WEST VALLEY CITY

City Council Regular Meeting Minutes
October 14, 2025

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC REGULAR SESSION ON TUESDAY, OCTOBER 14, 2025 AT 6:30 P.M. AT WEST VALLEY CITY HALL, COUNCIL CHAMBERS, 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
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
Jerry Thompson, Acting CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director
Tumi Young, Chief Code Enforcement Officer
Harold Moleni, Administrative Analyst
Ken Cushing, IT

OPENING CEREMONY- COUNCILMEMBER WOOD

Councilmember Wood reminded attendees that over 100 ballots were mailed to registered voters in Salt Lake County, with three specific ballots going to West Valley City residents. She noted that unregistered residents have until October 24th to register and encouraged all residents to participate in the 2025 municipal election.

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

APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 23, 2025
The Council considered the Minutes of the Regular Meeting held September 23, 2025. There were no changes, corrections or deletions.

Councilmember Harmon moved to approve the Minutes of the Regular Meeting held September 23, 2025. Councilmember Huynh seconded the motion.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS

A. **A PROCLAMATION RECOGNIZING THE MONTH OF OCTOBER 2025 AS NATIONAL DOMESTIC VIOLENCE AWARENESS MONTH**
Councilmember Christensen read a proclamation recognizing the month of October 2025 as National Domestic Violence Awareness Month. The Mayor and City Council presented the West Valley City Victims Advocates and South Valley Services the Proclamation.

PUBLIC COMMENT PERIOD
Jacob Foster expressed concern about the potential sale of The Ridge to a developer. He highlighted the course's value as a public space with scenic views, its role in attracting visitors for tournaments, and its opportunities for young people to try new activities, build friendships, and grow. He emphasized that golf is a growing sport and stated that selling The Ridge would be a significant loss.

Tom Given, a long-time resident, praised West Valley City's development, amenities, and planning. He highlighted the successful history and management of local golf courses, including Stonebridge and The Ridge, noting their popularity, well-maintained facilities, and high community usage. He expressed concern over discussions to sell The Ridge and urged the Council not to consider its elimination as a potential revenue source.

Jeff Gryuti, a lifelong Granger resident and military veteran, emphasized the importance of preserving local golf courses, particularly The Ridge. He noted their role in teaching life lessons to youth, hosting community events beyond golf, and attracting golfers from across the valley. He cautioned against selling the course for redevelopment, citing potential traffic and infrastructure impacts, and urged the Council to carefully consider the community's attachment and the broader benefits of maintaining the facility.

August Koenig, a nearby resident, highlighted The Ridge's value as a community resource. He noted its Veterans League as the only such program in the valley, providing a safe space and support network for veterans. He also emphasized the course's role in youth development, including junior PGA programs and local high school golf, and urged the Council to consider these benefits before any decisions about the course's future.

Jim Wadsworth, a longtime West Valley City resident and former Westridge Golf Course employee, spoke about the community value of local golf courses. He emphasized their historical significance, contributions to the city's reputation, and the importance of preserving green spaces. He cautioned against selling courses like The Ridge for short-term revenue, noting that such spaces, once lost, cannot be replaced.

Jim Vesock announced that the Clean and Beautiful and Healthy West Valley Fall Festival will be held on Saturday at Roots Charter School. He also recognized Spanish Heritage Month, noting his participation in a Salt Lake County event honoring local Spanish community leaders and expressed appreciation for the contributions of the Spanish community in West Valley City.

Brett McCleary thanked the Mayor and City Council for the opportunity to speak and shared the personal and family value of The Ridge. He emphasized that the golf course provides life lessons, family bonding, and skill development for youth. He praised the staff and the role of the course in fostering community engagement and recreation, and urged the Council to preserve it as a valuable community asset.

Mike Markham expressed frustration about a property in his neighborhood displaying a wrecked, covered car in the front yard, alongside non-running and new vehicles. He questioned the city's allowance of front-yard vehicle covers, highlighted safety and aesthetic concerns, and shared personal impacts on his perception of the neighborhood.

Steve Beck shared his experiences golfing at The Ridge with visitors from across the U.S. and Canada, highlighting its scenic views and reputation as a "gem" of West Valley City. He emphasized the course's role in improving the city's perception externally and encouraged the Council to preserve it as green space, noting that even non-golfers benefit from its open vistas and community value.

