



WEST VALLEY CITY

City Council Study Meeting

January 13, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JANUARY 13, 2026 AT 4:30 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
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
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Travis Crosby, IT

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APPROVAL OF MINUTES OF STUDY MEETING HELD DECEMBER 9, 2025

The Council considered the Minutes of the Study Meeting held December 9, 2025. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held December 9, 2025. Councilmember Huynh seconded the motion.

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

REVIEW AGENDAS FOR REGULAR CITY COUNCIL, REDEVELOPMENT AGENCY, AND BUILDING AUTHORITY MEETINGS OF JANUARY 13, 2026

Upon inquiry by Mayor Lang, members of the Council had no further questions or concerns regarding items listed on the Agendas for the Regular City Council, Redevelopment Agency, and Municipal Building Authority Meetings scheduled later this night.

ORDINANCE 26-01: ADOPT AN AMENDMENT TO THE FAIRBOURNE COMMUNITY REINVESTMENT AREA PROJECT AREA PLAN TO MAKE AN ADJUSTMENT REQUESTED BY SALT LAKE COUNTY

Jonathan Spingmeyer, ED Director, presented proposed ordinance 26-01 that would adopt an Amendment to the Fairbourne Community Reinvestment Area Project Area Plan to Make an Adjustment Requested by Salt Lake County

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

This ordinance allows for the addition of certain property that is going to be vacated by the Wasatch West Valley Retail Subdivision into the Community Reinvestment Area. Salt Lake County has requested that said vacated property be added to the Project Area to avoid inconsistent property boundaries.

The Wasatch West Valley Retail Subdivision was approved by the City Council on October 28, 2025. As part of the subdivision plat, a small portion of 2700 West will be vacated. While preparing the plat for recording, the SL County Assessor's Office acknowledged that the vacated portion would become part of lot 2 in said Subdivision. The County then advised staff that this small vacated right-of-way would need to become part of the Fairbourne Community Reinvestment Area. After reviewing the recommendation, the RDA Board has determined that the amendment of the Fairbourne Community Reinvestment Area promotes the public peace, health,

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safety, and welfare of West Valley City and the community surrounding the Project Area. Utah law permits the addition of the property to the project area without a public hearing as a minor property adjustment requested by the County Assessor.

The City Council will consider Ordinance 26-01 at the Regular Council Meeting scheduled January 27, 2026 at 6:30 P.M.

ORDINANCE 26-02: AMEND SECTION 1-2-107 OF THE WEST VALLEY CITY MUNICIPAL TO UPDATE CERTAIN PARKS AND RECREATION FEES

Jamie Young, Parks and Recreation Director, presented proposed ordinance 26-02 that would amend Section 1-2-107 of the West Valley City Municipal to Update Certain Parks and Recreation Fees.

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

The Ridge and Stonebridge Golf Clubs have been at near capacity for the last couple of years. Due to the high demand and quality of experience, golf rates should be adjusted to maximize the revenue.

The Ridge and Stonebridge Golf Clubs wish to adjust the green fees, player pass and tournament rates. An element of the continued success of the City's golf clubs are the Player Passes and the over 40,000 rounds played by the pass holders.

Councilmember Huynh asked how much of a revenue increase staff is expecting with these new rates. Jamie replied an estimated \$300,000 to \$400,000 per golf course. Mayor Lang asked if this would be enough to cover maintenance. Jamie replied that the hope is that the money will build up so that there will be sufficient funds for capital improvements. Councilmember Harmon asked if there will still be a limited number of player passes available. Jamie replied that there is expected to be a decrease in the amount of player passes sold with the increase of the cost but noted that there would still be a cap of 1500. Councilmember Harmon asked how the resident rate would be verified. Jamie replied that residents will need to show identification. Councilmember Wood asked if the player passes are distributed on a first come basis. Jamie replied yes. Councilmember Wood asked if there is one golf pro for both courses. Jamie replied that they are in the process of hiring another golf pro for The Ridge.

The City Council will consider Resolution 26-02 at the Regular Council Meeting scheduled January 27, 2026 at 6:30 P.M.

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RESOLUTION 26-01: AUTHORIZE THE EXECUTION OF AN AMENDMENT TO AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR SERVICES AT THE HARMON SENIOR RECREATION CENTER

Jamie Young, Parks and Recreation Director, presented proposed resolution 26-01 that authorize the Execution of an Amendment to an Interlocal Cooperation Agreement with Salt Lake County for Services at the Harmon Senior Recreation Center.

