



WEST VALLEY CITY

City Council Study Meeting

November 25, 2025

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, NOVEMBER 25, 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 PRO TEM CHRISTENSEN .

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen, Mayor Pro Tem/ 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

ABSENT:

Karen Lang, Mayor

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, CD Director
Dan Johnson, Public Works Director
Jason Erikson, Acting Parks and Recreation Director
Jonathan Springmeyer, ED 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
Ken Cushing, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 18, 2025

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The Council considered the Minutes of the Study Meeting held November 18, 2025. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held November 18, 2025. Councilmember Harmon seconded the motion.

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

INTRODUCTION OF NEW EMPLOYEES

Eric Bunderson introduced Jennifer Escudero and Spring Kemper from the Legal Department.

Fabian Zullo introduced Bryton Dahl from Facilities.

Dan Johnson introduced Charles Poulson, Misi Auelua, and Greg Vanderweff from the Public Works Department.

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF NOVEMBER 25, 2025

Steve Pastorik explained that West Valley City has an interlocal agreement with the Utah Department of Workforce Services to receive mitigation funding related to the homeless shelter. The City will receive approximately \$550,000 this year, which helps reimburse—though not fully—public safety costs such as police and fire response associated with the shelter's operations. Mayor Pro Tem Christensen verified that this is for the temporary overflow shelter. Steve replied yes. Councilmember Wood asked if it is typical to have a contract that is not a full year. Steve Pastorik noted that the State structures its budget in phases. The current contract provides funding for only part of the year. Once the State has a clearer picture of available funds, they will amend and extend the contract to cover the remainder of the year. Councilmember Huynh asked how long the shelter will be in place. Steve replied that he is unsure.

Upon inquiry by Mayor Pro Tem Christensen, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council Meeting scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR DECEMBER 9, 2025

- A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-5-2025, FILED BY GROW DEVELOPMENT, LLC, REQUESTING A GENERAL PLAN CHANGE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO LOW DENSITY RESIDENTIAL (3 TO 4**

UNITS/ACRE) AND ZONE CHANGE FROM A-2 (AGRICULTURE, MINIMUM LOT SIZE 2 ACRES) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) FOR PROPERTY LOCATED AT 3801 SOUTH 6400 WEST

Mayor Pro Tem Christensen informed a public hearing had been advertised for the Regular Council Meeting scheduled December 9, 2025 in order for the City Council to hear and consider public comments regarding Application GPZ-5-2025, Filed by Grow Development, LLC, Requesting a General Plan Change from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and Zone Change from A-2 (Agriculture, Minimum Lot Size 2 acres) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) and A (Agriculture, Minimum Lot Size ½ acre) for Property Located at 3801 South 6400 West.

Proposed Ordinances 25-38 and 25-39 and Resolution 25-180 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-38, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO LOW DENSITY RESIDENTIAL (3 TO 4 UNITS/ACRE) FOR PROPERTY LOCATED AT 3801 SOUTH 6400 WEST

Steve Pastorik, CD Director, discussed proposed Ordinance 25-38 that would amend the General Plan to Show a Change of Land Use from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) for Property Located at 3801 South 6400 West

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

Surrounding zones include R-1-8 to the north, west, and a portion of the south and R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 square feet) to the east and the remaining portion of the south. The property is surrounded by single family homes. The property includes two homes, two detached garages, and a barn. The larger home to the north was built in 1943 and the smaller home to the south was built in 1928.

The applicant is proposing to subdivide the property into a total of 8 lots. The northernmost lot would be zoned A and retain the larger home. The 7 lots to the south would be zoned R-1-8 and one of these lots would retain the smaller

home. The proposal also includes a 16.5-foot wide parcel that is already zoned R-1-8. This parcel would be merged with the lot directly to the south. The overall density of the development, including the existing homes, is 3.2 units/acre.

ACTION: ORDINANCE 25-39, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FROM A-2 (AGRICULTURE, MINIMUM LOT SIZE 2 ACRES) TO R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) AND A (AGRICULTURE, MINIMUM LOT SIZE ½ ACRE) FOR PROPERTY LOCATED AT 3801 SOUTH 6400 WEST

Steve Pastorik, CD Director, discussed proposed Ordinance 25-39 that would amend the Zoning Map to Show a Change of Zone from A-2 (Agriculture, Minimum Lot Size 2 acres) to R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) and A (Agriculture, Minimum Lot Size ½ acre) for Property Located at 3801 South 6400 West

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

Surrounding zones include R-1-8 to the north, west, and a portion of the south and R-1-7 (Single Unit Dwelling Residential, minimum lot size 7,000 square feet) to the east and the remaining portion of the south. The property is surrounded by single family homes. The property includes two homes, two detached garages, and a barn. The larger home to the north was built in 1943 and the smaller home to the south was built in 1928.

