WEST VALLEY CITY

City Council Study Meeting
October 28, 2025

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, OCTOBER 28, 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 *(arrived as noted)*
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
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
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
Jake Arslanian, Facilities Director
Travis Crosby, IT
Ken Cushing, IT
Coby Wilson, Public Works

APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 14, 2025
The Council considered the Minutes of the Study Meeting held October 14, 2025. There were no changes, corrections or deletions.

Councilmember Huynh moved to approve the Minutes of the Study Meeting held October 14, 2025. Councilmember Whetstone seconded the motion.

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

INTRODUCTION OF NEW EMPLOYEES
Steve Pastorik introduced Beyden Heppler from the Planning and Zoning Department.

Dan Johnson introduced RC Huber and Sione Mone from the Public Works Department.

Cesar Anaya introduced Miguel Sanchez from the Animal Services Department.

Chief Evans introduced Bradeon Scott, Court Diesner, Jack Lanigan, Collin Stark, Mallory Tyler, Chris Wilco, Teddy McCarty, Ethan Christensen, Colton Knotts, and Carson McCord from the Fire Department.

Chief Jacobs introduced Marus Hansen, Drew Homon, Derrick Tomas, Ian Filoso, and Edis Mukic from the Police Department.

REVIEW AGENDAS FOR REGULAR CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETING OF OCTOBER 28, 2025
Nichole Camac, City Recorder, stated that two items were added to the Regular Meeting agenda. She indicated that the first item is a Proclamation for Extra Mile Day. Councilmember Wood offered to read the Proclamation. Nichole stated that a resolution was also added to the Consent Agenda for the nomination of Cindy Wood and Karen Lang for the Jordan Valley Water Conservancy District Board of Trustees.

Councilmember Harmon discussed the three proposed building purchases for the "My Hometown" initiative. He questioned how many facilities the City would realistically need over the next ten years and whether three buildings were necessary, particularly given their close proximity to one another. He suggested the possibility of having one building on the east side, one on the west side, and one in the center of the City but emphasized the importance of evaluating long-term needs and costs before proceeding with multiple purchases due to the significant financial and ongoing operational commitments involved.

Councilmember Wood agreed that while the “My Hometown” program is expected to grow, she shared similar concerns regarding the proposed building locations. She noted that two of the sites—the Lighthouse and the 3200 West buildings—are less than a mile apart, while there are no facilities on the west side and limited presence on the east side. She also referenced the expense information provided and mentioned that several questions had been submitted regarding those costs. Councilmember Whetstone expressed similar concerns and stated uncertainty about the funding sources for the proposed building purchases. He noted that the projects represent a significant financial commitment in both acquisition and ongoing operational costs and mentioned he had planned to abstain from voting due to these uncertainties.

Ifo Pili explained that the initial appeal of the proposed building purchases was the favorable pricing and flexible terms. He noted that comparable properties could be worth significantly more—around $18 million total—while the City’s potential acquisition cost was approximately $7 to $7.5 million. The lease-to-purchase arrangement allowed the City to secure the buildings for two years without committing to immediate purchase, providing time to evaluate long-term needs and financial feasibility. Ifo emphasized that this approach protected the City’s opportunity to gain substantial equity while allowing an option to walk away if the costs proved unsustainable. He acknowledged that maintenance and operational expenses are significant factors and that those estimates may fluctuate. He also mentioned the possibility of exploring other facilities, such as vacant school buildings, if more strategically located or cost-effective options become available. Finally, he noted that there had been community support for the City to acquire the Lighthouse building, and the timing aligned well with that public interest.