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

In July 2020, Salt Lake County entered into an agreement with West Valley City to provide meals and transportation services to patrons at the Harman Senior Recreation Center. The agreement ended on December 31, 2025. Both agencies expressed a desire to extend the agreement for three years to December 31, 2028.

The Harman Senior Recreation Center provides meals and transportation services to the seniors in West Valley City. Salt Lake County reimburses a portion of the cost of a kitchen helper at \$18,086.00 annually and \$700 per year for associated supplies.

The City Council will consider Resolution 26-01 at the Regular Council Meeting scheduled January 27, 2025 at 6:30 P.M.

RESOLUTION 26-02: AUTHORIZE THE EXECUTION OF AN AMENDMENT TO AN AGREEMENT WITH TAYLORSVILLE CITY FOR ANIMAL CONTROL SERVICES

John Flores, Assistant City Manager, presented proposed resolution 26-02 that would authorize the Execution of an Amendment to an Agreement with Taylorsville City for Animal Control Services.

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

Approve and authorize the execution of an amended agreement with Taylorsville City for the provision of Animal Control services at a mutually agreed-upon revised rate.

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West Valley City has provided Animal Control services to Taylorsville City since 2012. This partnership has been successful, and both parties wish to continue the provision of services pursuant to an amended agreement reflecting updated rates.

Councilmember Wood verified that the increased rate is annual. John replied yes. Councilmember Whetstone asked what the rebate would be based on. John replied calls for services, officers, licenses, permits, responses, etc. He noted that the actual cost of services will be evaluated at the end of the year. Councilmember Whetstone asked if the rebate was offered with the original agreement. John replied no.

The City Council will consider Resolution 26-02 at the Regular Council Meeting scheduled January 27, 2026 at 6:30 P.M.

RESOLUTION 26-03: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR ACCESS TO AERIAL IMAGERY

Jeni Erkilla, IT, presented proposed resolution 26-03 that would authorize the Execution of an Interlocal Cooperation Agreement with Salt Lake County for Access to Aerial Imagery

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

This resolution authorizes the City to enter into an agreement for the purchase and use of digital orthorectified aerial photography of West Valley City at 7.5 cm (3 in.) and 22.5 cm (9 in.) resolution for all areas within its geographical boundaries. The County grants the City a limited license for a web service of the imagery as well as electronic files of orthorectified imagery. The cost is \$130 per square mile for the orthorectified imagery obtained from the County through the Surveyor. The City's geographical boundary consists of approximately 35.85 square miles. The total payment for orthorectified imagery is \$4,660.50.

Current, accurate digital orthorectified photography has many uses within the City. The photos are used within the majority of City Departments to visualize and identify growth; compare urban changes with aerial photography from previous years; as a reference for new spatial information; as a background for online map viewers and printed maps; for measurements of impervious surfaces; and more. The format is compatible with existing GIS applications that are used and developed by City Staff. By partnering with other agencies, costs for aerial photography are significantly reduced.

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The City Council will consider Resolution 26-03 at the Regular Council Meeting scheduled January 27, 2026 at 6:30 P.M

RESOLUTION 26-04: AUTHORIZE THE CITY TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE STATE OF UTAH TO PROVIDE LAW ENFORCEMENT SERVICES

Colleen Jacobs, Police Chief, presented proposed resolution 26-04 that would authorize the City to Enter Into a Memorandum of Agreement with the State of Utah to Provide Law Enforcement Services.

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

The Utah Division of Forestry, Fire and State Lands oversees the management and protection of state sovereign lands throughout Utah. Due to legislative changes in 2024 (H.B. 469) that created the DNR Division of Law Enforcement, FFSL now seeks to contract with local law enforcement agencies to provide supplemental patrol services on sovereign lands. These services are designed to reduce resource degradation, prevent illegal activities, and ensure public safety on state sovereign lands through the deployment of law enforcement officers.

Resolution NO. 25-109 was approved back in August of this year. Upon further review, the Division of Forestry, Fire and State Lands and the Division of Law Enforcement of the Department of Natural Resources found a clerical error. The original MOA was approved for a 5 year term. FFSL would like to amend the terms from 5 years to 1 year to allow the agreement to be revisited annually based on the funds they may or may not receive.

The City Council will consider Resolution 26-04 at the Regular Council Meeting scheduled January 27, 2026 at 6:30 P.M

RESOLUTION 26-05: APPROVE AN AMENDMENT TO A COOPERATIVE AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION AND ACCEPT A QUIT CLAIM DEED

Dan Johnson, Public Works Director, presented proposed resolution 26-05 that would approve an Amendment to a Cooperative Agreement Between the City and the Utah Department of Transportation and Accept a Quit Claim Deed.

