



WEST VALLEY CITY

City Council Study Meeting

December 9, 2025

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, DECEMBER 9, 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, Councilmember At-Large/ Mayor Pro Tem
Karen Lang, Mayor (*electronically*)
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

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Kent Stokes, Deputy 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
Travis Crosby, IT

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APPROVAL OF MINUTES OF STUDY MEETING HELD NOVEMBER 25, 2025

The Council considered the Minutes of the Study Meeting held November 25, 2025. There were no changes, corrections or deletions.

Councilmember Harmon moved to approve the Minutes of the Study Meeting held November 25, 2025. Councilmember Wood seconded the motion.

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

INTRODUCTION OF NEW EMPLOYEES

Deputy Chief Stokes introduced Jenna Johnstone from the Police Department.

Steven Calbert introduced Lorena Rivera from the Justice Courts.

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF DECEMBER 9, 2025

Sam Johnson reported on a collaboration with former Councilmember Corey Rushton and Hunter Elementary School to involve students in naming a West Valley City street sweeper. Public Works staff, including Erik Brondum and sweeper operator Jason, visited the school to present stormwater education to kindergarten and first-grade students and demonstrate the sweeper. Students selected a name for the machine, the Knight Rider, and will be recognized during this evening's Council meeting. The City plans to expand this type of student engagement by involving more schools in naming sweepers and snow plows in the future.

Mayor Pro Tem Christensen stated that former Mayor Ron Bigelow would be attending the meeting this evening to present the Council with a check for the Utah Veteran's Memorial.

Steve Pastorik stated that staff wanted to provide perspective on the zoning request that was continued during the last City Council Regular Meeting. He explained that the current property designation is Rural Residential and the General Plan designation is Agricultural. While the request is to rezone the property to Light Industrial (M zoning), staff suggested that an alternative consideration could be a different residential designation that is not agricultural but remains residential in nature. Councilmember Nordfelt asked for clarification. Steve clarified that staff's perspective included considering a non-agricultural single-family residential zoning option. He explained that the current Rural Residential designation allows very low-density development (approximately one to two units per acre). While the request is to rezone the property from agricultural/rural to industrial, staff advised the City to also consider a standard residential zoning alternative rather than limiting the options to only agricultural or industrial, as part of a broader long-range

planning perspective. Councilmember Harmon stated that the request for residential is not currently on the table but if the applicant were to want to apply for a rezone in the future, residential would be staff's recommended use. Steve replied yes. Steve stated that per the Council's request, a Development has been drafted with points as follows:

Steve Pastorik reported that, per the Council's request, a draft Development Agreement has been prepared with the following key provisions:

1. All agricultural outbuildings shall be removed from the Property no later than July 31, 2026.
2. The business hours of operation shall be limited to 7 AM to 10 PM.
3. Only one single unit dwelling shall be allowed on the Property as a nonconforming use.
4. The Developer shall allow the City to inspect the interior of all structures on site to confirm compliance with item 3 above. Any violations found to this provision shall be corrected. Building permits shall be obtained for any corrections needed.
5. The Developer shall apply for a conditional use permit for the trucking business and associated outside storage no later than March 4, 2026. Should the Developer fail to meet this deadline, all trucks, trailers, and equipment associated with the trucking business shall be removed from the Property.
6. Assuming a conditional use permit is obtained, all improvements required as part of the conditional use permit shall be installed no later than November 30, 2026. Should the Developer fail to meet this deadline, all trucks, trailers, and equipment associated with the trucking business shall be removed from the Property.
7. Where masonry walls are required, the masonry walls shall meet the requirements in subsection 9 of Section 7-2-114 of the West Valley City Zoning Ordinance.
8. No setback shall be required along the north side of the Property.
9. Trailers with refrigeration units shall not be allowed on the Property unless the refrigeration units are always turned off.

10. In addition to the uses prohibited by the City's zoning ordinances, the following uses are prohibited:

- a. Agricultural Business or Industry
- b. Detention Facility/Jail
- c. Incinerator
- d. Heavy Industrial
- e. Heavy Truck and Trailer Service
- f. Towing and Impound Yard
- g. Vehicle Recycling Facility

Steve stated that the applicant, having signed the draft Development Agreement with the ten conditions, is willing to comply with all provisions but requested flexibility on refrigeration units. Specifically, they propose either allowing units subject to the City's noise ordinance or limiting the number of units to three with a designated storage area, to be included as part of the conditional use permit. This adjustment would modify the current restriction in Item 9 if the Council agrees to proceed with the development agreement. Mayor Pro Tem verified that the refrigeration units are trailers. Steve replied yes. refrigerated trailers.

