



# WEST VALLEY CITY

The Special Electronic Meeting of the West Valley City Council and West Valley City Planning Commission will be held on Tuesday, January 20, 2026, at 4:30 PM, in the Multipurpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

## A G E N D A

1. Call to Order
2. Roll Call
3. City Council and Planning Commission General Plan Update Kick-Off Workshop with Houseal Lavigne Associates
4. Motion for Closed Session (if necessary)
5. Adjourn

West Valley City does not discriminate based on race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you would like to attend this public meeting and, due to a disability, need assistance in understanding or participating, please notify the City Recorder, Nichole Camac, eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required.



*West Valley City General Plan Update*

# **West Valley City General Plan Update**

*PROJECT KICK OFF | JANUARY 19-21, 2026*



# HOUSEAL LAVIGNE

PLANNING | DESIGN | ECONOMICS

*We are an urban planning, design, and geospatial services firm. We pride ourselves on creativity, collaboration, and delivery of quality. Our team approach is built on strong relationships, the exchange of ideas, and a commitment to the integration of technology. Our priorities are to do good, have fun, work smart, and provide visionary, responsive, and viable solutions to our clients and partners.*



## ALL SCALES

**Over 450 Planning Studies** throughout the Country, including Comprehensive Plan, Downtown Plans, Neighborhood Plans, Corridor Plans, Redevelopment Plans, and Zoning Ordinances.



## NATIONAL EXPERIENCE

**National Experience** includes Colorado. Alabama, Arkansas, California, Connecticut, Georgia, Kansas, Kentucky, Illinois, Indiana, Iowa, Massachusetts, Michigan, Minnesota, Missouri, Montana, Nebraska, Nevada, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Utah, Virginia, Washington, Wisconsin



## INNOVATIVE & FUN

**We push ourselves** constantly, challenging each other to find better approaches and results – and we have fun while we do it.

# Agenda

- *What is a **General Plan**?*
- *Review **Project Timeline** and **Planning Process***
- *Workshop: **Issues and Opportunities***
- *Outreach Strategies - Website, Community Questionnaire, map.social*
- *Next Steps*

# ABOUT THE PLANNING PROCESS

# What is a General Plan?

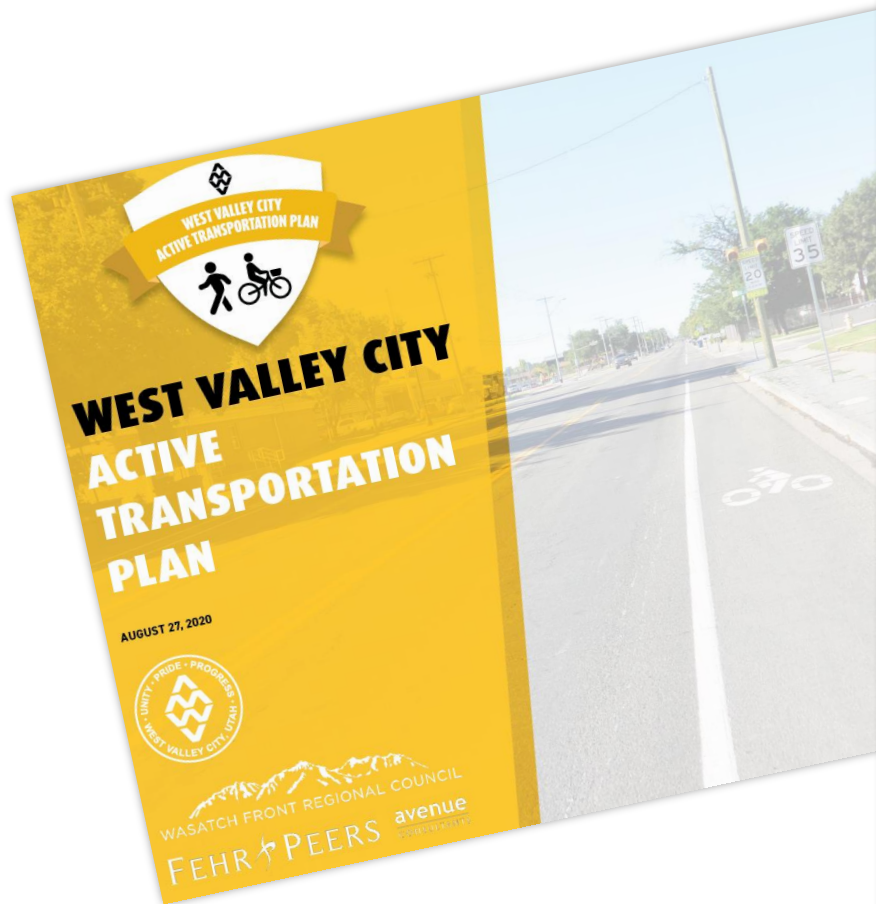
- A “**Roadmap**” or “**Blueprint**” for the next two decades
- The General Plan...
  - **Engages** the community
  - Identifies community **desires, needs, and aspirations**
  - Assesses the City’s existing **issues and strengths**
  - Guides a **broad range** of topics (policy)
  - Is a **dynamic document** – can be updated and maintained to reflect trends and events

