

MINUTES OF COUNCIL REGULAR MEETING AUGUST 26, 2025

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, AUGUST 26, 2025 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Don Christensen, Councilmember At-Large
Lars Nordfelt, Councilmember At-Large (*electronically*)
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
Kent Stokes, Acting 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
Paula Melgar, Human Resources Director (*electronically*)
Travis Crosby, IT

OPENING CEREMONY- COUNCILMEMBER HUYNH

Councilmember Huynh asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD AUGUST 12, 2025 AND AUGUST 19, 2025

The Council considered the Minutes of the Regular Meeting held August 12, 2025 and August 19, 2025. There were no changes, corrections or deletions.

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Councilmember Wood moved to approve the Minutes of the Regular Meeting held August 12, 2025 and August 19, 2025. Councilmember Huynh seconded the motion.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS

A. A PROCLAMATION DECLARING AUGUST 2025 AS UTAH PACIFIC ISLAND HERITAGE MONTH

Councilmember Wood read a proclamation declaring August 2025 as Utah Pacific Island Heritage Month.

PRESENTATIONS

A. REPORT BY DON CHRISTENSEN OF A PROPOSED PROPERTY TAX INCREASE BY SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT

ACCEPT PUBLIC INPUT FROM THE PUBLIC AND/OR THE CITY COUNCIL REGARDING THE PROPOSED PROPERTY TAX INCREASE BY SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT

Councilmember Christensen reported on the South Salt Lake Valley Mosquito Abatement District Board of Trustees. The Board has decided to move forward with a property tax increase, with a public hearing scheduled for December 8, 2025, at 6 p.m. The increase will raise annual revenue from \$1.2 million to \$1.5 million—the first adjustment since 2012 (and effectively since 2002).

The additional funds will support cost stabilization, sustain service levels, add a public relations and Black Fly program, expand drone-based surveillance and data systems, implement targeted ecological control measures, and address capital projects such as fleet modernization and laboratory expansion.

For the average homeowner, the increase amounts to \$0.99 per year, and for business owners \$4.50 per year. Councilmember Christensen emphasized the affordability of this increase compared to private mosquito abatement services.

Mayor Lang opened the Public Input Period. There being no one present to speak on this matter, Mayor Lang closed the Public Input Period.

PUBLIC COMMENT PERIOD

Karina McClellan with Ability Inclusion Services, a nonprofit serving adults with developmental and intellectual disabilities, presented information about their programs and upcoming events. She invited the Council and community to the annual Art Show and Fundraiser on Thursday, September 25, which will feature artwork auctions (online and in-

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person) and a new Mocktails and Masterpiece painting class. McClellan highlighted their community day program in West Valley, which includes creative arts, a library, sensory room, and adaptive fitness centers in partnership with local universities. She emphasized their focus on community inclusion through outings, volunteering, and social engagement. She also noted their residential services, transportation support, and the construction of a new 12-unit fully ADA-compliant residential building at 2574 S. Redwood Road, expected to be completed in December–January.

Mike Markham expressed concern about the proposed increase in the percentage of front yards allowed to be paved for parking (from 40% to 50%). He felt this change benefits residents who disregard community standards while negatively impacting those who care about neighborhood appearance. Markham referenced a prior city survey that showed residents wanted to improve the city's image and questioned how current actions support that goal. He also raised a concern about vehicles stored in front yards, asking whether such practices could be considered acceptable landscaping under the new rules.

Sheri Kimball Biesinger, a lifelong West Valley City resident, accountant, and historian, spoke about her decades of work preserving local history. She has served as city historian and history leader for the West Valley Historical Foundation, and has led community service through organizations such as Give Back Utah. Sheri requested that the City secure a permanent museum, noting that West Valley, despite being Utah's second-largest city, lacks one. For nearly 20 years, she has independently collected and preserved artifacts, spending personal funds and using her home for storage. She highlighted strong community engagement through history websites and Facebook pages with thousands of members and millions of shared memories. She proposed preserving the Lighthouse Church, one of the city's last historic landmarks, as a museum. The museum would be operated by the Historical Foundation, with support from private donors, grants, and volunteers, minimizing the City's operational burden. Sheri emphasized that preserving the City's history would foster identity, pride, and cultural enrichment for future generations, complementing existing community programs.

