

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2022

-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JULY 19, 2022 AT 4:33 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 (*electronically*)

STAFF PRESENT:

Wayne Pyle, City Manager (*electronically*)
Nicole Cottle, Assistant City Manager/ General Counsel
Nichole Camac, City Recorder
Eric Bunderson, City Attorney (*electronically*)
Colleen Jacobs, Police Chief
John Evans, Fire Chief (*electronically*)
Jim Welch, Finance Director
Jerry Thompson, Acting CED Director (*electronically*)
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Nancy Day, Parks and Recreation Director
Mark Nord, RDA Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director (*electronically*)
Ken Cushing, IT
Steve Lehman, CED

APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 5, 2022

The Council considered the Minutes of the Study Meeting held July 5, 2022. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Study Meeting held July 5, 2022. Councilmember Huynh seconded the motion.

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2022

-2-

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

PRESENTATIONS

A. REPORT BY COREY RUSHTON OF A PROPOSED PROPERTY TAX INCREASE BY JORDAN VALLEY WATER CONSERVANCY DISTRICT FOR WATER SERVICES PURPOSES

Mayor Lang noted that Corey Rushton would be providing a report at the July 26, 2022 City Council meeting.

ACCEPT PUBLIC INPUT FROM THE PUBLIC AND/OR THE CITY COUNCIL REGARDING THE PROPOSED PROPERTY TAX INCREASE BY JORDAN VALLEY WATER CONSERVANCY DISTRICT

Public input will be accepted at the Regular City Council meeting held July 26, 2022.

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF JULY 19, 2022

There is no agenda for the Regular Meeting of July 19, 2022. This meeting has been canceled.

PROCLAMATIONS

A. PROCLAMATION DECLARING AUGUST AS "NEIGHBORHOOD NIGHTS" MONTH AND AUGUST 2, 2022 AS "NATIONAL NIGHT OUT 2022" IN WEST VALLEY CITY

Councilmember Christensen offered to read a Proclamation Declaring August as "Neighborhood Nights" Month and August 2, 2022 as "National Night Out 2022" in West Valley City at the July 26, 2022 Regular City Council Meeting.

PUBLIC HEARINGS SCHEDULED FOR JULY 26, 2022

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-3-2022, FILED BY WEST VALLEY CITY, REQUESTING AN AMENDMENT TO CHANGE THE ZONING ORDINANCE (TITLE 7) AND THE CONDOMINIUM ORDINANCE (TITLE 9) TO PROHIBIT PRIVATE STREETS, ALLOW PARKING SPACES FOR TOWNHOMES AND CONDOMINIUMS ATTACHED TO THE SIDE OF EACH OTHER TO BACK ONTO A STREET, AND CREATE TWO NEW STREET CLASSIFICATIONS FOR USE IN PLANNED UNIT DEVELOPMENTS

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 26, 2022, in order for the City Council to hear and consider public comments regarding application ZT-3-2022, Filed by West Valley City, Requesting an Amendment to Change the Zoning Ordinance (Title 7) and the Condominium Ordinance (Title 9) to Prohibit Private Streets, Allow Parking Spaces for Townhomes and Condominiums Attached to the Side of Each Other to Back Onto

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2022

-3-

a Street, and Create Two New Street Classifications for Use in Planned Unit Developments.

Proposed Ordinances 22-29 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 22-29, AMEND SECTIONS 7-1-103, 7-9-106, 7-9-107, 7-13-704, 7-13-705, 7-13-807, 9-4-102 AND 9-4-105 OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND CERTAIN REQUIREMENTS CONCERNING STREETS

Steve Lehman, CED, discussed proposed Ordinance 22-29 that would amend Sections 7-1-103, 7-9-106, 7-9-107, 7-13-704, 7-13-705, 7-13-807, 9-4-102 and 9-4-105 of the West Valley City Municipal Code to Amend Certain Requirements Concerning Streets.

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

The City Council has expressed concerns about the financial burden private streets place on the residents of planned unit developments (PUDs) with private streets and directed staff to prepare an ordinance revision that would prohibit private streets. This ordinance is in response to that direction.

Councilmember Nordfelt verified that the two smaller cross section options apply only to multi-unit projects. Steve replied yes. Councilmember Nordfelt stated that the Planning Commission was concerned about industrial subdivisions and questioned why. Steve replied they felt there should be more flexibility for industrial projects. He referenced a private road for CR England and Godfrey that is made of concrete and works well for those businesses. Councilmember Nordfelt asked if the Code would allow for larger roads. Steve replied that the proposed standard cross-section is plenty wide for maneuverability. He stated that staff hasn't discussed a need for larger roads with commercial developers. Councilmember Harmon asked what other issues the Planning Commission had with the proposed ordinance. Steve replied that they were concerned that one size doesn't fit all. They indicated that there were unique properties that may require smaller roads to be developable. Steve noted that overall, the Planning Commission just wanted there to be more options for flexibility. Mayor Lang asked if this ordinance would prohibit private streets in a single-family home PUD. Steve replied yes. Steve briefly discussed different subdivisions in the City and some of their unique layouts with private and public streets.

