

MINUTES OF COUNCIL STUDY MEETING – AUGUST 26, 2025

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, AUGUST 26, 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
Tom Huynh, Councilmember District 1 (*arrived as noted*)
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

ABSENT:

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Kent Stokes, 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
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Lauren McPeak, Administrative Analyst
Travis Crosby, IT
Jody Knapp, CED

APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 12, 2025

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The Council considered the Minutes of the Study Meeting held August 12, 2025. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Study Meeting held August 12, 2025. Councilmember Harmon seconded the motion.

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

INTRODUCTION OF NEW EMPLOYEES

Steven Calbert introduced Alba Lazalde from Courts.

Chief Evans introduced Spencer Kerr from the Fire Department.

Paula Melgar introduced Cole Crippen from Human Resources.

REVIEW AGENDAS FOR REGULAR CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETINGS OF AUGUST 26, 2025

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 and Special Redevelopment Agency Meetings scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 9, 2025

A. ACCEPT PUBLIC COMMENT REGARDING APPLICATION ZT-5-2025, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO MODIFY RESIDENTIAL SURFACING STANDARDS AS WELL AS CLARIFY AND CONSOLIDATE THE RESIDENTIAL LANDSCAPE STANDARDS

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled September 9, 2025 in order for the City Council to hear and consider public Comment Regarding Application ZT-5-2025, Filed by West Valley City, Requesting a Zone Text Change to Modify Residential Surfacing Standards As Well As Clarify and Consolidate the Residential Landscape Standards.

Proposed Ordinance 25-26 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-26, AMEND TITLES 7 AND 24 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE LANDSCAPING REGULATIONS

Jody Knapp, CED, discussed proposed Ordinance 25-26 that would amend Titles 7 and 24 of the West Valley City Municipal Code to Update Landscaping Regulations

Written documentation previously provided to the City Council included

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information as follows:

City staff is proposing an ordinance text change to amend Sections 7-1-103, 7-2-115, 7-6-203, 7-9-114 and 7-11-200P of the zoning ordinance as well as Chapter 24-7 which address standards for residential surfacing and landscaping. This change would consolidate the existing standards, remove duplications or conflicting information as well as provide uniform surfacing standards. These changes are summarized as follows:

7-1-103 DEFINITIONS:

- Remove definition (85) – Decorative Dirt
- Update Landscape definition (149)
- Add new definitions for Xeriscape and Zeroscape
- An update to 24-7-101(4) included in the City Council review.

7-9-114 SURFACING:

- Amend (e.) to increase maximum allowed surfacing to 50% and applying this standard uniformly across all residential lots. Current regulations vary the maximum allowable lot coverage based on location and house type. This variability has led to confusion among property owners and inconsistencies in enforcement.
- Add (f.) to restrict all front yard parking from overlapping more than four feet of the front of the house to replace Section 7-2-115(2).
- Remove conflicting Section 7-11-209(3) - Redundant

LANDSCAPING:

- Keep landscape standards in Section 7-11-205
- Update paragraph 2 of Section 7-11-205 to 25%, remove Decorative Dirt and add Xeriscape and Zeroscape language.
- Clarify landscaping for existing residential and add Code reference to standards in Section 7-6-203(2)
- Combine paragraph 5 of Section 7-6-203(5) with paragraph 2
- Remove landscape standards from Section 24-7-103 with reference to Title 7 for City Council review.

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Councilmember Harmon clarified that vehicles can still park to the side of a home if there is surfacing, such as an RV pad. Jody replied yes. Councilmember Wood expressed concern about how the City can change the thought process of the community regarding this and noted that she can think of several houses in her neighborhood where residents park directly in front of their porches.