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

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Cooperative Agreement No. 2 identified parcels and rights of way that would be conveyed to and from UDOT and the City. The parcel on which the 3575 South shared use path park and ride lot was inadvertently left off the original agreement. The City has already agreed to maintain all shared use path facilities. UDOT desires to convey this parcel to the City. This agreement facilitates the transfer, and by this resolution, the City also accepts the quit claim deed from UDOT

The City Council will consider Resolution 26-05 at the Regular Council Meeting scheduled January 27, 2026 at 6:30 P.M

CONSENT AGENDA SCHEDULED FOR JANUARY 27, 2026

A. **RESOLUTION 26-06: AUTHORIZE THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED WITH AND FROM JSB APEX PROPERTIES, LLC FOR PROPERTY LOCATED AT 4085 SOUTH 2200 WEST**
Mayor Lang discussed proposed Resolution 26-06 that would authorize the City to Enter Into a Right of Way Purchase Agreement and Accept a Warranty Deed with and from JSB Apex Properties, LLC for Property Located at 4085 South 2200 West

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

The JSB Apex Properties, LLC parcels located at 4085 South 2200 West is one of the properties affected by the required removal and replacement of ADA ramps for the 2026 Asphalt Overlay Improvements Project. As part of this project several residential streets will be roto-milled and overlaid. Any existing ADA ramps which do not comply with the current ADA standards and regulations must be removed and replaced.

The Warranty Deed will allow for construction over portions of the properties currently owned by the property owner. Compensation for the Warranty Deed in the amount of \$4,000.00 was based upon an appraisal report prepared by the Fortis Group, LLC.

The City Council will consider Resolution 26-06 on the Consent Agenda at the Regular Council Meeting scheduled January 27, 2026 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF JANUARY 27, 2026

The Council agreed to add all items to the Consent Agenda for the January 27, 2026

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Regular City Council Meeting at 6:30 PM.

NEW BUSINESS SCHEDULED FOR JANUARY 27, 2026

Mayor Lang indicated that the Council would be electing a new Mayor Pro Tem during the January 27, 2026 Regular City Council Meeting at 6:30 PM.

REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED FOR JANUARY 27, 2026

A. RDA RESOLUTION 26-01: AMEND THE FAIRBOURNE COMMUNITY REINVESTMENT AREA PROJECT AREA PLAN TO MAKE AN ADJUSTMENT REQUESTED BY SALT LAKE COUNTY

Jonathan Springmeyer, ED Director, discussed proposed RDA Resolution 26-01 that would amend the Fairbourne Community Reinvestment Area Project Area Plan to Make an Adjustment Requested by Salt Lake County.

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

This resolution allows for the addition of certain property that is going to be vacated by the Wasatch West Valley Retail Subdivision into the Community Reinvestment Area. Salt Lake County has requested that said vacated property be added to the Project Area to avoid inconsistent property boundaries.

The Wasatch West Valley Retail Subdivision was approved by the City Council on October 28, 2025. As part of the subdivision plat, a small portion of 2700 West will be vacated. While preparing the plat for recording, the SL County Assessor's Office acknowledged that the vacated portion would become part of lot 2 in said Subdivision. The County then advised staff that this small vacated right-of-way would need to become part of the Fairbourne Community Reinvestment Area. Utah law permits the addition of the property to the project area without a public hearing as a minor property adjustment requested by the County Assessor.

The Redevelopment Agency will consider Resolution 26-01 at the Special Council Meeting scheduled January 27, 2026 at 6:30 P.M.

COMMUNICATIONS

A. PRE-LEGISLATIVE SESSION UPDATE

Nichole Camac, City Recorder, requested that this item be placed later on the agenda as Cameron Diehl, representing Utah League of Cities and Towns, was still enroute.

B. LAND PLANNING UPDATE FOR PROPERTY LOCATED AT APPROXIMATELY 1300 WEST 3300 SOUTH

Jon Springmeyer, ED Director, introduced Ben Levenger and Nathan Davis.