Councilmember Harmon raised concerns about the long-term implications of the proposed building purchases, noting that a 10-year commitment might limit future flexibility and public support for changes. He questioned whether multiple Community Resource Centers could be consolidated, citing the Lighthouse building and another CRC on 40th as potential examples for combining services. Councilmember Harmon suggested that not every area of the City requires its own CRC and indicated he might not support the Whitehall location due to these consolidation and long-term planning considerations. Mayor Lang asked for clarification regarding the three proposed buildings, stating her understanding that they would become the City’s primary Community Resource Centers and that no other buildings, such as active LDS ward houses, would be used for CRC purposes. She confirmed that the plan was to move all CRC operations to these city-owned buildings to centralize services and avoid scheduling conflicts. Councilmember Harmon raised questions about the long-term number of Community Resource Centers the City might need, asking whether in 5–10 years there could be six or eight across the city. He noted that establishing the three proposed locations could set a precedent for adding additional CRCs, particularly on the west side, which he felt might be excessive. Councilmember Harmon also pointed out that, while there are no deed restrictions, the lease period would require the buildings to operate as CRCs and could limit redevelopment during that time. Ifo emphasized that one of the key benefits of the proposed buildings is the included land—6 acres at a price that would otherwise be unattainable—offering significant equity and potential recreational use. He noted that the opportunity is specific to the "My Hometown" program and that selling the properties may not be feasible due to community and church considerations. Ifo stressed the importance of balancing short-term affordability with long-term planning, including potential future expansions on the west side of the city. He also suggested that other vacant city or school facilities could be explored as alternatives for CRC programming, potentially serving large portions of the city without the need for additional property acquisitions. Councilmember Wood raised concerns about using shuttered school facilities, such as Carl Sandberg, noting that while they could provide space for programs like Junior Jazz, they require extensive repairs and upgrades, making them costly to operate. She questioned how the City would balance volunteer involvement from the "My Hometown" program with the need for city supervision of gyms and facilities, highlighting the potential for additional expenses and operational challenges.

Councilmember Nordfelt expressed support for the proposed building purchases, describing it as a rare opportunity that should not be missed. He noted that West Valley is currently seeing a decrease in juvenile crime, in contrast to trends in the broader county, attributing much of this success to the "My Hometown" program and its Community Resource Centers. Councilmember Nordfelt emphasized that, with the right management, the CRCs could achieve significant positive outcomes. He acknowledged uncertainty about the next 10 years but suggested that if the buildings do not meet expectations, selling them would remain an option without incurring a loss. Mayor Lang agreed with Councilmember Nordfelt that the opportunity should be seized despite some uncertainty. She highlighted the potential for the facilities to serve multiple community needs—for example, functioning as a senior center during the day while hosting "My Hometown" programs in the evenings. Mayor Lang emphasized the possibilities for education, community engagement, and creative use of space to maximize programming and address scheduling challenges, noting that the City currently lacks sufficient space to meet community demand. She acknowledged that the Whitehall location is close to the Lighthouse building but felt the benefits outweighed that concern. Councilmember Nordfelt emphasized that the benefits of the Community Resource Centers extend beyond measurable financial impact. He noted that supporting the community's growth and well-being will have broader economic and social benefits. Councilmember Nordfelt also stressed that having more CRCs located closer to residents is likely to be more effective than fewer, more widely spaced facilities. Councilmember Huynh agreed.

Councilmember Whetstone acknowledged the potential benefits of the proposed building purchases but expressed uncertainty regarding funding and operational impacts. He questioned whether the City would need to reallocate funds from other programs or hire additional staff to support the CRCs. Councilmember Whetstone also noted that, although initial communications suggested minimal repairs were needed, the older buildings will likely require some renovations and ongoing maintenance, particularly citing the Lighthouse building as an example. Ifo clarified that the buildings, including the Lighthouse facility, are currently usable and not condemned. He explained that the City could begin operations immediately without major renovations, though the spaces would not function optimally without some improvements. Ifo noted that significant investments may be needed for long-term use, but initial operations could start while addressing repairs and maintenance gradually over the next two years as funding allows. Councilmember Harmon asked if the City could sublease during the 2-year period. Ifo clarified that nothing in the agreement prohibits flexible use of the buildings. While initial suggestions included using chapel or office space for nonprofits, the primary purpose remains supporting the “My Hometown” program. Ifo noted that sports and recreation activities could be accommodated in existing gyms and adjacent fields, emphasizing the potential for diverse programming. He explained that expense estimates are preliminary and that additional staff may be needed as programs expand. Importantly, the City is not yet committed to purchase; the lease-to-purchase structure allows them to operate the facilities for up to two years before making a final decision. Ifo highlighted that true operational costs and staffing needs will only become clear once the buildings are in use and noted that community participation, including fundraising efforts through City Strong, has been strong in existing CRCs. Mayor Lang highlighted the value of encouraging local volunteer participation in City programs but also noted that outside volunteerism is great. She shared a personal observation of a 16-year-old volunteer enthusiastically helping with a community project, noting how rewarding and impactful volunteering can be for both youth and adults. Mayor Lang emphasized that local engagement strengthens the community and provides meaningful experiences for participants.

