

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2025

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, SEPTEMBER 23, 2025 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1 (*electronically*)
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4 (*electronically*)

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director (*electronically*)
Jonathan Springmeyer, RDA Director
Roxanne Vainuku, Acting Strategic Communications Director
Craig Thomas, Community and Culture Director
Kimberly Foster, Acting HR Director
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Ken Cushing, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 9, 2025

The Council considered the Minutes of the Study Meeting held September 9, 2025. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Study Meeting held September 9, 2025. Councilmember Harmon seconded the motion.

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

INTRODUCTION OF NEW EMPLOYEES

Chief Jacobs, Craig Thomas, Dan Johnson, Melanie Bennet, and Kimberly Foster introduced new employees from their departments.

REVIEW AGENDAS FOR REGULAR CITY COUNCIL MEETING OF SEPTEMBER 23, 2025

Mayor asked about the delay agreement for the property on Gates Avenue, noting she had missed the prior meeting and wanted clarification. She inquired how often delay agreements have been called. Dan explained that nearly every property along that roadway already has a delay agreement in place, and with upcoming planned work in the area, the City will be able to collect either property tie-ins or physical improvements through the agreement. While delay agreements are not commonly used anymore, staff recommended this one to maintain consistency with neighboring properties. Dan added that although such agreements can be challenging to enforce, these are commercial properties, which improves the likelihood of successful collection.

Upon inquiry by Mayor Lang, 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.

PUBLIC HEARINGS SCHEDULED FOR OCTOBER 14, 2025

A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 14, 2025 in order for the City Council to hear and consider public comments regarding Re-Opening the FY 2025-2026 Budget.

Proposed Ordinance 25-28 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-28, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

Jim Welch, Finance Director, discussed proposed Ordinance 25-28 that would amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds.

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

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City holds public hearings on budget amendments on a quarterly basis each fiscal year.

The City Council will consider Ordinance 25-28 at the Regular Council Meeting scheduled October 14, 2025 at 6:30 P.M.

B. ACCEPT PUBLIC INPUT REGARDING A CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 14, 2025 in order for the City Council to hear and consider public comments regarding a consolidated annual performance and evaluation report.

Proposed Resolution 25-140 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 25-140, APPROVE A CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Peggy Calda, Grants, discussed proposed Resolution 25-140 that would approve a Consolidated Annual Performance and Evaluation Report.

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

Each year West Valley City receives grant funds from the U.S. Department of Housing and Urban Development (HUD) through the CDBG program. HUD requires that each CDBG grantee to submit a yearly Consolidated Annual Performance Evaluation Report. This report summarizes the activities and progress made during fiscal year 2024-2025 that have been funded by the city's CDBG program.

We have created the Consolidated Annual Performance Evaluation Report and budget that meets the federal guidelines for this report. The city has made its CAPER available for public review and a public hearing will be held on October 14, 2025, at 6:30 p.m. in the West Valley City Council Chambers, to allow for public comment.

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HUD requires entitlement communities receiving CDBG funds to annually review and publicly report on the progress made in carrying out its Annual Action Plan. Submission of the CAPER is the reporting tool HUD requires to meet this obligation. As required by HUD regulations and the Citizen Participation Plan (CPP), staff obtained citizen participation for the CAPER by publishing a public hearing notice inviting the public to provide input. The CPP is required by HUD for jurisdictions receiving CDBG funds to solicit and obtain input primarily from low- to moderate-income residents. Staff published a public hearing notice Saturday, September 6, 2025, in The Salt Lake Tribune. The notice stated citizens' comments may be submitted in writing until 5:00 p.m., Tuesday, October 14, 2025. No comments were received as of the writing of this staff report. In summary, the CAPER reflects that the City is making progress to expend its CDBG funds in a timely manner and in meeting the program's primary objectives.

Councilmember Whetstone commented on the goals and outcomes matrix in the report, noting some ambiguity in the data. He observed that in some cases the goals appeared lower than the expected five-year plan and that certain goals showed results without indicating any CDBG funds allocated to them in the chart. Peggy explained that under the previous consolidated plan, certain programs, such as the home rehabilitation program, appeared in multiple areas, but HUD reporting rules allow them to be tied to only one goal. As a result, some goals show no results even though activities occurred. She added that the next five-year plan will include a direct connection of each outcome to a specific goal, improving clarity. Councilmember Whetstone asked if the Council would have input on the next plan. Peggy replied that the Council approved that in May or June of this year.

