

**MINUTES OF COUNCIL STUDY MEETING – JUNE 24, 2025**

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JUNE 24, 2025 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 (*electronically*)  
Don Christensen, Councilmember At-Large (*arrived as noted*)  
Tom Huynh, Councilmember District 1  
Scott Harmon, Councilmember District 2  
William Whetstone, Councilmember District 3  
Cindy Wood, Councilmember District 4

STAFF PRESENT:

Ifo Pili, City Manager  
Nichole Camac, City Recorder  
John Flores, Assistant City Manager  
Eric Bunderson, City Attorney  
Mike Fossmo, Acting Police Chief  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Steve Pastorik, CED Director  
Dan Johnson, Public Works Director  
Candace Whitaker, Acting Parks and Recreation Director (*electronically*)  
Jason Erikson, Acting Parks and Recreation Director (*electronically*)  
Jonathan Springmeyer, RDA Director  
Sam Johnson, Strategic Communications Director  
Craig Thomas, Community and Culture Director  
Paula Melgar, HR Director  
Tumi Young, Chief Code Enforcement Officer  
Jake Arslanian, Facilities Director  
Lauren McPeak, Administrative Analyst  
Travis Crosby, IT

**APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 10, 2025**

The Council considered the Minutes of the Study Meeting held June 10, 2025. There were no changes, corrections or deletions.

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Councilmember Whetstone moved to approve the Minutes of the Study Meeting held June 10, 2025. Councilmember Wood seconded the motion.

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

### **INTRODUCTION OF NEW EMPLOYEES**

Dan Johnson, Public Works Director, introduced Brennan Louie and Brian Ulibarri.

### **REVIEW AGENDAS FOR REGULAR CITY COUNCIL MEETING OF JUNE 24, 2025**

Eric Bunderson, City Attorney, shared that a group of students from the Hunter High School Key Club unexpectedly visited the City Attorney's Office and presented a donation check for \$1,470.72—along with a large ceremonial check—for the victim advocate program. The donation was a result of a student-led fundraiser, organized without prior coordination with the City. Over the course of two months, the students raised the funds independently. The City arranged to formally honor and recognize the Key Club during this evening's regular meeting for their generous and thoughtful contribution. Mayor Lang asked how the funds will be used. Eric replied that they will be used for victim needs including hotels, food, bus passes, etc.

Eric Bunderson, City Attorney, reported that Judge Matt Hanson, who had his contract renewed in January, was recently appointed as a full-time judge and will be serving in Farmington starting mid-June. Due to the quick transition, the City issued a Request for Proposals (RFP) and received 7–8 applications from highly experienced candidates. After evaluating based on experience and hourly rates, the City selected Kevin Thurman, who currently serves as the City Attorney for Saratoga Springs, to fill the role on a part-time basis. Eric noted Thurman's strong qualifications and passion for code enforcement. He noted that the need to study and vote on this item this evening was fast-tracked to ensure coverage for ACE Court by the end of June. Councilmember Wood asked for clarification on what ACE Court is. Eric replied that the Administrative Code Enforcement (ACE) Court is a civil process used to handle ordinance violations—such as property maintenance issues like messy yards—without pursuing criminal charges. This approach allows for quicker resolution through fines and abatement. West Valley City pioneered the ACE Court program years ago, and it has since been adopted by several other municipalities. Councilmember Wood asked how often court occurs. Eric replied every two weeks in the morning and is currently conducted via Zoom, making it accessible for observation by Councilmembers or others interested. He praised the court's efficiency and organization, expressed appreciation for the outgoing judge, Matt Hanson, and shared confidence in the incoming judge, Kevin Thurman.

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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.