# Why is a General Plan Update Important?

- Tell West Valley City's story and *share the City's vision*
- *Evaluate* and *inform* development proposals
- Foundation for the regulatory framework
- Coordinate local and regional initiatives
- Support the CIP and budgeting
- Identify future studies/grant funding
- *Inform* and *educate* the community



# What About our Past Plans?



## 2025 Moderate Income Housing Plan



Kelly Benson  
Housing Connect Project



Academy Park  
Housing Connect Project



Valley Fair Village  
Housing Connect Project



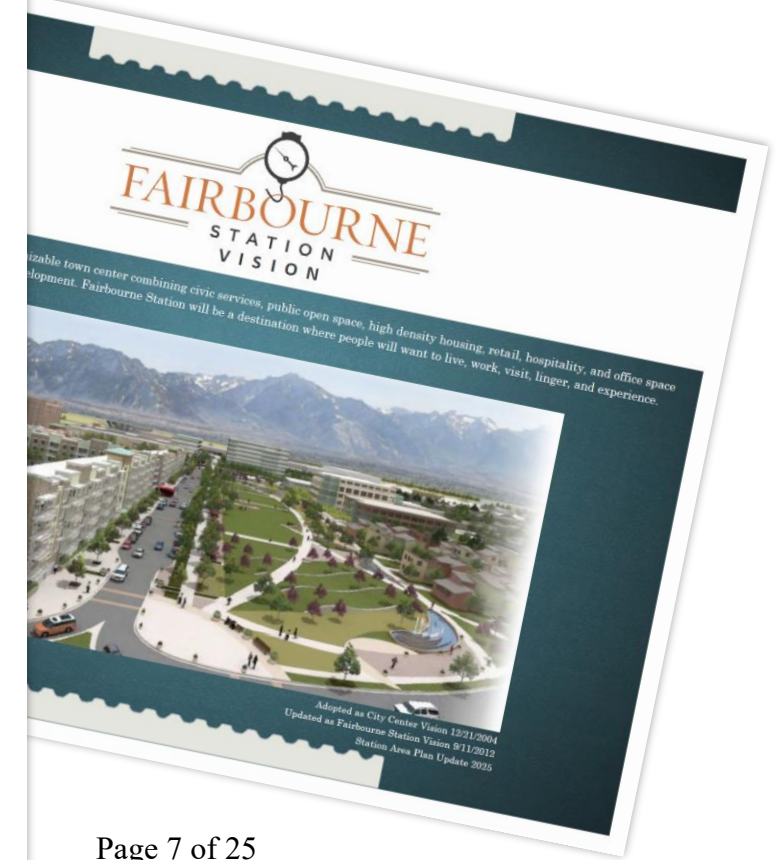
Liberty Commons  
Tax Credit Project



Aspen Village  
Utah Housing Preservation Fund Project



Harmony Gardens  
Tax Credit Project





# Scope of Work

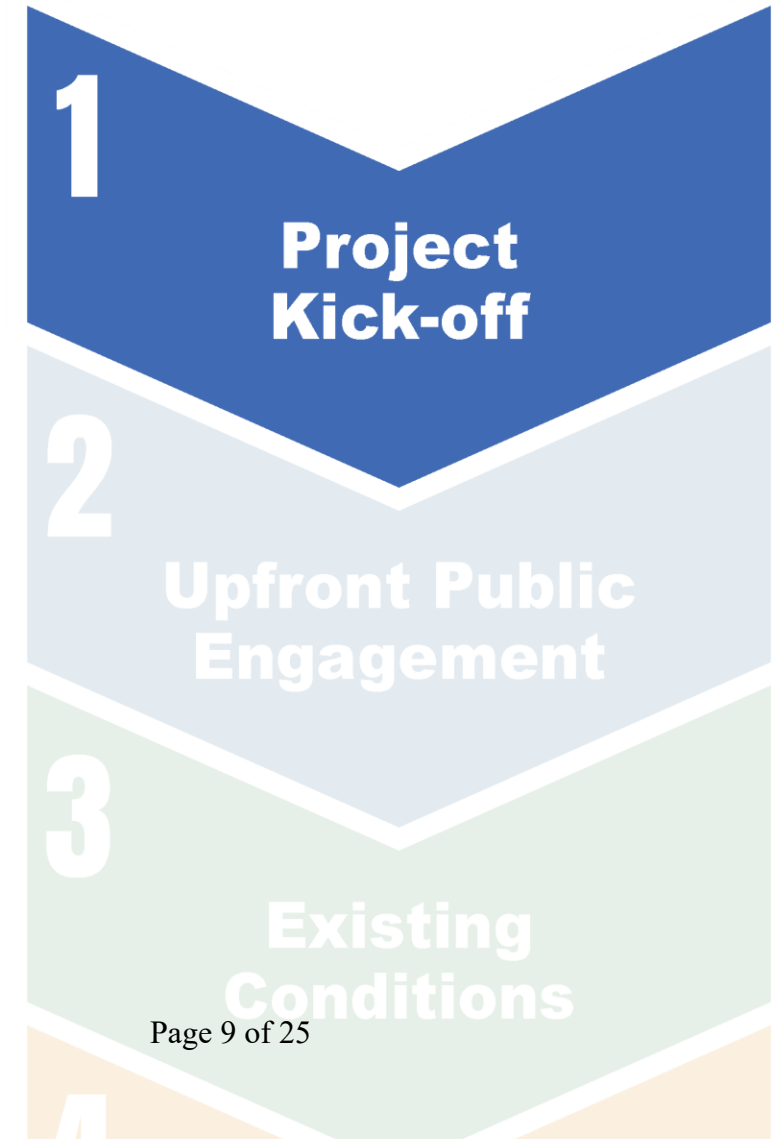
*Anticipated 16-18 month schedule:*

- Establish where we are today*
- Define where we want to go*
- Establish the roadmap to get there*