Ben and Nathan presented a PowerPoint Presentation summarized as follows:

- Overview of subdistricts
 - o Key themes across the plan
 - The Plan emphasizes walkability through sidewalks, internal paths, and shared street environments across all districts.
 - Greenspace is integrated throughout with multiple pocket parks and larger park opportunities along Cultural Center Drive.
 - Delivering on the demand for varied housing types, the site delivers twin homes, townhomes, and mixed-use residential.
 - Activated, strategic commercial sites are accomplished through the highly visible 3300 South frontage.
 - o Central Subdistrict
 - 1 Bed: 62 units
 - 2 Bed: 92 units
 - 3 Bed: 40 units
 - 10,282 SF Ground Floor Commercial
 - 3 Retail Spaces
 - 2 Restaurant Spaces
 - 244 Parking Spaces in 4 Story Garage
 - 15,719 SF Ground Floor Residential Amenity Space
 - 21,338 SF Amenity Deck
 - o East Subdistrict
 - 2 Structures
 - 6,456 SF Each
 - 101 Parking Spaces
 - o West Subdistrict
 - Townhomes

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- 3 Structures
- 15 Units Total
- 3,229 SF Each
- 2 Car Garage Each 30 Spaces Total
- Large Twin Homes
 - 4 Structures
 - 8 Units Total
 - 3,065 SF Each
 - 2 Car Garage Each 16 Spaces Total
- Small Twin Homes
 - 6 Structures
 - 12 Units Total
 - 1,340 SF Each
 - 2 Car Garage Each 24 Spaces Total
- North Subdistrict
 - 7 Sets of Townhomes 24 Units Total
 - 3,229 SF Each
 - 2 Car Garage Each 48 Spaces Total
- Phasing Strategy
 - Short Term Phase West & North Subdistricts
 - Medium Term Phase
 - Central Subdistrict
 - Long Term Phase
 - East Subdistrict

Councilmember Whetstone asked how the buffer will work between the west side of the property and the Veteran's Memorial. Nathan explained that the proposed walking path maintains a minimum 25-foot setback from the property line, consistent with zoning requirements. He noted that the Veterans Memorial was viewed as an opportunity to preserve green space and serve as a buffer, acknowledging that while some residents may have concerns about traffic, the memorial limits residential development behind their properties. For reference, he stated the public road right-of-way is approximately 55 feet, which can be used as a general scale. He estimated the distance from the property line to the back of the building to be approximately 60–70 feet. Mayor Lang asked how much distance there is between the path and the house. Nathan replied that the shortest would be 25 feet. Ben stated that the shortest distance from the walking path to a home would be approximately 25 feet, measured from the corner of the building to the path. He explained that the exact spacing depends on how the developer orients the

building and how the lots are configured. Ben noted that the City could require additional space depending on the building angle or layout. He added that the current design maximizes the number of units while still accommodating public roads, and that the layout was strategically planned to achieve this balance.

Councilmember Harmon asked what the total number of housing units would be. Ben replied approximately 260. Councilmember Wood verified that the square footage depicted is per unit. Nathan replied yes and noted that this includes the garage.

The Mayor and Council had no further questions or concerns.

B. COUNCIL CALENDAR

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

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

NEW BUSINESS**A. POTENTIAL FUTURE AGENDA ITEMS**

Councilmember Christensen referenced a presentation given by a sixth-grade student during the public comment period at a prior meeting. He recalled that she questioned why members of the public are limited to three minutes while Councilmembers are not. Councilmember Christensen stated that he believed the three-minute time limit was intended to apply to everyone equally. He expressed agreement with her concern and suggested the Council either reaffirm or formally reconsider the rule so it applies consistently to all speakers. Councilmember Wood asked what Ifo Pili, City Manager, had seen in other cities. Ifo stated that he has never seen councilmembers subject to speaking time limits throughout his career. He explained that, in his view, the meeting operates under a representative democracy model, where elected officials are chosen to speak on behalf of residents, making the meeting fundamentally different from public comment periods. He noted that public comment is not legally required, but is voluntarily provided by the Council as a courtesy. Ifo emphasized that the meeting belongs to the Council, and that even staff typically speak only when addressed. Councilmember Harmon stated that he tries to avoid being long-winded but would not support limiting Councilmembers' ability to share their views in their elected roles. He emphasized the importance of allowing Councilmembers to fully express their perspectives.

Councilmember Wood stated this issue has been discussed previously, including before her tenure on the Council, and referenced the Weston Fields development agreement. She shared that after attending ULCT training on conflict resolution, she believes it is important for the Council to openly discuss challenging issues and differing viewpoints rather than avoid them. Councilmember Wood acknowledged that when a property is purchased, buyers are bound by existing development agreements and should be aware of those terms. However, she noted that circumstances have changed since the agreement was signed in 2021, including rising interest rates and housing costs, making homeownership less attainable. She cited the average home price in West Valley City at approximately \$460,000, which remains unaffordable for many residents.