### **PRESENTATIONS SCHEDULED FOR JULY 8, 2025**

#### **A. REPORT BY KAREN LANG OF A PROPOSED PROPERTY TAX INCREASE BY JORDAN VALLEY WATER CONSERVANCY DISTRICT FOR WATER SERVICES PURPOSES**

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

Mayor Lang reported on a legislative requirement which mandates that a board member present updates regarding tax increases. The water district is planning a rate increase of approximately 4.9% and a corresponding tax increase of about 9%. This change would adjust the district's rate from 0.000311 to 0.000340, generating around \$2.6 million in additional revenue. The increase is primarily driven by inflation and specific project costs, including a \$650,000 tariff on imported pipe from Mexico. Mayor Lang noted that the formal report will be given next week in compliance with the state's 40-day reporting requirement, and emphasized that no Council action is needed.

Councilmember Wood asked what the dollar effect would be on a resident. Mayor Lang replied that it wouldn't be significant but noted that she would get that total. Councilmember Whetstone verified that there is both a tax increase and a rate increase. Mayor Lang explained that while conservation efforts reduce water usage, they also result in decreased revenue from water sales. To maintain sufficient funding for operational costs, including infrastructure and services, water rates must be increased to offset the reduced consumption. She emphasized that conservation does not lead to lower water rates—in fact, it typically requires rates to rise in order to collect the necessary revenue. Upon inquiry by Councilmember Whetstone, Mayor Lang clarified that there is no change regarding the installation of water meters—the rate increase applies to water districts and varies by district based on factors such as peak demand and usage patterns, particularly during July when measurements are taken. Some districts mitigate peak demand by relying on well water, while others do not. The rate increase will help fund ongoing maintenance and repair needs but not major infrastructure projects, which are typically financed through bonding. Mayor Lang noted that the next anticipated bond is expected to be around \$80 million and will likely occur this year or next.

### **PUBLIC HEARINGS SCHEDULED FOR JULY 8, 2025**

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**B. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-1-2025, FILED BY ERIC NGUYEN, REQUESTING A ZONE CHANGE FROM A (AGRICULTURE) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL) FOR PROPERTY LOCATED AT 3001 WEST 4100 SOUTH**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled July 8, 2025 in order for the City Council to hear and consider public comments regarding Application Z-1-2025, Filed by Eric Nguyen, Requesting a Zone Change from A (Agriculture) to RM (Multiple Unit Dwelling Residential) for Property Located at 3001 West 4100 South.

Proposed Ordinance 25-17 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ACTION: ORDINANCE 25-17, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FROM A (AGRICULTURE) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL) FOR PROPERTY LOCATED AT 3001 WEST 4100 SOUTH**

Steve Pastorik, CED Director, discussed proposed Ordinance 25-17 that would amend the Zoning Map to Show a Change of Zone from A (Agriculture) to RM (Multiple Unit Dwelling Residential) for Property Located at 3001 West 4100 South.

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

Surrounding zones include R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to the north and south, A and R-1-8 to the east, and R-2-8 (Two Unit Dwelling Residential, minimum lot size 8,000 square feet) and A to the west. Neighboring uses include single family homes to the north, east, and south and the Sunnybrook Park Condos and Valley Jr. High School to the west. The property includes a home that, according to Salt Lake County, was built in 1940, a detached garage, and three other outbuildings. The General Plan designation on the property is Medium Density Residential (7 to 12 units/acre).

The applicant is proposing to retain the existing home, demolish the existing detached buildings, build a new garage for the existing home, and construct a 14-unit, two-story, for-rent townhome development. The proposed density of the project including the existing home is 9.8 units/acre. All townhome units would face the perimeter of the property, and each unit would include a 2-car garage and 3 bedrooms. All garages have driveways that are deep

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enough to park in. The attached concept plan and application materials from the applicant provide details on and support for the proposed project.

### **ACTION: RESOLUTION 25-90, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH STEVEN NGUYEN AND TINA HANH FOR APPROXIMATELY 1.53 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3001 WEST 4100 SOUTH**

Steve Pastorik, CED Director, discussed proposed Ordinance 25-90 that would authorize the City to Enter Into a Development Agreement with Steven Nguyen and Tina Hanh for Approximately 1.53 Acres of Property Located at Approximately 3001 West 4100 South.

