Recorder  
Eric Bunderson, City Attorney (*electronically*)  
Kent Stokes, Acting Police Chief (*electronically*)  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Steve Pastorik, CED Director  
Layne Morris, CPD Director  
Dan Johnson, Public Works Director  
Nancy Day, Parks and Recreation Director  
Sam Johnson, Strategic Communications Director (*electronically*)  
Ken Cushing, IT  
Jeff Jackson, Economic Development

### **APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 14, 2022**

The Council considered the Minutes of the Study Meeting held June 14, 2022. There were no changes, corrections or deletions.

Councilmember Huynh moved to approve the Minutes of the Study Meeting held June 14, 2022. Councilmember Harmon seconded the motion.

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

## **MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022**

-2-

### **REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF JUNE 21, 2022**

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 5, 2022**

**A. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-8-2022, FILED BY ARCADIA SP, INC., 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) FOR PROPERTY LOCATED AT 3789 SOUTH 5200 WEST**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 5, 2022, in order for the City Council to hear and consider public comments regarding application Z-8-2022, Filed by Arcadia SP, Inc., 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) for Property Located at 3789 South 5200 West.

Proposed Ordinance 22-26 and Resolution 22-102 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ACTION: ORDINANCE NO. 22-26, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3789 SOUTH 5200 WEST 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 Director, discussed proposed Ordinance 22-26 that would amend the Zoning Map to Show a Change of Zone For Property Located at 3789 South 5200 West 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:

The applicant has submitted a concept plan that shows the subject property being subdivided into 7 lots with 3 of the 7 being flag lots. The existing home would remain on one of the lots. The average lot size is 12,063 square feet including the stems of the flag lots and 11,280 square feet excluding the flag lots. While the 4 west lots all exceed 8,000 square feet in area, they are all below the required minimum lot width of 80'. The applicant is

## MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022

-3-

requesting a lot width exception in the development agreement for these 4 lots.

The applicant has submitted a development agreement proposal that is summarized below:

- The minimum house size for all ramblers will be 2,000 square feet. For two story and multi-level homes, the minimum house size will be 2,500 square feet for three lots and 3,000 square feet for the other three lots.
- No home will share the front elevation as another home.
- All new homes will have a 3-car garage.
- All new homes will have 9' ceilings on the main level, two tone paint, and quartz or granite countertops in kitchens and bathrooms.
- Exterior walls will be constructed with 2" x 6" studs.
- All new homes shall be meet the architectural requirements that were in effect up until July of 2021 when the ordinance was amended to comply with changes in state law.

### **ACTION: RESOLUTION 22-102, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH ARCADIA SP, INC. FOR APPROXIMATELY 1.93 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3789 SOUTH 5200 WEST**

Steve Pastorik, CED Director, discussed proposed Resolution 22-102 that would authorize the City to Enter Into a Development Agreement With Arcadia SP, Inc. for Approximately 1.93 Acres of Property Located at Approximately 3789 South 5200 West

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

Ken Milne with Arcadia SP, Inc. has submitted a zone change application (Z-8-2022) on 1.93 acres 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 square feet). The Planning Commission recommended approval of the zone change subject to a development agreement.

The City's Zoning Ordinance requires that "All new Subdivisions involving a rezone of property, or a PUD, shall participate in a Development Agreement that addresses housing size, quality, exterior finish materials, Streetscapes, Landscaping, etc." The development agreement grants a lot

## MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022

-4-

width exception for four of the proposed lots and establishes standards for the new homes.

