

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, SEPTEMBER 9, 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 PRO TEM CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen, Mayor Pro Tem/ Councilmember At-Large
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1 (*arrived as noted*)
Scott Harmon, Councilmember District 2 (*electronically*)
William Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

ABSENT:

Karen Lang, Mayor

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Mike Fossmo, Acting Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
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*)
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Lauren McPeak, Administrative Analyst
Travis Crosby, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD AUGUST 26, 2025

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-2-

The Council considered the Minutes of the Study Meeting held August 26, 2025. There were no changes, corrections or deletions.

Councilmember Whetstone moved to approve the Minutes of the Study Meeting held August 26, 2025. Councilmember Nordfelt seconded the motion.

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

REVIEW AGENDAS FOR REGULAR CITY COUNCIL MEETING OF SEPTEMBER 9, 2025

Councilmember Whetstone requested that the Council consider continuing the landscaping and surfacing ordinance change proposal to allow more discussion before approval. He expressed concern about changes related to arterial roads, emphasizing the need to ensure residents can maintain 50% frontage while also having safe driveway options (such as circular driveways) for access onto high-volume roads. A majority of the Council agreed to continue the item during the regular meeting.

Upon inquiry by Mayor Pro Tem Christensen, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council Meeting scheduled later this night.

AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED FOR SEPTEMBER 23, 2025

- A. **RECOGNITION OF 2025 CLEAN AND BEAUTIFUL AWARD WINNERS**
Craig Thomas, Community Engagement and Culture Director, reported that the Clean and Beautiful Committee has completed judging for this year's awards. The city is divided into 19 areas, with approximately four awards per area, including at least one Waterwise Award. Around 76 awards are expected, and winners will be recognized at a reception at 5:30 p.m., followed by presentation at the City Council meeting at 6:30 p.m. He noted this is a great opportunity to celebrate residents, businesses, and property owners who help keep the community clean and attractive.

Mayor Pro-Tem Christensen noted that staff has requested the Impact Fee item (resolution 25-128 and ordinance 25-27) to be discussed later on the agenda to allow time for the consultant to participate online if needed.

RESOLUTION 25-129: APPROVE THE WEST VALLEY CITY JURISDICTIONAL ANNEX TO THE SALT LAKE COUNTY HAZARD MITIGATION PLAN

John Evans, Fire Chief, presented proposed resolution 25-129 that would approve the West Valley City Jurisdictional Annex to the Salt Lake County Hazard Mitigation Plan.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-3-

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

Salt Lake County maintains a multi-jurisdictional hazard mitigation plan to assist emergency response in the event of a variety of potential threats. These threats include both manmade and natural disasters, such as flooding, cyberattack, and earthquakes. The hazard mitigation plan is regularly updated to address the changing nature of these threats. The jurisdictional annex includes information relevant to West Valley City and assists efforts across jurisdictions to respond when a disaster threatens a specific community.

The City has participated in the County's Hazard Mitigation Plan as part of the City's overall preparations to respond to emergencies within the City. Cities and townships across the County approve similar documents to provide information relevant to emergency response within their communities.

The City Council will consider Resolution 25-129 at the Regular Council Meeting scheduled September 23, 2025 at 6:30 P.M

RESOLUTION 25-130: APPROVE THE PURCHASE OF LICENSE PLATE READERS AND RELATED SERVICES

Mike Fossmo, Deputy Police Chief, presented proposed resolution 25-130 that would approve the Purchase of License Plate Readers and Related Services

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

The Police Department has been utilizing ALPR technology for the past several years and previously partnered with Motorola Solutions and Flock Safety for these services. AES Systems – Genetec provides similar technology but after a recent test phase with Genetec products, the Police Department has observed significant increases in flagging of stolen vehicles, wanted persons and investigative leads, while improving citywide visibility in high-crime areas. Additionally, the Genetec VMS is included in the proposed package and lays foundation for unified, citywide security and operations. The system allows for future integration of video and access control systems across all municipal assets. Importantly, the costs associated with AES Systems – Genetec are consistent with previously allocated funds for comparable services.

