



WEST VALLEY CITY

City Council Study Meeting
January 27, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JANUARY 27, 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
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Lauren McPeak, Administrative Analyst
Travis Crosby, IT

APPROVAL OF MINUTES OF THE JANUARY 13, 2026 STUDY MEETING AND JANUARY 20, 2026 SPECIAL MEETING

The Council considered the Minutes of the January 13, 2026 Study Meeting and the January 20, 2026 Special Meeting. There were no changes, corrections or deletions.

Councilmember Nordfelt moved to approve the Minutes of the January 13, 2026 Study Meeting and January 20, 2026 Special Meeting. Councilmember Huynh seconded the motion.

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

INTRODUCTION OF NEW EMPLOYEES

Melanie Bennet introduced Kim Endicott from Animal Control Services.

Tumi Young introduced Matthew Peterson from the Code Enforcement Department.

Chief Jacobs introduced Alex Kirkwood and Branden Welsh from the Police Department.

Dan Johnson introduced Mason Briggs and Tre Sosi from the Public Works Department.

REVIEW AGENDAS FOR REGULAR CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETINGS OF JANUARY 27, 2026

Mayor Lang reminded the Mayor and Council that the Redevelopment Agency meeting would need to be the first meeting this evening.

Andy Carroll reported that the Maverik Center's four original elevators, installed in 1997, are in need of critical repair and modernization.

- The main 8,000-pound freight elevator near the loading dock has been deemed unsafe since late spring and is currently out of service.
- A second freight elevator located in the kitchen is also not operational. These freight elevators are essential for transporting food service items and for moving show equipment to the fourth floor for rigging. Due to the primary freight elevator outage, event crews have been routing equipment through the kitchen elevator, which is not functioning properly.

All elevators are experiencing significant mechanical and control system issues. Replacement parts for the original 1997 control systems are no longer manufactured, requiring full control system upgrades. Additional needed improvements include new hydraulic pumps and other components necessary to bring the elevators up to current

code. The two passenger elevators will also receive updated control systems and hydraulic equipment, along with interior renovations such as new lighting. Interior cosmetic upgrades are not planned for the freight elevators.

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 Meeting or Special Redevelopment Agency Meeting scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR FEBRUARY 10, 2026

A. ACCEPT PUBLIC INPUT REGARDING TOTAL COMPENSATION INCREASE OF MUNICIPAL EXECUTIVE OFFICERS FOR FISCAL YEAR 2025-2026

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled February 10, 2026 in order for the City Council to hear and consider public comments regarding total Compensation Increase of Municipal Executive Officers for Fiscal Year 2025-2026

Paula Melgar, HR Director, stated that, in alignment with the City's compensation and competitiveness plans, employee salaries are being adjusted to mid-market levels. Some of these adjustments impact certain executive officers. In accordance with Utah law, a public hearing will be held to address these salary changes.

Ifo Pili, City Manager, stated that employees did not receive pay increases this past year while the City conducted a compensation study. The updated approach focuses strictly on aligning pay with market rates rather than using cost-of-living adjustments (COLAs). As part of this market-based compensation model, a 1% general increase is being proposed. Existing salary savings are sufficient to cover the cost of these adjustments, so most of the changes do not require Council approval. However, any salary increases affecting executive officers must be brought forward in accordance with state statute. A budget amendment will be processed to reallocate funds from salary savings to cover the increases, without increasing the overall budget. The estimated total cost for the remainder of the year is approximately \$300,000.

B. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-8-2025, FILED BY WADSWORTH DEVELOPMENT GROUP, REQUESTING A ZONE CHANGE FROM LI (LIGHT INDUSTRIAL) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 5750 WEST 2300 SOUTH

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled February 10, 2026 in order for the City Council to hear and consider public comments regarding application Z-8-2025, Filed by Wadsworth Development Group, Requesting a Zone Change from LI (Light Industrial) to M (Manufacturing) for Property Located at 5750 West 2300 South.

Proposed Ordinance 26-03 and Resolution 26-08 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-03, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5750 WEST 2300 SOUTH FROM LI (LIGHT MANUFACTURING) TO M (MANUFACTURING)

Steve Pastorik, CD Director, discussed proposed Ordinance 26-03 that would amend the Zoning Map to Show a Change of Zone for Property Located at 5750 West 2300 South from LI (Light Manufacturing) to M (Manufacturing).

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

The applicant is proposing to develop a new headquarters for Kingbee Vans on the subject site. This would include shop space for the upfit of vans and light commercial vehicles within the facility as well as secure outdoor parking for new vans stored on-site.

There are three reasons the applicant is requesting this zone change. The first is to allow outside storage of new vans on the site. The LI zone prohibits outside storage while the M zone allows it. The second reason for the zone change is to allow auto service use as the primary use, which in this case is vehicle upfitting. The LI zone includes the following provision: "Automobile Service shall only be allowed as a Use that is incidental to a Permitted or Conditional Use". The third reason for the zone change is the LI zone prohibits overhead doors from facing High-Image Arterial Streets. The plans for the building on the north parcel include overhead doors on the west side of the building that face Mountain View Corridor, which is a High-Image Arterial Street.