The City Council will consider Resolution 25-140 at the Regular Council Meeting scheduled October 14, 2025 at 6:30 P.M.

C. ACCEPT PUBLIC COMMENT REGARDING APPLICATION Z-6-2025, FILED BY SCOTT BOETTCHER, REQUESTING A ZONE CHANGE FROM A (AGRICULTURE) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 7005 GATES AVENUE

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 14, 2025 in order for the City Council to hear and consider public comments regarding application Z-6-2025, Filed by Scott Boettcher, Requesting a Zone Change from A (Agriculture) to M (Manufacturing) for Property Located at 7005 Gates Avenue.

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Proposed Ordinance 25-29 and Resolution 25-141 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-29, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 7005 WEST GATES AVENUE FROM A (AGRICULTURE) TO M (MANUFACTURING)

Steve Pastorik, discussed proposed Ordinance 25-29 that would amend the Zoning Map to Show a Change of Zone for Property Located at 7005 West Gates Avenue from A (Agriculture) to M (Manufacturing).

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

The applicant has submitted a concept plan and written description for his development proposal for the subject property. If this application is approved, the applicant intends to build an approximately 6,000 square foot metal building to house a welding shop and office to move his existing business, Boettcher & Sons, Inc., from Salt Lake City to the subject property. The proposed use would also include an outside storage yard for metal materials, trailers, and a crane truck.

If this rezone is approved, a conditional use permit will be required for this use given the adjoining residential zoning and use to the south. Some of the ordinance standards that may impact the concept plan include:

- 20-feet of landscaping is required along the front and rear of the property (Section [7-6-302](#) and [7-6-303](#)).
- A 6' tall masonry wall is required along the south property line (Section [7-6-303](#)).
- Outside storage areas are required to be screened from public view (Section [7-7-119](#)).
- Employee and customer parking must be provided on-site with 3 parking spaces for every 1,000 square feet of office and 1 space for every 800 square feet of manufacturing (Section [7-9-104](#)).
- Parking cannot be designed to require vehicles to back onto a street (Section [7-9-106](#)).

ACTION: RESOLUTION 25-141, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SCOTT BOETTCHER FOR APPROXIMATELY 7005 WEST GATES AVENUE

Steve Pastorik, CED Director, discussed proposed Resolution 25-141 that would authorize the City to Enter Into a Development Agreement with Scott Boettcher for

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Approximately 7005 West Gates Avenue.

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

Scott Boettcher has submitted a zone change application (Z-6-2025) on 0.71 acres to change the zoning from A (Agriculture, minimum lot size ½ acre) to M (Manufacturing). The proposed use for the property is a welding shop with associated outside storage.

The proposed development agreement:

1. limits the hours of operation to between 7 AM and 10 PM,
2. requires the installation of off-site improvements along the property's Gates Avenue frontage,
3. requires the inclusion of a covered entry feature on the north side of the proposed building, and
4. limits the allowed uses on the property similar to other development agreements for properties along the south side of Gates Avenue.

Councilmember Whetstone noted that during Planning Commission discussions, there was a question regarding whether work would be done inside versus outside and whether that distinction had been fully clarified. Steve explained that the applicant indicated most work, including welding, is done inside the building. Occasionally, longer beams may extend outside for cutting, or parts may be assembled outdoors temporarily to check fit before transport. The Planning Commission had expressed concerns about outdoor work. Steve clarified that end-use limitations, specifically the designation of "heavy industrial," prohibit outdoor manufacturing, and the owner is aware of these restrictions. The Planning Commission's caution was consistent with previous rezones limiting outdoor production on similar sites. Mayor Lang clarified that they would not be able to cut long beams outside. Steve replied yes. Mayor Lang asked what would happen if neighbors reported this activity happening. Steve replied that the City would pursue enforcement. Mayor Lang verified that the hours of operation are the same as others in the area. Steve replied yes.

