



WEST VALLEY CITY

City Council Regular Meeting Minutes
December 9, 2025

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC REGULAR SESSION ON TUESDAY, DECEMBER 9, 2025 AT 6:30 P.M. AT WEST VALLEY CITY HALL, COUNCIL CHAMBERS, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH.

THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR PRO TEM CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor (*electronically*)
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large/ Mayor Pro Tem
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

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-2-

OPENING CEREMONY- COUNCILMEMBER TOM HUYNH

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

APPROVAL OF MINUTES OF REGULAR MEETING HELD NOVEMBER 25, 2025

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

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

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

AWARDS, CEREMONIES, AND PROCLAMATIONS

A. HUNTER ELEMENTARY NAMES WEST VALLEY CITY SWEEPER

Councilmember Wood read the following:

West Valley City wants to recognize one of our great elementary schools, Hunter Elementary. Through the work of the school, its administration, the kids and parents and city staff, a new name was picked for one of our City Sweeper machines. These sweeper machines are essential to keep our city looking its best. These sweepers cover over 350 miles of roads, six times year, to keep dirt and debris out of our storm drain system, protecting water quality, reducing flooding, improving roadway safety, and enhancing the appearance of our community.

During this naming process, the kids had a chance to learn from our Public Works team about what the sweeper does and learn about the importance of keeping our stormwater clean. At the school event, when the sweeper machine was turned on and it was doing its work on the dirty street, the students cheered it on! They then went in the school and voted on names for our sweeper. Thanks to Hunter Elementary, the new name for our sweeper is the 'Knight Rider' which is a shout out to its own school mascot and to the sweeper which will be riding around the city making it cleaner! It is inspiring to see young people learning about how our city works and the important role our crews play in keeping our roads safe. We are proud to have *The Knight Rider* on our fleet—and we know it will do a great job out on the streets, carrying the spirit of Hunter Elementary with it all year long.

B. PRESENTATION OF DONATION TO THE UTAH VETERANS MEMORIAL BY FORMER MAYOR RON BIGELOW

Former Mayor Ron Bigelow presented a final donation to the Veterans Memorial project. He noted the long-term fundraising efforts associated with the Stonebridge Golf Course tournament, which previously generated \$100,000 and helped leverage an additional \$200,000 in donations. He announced that the fundraising foundation will now be closed and delivered a final check for **\$121,216.80** to the City.

Mr. Bigelow specified intended uses for the funds, consistent with the original memorial plan:

- **\$100,000** toward completion of the pavilion (or, if not used there, to support the **Vietnam Veterans Monument**).
- **\$7,000** for etching work, including:
 - Wording on the Utah Stone to honor all Utah veterans.
 - Engraving two benches—one recognizing the Valley West Rotary Club and one listing three major golf tournament donors (Utah Barricade, LRB Public Finance Advisors, and Dan St. Moose Montessori School).
- **\$2,000** to add selected veteran names to the memorial wall.
- Approximately **\$12,000** to fund transportation for school field trips to the memorial, beginning with Utah Preparatory Academy.

Mr. Bigelow concluded by noting this donation wraps up his primary fundraising efforts and that he will no longer sponsor the golf tournament.

PUBLIC COMMENT PERIOD

Jim Vesock commented on the upcoming City budget opening, noting it involves only internal transfers and no new general fund spending, which he praised as a positive step. He then expressed concerns about development agreements, urging the City to keep commitments made at the time of approval. He referenced the apartments near Costco as an example where promises to neighbors were later reduced, resulting in a lower-quality project. Jim asked the Council to enforce existing ordinances, avoid allowing builders to change plans years later, and not reward builders who have previously violated City rules.

Tim Flink spoke in support of maintaining the City's Player's Pass program for golf courses. He shared a personal story about how the program helped his father regain mobility and improve his quality of life after surgery. Tim emphasized that many senior citizens and long-time community members rely on the program, often living on fixed incomes. He encouraged the Council to keep the Player's Pass available, suggesting that if necessary,

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-4-

prices could be raised rather than eliminating it, highlighting the program's importance for the well-being of older residents. He concluded by thanking the Council.

Kirk Lowe addressed recent negative news in West Valley, including multiple shootings, that contribute poorly to the City's reputation. He also spoke in support of maintaining the City's golf courses, highlighting their value for veterans and older residents as a place for social and recreational activities. He noted that golf courses can also support fundraising for community causes such as homelessness, food drives, and programs like Wounded Warriors. He concluded by urging the Council to keep the golf courses.