Councilmember Huynh asked how short the frontage deficit is on the 4 lots fronting 5200 West. Steve replied approximately 10'. He indicated part of the reason for this request is to keep the antique home on one of the lots and to make room for the flag lot driveways. Councilmember Whetstone asked if the lot width reduction will have to go to the Board of Adjustment. Steve replied no and indicated that the City Council can authorize this by Development Agreement. Councilmember Harmon asked if there was any public input at the Planning Commission level. Steve replied no. Mayor Lang asked if the flag lot driveways are considered to be private streets. Steve replied no and indicated that the driveways are privately owned as part of the properties themselves. Councilmember Nordfelt asked if there is a large enough setback between the homes fronting 5200 West and the flag lots. Steve replied that he would confirm this with the applicant. He noted that the lots are deeper than the average. Upon inquiry by Councilmember Harmon, Steve confirmed that there is an ordinance in process that will ban public streets. He indicated that flag lots are separate since the driveways are owned by the property owner. Councilmember Harmon asked if a lane sharing agreement is needed. Steve replied that on the 2 flag lots to the South, the driveway will be 24 feet with each property owner owning 12 feet and all utilities will run separate along each individual 12' driveway.

The City Council will consider Ordinance 22-26 and Resolution 22-102 at the Regular Council Meeting scheduled July 5, 2022 at 6:30 P.M.

### **RESOLUTION 22-103: APPROVE AMENDMENT NO. 2 TO THE RESIDENTIAL SOLID WASTE COLLECTION, DISPOSAL, AND CURBSIDE RECYCLING SERVICE BETWEEN WEST VALLEY CITY AND ACE DISPOSAL INC.**

Dan Johnson, Public Works, presented proposed Resolution 22-103 that would approve Amendment No. 2 to the Residential Solid Waste Collection, Disposal, and Curbside Recycling Service Between West Valley City and Ace Disposal Inc.

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

The City's current agreement with Ace Disposal includes an automatic price increase of 2.5% per year for residential solid waste collection, recycling, bulky waste collection and the Neighborhood Dumpster Program to cover the increasing cost of doing business. This past year has been fraught with inflation throughout multiple sectors in the economy, with the United States Consumer Price Index up by over 8% from last year. Ace has reported operating costs increasing nearly 10%. Ace has made a request to the City for a price increase of an additional 2.5% to

## MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022

-5-

cover some of their costs. It is estimated that this increase will cost the City approximately an additional \$76,000.

The Sanitation Fund is currently operating in a deficit (annual expenditures exceed annual revenue), which is depleting the fund balance. These additional costs can be absorbed for a limited time by the Sanitation Fund balance. A fee increase, or a service reduction will need to be implemented within the next year or two.

Mayor Lang asked if the additional 2.5% increase is a one-time increase. Dan replied yes and noted that the contract would increase next year at its usual 2.5% instead of the 5% adjustment being recommended this year.

The City Council will consider Resolution 22-103 at the Regular Council Meeting scheduled June 28, 2022 at 6:30 P.M.

### **RESOLUTION 22-104: APPROVE THE PURCHASE OF GARBAGE CANS FROM WASTEQUIP**

Dan Johnson, Public Works, presented proposed Resolution 22-104 that would approve the Purchase of Garbage Cans from Wastequip.

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

The Sanitation Division regularly purchases new garbage cans to satisfy demand from customers for new cans, additional can requests and the replacement of damaged cans.

The pricing is based upon a bid awarded to other governmental entities and the containers are procured through OMNIA Partners a national purchasing organization. The bids obtained through this organization enable the city to benefit from very competitively priced bids from another government agency, satisfying the city's procurement requirements.

This resolution authorizes the purchase of 1,908 garbage containers. Due to expected long delivery periods there are two versions of the garbage cans being ordered. The Sanitation Division normally purchases cans in smaller numbers at various times during the year. Due to anticipated price increases more cans are being purchased earlier at the current price levels.

Councilmember Whetstone asked what happens to cans after they are damaged. Dan replied they are fixed as much as possible but when they live out their life expectancy, they are recycled.

## MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022

-6-

The City Council will consider Resolution 22-104 at the Regular Council Meeting scheduled June 28, 2022 at 6:30 P.M.

