

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 1, 2022

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, NOVEMBER 1, 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 (*electronically*)
Jake Fitisemanu, Councilmember District 4 (*electronically*) (*arrived as noted*)

STAFF PRESENT:

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

APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 25, 2022

The Council considered the Minutes of the Study Meeting held October 25, 2022. There were no changes, corrections or deletions.

Councilmember Harmon moved to approve the Minutes of the Study Meeting held October 25, 2022. Councilmember Christensen seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF NOVEMBER 1, 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.

PROCLAMATIONS

A. PROCLAMATION DECLARING NOVEMBER 19, 2022 AS “WORLD SUICIDE PREVENTION DAY” IN WEST VALLEY CITY

Councilmember Huynh offered to read a Proclamation Declaring November 19, 2022 as World Suicide Prevention Day in West Valley City at the Regular City Council Meeting scheduled November 15, 2022.

PUBLIC HEARINGS SCHEDULED FOR NOVEMBER 15, 2022

A. ACCEPT PUBLIC COMMENT REGARDING APPLICATION GPZ-8-2022, FILED BY BRYAN AND CHANTEL BRADFORD, REQUESTING A GENERAL PLAN ZONE CHANGE FROM LARGE LOT RESIDENTIAL TO LOW DENSITY RESIDENTIAL AND A ZONE CHANGE FROM A TO R-1-8 FOR PROPERTY LOCATED AT 3816 SOUTH 3200 WEST

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled November 15, 2022, in order for the City Council to hear and consider public comments regarding application GPZ-8-2021, filed by Chantel Bradford, requesting a General Plan Zone Change from Large Lot Residential to Low Density Residential and a Zone Change from A to R-1-8.

Proposed Ordinances 22-39 and 22-40 and Resolution 22-151 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE NO. 22-39, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO LOW DENSITY RESIDENTIAL (3 TO 4 UNITS/ACRE) FOR PROPERTY LOCATED AT 3816 SOUTH 3200 WEST

Mayor Lang discussed proposed Ordinance 22-39 that would amend the General Plan to show a change of land use from Large Lot Residential to Low Density Residential for Property Located at 3816 S 3200 W

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

The subject property includes a home that was built in 1941. According to

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the applicants, they would like to subdivide the property into three lots, keep the existing home on one of the lots, and build two new homes on the other two lots. The applicants have also indicated that they plan to move the current detached garage closer to the existing home and improve the appearance of the structure.

ACTION: ORDINANCE NO. 22-40, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3816 SOUTH 3200 WEST ON 0.69 ACRES FROM A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET)

Mayor Lang discussed proposed Ordinance 22-40 that would amend the Zoning Map to show a change of Zone for property located at 3816 S 3200 W from A to R-1-8.

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

The subject property includes a home that was built in 1941. According to the applicants, they would like to subdivide the property into three lots, keep the existing home on one of the lots, and build two new homes on the other two lots. The applicants have also indicated that they plan to move the current detached garage closer to the existing home and improve the appearance of the structure.

ACTION: RESOLUTION NO. 22-151, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH BRYAN AND CHANTEL BRADFORD FOR APPROXIMATELY 0.69 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3816 SOUTH 3200 WEST.

Mayor Lang discussed proposed Resolution 22-151 that would authorize the City to enter into a Development Agreement with Bryan and Chantel Bradford for approximately 0.68 acres of property located at approximately 3816 S 3200 W.

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

Bryan and Chantel Bradford have submitted a General Plan/zone change application (GPZ-8-2022) on 0.69 acres to change the General Plan from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and 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.

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The proposed development agreement addresses the number of new homes, standards for the new homes, required maintenance, improvements to the existing home, replacement of the detached garage, and a rear yard setback exception for the existing home.

The City Council will consider Ordinances 22-39 and 22-40 and Reso 22-151 at the Regular Council Meeting scheduled November 15, 2022 at 6:30 P.M.

Councilmember Fitisemanu arrived electronically at 4:35 PM.

COMMUNICATIONS

A. PARKING ORDINANCE

Eric Bunderson, City Attorney, provided two ordinances that would address on-street parking. He noted that this was requested by the Council. He stated that the last time this was discussed, the Council talked about a fine structure, motor homes, and commercial vehicles. Eric indicated that staff has written an affirmative defense into the ordinance for motorhomes which means that code enforcement officers and parking enforcement officers will have to check registration before writing the ticket and the person who gets the ticket can use this defense to get the ticket dismissed. He indicated that this should create a balance to the needs of the people who are actually living and recreating in West Valley City versus other problems that were discussed last time.