Councilmember Wood asked what the addendum included. Nichole explained that the addendum primarily addresses the transfer of responsibility for properties leased or purchased by the City, effectively updating the original “My Hometown” agreement to reflect this change.

Paula Melgar, HR Director, reported a minor update to the proposed parental leave policy: the fostering provision was removed, as it was deemed inconsistent with the policy's intent.

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 or Special Redevelopment Agency Meeting scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR NOVEMBER 18, 2025

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GP-5-2025, FILED BY WEST VALLEY CITY, REQUEST A CHANGE TO THE CITY'S GENERAL PLAN TO UPDATE THE GENERAL PLAN MAP AND LAND USE ELEMENT**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled November 18, 2025 in order for the City Council to hear and consider public comments regarding Application GP-5-2025, Filed by West Valley City, Request a Change to the City's General Plan to Update the General Plan Map and Land Use Element.

Proposed Ordinance 25-32 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-32, AMEND THE WEST VALLEY CITY GENERAL PLAN TO ADOPT UPDATES TO THE GENERAL PLAN MAP AND THE LAND USE ELEMENT

Steve Pastorik, CD Director, discussed proposed Ordinance 25-32 that would amend the West Valley City General Plan to Adopt Updates to the General Plan Map and the Land Use Element.

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

The changes to the General Plan Map were made for one of the following five reasons:

- to align with the recently adopted update to the Fairbourne Station Vision (the Station Area Plan for the West Valley Central Station) and the adopted new Station Area Plans for the River Trail, Redwood Junction, and Decker Lake Stations;
- to reflect current land uses and/or zoning that is unlikely to change in the future;

- to incorporate feedback from the Planning Commission and City Council regarding land use along 3500 South and Redwood Road;
- to incorporate new uses anticipated by staff; and
- to simplify the map by removing several land use designations.

More details on the General Plan Map changes are included in the meeting minutes from the Planning Commission meeting.

The Land Use Element includes updates to the section on opportunity areas, which are locations deemed most likely to experience change in the time horizon of the General Plan. It also includes a State code required statement of the projections on population given the various land use categories covered by the plan.

Councilmember Whetstone asked if this includes the reduction of the overpressure zones. Steve explained that the overpressure zones are reflected on the zoning map and were a key factor in a recent property swap. He noted that Northrop Grumman consolidated its operations, eliminating the need for one of the overpressure zones because explosive materials were no longer handled at that location. This change enabled Northrop to exchange property with Kennecott.

The City Council will consider Ordinance 25-32 at the Regular Council Meeting scheduled November 18, 2025 at 6:30 P.M.

ORDINANCE 25-33: AMEND SECTION 24-2-111A OF THE WEST VALLEY CITY MUNICIPAL CODE TO AMEND REGULATIONS GOVERNING INOPERABLE VEHICLES

Tumi Young, Chief Code Enforcement Officer, presented proposed resolution 25-33 that would amend Section 24-2-111A of the West Valley City Municipal Code to Amend Regulations Governing Inoperable Vehicles.

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

Staff is proposing the following language:

24-2-111A. ABANDONED, JUNKED, OR INOPERABLE VEHICLES* (SECTION 11.2).