Jim Vesock reported on attending the Northeast Granger Ball Festival at the Cultural Resource Center (CRC), noting that Utah is the only state to recognize Pacific Islander Heritage for an entire month. He suggested that detail should have been included in the recent proclamation. He also praised the cultural performances and proposed that the Cultural Center could serve as a location for art displays or storage of City collections currently in storage. On the driveway/parking ordinance, he expressed concern that long-standing violations will persist despite new rules, since code enforcement is unlikely to address them. He recommended creating a permit process where City staff could review properties individually and determine appropriate solutions rather than broadly changing ordinances.

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Darrell Curtis expressed concerns about traffic congestion caused by charter schools in the city, particularly during student drop-off and pick-up times. He noted problems near the school by his home, which will be compounded by the new University of Utah hospital nearby, as well as heavy traffic at the new charter school on 5600 West that backs up to Hunter High School. He stressed the need for better traffic management, as current practices of each parent individually dropping off children are not sustainable. He also mentioned another charter school near Parkway Boulevard and Mountain View, cautioning that traffic issues will increase once nearby housing is developed. In addition, he raised concerns about a large weed patch left behind after UDOT removed several houses on Marsha Drive for the Mountain View project. Despite contacting both the City and the State, the area has not been maintained, causing increased weeds in nearby yards. He suggested turning the area into a park or another use to beautify the neighborhood.

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION GP-4-2025, FILED BY WEST VALLEY CITY, REQUESTING A GENERAL PLAN CHANGE TO ADOPT STATION AREA PLANS FOR THE 1/2 MILE AREAS SURROUNDING RIVER TRAIL, REDWOOD JUNCTION, AND DECKER LAKE LIGHT RAILS STATIONS

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 26, 2025 in order for the City Council to hear and consider public comments regarding Application GP-4-2025, Filed by West Valley City, Requesting a General Plan Change to Adopt Station Area Plans for the 1/2 Mile Areas Surrounding River Trail, Redwood Junction, and Decker Lake Light Rails Stations.

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

In 2022, the Utah legislature passed HB 462 which required cities with fixed-guideway public transit stations to adopt station area plans for the area within a one-half mile radius of the center of the fixed guideway public transit station platform. As outlined in Utah Code Section [10-9a-403.1](#), station area plans are required to promote the following objectives within the station area: 1) increasing the availability and affordability of housing, including moderate income housing, 2) promoting sustainable environmental conditions, 3) enhancing access to opportunities, and 4) increasing transportation choices and connections.

The same section of Utah Code also outlines the required components for station area plans. To comply with state law, the City must adopt station area plans for each station area and have them certified by Wasatch Front Regional Council in consultation with UTA on or before December 31, 2025.

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Within West Valley City there are four light rail stations – River Trail (2350 S 1070 W), Redwood Junction (1730 W 2770 S), Decker Lake (3050 S Decker Lake Dr.), and West Valley Central (2760 W 3590 S). The West Valley Central area has a station area plan in the Fairbourne Station Vision. For the other three station areas, the City retained a team of consultants – WSP, MHTN Architects, and Leland Consulting – to help prepare station area plans.

After significant research that began in the spring of 2024 and outreach that included a survey, workshops, and discussions with the Planning Commission and City Council, staff is now requesting that the station area plans for the River Trail, Redwood Junction, and Decker Lake station areas be adopted.

Mayor Lang opened the Public Hearing

Josh Seavey spoke regarding the River Trail project and noted that while coordination with City Planning has been positive, concerns remain about future impacts tied to redevelopment in the Metro Business Park area. He highlighted that inclusion of 2400 South in the redevelopable area could eliminate access at 1171 West. He asked the Council to carefully consider the long-term business and job implications of such changes.

Jim Vesock expressed concern that when the state makes requests that seem simple, the City could later be bound by them in ways that create long-term obligations. He urged the administration to carefully monitor such requests to avoid being constrained in the future.

Therese Walton stated she was notified late in the process (around May) and felt there was insufficient outreach to property owners. She expressed concerns about land use conflicts if the area is converted to residential, noting that Metro Business Park is zoned for manufacturing, warehousing, and logistics, which generate traffic, noise, emissions, and involve heavy truck activity and potentially hazardous materials. She emphasized potential public safety issues with introducing housing near industrial operations, such as conflicts with pedestrians, cyclists, and schoolchildren. Ms. Walton added that not every rail station is suited for residential development, and that industrial office uses may struggle to coexist with surrounding multifamily or single-family housing. She concluded by asking the Council to consider holding back on changes to the River Trail Station area given these challenges.