Automatic License Plate Recognition (ALPR) is a computer-based system that utilizes special cameras to capture a color image, as well as an infrared image, of the license plate of a passing vehicle. The infrared image is converted into a text

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-4-

file utilizing Optical Character Recognition (OCR) technology. The text file is automatically compared against an informational data file, also known as a "Hot List" and may contain information on stolen or wanted vehicles as well as vehicles associated with AMBER alerts, warrant subjects and agency defined information. Hot lists can be generated by local, state, and federal law enforcement agencies, including the National Crime Information Center ("NCIC").

The City Council will consider Resolution 25-130 at the Regular Council Meeting scheduled September 23, 2025 at 6:30 P.M

RESOLUTION 25-131: APPROVE A GRANT AGREEMENT WITH THE UTAH DIVISION OF ARTS AND MUSEUMS FOR CULTURAL PROGRAMMING

Craig Thomas, Community and Culture Director, presented proposed resolution 25-131 that would approve a Grant Agreement with the Utah Division of Arts and Museums for Cultural Programming.

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

The State of Utah has approved West Valley City's application for a Division of Arts & Museums General Operating Support (GOS) Grant in the amount of \$39,200. Authorization of the agreement will provide funds to support arts & cultural programs and activities at the Utah Cultural Celebration Center and at other program sites throughout the city for the grant period of July 1, 2025, to June 30, 2026.

The State of Utah, Department of Culture & Community Engagement, Division of Arts & Museums, has provided funding for arts & cultural activities with West Valley City consistently over the years through their General Operating Support (GOS) Grant. The amount awarded for this year is \$39,200. which may be used for arts & cultural program expenses including staff salaries, consultant fees, materials & equipment, marketing and more.

Mayor Pro Tem Christensen asked if there was a reason the City received less funding this year. Craig explained that state funding for the department was reduced this year, resulting in fewer funds available for grant applicants. He noted the City's grant application scored very highly, but the funding shortfall was due solely to statewide budget cuts. Councilmember Wood noted that the slide presentation shows one year of funding while his explanation is for two years. Craig replied that this is the first years portion but they won't know what the dollar amount will be for the second year until the next fiscal year.

The City Council will consider Resolution 25-131 at the Regular Council Meeting

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-5-

scheduled September 23, 2025 at 6:30 P.M

RESOLUTION 25-132: AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH GENEVA ROCK PRODUCTS, INC. FOR PROPERTY LOCATED AT 6852 WEST 6200 SOUTH

Jody Knapp, CD, presented proposed resolution 25-132 that would authorize the City to Enter Into a Development Agreement with Geneva Rock Products, Inc. for Property Located at 6852 West 6200 South.

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

On October 23, 2024, a conditional use application was approved for the addition of a Hot Mix Asphalt Plant at Geneva's existing facility. The property has frontage along 6200 South so the requirements outlined in Chapter 7-10 of the West Valley City Municipal Code, Landscaping Standards for High Image Arterials apply to this property. Properties along these arterials are required to include a 20' landscaped setback from the property line. At this location however, there is additional right-of-way that was originally acquired by Utah Department of Transportation (UDOT) during the Mountain View Corridor project. This area lies between the subject property and 6200 South. West Valley City is currently working on a roadway project that will include an additional 12' of pavement and a 10' wide sidewalk along this frontage. Therefore, it has been determined that the additional area is no longer needed for the roadway. Due to the location of the existing gravel pit and Geneva's operation, a development agreement and frontage design has been proposed.

This would include a minimum setback of 20' of landscaping along the frontage which then widens to between 42' and 37' heading east. The existing area width will remain as shown on the plans and that will all be maintained and approved as outlined in Exhibit C. This area would include live plant material in the first 20' with a minimum of one tree every 30', 4 shrubs per tree and at least two different varieties of rock mulch. The remaining portion of the setback will be completed with gravel and the entire area will be maintained by the developer as outlined in the attached agreement.