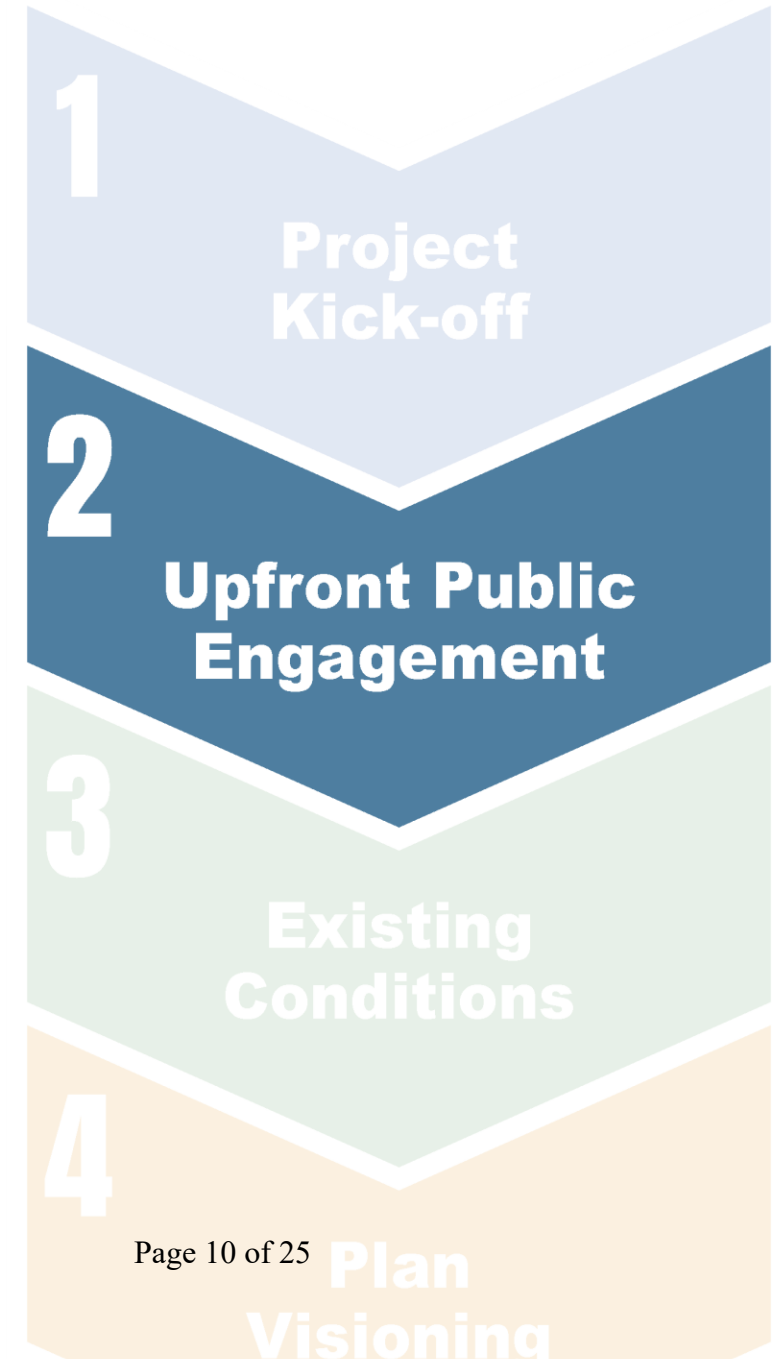
# Step 1: Project Kick-Off

- *1a. Staff Coordination and Data Collection*
- *1b. Staff Kick-Off Meeting*
- *1c. Department Heads Meeting*
- *1d. Staff-led Study Area Tour*
- *1e. Planning Commission and City Council*



