

MINUTES OF COUNCIL STUDY MEETING – JULY 22, 2025

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JULY 22, 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
Don Christensen, Councilmember At-Large
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
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 8, 2025

The Council considered the Minutes of the Study Meeting held July 8, 2025. There were no changes, corrections or deletions.

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Councilmember Huynh moved to approve the Minutes of the Study Meeting held July 8, 2025. Councilmember Harmon seconded the motion.

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

INTRODUCTION OF NEW EMPLOYEES

Craig Thomas introduced Baltazar Silva and Stephany Murguia from the Community Engagement and Culture Department.

Dan Johnson introduced Trenton Kearn, Alan Stoddard, and Wayne Tahi from the Public Works Department.

REVIEW AGENDAS FOR REGULAR CITY COUNCIL MEETING AND SPECIAL REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS OF JULY 22, 2025

Councilmember Harmon offered to read a Proclamation Declaring August as "Neighborhood Nights" Month and August 5, 2025 as "National Night Out 2025" in West Valley City.

Eric Bunderson, City Attorney, presented a consent agreement for the Council's consideration and vote, noting that the matter was time-sensitive due to the timing of the transaction. He provided background information, stating that in 2009, the City received a 40% minority interest in the Grizzlies Hockey Club, LLC, in exchange for forgiving debt owed by the team. Since that time, the Grizzlies had restructured their organization into two LLCs—one holding the franchise (in which the City retained its interest) and another holding various assets. The Grizzlies intend to sell the team and have identified a purchaser. As part of the ownership structure, the City's consent is required to allow the majority owner to proceed with the sale, which includes both franchise and asset transfers—some of which the City was not directly involved in. Eric explained that the resolution before the Council, acting as the Board of West Valley City, would authorize the majority owner to take all necessary actions to complete the sale. He shared a statement from the Grizzlies indicating their excitement about the acquisition by Pro Hockey Partners, LLC, led by Bob Orabel, a seasoned executive in professional hockey. However, the final location of the team had not been disclosed, and legal counsel requested it remain confidential until the sale was finalized. He noted that while the Council technically had a choice, withholding approval would result in the City owning a portion of a team no longer based in West Valley City. He emphasized the pragmatic nature of the decision, as the City would receive a portion of the sale proceeds—40%—reflecting its original investment in 2009.

Upon inquiry by Mayor Lang, members of the Council had no further questions or concerns regarding items listed on the Agendas for the Regular City Council, Special Redevelopment Agency, and Special Housing Authority Meetings scheduled later this night.

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PUBLIC HEARINGS SCHEDULED FOR AUGUST 12, 2025

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION GP-3-2025, FILED BY WEST VALLEY CITY, REQUESTING A GENERAL PLAN CHANGE TO UPDATE THE FAIRBOURNE STATION VISION

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 12, 2025 in order for the City Council to hear and consider public comments regarding Application GP-3-2025, Filed by West Valley City, Requesting a General Plan Change to Update the Fairbourne Station Vision.

Proposed Ordinance 25-18 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-18, AMEND THE WEST VALLEY CITY GENERAL PLAN TO UPDATE THE FAIRBOURNE STATION VISION

Steve Pastorik, CD Director, discussed proposed Ordinance 25-18 that would amend the West Valley City General Plan to Update the Fairbourne Station Vision.

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

The current version of this plan was adopted in 2012 and addresses the area between 3500 S and Lancer Way (3650 S) and between 2700 W and 3200 W. This plan was originally called the City Center Vision, which was adopted in 2004 in effort to steer development that helps create a downtown for the City.