Mayor Lang clarified that current regulations allow RVs to be parked in front yards as long as they do not block more than four feet of the front of the house. She noted this rule, updated about three years ago, originally applied to boats and RVs. The proposed change would extend the same restriction to cars as well. Jody replied yes. Mayor Lang noted that sometimes cul-de-sac driveways pinch down to almost nothing and asked if this would still work with the 50/50 being proposed. Jody replied that the current requirement is 50% so no changes are being made to that section of code. She explained that the intent of the requirement is to prevent houses from appearing dominated by garage doors. The rule influences garage width and encourages homeowners to place RV pads on the side of the house rather than directly in front. Mayor Lang shared a personal example, describing a 80-foot frontage with a two-car driveway and additional concrete extending to the property line, leaving little lawn. She questioned how the proposed rules would apply in such cases and whether homeowners would be required to remove existing concrete. Jody confirmed that if a property exceeds the 50% surface coverage limit, it would be an issue. Driveways are included in the calculation, along with any additional concrete or gravel used for parking. These surfaces all count toward the total allowed parking area.

Councilmember Wood noted that many residents are pouring new concrete in excess of the 50% limit. She raised concerns about how the City will educate the public on these restrictions, especially when homeowners have already invested significant money in expanding their driveways, and may later be told to remove the concrete. Jody clarified that the proposal would actually allow residents more flexibility, not less, compared to current rules. She noted that Code Enforcement has been eager for this update due to frequent violations. Public education efforts could include handouts, website information, and notifying residents before concrete is poured when possible. Code Enforcement is also updating pamphlets, and the City may use social media or the website to further raise awareness. Mayor Lang suggested adding the information in utility bills as well. Councilmember Wood asked if the effective date would be applied to all homes upon Council approval. Jody replied yes and noted that this will actually help residents who may have been in that gray area since it's going from 40% to 50%.

Councilmember Whetstone asked if a home on a high volume street would be able to do a circular driveway with 50% surfacing. Jody noted that calculations on

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properties in violation showed some exceeding even 60% coverage, often paving their entire front yard. She suggested that with properly designed circular drives, homeowners should be able to stay within the 50% limit. Councilmember Whetstone acknowledged that increasing hard surface areas could contribute to urban heat islands but indicated that he isn't sure if 50% is the correct threshold. Jody explained that while cul-de-sacs and circular driveways were analyzed and included in the Planning Commission presentation, the Commission chose not to forward that part of the recommendation. The analysis aimed to establish consistent, administrable requirements across properties. She noted that stormwater concerns and low-impact development requirements from the state were considered, as many residents pave backyards in addition to front yards, which can impact storm drainage. Maintaining the 50% front yard coverage limit was seen as a reasonable compromise. Mayor Lang asked if the City's storm drain makes it to the Great Salt Lake. Jody replied yes. Mayor Lang noted that she would be more comfortable with 60%, especially to allow for circular drives.

The City Council will consider Ordinance 25-26 at the Regular Council Meeting scheduled September 9, 2025 at 6:30 P.M.

RESOLUTION 25-118: SUPPORT THE BOLDER WAY FORWARD INITIATIVE

Mayor Lang presented proposed resolution 25-118 that would support the Bolder Way Forward Initiative.

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

National and statewide studies show that women and girls in Utah are not thriving in critical areas. Utah continues to have high levels of domestic violence, sexual assault, child sexual abuse, and gender-based discrimination, while also ranking as the worst state for women's equality and having low levels of women's leadership representation in nearly all domains, including politics and business.

The primary aim of "A Bolder Way Forward" is to help more Utah girls, women, and families thrive. Utah women and girls thrive when all aspects of their safety, security, health, and wellbeing are met, allowing them to explore and pursue educational, professional, civic, leadership, and other opportunities according to their interests, and to feel abundant levels of support and a sense of belonging as they do so.

The City Council will consider Resolution 25-118 at the Regular Council Meeting scheduled September 9, 2025 at 6:30 P.M.