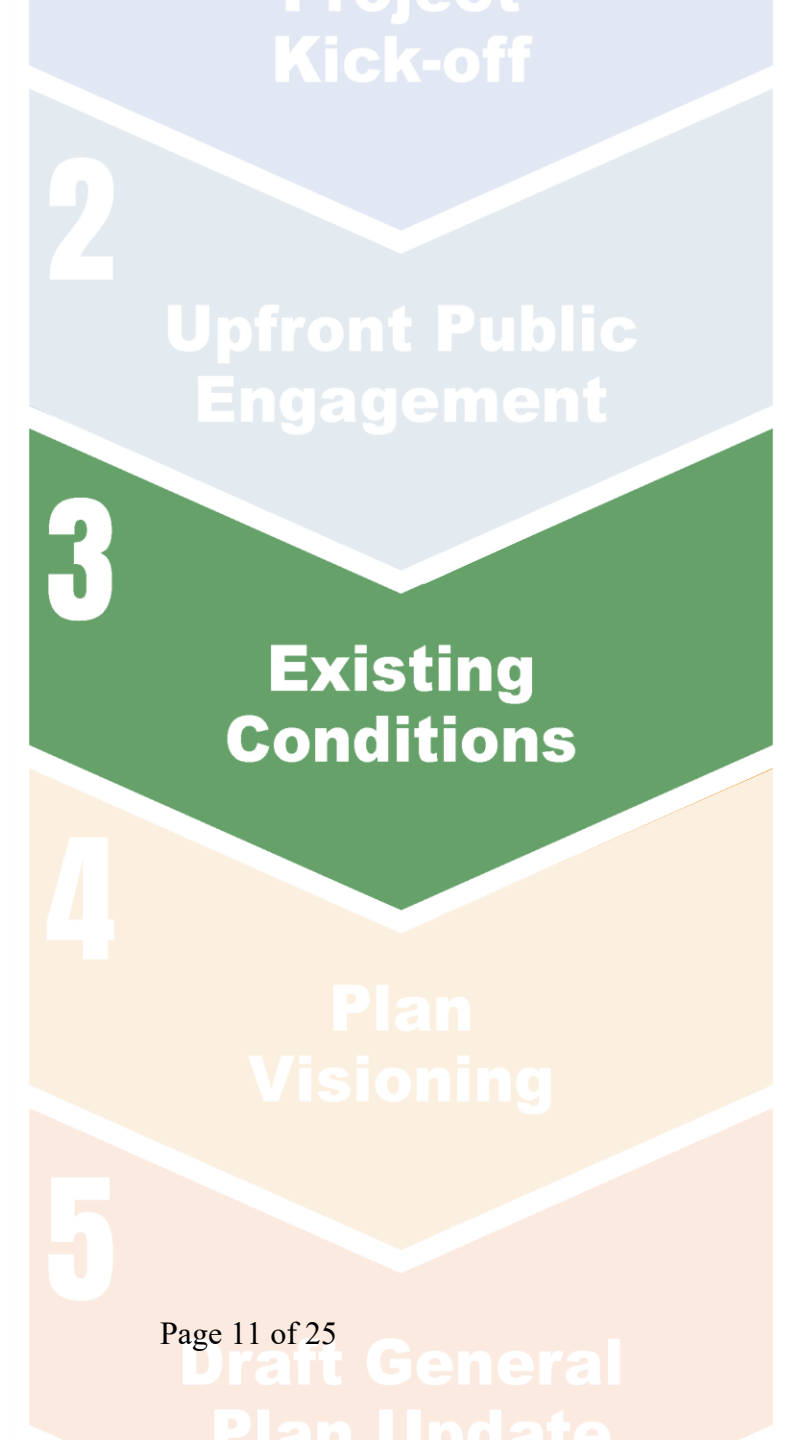
## Step 2: Upfront Public Engagement

- 2a. Communication and Engagement Plan
- 2b. Branding and Collateral
- 2c. Project Website
- 2d. Community Survey
- 2e. Key Stakeholder Interviews and Focus Groups
- 2f. Business Community Workshop
- 2g. Community Workshop
- 2h. DIY Kits
- 2i. Public Engagement Key Themes and Takeaways Summary



## Step 3: Existing Conditions

- 3a. *Existing Conditions Assessment*
- 3b. *Existing Conditions Memo*
- 3c. *Staff Review*



## Step 4: Plan Visioning

- 4a. *Community Visioning Workshop*
- 4b. *Vision Statement and Goals*
- 4c. *Preliminary Future Land Use Plan*
- 4d. *Staff Review – Vision and Land Use*