Staff is proposing this update for several reasons listed below:

- Much progress has been made in accomplishing the goals stated in the current plan.
- Reference data such as population and traffic counts were updated.
- The property between 2700 W and I-215 and between 3500 S and 3800 S was added to the plan with a future land use of commercial along the 2700 W frontage and Costco and mixed use on the balance. This area includes the mall, Costco, The Opal Apartments, and the shopping center west of The Opal Apartments. This area was included in the original City Center Vision in 2004; however, it was removed in 2012 because the mall had just seen significant reinvestment. This area is being added back to the plan for two reasons. First, the mall once again needs reinvestment. Second, the State requires that station area plans for

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the areas surrounding light rail stations be certified by Wasatch Front Regional Council (WFRC) by the end of this year. Staff requested a courtesy review of the current Fairbourne Station Vision by WFRC staff before formally submitting the plan for certification. The feedback received was that the plan should include the mall area. As the Commission may recall, Wasatch Guaranty Development, LLC recently requested a mixed use designation on the mall site, which the Planning Commission approved. This change would have effectively added the mall site to the Fairbourne Station Vision. However, Wasatch has since tabled their application with no indication as to whether they will proceed with the application to City Council. Hence, to meet the State's certification deadline, staff is now proposing to move forward with the update.

Councilmember Nordfelt clarified that mixed use could include residential. Steve replied yes. Mayor Lang verified that the commercial property on 35th is labeled commercial because that is what is there currently. Councilmember Harmon asked why the mall area was not designated as very high residential rather than being grouped under mixed use. Steve responded that the area could be designated as very high residential if the Council preferred. He explained that the current designation was intended to indicate that such a use could be part of a broader investment in the mall area, grouping it with related development. Will asked why Wasatch tabled their application on the mall property. Steve replied to the application on mall property. Steve stated he was unsure of the developer's current plans but confirmed they had previously proposed over 600 new units on the mall site. He explained that, as understood now, the project was not financially feasible due to high construction costs and other factors, leading the developer to pause or delay the project. He added that the City had initially anticipated moving forward based on that application and its mixed-use designation. However, since the proposal had been tabled and the City still needed to have its plan certified by the end of the year, staff decided to proceed independently.

The City Council will consider Ordinance 25-18 at the Regular Council Meeting scheduled August 12, 2025 at 6:30 P.M.

- B. **ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-2-2025, FILED BY CARL AND JENNIFER NEWLAND, REQUESTING A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-7 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 7,000 SQUARE FEET) FOR PROPERTY LOCATED AT 5173 WEST 3500 SOUTH**

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Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 12, 2025 in order for the City Council to hear and consider public comments regarding Application Z-2-2025, Filed by Carl and Jennifer Newland, Requesting a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-7 (Single Unit Dwelling Residential, Minimum Lot Size 7,000 Square Feet) for Property Located at 5173 West 3500 South

Proposed Ordinance 25-19 and Resolution 25-105 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-19, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5173 WEST 3500 SOUTH FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-7 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 7,000 SQUARE FEET)

Steve Pastorik, CD Director, discussed proposed Ordinance 25-19 that would amend the Zoning Map to Show a Change of Zone for Property Located at 5173 West 3500 South from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-7 (Single Unit Dwelling Residential, Minimum Lot Size 7,000 Square Feet)

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

The subject parcel includes a home that, according to the Salt Lake County Assessor, was built in 1929. The applicants would like to retain the existing home on a new lot that would be zoned R-1-7 and be 65 feet wide and 110 feet deep. On the remainder of the property, the applicants want to keep the existing A zone and build a new home. Assuming the plat map from the Salt Lake County Recorder is correct, the entire property is 148.5 feet wide (the applicant has indicated that the property is 150 feet wide), leaving 83.5 feet of width for the A zoned lot. The applicants have submitted a concept plan showing how they would like to subdivide the property and where approximately the new home would be built.

The minimum lot width is 70 feet in the R-1-7 zone and 100 feet in the A zone (Section [7-6-202](#)). The applicants are proposing exceptions in the development agreement to these standards to reduce the lot width of the R-1-7 zoned lot to 65 feet and the A zoned lot to 83.5 feet. The proposed development agreement also addresses the number of units; improvements to the existing home; the home size, garage size, design requirements, and front setback for the new home; and landscaping.