The City Council will consider Ordinances 22-29 at the Regular Council Meeting scheduled July 26, 2022 at 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2022

-4-

B. ACCEPT PUBLIC COMMENT REGARDING APPLICATION SV-2-2022, FILED BY NORTHRUP GRUMMAN, REQUESTING A VACATION OF A PERPETUAL EASEMENT AND RIGHT-OF-WAY LOCATED AT APPROXIMATELY 7000 WEST 5400 SOUTH

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 26, 2022, in order for the City Council to hear and consider public comments regarding application SV-2-2022, Filed by Northrup Grumman, Requesting a Vacation of a Perpetual Easement and Right-of-Way Located at Approximately 7000 West 5400 South.

Proposed Ordinances 22-30 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 22-30, APPROVE THE VACATION OF A PERPETUAL EASEMENT AND RIGHT-OF-WAY LOCATE AT APPROXIMATELY 7000 WEST 5400 SOUTH

Steve Lehman, CED, discussed proposed Ordinance 22-30 that would approve the Vacation of a Perpetual Easement and Right-of-Way Locate at Approximately 7000 West 5400 South.

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

Katherine Pasker, representing Northrop Grumman Innovation systems Inc. is requesting a vacation for a perpetual easement and right-of-way dedicated to Salt Lake County in 1932. Subsequent to West Valley City's incorporation in 1980, this easement and right-of-way was transferred to the City. The purpose for the vacation is to clean up title records.

According to County records, Arnold and Areva Petersen dedicated 33-feet of their property to Salt Lake County for a future public highway. This deed was recorded in November 1932. The highway was obviously not built, and the property was subsequently developed by Hexcel.

Although the unimproved street will be vacated by ordinance, the ordinance will have no force or effect of any franchise rights of any public utilities, nor would they be impaired thereby. The ordinance will also protect any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on Salt Lake County records.

The City Council will consider Ordinances 22-30 at the Regular Council Meeting scheduled July 26, 2022 at 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2022

-5-

C. ACCEPT PUBLIC COMMENT REGARDING APPLICATION SA-2-2022, FILED BY BROOK HINTZE, REQUESTING FINAL PLAT APPROVAL FOR THE 4100 SOUTH COMMONS OFFICE CONDOMINIUMS AMENDED LOCATED AT 3745 WEST 4100 SOUTH

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 26, 2022, in order for the City Council to hear and consider public comments regarding application SA-2-2022, Filed by Brook Hintze, Requesting Final Plat Approval for the 4100 South Commons Office Condominiums Amended Located at 3745 West 4100 South.

Proposed Ordinances 22-31 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 22-31, APPROVE THE AMENDMENT OF THE 4100 COMMONS OFFICE CONDOMINIUMS

Steve Lehman, CED, discussed proposed Ordinance 22-31 that would approve the amendment of the 4100 Commons Office Condominiums.

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

Brook Hintze, representing Back Development, is requesting consideration to amend the 4100 Commons Office Condominium Plat. This plat was recorded with the office of the Salt Lake County Recorder in December 2021. The property is located at 3745 West 4100 South.

The purpose for the original condominium plat was to re-purpose the old Granger Medical site by converting the interior space for individual condominiums. The original plat divided interior spaces into smaller units which allow businesses the opportunity and affordability to own a piece of a much larger, nicer facility for business operations. According to the applicant during the original approvals, “It creates synergy within the building with like-minded ownership”.

Subsequent to the plat recording in 2021, Back Development has experienced more growth and interest in the project. They have been asked by a particular client to modify portions of the plat to accommodate their needs. This adjustment will affect a small area on the first and second floors.

Adjustments are also proposed for various parking areas to include limited common spaces and a reduction of common area parking spaces. All parking requirements within City ordinances will continue to be satisfied.

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2022

-6-

The applicant will be required to update and revise the declaration of condominium which will be recorded with the amended plat.

The City Council will consider Ordinances 22-31 at the Regular Council Meeting scheduled July 26, 2022 at 6:30 P.M.

RESOLUTION 22-122: APPROVE TWO BETTERMENT AGREEMENTS BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR CERTAIN ADDITIONAL IMPROVEMENTS ON AND AROUND MOUNTAIN VIEW CORRIDOR

Dan Johnson, Public Works, presented proposed Resolution 22-122 that would approve Two Betterment Agreements Between the City and the Utah Department of Transportation for Certain Additional Improvements On and Around Mountain View Corridor.

