



WEST VALLEY CITY

City Council/ Planning Commission Special Meeting

THE WEST VALLEY CITY COUNCIL AND WEST VALLEY CITY PLANNING COMMISSION MET IN ELECTRONIC SPECIAL SESSION ON TUESDAY, JANUARY 20, 2026 AT 4:31 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 CITY COUNCIL MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

THE FOLLOWING CITY COUNCIL MEMBER WAS ABSENT:

Tom Huynh, Councilmember District 1

THE FOLLOWING PLANNING COMMISSIONERS WERE PRESENT:

Mathew Lovato, Chair
Martell Winters, Vice Chair
Nancy Drozdek
Rob Durfee
Pauline Matagi
Adriana Ramirez
Harold Woodruff
Darrick Porter

STAFF PRESENT:

Ifo Pili, City Manager
Tera Smith, Deputy City Recorder
John Flores, Assistant City Manager
Steve Pastorik, CED Director
Jonathan Springmeyer, ED Director
Brock Anderson, Planning and Zoning
Travis Crosby, IT

GENERAL PLAN UPDATE KICK-OFF WORKSHOP WITH HOUSEAL LAVIGNE ASSOCIATES

John Houseal, Partner at Houseal Lavigne, walked attendees through the slideshow presentation.

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 Step

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 the 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

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 Exercises:

1. Identify five (5) issues or concerns confronting West Valley City.

Participants were given time to individually write down five issues or concerns they felt were confronting West Valley City. After completing the exercise, each participant was asked to share one issue they had identified.

Commissioner Woodruff – Variety of affordable housing
Commissioner Winters – Aging housing stock

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Commissioner Drozdek – University of Utah on the Westside
Commissioner Lovato – Size of City hard to maintain
Commissioner Porter – Facilities/Attraction
Mr. Pastorik – High office vacancy rate
Mr. Pili – Aging infrastructure
Mayor Lang – Need for more higher end housing
Councilmember Christensen – Gang Problem
Councilmember Harmon – Single family residents converting to multi family
Councilmember Wood – Better planning and maintenance for parks and recreation
Commissioner Durfee – Retain quality workforce
Commissioner Matagi – Safety
Councilmember Whetstone – Access to healthcare
Councilmember Nordfelt – Air quality
Commissioner Ramirez – East and West Traffic

Participants were asked if they would like to add anything further to the list.

Commissioner Winters – Getting schools to achieve higher ranking
Commissioner Lovato – More diverse businesses
Mr. Pastorik – Differed maintenance/Discouraging investments
Mr. Pili – Amenities
Councilmember Christensen – Demographic challenges
Councilmember Harmon – What does the city look like in 10 years
Councilmember Whetstone – Limited development land
Commissioner Drozdek – More trees
Mr. Pastorik – Lower education attainment vs the county
Mr. Pili – Rising costs vs revenue

2. List, in order of importance, the three (3) most important issues discussed so far.

Participants were given time to individually identify their top three issues or concerns from the 26 listed. They were then asked to raise their hands while a tally was taken to determine the top three issues.

1. 6 votes
2. 1 vote
3. 1 vote
4. 1 vote
5. 5 votes

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6. 3 votes
7. 1 vote
8. 3 votes
9. 2 votes
10. 3 votes
11. 5 votes
12. 1 vote
13. 2 votes
14. 0 votes
15. 2 votes
16. 2 votes
17. 1 vote
18. 1 vote
19. 4 votes
20. 0 votes
21. 0 votes
22. 0 votes
23. 2 votes
24. 0 votes
25. 1 vote
26. 2 votes

Based on the number of votes the top 3 issues or concerns were:

1. Variety of affordable housing
 2. Facilities/Attraction, tied with, Better planning and maintenance for parks and recreation
 3. Differed maintenance/Discouraging investments
3. Identify three (3) specific projects or actions that you would like to see undertaken to positively impact the City.

Commissioner Ramirez – Get more destination here

Councilmember Nordfelt – Focus on amenities

Councilmember Whetstone – Increase police force by 20%

Commissioner Matagi – Affordable Housing

Commissioner Durfee – Redevelop around the mall

Councilmember Wood – Redevelopment of housing that is showing age

Councilmember Harmon – Enforce against boarding housing/No overnight parking

Councilmember Christensen – Increase police and fire by 20%

Mayor Lang – Bring in NFL stadium
Mr. Pili – Sports Complex/Indoor and outdoor
Mr. Pastorik – 1,000 acres Kennecott owns/Transportation
Commissioner Porter – Jordan River space developed into green spaces and parks
Commissioner Lovato – Amenities/Parking
Commissioner Drozdek – Higher education
Commissioner Winters – Grants/financial means to help revitalizing old homes
Commissioner Woodruff – Variety of housing added to the mall site

4. What are the primary strengths and assets of West Valley City?

Councilmember Wood – Accessibility to downtown and airport
Councilmember Harmon – Access to all major roadways
Councilmember Whetstone – Economic development/Jobs
Councilmember Harmon – All of the amenities
Commissioner Lovato – Infrastructure
Councilmember Christensen – Neighborhood cooperation with each other
Mr. Pastorik – Great industrial uses
Commissioner Winters – Born and raised residents
Mayor Lang – Diversity in restaurants and shops
Commissioner Durfee – Frontlines
Councilmember Whetstone – Neighborhood night out to a new level
Commissioner Lovato – Less busy/Not stuck in traffic

Outreach Strategies

Project Website:

<https://hla.fyi/WestValleyCityMapSocial>

map.social

DIY Kits

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)

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL AND PLANNING COMMISSION, THE SPECIAL MEETING OF JANUARY 20, 2026 WAS ADJOURNED AT 6:06 P.M. BY MAYOR LANG.

Tera Smith

Tera Smith
Deputy City Recorder