Councilmember Harmon noted that some Council members have expressed potential support of this application because there is a City owned property that includes industrial type uses and a school. However, he emphasized that both properties are still zoned residential or agricultural and the proposed use for this property is not permitted in that zone. Approving the request would constitute spot zoning for this single parcel to allow the applicant to continue an existing use that is currently not compliant with the zoning.

Councilmember Huynh asked how many properties are to the west of this one. Steve replied that he is unsure but the road extends to 7200 West. He provided additional context on the property and surrounding area, noting that most nearby parcels are deep and narrow with homes and outbuildings. He highlighted that the subject property is somewhat of an exception, with a separate property over an acre directly to the south. He also clarified that certain uses, such as religious facilities (e.g., a Buddhist temple) and other institutional uses like schools or government buildings, are permitted in any zone and do not require a conditional use permit.

Councilmember Nordfelt asked what costs could be incurred. Steve replied some improvements would be installation of a masonry wall with specific design and color requirements, truck parking areas must be surfaced with concrete or asphalt, landscaping (including a landscape buffer along residential boundaries) in addition to the wall to

provide screening. Councilmember Nordfelt stated that this is open land and he feels its important to preserve this open space. Councilmember Harmon agreed and noted that there are trucking businesses to the north.

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.

AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR JANUARY 13, 2026**A. ESSENTIAL PIECE AWARD RECOGNITIONS**

Craig Thomas, Community and Culture Director, provided an update on the Essential Piece Awards, which were established about two years ago to recognize outstanding residents, businesses, employees, and community partners who go above and beyond normal expectations. This marks the program's second full year. Awardees include a mix of residents, business owners, educators, and youth who contribute positively to West Valley City. Recipients will be recognized at the next City Council meeting in January, with a short reception, presentation of certificates, and photographs. Councilmember Wood asked how the awardees are selected. Craig replied they can be nominated through various channels, including staff, City Council, the Mayor, fellow employees, or fellow businesses. When community nominations are not available, staff will identify and recognize individuals who have made notable contributions to the city.

PUBLIC HEARINGS SCHEDULED FOR JANUARY 13, 2026**A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET**

Mayor Pro Tem Christensen informed a public hearing had been advertised for the Regular Council Meeting scheduled January 13, 2026 in order for the City Council to hear and consider public comments regarding Re-Opening the FY 2025-2026 Budget.

Proposed Ordinance 25-40 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 25-40, 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

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Jim Welch, Finance Director, discussed proposed Ordinance 25-40 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.

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.

Councilmember Whetstone asked if the deployment reimbursements cover overtime costs. Jim explained that they fully cover costs associated with deployments and provides additional funds to support equipment use. These funds are typically reinvested into staff overtime or allocated to the Capital Improvement Program (CIP) for equipment replacement, supporting various fire projects and equipment needs. Councilmember Whetstone asked if the underruns are due lower wages or vacancies. Jim explained that an underrun can result from vacancies, positions filled at lower salaries than budgeted, or underspending in specific budgeted items. Funds not spent in one year, such as from a designated tax account, may carry over for use in the following year.

The City Council will consider Ordinance 25-40 at the Regular Council Meeting scheduled January 13, 2026 at 6:30 P.M.

RESOLUTION 25-188: AUTHORIZE THE EXECUTION OF AN AMENDMENT TO A DEVELOPMENT AGREEMENT WITH ALPINE HOMES, LLC FOR PROPERTY LOCATED AT APPROXIMATELY 3814 AND 3876 SOUTH 6000 WEST

Steve Pastorik, CD Director, presented proposed resolution 25-188 that would authorize the Execution of an Amendment to a Development Agreement with Alpine Homes, LLC for Property Located at Approximately 3814 and 3876 South 6000 West.

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

The City Council approved a development agreement with Grow Development, LLC last year for a residential development at 3814 and 3876 South 6000 West. Grow Development, LLC recently sold the property to Alpine Homes, LLC who has requested an amendment to the agreement. The agreement currently prohibits basement entrances on all homes. Alpine would like to include basement entrances on the eight homes that will face 6000 West. The lots for these eight homes are wider and larger than the rest of the lots within the development and Alpine would like to include accessory dwelling units (ADUs) within these eight homes. While ADUs are not prohibited in the development agreement, Alpine has argued that basement entrances make ADUs more cost effective.