The applicant is proposing to subdivide the property into a total of 8 lots. The northernmost lot would be zoned A and retain the larger home. The 7 lots to the south would be zoned R-1-8 and one of these lots would retain the smaller home. The proposal also includes a 16.5-foot wide parcel that is already zoned R-1-8. This parcel would be merged with the lot directly to the south. The overall density of the development, including the existing homes, is 3.2 units/acre.

ACTION: RESOLUTION 25-180, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH GROW DEVELOPMENT, LLC FOR APPROXIMATELY 2.44 ACRES OF PROPERTY LOCATED AT 3801 SOUTH 6400 WEST

Steve Pastorik, CD Director, discussed proposed Resolution 25-180 that would

authorize the City to Enter Into a Development Agreement with Grow Development, LLC for Approximately 2.44 Acres of Property Located at 3801 South 6400 West.

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

Grow Development, LLC has submitted a General Plan/zone change application (GPZ-5-2025) on property at 3801 South 6400 West to change the General Plan from Large Lot Residential (2 to 3 units/acre) to Low Density Residential (3 to 4 units/acre) and the zoning from A-2 (Agricultural, minimum lot size 2 acres) to R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) and A (Agricultural, minimum lot size ½ acre). The Planning Commission recommended approval of the General Plan/zone change subject to a development agreement.

Below is a summary of the standards in the development agreement:

- The total number of new homes is capped at 6.
- The minimum, above grade square footage is set at 1,500 square feet for ramblers and 2,250 square feet for two-story homes and all new homes will include a basement.
- 3-car garages are required for each new home.
- Renderings of the homes are included along with allowed exterior materials.
- A few lot width and setback exceptions are granted.
- Off-site improvements are required along the 6400 West frontage.

Councilmember Harmon asked why the rear property lines for lots 1 and 2 do not align with lot 3. Steve Pastorik explained that there is flexibility to adjust the lot lines between Lots 1 and 2 to make them better aligned. While the plan is still conceptual, he noted that Lot 2 could be slightly widened and Lot 1 slightly reduced so that both lots meet the 8,000 square-foot requirement without the awkward jog currently shown in the design. He emphasized that this type of fine-tuning can be completed during the subdivision process.

Councilmember Wood asked if the existing barn and outbuildings will be kept. Steve replied that he believes they will be removed. Councilmember Wood asked if the 3-car garage requirement is part of City code. Steve replied that the Planning Commission recommended the 3-car garages. Councilmember Wood stated that

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she would like to see an option for 2-car garages to reduce costs for homebuyers. Councilmember Nordfelt commented that affordability is an important issue, but the requirement for three-car garages was originally implemented to increase housing variety. He noted that while the city has significant affordable housing, there are limited options for residents who improve their circumstances and want to “move up.” As a result, many residents seeking higher-end housing have relocated to neighboring communities because West Valley City has not provided enough homes that meet those needs. Councilmember Wood expressed concern about requiring three-car garages in compact developments, referencing the Day Subdivision near her home where large homes with three-car garages appear crowded and aesthetically unappealing. She noted that an existing two-car garage home in that neighborhood looks out of place and suggested the city consider allowing a mix of two- and three-car garages to improve design flexibility. Councilmember Nordfelt asked why this property is eligible to be rezoned to R-1-8 and not required to be rezoned RE. Steve explained that R-1-8 zoning can be requested on parcels smaller than 2 acres. Councilmember Nordfelt questioned whether dividing the property allows developers to circumvent zoning rules, since the entire site exceeds 2 acres. Steve clarified that partial rezoning of larger properties has been approved in other cases, but emphasized that the Council retains the authority to deny the R-1-8 rezoning if they choose. Councilmember Harmon noted that lot 5 is similar to a flag lot. Councilmember Whetstone stated that he would be comfortable with 2 car garages on some of the lots. Councilmember Huynh agreed.