Mayor Lang closed the Public Hearing.

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ACTION: ORDINANCE 25-23, AMEND THE WEST VALLEY CITY GENERAL PLAN TO ADOPT STATION AREA PLANS FOR THE 1/2 MILE AREAS SURROUNDING THE RIVER TRAIL, REDWOOD JUNCTION, AND DECKER LAKE LIGHT RAIL STATIONS

The City Council previously held a public hearing regarding proposed Ordinance 25-23 that would amend the West Valley City General Plan to Adopt Station Area Plans for the 1/2 Mile Areas Surrounding the River Trail, Redwood Junction, and Decker Lake Light Rail Stations.

Upon inquiry by Council, Steve clarified that within the River Trail Station area, the only location identified for residential use is the KSOP property (currently leased by Roots Charter School), located directly west of Metro Business Park. He noted that earlier drafts had shown multifamily housing within Metro Business Park near the TRAX station, but this was removed. The final map (page 53 of the plan document) highlights some parcels as potential redevelopment sites, but the land use designation for those remains commercial, not residential. He reiterated that no residential uses are proposed within Metro Business Park itself.

Councilmember Harmon asked whether designating properties in the Station Area Plan would mandate changes immediately or over time. Steve clarified that the designation does not automatically change zoning. A property owner would still need to petition the city for a zoning change to develop the property; otherwise, it could remain in its current use indefinitely.

Councilmember Huynh asked if the charter school is still there. Steve replied that it is his understanding that they are leasing the property.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Christensen moved to approve Ordinance 25-23.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

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Unanimous.

B. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-4-2025, FILED BY EVY COLLINS, REQUESTING A ZONE CHANGE FROM R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND C-1 (NEIGHBORHOOD COMMERCIAL) TO R-1-7 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 7,000 SQUARE FEET) FOR PROPERTY LOCATED AT 4048 SOUTH 4800 WEST

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 26, 2025 in order for the City Council to hear and consider public comments regarding Application Z-4-2025, Filed by Evy Collins, Requesting a Zone Change from R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) and C-1 (Neighborhood Commercial) to R-1-7 (Single Unit Dwelling Residential, Minimum Lot Size 7,000 Square Feet) for Property Located at 4048 South 4800 West.

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

This rezone request contains two parcels. The surrounding zoning is mostly R-1-8, with a small area of C-1 zoning to the north. Neighboring uses are single unit dwellings to the north, south and west, with the Hunter Library across the street to the east. Most of the subject property is zoned C-1, with a small portion zoned R-1-8. The applicant is requesting R-1-7 zoning since both parcels combined are just under 8,000 sq. ft., which is the required lot area for the R-1-8 Zone. Staff has received phone calls regarding potential commercial uses on the property from time to time, but due to the property's size, it would be difficult for a commercial development to work. If the rezone request is approved, the applicant intends to remove the existing carport structure and build a new single unit dwelling. There are a few items that the applicant is proposing to be put into a development agreement if the zoning is approved.

Mayor Lang opened the Public Hearing.

Mike Markham expressed concern about reducing residential lots. He noted that smaller lots contribute to fire risks, as flames can more easily spread from house to house. He suggested implementing building codes or fire-resistant measures on homes if lot sizes continue to decrease to help mitigate these risks.

Mayor Lang closed the Public Hearing.

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ACTION: ORDINANCE 25-24, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4048 SOUTH 4800 WEST FROM R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND C-1 (NEIGHBORHOOD COMMERCIAL) TO R-1-7 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 7,000 SQUARE FEET)

The City Council previously held a public hearing regarding proposed Ordinance 25-24 that would amend the Zoning Map to Show a Change of Zone for Property Located at 4048 South 4800 West from R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) and C-1 (Neighborhood Commercial) to R-1-7 (Single Unit Dwelling Residential, Minimum Lot Size 7,000 Square Feet).

Councilmember Harmon expressed concern about the current language in the development agreement regarding basement walkouts. He prefers that no basement walkouts be allowed until after the home is sold to a new owner. His concern is that builders might use basement entrances as a marketing tactic to sell homes and is fine with homeowners adding walkouts later, but opposes allowing them during the builder phase. Councilmember Harmon indicated he will vote “no” on the agreement as it currently stands.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Christnesen moved to approve Ordinance 25-24.

Councilmember Wood seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	No
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Majority.