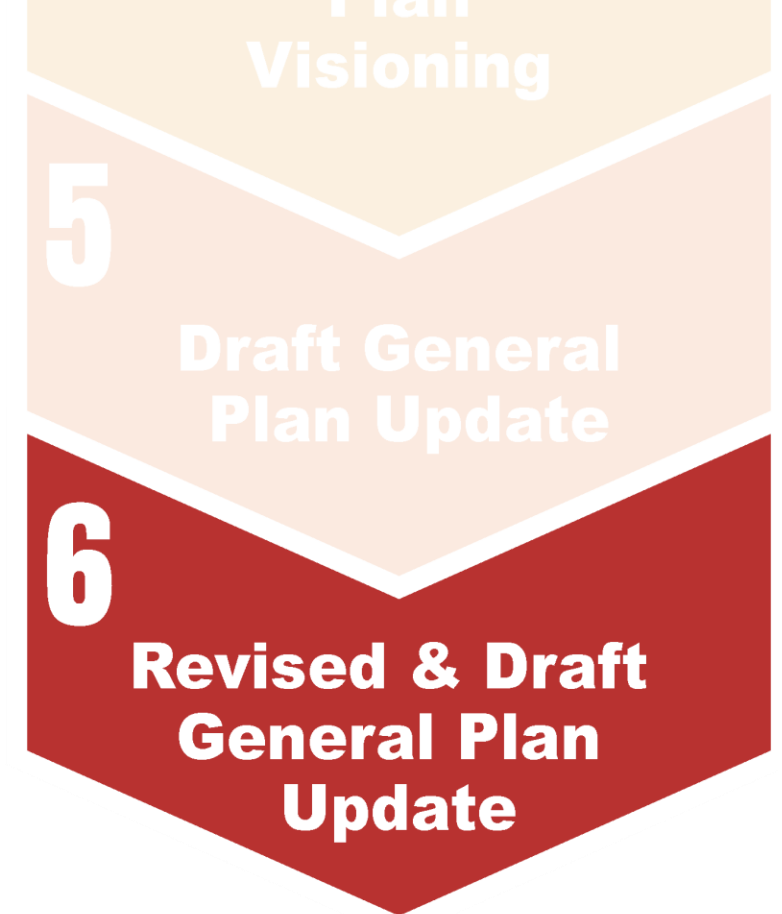
## Step 5: Draft General Plan Update

- 5a. Draft General Plan Update
- 5b. Staff Review



## Step 6: Revised and Final General Plan Update

- 6a. *Revised Draft General Plan Update Document*
- 6b. *Staff Review*
- 6c. *Final General Plan Update to Planning Commission*
- 6d. *Final and General Plan Update to the City Council*
- 6e. *Final General Plan Update Document*





# Planning Commission and City Council

- 1e. *Planning and Zoning Commission Meeting*
- 6d. *Final Plan Presentation to Planning and Zoning Commission*
- 6e. *Final Plan Presentation to City Council*

# WORKSHOP EXERCISE

# Workshop

1. *Identify five (5) **issues or concerns** confronting West Valley City.*
2. *List, in order of importance, the three (3) **most important issues** discussed so far.*
3. *Identify three (3) specific **projects or actions** that you would like to see undertaken to positively impact the City.*
4. *What are the primary **strengths and assets** of West Valley City?*

# OUTREACH STRATEGIES



# Project Website

[hla.fyi/WestValleyCityGeneralPlan](http://hla.fyi/WestValleyCityGeneralPlan)



West Valley City General Plan Update[About the Plan](#)[News and Updates](#)[More](#)