The City Council will consider Resolution 25-132 at the Regular Council Meeting scheduled September 23, 2025 at 6:30 P.M

RESOLUTION 25-133: APPROVE A REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND GENEVA ROCK PRODUCTS, INC.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-6-

Dan Johnson, Public Works Director, presented resolution 25-133 that would approve a Reimbursement Agreement Between the City and Geneva Rock Products, Inc.

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

Geneva Rock is converting their concrete batch plant to a Hot-Mix Asphalt plant on 6200 South just west of Mountain View Corridor. Per City Code, these site improvements require the construction of frontage improvements along 6200 South including curb, gutter, and sidewalk. Since 6200 South is identified in the City's Impact Fee Facility Plan and General Plan as a future five-lane roadway, West Valley City is requesting that Geneva Rock also construct an additional travel lane. This work will be reimbursed with Road Impact Fees.

The city is also requesting a wider sidewalk that can serve as a future shared-use path, connecting planned trails along both Mountain View Corridor and Bacchus Highway. West Valley City will reimburse Geneva Rock for the additional sidewalk width.

Councilmember Whetstone asked if using the road impact fees here would affect other projects. Dan replied no and noted that these particular funds are only available for certain types of projects. Councilmember Whetstone asked how staff came up with the amounts. Dan explained that roadway bids are reviewed and broken down to determine the city's portion of costs. He noted the project involves a concrete roadway, which is more expensive than asphalt but lasts longer. The existing concrete road, built 10–12 years ago, remains in excellent condition, and while widening will be costly in the future, minimal maintenance is expected for a long time. Councilmember Wood asked what the total cost of the project is. Dan replied he is unsure and noted that the project includes curb, gutter, pavement, and sidewalks. The City requested a 10-foot sidewalk instead of the standard 5-foot width to connect the existing Mountain View Corridor trail with a planned future SR-111 trail, aligning with the Active Transportation Plan.

The City Council will consider Resolution 25-133 at the Regular Council Meeting scheduled September 23, 2025 at 6:30 P.M

Councilmember Huynh arrived at 4:49 PM.

RESOLUTION 25-134: AWARD A CONTRACT TO AAROW LANDSCAPE FOR THE 2025-2026 WEST SIDEWALK REPAIR PROJECT

Dan Johnson, Public Works Director, presented proposed resolution 25-134 that would award a Contract to Aarow Landscape for the 2025-2026 West Sidewalk Repair Project

Written documentation previously provided to the City Council included information as

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-7-

follows:

The City has a sidewalk repair program that focuses on repairing all damaged sidewalks within a neighborhood. There are many locations throughout the City that have very severe damage to the sidewalks that have largely been caused by tree roots. This project concentrates on those severely damaged sidewalks west of 4800 West. A similar project will be bid later this fiscal year for repairs on the east side of the City.

This project includes the repair of damaged sidewalks in approximately 74 locations, including the removal of over 79 trees, repairing approximately 1848 feet of sidewalks.

Locations can be viewed at the following link:

[2025-26 WEST Sidewalk Repair project](#)

Bids were opened for the project on July 30, 2025. A total of seven (7) bids were received. The lowest responsible bidder was Arrow Landscape. in the amount of \$281,622.

Mayor Pro Tem Christensen asked if the City would be replacing trees. Dan replied no and added that property owners may replant trees if they'd like.

The City Council will consider Resolution 25-134 at the Regular Council Meeting scheduled September 23, 2025 at 6:30 P.M

RESOLUTION 25-135: APPROVE A BETTERMENT AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR IMPROVEMENTS ON 4700 SOUTH

Dan Johnson, Public Works Director, presented proposed resolution 25-135 that would approve a Betterment Agreement Between the City and the Utah Department of Transportation for Improvements on 4700 South.