The City Council will consider Ordinances 25-29 and Resolution 25-141 at the Regular Council Meeting scheduled October 14, 2025 at 6:30 P.M.

RESOLUTION 25-142: APPROVE THE PURCHASE OF TWO F-550 CHASSIS FROM KEN GARFF FORD

John Evans, Fire Chief, presented proposed resolution 25-142 that would approve the Purchase of Two F-550 Chassis from Ken Garff Ford.

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

The fire department has need to purchase 2 new Ford F550 chassis to mount 2 new ambulances on. The fire department continues to buy Ford chassis from Ken Garff Ford utilizing the reduced cost associated with the Utah state contract. This chassis has been used for more than 10 years for our ambulances and has proved to be reliable and efficient. All our ambulances are mounted upon these Ford chassis.

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
2	Ford F550 chassis	\$72,136
	TOTAL	\$144,272

The City Council will consider Resolution 25-142 at the Regular Council Meeting scheduled October 14, 2025 at 6:30 P.M

RESOLUTION 25-143: AUTHORIZE THE PURCHASE OF TWO AMBULANCES FROM FRAZIER, LTD.

John Evans, Fire Chief, presented proposed resolution 25-143 that would authorize the Purchase of Two Ambulances from Frazier, Ltd.

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

Frazer, Ltd. is a participant in the Houston-Galveston Area Council, an interlocal entity offering purchasing and procurement services to municipalities around the nation. West Valley City is a member of HGAC and is entitled to purchase services at HGAC prices and from HGAC affiliates and members. Since this purchase is in accordance with HGAC procedures, procurement requirements have been satisfied pursuant to Section 5-3-108 of the West Valley City Municipal Code. The price indicated below is a competitive price and the product meets the City's needs.

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
2	Frazer Ambulance	\$237,685.00

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The City Council will consider Resolution 25-143 at the Regular Council Meeting scheduled October 14, 2025 at 6:30 P.M

RESOLUTION 25-144: AUTHORIZE THE PURCHASE OF TWO STRETCHER SYSTEMS AND MAINTENANCE FROM STRYKER MEDICAL

John Evans, Fire Chief, presented proposed resolution 25-144 that would authorize the Purchase of Two Stretcher Systems and Maintenance from Stryker Medical

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

West Valley City Fire Department’s current front-line ambulance fleet consists of 14-foot box Frazer units, which have proven effective in meeting operational needs. Maintaining a standardized fleet improves operational consistency, training efficiency, and maintenance processes.

The department also uses Stryker stretchers and power load systems, which enhance patient and provider safety during transport. Currently, a portion of our fleet still uses older, non-matching systems. Acquiring these two new ambulances with associated equipment will complete standardization across all front-line units.

Number of Items	Type of Vehicle	Cost Per item
2	Stryker power stretchers	\$31,752.88
2	Stryker power load systems	\$29,545.30
2	Service and maintenance agreements	\$11,213.28
	TOTAL	\$145,022.92

The City Council will consider Resolution 25-144 at the Regular Council Meeting scheduled October 14, 2025 at 6:30 P.M

RESOLUTION 25-145: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH THE GRANITE SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

Colleen Jacobs, Police Chief, presented proposed resolution 25-145 that would authorize the Execution of an Interlocal Cooperation Agreement with the Granite School District for School Resource Officers.

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

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Granite School District requests West Valley City Police Department to enter an Interlocal Cooperation Agreement, for the term of five years, to place two School Resource Officers in Granger High School. The officers will be dedicated to the school on a full-time basis. Granite School District will provide payment for services in the amount of \$45,000 per year per office for a total of \$90,000.

Councilmember Whetstone asked how they would coordinate with Granite Police. Chief Jacobs explained that the initial request from the school district was for a police officer at each high school. To simplify logistics regarding coordination and leadership between a Granite officer and West Valley officers, the agreement was made to assign two officers to Granger High School to handle all school resource responsibilities there, while the district will manage Hunter High School separately. She noted that it has been approximately 12 years since the West Valley Police Department had officers in the schools, with Granite Police previously handling all school resource duties. Councilmember Harmon asked why Granite School district is asking for this change. Chief Jacobs noted that West Valley was previously the only local jurisdiction without a dedicated police officer in the schools. Typically, the Granite School District Police Department shares responsibilities with local police departments. The district indicated they have limited resources and cannot adequately cover every school, and their request is for supplemental assistance. Councilmember Harmon noted that the City has limited resources as well. Chief Jacobs agreed but noted that the youth engagement, interactions, and intelligence gained through this agreement are expected to help offset associated costs.