Jake Hone, Grow Development, stated that this is his third West Valley City project, noting a connection to the Burke family, a third-generation farm family. The project preserves some existing homes, particularly the father’s home on a half-acre, to maintain value. The subdivision layout includes a jog in Lot 1 for a 10-foot setback and a flag lot in Lot 5 over 12,000 square feet, with average lot sizes around 10,000 square feet. Jake addressed R-1-8 zoning compliance, noting a few smaller lots of around 8,000 square feet. He agreed with Councilmember Wood that the third-car garage should be optional due to costs and affordability, suggesting it could make a difference for buyers entering the community.

The City Council will consider Ordinances 25-38 and 25-39 and Resolution 25-180 at the Regular Council Meeting scheduled December 9, 2025 at 6:30 P.M.

RESOLUTION 25-181: AUTHORIZE THE EXECUTION OF TWO AGREEMENTS WITH PAYER

MATRIX, LLC FOR CERTAIN HEALTH CARE ADMINISTRATION SERVICES

Paula Melgar, HR Director, presented proposed resolution 25-181 that would authorize the Execution of Two Agreements with Payer Matrix, LLC for Certain Health Care Administration Services.

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

Payer Matrix consists of experienced healthcare professionals who work directly with members to secure alternative funding for expensive specialty medications through manufacturers, foundations, and grant programs. In most cases, members incur little to no out-of-pocket cost once enrolled in these programs.

The city aims to mitigate rising health insurance premiums by shifting the cost of high-dollar specialty medications from Select Health to Payer Matrix. Currently, 11 specialty medications—costing the city more than \$700,000 annually—are eligible for this transition. Members would continue to receive needed therapies at minimal to no cost (typically \$0 and no more than \$25 in some cases).

Payer Matrix's compensation includes 25% of the monthly savings generated. Select Health charges an administrative fee of \$3.50 per employee per month (approximately \$25,872 annually) to set up the program and maintain the adjudication system with Payer Matrix. These fees will be paid from the city's existing self-funded health plan budget; no additional funding is requested.

Councilmember Huynh asked how long the City has had self funded insurance. Paula replied about 7 or 8 years. Councilmember Wood asked if there is a list of the specialty drugs that would be covered. Paula replied that she would provide this information. Councilmember Nordfelt asked how employees would find out about this coverage. Paula replied that that employees will be contacted if they have a qualifying medication and HR will also spread the message.

The City Council will consider Resolution 25-181 at the Regular Council Meeting scheduled December 9, 2025 at 6:30 P.M

RESOLUTION 25-182: APPROVE THE PURCHASE OF A VEHICLE AND RELATED EQUIPMENT FOR USE BY THE FIRE DEPARTMENT

John Evans, Fire Chief, presented proposed resolution 25-182 that would approve the Purchase of a Vehicle and Related Equipment for Use by the Fire Department

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

In an effort to assist with the growing call volumes in the east part of our city and to reduce some wear and tear, and to reduce fuel costs, on the larger fire apparatus the fire department would like to implement a pilot program, whereas the squad would respond to some low acuity calls with an ambulance in place of heavy apparatus going out on every call. The squad would also be able to respond to fire and other incidents with our city. The squad unit would be a red Ford F-350 crew cab. The unit would be striped and lettered to match the ambulances and fire truck. The truck would be equipped with a metal shell that can be accessed from both sides as well as the back. It will have a bed slide will house turnout and SCBA. The sides of the shell and half of the rear cab of the truck will be filled with medical equipment and supplies. The program will be successful in saving the city money by reducing fuel and maintenance costs and prolonging the life of the larger apparatus. In addition to the purchase of vehicles, this resolution authorizes the fleet division to purchase miscellaneous upfitting components (lights, sirens, shells etc...) from various vendors, which will be installed using City fleet personnel. The vehicle will be purchased using state purchasing contracts.

Vehicle Description	Qty	Vehicle Purchase Unit Cost	Upfitting Unit Cost	Total Cost
Ford F350 Crew	1	\$52,622.00	\$32,151.00	\$84,773.00

Mayor Pro Tem Christensen clarified that this would not act as an ambulance. Chief Evans replied no. Councilmember Whetstone asked if this will be staffed by new individuals. Chief Evans replied yes and noted there will be a rotation. Councilmember Huynh asked if this is a new concept or if others have done something similar. Chief Evans replied that there have been similar attempts but nothing exactly like this.

