THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, SEPTEMBER 9, 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 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
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, Deputy Police Chief
John Evans, Fire Chief *(electronically)*
Jim Welch, Finance Director
Steve Pastorik, CD Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Tumi Young, Chief Code Enforcement Officer
Paula Melgar, Human Resources Director *(electronically)*
Travis Crosby, IT

OPENING CEREMONY- COUNCILMEMBER WHETSTONE

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

APPROVAL OF MINUTES OF REGULAR MEETING HELD AUGUST 26, 2025

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

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

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

PUBLIC COMMENT PERIOD
Mike Markham reported concerns about a problem property in his neighborhood. The home has a totaled Hyundai in the yard with a tarp held down by a rock, no landscaping, and a newly unloaded unlicensed truck in the driveway. He noted the property is technically "in process" of improvement under City policy, but the deadline is approaching. He also raised concerns about increased on-street parking along 4100 South near Redwood Road and a large apartment building, suggesting recent parking changes have worsened congestion.

Jim Vesock commented on the proposed $175,000 chlorinating system for the rec center pool. He questioned why the expense was not included in the recently approved budget and argued it is not an emergency need, suggesting it be planned for next year instead. He expressed concern over the increasing subsidies for the rec center, noting it has received $1.6 million annually beyond its budget, while other facilities cost less to operate. He suggested reconsidering the long-term costs of the fitness center. Jim also raised concerns about code enforcement, noting a property in his neighborhood with accumulated waste and weeds that has remained unaddressed for nearly a year, despite the moratorium on enforcement ending in three weeks.

Ryan Mahoney, candidate for West Valley City Council (at-large, write-in), encouraged the Council to include the West Valley City Performing Arts Center in future agenda discussions. He suggested the City facilitate fundraising efforts to help support the center long-term, reducing reliance on year-to-year funding and maximizing taxpayer investment.

Councilmember Christensen asked if the Council or City Manager had any comments. Ifo Pili, City Manager, responded to a public comment regarding the proposed chlorination system at the rec center. He noted the request has been under consideration for some time and was discussed during the budget process, indicating it is not a new or sudden proposal.

PUBLIC HEARINGS
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 Pro Tem Christensen 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.

Written documentation previously provided to the City Council included 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:
>
> <u>7-1-103 DEFINITIONS:</u>
>
> - 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.
>
> <u>7-9-114 SURFACING:</u>
>
> - 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
>
> <u>LANDSCAPING:</u>
>
> - 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 Christensenuage.
- 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.

Mayor Pro Tem Christensen opened the Public Hearing.

Mike Markham expressed concern over city standards related to property maintenance and neighborhood appearance. He recalled past decisions regarding surfacing projects (gravel vs. concrete) and felt that policy changes continue to favor property owners who neglect maintenance. He noted survey results showed residents want the city to be cleaner but believes little progress has been made to improve the city's image. He urged Councilmembers to visit their districts to see conditions firsthand and emphasized the need to prioritize community pride and property upkeep.

Jim Vesock shared his perspective as a long-time member of the Clean and Beautiful Committee. He acknowledged improvements in West Valley City's public image but raised concerns about code enforcement and planning/zoning being out of touch. He noted that many properties will remain in violation even under new standards, and enforcement has been lacking. He suggested focusing ordinances on more pressing issues such as unlicensed vehicles, overgrown weeds, trailers, and oversized vehicles rather than minor driveway or surface requirements. He recommended a permitting process for unique property situations, such as corner lots, instead of broad ordinance changes that may not be enforced.

Ryan Mahoney spoke in support of the proposed amendment regarding landscaping regulations. He stated the amendment does not go far enough to loosen restrictions on xeriscaping and water-wise yards and suggested the City could improve its appearance by relaxing some regulations while strengthening others.

Mayor Pro Tem Christensen closed the Public Hearing.

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

The City Council previously held a public hearing regarding proposed Ordinance

25-26 that would amend Titles 7 and 24 of the West Valley City Municipal Code to Update Landscaping Regulations.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Whetstone moved to continue this item to October 14, 2025 to allow the Council time to review this further.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Unanimous. Continued.