### CONSENT AGENDA SCHEDULED FOR JUNE 28, 2022

A. **RESOLUTION 22-105: AUTHORIZE THE CITY TO ABANDON A PORTION OF A STORM DRAIN EASEMENT LOCATED AT 5468 SOUTH 5600 WEST**

Nicole Cottle discussed proposed Resolution 22-105 that would authorize the City to Abandon a Portion of a Storm Drain Easement Located at 5468 South 5600 West.

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

In 1986 a storm drain easement was recorded in favor of Salt Lake County across property located south of 5400 South on the west side of 5600 West. As there are no existing storm drain facilities located on property within this specific easement, the property owner has requested this easement be abandoned by West Valley City.

Carpe Diem Auctum LLC is the owner of property located at 5468 South 5600 West, parcel 20-14-231-024 and the site of the proposed Carpe Diem Auctum Subdivision. The above referenced storm drain easement was recorded in favor of Salt Lake County prior to the Smith's Annexation in 1995 by West Valley City. After the annexation of property West Valley City became the successor in interest to Salt Lake County. As the easement is no longer necessary, an Abandonment of a Portion of a Storm Drain Easement document has been prepared for approval by the West Valley City Council and execution by the mayor. There is another 15-foot wide storm drain easement which runs slightly east and parallel with the easement being abandoned. That easement will remain.

B. **RESOLUTION 22-106: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF HAROLD WOODRUFF TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM COMMENCING JULY 1, 2022 AND ENDING JULY 1, 2026**

Nicole Cottle discussed proposed Resolution 22-106 that would ratify the City Manager's Reappointment of Harold Woodruff to the West Valley Planning Commission for a Term Commencing July 1, 2022 and Ending July 1, 2026

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

**MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022**

**-7-**

The Planning Commission is composed of seven members and one alternate member appointed and reappointed by the City Manager with the advice and consent of the City Council.

Harold Woodruff has been recommended for reappointment as a member of the Planning Commission. He has been serving as a member of the Planning Commission since February 18, 1988. Harold Woodruff's term will run from July 1, 2022 to July 1, 2026.

Harold Woodruff's viewpoints as an architect add much insight into various issues that are addressed.

**C. RESOLUTION 22-107: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF MARTELL WINTERS TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM COMMENCING JULY 1, 2022 AND ENDING JULY 1, 2026**

Nicole Cottle discussed proposed Resolution 22-107 that would ratify the City Manager's Reappointment of Martell Winters to the West Valley Planning Commission for a Term Commencing July 1, 2022 and Ending July 1, 2026

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

The Planning Commission is composed of seven members and one alternate member appointed and reappointed by the City Manager with the advice and consent of the City Council.

Martell Winters has been recommended for reappointment as a member of the Planning Commission. He has been serving as a member of the Planning Commission since January 12, 2016. Martell Winter's term will run from July 1, 2022 to July 1, 2026.

Martell Winters has been a resident of West Valley City for 24 years. He currently works as a senior scientist for Nelson Laboratories. We believe Martell Winters will continue to be a valuable asset to the City in serving on the Planning Commission.

**D. RESOLUTION 22-108: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF NECIA CHRISTENSEN AS A MEMBER OF THE WEST VALLEY BOARD OF ADJUSTMENT FOR A TERM FROM JULY 1, 2022 TO JULY 1, 2027**

Nicole Cottle discussed proposed Resolution 22-108 that would ratify the City Manager's Reappointment of Necia Christensen as a Member of the West Valley Board

**MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022**

**-8-**

of Adjustment for a Term from July 1, 2022 to July 1, 2027

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

The Board of Adjustment is composed of five members and alternate member appointed and reappointed by the City Manager with the advice and consent of the City Council. Any Board of Adjustment member or alternate member may be reappointed for an additional term.

Necia Christensen has been serving on the Board of Adjustment since December 3, 1998. Necia Christensen has expressed an interest to continue serving on the Board of Adjustment. Necia Christensen's reappointed term will run from July 1, 2022 to July 1, 2027.