(2) It shall be unlawful for any person to cause or permit any scrap metal, dismantled, junk, wrecked, abandoned, or inoperable vehicle(s) or vehicle parts to

> remain on any property or premises. It is an affirmative defense if the vehicle(s) are: stored in connection with a lawfully situated and licensed business, completely covered by a vehicle cover manufactured for the specific purpose of covering vehicles (provided the vehicle is kept behind the front elevation of the residence or primary building in a side or back yard), or in an enclosed accessory structure, such as a garage or barn, provided such building does not impose a threat to life safety or is not a nuisance or health hazard and is constructed in accordance with all municipal ordinances and state building code and zoning regulations at the time of the original building construction. Carports are not considered "enclosed" for the purpose of this ordinance

Councilmember Harmon reported observing several unregistered or expired-plated vehicles in his neighborhood, noting that some had been there repeatedly. He confirmed with staff that vehicles are typically only cited if there are other violations on the property, though tagging for secondary offenses is possible. Councilmember Harmon expressed interest in exploring options to address multiple unregistered vehicles parked at a single residence. Mayor Lang noted that Police would cite any vehicles on the street. Councilmember Harmon stated that these vehicles could then be moved to the driveway and only cited by Code Enforcement as a secondary offense. Tumi indicated that the abilite to cite is already in the ordinance but the policy is a secondary offense. Mayor Lang suggested that Code Enforcement follow the ordinance and issue citations as a primary offense. After discussion, the Council agreed.

The City Council will consider Ordinance 25-33 at the Regular Council Meeting scheduled November 18, 2025 at 6:30 P.M

RESOLUTION 25-163: APPROVE A CHANGE ORDER WITH RINGCENTRAL, INC. FOR TELECOMMUNICATIONS SERVICES

Ken Cushing, IT Director, presented proposed resolution 25-163 that would approve a Change Order with RingCentral, Inc. for Telecommunications Services

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

> RingCentral has reduced the cost of our licensing. In addition, we have removed unnecessary licenses. This will save the city about $5,000 per month. This is a three-year contract.

> The City moved to RingCentral as our enterprise telephony service five years ago after the earthquake revealed the need for a hosted service.

The City Council will consider Resolution 25-163 at the Regular Council Meeting scheduled November 18, 2025 at 6:30 P.M

Councilmember Christensen joined the meeting at 5:16 PM.

RESOLUTION 25-164: APPROVE MODIFICATION NO. 1 TO A FEDERAL AID AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR 3900 SOUTH

Coby Wilson, Public Works, presented proposed resolution 25-164 that would approve Modification No. 1 to a Federal Aid Agreement Between the City and the Utah Department of Transportation for 3900 South

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

> Earlier this year, West Valley City executed a Federal Aid Agreement with UDOT to receive $3,357,092 of federal funding for the 3900 South Roadway project between Redwood Road and the Jordan River. This is a joint project with Taylorsville that includes minor roadway widening, drainage improvements, installation of curb & gutter where needed, rotomilling/overlaying the existing pavement where possible, reconstructing the road where necessary, and adding 12' wide shared use paths along the corridor to connect to an adjacent Utah Trail Network project to the east.
>
> This modification to the FAA provides an additional $2,828,999 of federal Highway Safety Improvement Program (HSIP) funds to be used on the 3900 South project. These funds require a 6.77% ($191,523) local government match. The match will be paid for utilizing the County Transportation Funds.
>
> At this point, construction is tentatively scheduled for 2027.

The City Council will consider Resolution 25-164 at the Regular Council Meeting scheduled November 18, 2025 at 6:30 P.M

RESOLUTION 25-165: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH TAYLORSVILLE CITY FOR IMPROVEMENTS TO 3900 SOUTH

Coby Wilson, Public Works, presented proposed resolution 25-165 that would authorize the

Execution of an Interlocal Cooperation Agreement with Taylorsville City for Improvements to 3900 South.

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

> West Valley City and Taylorsville have received federal funds under the Surface Transportation Program, Transportation Alternative Program, and Highway Safety Improvement Program to construct improvements on 3900 South, a roadway shared between the two agencies. This Interlocal Cooperation Agreement addresses cost sharing between West Valley City and Taylorsville.
>
> Based on the improvements included within the scope of this project, 60% of the improvements are within West Valley City and 40% are in Taylorsville. Therefore, West Valley City will receive 60% of the federal funds allocated to this project and shall be responsible for 60% of the local matching funds. Taylorsville shall receive the remaining 40% and shall be responsible for 40% of the local matching funds. All costs associated with betterments requested by either party will be the responsibility of the party requesting the betterment.
>
> West Valley City will take the lead on the project and will work with Taylorsville during all phases of design and construction.