The City Council will consider Resolution 25-182 at the Regular Council Meeting scheduled December 9, 2025 at 6:30 P.M

RESOLUTION 25-183: AWARD A CONTRACT TO A TO Z LANDSCAPING TO PERFORM MAINTENANCE TASKS

Jason Erikson, Parks and Recreation, presented proposed resolution 25-183 that would award a Contract to A to Z Landscaping to Perform Maintenance Tasks.

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

West Valley City has 357.5 improved acres of parks, trails, city buildings, and streetscapes to maintain. Since 2020, it has been very difficult to find and hire seasonal staff to maintain turf areas (mow, trim, edge, fertilize, weed spray). A program modification was approved to hire a landscape maintenance contractor to maintain turf areas to city standards. Twelve contractors responded to the RFP:

A-Z Landscaping	Lawn Butler	Cutting Edge Landscape
Horticultural Group	JDS Construction	Acer Landscape Management
Brightview Landscape	Golden Landscaping	Worx Landscaping
Huskiez Landscaping	One Source Property Maint.	Utah Professional Lawn Care.

A to Z Landscaping was the lowest responsible bidder. The Parks & Recreation department would like to enter into an agreement with A to Z Landscaping in the amount of \$600,000.00.

Councilmember Wood asked why there is an option to extend for four years. Jason replied that this helps maintain the price. Councilmember Wood asked if this is the first time this company has been used. Jason replied no. Jason explained that the city has the option to bid or end the current contract after the first year if costs change, and can also re-bid if costs decrease. Regarding city-owned equipment, smaller mowers would be retained for unimproved areas and seasonal tasks like leaf removal. Larger turf mowers, which cost around \$200,000 each, would eventually need replacement, with older units going to auction. Councilmember Wood noted that she had seen a large piece of equipment at Centennial Park going back and forth a short distance and asked what this was. Jason shared that a West Valley company called Firefly is testing a GPS-guided mower on city grass. The mower produces clean, golf course-style lines, and city staff found it beneficial.

The City Council will consider Resolution 25-183 at the Regular Council Meeting scheduled December 9, 2025 at 6:30 P.M

CONSENT AGENDA SCHEDULED FOR DECEMBER 9, 2025

A. **RESOLUTION 25-184: AUTHORIZE THE CITY TO EXECUTE TWO QUITCLAIM DEEDS TO THE UTAH DEPARTMENT OF TRANSPORTATION FOR PROPERTY RELATED TO IMPROVEMENTS ON 5600 WEST**

Mayor Pro Tem Christensen discussed proposed Resolution 25-184 that would authorize the City to Execute Two Quitclaim Deeds to the Utah Department of

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Transportation for Property Related to Improvements on 5600 West

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

In May of this year The Wal-Mart Real Estate Business Trust conveyed property to West Valley City and in August of this year Chick Fil-A, Inc. conveyed property to West Valley City. These properties conveyed were for the UDOT SR-172 (5600 West) & 3180 South Signal 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. The project is now scheduled for the 2026 construction season. The actual project location is 3240 South 5600 West. As 5600 West is a state highway, UDOT is requesting the properties conveyed to the city be conveyed to UDOT.

B. **RESOLUTION 25-185: RATIFY THE CITY MANAGER'S APPOINTMENT OF SAMANTHA MAFUA AS A MEMBER OF THE HEALTHY WEST VALLEY COMMITTEE**
Mayor Pro Tem Christensen discussed proposed Resolution 25-185 that would ratify the City Manager's Appointment of Samantha Mafua as a Member of the Healthy West Valley Committee.

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

A resolution appointing Samantha Magua to the Healthy West Valley City Committee for a term commencing December 9, 2025 and ending May 31, 2027.

Members of the Healthy West Valley City Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

C. **RESOLUTION 25-186: RATIFY THE CITY MANAGER'S APPOINTMENT OF KATHERINE DIXON AS A MEMBER OF THE CLEAN AND BEAUTIFUL COMMITTEE**
Mayor Pro Tem Christensen discussed proposed Resolution 25-186 that would ratify the City Manager's Appointment of Katherine Dixon as a Member of the Clean and Beautiful Committee.

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

Members of the West Valley City Clean and Beautiful Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

The City Council will consider Resolutions 25-184, 25-185, and 25-186 on the Consent Agenda at the Regular Council Meeting scheduled December 9, 2025 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF DECEMBER 9, 2025

The Council agreed to all items to the Consent Agenda for the December 9, 2025 Regular City Council Meeting at 6:30 PM.