**E. RESOLUTION 22-109: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF ABIGAIL DIZON-MAUGHAN AS CHAIR OF THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING JULY 1, 2022 AND ENDING JUNE 30, 2024**

Nicole Cottle discussed proposed Resolution 22-109 that would ratify the City Manager's Reappointment of Abigail Dizon-Maughan as Chair of the Professional Standards Review Board for a Term Commencing July 1, 2022 and Ending June 30, 2024.

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

This resolution re-appoints Abigail Dizon-Maughan as Chair of the Professional Standards Review Board for a term commencing on July 1, 2022 and ending on June 30, 2024.

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

**F. RESOLUTION 22-110: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF MATT MACPHERSON TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING JULY 1, 2022 AND ENDING JUNE 30, 2024**

Nicole Cottle discussed proposed Resolution 22-110 that would ratify the City

**MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022**

**-9-**

Manager's Reappointment of Matt MacPherson to the Professional Standards Review Board for a Term Commencing July 1, 2022 and Ending June 30, 2024.

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

This resolution re-appoints Matt MacPherson as a member of the Professional Standards Review Board for a two-year term commencing on July 1, 2022 and ending on June 30, 2024.

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

**G. RESOLUTION 22-111: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF JIM VESOCK AS CHAIR OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2022 AND ENDING JUNE 30, 2023**

Nicole Cottle discussed proposed Resolution 22-111 that would ratify the City Manager's Reappointment of Jim Vesock as Chair of the West Valley City Clean and Beautiful Committee for a Term Commencing July 1, 2022 and Ending June 30, 2023

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

The Chair of the West Valley City Clean and Beautiful Committee serves for a term of one year. Jim's term will commence July 1, 2022 and end June 30, 2023.

**H. RESOLUTION 22-112: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF JIM VESOCK AS CHAIR OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2022 AND ENDING JUNE 30, 2023**

Nicole Cottle discussed proposed Resolution 22-111 that would ratify the City Manager's Reappointment of Jim Vesock as Chair of the West Valley City Clean and Beautiful Committee for a Term Commencing July 1, 2022 and Ending June 30, 2023

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

**MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022**

**-10-**

Members of the West Valley City Clean and Beautiful Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

**I. RESOLUTION 22-113: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF CRAIG THOMAS AS A MEMBER OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2022 AND ENDING JUNE 30, 2026**

Nicole Cottle discussed proposed Resolution 22-113 that would ratify the City Manager's Reappointment of Craig Thomas as a Member of the West Valley City Clean and Beautiful Committee for a Term Commencing July 1, 2022 and Ending June 30, 2026.

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

Members of the West Valley City Clean and Beautiful Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

**J. RESOLUTION 22-114: RATIFY THE CITY MANAGER'S APPOINTMENT OF ALEXANDRA HILSE AS A MEMBER OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2022 AND ENDING JUNE 30, 2026**

Nicole Cottle discussed proposed Resolution 22-114 that would ratify the City Manager's Reappointment of Alexandra Hilse as a Member of the West Valley City Clean and Beautiful Committee for a Term Commencing July 1, 2022 and Ending June 30, 2026.

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

Members of the West Valley City Clean and Beautiful Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

**K. RESOLUTION 22-115: RATIFY THE CITY MANAGER'S APPOINTMENT OF LISA RENE JONES AS A MEMBER OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2022 AND ENDING JUNE 30, 2026**

Nicole Cottle discussed proposed Resolution 22-114 that would ratify the City Manager's Reappointment of Lisa Rene Jones as a Member of the West Valley City Clean and Beautiful Committee for a Term Commencing July 1, 2022 and Ending June

## MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022

-11-

30, 2026.

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

Members of the West Valley City Clean and Beautiful Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider Resolutions 22-105 through 22-115 at the Regular Council Meeting scheduled February 9, 2021, at 6:30 P.M.