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

The City requested that UDOT install certain betterments as part of the construction of the interchange at 4700 South and Bangerter Highway. The requested betterments are the following; black powder coated traffic signals and sign posts, "West Valley City" lettering on the northbound parapet wall of the bridge visible to drivers on Bangerter Highway, decorative black iron fence on the bridge instead of chain link fencing, decorative black iron fence around the new storm water storage pond on Orleans Way.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-8-

The value of the requested betterments from the City is \$129,525. By policy, UDOT includes an allowance of \$100,000 per interchange for aesthetic improvements, which is shared equally with Taylorsville City at this location. The \$50,000 credit makes the City's total responsibility for these betterments \$79,525.

Councilmember Whetstone asked if the City logo would also be added in addition to the name. Dan explained that there is no logo on the bridge parapet. He noted UDOT policy allows logos on certain bridge abutments, but in this case only the City name is displayed.

The City Council will consider Resolution 25-135 at the Regular Council Meeting scheduled September 23, 2025 at 6:30 P.M

RESOLUTION 25-136: APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR IMPROVEMENTS ON 5600 WEST

Dan Johnson, Public Works Director, presented proposed resolution 25-136 that would approve a Memorandum of Understanding Between the City and the Utah Department of Transportation for Improvements on 5600 West.

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

The UDOT SR-172 (5600 W) & 3180 South Signal Project will construct a new signal at the entrances to Wal-Mart, Chick-Fil-A and Centennial Park. The actual project location is 3240 South 5600 West. Chick-Fil-A, Inc. has granted a Temporary Construction Easement in favor of West Valley City for the construction of the signal project. UDOT is requesting that West Valley City enter into an MOU to provide UDOT a license to perform work within the Temporary Construction Easement granted to the city.

The City Council will consider Resolution 25-136 at the Regular Council Meeting scheduled September 23, 2025 at 6:30 P.M

CONSENT AGENDA SCHEDULED FOR SEPTEMBER 23, 2025

- A. **RESOLUTION 25-137: AUTHORIZE THE CITY TO EXECUTE A QUITCLAIM DEED AND TWO TEMPORARY CONSTRUCTION EASEMENTS TO THE UTAH DEPARTMENT OF TRANSPORTATION FOR PROPERTY RELATED TO 5600 WEST SIGNAL IMPROVEMENTS**
Mayor Pro Tem Christensen discussed proposed Resolution 25-84 that would accept a Warranty Deed and a Temporary Construction Easement from Wal-Mart Real Estate Business Trust for Property Located at 3180 South 5600 West

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-9-

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

The UDOT SR-172 (5600 W) & 3180 South Signal Project will construct a new signal at the entrances to Wal-Mart, Chick-Fil-A and Centennial Park. The actual project location is 3240 South 5600 West. To construct the signal project, additional right-of-way was needed from all three property owners. As part of the right-of-way review for this project it was found that on June 6, 2000, the West Valley City Council approved Resolution 00-135 to convey a Quit Claim Deed to UDOT for the widening of 5600 West from a 33-foot half width to a 53-foot half width. Although that deed was given to UDOT, for some unknown reason the deed was not recorded, therefore UDOT has included that additional right-of-way as part of the current Quit Claim Deed from West Valley City to UDOT. Two Temporary Construction Easements are also required from West Valley City to UDOT to facilitate construction of the signal project.

B. RESOLUTION 25-138: ACCEPT A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT FROM CHICK-FIL-A, INC. FOR PROPERTY LOCATED AT 3246 SOUTH 5600 WEST

Mayor Pro Tem Christensen discussed proposed Resolution 25-138 that would accept a Warranty Deed and a Temporary Construction Easement from Chick-Fil-A, Inc. for Property Located at 3246 South 5600 West.

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

The Chick-Fil-A, Inc. parcel located at 3246 South 5600 West is one of three properties affected by the UDOT SR-172 (5600 W) & 3180 South Signal Project which will construct a new traffic signal on 5600 West at the intersection with the entrance to Chick-Fil-A and Wal-Mart on the west side and Centennial Park on the east side, and is scheduled to be constructed in 2025. The actual project location is 3240 South 5600 West. Chick-Fil-A, Inc. has donated the Warranty Deed and Temporary Construction Easement to allow for construction of the project.