ACTION: RESOLUTION 25-108, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH S.E.A. LLC FOR

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APPROXIMATELY 0.19 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4048 SOUTH 4800 WEST

Mayor Lang discussed proposed Resolution 25-108 that would authorize the City to Enter into a Development Agreement with S.E.A. LLC for Approximately 0.19 Acres of Property Located at Approximately 4048 South 4800 West.

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

Evy Collins, S.E.A. LLC, submitted a zone change application (Z-4-2025) on 0.19 acres to change the zoning from R-1-8 (Single Unit Dwelling Residential, min. lot size 8,000 sq. ft.) and C-1 (Neighborhood Commercial) to R-1-7 (Single Unit Dwelling Residential, min. lot size 7,000 sq. ft.).

The proposed development agreement addresses exterior materials and minimum size for the single unit dwelling. It also allows for a 2-car garage, provided there's a space on the side of the garage to park another car, and allows the lot to be narrower than the 70' minimum width requirement in the zoning ordinance.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Christensen moved to approve Resolution 25-108.

Councilmember Wood seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	No
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Majority.

- C. **ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-5-2025 (APPEAL), FILED BY VALOR PROPERTIES, REQUESTING A ZONE CHANGE FROM LI (LIGHT INDUSTRIAL) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 2342 SOUTH 5600 WEST**

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Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 26, 2025 in order for the City Council to hear and consider public comments regarding Application Z-5-2025 (Appeal), Filed by Valor Properties, Requesting a Zone Change from LI (Light Industrial) to M (Manufacturing) for Property Located at 2342 South 5600 West.

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

The property owner is appealing the Planning Commission's denial for rezoning of the property. The rezone request consists of two parcels, which are also located within the 5600 West Overlay Zone. The surrounding zoning is LI, with neighboring properties to the north and west historically being used for auto wrecking and salvage-type uses, but are mostly vacant now. The property to the south is owned by Maverik and is being developed for a convenience store and fuel center. There are two buildings on the property that total roughly 2,600 sq. ft.; both built around 1990. The front building along 5600 West has an all-brick exterior, and includes some office and shop space, and the structure behind that is a metal shop building.

The applicant would like to operate a mechanic shop out of the buildings and use the back of the property as an outside storage yard for construction equipment and materials. Both uses are prohibited in the LI Zone. The LI Zone was created in 2016 and implemented in this area to encourage redevelopment. The Planning Commission felt that this request was not in line with the purpose of the LI Zone and the goals for redevelopment in the area.

Mayor Lang opened the Public Hearing.

Jose Luna, a West Valley City native and co-owner of the property, provided background on his parcels, noting that one is tied up in a pending boundary dispute and only one is currently usable. The usable parcel is approximately 0.46 acres (13,500 sq. ft.), which does not meet minimum requirements under the current LI (Light Industrial) zoning. He explained that their request to change to manufacturing zoning is strictly to allow an auto shop, not heavy industrial use, so they can operate their existing construction business. The property has been largely unused for about 20 years while owned by the state. He described neighboring properties, including a new Maverik to the south and an auto/junkyard to the north. Luna emphasized that their goal is modest: to redevelop the property with improvements such as painting, asphalt, concrete, and landscaping, giving it a "facelift" without major redevelopment.

Mayor Lang closed the Public Hearing.

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ACTION: ORDINANCE 25-25, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2342 SOUTH 5600 WEST FROM LI (LIGHT INDUSTRIAL) TO M (MANUFACTURING)

The City Council previously held a public hearing regarding proposed Ordinance 25-25 that would amend the Zoning Map to Show a Change of Zone for Property Located at 2342 South 5600 West from LI (Light Industrial) to M (Manufacturing).

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Harmon moved to deny Ordinance 25-25.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	No
Councilmember Christensen	No
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Denied. Majority.

CONSENT AGENDA

A. RESOLUTION 25-116: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF ABIGAIL M. DIZON-MAUGHAN, MICAH BRUNER, AND BARBARA FIELDS TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING AUGUST 26, 2025 AND ENDING JUNE 30, 2027

Mayor Lang discussed proposed Resolution 25-116 that would ratify the City Manager's Reappointment of Abigail M. Dizon-Maughan, Micah Bruner, and Barbara Fields to the Professional Standards Review Board for a Term Commencing August 26, 2025 and Ending June 30, 2027

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

This resolution reappoints Abigail Dizon-Maughan, Micah Bruner, and Barbara Fields as members of the Professional Standards Review Board for

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a two year term commencing on August 26, 2025 and ending on June 30, 2027.