In exchange for the ability to add basement entrances on these eight homes, Alpine is offering to increase the minimum home area on these homes from 2,250 square feet to 2,350 square feet and to include 3-car garages on the same eight homes.

Councilmember Harmon asked if this type of application is noticed. Steve replied no.

Councilmember Nordfelt asked what the frontage is on the lots facing 6000 West. Steve replied 80 feet. Upon inquiry by Councilmember Nordfelt, Steve discussed driveway and garage configurations in the development. He noted that a three-car garage typically flares and may not provide full-width driveway space. The plan includes an additional side pad, such as an RV pad, allowing for extra vehicle parking. If the driveway spans the full width of the garage, the total capacity could accommodate up to seven vehicles.

Councilmember Wood asked if there are requirements for the basement to be finished. Steve replied no. Councilmember Whetstone noted that 6000 West is already busy with on-street parking. Mayor Lang asked if the Council can stipulate no on-street parking on 6000 West. Steve replied that this could be done outside of a Development Agreement. After discussion, a majority of the Council requested that this item be removed from the Regular Meeting Agenda scheduled January 13, 2026. Mayor Lang stated that she would like to request that any potential Development Agreement amendments come to the Council as a communication item first in the future.

The City Council will consider Resolution 25-188 at the Regular Council Meeting scheduled January 13, 2026 at 6:30 P.M

RESOLUTION 25-189: AUTHORIZE THE PURCHASE OF TWO FIRE ENGINES FROM SIDDONS-MARTIN EMERGENCY GROUP

John Evans, Fire Chief, presented proposed resolution 25-189 that would authorize the

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Purchase of Two Fire Engines from Siddons-Martin Emergency Group.

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

West Valley City Department seeks to purchase two Pierce fire engines to replace two of our current engines in our frontline fleet.

The two engines we are looking to replace are both 2019 Rosenbauer engines with approximately 82,000 miles on them. The build time for a new fire engine is approximately 26-28 months. We anticipate that our current Rosenbauer engines will be well over 110,000 miles by the time the new Pierce engines arrive.

Our replacement or rotation plan would put the 2019 Rosenbauer engines into reserve status. In turn, we would put two of our current reserve engines that were built in 2005 into a training designation status. The two 2005 engines that will be designated for training are not reliable for reserve status any longer.

Siddons-Martin Emergency Group 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 Apparatus	Type of Apparatus	Cost Per Apparatus
2	Type 1 Pierce Saber Pumper	\$1,052,739

Councilmember Whetstone stated that he supports replacing these trucks but stated that he believes a tiller truck would benefit the City as well.

The City Council will consider Resolution 25-189 at the Regular Council Meeting scheduled January 13, 2026 at 6:30 P.M

RESOLUTION 25-190: AUTHORIZE THE EXECUTION OF AN AMENDMENT TO AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR LIBRARY SECURITY SERVICES

Ken Stokes, Deputy Police Chief, presented proposed resolution 25-190 that would

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authorize the Execution of an Amendment to an Interlocal Cooperation Agreement with Salt Lake County for Library Security Services.

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

Salt Lake County wishes to continue hiring off-duty West Valley City Police Officers to provide security and law enforcement services on an as needed basis at the West Valley branch of the Salt Lake County library ecosystem. The county wishes to extend the interlocal agreement previously entered on or about March 13, 2023, governing the conditions under which they hire off-duty police officers. The interlocal agreement is consistent with the Police Department's secondary employment hiring procedures. Offices claim the hours and rate on their timecards and the city is reimbursed the hours/rate on a quarterly basis via invoice and check sent to treasury.

Councilmember Wood asked if Hunter Library has security. Deputy Chief Stokes replied no. Councilmember Whetstone asked if this agreement is needed or if it is a deterrent. Deputy Chief Stokes replied both.

The City Council will consider Resolution 25-190 at the Regular Council Meeting scheduled January 13, 2026 at 6:30 P.M

RESOLUTION 25-191: APPROVE A SUBRECIPIENT AGREEMENT TO PARTICIPATE IN A CONSORTIUM TO RECEIVE HOME INVESTMENT PARTNERSHIP FUNDS

Peggy Calda, CD, presented proposed resolution 25-191 that would approve a Subrecipient Agreement to Participate in a Consortium to Receive HOME Investment Partnership Funds.