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ACTION: RESOLUTION 25-105, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CARL AND JENNIFER NEWLAND FOR APPROXIMATELY 0.86 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 5173 WEST 3500 SOUTH

Steve Pastorik, CD Director, discussed proposed Resolution 25-105 that would authorize the City to Enter Into a Development Agreement with Carl and Jennifer Newland for Approximately 0.86 Acres of Property Located at Approximately 5173 West 3500 South.

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

Carl and Jennifer Newland have submitted a zone change application (Z-2-2025) on a portion of a 0.86-acre parcel to change the zoning from A (Agriculture, minimum lot size ½ acre) to R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 square feet). The applicants would like to retain the existing home for their son and his family and build one new home for themselves.

The proposed development agreement addresses the number of units; improvements to the existing home; the home size, garage size, design requirements, and front setback for the new home; landscaping; and lot width reductions.

Councilmember Nordfelt declared a conflict of interest, stating that the Newmans were close friends and that he and his family were partners with Carl and his son in the ownership of an airplane.

Councilmember Wood clarified that the property is not directly on 5200 West. Steve replied yes. Upon further inquiry by Councilmember Wood, Steve confirmed that the remaining parcel will remain agriculturally zoned. Mayor Lang asked if an exception is being granted to allow for a 2-car garage. Steve replied that this is allowed by code due to the splitting of the lot that is less than one acre.

The City Council will consider Ordinance 25-19 and Resolution 25-105 at the Regular Council Meeting scheduled August 12, 2025 at 6:30 P.M.

- C. **ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-3-2025, FILED BY TYLER JONES/IHC HEALTH SERVICES, INC. REQUESTING A ZONE CHANGE FROM B/RP (BUSINESS RESEARCH PARK) TO C-2 (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 3930 WEST PARKWAY BOULEVARD**

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Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 12, 2025 in order for the City Council to hear and consider public comments regarding Application Z-3-2025, Filed by Tyler Jones/IHC Health Services, Inc. Requesting a Zone Change from B/RP (Business Research Park) to C-2 (General Commercial) for Property Located at 3930 West Parkway Boulevard.

Proposed Ordinance 25-20 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-20, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 3930 WEST PARKWAY BOULEVARD FROM B/RP (BUSINESS RESEARCH PARK) TO C-2 (GENERAL COMMERCIAL)

Steve Pastorik, CD Director, discussed proposed Ordinance 25-20 that would amend the Zoning Map to Show a Change of Zone for Property Located at 3930 West Parkway Boulevard from B/RP (Business Research Park) to C-2 (General Commercial).

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

The south portion of the property includes a two-story office building built in 2000 that is 74,904 sq. ft. in area according to the Salt Lake County Assessor. The north portion of the property is undeveloped.

If this application is approved, Salt Lake Behavioral Health intends to purchase the property for use as a mental health hospital. The applicant is requesting the C-2 zone because the BRP zone does not allow hospitals. Included with this issue paper is a letter from the applicant that describes the services that Salt Lake Behavioral Health's current facility provides, their plans for the subject property, how patients will arrive at the facility, and why they are looking to move to the proposed location.

For reference, a copy of the commercial and manufacturing zones use table is included with this issue paper. All uses that are regulated differently in the BRP zone from the C-2 zone are highlighted. In summary, the C-2 zone allows hospitals, assisted living, nursing homes, and variety of retail uses that are not allowed in the BRP zone while the BRP zone allows light industrial uses that are not allowed in the C-2 zone.

Also included are flyers for several real estate listings within Lake Park Corporate Centre that show space that is available for lease and for sale.

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Councilmember Christensen asked what the difference was in space between the applicant's existing building and the proposed new one. Steve replied that the new building would be similar in size to the existing one, but the layout would be more functional. He explained that having similar functions located on the same floors, rather than spread across multiple levels, would improve operational efficiency. He confirmed that the new building would still accommodate the same number of people.