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

B. RESOLUTION 25-109: AUTHORIZE THE CITY TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE STATE OF UTAH TO PROVIDE LAW ENFORCEMENT SERVICES

Mayor Lang discussed proposed resolution 25-109 that would authorize the City to Enter Into a Memorandum of Agreement with the State of Utah to Provide Law Enforcement Services.

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

The Utah Division of Forestry, Fire and State Lands oversees the management and protection of state sovereign lands throughout Utah. Due to legislative changes in 2024 (H.B. 469) that created the DNR Division of Law Enforcement, FFSL now seeks to contract with local law enforcement agencies to provide supplemental patrol services on sovereign lands. These services are designed to reduce resource degradation, prevent illegal activities, and ensure public safety on state sovereign lands through the deployment of law enforcement officers.

The West Valley City Police Department supports continuing our partnership with FFSL to provide supplemental law enforcement services on state sovereign lands within our jurisdiction such as the Jordan River Trail. This cooperative arrangement would involve deploying West Valley City officers to conduct patrols focused on monitoring activities, enforcing state, county and local laws, protecting sovereign lands from resource degradation and homeless camp enforcement. Officers would wear official law enforcement uniforms and utilize marked patrol vehicles during these operations.

The agreement establishes clear guidelines for patrol scheduling, reporting requirements, and officer training. Officers will be required to complete specialized training or orientations as deemed necessary by FFSL, with training compensation provided at designated agency rates to include overtime rates.

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This partnership supports the department's mission to serve the community while generating additional revenue through reimbursement for services. The agreement includes provisions for detailed reporting through FFSL's records management system and maintains clear independent contractor relationships between the parties.

C. RESOLUTION 25-110: AUTHORIZE THE CITY TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE UTAH ATTORNEY GENERAL

Mayor Lang presented proposed resolution 25-110 that would Authorize the City to Enter Into a Memorandum of Understanding with the Utah Attorney General.

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

The Office of the Utah Attorney General oversees the Utah ICAC task force, a cooperative group of law enforcement agencies that participate in the identification of perpetrators of crimes against children and related investigations, arrests, and prosecutions of said perpetrators. The Office of the Utah Attorney General awards state grants to participating law enforcement agencies to assist in covering the expenses incurred by the various agencies in the course of their participation on the Task Force. Such expenses include overtime, training, and the purchase of equipment.

The West Valley City Police Department supports continuing our partnership with the ICAC Task Force in our mutual efforts to protect children and bring offenders to justice. This cooperative arrangement has been in place for many years and has been an effective means of increasing the West Valley City Police Department's ability to properly investigate and prosecute offenders who sexually exploit children through various technological mediums, provide training and equipment to department personnel involved in such investigations and prosecutions, and provide community education regarding the prevention of such crimes.

D. RESOLUTION 25-111: AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH SUE SOLUTIONS, INC.

Mayor Lang presented proposed resolution 25-111 that would Authorize the Execution of a Professional Services Agreement with Sue Solutions, Inc.

Written documentation previously provided to the City Council included

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information as follows:

The West Valley City Engineering Division is currently in the design phase of the 4000 West Improvements Project. Planned improvements include curb and gutter installation, sidewalk construction, roadway widening, drainage upgrades, reconstruction where necessary, and paving a new roadway surface between 4100 South and 4700 South. To move forward with storm drain and roadway design, it is critical to identify the location and depth of several underground utilities in order to reduce the risk of utility conflicts and avoid costly change orders during construction.

SUE Solutions, Inc., a firm specializing in subsurface utility engineering (SUE), will provide services to locate existing underground utilities along the project corridor. Under this agreement, SUE Solutions will conduct up to 45 test holes. The data collected will be provided to the Engineering Division and incorporated into the final design of the project.

E. **RESOLUTION 25-112: AUTHORIZE THE CITY TO EXECUTE A COOPERATIVE EMERGENCY ACCESS AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION**

Mayor Lang presented proposed resolution 25-112 that would authorize the City to Execute a Cooperative Emergency Access Agreement with the Utah Department of Transportation.