Mayor Lang asked if Granite Police can pursue events that begin on campus and leave the property. Chief Jacobs replied yes. She noted that if the students were misbehaving at a local convenience store or gas station, they would not get involved in that type of incident.

Councilmember Whetstone asked how the cost reimbursement was decided upon. Chief Jacobs replied that is their standard cost. Councilmember Nordfelt asked how many school districts in the State have their own Police Department. Chief Jacobs replied that Granite School District is the only one. She explained that her understanding is that other jurisdictions just take on the responsibility of the schools.

Councilmember Wood asked if the same two officers are assigned for an entire school year and what their schedule would be like during the summer. Chief Jacobs replied it would be the same two officers and they would be assigned regular detective work and schedules during the summer. Mayor Lang asked if they would stay at the school for evening events. Chief Jacobs replied that extracurricular activities are covered as overtime through the school district. School resource officers may choose to work these activities or request assistance from other officers, with overtime paid by Granite School District. Officers complete the necessary paperwork to be considered Granite School District employees for this purpose.

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The City Council will consider Resolution 25-145 at the Regular Council Meeting scheduled October 14, 2025 at 6:30 P.M

RESOLUTION 25-146: AUTHORIZE THE CITY TO APPROVE A DELAY AGREEMENT WITH IRON WORKERS LOCAL 27 TO DELAY CERTAIN IMPROVEMENTS AT 7022 WEST SR-201 NORTH FRONTAGE ROAD

Dan Johnson, Public Works Director, presented proposed resolution 25-146 that would authorize the City to Approve a Delay Agreement with Iron Workers Local 27 to Delay Certain Improvements at 7022 West SR-201 North Frontage Road.

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

The Iron Worker Local #27 Minor Subdivision is a 2-lot commercial subdivision with frontage on the SR-201 North Frontage Road near 7022 West. Sidewalk, curb, gutter, and streetlights do not exist in the area. The lack of storm drain infrastructure has resulted in the approval of delay agreements for several parcels within the area.

There is anticipation of a future roadway project along the North Frontage Road that would include a storm drain system and enable the improvements to be constructed. Completing all right-of-way infrastructure along the frontage road at the same time, as part of a larger project, will ensure the improvements are built at the correct location and elevation. The North Frontage Road project will require extensive coordination with UDOT to finalize a design for the road. Due to the risk of constructing improvements in the wrong location, and the lack of a drainage system to accommodate storm water runoff, staff is recommending the approval of a delay agreement.

The City Council will consider Resolution 25-146 at the Regular Council Meeting scheduled September 9, 2025 at 6:30 P.M

RESOLUTION 25-147: APPROVE A REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY AND CLARK CONSTRUCTION & SERVICES, LLC

Dan Johnson, Public Works Director, presented proposed resolution 25-147 that would approve a Real Estate Purchase and Sale Agreement Between the City and Clark Construction & Services, LLC.

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

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West Valley City owns a strip of land located at approximately 6000 West 3500 South. The West Valley City parcel is approximately 16.5 feet wide and runs north approximately 724 feet to the Meadow Breeze and Meadowlands subdivisions. The city property includes a storm drainage which takes storm water from properties south of 3500 South. As part of the sale, the city will retain a Storm Drainage Easement. Clarki Clark Construction & Services, LLC owns property on either side of the West Valley City property and desires to develop those properties and the West Valley City parcel into a subdivision. The sale price of \$79,000.00 for the 11,522 square foot parcel (0.264 acre) was based upon an appraisal prepared by Integra Realty Resources.

Councilmember Whetstone asked for clarification on the \$10 fee listed on the deed. Dan replied that was standard language in the deed.