Cindy Garcia shared that she and her family moved near The Ridge 18 years ago because of its beauty, recreational opportunities, and open spaces. She expressed that she would be very sad to see the golf course replaced with homes and hopes it is preserved.

Jeff Worthington, president of the Utah AFL-CIO representing 45,000 workers, spoke in support of preserving The Ridge. He highlighted its use for union golf tournaments, its value as a lifelong sport, and its role in teaching integrity and providing networking opportunities. He emphasized the economic benefits, noting that greens fees generate revenue for the city, and cautioned that selling the property would benefit only one party while penalizing constituents. He urged the Council to maintain the golf course as green space for the community.

Ted Dangerfield, a lifelong West Valley City resident, spoke in support of preserving The Ridge. He emphasized traffic and infrastructure concerns, noting that nearby roads are already congested. He suggested that maintaining the golf course as green space benefits all residents, providing scenic views and recreational value, and cautioned against replacing it with additional housing without careful consideration of community impacts.

COUNCIL COMMENTS

Councilmember Huynh expressed appreciation to the residents attending the meeting, acknowledging their engagement in city matters. He reflected on his 14 years of service and past community discussions, such as a controversial chicken ordinance, emphasizing the council's responsibility to represent all 145,000 residents of West Valley City and not just the few who attend City Council meetings. Councilmember Huynh highlighted the need to balance competing interests—whether small groups advocating for specific issues or broader community needs—and stressed that city decisions must consider the greater good. He conveyed that the council strives to make fair and equitable decisions that benefit all residents and acknowledged that deliberations about selling or repurposing city assets, while sometimes controversial, are aimed at uplifting and improving the city as a whole.

Councilmember Christensen noted that due to time constraints, only a limited number of residents were able to speak during the meeting. Drawing on his background as a teacher, he engaged the audience by asking for a show of hands to gauge support for the Ridge, acknowledging that nearly all in attendance were in favor.

Councilmember Nordfelt emphasized that while a council member may speak using "we," they do not represent the views of the entire council. He personally expressed his support for the community's position and stated his hope that the Ridge could be preserved.

Councilmember Harmon shared that he recently returned from a golf trip in St. George with lifelong friends who frequently play at the Ridge. He highlighted the difficulty of getting tee times and connected that to the importance of keeping the golf course open. Councilmember Harmon stressed that as council members, they have a duty to consider all options, including potentially selling the Ridge, but clarified that no decisions have been made. He expressed his personal hope that the golf course will remain, despite having a different perspective 60 days again, drawing a parallel to the idea of not selling city parks for housing. Harmon concluded by asking the community to trust the council to make the best decisions for West Valley City.

Councilmember Whetstone expressed appreciation for the comments shared by the community. While noting a lighthearted disagreement about golf being a non-violent sport, he emphasized the importance of open green spaces in a nearly built-out city like West Valley. He acknowledged that such spaces are extremely valuable amid urban development. Councilmember Whetstone also agreed with Councilmember Harmon that the council has a responsibility to consider all options, including financial implications, especially in light of rising costs and recent tax increases. He concluded by thanking residents for their insights, noting that their input has been eye-opening.

Councilmember Wood shared a personal anecdote about learning golf after graduating from the University of Utah, highlighting a humorous misunderstanding about 9- and 18-hole scores. She expressed gratitude to residents, particularly from District 4 where the golf course is located, for their emails, texts, and calls, acknowledging their passion for West Valley City. Councilmember Wood emphasized the importance of green spaces, family activities, and business opportunities, while noting that residents' voices are the highest priority. She also echoed fellow councilmembers Harmon and Whetstone, stating that the council must still consider all options for city matters, and thanked residents for attending and speaking publicly.

Mayor Lang clarified that, so far, the City Council has only requested an evaluation regarding the Ridge golf course. No decisions have been made, no backdoor discussions have occurred, and nothing has been formally approached. While she personally enjoys golf, she emphasized the council's responsibility to all city residents to act in their best interest. Mayor Lang assured that any future actions would involve public hearings that are properly noticed, keeping residents informed throughout the process.

PUBLIC HEARINGS

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 the Adoption of an Impact Fee Facilities Plan and an Impact Fee Analysis and an Amendment to the Impact Fees Imposed by the City.