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

Eric Nguyen, the son of Steven Nguyen and Tina Hanh Phan, has submitted a zone change application (Z-1-2025) on 1.53 acres to change the zoning from A (Agriculture, minimum lot size ½ acre) to RM (Multiple Unit Dwelling Residential). The proposed use for the property is rental townhomes.

The proposed development agreement addresses the number and size of units, architecture, parking, amenities, fencing, public improvements (parkstrip and sidewalk), and management standards.

Councilmember Wood asked if there have been concerns raised by neighboring residents regarding these units being rentals. Steve replied yes. Councilmember Whetstone asked if there was any flexibility in making the units for sale. Steve replied that the developers have consistently expressed a preference for constructing rental housing, not units for sale. However, he noted that in some cases, developments are designed with the flexibility to convert to for-sale units after a period of time—often around five years. This typically requires adhering to different building codes, especially regarding fire ratings and setbacks between units. While the current plan is for full rental housing, there is a possibility the units could be constructed to allow for future conversion to for-sale housing, as has been done by some developers in the past.

Steve addressed concerns about the traffic study, noting that the area is already operating above Level of Service (LOS) C and nearing LOS D. He explained that due to the project's relatively small size, a full-scale traffic study was not required. The City uses general guidelines for traffic volumes, with LOS D being the target planning threshold. Given these factors, the project is not expected to push traffic

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conditions beyond LOS D and is therefore not viewed as a significant issue.

Mayor Lang stated that the Planning Commission was concerned with the units looking more like a boarding home than a townhome. Steve stated that this was correct and noted that the applicant made some changes to the layout. Mayor Lang asked if there would be basements. Steve replied no. Mayor Lang expressed concern regarding the neighboring homes being single level and these units being taller which could present privacy issues for the existing residents. Mayor Lang asked if the condos have basements. Steve replied that he doesn't believe so. Councilmember Harmon expressed concern with the layout of the units and noted that they appear to cater to a boarding home type situation. Mayor Lang noted that she is uncomfortable with the units being rental and also two story. Councilmembers Wood and Harmon agreed.

Councilmember Nordfelt asked if there is a trail that goes along the perimeter. Steve replied yes. Councilmember Nordfelt clarified that the driveway is shared and not a public right of way. Steve replied yes.

Mayor Lang asked if the units would be constructed to the City's standards. Steve replied that there will need to be some revisions. Mayor Lang asked if there are any landscaping requirements. Steve replied yes and noted that this would be addressed by the Planning Commission as part of the conditional use.

The City Council will consider Ordinance 25-17 and Resolution 25-90 at the Regular Council Meeting scheduled July 8, 2025 at 6:30 P.M.

### **RESOLUTION 25-91: AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH JOSEPH BARRATT FOR APPROXIMATELY 0.45 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 7092 WEST GATES AVENUE**

Brock Anderson, Planning and Zoning, presented proposed resolution 25-91 that would authorize the City to Enter Into a Development Agreement with Joseph Barratt for Approximately 0.45 Acres of Property Located at Approximately 7092 West Gates Avenue.

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

In May of 2017 the City entered into a development agreement involving a 0.45 acre parcel at 7092 W Gates Avenue. The owner of the parcel at that time wanted to use the property for outside storage and the agreement required an 8' tall masonry wall around the property to screen the storage area. It also allowed the

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wall to be closer to the property lines than the code specifies if the property owner was successful in getting a variance for landscaping requirements from the Board of Adjustment. The property owner received the landscaping setback variance reduction, and the wall was constructed.

The property has since been acquired by a different owner, Mr. Barratt, who operates a concrete construction business. Mr. Barratt would like to remove the wall and develop the property for his business headquarters. Since the current development agreement requires a wall, regardless of the use of the property, staff informed the owner that a new agreement is required to move forward with his project. The proposed changes to Exhibit B still require an 8' tall wall if outside storage is desired in the future, but other uses simply need to meet the City's zoning ordinance requirements. The new agreement also outlines certain right-of-way improvements that are needed along the street frontages, and also requires landscaping in the City right-of-way next to Gates Avenue since the variance eliminated the landscaping buffer adjacent to the property line.