The City Council will consider Resolution 25-147 at the Regular Council Meeting scheduled October 14, 2025 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF OCTOBER 14, 2025

The Council chose not to add any items to the Consent Agenda for the October 14, 2025 Regular City Council Meeting at 6:30 PM.

UNFINISHED BUSINESS:

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

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled September 9, 2025 in order for the City Council to hear and consider public Comment Regarding Application ZT-5-2025, Filed by West Valley City, Requesting a Zone Text Change to Modify Residential Surfacing Standards As Well As Clarify and Consolidate the Residential Landscape Standards. This item was continued to the October 14, 2025 Regular Council Meeting.

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

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

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

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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:

7-1-103 DEFINITIONS:

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

7-9-114 SURFACING:

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

LANDSCAPING:

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

Jody Knapp presented the proposed amendments to residential landscaping and surfacing requirements. She explained that the current landscaping requirement of 30% of a lot would be reduced to 25%, while the front yard surfacing limit would be increased from 40% (with exceptions up to 50%) to a uniform 50% across all properties.

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Jody outlined the rationale for the 50% limit, noting it aligns with neighboring cities, maintains a balance between impervious surfaces and natural drainage, supports sustainability, and minimizes stormwater runoff and environmental impacts. She emphasized that higher surfacing could negatively affect aesthetics, neighborhood character, and residential density, potentially facilitating boarding homes or dense rental properties. The amendments also consider conservation efforts promoted by the Jordan Valley Water Conservancy District, including reduced water usage, planting trees to mitigate urban heat, and maintaining eligibility for incentive programs. Jody concluded that 50% provides a clear, enforceable standard that preserves residential character, manages occupancy, and ensures consistency with zoning and safety standards.

Councilmember Harmon commented on visual examples presented, noting that increasing driveway paving to 60% could negatively impact aesthetics. He observed that while a 50% limit allows for adequate parking, higher allowance could make homes appear less attractive, particularly with multiple vehicles parked, and stated that 50% is the maximum he supports.

Councilmember Whetstone stated that he had requested a continuance to ensure residents are not unfairly restricted by the new standards. He noted that staff clarified that residents with unique circumstances can seek relief through the Board of Adjustments, particularly on roads with high traffic volume where safety is a concern. He emphasized the importance of avoiding unintended consequences for residents. Councilmember Whetstone indicated that he is comfortable with the proposal now as is.

Councilmember Harmon suggested removing car covers from the front yard provisions in the code. He stated that while car covers on side yards are acceptable, front yard placement—especially when used with extended parking—can be unsightly and negatively affect streetscape aesthetics. He noted that car covers are currently addressed under the inoperable vehicle definition and recommended revisiting this issue in future code updates to restrict front yard or on-street use.

Mayor Lang clarified that homeowners with 100% concrete lots installed prior to 1980 remain grandfathered. Jody replied yes. Mayor Land asked if the current amendment retains the four-foot front-of-house concrete overlap limit and extends it to all vehicle parking, not just boats and RVs. Jody replied yes and added that definitions were updated to clarify that landscaping must be planted in the ground and cannot be substituted with planter boxes. Mayor Lang suggested an education campaign to inform residents about the 50% surfacing and 25% landscaping standard to prevent improper concrete pouring. Jody confirmed plans to distribute the information via utility bills, update the city website, provide handouts, and use

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social media to reach residents who may not see mailed notices. She added that Code enforcement will also proactively contact residents when necessary to ensure compliance.

The City Council will consider Ordinance 25-26 at the Regular Council Meeting scheduled October 14, 2025 at 6:30 P.M.

REVIEW AGENDA FOR REGULAR MUNICIPAL BUILDING AUTHORITY MEETING SCHEDULED OCTOBER 14, 2025

A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET

Mayor Lang informed a public hearing had been advertised for the Regular Municipal Building Authority Meeting scheduled October 14, 2025 in order for to hear and consider public comments regarding Re-Opening the FY 2025-2026 Budget.

ACTION: RESOLUTION NO. 25-06, AMEND THE BUDGET OF THE WEST VALLEY CITY MUNICIPAL BUILDING AUTHORITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

Jim Welch, Finance Director, presented proposed Resolution 25-04 that would amend the Budget of the West Valley City Municipal Building Authority for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds.

