

MINUTES OF COUNCIL SPECIAL MEETING – SEPTEMBER 16, 2025

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THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC SPECIAL SESSION ON TUESDAY, SEPTEMBER 16, 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
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

STAFF PRESENT:

Ifo Pili, City Manager
Tera Smith, Deputy 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
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Lauren McPeak, Administrative Analyst
Travis Crosby, IT

LAND PLANNING AND DESIGN WORKSHOP FOR PROPERTY LOCATED AT APPROXIMATELY 1300 WEST 300 SOUTH

Jonathan Springmeyer introduced Ben Levenger, Nathan Davis, and Ryan Wallace with Downtown Redevelopment Services who explained the following:

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- The purpose of this exercise is to explore potential land use patterns in a big-picture scale, focusing on overall form and not parcel-level analysis
- How the game works:
 - o Each square of grid represents roughly one square acre
 - o Place stickers on grid squares
 - o Colors represent different land use
 - o Stickers are symbolic, to indicate land use type within the acre
- Purpose of Exercise
 - o Each grid square will contain 1 sticker
 - o Future planning will allow for subdividing uses within acres
 - o Focus on general patterns, not restricting consideration to building footprints or lot boundaries
 - o Testing the relationship between uses to shape the character of downtown
- Takeaways
 - o Finished land use map will illustrate participants broad scale vision for downtown
 - o Provides a discussion tool for future opportunities, tradeoffs, and priorities for redevelopment

Each participant worked independently, placing stickers on their map to represent preferred types of land use.

After all participants had finished placing stickers on their maps, each took a turn explaining the land use stickers they had selected:

Councilmember Lars Nordfelt

- Emphasizes open space that is accessible and inviting, viewing it as a long-term investment to be valued for generations.

Councilmember Tom Huynh

- Commercial
- Single-Family Attached Residential
- Small Lot Detached Residential

Ifo Pili

- Multi-Family Residential

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- Single-Family Attached Residential
- Mixed-Use Residential
- Mixed-Use Commercial
- Commercial

Mayor Karen Lang

- Multi-Family Residential
- Commercial
- Single-Family Detached Residential
- Single-Family Attached Residential

Councilmember Don Christensen

- Small-Scale Activation
- Open Space
- Small-Scale Retail
- Small-Scale Restaurants

John Flores

- Small-Scale Retail
- Small-Scale Restaurants
- Multi-Family Residential
- Single-Family Attached Residential
- Open Space
- Small-Scale Activation
- Mixed-Use Residential

Councilmember Scott Harmon

- Single-Family Attached Residential
- Open Space
- Small-Scale Activation
- Multi-Family Residential
- Commercial

Councilmember William Whetstone

- Prioritizes community attractiveness as outlined in the Strategic Plan
- Small-Scale Retail
- Open Space

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Councilmember Cindy Wood

- Open Space
- Open Space with Parking
- Single-Family Attached Residential
- Small-Scale Restaurants
- Small-Scale Retail
- Multi-Family Residential
- Commercial

Mr. Levenger explained that the next steps will involve Downtown Redevelopment Services compiling the land use preferences gathered from the sticker game exercise. These preferences will be used to develop preliminary 3D scenario models, which will be presented to the Council at a future meeting. Following that presentation, the scenarios will be refined, and a final preferred scenario will be created and presented.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE SPECIAL MEETING ON TUESDAY SEPTEMBER 16, 2025 WAS ADJOURNED AT 5:33 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the West Valley City Council held Tuesday, September 16, 2025.

Tera Smith
Deputy City Recorder