Councilmember Wood clarified that a new entrance would be established on the frontage road and the existing fence would be removed. Brock replies yes. Councilmember Harmon clarified that there is a remaining piece of property owned by the City. Brock replied yes and noted that it would need to be maintained and kept weed free. Councilmember Harmon asked if the City could sell the right-of-way to the property owner. Dan Johnson, Public Works Director, stated that this would likely be an option but the property owner may not want it since it doesn't benefit them.

The City Council will consider Resolution 25-91 at the Regular Council Meeting scheduled July 8, 2025 at 6:30 P.M

### **RESOLUTION 25-92: APPROVE A FEDERAL AID AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR IMPROVEMENTS TO 3900 SOUTH**

Coby Wilson, Pubic Works, presented proposed resolution 25-93 that would approve a Federal Aid Agreement Between the City and the Utah Department of Transportation for Improvements to 3900 South.

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

West Valley City and Taylorsville have a roadway improvement project planned on 3900 South between Redwood Road and the Jordan River. The scope of the project includes minor roadway widening, drainage improvements, installation of curb & gutter where needed, rotomilling/overlaying the existing pavement where

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possible, reconstructing the road where necessary, and adding 12' wide shared use paths along the corridor to connect to an adjacent Utah Trail Network project to the east.

The current estimate for this project is \$12,100,000. Due to the regional benefit of this project, specifically for active transportation, the County contributed \$3,000,000 of *County Transportation* funds towards the design and construction of this project. In addition, the City successfully applied for federal *Transportation Alternative Program* (TAP) funds and *Surface Transportation Program* (STP) Funds and will receive \$1,129,817 (TAP) and \$2,000,000 (STP) respectively from those programs per this FAA. In addition, WVC recently learned that WFRC is recommending an additional \$2,500,000 in STP funds for the project and UDOT has recommended \$2,800,000 from the Highway Safety Improvement Program (HSIP) which will be addressed in a future FAA modification. The \$3,129,817 of federal funds identified in this FAA require a local government match of 6.77% or \$227,275 which will be paid for utilizing the County Transportation Funds.

Both Taylorsville and West Valley City will continue to look for additional opportunities to get this project completely funded. At this point, construction is tentatively scheduled for 2027.

Mayor Lang asked if the welcome sign at this location will be impacted. Coby discussed planned improvements to the welcome sign area, noting that some road widening is necessary due to the lack of curb, gutter, and adequate drainage in the current location. A detailed survey is needed to determine the extent of excavation required, but it is likely the welcome sign will need to be relocated to a higher elevation than the nearby trailer park. Coby also highlighted that grading challenges will be a significant factor in deciding whether to perform a mill and fill or a full reconstruction during the design phase.

The City Council will consider Resolution 25-92 at the Regular Council Meeting scheduled July 8, 2025 at 6:30 P.M

*Councilmember Christensen arrived at 5:09 PM.*

### **RESOLUTION 25-93: APPROVE A PARTIAL RELEASE AND TERMINATION OF RESTRICTIVE COVENANTS BETWEEN THE CITY AND KENNECOTT UTAH COPPER LLC**

Dan Johnson, Public Works Director, discussed proposed Resolution 25-93 that would approve a Partial Release and Termination of Restrictive Covenants Between the City and Kennecott Utah Copper LLC.

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



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Kennecott Utah Copper LLC (Kennecott) has signed a Partial Release and Termination of Restrictive Covenants. West Valley City desires to sale a portion of Parcel B of 201 Mountain View Park subdivision to SI West Valley Phase 1, LLC. Parcel B is a portion of city owned property acquired from Kennecott and included a restriction prohibiting the city from selling the property to a non-governmental entity.