RESOLUTION 25-119: AUTHORIZE THE CITY TO ENGAGE ZIONS

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BANCORPORATION, N.A. TO PROVIDE CERTAIN TREASURY MANAGEMENT SERVICES

Jim Welch, Finance Director, presented proposed resolution 25-119 that would authorize the City to Engage Zions Bancorporation, N.A. to Provide Certain Treasury Management Services

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

This resolution authorizes the City to renew its agreement with Zions Bank to provide deposit accounts, investment services, funds transfer, Treasury Management and other banking services and products. The resolution also authorizes designated City officials to withdraw funds, initiate and approve payment orders, endorse instruments, make loan payments and loan advance requests, and execute service and product agreements.

West Valley City has long maintained a banking relationship with Zions Bank for the management of public funds. This renewal represents a continuation of the established agreement and ensures uninterrupted access to critical financial services. Zions Bank provides the City with secure depository services, investment management, and treasury functions necessary for effective municipal finance operations.

Councilmember Wood noted that there are 5 employees listed in the agreement but one does not have an email address. She verified that there is dual control. Jim replied yes.

The City Council will consider Resolution 25-119 at the Regular Council Meeting scheduled September 9, 2025 at 6:30 P.M

RESOLUTION 25-120: APPROVE THE PURCHASE OF VARONIS SOFTWARE AND RELATED SERVICES

Josh Kester, IT, presented proposed resolution 25-120 that would approve the Purchase of Varonis Software and Related Services.

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

Recent legislation mandates stricter controls and training for PII. We are already required to comply with CJI, HIPAA, and PCI standards. A comprehensive data scan and access audit are necessary for compliance and improved user awareness.

Our current storage (Microsoft 365 and on-premises) lacks a full review of where sensitive data resides and who can access it. To meet new State requirements, we

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propose using Varonis to scan, report, and help remediate inappropriate access to sensitive information. This will support compliance and target user training where necessary.

Mayor Lang verified that the City will still back up the system offsite. Josh replied yes.

The City Council will consider Resolution 25-120 at the Regular Council Meeting scheduled September 9, 2025 at 6:30 P.M

RESOLUTION 25-121: ADOPT FINDINGS CONCERNING THE WEST VALLEY CENTRAL STATION AREA PLAN

Steve Pastorik, CED, presented proposed resolution 25-121 that would adopt Findings Concerning the West Valley Central Station Area Plan.

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

During the 2022 general session, the Utah Legislature passed HB 462 which required municipalities with fixed-guideway public transit stations, such as light rail stations, to develop a station area plan for the ½ mile radius area around each transit station. Municipalities must adopt station area plans and land use regulations to implement those plans on or before December 31, 2025. HB 462 also required municipalities to have their station area plans certified by the applicable metropolitan planning organization which, in West Valley's case, is Wasatch Front Regional Council.

Where a municipality has already adopted a station area plan and land use regulations to implement the plan, that municipality may adopt a resolution finding that the station area plan objectives in State law have been substantially promoted. This resolution can then be used to obtain the required certification from the metropolitan planning organization without creating a new station area plan or new land use regulations.

West Valley City adopted a station area plan called the City Center Vision for the area around the West Valley Central Station (just outside City Hall) on 12/21/2004. The City later updated this Plan as the Fairbourne Station Vision on 9/11/2012. The Fairbourne Station Vision was just updated on 8/12/2025. The City also adopted the City Center zone on 4/18/2006. Given these and many other actions taken by the City to make Fairbourne Station a reality, staff is requesting approval of this resolution to seek certification of the West Valley Central Station from Wasatch Front Regional Council.

The City Council will consider Resolution 25-121 at the Regular Council Meeting

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scheduled September 9, 2025 at 6:30 P.M

RESOLUTION 25-122: APPROVE THE PURCHASE OF VEHICLES FOR THE 2025-2026 LIGHT VEHICLE FLEET REPLACEMENT

Eric Madsen, Public Works, presented proposed resolution 25-122 that would approve the Purchase of Vehicles for the 2025-2026 Light Vehicle Fleet Replacement.