Ted Dangerfield spoke regarding the potential sale of the Ridge Golf Course, questioning claims that only 1% of the city's population are golfers. He noted that the majority of public feedback—through meetings, surveys, and online petitions—has been overwhelmingly against the sale. Ted asked for results from the city's land-use surveys and whether the decision would go to a vote. He also questioned how the city compares usage of golf courses with other facilities, such as skate parks, bike parks, the Cultural Center, softball fields, fitness centers, and the Maverik Center, noting many of these are often underutilized. He concluded by expressing concern that the 1% figure cited does not reflect community input.

Rich Beaudoin addressed the Council regarding immigration enforcement. He expressed concern over recent City Journal comments stating that immigration is a federal issue and that West Valley City should not be involved. Rich urged the City to prioritize the safety and interests of legal residents. He cited impacts of illegal immigration, including crime, traffic, housing demand, school overcrowding, healthcare strain, and judicial system costs. Using FBI data from 2019–2024, he noted that violent and property crimes in West Valley exceed the national average. Rich recommended that the City actively cooperate with ICE to identify, transfer, and deport illegal immigrants and ensure city contracts require legal employment status. He emphasized support for legal immigration while advocating for protection for lawful citizens.

David Baker, a longtime West Valley resident, spoke in support of preserving the City's golf courses and other recreational spaces. He emphasized that city parks, green spaces, and golf courses contribute significantly to residents' quality of life. David compared the idea of selling these assets for temporary financial gain to the absurdity of selling major parks like Central Park in New York, stressing that such decisions affect community trust and expectations. He noted that usage statistics for other city facilities (Cultural Center, Maverik Center, theater, Fairbourne Station) should also be considered, not just the 1% of residents who golf. He added that he chose to stay and invest in the city based on existing

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-5-

amenities, framing it as an implied contract with the city, and concluded by advocating for West Valley to receive its share of the “Zap” tax funding.

Jeff Gyki, a longtime West Valley resident and veteran, spoke in support of maintaining the City’s golf courses and the Player’s Pass program. He highlighted the importance of the courses for fundraising, including Veterans Memorial tournaments, and their value to senior citizens and the community. Jeff emphasized the need for clear decisions from the Council regarding the future of the courses and passes, noting that clubhouse staff are uncertain about their employment and golfers are unsure about pass availability. He urged the City to provide timely answers to ensure the courses, staff, and patrons can plan accordingly.

Jeff Gage addressed the Council regarding an issue with his neighbor converting her unit into a storage unit. He reported that he contacted Code Enforcement, the Assessor’s Office, and Planning & Development, but was advised to contact a homeowners association, which does not exist in his private development. Jeff requested that the City explore ways to assist, possibly by reviewing Code Enforcement policies for private developments, as he has been unable to resolve the issue through other channels.

Crystal Fugle, a lifelong West Valley resident, spoke about the city’s improvements in safety and community resources. She noted that crime rates have decreased since 2019, attributing this to the City’s investments in recreation centers, parks, and skate parks, which provide positive outlets for youth. Crystal highlighted West Valley’s cultural diversity, citing Hispanic, Polynesian, Thai, and other communities, and emphasized the value of city spaces like the Peace Gardens in fostering inclusion. She also expressed strong opposition to ICE enforcement in the city, sharing a personal experience of a family member negatively affected despite having legal documentation, and raised concerns about potential misuse of personal information.

Councilmember Huynh addressed concerns regarding the city’s golf courses and related expenses. He stated that while he appreciates the golf courses, the city should not operate in the private sector, and suggested selling the courses to private buyers with long-term zoning protections to maintain green space. Councilmember Huynh raised concerns about taxpayer money funding free golf privileges for past and present council members, calling it unfair to seniors and the public. He emphasized that these perks, which have existed for 24 years, may create a misguided incentive for individuals to run for council. He stressed the importance of considering all perspectives before making decisions, cautioning against favoring one group over silent or less vocal residents.

PUBLIC HEARINGS

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.

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.

Mayor Pro Tem Christensen opened the Public Hearing.