She outlined three concerns raised by the builder:

1. Square Footage Requirements:

The development agreement does not require basements. Without basements, homes must meet higher above-ground square footage requirements.

2. Garage Size:

While the agreement generally requires three-car garages, it allows two-car garages on certain lots depending on setbacks and garage orientation. Councilmember Wood noted that not all buyers want or can afford a three-car garage and questioned whether offering flexibility could improve affordability.

3. Exterior Materials:

At the time the agreement was signed, ordinances required 25% stone or brick exterior materials. A subsequent state law removed this requirement from city ordinances, though some development agreements still include it. The builder expressed concern about material requirements.

Councilmember Wood emphasized she was not taking a position but seeking Council input. She referenced a recent request to amend a development agreement that was denied and asked whether the Council should consider a consistent approach for future agreements. She also suggested exploring whether development agreements should expire or revert if properties remain undeveloped

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for extended periods. She requested feedback from Councilmembers on how to handle such situations moving forward.

Councilmember Huynh stated that he would like to schedule this as a communication item so it can be discussed more in depth and would like to give the developer the opportunity to address the Council.

Councilmember Harmon stated that he believes, in general practice, development agreements should not be amended once approved. He emphasized that any amendment should only be considered if it clearly benefits the City. Councilmember Harmon noted that selling homes more quickly primarily benefits the builder and does not necessarily provide a direct benefit to the City. He concluded that without a demonstrated public benefit, he would not support amendments to development agreements.

Councilmember Nordfelt stated that development agreements should be negotiated at the time of a zoning change and should not be repeatedly renegotiated each time a property changes ownership or circumstances change. He expressed concern about housing affordability and attainability but emphasized that West Valley City should not bear the full burden of addressing those issues. Councilmember Nordfelt noted that the City has a limited supply of higher-end housing and believes it is important to preserve those options. He stated that if buyers prefer smaller garages, there are already existing homes in West Valley that meet those preferences. He did not support placing the matter on a future agenda.

Mayor Lang stated that she does not want to establish a practice of renegotiating development agreements each time a property is sold. She emphasized that when a property is sold, it should revert to its original zoning, requiring a new process if changes are desired. She noted that buyers should ensure they can comply with existing agreements, regardless of changing economic conditions. Mayor Lang expressed that the Council's long-term vision for the City should not be compromised by short-term market fluctuations, such as the 2008–09 recession or the pandemic. She prefers properties to be developed correctly for the long term, even if that takes additional time. She further highlighted that repeatedly revisiting development agreements consumes staff time without compensation from the developer, which is inefficient and should not become a precedent.

After brief further discussion, a majority of the Council chose not to add this on an agenda for future consideration.

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Councilmember Nordfelt reported that a resident recently approached the Council with concerns about a neighbor's property, noting that enforcement is complicated because the roads in the development are private. He explained that the development lacks an active HOA, leaving residents without typical oversight, and described the situation as a "junkyard house" issue where residents still pay taxes but do not receive full city services such as road maintenance or trash pickup. Councilmember Nordfelt suggested the Council consider whether the City has the legal authority to perform code enforcement on private roads and whether staff should be instructed to address such situations. He recommended this issue be discussed further to determine possible solutions. After brief discussion, the Council requested that Legal provide an update on this matter at the next meeting.

Nichole Camac, City Recorder, stated that a Special Meeting would be held on January 20, 2026 with the Planning Commission to kick off a General Plan Update. Nichole addressed the earlier discussion on public comment, noting that Eric made a valid point regarding the agenda language. She explained that the agenda states the Mayor, City Council, or city staff may respond to comments within the 30-minute public comment period. The Council and staff agreed that this could be interpreted in different ways. Ifo stated that Councilmembers are already limited by existing rules, including the requirement to only discuss items listed on the agenda.

B. COUNCIL REPORTS

COUNCILMEMBER WOOD

Councilmember Wood stated she has attended many trainings hosted by the Utah League of Cities and Towns.

COMMUNICATIONS CONTINUED

A. PRE-LEGISLATIVE SESSION UPDATE

Sam Johnson, Communications and Government Affairs Director, provided an overview of the upcoming legislative session, which runs from January 20th to March 6th. He reviewed key information about Utah's legislature, including:

- The House of Representatives has 75 members, representing roughly 30,000 residents each, with a Republican supermajority of 59 to 16.