C. RESOLUTION 25-139: ACCEPT A STORM DRAINAGE EASEMENT FROM JK INVESTMENTS, LLC AND BRADLEY JONES FOR PROPERTY ALONG 7200 WEST

Mayor Pro Tem Christensen discussed proposed Resolution 25-139 that would accept a Storm Drainage Easement from JK Investments, LLC and Bradley Jones for Property Along 7200 West.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-10-

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

The JK Investments, LLC and Bradley Jones properties located at 2115 South and 2181 South 7200 West (14-22-101-020 and 14-22-101-021) are proposing development of their properties. Both properties will include ditch piping and open drainage swales along the 7200 West frontage of their properties. As a condition of approval, a Storm Drainage Easement in favor of West Valley City was required.

The City Council will consider Resolutions 25-137, 25-138, 25-139 on the Consent Agenda at the Regular Council Meeting scheduled September 23, 2025 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF SEPTEMBER 23, 2025

The Council agreed to add Resolutions 25-131, 25-135, and 25-136 to the Consent Agenda for the September 23, 2025 Regular City Council Meeting at 6:30 PM.

PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 23, 2025

A. ACCEPT PUBLIC INPUT REGARDING THE ADOPTION OF AN IMPACT FEE FACILITIES PLAN AND AN IMPACT FEE ANALYSIS AND AN AMENDMENT TO THE IMPACT FEES IMPOSED BY THE CITY

Mayor Pro Tem Christensen informed a public hearing had been advertised for the Regular Council Meeting scheduled September 23, 2025 in order for the City Council to hear and consider public comments regarding the Adoption of an Impact Fee Facilities Plan and an Impact Fee Analysis and an Amendment to the Impact Fees Imposed by the City.

Proposed Resolution 25-128 and Ordinance 25-27 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 25-128, ADOPT AN IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS

Steve Pastorik, CD Director, discussed proposed Resolution 25-128 that would adopt an Impact Fee Facilities Plan and Impact Fee Analysis.

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

Utah Code Annotated, Title 11, Chapter 36A requires that cities proposing

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-11-

to enact or amend impact fees prepare an impact fee facilities plan (IFFP) and impact fee analysis (IFA) setting forth the basis for the proposed impact fees. Accordingly, the City retained LRB Public Finance Advisors and Parametrix to prepare these documents in consultation with City staff.

The proposed IFFP and IFA establish current and proposed levels of service for storm sewer, parks, roads, police, and fire services, as well as the anticipated impacts of development on that level of service. The proposed impact fees are substantiated and set for in the IFFP and IFA.

ACTION: ORDINANCE 25-27, AMEND SECTIONS 1-2-202, 1-2-203, 1-2-204, 1-2-205, AND 1-2-206 OF TITLE 1 OF THE WEST VALLEY CITY CODE REGARDING DRAINAGE, PARK, ROAD, AND FIRE, AND POLICE IMPACT FEES

Steve Pastorik, CD Director, discussed proposed Ordinance 25-27 that would amend Sections 1-2-202, 1-2-203, 1-2-204, 1-2-205, and 1-2-206 of Title 1 of the West Valley City Code Regarding Drainage, Park, Road, and Fire, and Police Impact Fees.

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

Utah Code Annotated, Title 11, Chapter 36A requires that cities proposing to enact or amend impact fees prepare an impact fee facilities plan (IFFP) and impact fee analysis (IFA) setting forth the basis for the proposed impact fees. The proposed IFFP and IFA establish current and proposed levels of service for storm sewer, parks, roads, police, and fire services, as well as the anticipated impacts of development on that level of service. The proposed impact fees are substantiated and set for in the IFFP and IFA. Accordingly, the City's impact fee schedule should be revised to reflect the conclusions set forth in the IFFP and IFA.