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

To maintain the City's fleet in good condition, the fleet division recommends the purchase of 41 vehicles from the 2025/2026 light vehicle replacement list with the vehicles described in the table below. In addition to the purchase of vehicles, this resolution authorizes the fleet division to purchase miscellaneous upfitting components (lights, sirens, beds etc...) from various vendors, which will be installed using City fleet personnel. The vehicles are purchased using state purchasing contracts.

Vehicle Description	Qty	Vehicle Purchase Unit Cost	Total Vehicle Purchase Cost	Upfitting Unit Cost	Total Upfitting Cost	Total Cost	Dept.
Explorer	1	\$ 49,000	\$ 49,000	\$ 10,240	\$ 10,240	\$ 59,240	Fire
F-150	1	\$ 51,014	\$ 51,014	\$ 16,240	\$ 16,240	\$ 67,254	Fire
F-350 Ext. Cab	2	\$ 56,269	\$ 112,538	\$ 24,625	\$ 49,250	\$ 161,788	Parks
Ranger	1	\$ 35,797	\$ 35,797	\$ 7,690	\$ 7,690	\$ 43,487	PD
Interceptor SUV	15	\$ 48,188	\$ 722,820	\$ 14,844	\$ 222,660	\$ 945,480	PD
Harley Davidson	6	\$ 19,101	\$ 114,606	\$ 0	\$ 0	\$ 114,606	PD
F-150	1	\$ 51,014	\$ 51,014	\$ 18,265	\$ 18,265	\$ 69,279	PD
Camry Hybrid	5	\$ 27,800	\$ 139,000	\$ 5,315	\$ 26,575	\$ 165,575	PD
SUV's	2	\$ 47,000	\$ 94,000	\$ 7,615	\$ 15,230	\$ 109,230	PD
F-150	1	\$ 51,014	\$ 51,014	\$ 3,000	\$ 3,000	\$ 54,014	PW
Ranger	3	\$ 35,797	\$ 107,391	\$ 3,000	\$ 9,000	\$ 116,391	PW
Maverick	1	\$ 30,000	\$ 30,000	\$ 3,000	\$ 3,000	\$ 33,000	NS
Ranger	2	\$ 35,797	\$ 71,594	\$ 4,625	\$ 9,250	\$ 80,844	CED
	41		\$ 1,629,788		\$ 390,400	\$ 2,020,188	

Councilmember Wood asked what the City does with the cars that are being replaced. Eric replied that they usually go to a lower level department and then those departments vehicles are sent to auction. Councilmember Whetstone asked if the motorcycles need upfitting. Eric discussed plans for replacing police motorcycles, noting that the current models are being discontinued. The goal is to reuse as many parts as possible from existing bikes to

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maintain consistency and control costs, with Chief Jacobs assisting with any remaining expenses. He explained that motorcycle lifespan depends on training use, with an expected service of about five years, and highlighted differences between the old and new models affecting visibility during training.

The City Council will consider Resolution 25-122 at the Regular Council Meeting scheduled September 9, 2025 at 6:30 P.M

RESOLUTION 25-123: APPROVE A BETTERMENT AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION

Dan Johnson, Public Works, presented proposed resolution 25-123 that would approve a Betterment Agreement Between the City and the Utah Department of Transportation.

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

The UDOT SR-172 (5600 W) & 3240 South Signal Project will construct a new traffic signal at the entrances to Wal-Mart, Chick-Fil-A and Centennial Park on 5600 West. This project is primarily being installed to facilitate pedestrian movements across 5600 West from Centennial Park. The project will also provide traffic benefits to Centennial Park and the commercial uses on the west side of 5600 West.

UDOT is funding the traffic signal and all work within the UDOT right-of-way, but the side street improvements are the responsibility of the property owners. Walmart has agreed to construct the improvements required on the west leg of the intersection, and this betterment agreement commits West Valley City to funding the improvements for the east leg. Upon the execution of this agreement UDOT has agreed to construct the improvements on the east side of the intersection, which includes the removal of the raised island and restoration of the roadway.