Councilmember Harmon recalled that a rezone had been done in the area about a year ago to make the zoning more uniform and asked for a reminder or clarification on that action. Steve explained that prior to the rezone, approximately two-thirds of the Lake Park area had been zoned for manufacturing. This zoning dated back to the 1990s when Zion Securities was planning an office park and determined that such uses were allowed under the manufacturing zone, so they retained it. Although the area was governed by private CC&Rs (Covenants, Conditions, and Restrictions) that limited what could be built—outside of the City's regulatory control—they still influenced development. Over time, ownership in the area began to consolidate, with single entities acquiring multiple properties. This raised concerns that a controlling interest in the CC&Rs could eventually lead to more industrial uses being introduced—uses the City felt were not appropriate for the area. As a result, staff recommended changing the zoning to Business Research Park, which was more restrictive than the previous manufacturing designation. Steve further explained that the C-2 zone, now under consideration, had a mixed set of restrictions. While it allowed a broader range of retail uses not permitted in the Business Research Park zone, it also prohibited some light industrial uses that the research park zoning would allow.

Councilmember Harmon asked if the mental health hospital would be a 24/7 location. Steve confirmed that the facility primarily operated as an inpatient treatment center where people stayed overnight, though it also offered outpatient programs. He noted that the facility served a variety of patients, including active-duty military members who traveled in for specialized programs addressing trauma and veterans' needs. Other services included acute stabilization for adults, detox, and rehabilitation. Steve added that approximately 90% of the patients were voluntary, with only about 10% required to be there involuntarily.

Councilmember Wood asked how the program was funded. Steve replied that he was unsure but would assume through insurance.

The City Council will consider Ordinance 25-20 at the Regular Council Meeting scheduled August 12, 2025 at 6:30 P.M.

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D. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-3-2025, FILED BY EMANUEL SHAOULIAN, REQUESTING A ZONE TEXT AMENDMENT TO SECTION 7-6-301 AND ADD SECTION 7-7-117.5 TO PERMIT MEDICAL AND DENTAL OFFICES IN THE M (MANUFACTURING) ZONE ON PROPERTIES THAT ARE PARTIALLY OR ENTIRELY WITHIN 500 FEET OF A RESIDENTIAL USE OR RESIDENTIAL ZONE

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 12, 2025 in order for the City Council to hear and consider public comments regarding Application ZT-3-2025, Filed by Emanuel Shaoulian, Requesting a Zone Text Amendment to Section 7-6-301 and Add Section 7-7-117.5 to Permit Medical and Dental Offices in the M (Manufacturing) Zone on Properties that are Partially or Entirely Within 500 Feet of a Residential Use or Residential Zone.

Proposed Ordinance 25-21 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-21, AMEND SECTION 7-6-301 AND ENACT SECTION 7-7-117.5 TO ALLOW MEDICAL AND DENTAL OFFICES IN THE MANUFACTURING ZONE ON PROPERTIES THAT ARE PARTIALLY OR ENTIRELY WITHIN 500 FEET OF A RESIDENTIAL USE OR RESIDENTIAL ZONE

Steve Pastorik, CD Director, discussed proposed Ordinance 25-21 that would amend Section 7-6-301 and Enact Section 7-7-117.5 to Allow Medical and Dental Offices in the Manufacturing Zone on Properties that are Partially or Entirely Within 500 Feet of a Residential Use or Residential Zone.

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

The applicant owns several office buildings along Decker Lake Drive between 2770 South and 3100 South. These buildings are experiencing significant vacancy due to changes in the office market. The applicant is proposing this change to provide more tenant options for his office buildings. Included with this report is supporting information from the applicant. For reference, the office market data from CBRE shows an even greater office vacancy rate for the West Valley/Lake Park submarket than what the applicant is suggesting.