The City Council will consider Resolution 25-165 at the Regular Council Meeting scheduled November 18, 2025 at 6:30 P.M

RESOLUTION 25-166: APPROVE THE PURCHASE OF GARBAGE CANS FROM WASTEQUIP

Dan Johnson, Public Works Director, presented proposed resolution 25-166 that would approve the Purchase of Garbage Cans from Wastequip.

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

> The Public Works Department owns and maintains the residential garbage cans (approximately 37,000 cans) and regularly purchases new inventory to satisfy demand from new customers and to replace damaged cans.
>
> The pricing for the containers is based upon a bid awarded to other government

entities and the containers are procured through OMNIA Partners, a national purchasing organization. The bids obtained through this organization enable the City to benefit from very competitively priced bids from another government agency, satisfying the City's procurement requirements.

The City normally purchases three truckloads of cans per year (624 cans per load). The price is approximately $63 per can, with approximately $4,200 in shipping charges per load. The purchases will be made throughout the year as the inventory demands to minimize the number of cans that need to be stored in the Public Works yard. This resolution authorizes the purchase of garbage cans and parts for the entire fiscal year.

The City Council will consider Resolution 25-166 at the Regular Council Meeting scheduled November 18, 2025 at 6:30 P.M

RESOLUTION 25-167: APPROVE A CHARGING STATION SITE LEASE BETWEEN THE CITY AND PACIFICORP

Dan Johnson, Public Works Director, presented proposed resolution 25-167 that would approve a Charging Station Site Lease Between the City and PacifiCorp.

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

Rocky Mountain Power is proposing to build EV charging stations in the West Valley City Hall Parking Lot. The City is planning a parking lot reconstruction project to be built in 2026 that will incorporate the vacant property between City Hall and the bus hub into the City Hall parking lot. The new configuration of the parking lot will include six stalls available for EV charging. The charging stations will be owned and maintained by Rocky Mountain Power. The chargers will be available for use by the public.

Councilmember Harmon verified that this would be no cost to the City. Dan replied yes. Councilmember Wood asked how long the agreement is for. Dan replied 30 years. Mayor Lang asked if neighbors can come and park their car to charge overnight. Dan replied yes and indicated that it is open to the public and anyone using it will just have to input a credit card.

The City Council will consider Resolution 25-167 at the Regular Council Meeting scheduled November 18, 2025 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF NOVEMBER 18, 2025
The Council agreed to add all items to the Consent Agenda for the November 18, 2025 Regular City Council Meeting at 6:30 PM.

REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED FOR NOVEMBER 18, 2025

A. **RDA RESOLUTION 25-11: AUTHORIZE THE AGENCY TO ENTER INTO A PROFRESSIONAL SERVICES AGREEMENT WITH YESCO LLC**

Jonathan Springmeyer, ED Director, discussed proposed RDA Resolution 25-11 that would authorize the Agency to Enter Into a Professional Services Agreement with Yesco LLC.

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

> As part of the Community Economic Development Strategic Plan to beautify the City, the Redevelopment Agency identified the need for enhanced signage at the Utah First Credit Union Amphitheatre. The purpose of this project is to clearly signal to concertgoers that they are in West Valley City and to strengthen civic branding at this high-traffic venue.
>
> The Redevelopment Agency issued an RFP seeking qualified firms to provide signage and landscaping services. YESCO LLC was determined to be the best qualified firm to deliver the required design, construction, and installation services. The Agreement establishes a not-to-exceed amount of $327,402.00 for YESCO's services.
>
> This project represents a significant enhancement to the Amphitheatre and its surrounding area, improving visibility, civic branding, and overall aesthetics.

Councilmember Christensen requested that the wind chimes remain and become incorporated into sign's landscape. Councilmember Harmon suggested a "selfie-cam" near the sign. Councilmember Whetstone asked if the sign will be visible from the stage. Jon replied no. Councilmember Harmon asked if advertising can be displayed on the screen. Ifo explained that the city has restrictions on billboards, defining them as advertising off-premise products or services. He noted that while city facilities like the Maverick Center are owned by the city, advertising for them could be considered commercial and fall under the billboard restrictions. The current ordinance caps the number of billboards and the city is already at that cap. He mentioned exploring possible workarounds for the Maverik Center as community event advertising. Jon emphasized that upcoming free city events—like WestFest or activities at the Cultural Celebration Center can be advertised.