Eric stated that staff is proposing to make the prohibitions for parking on the driveway the same as parking on the street. Eric provided pictures that show heavy commercial vehicles parking on streets that staff is finding difficult to ticket and hold up. He indicated that there is a prohibition on vehicles that are over a certain length and over a certain gross vehicle weight but, if the Council desires, staff can craft an ordinance that prohibit these types of heavy vehicles entirely based on gross weight. He noted that currently, the ordinance prohibits the gross weight of a vehicle above 18,000 pounds on the street and above 12,000 pounds on driveways. Eric explained how the gross vehicle weight rating can be looked up online. He stated that the way this proposed ordinance is written, personal heavy vehicles are still allowed so if a resident wanted to buy a big truck or convert a semi into an RV and park it on their driveway, they could. He noted that government vehicles, such as school buses and fire trucks, are also excluded.

Mayor Lang asked why the ordinance would remove the 24-48 hour parking allowance. Wayne stated that non-residents park on City streets and live out of their motorhomes. He noted that these individuals have learned that they are able to move their motorhomes/RV's a block and get away with it without receiving a

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citation. Mayor Lang asked if the appeal process is straight-forward. Eric replied yes. Councilmember Harmon asked how RV's would be addressed in a rental situation. Councilmember Nordfelt stated that the registration would still likely be tied to the address but if not, the resident could provide proof of rental status and get the ticket dismissed. Councilmember Harmon expressed concern about heavy duty pickups. Councilmember Whetstone agreed and asked if a truck with a rack would be a concern. Eric replied that a F650-F750 with a large rack would likely not be allowed. Councilmember Christensen asked about Amazon delivery vans. Eric replied that these would likely be well within regulations and Mayor Lang noted that these vehicles would not likely be residential issues as they don't typically stay with the employee. Mayor Lang stated that she has received complaints about F-150's with a trailer (containing lawn mowers) parked on streets receiving tickets while lawns are being mowed. She asked how the weight of the trailer is determined. Eric replied that the trailer weight rating would have that information online or on the trailer itself. Councilmember Huynh stated that he believes concerns should be reported by residents.

Mayor Lang stated that she is concerned about the section of code that requires residents to be actively loading and unloading RV's on streets. She indicated that there may be multiple reasons why a resident would have their RV on the street including construction projects. Councilmember Christensen stated that he has had work done on his property and was able to use his neighbors parking and driveway. Councilmember Nordfelt stated that large trailers and RV's on street are a safety concern for children. Mayor Lang requested that the ordinance state that residents can appeal for parking tickets of an RV/motorhome if a special circumstance applies (such as a construction). Councilmember Harmon agreed.

Councilmember Christensen suggested that the fine structure be raised to reflect first offence to be equal to handicap violation's. Mayor Lang and a majority of Council agreed the initial fine listed in code was sufficient.

B. COUNCIL CALENDAR

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

Councilmember Harmon stated that he would be attending the 50-year celebration of Rolling Meadows Elementary School and requested that the event be added to Council calendars.

Mayor Lang requested that all My Hometown events be added to Council calendars.

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Mayor Lang stated that a Closed Session was needed and the Council would like to re-open Study Meeting upon completion and possibly schedule a potential future agenda item.

B. COUNCIL REPORTS

N/A

MOTION FOR CLOSED SESSION

Councilmember Nordfelt moved to adjourn and reconvene in a Closed Session for pending litigation and discussion of a person's character, competency, and/or health and Councilmember Huynh seconded the motion.

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

A roll call vote was taken:

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

Unanimous.

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, NOVEMBER 1, 2022 AT 5:19 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:

Karen Lang, Mayor

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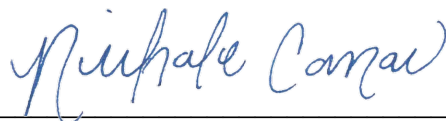
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3 (*electronically*)
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT PARTIALLY:

Wayne Pyle, City Manager
Nicole Cottle, Assistant City Manager/General Counsel
Eric Bunderson, City Attorney

The City Council met in Closed Session and discussed pending litigation and discussion of a person's character, competency, and/or health.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF NOVEMBER 1, 2022 WAS ADJOURNED AT 6:50 P.M. BY MAYOR LANG.



Nichole Camac – City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED THE REGULAR STUDY SESSION MEETING ON TUESDAY, NOVEMBER 1, 2022 AT 6:55 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:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large

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Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
Jake Fitisemanu, Councilmember District 4

ABSENT:

William Whetstone, Councilmember District 3

STAFF PRESENT:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder
Nicole Cottle, Assistant City Manager/ General Counsel
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Layne Morris, CPD Director
John Flores, HR Director
Mark Nord, RDA Director
Ken Cushing, IT

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Mayor Lang stated that the Council agreed to hold a special meeting on November 8, 2022 at 4:30 PM. She indicated this meeting should include “potential future agenda items” and a closed session.

Councilmember Harmon moved to hold a special meeting on November 8, 2022.
Councilmember Huynh seconded.

A roll call vote was taken:

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

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Unanimous.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY NOVEMBER 1, 2022 WAS ADJOURNED AT 6:56 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, November 1, 2022.

A handwritten signature in blue ink that reads "Nichole Camac". The signature is written in a cursive, flowing style.

Nichole Camac, CMC
City Recorder