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.

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

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

The City Council previously held a public hearing regarding 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.

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 Ordinance 25-28.

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.

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.

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.

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.

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

ACTION: RESOLUTION 25-140, APPROVE A CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
The City Council previously held a public hearing regarding Resolution 25-140 that would approve a Consolidated Annual Performance and Evaluation Report.

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 25-140.

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.

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.

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).

Mayor Lang opened the Public Hearing.

Mike Markham expressed his support for improvements to this currently unattractive property.

Mayor Lang closed the Public Hearing.

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)

The City Council previously held a public hearing regarding 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).

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 25-29.

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.

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

Mayor Lang discussed proposed Resolution 25-141 that would authorize the City to Enter Into a Development Agreement with Scott Boettcher for 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.

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 25-141.

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.

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

Mayor Lang presented proposed resolution 25-142 that would approve the Purchase of Two F-550 Chassis from Ken Garff Ford.

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

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 25-142.

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

Mayor Lang 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

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 25-143.

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.

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

Mayor Lang 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

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

Councilmember Huynh moved to approve Resolution 25-144.

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

OFFICERS
Mayor Lang 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:

> 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 officer for a total of $90,000.

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 25-145.
>
> 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 25-146: 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
Mayor Lang 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.

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

Councilmember Wood moved to approve Resolution 25-146.

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.

RESOLUTION 25-147: APPROVE A REAL ESTATE PURCHASE AND SALE AGREEMENT

BETWEEN THE CITY AND CLARK CONSTRUCTION & SERVICES, LLC
Mayor Lang 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:

> 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.

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 25-147.

Councilmember Wood 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.

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 Meeting.

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 definitions
- 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 Lang noted that public meeting was previously held on September 9, 2025.

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

Councilmember Huynh moved to approve Ordinance 25-26.

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.

NEW BUSINESS

A. **RESOLUTION 25-148: ADOPT THE 2025 SALT LAKE COUNTY HAZARD MITIGATION PLAN**

Mayor Lang presented proposed resolution 25-148 that would adopt the 2025 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 City has previously approved the jurisdictional annex to the Hazard Mitigation Plan. The annex included information specific to West Valley City. As part of the state and federal disaster funding process, the City is also required to offer approval to the overall Hazard Mitigation Plan. The Plan is ready to be approved by participating municipalities across Salt Lake County. As the information within the plan is updated, further approvals will not be required, but the next comprehensive update will require approval. That will occur during or before 2030.

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 25-148.

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.

B. **RESOLUTION 25-149: AUTHORIZE THE EXECUTION OF A BLOOD PRODUCTS AGREEMENT WITH IHC HEALTH SERVICES, INC. FOR THE ADMINISTRATION OF PRE-HOSPITAL BLOOD PRODUCTS**

Mayor Lang presented proposed resolution 25-149 that would authorize the Execution of a Blood Products Agreement with IHC Health Services, Inc. for the Administration of Pre-Hospital Blood Products.

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

> In certain patients suffering acute blood loss, the timely replacement of blood by transfusion is critical to reduce the risk of death and disability. Recent research has demonstrated that the prompt initiation of blood transfusion in the field and during transport reduces the risk of death and reduces the amount of blood needed by patients, improving both patient outcomes and the medical system's ability to serve as many patients as possible with available blood. Whole blood provides better outcomes for patients in hemorrhagic shock than crystalloid or other fluids currently available.
>
> Intermountain Health Care has agreed to partner with the City to make blood available for prehospital transfusion. Patients receiving blood would almost always be transported to an Intermountain facility for acute trauma care and definitive treatment. IHC has agreed to provide the blood at no cost to the City.
>
> This partnership between IHC and the City would make the West Valley City Fire Department the first EMS provider in Utah to offer whole blood products. There are several large agencies across the United States offering pre-hospital blood and these agencies have demonstrated improved patient outcomes for patients suffering hemorrhagic shock. Our paramedics have been training extensively to administer blood and upon approval of this agreement, blood will promptly be made available for use in the field.

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 25-149.

Councilmember Wood 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, OCTOBER 14, 2025 WAS ADJOURNED AT 7:36 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, October 14, 2025.

Nichole Camac

Nichole Camac, MMC
City Recorder