Jake Hone, the applicant, explained that the Burke family, long-time residents, are selling the property but will have a family member remain on-site. He highlighted

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-7-

that the development will introduce new single-family homes with large lots (8,000+ sq. ft.) and features like third-car garages, aiming to increase housing inventory and offer high-quality housing options.

Ryan Mahoney commented on the proposed development, noting a concern with lot number 5, which lacks street frontage, and that the houses in the plan appear too closely spaced.

Lynn Sanderson, who lives directly north of the proposed development, expressed that he would prefer the 2.7 acres behind him to remain unchanged but understands development may happen. He requested that the zoning remain R-1-8 and not be altered in the future, and stated he supports the project if this condition is maintained.

Mayor Pro Tem Christensen closed the Public Hearing.

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

The City Council previously held a public hearing regarding proposed Resolution 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.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Whetstone moved to approve Ordinance 25-38.

Councilmember Wood seconded the motion.

A roll call vote was taken:

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

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-8-

Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Unanimous.

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

The City Council previously held a public hearing regarding proposed Resolution 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.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Nordfelt moved to approve Ordinance 25-39.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-9-

Mayor Pro Tem Christensen 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.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Wood moved to approve Resolution 25-180 subject to amending the Development Agreement to allow for 2-car garages on 2-3 lots.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
--------------------	-----

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-10-

Councilmember Whetstone	Yes
Councilmember Harmon	No
Councilmember Huynh	Yes
Mayor Lang	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Majority.

RESOLUTION 25-181: AUTHORIZE THE EXECUTION OF TWO AGREEMENTS WITH PAYER MATRIX, LLC FOR CERTAIN HEALTH CARE ADMINISTRATION SERVICES

Mayor Pro Tem Christensen 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.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Huynh moved to approve Resolution 25-181.

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-11-

Councilmember Wood seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Pro Tem Christensen presented proposed resolution 25-182 that would approve the Purchase of a Vehicle and Related Equipment for Use by the Fire Department

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.

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-12-

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

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Harmon moved to approve Resolution 25-182.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

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

Mayor Pro Tem Christensen presented proposed resolution 25-183 that would award a Contract to A to Z Landscaping to Perform Maintenance Tasks.

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

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-13-

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.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Wood moved to approve Resolution 25-183.

Councilmember Nordfelt seconded the motion.

Councilmember Huynh stated he will vote no on this item. He explained that the city should consider hiring local companies to keep money circulating within West Valley City. He also noted that the assumption that construction costs always rise is not necessarily true, citing factors such as COVID-19 and market conditions. He emphasized the need to thoroughly study and compare costs before making a decision.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	No
Mayor Lang	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Majority.

CONSENT AGENDA

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**

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-14-

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

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-15-

and Beautiful Committee.

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.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Harmon moved to approve all items on the consent agenda.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

UNFINISHED BUSINESS

- A. **ACCEPT PUBLIC COMMENT REGARDING APPLICATION GPZ-4-2025, FILED BY ELOY SANTANA PEREZ, REQUESTING A GENERAL PLAN CHANGE FROM RURAL RESIDENTIAL (1 TO 2 UNITS/ACRE) TO LIGHT MANUFACTURING AND A ZONE CHANGE FROM A-1 (AGRICULTURE, MINIMUM LOT SIZE 1 ACRE) TO M (MANUFACTURING)**

Mayor Pro Tem Christensen informed a public hearing had been advertised for the Regular Council Meeting scheduled November 25, 2025 in order for the City Council to hear and consider public comments regarding Application GPZ-4-2025, Filed by Eloy Santana Perez, Requesting a General Plan Change from Rural Residential (1 to

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-16-

2 Units/Acre) to Light Manufacturing and a Zone Change from A-1 (Agriculture, Minimum Lot Size 1 Acre) to M (Manufacturing).

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

The applicant has recently been cited twice by Code Enforcement for operating a trucking business in the A-1 zone, which is not allowed. The applicant has applied for this change so he can legally have parking and storage for his trucking business. If the subject property is rezoned, the zoning ordinance would require several improvements to the property. These improvements are listed below:

- Truck parking areas must be paved with concrete or asphalt.
- Outside storage areas must be screened.
- A six-foot-tall masonry wall is required where the property borders an agricultural zone, residential zone, or residential use.
- Given the adjoining A-1 zoning and 6750 West, twenty-feet of landscaping is required along all sides of the property.

Mayor Pro Tem Christensen noted that a public hearing had been opened and closed on November 25, 2025.