- The Senate has 29 members, with Republicans holding a majority of 22 to 6 and one independent, Senator Emily Buss, representing West Valley City. Buss is affiliated with the Forward Party, marking the first time the party has had a legislator in the Utah Capitol.

Sam shared historical notes, including that there are no legislative term limits, the longest-serving male legislator was Haven Barlow (42 years), and the longest-serving female legislator, Carol Spackman Moss, is stepping down this year. He noted the City will rely on support from the League of Cities, as well as lobbyists Dave Stewart and Mike Deaver, with Deaver focusing on funding for the Maverik Center and the Olympics. Federal representation is provided by Ron Hamm and Shirley Spindell. Sam emphasized that the session is expected to be active and introduced Cameron Diehl to discuss his related work.

Cameron noted that the upcoming legislative session will be his 18th and highlighted Councilmember Christensen's extensive experience attending past sessions. Cameron outlined the City's approach to engaging with the legislature, emphasizing three core principles: respect, collaboration, and outcomes. He explained that these principles ensure legislators respect the role of cities, enable cooperative problem-solving, and focus on results that improve the quality of life for constituents. He introduced key slogans for the session: "one size doesn't fit all" and "partnership, not preemption," noting increased legislative recognition of these principles in recent years. He stated that more than 200 bills will be tracked during the session and highlighted daily coordination with Sam to align on City priorities. Cameron identified land use, revenue, and public safety as the primary topics of focus, with specifics changing annually. He offered to address any questions from the Mayor or Council regarding property tax, public safety, land use, or other legislative matters before the session begins.

Councilmember Nordfelt asked if there are bills being proposed that would limit the City's ability to regulate land zoning. Cameron provided context regarding legislative efforts related to city zoning, noting that even historically—dating back to the Mayor Nordfelt era—there have been bills attempting to limit municipal zoning authority. He emphasized that the existence of a bill does not guarantee passage, citing the need for sufficient votes in both the House and Senate. He addressed comments by Governor Cox on city zoning, clarifying that the Governor's presentation primarily focused on infrastructure funding and how cities, the state, and builders can collaborate to prioritize state infrastructure dollars to support affordable, owner-occupied housing. While the Governor's response to a reporter about preemption

was concerning, Cameron noted it represented only part of the broader discussion. Cameron acknowledged that some legislators view cities as an obstacle to housing development, while others recognize that cities have already zoned and entitled numerous housing units that remain unbuilt, which is often beyond municipal control. He concluded that many state legislators remain willing to work collaboratively with cities and the development community to support homeownership, sustainable infrastructure, affordability, and quality of life—principles aligned with the League of Cities' priorities.

Mayor Lang asked about bills related to property taxes. Cameron discussed the property tax landscape for the upcoming legislative session, noting that there are more property tax bills and heightened concern at the Capitol than he has seen in his experience, reflecting a broader national trend. He highlighted examples from other states, including Wyoming, which enacted a 25% property tax cut, and Florida, where discussions include potentially eliminating property tax entirely. He explained that one bill of concern would redefine "new growth," potentially affecting West Valley City's TIF projects, and another proposal would cap property tax increases at 5% annually. While incremental annual increases help maintain the city's purchasing power, he noted the trade-off is that larger projects may be delayed. The Legislative Policy Committee recommended a position pending further data collection. Other proposals include requiring voter approval for property tax increases and modifying the residential property tax exemption from 55% to 40% of assessed value while maintaining revenue neutrality, effectively shifting more tax responsibility to commercial and secondary properties. Cameron emphasized that both the business community and housing stakeholders are closely monitoring these developments. Finally, he discussed potential changes to the Truth in Taxation process, which would ideally allow hearings in May or June instead of August, giving the public more opportunity to engage before the budget is enacted. He concluded that this year will be particularly active for property tax legislation, as well as in land use, public safety, and constitutional matters.

Sam asked the Council if they would like a bill tracker as has been done in years past. After discussion, the Council requested a simplified bill tracker as well as contact information for Legislators.

The Mayor and Council had no further questions or concerns.

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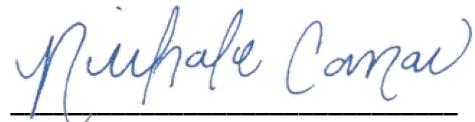
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MOTION TO ADJOURN

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 JANUARY 13, 2026 WAS ADJOURNED AT 5:54 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, January 13, 2026.



Nichole Camac, MMC
City Recorder