# FUTURE OF WEST VALLEY

West Valley City General Plan Update



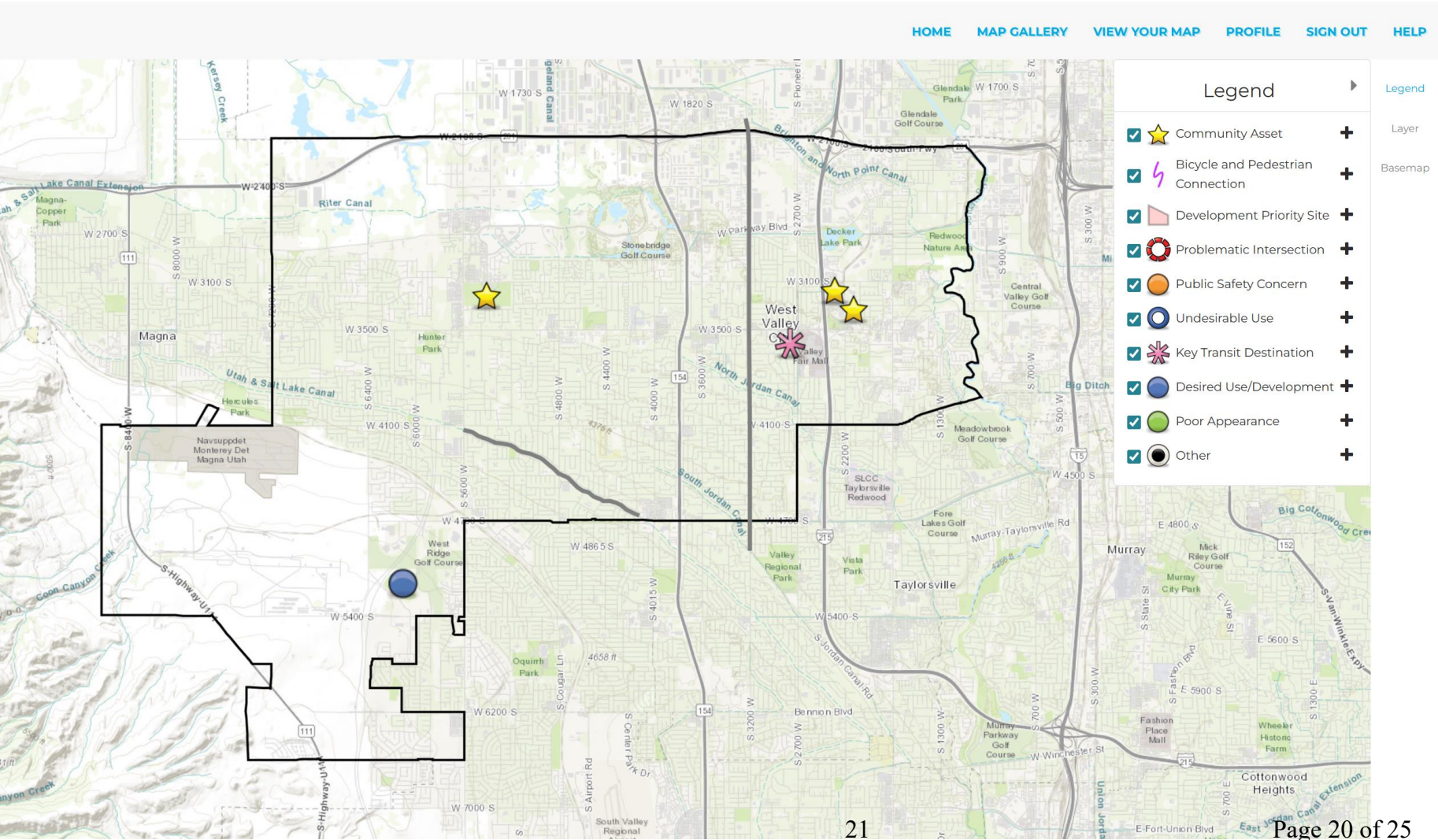
The City is updating its General Plan, a roadmap for West Valley City to direct future growth and development over the next 20 years. Your participation is key in the creation of the Plan—join us and tell us your vision! Click "Learn More" for more information.

[Learn More](#)