RESOLUTION 25-118: SUPPORT THE BOLDER WAY FORWARD INITIATIVE

Mayor Pro Tem Christensen 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.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Whetstone expressed support for women having opportunities in leadership, education, the workplace, and at home. He noted his concern that the Bolder Way Initiative lacks clear, actionable steps and may unintentionally suggest that work outside the home is more valued than contributions made within the home. He emphasized that true equality means honoring all women's contributions, both public and private.

Councilmember Wood responded to Councilmember Whetstone's comments, sharing her perspective as both a working mother and a woman. She emphasized the importance of balance and expressed support for the Bolder Way Forward initiative, noting that while it may not be perfect, it can help women of all ages feel more valued in their roles within society.

Councilmember Wood moved to approve resolution 25-118.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	No
Councilmember Harmon	No
Councilmember Huynh	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Majority.

RESOLUTION 25-119: AUTHORIZE THE CITY TO ENGAGE ZIONS BANCORPORATION, N.A. TO PROVIDE CERTAIN TREASURY MANAGEMENT SERVICES

Mayor Pro Tem Christensen 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 establihed 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.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Nordfelt moved to approve Resolution 25-119.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Unanimous.

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

Mayor Pro Tem Christensen 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 propose using Varonis to scan, report, and help remediate inappropriate access to

> sensitive information. This will support compliance and target user training where necessary.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

> Councilmember Wood moved to approve Resolution 25-120.
>
> Councilmember Whetstone seconded the motion.
>
> A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

> Unanimous.

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

Mayor Pro Tem Christensen 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.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Whetstone moved to approve Resolution 25-121.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Unanimous.

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

Mayor Pro Tem Christensen 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**	[illegible]
F-350 Ext. Cab	2	$ 56,269	$ 112,538	$ 24,625	$ 49,250	**$ 161,788**	[illegible]
Ranger	1	$ 35,797	$ 35,797	$ 7,690	$ 7,690	**$ 43,487**	[illegible]
Interceptor SUV	15	$ 48,188	$ 722,820	$ 14,844	$ 222,660	**$ 945,480**	[illegible]
Harley Davidson	6	$ 19,101	$ 114,606	$ 0	$ 0	**$ 114,606**	[illegible]
F-150	1	$ 51,014	$ 51,014	$ 18,265	$ 18,265	**$ 69,279**	[illegible]
Camry Hybrid	5	$ 27,800	$ 139,000	$ 5,315	$ 26,575	**$ 165,575**	[illegible]
SUV's	2	$ 47,000	$ 94,000	$ 7,615	$ 15,230	**$ 109,230**	[illegible]
F-150	1	$ 51,014	$ 51,014	$ 3,000	$ 3,000	**$ 54,014**	[illegible]
Ranger	3	$ 35,797	$ 107,391	$ 3,000	$ 9,000	**$ 116,391**	[illegible]
Maverick	1	$ 30,000	$ 30,000	$ 3,000	$ 3,000	**$ 33,000**	[illegible]
Ranger	2	$ 35,797	$ 71,594	$ 4,625	$ 9,250	**$ 80,844**	[illegible]
	[illegible]		[illegible]		[illegible]	[illegible]	

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Huynh moved to approve Resolution 25-122.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Unanimous.

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

Mayor Pro Tem Christensen 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:

> 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.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Nordfelt moved to approve Resolution 25-124.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Unanimous.

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

Mayor Pro Tem Christensen 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.

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

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Harmon moved to approve Resolution 25-125.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Unanimous.

CONSENT AGENDA

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

Mayor Pro Tem Christensen 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.

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

Mayor Pro Tem Christensen 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.

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

Mayor Pro Tem Christensen 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:

> 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.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Huynh moved to approve items on the consent agenda.

Councilmember Wood seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Unanimous.

MOTION TO ADJOURN
Upon motion by Councilmember Whetstone all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, SEPTEMBER 9, 2025 WAS ADJOURNED AT 7:01 P.M. BY MAYOR PRO TEM CHRISTENSEN.

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, September 9, 2025.

Nichole Camac

Nichole Camac, MMC
City Recorder