Prior to the comprehensive update to the Zoning Ordinance that occurred in March of 2017, medical and dental offices were allowed in the M zone and commercial zones. At the time, staff recommended that medical and dental

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offices be prohibited in the M zone for at least two reasons. First, commercial zones tend to be located next to residential zones where medical and dental office patrons come from while manufacturing zones tend to be located further from residential zones. Second, at the time, staff was concerned about the State forcing a permanent homeless shelter in an industrial location within the City, which would have significantly impacted our police and fire calls for service. While medical and dental offices aren't homeless shelters, shelters do at times have nearby medical services tailored to transient populations. Hence, the City was trying to make an industrial location less desirable for a homeless shelter in that support services could not be located nearby.

The applicant's proposed requirement that medical and dental offices in the M zone be located within 500 feet of a residential use or zone addresses staff's first reason to prohibit this use in the M zone because medical and dental office patrons would be close to new medical and dental offices within the M zone. On the second reason, the City is still concerned about having a permanent homeless shelter forced on the City. However, in staff's view, the proposed ordinance change is unlikely to increase the chances of having a permanent homeless shelter in the City because there are so many factors in play besides the proximity of supporting medical services.

Mayor Lang asked whether, instead of applying the regulation citywide for one office, the use could be designated as conditional so that individual proposals would be reviewed case by case. Steve replied that medical and dental offices could be designated as a conditional use in the zone. He reminded the Council that conditional use approval still meant the use was permitted; the Planning Commission could review proposals and attach conditions but could not deny the use outright. He confirmed that allowing these offices as conditional uses was a possible approach.

Councilmember Harmon asked if more medical and dental uses were needed. Steve stated that the City received a fair number of inquiries about medical and dental office uses. He noted that there was significant office vacancy in the City and believed that allowing medical uses as an option to fill some of that space was beneficial, though he acknowledged it would not completely resolve the vacancy issue. Councilmember Harmon stated that there are also vacancies in other zones where these types of uses could be located.

Councilmember Nordfelt stated that he believes providing more options for business owners would be beneficial. Councilmember Huynh agreed and indicated that he believes this could support the new hospital coming to West Valley City.

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The City Council will consider Ordinance 25-21 at the Regular Council Meeting scheduled August 12, 2025 at 6:30 P.M.

E. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-4-2025, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO AMEND THE ZONING ORDINANCE TO COMPLY WITH CHANGES MADE TO STATE CODE DURING THE 2025 LEGISLATIVE SESSION**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 12, 2025 in order for the City Council to hear and consider public comments regarding Application ZT-4-2025, Filed by West Valley City, Requesting a Zone Text Change to Amend the Zoning Ordinance to Comply with Changes Made to State Code During the 2025 Legislative Session

Proposed Ordinance 25-22 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-22, AMEND TITLE 7 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE REGULATIONS IN ACCORDANCE WITH STATE LAW

Steve Pastorik, CD Director, discussed proposed Ordinance 25-22 that would amend Title 7 of the West Valley City Municipal Code to Update Regulations in Accordance With State Law.

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

Staff is proposing a zoning ordinance amendment to add Section 7-2-128 and change Sections 7-1-109, 7-6-201, 7-6-301, 7-9-104, 7-13-516, and 7-13-901 to comply with changes made to State Code during the 2025 legislative session. The table below groups the changes into four categories (use determinations, bonding, parking, and boundary adjustments) and matches the categories with the zoning ordinance sections, the relevant State bill, and the codified Utah Code section.

Category	West Valley City Zoning Ordinance Section	Utah House/Senate Bill	Utah Code Section
1: Use Determinations	7-2-128 (New) 7-6-201 and 7-6-301 (Amended)	SB 179	<u>10-9a-507.5</u>

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2: Bonding	7-1-109 and 7-13-516 (Amended)	HB 368	<u>10-9a-509.5</u>
3: Parking	7-9-104 (Amended)	SB 181	<u>10-9a-534</u>
4: Boundary Adjustments	7-13-901 (Amended)	SB 104	<u>10-9a-523</u>

For the first category, use determinations, the change makes clear that a zone text change application would apply when someone wants to designate a new use. In the case of categories 2-4, the proposed change simply refers to State Code. This was done because staff anticipates further changes to these State Code sections.