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

Betterment Agreement No. 2 includes a \$900,000 credit from UDOT project funds designated to aesthetic improvements, which was applied toward City betterments. Total cost to the City for this betterment agreement is \$584,375.08. Funds for these betterments are available from a previous budget year, a budget opening is not required.

Betterments in this agreement include:

- Lighting & landscaping on 3500 South, 5600 West, Cilma Drive and 3575 South Parking Lots
- Lighting on Masters Drive, Marsha Drive, 2400 South, South Frontage Road and 3100 South
- Miscellaneous site furnishings on the trail
- Speed humps on Cilma Drive
- A credit from UDOT for City-furnished street lights

Betterment Agreement No. 3 includes:

- 5600 West stamped concrete parkstrip
- 3500 South property landscape restoration for power burial improvements
- 2400 South roadway improvements to accommodate the City's new road project (Beagley Lane extension - \$263,751 from Beagley project funds)
- Marsha Drive widening – UDOT replaced curb, gutter and sidewalk along Marsha – City requested widening to accommodate future roadway extension from development to the south
- Share storm drain trunk line - The City and UDOT agreed to construct a shared storm drain trunk line running parallel to the highway, from 3500

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2022

-7-

South to approximately 2900 South. This completed an important element of the City's drainage plans and provided drainage benefits to UDOT's project as well. The City's share of the cost of the shared storm drain is \$397,600.

The total cost to the City for Betterment Agreement No. 3 is \$800,054.57. Funds for these betterments have been included in the budget.

The City Council will consider Resolution 22-122 at the Regular Council Meeting scheduled July 26, 2022 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR JULY 26, 2022

A. RESOLUTION 22-123: ACCEPT A WARRANTY DEED FROM SV WEST VALLEY CITY UT LLC FOR PROPERTY LOCATED AT 2460 SOUTH 3270 WEST

Mayor Lang discussed proposed Resolution 22-123 that would authorize the City to accept a Warranty Deed from SV West Valley City Ut LLC for Property Located at 2460 South 3270 West.

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

The SV West Valley Ut LLC property is the site of the Scientia Redwing Building Addition. As a part of the approval for this project, conveyance of additional right-of-way was required along the 3400 West and 3270 West frontages of the property. The installation of a five-foot sidewalk with a five-foot park strip was also required along the 3400 West street frontage.

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

The City Council will consider Resolution 22-123 at the Regular Council Meeting scheduled July 26, 2022, at 6:30 P.M.

COMMUNICATIONS

A. POST WESTFEST UPDATE

Nancy Day, Parks and Recreation Director, presented a PowerPoint presentation summarized as follows:

- Marketing
 - o Social Media
 - o Website
- Fireworks

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2022

-8-

- o Friday & Saturday Shows
 - o Friday Show Covered by University of Utah Health
- Carnival
 - o Gross Sales Increased 4%
 - o Sunday Lower Attendance Due to Wind
- City Support
 - o Police
 - o Fire
 - o Parks & Recreation
 - o Public Relations
 - o Other Departments
- Entertainment
 - o Variety
 - o Bands
 - o Dance Groups
 - o Magician
 - o Scales & Tails
- Parade
 - o 36 Entries
 - Local High Schools, Local Businesses, Youth Dance, Karate, Soccer Teams, Politicians, Other Communities, WVC Departments
 - o Positive Feedback
 - o Thank You to City Participation
 - o Work On: Outreach & Communication
- Vendors
 - o **CRAFT & BUSINESS VENDORS - 62**
 - Formal Booths
 - Informal Booths for Home Crafters
 - Booth Location Layout
 - Variety
 - o **FOOD VENDORS - 26**
 - Overbooked
 - Booths & Food Trucks
 - Variety
- WestFest Events
 - o 5K/10K Family Fun Run
 - o Parade
 - o Movie in the Park
 - o Dutch Oven Cook-off
 - o Pickleball Tournament
 - o Chicken Nugget Eating Contest

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2022

-9-

- o Skateboard Competition
- o K9 Demonstration
- o Krispy Kreme Donut Eating Contest
- Improvement Ideas
 - o Seek Committee Members - Ongoing
 - o Increase Advertising
 - o Improve Communications with City, Vendors, etc.
 - o Improve Communications with Public
 - o Seek Additional Sponsorships
 - o Emergency Action Plan
 - o Evaluate Layout - Ongoing

Mayor Lang stated that she received complaints about how food trucks and vendors were set up. Nancy agreed and noted that this will be looked at and better arranged next year. Mayor Lang stated that she did receive great comments about food tables being placed under trees. She noted that the new member on the committee found too many food vendors where there hasn't been enough in previous years. Nancy agreed and stated that it was good for research and the committee will be sending out surveys. She noted that a good balance will be sought for next year.