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

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City Municipal Building Authority holds, as needed on a quarterly basis, public hearings to amend the annual budget.

The Municipal Building Authority will consider Ordinance 25-06 at the Regular Meeting scheduled October 14, 2025 at 6:30 P.M.

COMMUNICATIONS

A. WEST VALLEY PERFORMING ARTS CENTER DISCUSSION

Ifi Pili introduced a brief presentation regarding the required 10-8-2 hearing for consideration of funds to a separate nonprofit entity. He noted that Eric would provide an overview, referencing the performing arts theater's prior request and presentation. The purpose of the agenda item was to allow discussion on the

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theater's funding request and determine the council's interest in moving forward with it.

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

- Appropriating Money to the Theater Requires:
 - o Study
 - o "10-8-2" Hearing
- History
 - o Previous Appropriation on December 10, 2024 (24-167)
 - \$4,562,646 *Real Property and Fixtures*
 - \$640,000 *cash*
 - *Internal required study stated: "...if West Valley Arts can operate the community theater through July of 2028 without any assistance from the City, the City will receive adequate value for the appropriation"*
- Recommended Steps Forward
 - o New study, preferably from an outside source
 - o 10-8-2 public hearing

Mayor Lang asked what an approximate cost would be for the study. Eric replied around \$5,000. Ifo clarified that the 10-8-2 hearing requirement is not intended to be an obstacle to moving forward with funding. He noted it is a necessary procedural step, but it is not cumbersome or time-consuming, and the Council should simply be aware of it as part of the process. Councilmember Whetstone stated that he would appreciate the study and the outside perspective. Councilmember Wood expressed appreciation for the financial information provided, noting she was unaware of the theater's \$4.5 million in assets and \$640,000 in cash. She asked for clarification on the requested funding amount, which was confirmed to be \$150,000, and inquired about the specific purpose and deliverables of the proposed study. Eric explained that the required study demonstrates the value the city receives in return for appropriated funds. The study must show that the funding supports the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the municipality. He noted that the benefits do not need to be strictly tangible and may include intangible benefits, such as enhancing the arts, which contribute to the city's overall value. Councilmember Wood asked if the study would just analyze the amount of money they are asking for. Eric replied yes. After discussion, the Council requested a review of the financials for the Performing Arts Theatre to see how money was spent and a study to be conducted.

The Mayor and Council had no further questions.

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B. COUNCIL CALENDAR

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Whetstone asked for information on Charter Schools.

B. COUNCIL REPORTS

COUNCILMEMBER WHETSTONE

Councilmember Whetstone noted that the Veteran Committee met and the Veterans Day dinner is planned as well as the coin. He stated he also attended the Giving Tree fundraiser at Shiny Shell. Councilmember Whetstone stated that he attended an Real Game last week and the gentleman performing the national anthem was wearing a West Valley City shirt. He finished by stated the attended a meeting with the Cities Strong Foundation who are increasing fundraising for My Hometown.

MAYOR LANG

Mayor Lang stated that she attended the final Neighborhood Night Event.

COUNCILMEMBER WOOD

Councilmember Wood stated she participated in a panel with the League of Women Voters Salt Lake Chapter.

COUNCILMEMBER HARMON

Councilmember Harmon stated he attended the My Hometown Interfaith meeting with Mayor Lang.

COUNCILMEMBER CHRISTENSEN

Councilmember Christensen stated that he attended the ChamberWest Awards Gala, Sema Hadithi African American, previous Councilmember Brooks funeral service, and a Naturalization Ceremony at the Cultural Celebration Center.

MOTION TO ADJOURN

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

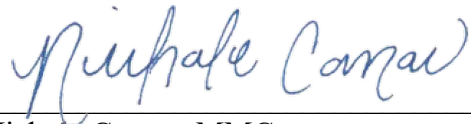
THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE

MINUTES OF COUNCIL STUDY MEETING – SEPTEMBER 23, 2025

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STUDY MEETING ON TUESDAY SEPTEMBER 23, 2025 WAS ADJOURNED AT 5:53 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, September 23, 2025.



Nichole Camac, MMC
City Recorder