COMMUNICATIONS

A. CHINESE HERITAGE GATE UPDATE

Jake Arslanian, Facilities Manager, provided a detailed update on the renovation of the Chinese Gate in West Valley City. He explained the gate's history, including its creation through a collaboration between West Valley City and its sister city, Nanto, and the original master builder from Taiwan. The gate, dedicated in 2012, is now in need of repair.

The city sought local contractors, but due to the complexity, none were willing to take it on. Through Terry Chen and the Heritage Foundation, the original master builder, Zhu Fu Xian, agreed to come to Utah to renovate and repaint the gate. The plan includes:

- Zhu Fu Xian working for 2–2.5 weeks on patching and repairs, then bringing helpers for painting for another 2–2.5 weeks.
- Provision of scaffolding and all materials, including specific German automotive-type paints.
- Completion targeted for July–August, with the finished gate presented to the city afterward.

The project emphasizes authenticity, as the original builder guarantees the renovation will match the original work. Terry Chen is assisting with coordination and communication throughout the process.

Councilmember Whetstone asked if the approved funding was enough to finish the project. Jake replied that he is hopeful it will be less expensive.

The Mayor Pro Tem and Council had no further questions or concerns.

B. LAND USE TRAINING- SUBDIVISIONS

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

- Administrative and Legislative Decisions
 - o Legislative decisions are things like general plan and zoning changes that are based on the City Council's determination of what is best for the City
 - o Administrative decisions are things like subdivision plat approvals and building permits that are based strictly on compliance with the rule
 - o We have a lot of discretion to make legislative decisions, but very little in administrative decisions
 - o Legislative decisions make the rules, while administrative decisions apply them.
- Subdivision Approvals
 - o Until a few years ago, the City Council gave final approval to subdivision plats.
 - o Since this is an administrative decision, the Council had to approve applications that comply with ordinances, which was sometimes confusing for residents who thought that the subdivision was a chance for the Council to reject a development
 - o The big picture decisions are made at the zoning and general plan stage, which are legislative decisions.
- State Law Changes
 - o In 2023, the Legislature prohibited legislative bodies from being involved in the approval process for most subdivisions
 - o A Planning Commission review of preliminary plats is still permitted as an administrative decision
 - o Accordingly, the City revised our ordinance to comply
 - o Final plat approval must not require Planning Commission or City Council approval
- Current Process
 - o Applicants will often begin with a pre-application meeting or development meeting to discuss concepts and get feedback
 - o A preliminary (and final, for smaller subdivisions) plat is submitted for staff review

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- Planning Commission reviews preliminary plats after the plat is compliant with ordinances
- Final plat approval is done by staff when the Planning Commission review is complete, the plat meets ordinance requirements, and all title matters are resolved.

Councilmember Harmon raised a concern about efforts at the state level, including by the legislature and the governor, to potentially remove local control over land use decisions and centralize authority at the state level. He emphasized the importance of preserving the city's legislative authority over land use and encouraged residents to voice their opinions to their legislators.

The Mayor Pro Tem and Council had no further questions or concerns.

B. COUNCIL CALENDAR

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

Nichole Camac, City Recorder, reported that Angel is coordinating the Council's holiday dinner and presented two potential dates: December 11th and December 18th. The Ridge can host on the 11th but not the 18th. If the Council prefers the 18th, a different venue would be needed, with Squatters being a viable option. After discussing scheduling conflicts, the Council agreed to hold the dinner on December 18th at Squatters.

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Harmon stated that he spoke with Carlton Christensen, UTA, who would like to provide an update to the Council.

B. COUNCIL REPORTS

COUNCILMEMBER WHETSTONE

Councilmember Whetstone stated that he attended the County Council of Governments quarterly meeting.

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COUNCILMEMBER WOOD

Councilmember Wood stated she attended the Chik-fil-A grand opening.

MAYOR PRO TEM CHRISTENSEN

Mayor Pro Tem Christensen stated that he was unable to attend the Moca Development Tour because he was unable to find the location. Jonathan Springmeyer, ED Director, briefly updated the Council on the development. Mayor Pro Tem Christensen noted that he is also involved in the JustServe volunteer organization.

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 STUDY MEETING ON TUESDAY NOVEMBER 25, 2025 WAS ADJOURNED AT 5:40 PM BY MAYOR PRO TEM CHRISTENSEN .

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 25, 2025.



Nichole Camac
Nichole Camac, MMC
City Recorder