In 2014, Kennecott conveyed property along the Riter Canal to West Valley City. The Special Warranty Deed to the city included a provision prohibiting the city from selling or transferring the property to any non-governmental entity. For the city to sell a portion of the property to SI West Valley Phase 1, LLC, a Partial Release and Termination of Restrictive Covenants from Kennecott was required.

The City Council will consider Resolution 25-93 at the Regular Council Meeting scheduled July 8, 2025 at 6:30 P.M

### **RESOLUTION 25-94: APPROVE A REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY AND SI WEST VALLEY PHASE 1, LLC**

Dan Johnson, Public Works Director, discussed proposed Resolution 25-95 that would approve a Real Estate Purchase and Sale Agreement Between the City and SI West Valley Phase 1, LLC.

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

West Valley City owns a strip of land identified as Parcel B of 201 Mountain View Park subdivision, located on the south side of Beagley Road. Parcel B of 201 Mountain View Park subdivision is a remnant strip of land created after the dedication of Beagley Road as part of the subdivision. Included in Parcel B will be a portion of the Cross Towne Trail system. SI West Valley Phase 1, LLC is the owner of the 38.03 acres to the south and east of a portion of said Parcel B (14-23-400-061, 14-23-400-062 and 14-23-326-005). SI West Valley Phase 1, LLC desires to develop its property and has offered to purchase a portion of Parcel B to obtain access to/from Beagley Road. The sales price for the 20,231 square feet of land is \$206,410.00.

Parcel B was a portion of property acquired from Kennecott and included a restriction prohibiting the city from selling the property to a non-governmental entity. Kennecott is releasing that restriction per a separate council action.

The City Council will consider Resolution 25-94 at the Regular Council Meeting scheduled July 8, 2025 at 6:30 P.M

### **CONSENT AGENDA SCHEDULED FOR JULY 8, 2025**

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**A. RESOLUTION 25-95: ACCEPT A QUITCLAIM DEED FROM THE UTAH DEPARTMENT OF TRANSPORTATION FOR PROPERTY LOCATED ON PARKWAY BOULEVARD**

Mayor Lang discussed proposed Resolution 25-95 that would accept a Quitclaim Deed from the Utah Department of Transportation for Property Located on Parkway Boulevard.

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

In accordance with the Interlocal Cooperation Agreement between UDOT and West Valley City for Mountain View Corridor, certain acquisition parcels were designated to be conveyed from UDOT to West Valley City, and from West Valley City to UDOT. This warranty deed is one of the parcels to be conveyed to West Valley City. The parcel is located on the south side of Parkway Boulevard at approximately 5990 West.

**B. RESOLUTION 25-96: ACCEPT TWO QUITCLAIM DEEDS FROM THE UTAH DEPARTMENT OF TRANSPORTATION FOR PROPERTY LOCATED ON PARKWAY BOULEVARD**

Mayor Lang discussed proposed Resolution 25-96 that would accept Two Quitclaim Deeds from the Utah Department of Transportation for Property Located on Parkway Boulevard.

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

In accordance with the Interlocal Cooperation Agreement between UDOT and West Valley City for Mountain View Corridor, certain acquisition parcels were designated to be conveyed from UDOT to West Valley City, and from West Valley City to UDOT. These two deeds are two of the parcels to be conveyed to West Valley City. The two parcels are located within and abutting the south side of Parkway Boulevard on the west of Mountain View Corridor.

**C. RESOLUTION 25-97: ACCEPT A QUITCLAIM DEED FROM THE UTAH DEPARTMENT OF TRANSPORTATION FOR PROPERTY LOCATED ON ANNA CAROLINE DRIVE**

Mayor Lang discussed proposed Resolution 25-97 that would accept a Quitclaim Deed from the Utah Department of Transportation for Property Located on Anna Caroline Drive

Written documentation previously provided to the City Council included

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information as follows:

In accordance with the Interlocal Cooperation Agreement between UDOT and West Valley City for Mountain View Corridor, certain acquisition parcels were designated to be conveyed from UDOT to West Valley City, and from West Valley City to UDOT. This Quit Claim Deed is one of the parcels to be conveyed to West Valley City. Although much of the property being Quit Claimed to the city has already been dedicated as public rights-of-way, the Quit Claim Deed to the city will give the city the underlying ownership rights to the dedicated road, in the unlikely instance that the city determines to vacate the roads in the future.