Councilmember Whetstone commented on fee increases, noting examples such as 124% for freestanding discount stores, 92% for shopping centers, and 82% for peak group uses. He questioned how to balance keeping fees high enough to cover growth costs without discouraging development. Steve explained that the fees presented represent the maximum allowable charges, but the Council has the flexibility to set lower fees. He noted that differences in percentages across uses result from varying factors, such as trip generation data from sources like ITE. While Council could charge less, staff recommends maintaining the full analyzed amounts. Councilmember Whetstone asked how fees would be affected if a redevelopment project reduced traffic trips compared to the previous use. Steve explained that if a redevelopment reduces traffic trips, no fees are charged. For more intense redevelopment, the fee is calculated based on the difference between

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-12-

the previous use and the new use, effectively giving a credit for the prior development.

The City Council will consider Resolution 25-128 and Ordinance 25-27 at the Regular Council Meeting scheduled September 23, 2025 at 6:30 P.M.

COMMUNICATIONS

A. UTOPIA UPDATE

Nicole Cottle, UTOPIA, provided the Council with an annual update on the City's fiber network. She highlighted that West Valley was one of UTOPIA's founding cities and noted the network is now the largest open-access fiber network in the U.S., serving nearly 80,000 subscribers across partner cities. Nicole reported that the network is future-proofed with direct fiber to the home, offers high-speed residential and business connections, supports education with connections to schools and the University of Utah, and provides smart city applications including air quality sensors and fire safety thermal cameras.

She shared that UTOPIA saves West Valley residents an average of \$29 per month compared to traditional providers, with total estimated savings of \$550 million over time. Subscriber growth has recently accelerated through light door-to-door outreach, and customer satisfaction remains very high, with minimal churn. She also reported on fiscal distributions to the city, noting a projected \$1.3 million for FY 2025 and anticipated increases as bond obligations decrease in coming years.

Members of the City Council had no further questions.

B. LAND USE TRAINING

Eric Bunderson, City Attorney, presented a PowerPoint presentation summarized as follows:

- What type of decision making power do you have on Zone Changes?
 - o Judicial
 - o Administrative
 - o Legislative
- Legislative!
 - o Broad Discretion
 - o Health, Safety, Welfare and Comfort of Our Residents
- Sandy City: Heart of the Wasatch
 - o Sandy INV v. Sandy City (1998). In this case the city down zoned a property and the property owners sued, claiming the down zone was a taking because it made the land less valuable. The Court determined that losses in property value are "simply the uncompensated burdens one must accept to live in an ordered society". My deduction is that the holding of this case was then

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-13-

simplified to prohibitive rule, passed down like a game of telephone, which eventually became the rule that the council cannot consider the economic impact when reviewing a proposed zone change. A better way to say this today would be that the council does not have to deny a zone change because the owner says it will hinder their ability to make more money or approve a rezone a property because it will make more money for the owner or even the city.

Councilmember Whetstone asked if this would apply to variances. Eric replied that he would look into that.

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

C. COUNCIL CALENDAR

Mayor Pro Tem Christensen 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 Nordfelt asked if the Council had given consideration to adding the Performing Arts Theatre to a future agenda to provide additional funding. Councilmember Whetstone, Councilmember Wood, and Mayor Pro Tem Christensen agreed to proceed.

B. COUNCIL REPORTS COUNCILMEMBER WOOD

Councilmember Wood stated that she attended a Hometown kick off event the prior week and noted that Councilmember Harmon organized a car show.

MAYOR PRO TEM CHRISTENSEN

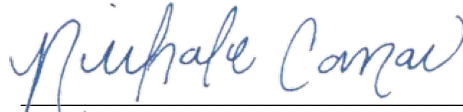
Mayor Pro Tem Christensen noted that he represented the City at an event at the Wat Lao Buddharam.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY SEPTEMBER 9, 2025 WAS ADJOURNED AT 5:36 PM BY MAYOR PRO TEM CHRISTENSEN.

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 9, 2025

-14-

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, September 9, 2025.



Nichole Camac, MMC
City Recorder