The City Council will consider Resolution 25-123 at the Regular Council Meeting scheduled September 9, 2025 at 6:30 P.M

RESOLUTION 25-124: AUTHORIZE THE CITY TO PURCHASE A CHLORINE GENERATION SYSTEM AND ENTER INTO AN AGREEMENT WITH STRATTON & BRATT LANDSCAPING, LLC FOR INSTALLATION

Candace Whitaker, Parks and Recreation, presented proposed resolution 25-124 that would authorize the City to Purchase a Chlorine Generation System and Enter Into an Agreement With Stratton & Bratt Landscaping, LLC for Installation.

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

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The indoor pool currently has an 1,800-gallon chlorine purification system, which costs the city over \$30,000.00 per year. The price of chlorine continues to increase and it is a very caustic chemical, requiring expert training and handling. Switching to a saltwater system will eliminate the safety hazards of chlorine delivery, save money in product, and maintain the high level of filtration required for a public pool.

Councilmember Harmon asked what the cost savings would be on an annual basis. Candace replied approximately \$30,000-\$35,000 per year. Clint Burnham explained the city's transition from purchasing sodium hypochlorite (chlorine) to using sodium chloride (salt) to produce chlorine onsite. He noted that chlorine delivery is limited and expensive due to safety concerns with transporting concentrated bleach. By producing chlorine in-house, the city can reduce costs, with an estimated payback period of about 2.5 years and ongoing annual savings. Maintenance primarily involves replacing electrodes and other components roughly every seven years, rather than replacing entire systems.

Councilmember Whetstone asked if the outdoor pool is still chlorine. Candace replied yes and noted that the indoor pool was the priority since it is used year-round. Councilmember Whetstone asked if users will notice a difference. Candace replied that it is a softer feeling. Councilmember Wood noted that she has experiences with both types of systems and the salt pool is much easier. Councilmember Whetstone asked if there is a difference in sanitation. Clint clarified that the chemical composition remains the same; the city is simply producing chlorine onsite from salt. This method provides a constant chlorine supply and reduces costs further by eliminating the need to add acid to balance pH. As a result, storage requirements for hydrochloric acid are greatly reduced, extending supply longevity from about a month to roughly two years.

The City Council will consider Resolution 25-124 at the Regular Council Meeting scheduled September 9, 2025 at 6:30 P.M

RESOLUTION 25-125: AWARD A CONTRACT TO AMERICAN ROOFING COMPANY TO REPLACE THE ROOF AT THE OUTDOOR POOL AT CENTENNIAL PARK

Candace Whitaker, Parks and Recreation, presented proposed resolution 25-125 that would award a Contract to American Roofing Company to Replace the Roof at the Outdoor Pool at Centennial Park.

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

The roofing material is shrinking and pulling away from the side walls, creating major leaks and drainage issues.

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Staff recommends approving the replacement of the roof by American Roofing Company at a cost of \$37,025.00.

Councilmember Wood noted the difference in bid totals and asked if American Roofing Company is a viable company. Candace replied yes. Chad George stated that he contacted Done Right Roofing and asked why the bid was so high and their response was that they are a new company and were unable to cover the warranty so they bid themselves out of the park. Councilmember Harmon disclosed that he and Councilmember Christensen personally know the owners of American Roofing Company.

The City Council will consider Resolution 25-125 at the Regular Council Meeting scheduled September 9, 2025 at 6:30 P.M

Councilmember Huynh arrived online at 5:16 PM.

CONSENT AGENDA SCHEDULED FOR SEPTEMBER 9, 2025

A. RESOLUTION 25-126: ACCEPT A TEMPORARY TURNAROUND EASEMENT FROM GROVE INDUSTRIAL PARK, LLC FOR PROPERTY LOCATED ON 7400 WEST

Mayor Lang discussed proposed Resolution 25-126 that would accept a Temporary Turnaround Easement from Grove Industrial Park, LLC for Property Located on 7400 West.

