THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, SEPTEMBER 23, 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
Tom Huynh, Councilmember District 1
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
Roxeanne Vainuku, Acting Strategic Communications Director
Tumi Young, Chief Code Enforcement Officer
Paula Melgar, Human Resources Director *(electronically)*
Ken Cushing, IT

OPENING CEREMONY- COUNCILMEMBER HARMON

Councilmember Harmon shared reflections from a recent meeting with Attorney General Derek Brown, highlighting the concept of "Pando," a 106-acre aspen grove with a shared root system near Fish Lake. He likened it to the West Valley City community, emphasizing how residents are connected and support one another. Councilmember Harmon acknowledged local initiatives such as My Hometown and Clean and Beautiful as examples of fostering community pride and engagement. He asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 9, 2025

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

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

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

AWARDS, CEREMONIES AND PROCLAMATIONS

A. **RECOGNITION OF 2025 CLEAN AND BEAUTIFUL AWARD WINNERS**

Craig Thomas, Community Engagement and Culture Director, recognized 58 homes for the Clean and Beautiful Awards, with 22 property owners present. He thanked Neighborhood Services staff and the Clean and Beautiful Committee for their support and volunteer efforts. The awards honor residents who maintain clean, tidy, and beautiful homes, emphasizing care for the community rather than expense. Special recognition was given to sponsors Shiny Shell and Wasatch Properties for their contributions. A group photo was taken to commemorate the event.

PUBLIC COMMENT PERIOD

Thomas Jackson addressed the Council regarding a significant goat head weed infestation along 4100 South, from Jordan River to 3200 West, primarily on city property. He noted that early intervention with herbicide could have prevented the spread, but delayed response has worsened the issue. Thomas highlighted the impact on cyclists, who risk flat tires, and pet owners, who may incur veterinary costs. He emphasized the safety and community concerns and suggested the possibility of state funding, as goat heads are listed as a noxious weed. He requested timely city action to address the infestation.

Jim Vesock commented on the persistence of goat head weeds, noting that once established, they are difficult to remove. He also expressed concerns about selective enforcement by the city’s Code Enforcement Department, emphasizing that ordinances should be applied consistently rather than selectively, to avoid community confusion and perceived favoritism. Jim questioned the focus on minor issues, such as driveway coverage limits, arguing that larger code enforcement priorities, like deteriorating properties and overall city maintenance, should take precedence. He acknowledged water conservation efforts but noted that potential runoff savings from minor ordinance enforcement are negligible in the broader context of city and state water usage.

Mike Markham noted that most participants recognized by the Clean and Beautiful Committee are senior citizens. He emphasized the importance of motivating younger residents to take part in maintaining and improving the community, suggesting greater outreach to involve them in city beautification efforts.

Ryan Mahoney suggested that Parks and Recreation could expand their community service programs to help address issues with goat heads and other invasive weeds, similar to how participants currently help with thistle and other maintenance tasks.

PUBLIC HEARINGS

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 Lang 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.

Mayor Lang opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

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

Mayor Lang 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 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.
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> 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.

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 Resolution 25-128.

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.

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

Mayor Lang 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.

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 approve Ordinance 25-27.

Councilmember Huynh 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.

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

Mayor Lang presented proposed resolution 25-129 that would approve the West Valley City Jurisdictional Annex to the Salt Lake County Hazard Mitigation Plan.

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.
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> 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.

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

Councilmember Huyhn moved to approve Resolution 25-129.

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.

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

Mayor Lang 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 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").

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 25-130.

Councilmember Nordfelt 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.

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

Mayor Lang 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.

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 Resolution 25-132.

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.

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

Mayor Lang 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.

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

Councilmember Nordfelt moved to approve Resolution 25-133.

Councilmember Whetstone 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.

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 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 Aarrow Landscape. in the amount of $281,622.

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 approve Resolution 25-134.

Councilmember Whetstone 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.

CONSENT AGENDA

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

Mayor Lang 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.

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

Mayor Lang 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.

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.

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

Mayor Lang 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 inter into an MOU to provide UDOT a license to perform work within the Temporary Construction Easement granted to the city.

D. 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 Lang discussed proposed Resolution 25-137 that would 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

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.

E. 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 Lang 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 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.

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

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

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.

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

Councilmember Nordfelt 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, SEPTEMBER 23, 2025 WAS ADJOURNED AT 6:59 P.M. BY MAYOR LANG.

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 23, 2025.

Nichole Camac

Nichole Camac, MMC
City Recorder