The Mayor and Council had no further questions or concerns.

B. COUNCIL CALENDAR

Mayor Lang referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events.

Councilmember Christensen asked how the movie in the parks have gone. Nancy reapplied that staff would like to see the attendance increase but numbers could be down due to the heat. She indicated that it is on the City's radar.

Councilmember Christensen stated that the Council received several events on their calendar, but he is unsure what those events are. Wayne replied that one of the summer interns created a placemaking project titled "Family Week". He indicated that the Council isn't required to attend these events but are always welcome. Councilmember Christensen requested more detail in the calendar invitations. He noted that he saw something on social media, Cops and Cleats, that is not on the Council calendars. Chief Jacobs explained that the event was put together very quickly in the last week or two and will be held at Hunter High School this Thursday at 8 AM. She indicated that it is Police Officers and teenagers in the community learning football warm-ups, etc. from NFL and college players.

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2022

-10-

Members of the City Council had no further questions regarding the Council Update.

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Nordfelt stated that residents have brought up a graduated parking violation fee for commercial vehicles parking on the street illegally. The Council agreed to discuss this at a future meeting.

Councilmember Nordfelt stated that he heard from another resident about fireworks on the 4th of July and the 24th of July and changing the noise ordinance to 10 PM if the holidays fall on a weekday. He indicated that he would not be interested in changing this requirement but wanted to bring it up to see if there was any discussion from the Council. Mayor Lang stated that the City follows the State's guidelines and indicated that she is unsure if this can really be adjusted at the City level. She noted that the City also doesn't have the Police force to enforce this requirement. Chief Evans agreed and noted that the State allows fireworks to go until midnight on both the 4th of July and the 24th of July and 11 PM on surrounding days.

Councilmember Harmon stated that he sent out the KPI list. He asked if the Council wanted to move forward with those that were selected or if they wanted additional conversation. Mayor Lang stated that she would like to have additional conversation on a Study Meeting where the agenda is light.

Councilmember Whetstone stated that he had suggested that the City adopt a highway but indicated that after looking into it further, this isn't something that UDOT offers anymore. He suggested organizing an unofficial cleanup. Councilmember Harmon stated that he would suggest pursuing something like this in the fall when it is not so hot.

Councilmember Huynh asked if the reported cougar in the City has been caught. Mayor Lang stated that the DWR caught one in Murray but suspect there are still others out there. She indicated that the one in West Valley City attacked some sheep so cannot be released back into the wild. Layne Morris, CPD Director, agreed and noted that the State is unsure if the Murray cougar and the sightings in West Valley City are connected. Chief Jacobs stated that dispatch received a call last Friday about a sighting near Early Duke Street but Police were unable to locate it. Mayor Lang stated that the City has done a great job noticing on Facebook.

Mayor Lang stated that she would like to see residents getting to know the various types of restaurants in the City. She suggested a passport or bingo game of some

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2022

-11-

kind where residents could visit different restaurants and receive some type of municipal prize for completing. Councilmember Fitisemanu stated that there are some established models in Salt Lake City and Park City that the City could look into as a starting point.

B. COUNCIL REPORTS

COUNCILMEMBER DON CHRISTENSEN- HEALTHY WEST VALLEY

Councilmember Christensen stated that Healthy West Valley received a grant to help develop ideas and resolutions to incorporate healthy activity in West Valley City. Councilmember Christensen stated that looking at developments and policies are among some of the things the Council can do.

MOTION FOR CLOSED SESSION

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

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY JULY 19, 2022 WAS ADJOURNED AT 7:19 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 19, 2022.



Nichole Camac, CMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, JULY 19, 2022, AT 5:41 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 LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

MINUTES OF COUNCIL STUDY MEETING – JULY 19, 2022

-12-

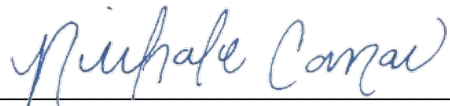
Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Jake Fitisemanu, Councilmember District 4 (*electronically*)

STAFF PRESENT:

Wayne Pyle, City Manager (*electronically*)
Nichole Camac, City Recorder
Nicole Cottle, Assistant City Manager/General Counsel
Eric Bunderson, City Attorney (*electronically*)

The City Council met in Closed Session and discussed pending litigations.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF JULY 19, 2022 WAS ADJOURNED AT 5:48 P.M. BY MAYOR LANG.



Nichole Camac – City Recorder