**D. RESOLUTION 25-98: AUTHORIZE THE CITY TO EXECUTE THREE QUITCLAIM DEEDS TO THE UTAH DEPARTMENT OF TRANSPORTATION FOR PROPERTY RELATED TO MOUNTAIN VIEW CORRIDOR CONSTRUCTION**

Mayor Lang discussed proposed Resolution 25-98 that would authorize the City to Execute Three Quitclaim Deeds to the Utah Department of Transportation for Property Related to Mountain View Corridor Construction.

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

In accordance with the Interlocal Cooperation Agreement between UDOT and West Valley City for Mountain View Corridor, certain acquisition parcels were designated to be conveyed from UDOT to West Valley City, and from West Valley City to UDOT. These three Quit Claim Deeds are among those to be conveyed to UDOT. The parcels are portions of city-owned streets falling within and crossing under or over Mountain View Corridor. These locations are at Cilma Drive, Brud Drive and Parkway Boulevard.

Councilmember Wood noted that Dan mentioned there are opportunities for recreational purchases in the property that will be given to the City. Dan replied yes and stated that the 15 acres are currently used for retention but could be used as a future park.

The City Council will consider Resolutions 25-95 through 25-98 on the Consent Agenda at the Regular Council Meeting scheduled July 8, 2025 at 6:30 P.M

**AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF JULY 8, 2025**

The Council agreed to add Resolutions 25-93 and 25-94 to the Consent Agenda for the July 8, 2025 Regular City Council Meeting at 6:30 PM.

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### COMMUNICATIONS

#### A. SWCA ENVIRONMENTAL CONSULTANTS- GREAT SALT LAKE WATER CONSERVATION TOOLBOX

Arianna Mason, SWCA Environmental Consultants, presented a PowerPoint Presentation summarized as follows:

- Great Salt Lake Elevation
  - o 1986- 4211.65 Feet (record high)
  - o 2000- 4202.2 Feet (average)
  - o 2022- 4190.1 Feet (record low)
- Value of the Great Salt Lake
  - o Health
    - Protect air quality by reducing lakebed dust
  - o Economy
    - ++ \$2 billion/yr to Utah's economy
  - o Recreation
    - Lake effect snow extends ski season by 5-7 weeks
  - o Ecology
    - 12 million pacific flyaway birds visit annually
- We all play a part in saving Great Salt Lake
- Conservation concepts
  - o Diversion- water removed from its source for use
  - o Depletion- portion of diverted water that is removed from the watershed
  - o Shepherding water- delivery of conserved water downstream without being diverted along the way
  - o Water-efficient landscaping- Reduce and replace high-water use grass lawns with native or drought-tolerant plants
- Conserve, dedicate, deliver
- New state requirements
  - o Integrating water and land planning
    - All counties and some cities
    - integrate a water use and preservation element into long range plans
    - December 31, 2025
  - o Water rate structures
    - Municipalities serving >10,000 people
    - Tiered rates that consider costs for water conservation in at least the highest block unit of water
    - July 1, 2027