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

Property is being developed by GVIIW 5400 S Industrial Owner LLC at approximately 7301 West 5400 South. The developer is building a public road as a single point of access for over 28 acres of industrial development. The Developer and the Fire Department have requested from UDOT an emergency access onto 5400 South east of the proposed public road. UDOT's access management policies do not allow for the construction of a second public roadway access point onto 5400 South however they will allow an emergency access to be constructed with a locked gate that is accessible only to the Fire Department if the City signs a maintenance agreement with UDOT. The City is signing the maintenance agreement with UDOT and the developer is agreeing to maintain and repair the access for the City into the future.

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F. RESOLUTION 25-113: AUTHORIZE THE CITY TO EXECUTE AN ACCESS MAINTENANCE AGREEMENT WITH GVIIW 5400 SOUTH INDUSTRIAL OWNER, LLC

Mayor Lang presented proposed resolution 25-113 that would authorize the City to Execute an Access Maintenance Agreement with GVIIW 5400 South Industrial Owner, LLC

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

Property is being developed by GVIIW 5400 S Industrial Owner LLC at approximately 7301 West 5400 South. The developer is building a public road as a single point of access for over 28 acres of industrial development. The Developer and the Fire Department have requested from UDOT an emergency access onto 5400 South east of the proposed public road. UDOT's access management policies do not allow for the construction of a second public roadway access point onto 5400 South however they will allow an emergency access to be constructed with a locked gate that is accessible only to the Fire Department if the City signs a maintenance agreement with UDOT. The City is signing the maintenance agreement with UDOT and the developer is agreeing to maintain and repair the access for the City into the future.

G. RESOLUTION 25-114: ACCEPT A TEMPORARY TURNAROUND EASEMENT FROM GVIIW 5400 SOUTH INDUSTRIAL OWNER, LLC FOR PROPERTY LOCATED AT APPROXIMATELY 7400 WEST 5400 SOUTH

Mayor Lang discussed proposed Resolution 25-114 that would accept a Temporary Turnaround Easement from GVIIW 5400 South Industrial Owner, LLC for Property Located at Approximately 7400 West 5400 South

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

The proposed WVC ViaWest Subdivision, located at 7400 West 5400 South includes a 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 west, 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.

H. RESOLUTION 25-115: AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY PURCHASE AGREEMENT AND ACCEPT A

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**QUITCLAIM DEED WITH AND FROM SALT LAKE COUNTY FOR
PROPERTY LOCATED 3060 SOUTH LESTER STREET**

Mayor Lang discussed proposed Resolution 25-115 that would authorize the City to Enter Into a Right-of-Way Purchase Agreement and Accept a Quitclaim Deed With and From Salt Lake County for Property Located 3060 South Lester Street

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

The Salt Lake County property located at 3060 S. Lester Street is one of several properties affected by the required removal and replacement of ADA ramps for the 2025 Asphalt Overlay Project. As part of this project several residential streets were roto-milled and overlaid. Any existing ADA ramps which did not comply with the current ADA standards and regulations were removed and replaced.

The Quit Claim Deed will allow the city and its contractor to tie in existing improvements on grantor's property such as sod and sprinklers to match new improvements constructed by the project. Compensation for the Quit Claim Deed in the amount of \$800.00 was based upon land values for property in the area.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Whetstone moved to approve items on the consent agenda.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

NEW BUSINESS

- A. **CONVENE AS BOARD OF CANVASSERS FOR THE MUNICIPAL
PRIMARY ELECTION HELD AUGUST 12, 2025**

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ACTION: RESOLUTION 25-117, ACCEPT AND APPROVE THE RESULTS OF THE MUNICIPAL PRIMARY ELECTION HELD AUGUST 12, 2025 AS SHOWN ON THE CANVASS REPORT

Mayor Lang presented Resolution 25-118 that would accept and Approve the Results of the Municipal Primary Election Held August 12, 2025 as Shown on the Canvass Report.

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

The Mayor and City Council are the legislative body for West Valley City and comprise the Board of Municipal Canvassers pursuant to Utah Code §20A-4-301(2). The Code requires that the Board of Municipal Canvassers shall meet to canvass the returns of the Municipal Primary Election no sooner than seven days and no later than 14 days after the election.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Huynh moved to approve items on the consent agenda.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

MOTION TO ADJOURN

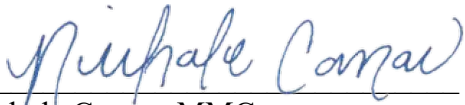
Upon motion by Councilmember Huynh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, AUGUST 26, 2025 WAS ADJOURNED AT 7:21 P.M. BY MAYOR LANG.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, August 26, 2025.



Nichole Camac, MMC
City Recorder