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

The County has entered into a grant agreement with the U.S. Department of Housing and Urban Development (HUD) for financial assistance to conduct a HOME Investment Partnership Program (HOME Program) pursuant to the HOME Investment Partnerships Act, Title II of the Cranston-Gonzales National Affordable Housing Act, 42 U.S.C. 12701-12839, as amended, and subject to the Rules and Regulations, promulgated by HUD governing the conduct of HOME Investment Partnership Programs including, but not limited to, Title 24, Part 92 of the Code of Federal Regulations (CFR) (the Rules and Regulations); and the applicable Circulars

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published by the U.S. Office of Management and Budget (OMB Circulars).

Salt Lake County has created a consortium involving six Utah cities. West Valley City is a member of the Salt Lake County HOME Consortium, as per the multi-year HUD HOME Interlocal Agreement signed in September 2023. Each year West Valley City has been allocated HOME funds through this partnership. The funding is restrictive allowing only certain residential construction and home rehabilitation.

Councilmember Whetstone clarified that this is separate from the Housing Authority. Peggy replied yes.

The City Council will consider Resolution 25-191 at the Regular Council Meeting scheduled January 13, 2026 at 6:30 P.M

RESOLUTION 25-192: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH TAYLORSVILLE CITY FOR THE 2026 OVERLAY PROJECT

Coby Wilson, Public Works, presented proposed resolution 25-192 that would authorize the Execution of an Interlocal Cooperation Agreement with Taylorsville City for the 2026 Overlay Project.

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

West Valley City and Taylorsville acknowledge the need for an asphalt mill and fill on both 4100 South between 2200 West and Redwood Road, and 2700 West between 4700 South and 4100 South. The cities have agreed to work together on these shared corridors so that the needed pavement rehabilitation work can be accomplished at the same time resulting in a higher-quality final product.

This Interlocal Cooperation Agreement outlines the cost-sharing arrangement between West Valley City and Taylorsville. West Valley City will serve as the lead agency for both design and construction management and will collaborate closely with Taylorsville throughout all phases of the project.

The City Council will consider Resolution 25-192 at the Regular Council Meeting scheduled January 13, 2026 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF JANUARY 13, 2026

The Council agreed to add Resolutions 25-190, 25-191, and 25-192 to the Consent Agenda

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for the January 13, 2026 Regular City Council Meeting at 6:30 PM.

COMMUNICATIONS

A. COUNCIL CALENDAR

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

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 HARMON

Councilmember Harmon stated that he attended the My Hometown Christmas celebration.

COUNCILMEMBER WOOD

Councilmember Wood stated that she attended an elected officials training and an open house at Pearce Cottages.

MAYOR PRO TEM CHRISTENSEN

Mayor Pro Tem Christensen shared a personal health update, informing the Council that he experienced a minor stroke during a previous meeting. He thanked Chief Evans, City Manager Ifo Pili, and Station 73 personnel for their immediate assistance. Following the incident, he received medical care, including evaluation by his regular physician and a neurologist, who cleared him for normal activities, including driving, with guidance on ongoing exercise and healthy habits. He noted that the stroke was minor, he remained conscious throughout, and the risk of recurrence is very low.

Mayor Pro Tem Christensen noted that he attended the Mosquito Abatement District tax increase hearing.

MOTION FOR CLOSED SESSION

Councilmember Whetstone moved to adjourn and reconvene in a Closed Session for discussion of disposition of real property. Councilmember Harmon seconded the motion.

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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
Mayor Lang	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY
MEETING ON TUESDAY DECEMBER 9, 2025 WAS ADJOURNED AT 5:36 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,
December 9, 2025.



Nichole Camac, MMC
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, DECEMBER 9, 2025, AT 5:42 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 PRO TEM CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large/ Mayor Pro Tem

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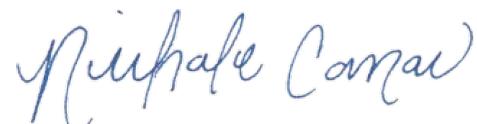
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
Will Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Steve Pastorik, CD Director
Jamie Young, Parks and Recreation Director

The City Council met in Closed Session and discussed disposition of real property.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF DECEMBER 9, 2025 WAS ADJOURNED AT 6:17 P.M. BY MAYOR PRO TEM CHRISTENSEN .



Nichole Camac, MMC
City Recorder