ACTION: ORDINANCE 25-36, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM RURAL RESIDENTIAL (1 TO 2 UNITS/ACRE) TO LIGHT MANUFACTURING FOR PROPERTY LOCATED AT 2720 SOUTH 6750 WEST

The City Council previously held a public hearing regarding proposed Ordinance 25-36 that would amend the General Plan to Show a Change of Land Use from Rural Residential (1 to 2 Units/Acre) to Light Manufacturing for Property Located at 2720 South 6750 West.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Huynh moved to approve Ordinance 25-36.

There was no second to this motion.

Councilmember Harmon moved to deny Ordinance 25-36.

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-17-

Councilmember Nordfelt seconded the motion.

Councilmember Nordfelt stated he will vote to deny the request. He explained that the property in question is zoned rural residential, and neighboring property owners purchased their land with that understanding. Allowing a trucking business to operate there would break the current zoning rules and set a bad precedent. He emphasized that changing the law to accommodate the business would be unfair to the neighbors and encouraged the council to vote similarly.

Councilmember Whetstone stated he agrees with Councilmember Nordfelt. He emphasized that property owners should not expect zoning changes after violating existing rules. He noted this is a unique situation because the area already borders a city-operated equipment yard. Councilmember Whetstone also referenced a nearby light industrial rezone next to a school, where he was the lone opposing vote, highlighting his concern for appropriate land use. He concluded that the current proposal aligns with what is good for the city given the surrounding context.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	No
Councilmember Harmon	Yes
Councilmember Huynh	No
Mayor Lang	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Majority. Denied.

ACTION: ORDINANCE 25-37, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 2720 SOUTH 6750 WEST FROM A-1 (AGRICULTURE, MINIMUM LOT SIZE 1 ACRE) TO M (MANUFACTURING)

The City Council previously held a public hearing regarding proposed Ordinance 25-37 that would amend the Zoning Map to Show a Change of Zone for Property Located at 2720 South 6750 West from A-1 (Agriculture, Minimum Lot Size 1 Acre) to M (Manufacturing).

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-18-

members of the City Council, and she called for a motion.

Councilmember Nordfelt moved to approve Ordinance 25-37.

Councilmember Harmon seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	No
Mayor Lang	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Majority. Denied.

ACTION: RESOLUTION 25-187, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH ELOY SANTANA PEREZ FOR APPROXIMATELY 1.09 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2720 SOUTH 6750 WEST

Mayor Pro Tem Christensen presented proposed resolution 25-187 that would authorize the City to Enter Into a Development Agreement with Eloy Santana Perez for Approximately 1.09 Acres of Property Located at Approximately 2720 South 6750 West.

Written Documentation previously provided to the City Council was provided as follows:

Eloy Santana Perez has submitted a General Plan/zone change application (GPZ-4-2025) on property at 2720 South 6750 West to change the General Plan from Rural Residential (1 to 2 units/acre) to Light Manufacturing and the zoning from A-1 (Agricultural, minimum lot size 1 acre) to M (Manufacturing). The Planning Commission recommended denial; however, a majority of the Council requested a development agreement during the meeting on November 25th.

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

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-19-

- All agricultural outbuildings are to be removed.
- Business hours are limited from 7 AM to 10 PM.
- For residential uses, only one single unit dwelling is allowed.
- Deadlines are set for the applicant to apply for a conditional use permit and to install the required improvements.
- The required masonry wall is to meet the decorative standard outlined in City code.
- No setback is required along the north side.
- Trailers with refrigeration are prohibited unless the refrigeration units are always off.
- Use limitations are included to preclude the more impactful uses allowed in the M zone.

Upon inquiry by Mayor Pro Tem Christensen there were no further questions from members of the City Council, and he called for a motion.

Councilmember Harmon moved to deny Resolution 25-187.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	No
Mayor Lang	Yes
Councilmember Nordfelt	Yes
Mayor Pro Tem Christensen	Yes

Majority. Denied.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE REGULAR MEETING ON TUESDAY DECEMBER 9, 2025 WAS ADJOURNED AT 7:45 PM BY MAYOR

MINUTES OF COUNCIL REGULAR MEETING – DECEMBER 9, 2025

-20-

PRO TEM CHRISTENSEN.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, December 9, 2025.



Nichole Camac, MMC
City Recorder