Mayor Lang asked whether the parking ordinance required allowing two garage stalls to count toward parking requirements or if there had been a misunderstanding. Steve replied that if a property had a two-car garage, those spaces were counted toward parking requirements. He noted that while there was at least one city elsewhere that did not count garage spaces as parking that was not the practice in West Valley City. The City counted garage spaces as part of the required parking and therefore already comply with this requirement.

The City Council will consider Ordinance 25-22 at the Regular Council Meeting scheduled August 12, 2025 at 6:30 P.M.

RESOLUTION 25-106: AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH MERIDIAN ENGINEERING, INC

Steve Pastorik, CD Director, presented proposed resolution 25-106 that would authorize the Execution of a Professional Services Agreement With Meridian Engineering, Inc.

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

The ALTA survey on the city owned land surrounding the Utah First Credit Union Amphitheater will help the City understand other options for the property beyond parking. On the Ridge Golf Course, an ALTA survey has not been done since the golf course was redesigned to accommodate the Mountain View Corridor in 2013 or since a boundary adjustment along the east edge of the golf course was done. The ALTA survey will clearly define what the City owns or has access to and help with cleaning up remnant parcels that still remain since the Mountain View Corridor was constructed.

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The City Council will consider Resolution 25-106 at the Regular Council Meeting scheduled August 12, 2025 at 6:30 P.M

COMMUNICATIONS

A. ACE COURT UPDATE

Tumi Young, Chief Code Enforcement Officer, presented a PowerPoint Presentation summarized as follows:

- History and Development
 - o Mid-1990s: Switched from criminal prosecution to administrative court for code violations
 - o Initially run by a paralegal
 - o 1999: Attorney Ryan Robinson hired to lead
 - o Program later led by subsequent city attorneys
 - o Around 2020: Returned to non-lawyer administration.
- Key Features of ACE Program
 - o Cases heard within weeks (vs. ~6 months in criminal court)
 - o Daily fines until property is in compliance
 - o Cases heard by city-appointed Administrative Law Judge (ALJ)
 - o Less formal process – more relatable to property owners
 - o ALJ encourages compliance plans, not just fines
 - o No jury trial or public defender rights
 - o Non-compliant properties listed with county recorder
 - o Hinders sale of property/refinance until compliance is met
- Process After Notice of Violation
 - o Once the compliance period expires, the case is forwarded to court.
 - o A Notice of Non-Compliance is filed with the County Recorder.
 - o A court date is scheduled, and a Notice of Hearing is sent to the property owner.
 - o On the court date, the officer presents the case to the Administrative Law Judge (ALJ). The property owner is given an opportunity to respond.
 - o After hearing both sides, the (ALJ) issues a final ruling. The judgment is mailed to the property owner.
 - o The property owner has a set period to file an appeal with the Third District Court.
 - o Once the appeal window closes, the officer may proceed with enforcement as directed in the judgment.
- Enforcement Tools and Program Impact

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- Quick court orders for nuisance abatement
- Abatement cost is added as a lien to the State property taxes
- Third-party collection agency administers the billing and collection process for all accrued fines and fee's
- Program is a state model – frequently consulted by other cities
- Number of ACE Cases
 - 7/1/2020 – 6/30/2021 225 cases
 - 7/1/2021 – 6/30/2022 193 cases
 - 7/1/2022 - 6/30/2023 158 cases
 - 7/1/2023 - 6/30/2024 87 cases
 - 7/1/2024- 6/30/2025 106 cases

Councilmember Harmon asked how a property owner would find themselves before the Ace Court. Tumi explained that first, a courtesy notice was issued, giving the recipient a minimum of two weeks to come into compliance. If compliance was not achieved, a formal notice of violation was then issued, providing an additional minimum of two weeks to comply before the matter was referred to court. In total, this allowed at least four weeks to resolve the issue before it was sent to an Administrative Law Judge.