The Redevelopment Agency will consider Resolution 25-11 at the Special Council Meeting scheduled November 18, 2025 at 6:30 P.M

COMMUNICATIONS

A. OPPORTUNITY SCHOLARS

Erica Rojas, University of Utah, provided a PowerPoint presentation summarized as follows:

- West Valley City and Opportunity Scholars Partnership
  - Partnership established in 2017
  - Support deserving West Valley City students in their educational journeys at University of Utah David Eccles School of Business by providing students:
    - Funding for tuition
    - Housing opportunities
    - Community and mentorship
    - Networking opportunities
  - Over the years, this partnership has led to over 100 degrees conferred and a graduation and retention rate of 85%.
- 2025-2026 Community Impact
  - Service to the community is at the heart of Opportunity Scholars
  - OSP Day of Service at Centennial Park
    - Over 75 students in attendance
    - Approx. 240 hours of volunteer service
    - Service
      - Spread mulch
      - Painted handrails at the ball fields
      - Cleaned shrub beds and weeded playgrounds
  - Next WVC day of service scheduled for Spring
- New Partnership and Strengthening West Valley City Ties

    - PROG Development met with OSP students to share valuable resources, including mentorships, scholarships, and business startup programs.
- OSP Student Testimonials

Khalid, a student, expressed gratitude to the City Council, sharing that he has lived in West Valley City for 10 years and considers it his home. He explained that living in Fairbourne has allowed him to focus fully on his college education without the need to work full-time, giving him independence and the ability to excel academically. Khalid also highlighted support from Opportunity Scholars, which enabled him to engage in community and school activities, become program director for the University of Utah Tek Club, and work on personal projects. He thanked the Council for their efforts in supporting the city and creating opportunities for students like him.

Jason expressed gratitude to the Mayor and Council, noting it was an honor to speak. He shared that being part of the Opportunity Scholars program at the University of Utah has been transformative, providing financial support, guidance, and opportunities that have helped him navigate the challenges of being a full-time student while working. Jason emphasized that the program allowed him to build meaningful relationships, relieve stress for himself and his family, and grow as an individual. He concluded by thanking the Council for their support and the positive impact it has on students like him.

Jasmine shared that she is a first-semester business major and a first-generation college student at the University of Utah. She emphasized how the Opportunity Scholars program has already provided her with meaningful connections and opportunities she never imagined. Growing up in West Valley and attending Granger High School, she expressed her love for the city and her desire to give back in the future to help others in similar situations. Jasmine also highlighted the importance of the City of West Valley scholarship, which has significantly alleviated her financial burden and allowed her to focus on her education. She concluded by expressing gratitude to the Council and the Opportunity Scholars program for their support.

Jennifer, a third-year student at the University of Utah, expressed her gratitude for the support she has received through West Valley Hometown Scholars and Opportunity Scholars. She emphasized that this support has allowed her to be deeply involved in her community and academic pursuits without financial stress. Jennifer is currently president of the Association of Latino Professionals for

America, actively participating in community service and networking with peers she met through the program. Academically, she is an honors student studying quantitative analysis and city planning. She shared a recent challenge where she almost delayed graduation by a year but, with guidance from Opportunity Scholars faculty, she was able to resolve it and stay on track to graduate in Spring 2027. Jennifer highlighted the combined financial, academic, and personal support from the program and faculty, expressing heartfelt appreciation for their impact on her education and community involvement.

Erica thanked the Council, noting that the students were eager to share their stories and express their gratitude. She emphasized that the support and partnership provided by the city are truly transforming lives. Erica highlighted that these students are not only benefiting personally but are also inspired to give back to their families, their communities, and West Valley City, continuing the cycle of positive impact.

The Mayor and Council had no further questions or concerns.

B. CONSULTANT UPDATE ON PROPERTY LOCATED AT APPROXIMATELY 1300 WEST 3300 SOUTH

Jonathan Springmeyer, ED Director, introduced Ben Levenger, Downtown Redevelopment Services and Ryan Wallace, MHTN Architects.