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

The proposed Grove North Subdivision abuts a future public street to be known as Logistics Lane (7400 West) which will terminate in a dead end. As such, a Temporary Turnaround Easement was required from this property owner and from the adjoining owner to the east, as a condition of approval for the proposed subdivision. The Temporary Turnaround Easements will automatically terminate upon the extension of the road in the future.

B. RESOLUTION 25-127: ACCEPT THREE QUITCLAIM DEEDS FROM THE UTAH DEPARTMENT OF TRANSPORTATION

Mayor Lang discussed proposed Resolution 25-127 that would accept Three Quitclaim Deeds from the Utah Department of Transportation.

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

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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 three of the parcels to be conveyed to West Valley City. The three parcels are located on 4100 South, east of 5600 West and were part of the 4100 South and 5600 West intersection widening and improvements associated with the construction of the Mountain View Corridor Project.

The City Council will consider Resolution 25-127 on the Consent Agenda at the Regular Council Meeting scheduled August 26, 2025 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF SEPTEMBER 9, 2025

The Council agreed to add Resolution 25-123 to the Consent Agenda for the September 9, 2025 Regular City Council Meeting at 6:30 PM.

COMMUNICATIONS

A. PERFORMING ARTS CENTER DISCUSSION

Kate Ruefner, Board President of the West Valley Arts Foundation, presented on behalf of the Performing Arts Center, accompanied by Interim Executive Director John Sweeney, Artistic Director/Operations Manager Vanessa Olson, and Technical Director Adam Flitten. She requested a one-time city appropriation of \$150,000, noting that donor commitments could triple the impact to \$450,000 for the community. Kate shared the organization's recent history, including addressing financial mismanagement, furloughing 15–20 employees, and operating largely with volunteers. She highlighted the success of their current production, *The Hunchback of Notre Dame*, which is completely sold out and requires extensive volunteer and staff effort to manage performances, technical needs, and marketing. She emphasized that the theater's 550-seat sellouts reflect significant growth and national/international recognition for West Valley City. Kate highlighted the economic impact of donor contributions contingent on city support. She emphasized the Foundation's commitment to long-term stability despite previous financial mismanagement. Key financial and operational changes include furloughing staff, implementing budget-conscious hiring, adjusting seasonal programming, opening the facility for rentals, and introducing youth programs and partnerships with other arts organizations. These initiatives aim to diversify revenue and strengthen the organization's financial health.

John Sweeney presented a case study of the Utah Shakespearean Festival to illustrate long-term economic impact from city-supported arts organizations. He

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noted that initial city support can generate significant tourism revenue, and the West Valley Arts Foundation aims for similar stability and independence. With current donor commitments, the Foundation could leverage city support this year to generate substantial economic and cultural benefits, including attracting visitors from other states and countries, and expects continued growth in tourism and community impact.

Kate emphasized that any city funding would be accompanied by transparency and accountability measures, including monthly reporting. The organization will continue its lean staffing, diversified revenue streams, and efforts to eliminate wasteful spending. She highlighted recent approvals and awards from Utah Arts and Museums and ZAP, demonstrating credibility and reducing reliance on any single funding source. John noted that these measures help keep ticket and class prices affordable, provide safe youth activities, and deliver economic benefits to both the Performing Arts Center and West Valley City. The requested \$150,000 appropriation, combined with donor contributions, is projected to generate a \$450,000 economic impact while ensuring the Center's operational stability and long-term sustainability.

Councilmember Whetstone asked what rentals would look like. Kate discussed upcoming revenue-generating opportunities, including hosting George Nelson's play *1820*, which sold out in Provo and is expected to generate approximately \$100,000. She also outlined potential partnerships with organizations like Off-Broadway Theater, sharing ticket and concession revenues while retaining primary ownership of the facility. Other events under consideration include a concert by Peter Brinehold, *The Forgotten Carols*, and performances by the Bonner family, all aimed at diversifying revenue streams. Councilmember Whetstone asked if exhibits produce revenue. Kate noted that while pre-show exhibits may not generate significant revenue, they are worth considering as a way to enhance offerings and engage the community, and the Foundation plans to explore and invite more exhibits in the future.