### COMMUNICATIONS

#### A. BANGERTE HIGHWAY UPDATE

Alex Fisher-Willis, UDOT presented a PowerPoint presentation summarized as follows:

- 4700 South Project Update
  - o Right-of-way is currently underway
    - 12/18 of the offers have been signed
  - o West Valley and Taylorsville are still deciding whether to move forward with an over/under/hybrid design
  - o Anticipated timeline
    - Now through Fall 2022
      - Decide on a vertical alignment
      - Clear all ROW and begin home demolitions
      - Out to bid for construction
      - Refine the design
    - Spring-Summer 2023
      - Relocation of the aqueduct
    - Nov/Dec 2023
      - Aqueduct switchover (old to new system)
    - 2024
      - Begin construction of the new intersection
- 4100 South to California Avenue (State Environmental Study)
  - o We are studying Bangerter Highway from 4100 South to California Avenue
    - During this study we will:
      - Gather information and community feedback and assess the best solutions for the community

## MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022

-12-

- Take into consideration the West Valley City resolution 21-205 passed in December 2021, to utilize frontage roads from 4100 South to California Avenue
- Traffic is expected to double by 2050.
  - 2021: 60,000 cars per day
  - 2050: 120,000 cars per day
- Without improvements delays could increase by nearly 4 times the current conditions
- o Study Goals
  - Convert all at-grade intersections on Bangerter Highway to grade-separated interchanges or other freeway-like solutions
  - Enhance safety
  - Improve travel times and increase mobility (north and south on Bangerter, and east/west on city cross streets)
  - When complete, 20-minute reduction in travel time between Draper and the Salt Lake City Airport
- o Unique Elements
  - We have several unique elements to consider when evaluating improvements to Bangerter.
  - Along with many homes and businesses along the highway there's also:
    - A pedestrian bridge at 4100 South and 3100 South
    - A major water line under the highway
    - A golf course
    - Railroad tracks
    - A large high school
    - A busy hospital
- o Intersection Distances
  - We are evaluating all options, including the study WVC conducted for frontage roads.
  - The stretch of Bangerter between 4100 South and California Avenue is unique, because the intersections are closer together than they were at other locations farther south
  - Typically, a freeway has on- and off-ramps spaced no closer than a mile apart, but here, we're working with much less room which is why a frontage road system is being considered
- o Potential Improvements

## MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022

-13-

- Here is an example of what a frontage road system could look like for Bangerter Highway
- We're studying not only traditional interchanges like we've done before, but we're also looking at other options, like a frontage road system, to better work with the proximity of each intersection
- More details and possible options will be developed throughout this study process
  - Each option will be evaluated for how well it helps traffic flow,
  - Also, for the types and quantities of impacts that would occur to the surrounding environment
  - Engineering feasibility and cost to build each option is taken into consideration before a final decision is made
- Schedule
- Public Scoping Meetings
  - We need the community to help our team to better understand the area
    - Talk to the team and let us know what is important to them in this area.
  - Residents and business owners are encouraged to join us at one of the upcoming public scoping opportunities at Granger High School
  - There is an online video that will be available in both English and Spanish for those who cannot attend in person
  - We will be accepting public comments through the end of July.
- How to comment

Mayor Lang asked if the decision for an underpass or overpass has been made at 4700 South. Ms. Fisher-Willis replied no and indicated that this is still being discussed as funding costs are evaluated. Mayor Lang clarified that pedestrian walkways won't be needed for underpasses. Ms. Fisher-Willis replied that this would be correct but noted that as environmental studies are being conducted, the water table may prevent underpasses north of 4700 South. Mayor Lang asked how the mailers are being sent out. Ms. Fisher-Willis displayed a map that shows the mailing boundary and noted that mailers have been sent to over 5,000 residents in both English and Spanish.

The Mayor and Council had no further questions or concerns.

## MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022

-14-

### **B. GARBAGE AND RECYCLING PROGRAM UPDATE**

Dan Johnson, Public Works, presented a PowerPoint presentation summarized as follows:

- Public Works Sanitation Team
  - o Paul Love – Sanitation and Utility Billing Supervisor
    - Ray Hinkle – Sanitation Service Coordinator
    - Rande Larsen – Sanitation Technician
    - David McEwan – Sanitation Technician
- Agreement Timeline
- Landfill/Transfer Station
  - o Most waste taken to Ace Transfer Station
    - (Near California Ave and I-215 in SLC)
  - o Most waste transferred to Intermountain Regional Landfill in Fairfield
  - o Some waste taken to Salt Lake Valley Landfill
- Residential Curbside Can Collection
  - o Single Family and Duplex Homes Only
  - o Weekly Residential Garbage Can Pick-Up
  - o Every Other Week – Residential Recycle Can Pick-Up
  - o [Interactive map](#) available on the website
- Bulky Waste Collection
  - o Monthly Service available to single family homes and duplexes
  - o Size and Weight Limits
  - o Allowable Waste
    - Yard trimmings and limbs, Appliances and Furniture (freon must be removed), bikes, lawn mowers, toys too large to fit in a garbage can.
  - o Prohibited Waste
    - Glass, bricks, dirt, concrete, rocks, construction or demolition waste, business waste, tires, hazardous material
- Neighborhood Dumpster Program
  - o Neighborhoods may schedule once per year
  - o Due to high demand, the City discourages use from outside neighborhoods
  - o Dumpsters are not automatically scheduled
  - o Normally Runs March to November
- Christmas Tree Disposal
  - o City Park
  - o Westview Park
  - o Bulky Waste Service

## MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022

-15-

- Three Glass recycling locations
  - o West Valley City Family Fitness Center
    - 5415 West 3100 South (West Lot, south of ball diamond)
  - o Maverik Center North Overflow Lot
    - 3025 South Decker Lake Drive (2210 West)
  - o Public Works Building
    - 2805 South 3600 West (south portion of parking lot)
- Annual Document shred and e-waste events
- GCR Tire Recycle event
- Can ownership and maintenance
  - o Resolution 22-104 – Annual authorization to purchase new cans.
  - o 1,872 new cans
  - o Price up 14% from last year
- HB 394-Recycling Transparency Amendments  
2022 Legislative Session
- Current Service Fees
  - o Monthly Residential Waste Collection Fee
    - \$13.00 – **WITHOUT** Recycling
    - \$15.50 – **WITH** Recycling
    - \$9.00 – Each Additional Garbage Can
    - \$3.00 – Each Additional Recycle Can
- Monthly collection fee comparison
- Sanitation fund status and projection
- Increasing costs
  - o Landfill Contractual Increases:
    - July 2022 + \$1/ton (\$50k)
    - July 2023 + \$0.25/ton (\$13k)
    - July 2024 + ???
- Ace proposed contract amendment
  - o Resolution 22-103
  - o Additional 2.5%
  - o Approximately an additional \$76,000
- Increasing Costs
- Ace's Electric Garbage Truck

Mayor Lang asked if GCR will do another tire recycling event in the future. Dan replied he believes they will. Mayor Lang asked how much the service fee would need to be raised for the City to stay out of deficit. Dan replied staff could conduct a study and report back to the Council. Mayor Lang asked if ACE was the only provider to respond to the City's last bid. Dan replied both ACE and Republic. He noted that Waste Management did not submit. Dan added that ACE is a local company and is happy to serve West Valley City. Councilmember Nordfelt asked

## **MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022**

**-16-**

how soon ACE would need to report the recycling data as required by the Legislature. Dan replied it would be about a year from now. Councilmember Whetstone asked when the next shred event will be held. Dan replied next spring. Mayor Lang asked how many ACE trucks service West Valley City. Dan replied that he will look into this. Upon inquiry by Mayor Lang, Dan indicated that the electric garbage truck was purchased by a Federal grant so it's unlikely ACE will be able to fully service West Valley City that way for some time. Councilmember Nordfelt asked how waste is taken to the landfill. Dan replied it is taken via a densely loaded semi-truck.

The Mayor and Council had no further questions or concerns.