Ben provided an update on the retail and housing analysis, referencing the previous "fun sticker game" exercise.

Key points from his update:

Retail Analysis:

- Retail leakage within a half-mile radius: about 7 sq. ft. per person, yielding 6,000–9,000 sq. ft. of potential retail space—small, less than a typical strip mall.
- Restaurants: 2,600–3,700 sq. ft., equivalent to roughly a Chick-fil-A with a small addition.
- Activation (non-food/non-retail uses like coffee shops or bowling alleys): 1,750–2,500 sq. ft., also quite small.

Housing Analysis:

- Single-family homes: scenarios yield 40–75 homes, with 22–35 detached homes; projected population 900–1,250.
- Multifamily units: 325–450 units, with flexibility for higher density.

- Market analysis shows strong demand for 2- and 3-bedroom apartments up to a 3-mile radius.
- Apartment rates increased ~11% over the last year, exceeding the Valley average of ~7%.

Ben emphasized that these numbers are preliminary, with a more polished set of visualizations and detailed PDFs to follow in 45–60 days.

Ryan presented conceptual “test fit” layouts for the site, emphasizing that these are preliminary ideas rather than final designs. He organized the site into four sub-districts—west, north, east, and central—and discussed potential land uses, circulation, and development types for each.

Key points by sub-district:
West:
- Mix of single-family detached homes (light blue/teal) and multifamily/townhouse units along 3300 S. and Cultural Center (orange).
- Smaller lot sizes to reduce housing costs.
- Public and private road networks to maximize residential parcels.
- Green buffers along main roads for aesthetics and noise mitigation.

North:
- Two options: townhouse-style attached units with rear-loaded alleys and communal green spaces, or larger single-family “great houses” subdivided into condos/apartments.
- Emphasis on parking accommodations.

East:
- High-visibility gateway opportunity along 3300 S.
- Caution: proposed retail/restaurant space (~9,500 sq. ft.) exceeds realistic demand (~2,500–3,500 sq. ft.).
- Options include mixed-use with residential above ground-floor retail at key corners, 4–5 stories, with parking solutions and enhanced landscaping.

Central:
- Potential for mixed-use development with residential over retail at key corners.
- Surface and tuck-under parking to support density.

Ryan highlighted that these options are meant to guide discussion with the Council before finalizing designs, and they reflect prior Council feedback and staff coordination. The goal is to balance residential density, retail feasibility, and site-specific considerations like the power corridor.

Councilmember Harmon raised two main concerns about the proposed site layouts:

1. **Public vs. private streets:** Current city code does not generally allow private streets, except in very limited cases. This could conflict with the private street networks shown in the plans.
2. **Detached garages:** The plans show a significant number of detached garages for both single-family and attached units, which he does not favor. He questioned whether this is just a placeholder in the conceptual layout or a deliberate design choice.

Ben responded to Councilmember Harmon's concerns by clarifying that detached garages can be incorporated into the final layouts, so that issue is not a problem. Regarding private versus public roads, he noted that there is ongoing debate, but if private roads are not allowed, the irregular shape of the parcel would create challenges, such as very narrow, deep lots that are difficult to build on and potentially higher construction costs. As a potential workaround, Ben explained that some nearby communities have successfully used HOA-managed private streets, which can help lower lot prices, maintain the desired density, and create a more buildable site. He emphasized that these options were presented to illustrate potential approaches, acknowledging that each comes with trade-offs. Mayor Lang stated that the Council is set on public roads instead of private because of the issues that have occurred throughout the City.

Councilmember Harmon stated that he would prefer townhomes over mansion condos. Councilmember Wood stated that she does like the big buildings in the east option. Councilmember Harmon noted that the central apartment building will bring in a significant number of units and asked about its impact. Ben responded that it would likely include around 200 to 230 units, which would, in turn, provide additional support for any commercial or retail development in the area.

Councilmember Whetstone expressed a concern regarding the western portion of the site, which is adjacent to the Veterans Memorial. He wondered whether the elevations of the new development might impact visitors' views of the memorial, noting that a large building could obstruct sightlines. Ben responded that the grades are lower in some areas—perhaps by about eight feet—and suggested that if the townhomes are kept lower, this area could be suitable for townhomes with separated garages, rather than incorporating garages into the main structure, which typically places them on the third floor to maximize interior space.