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- Water conservation tools available
  - Rebates/incentives
  - Education
  - Planning
  - Ordinances
  - Water rates
- Water conservation ordinances
  - Outdoor water use
    - Landscape design and materials
    - Landscape irrigation schedules
    - Irrigation technology and design
  - Indoor water use
    - Low flow fixtures
    - Repair water leaks
- Great Salt Lake Water Conservation Toolbox- Model Ordinance (new development/redevelopment, existing development, residential (single family), secondary water users)
  - Low- Grass lawns shall account for no more than **50%** of the front and side yards of landscaped areas.
  - Moderate- Grass lawns shall account for no more than **35%** of the front and side yards of landscaped areas.
  - High- Grass lawns shall account for no more than **20%** of the front and side yards of landscaped areas.
- Great Salt Lake Water Conservation Toolbox- Model Ordinance (residential (multi-family), industrial/commercial, public institutional)
  - Low- Grass lawns shall account for no more than **30%** of the front and side yards of landscaped areas.
  - Moderate- Grass lawns shall account for no more than **20%** of the front and side yards of landscaped areas.
  - High- Grass lawns shall account for no more than **0%** of the front and side yards of landscaped areas.
- Ordinance assessments and tailored policy advice
  - Understand
    - Free audit that assesses a municipality's water conservation efforts and identifies realistic areas of improvement.
  - Collaborate
    - Receive free, concrete policy options for additional conservation efforts that are customized for a municipality's goals, constraints, and individual context.
  - Act

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- City leaders may choose to enact recommended changes, and, if desired, collaborate further to, for example, refine options or seek funding sources.
- Custom rate structures
- Incentive and rebate programs
  - Rebates
    - Get paid up to install a WaterSense-labeled smart controller or to replace your old toilet with a WaterSense-labeled one
  - Landscape incentive program
    - Receive up to \$3 per square foot of lawn replaced with water-efficient landscaping. Eligibility: Community must implement water-efficient landscape standards for new development. Requirements vary by location.
  - How to apply
    - Eligible locations, incentive amounts, program guidelines, and program applications are available at **SlowTheFlow.org**
- Research, education and outreach
- Promoting urban landscape water conservation through programs to identify capacity to conserve on existing landscapes and integrating land and water planning to Grow Water Smart
- Research and data
  - Utah Water Values Study
    - A comprehensive effort to understand Utahns' water values and priorities, aiming to inform strategies for addressing tradeoffs and behavior changes crucial for a sustainable water future.
- Coalitions
- Demonstrations and tools
- Awareness

The Mayor and Council had no further questions.

### **B. VICTIM SERVICES UPDATE**

Natalie Martinez-Priddy, Victim Services, presented a PowerPoint presentation summarized as follows:

- Review of 2025
  - Total Victims Served
    - 1115

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- Services Provided
  - On-scene response
  - Law enforcement interview accompaniment
  - Court attendance and notification
  - Emergency financial assistance
- Funding Sources
  - West Valley City
  - VOCA Grant
  - CDBG Grant
  - State Grant

The Mayor and Council had no further questions.

### **C. COUNCIL CALENDAR**

Councilmember Christensen asked if there would be Food Trucks on Market Street this week. Jason Erekson replied that there was some vandalism that occurred in the restroom so the trucks would not be there this week but would hopefully continue next week.

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 Harmon asked for a presentation regarding the ACE Court Program.

#### **B. COUNCIL REPORTS**

##### **COUNCILMEMBER CHRISTENSEN**

Councilmember Christensen thanked Public Relations for their media response on the incident at WestFest. He noted that he also attended the Farmers Market last Thursday and it was a big event with a great crowd.

##### **COUNCILMEMBER HARMON**

Councilmember Harmon stated that he attended My Hometown Interfaith Council, the ribbon cutting for the University of Utah hospital, and enjoyed the WestFest Parade.

##### **COUNCILMEMBER WOOD**

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Councilmember Wood noted that she attended the Juneteenth celebration and learned a lot from it. She noted that the Farmers Market was also a great event.

**COUNCILMEMBER WHETSTONE**

Councilmember Whetstone stated that he attended the Veterans Committee last Tuesday and different fundraising options were discussed. He stated that he also attended Chill with the Chief and had a great time.

**MAYOR LANG**


Mayor Lang thanked the Police Department, Fire Department, and Parks Department for their efforts at WestFest and their quick response to the incident.

**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 24, 2025 WAS ADJOURNED AT 5:52 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 24, 2025.

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

Nichole Camac, MMC  
City Recorder