Councilmember Whetstone asked how often an appeal is issued to the 3rd District Court. Tumi stated that only a few cases had been appealed, and in those instances, the City was still able to proceed with enforcing the original judgment.

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

B. PARKING COMPLIANCE UPDATE

Chief Jacobs presented a PowerPoint Presentation summarized as follows:

- Parking Compliance Update
 - 4 Parking Compliance Specialists
 - Mon-Sat 6:00 a.m.- 8:00 p.m.
 - Complaint Driven
 - Same Day
 - Other violations in the area
 - Education Focused
- Parking Compliance Update
 - Tickets
 - 2024- 8331
 - YTD- 3609
 - Warnings
 - 2024- 3290

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- YTD- 2167
- Amount Due
 - 2024- \$620,250
 - YTD- \$360,640
- Collected
 - 2024- \$246, 203
 - YTD- \$111,626
- Cost- \$299,986
 - Does not include car, computer, other equipment

Chief Jacobs stated that a question was asked whether more officers would increase compliance, stating that with additional officers, service hours could potentially be extended from 8 p.m. to 10 p.m. and include Sundays. Currently, with four officers, shifts were staggered to cover the necessary hours, and efforts were made to avoid having officers working in the dark for safety reasons.

Councilmember Harmon asked if regular patrol officers could write parking tickets. Chief Jacobs replied no but indicated that they can call in or forward complaints. Councilmember Harmon verified that there are enough officers to handle the current hours of service and complaints. Chief Jacobs replied yes.

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

C. 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 Harmon noted that it had been about a year since discussions were had regarding Bangerter Highway and 4100 South, specifically concerning pedestrian tunnels. He requested an update and wanted to continue to urge UDOT to reconsider and avoid installing pedestrian tunnels.

Councilmember Nordfelt expressed a desire for the Council to discuss potential funding assistance for the West Valley Performing Arts Theater. He explained that the theater had donors willing to provide a two-to-one match for any contributions made by the City, effectively tripling the impact of City funds. These donors wanted to see the City's support before committing. Councilmember Nordfelt noted the

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theater was facing financial difficulties, having furloughed staff and made cutbacks, and emphasized that City support would be valuable to help them through this challenging period.

Councilmember Christensen stated that he would need to present a proposed tax increase by the South Salt Lake Valley Mosquito Abatement District to the Council at an upcoming meeting.

B. COUNCIL REPORTS COUNCILMEMBER NORDFELT

Councilmember Nordfelt stated that he attended the “West Valley City Day” tour at Kennecott.

COUNCILMEMBER CHRISTENSEN

Councilmember Christensen noted that mosquito numbers have been down this year due to the weather but added that West Nile Virus has been found, though not in West Valley City.

COUNCILMEMBER WHETSTONE

Councilmember Whetstone stated that he attended a Veteran’s Committee meeting and discussions were had regarding the Veterans Day Dinner. He noted that August 14th is the Veteran’s Memorial Ribbon Cutting for the Code Talker Statue.

COUNCILMEMBER WOOD

Councilmember Wood indicated that she attended the Farmer’s Market.

MAYOR LANG

Mayor Lang indicated that she attended the Ice Cream Social held for employees and noted it was a great event. She stated that she also attended the Cascade Collision Ribbon Cutting and noted that it’s a beautiful building in a good location.

MOTION TO ADJOURN

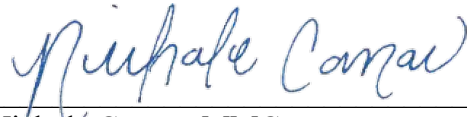
Upon motion by Councilmember Huynh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY JULY 22, 2025 WAS ADJOURNED AT 5:32 PM BY MAYOR LANG.

MINUTES OF COUNCIL STUDY MEETING – JULY 22, 2025

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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 22, 2025.



Nichole Camac, MMC
City Recorder