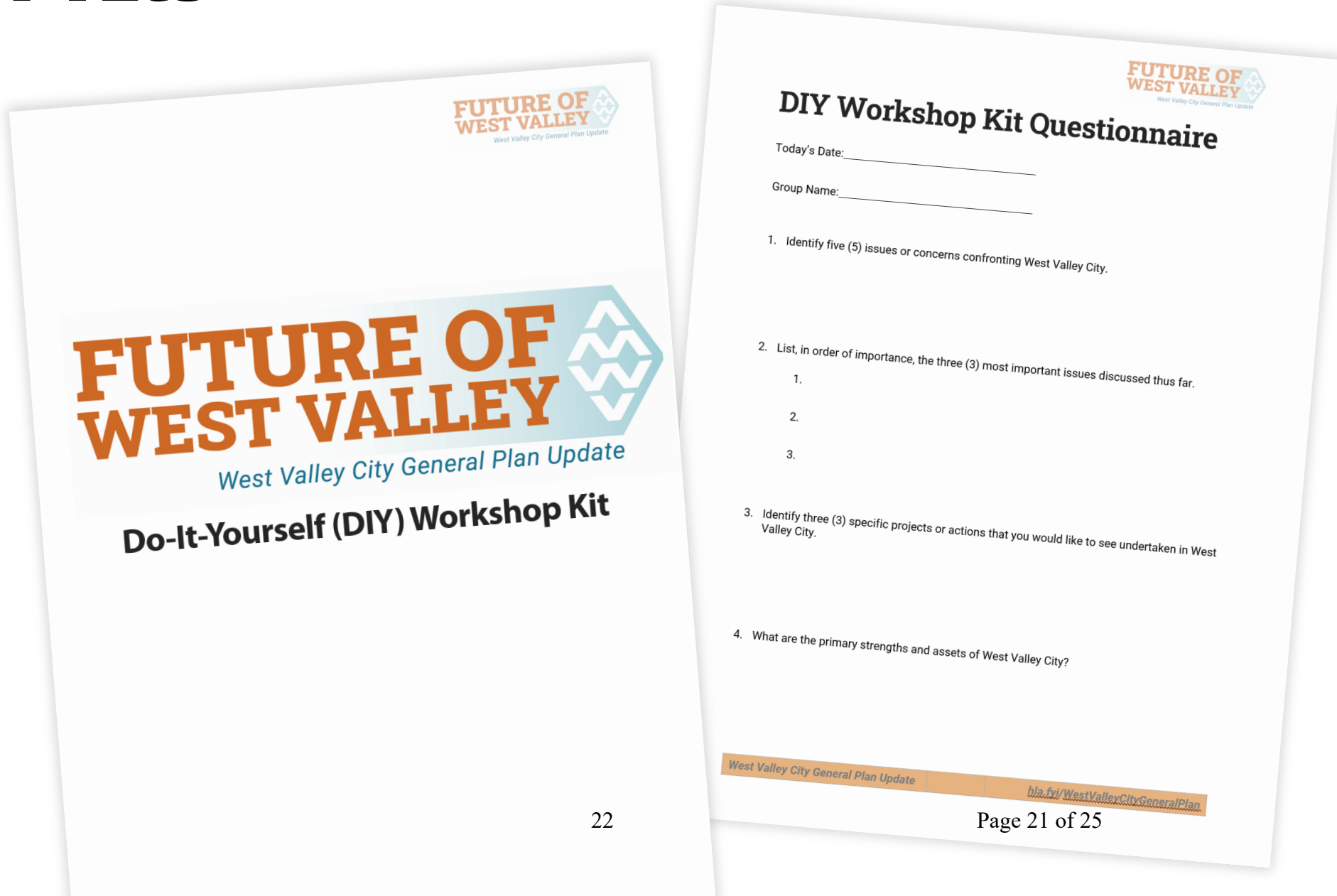
## Get Involved with the Planning Process!



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# DIY Kits





# NEXT STEPS

# Next Steps

## *In-Person Engagement*

- *Key Stakeholder Interviews/Focus Groups*
- *Business Community Workshop*
- *Community Workshop*
- *DIY Workshop Kits*
- *Community Visioning Workshop*

## *Online Engagement (available now)*

- *Project Website, map.social*
- *Online Community Survey (TBD)*

## *Project Deliverables*

- *Existing Conditions Memorandum*
- *Outreach Summaries*
  - *Department Heads Meeting*
  - *Advisory Committee Meetings*
  - *Planning Commission and County Board of Commissioners Meetings*

# Community Workshop

***Date:*** January 21st, 2026

***Time:*** 6:00 pm – 7:30 pm

***Location:*** *West Valley City Hall  
(Multipurpose Room)*



# FUTURE OF WEST VALLEY

*West Valley City General Plan Update*

# THANK YOU!

HOUSEAL  
LAVIGNE 