Members of the City Council had no further questions.

B. PARKING COMPLIANCE UPDATE

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

- Bangerter Highway Summary
 - o UDOT began a State Environmental Study of the corridor between 4100 South to California Ave. in 2022 and was completed and approved in February 2024.

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- The City has requested that Bangerter Highway pass below the cross streets as was done at 4700 South.
- At 4100 South shallow groundwater causes 4100 South to be raised approximately 10-feet to enable Bangerter to pass beneath 4100 South. This is a City-requested betterment that will cost WVC \$4,000,000
- At 3500 South and all cross streets north of 3500 South, Bangerter cannot pass beneath the cross streets due to shallow groundwater.
- UDOT is building a parallel pedestrian/bike facility
- UDOT proposes to build several grade-separated pedestrian crossings
- There is concern over proposed pedestrian ‘tunnels’
- Final determination on ped crossing design has not been made
- UDOT will work with WVC to find the best solution
- UDOT Statewide Transportation Improvement Program (STIP)
- 4100 South through Parkway Blvd.
- \$1.05 Billion programmed beginning in 2028
- Tentative Schedule
- ROW acquisition on total takes beginning in late 2025
- RFP release late 2026
- Construction begins late 2027
- WVC Active Transportation plan
 - 3500 South and 4100 South do not have planned bike facilities
 - WVC Plan calls for a “Bicycle Byway” for cyclists to move east-west through the City without using 4100 S and 3500 S.
 - Ped/Bike underpass at Granger High could facilitate “Bicycle Byway”

Councilmember Wood asked how far north UDOT will start acquiring. Dan explained that the project will likely start with “low-hanging fruit” properties and work with residents who need expedited removal. While the exact starting point is not confirmed, he suggested the logical area would be near 4100 South, extending through Parkway Boulevard.

Councilmember Christensen asked if UDOT goes with the City’s recommendation to not build pedestrian tunnels if it would cost more money. Dan replied no.

Councilmember Harmon asked when construction would begin. Dan replied likely spring of 2027. Councilmember Harmon asked if UDOT will be required to fix any fencing or other improvements to the Stonebridge Golf Course. Dan replied yes.

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Mayor Lang asked when UDOT will be working on the final design. Dan replied they will put together an RFP and the best time to get requests from the City to them would be prior to the issuance of that. He suggested requests should be submitted to UDOT within the next 6 months. Mayor Lang asked if there would be any further neighborhood meetings. Dan replied that they have legally gotten all the feedback they need.

Councilmember Harmon stated that he is conflicted about the pedestrian pathway near 3500 South.

Members of the City Council had no further questions.

C. COUNCIL CALENDAR

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

Nichole Camac, City Recorder, noted that there is a chance SummerFest could be cancelled due to potential storms and lightening.

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Wood asked if she could get information regarding the non-emergency line as far as call volume, average wait time, and response time. She also asked if there is literature online in both English and Spanish for various documents.

Councilmember Nordfelt asked if the Council would be interested in adding the Performing Arts Theatre to the agenda. Councilmember Whetstone and Councilmember Christensen agreed and Councilmember Wood stated that she would need additional time to consider it.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN

Councilmember Christensen stated that he has continued to attend Neighborhood Night Out events.

MOTION TO ADJOURN

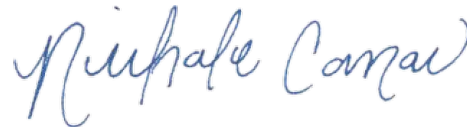
Upon motion by Councilmember Harmon all voted in favor to adjourn.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY AUGUST 26, 2025 WAS ADJOURNED AT 6:02 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, August 26, 2025.

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

Nichole Camac, MMC
City Recorder