### **C. FRAUD RISK ASSESSEMENT**

Jim Welch presented the Council with the Fraud Risk Assessment that is required every year. He detailed why the assessment is required by the State Auditors and noted the primary purpose is to reduce the misuse of public funds and decrease the possibility of fraud. He detailed the list of questions addressed by the assessment and detailed how the City accomplishes each goal. Upon inquiry by Mayor Lang, Jim explained how cash is handled at facilities like the Animal Shelter or Fitness Center. He noted that there are always multiple levels of review and a cash receipt is reported each day to ensure all accounts are balanced appropriately. He stated how cash is processed and transferred to the bank.

### **D. 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 Huynh stated that he received the memo from Wayne Pyle regarding the Maverik Center. He stated that he appreciated the information and indicated that he would like to know what percentage the City shares in ownership for the Maverik Center. He stated that it's important to keep the Maverik Center as an icon and he would not like to see it become a "swap meet" or open market but would still like to look at selling to an appropriate buyer. He suggested contacting Elon Musk to see if he would be interested in using the space for a unique and special purpose.

Councilmember Harmon stated that he is still waiting for two responses related to the KPI conversation.

## **MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022**

**-17-**

Councilmember Whetstone asked if he could be provided with the resolution and information that the Council voted on in 2020 related to Bangerter Highway. Councilmember Harmon requested that information as well.

### **B. COUNCIL REPORTS**

#### **COUNCILMEMBER HARMON-WESTFEST**

Councilmember Harmon thanked staff for their efforts at WestFest and the parade. He stated it was a great event. The Mayor and Council agreed and shared their appreciation.

#### **COUNCILMEMBER WHETSTONE- POLICE RIDE ALONG**

Councilmember Whetstone stated that he had a ride along with Officer Cordova and he appreciated the experience and thanked the Police Department for providing him the opportunity.

#### **COUNCILMEMBER NORDFELT- AUDIT REVIEW COMMITTEE**

Councilmember Nordfelt stated that there was an Audit Review Committee meeting and the engagement letters will be coming soon. He stated that the audit is very positive.

### **B. REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED JUNE 28, 2022**

#### **RESOLUTION 22-04: APPROVE AN INCENTIVE AGREEMENT WITH GODFREY WEST INVESTORS, LLC**

Jeff Jackson, Economic Development, presented proposed Resolution 22-04 that would approve an Incentive Agreement with Godfrey West Investors, LLC

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

Godfrey West Investors, LLC (GWI), a partnership between Scott Godfrey of Godfrey Trucking and Sansone Development, would like to develop a new industrial park to meet the high demand for fulfillment. The area of interest is a 38.7-acre property within the Northwest Economic Development Area located at 6941 S. 2100 S.

The TIF incentive will help offset the high costs of remediating compatible soils, constructing offsite water lines, and making substantial upgrades to the entire power grid as Rocky Mountain Power requires.

**MINUTES OF COUNCIL STUDY MEETING – JUNE 21, 2022**

**-18-**

The development will include two sizable industrial buildings with a total square footage of 603,175. Building 1 is 314,175 SF. Building 2 will be 289,000 SF. The capital investment of the core and shell alone totals \$36,469,000. Additional tenant improvements for new tenants down the road will amount to an additional investment of \$15-20M.

The amount of TIF generated by this project is \$3,532,033. The incentive is subject to GWI meeting the performance terms of the agreement and totals \$700,000, which is 20% of the total TIF generated by the project.

Councilmember Harmon stated he sees 20%. Jeff replied it's 19.8%.

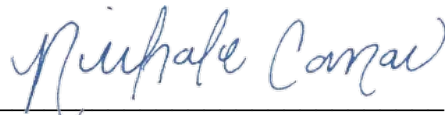
The Mayor and Council had no further questions or concerns.

**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 STUDY MEETING ON TUESDAY JUNE 28, 2022 WAS ADJOURNED AT 5:42 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, June 28, 2022.

A handwritten signature in blue ink, reading "Nichole Camac", is written over a horizontal line.

Nichole Camac, CMC  
City Recorder