Councilmember Nordfelt stated that he would prefer more greenspace. Ben noted that the northern portion of the site has a triangular configuration and suggested that by pulling the garages and attaching them to the back of the buildings, the design could allow for more green space, creating a more open and spacious feel for the area.

Councilmember Wood asked if the power corridor would remain as is. Ben replied that while there is always an opportunity to use that space, it comes with significant costs. Discussions with Rocky Mountain Power indicated a cost of about $28,000 per acre per year for any permanent improvements, whether planting shrubs, trees, or adding a road, making extensive development cost-prohibitive. The right-of-way, including sidewalks, covers just under an acre, and efforts would be made to keep any improvements minimal. Connecting the Midwest area to the other side of the corridor might be necessary for fire access, though there are adequate egress options without it. Ultimately, if a developer chooses to invest in using the corridor, it would be their expense rather than a city cost, but splitting the site could make it challenging for a single developer to build the entire project.

Mayor Lang stated that she wants to encourage home ownership.

Ben explained that on the west side, the teal lots are sized between 4,000 and 4,500 square feet, which allows for a roughly 2,000-square-foot, two-story home. Because the water table is too high for basements, construction would be slab-on-grade. He clarified that alley access for homes counts as a private road, which affects layout options. If garages are attached, there is more usable space and larger lots, whereas if private roads aren't allowed, duplexes could be considered instead of townhomes to maintain unit yield. Townhomes typically involve an HOA, which can include private roads, but duplexes generally do not. Ben emphasized that they will explore both options to maximize yield for the area. Regarding the east sub-district, Ben noted that retail opportunities are limited. They want to avoid failing retail across the street and are considering only small-scale or stand-alone retail that primarily serves residents on-site, as the area is constrained by major roads, the Veteran's memorial, and industrial uses. Under realistic circumstances, the east side could accommodate only one and a half retail buildings, rather than a full second building. Overall, any retail there would mainly serve residents or be a local destination rather than attracting significant outside traffic.

Councilmember Christensen remarked that the discussion mirrors one from 20 years ago. He noted that the land remains vacant for the same reason: while there is a desire for green space, achieving it requires housing, and the housing needed simply won't fit. This conflict was the same issue that caused problems two decades ago.

The Mayor and Council had no further questions or concerns.

B. COUNCIL CALENDAR

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

Councilmember Harmon verified that there are no meetings on Tuesday November 11th. Nichole replied no.

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

N/A

B. COUNCIL REPORTS

COUNCILMEMBER WHETSTONE

Councilmember Whetstone stated he attended the Jordan River Commission, where discussions focused on implementing consistent speed limits along the Jordan River Trail, particularly for bikes and e-bikes. He noted that currently only two communities have established speed limits, with South Salt Lake enforcing a 15 mph limit, and cities are being asked whether they would support a more uniform system. He stated he also attended the Wasatch Front Regional Council, where stationary plans for the cities were presented, showing a projected addition of 75,600 housing units. He also participated in Fall Fest, manning the veterans table, and attended the Planting Hope event, where 450 daffodil bulbs were planted to honor lives lost to gun violence in Utah over the past year.

COUNCILMEMBER WOOD

Councilmember Wood shared that the City recently held its first Standout Business Award banquet, recognizing local businesses. Two businesses were finalists: West

End Barbers and Physical Concepts Training, with Physical Concepts Training ultimately winning the award. She noted that Lauren organized the event and did an excellent job. Additionally, the City Youth Council was present.

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

MOTION FOR CLOSED SESSION
Councilmember Harmon moved to adjourn and reconvene in a Closed Session for discussion of professional competency. Councilmember Whetstone seconded the motion.

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

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY OCTOBER 28, 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, November 18, 2025.

Nichole Camac

Nichole Camac, MMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, OCTOBER 28, 2025, AT 6:04 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder

The City Council met in Closed Session and discussed professional competency.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF OCTOBER 28, 2025 WAS ADJOURNED AT 6:36 P.M. BY MAYOR LANG.

Nichole Camac

Nichole Camac, MMC
City Recorder