ACTION: RESOLUTION 26-08, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH 5700 WEST WVC OWNER, LLC FOR

APPROXIMATELY 6.56 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 5750 WEST 2300 SOUTH

Steve Pastorik, CD Director, discussed proposed Resolution 26-08 that would authorize the City to Enter Into a Development Agreement with 5700 West WVC Owner, LLC for Approximately 6.56 Acres of Property Located at Approximately 5750 West 2300 South.

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

This resolution authorizes a development agreement between the City and 5700 West WVC Owner, LLC to establish minimum standards for a commercial development at 5750 West 2300 South.

Wadsworth Development Group, representing 5700 West WVC Owner, LLC, has submitted a zone change application (Z-8-2025) on property at 5750 West 2300 South to change the zoning from LI (Light Industrial) to M (Manufacturing). The Planning Commission recommended approval of the zone change subject to a development agreement.

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

1. Certain industrial uses deemed more impactful are prohibited.
2. Prior to any use of the property, the appropriate approval must be obtained and all required improvements shall be installed.
3. Outside storage areas must be screened according to ordinance requirements.
4. All fencing must meet City standards.
5. The developer must dedicate 6-inches of right-of-way along the west side of 5700 West.
6. The developer must make certain improvements along the Property's 5700 West frontage.
7. The building must be built substantially like the building elevations in Exhibit C.

Councilmember Wood asked what would happen to the project if the surplus properties from the City and UDOT are not approved. Steve explained that the applicant would need to decide whether to move forward with the proposal. He noted that two parcels highlighted in red were formerly owned by UDOT and were

surplused as part of the Mountain View Corridor project. During the original transaction, UDOT was unaware it owned these narrow strips of property, making the current request essentially a cleanup action that would likely have been included in the initial sale had they known. UDOT has approved the applicant moving forward with a rezone of those parcels. Indications are that UDOT supports completing the sale. Final action depends on whether the City is willing to sell its portion of property, which is a decision for the Council.

Mayor Lang asked what type of wall is required. Steve replied that there is a specific precast wall that is required on Mountain View Corridor. He noted that the south side of the property would need to be a solid screen wall. Mayor Lang asked if vans were the only equipment being stored in the storage yard. Steve replied yes. Mayor Lang suggested adding language to the Development Agreement that prohibits any other type of storage. She also suggested requiring that no outside work be done to the Development Agreement.

Councilmember Wood asked if there would be any buildings in the storage yard area. Steve replied there is a potential for the future but not proposed at this time. He noted that would go to the Planning Commission as a Conditional Use and would not be reviewed by the Council.

After a brief discussion, a majority of the Council agreed to add a restriction that only vans can be stored in the outside storage yard.

Leo Betts, Wadsworth Development, stated that the project is being completed in partnership with King B. Vans. All work activities will occur inside the building, which is why overhead doors are included to allow vans to be brought indoors. He emphasized that the original and ongoing intent of the space is solely for the storage of new vans.

The City Council will consider Ordinance 26-03 and Resolution 26-08 at the Regular Council Meeting scheduled February 10, 2026 at 6:30 P.M.

C. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-9-2025, FILED BY CAL JOHNSON, REQUESTING A ZONE CHANGE FROM A (AGRICULTURE) TO C-2 (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 5459, 5477, AND 5491 WEST 4100 SOUTH

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled February 10, 2026 in order for the City Council to hear and

consider public comments regarding application Z-9-2025, Filed by Cal Johnson, Requesting a Zone Change from A (Agriculture) to C-2 (General Commercial) for Property Located at 5459, 5477, and 5491 West 4100 South

Proposed Ordinance 26-04 and Resolution 26-09 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-04, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5459, 5477, AND 5491 WEST 4100 SOUTH FROM A (AGRICULTURE) TO C-2 (GENERAL COMMERCIAL)

Steve Pastorik, CD Director, discussed proposed Ordinance 26-04 that would amend the Zoning Map to Show a Change of Zone for Property Located at 5459, 5477, and 5491 West 4100 South from A (Agriculture) to C-2 (General Commercial)

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

If this application is approved, the owner of the property, Corey Rushton, would like to build a commercial development that includes a mix of medical office, general office, retail, restaurant, and fast-food uses within a total of 33,687 square feet of buildings.

The concept plan includes a small commercial building in the northeast corner of the site that would likely be a fast food establishment as well as an office building to the southeast. Given the adjoining A zone and homes to the east and R-1-7 and homes to the south, the ordinance requires (see Section 7-6-303) a 6-foot-tall masonry wall to be constructed along the south and east sides of the subject property. In addition to the wall, the ordinance requires 10' of landscaping with one tree with a minimum 1.5-inch caliper per 300 square feet of landscaping plus 4 shrubs with a minimum size of 1 gallon per tree. The ordinance also requires (see Section 7-7-111) the order board, speakers, and pick-up window for fast food establishments to be located at least 50 feet from the nearest residential property line.

The applicant requested exceptions to the wall and 50 foot separation requirement given that the adjoining properties to the east are designated as General Commercial in the City's General Plan. The Planning Commission did not recommend granting these exceptions.

ACTION: RESOLUTION 26-09, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH ELVA RUPP RUSHTON PROPERTIES, LLC AND A LAURENCE & ELVA J FAMILY PARTNERSHIP FOR APPROXIMATELY 5.71 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 5459, 5477, AND 5491 WEST 4100 SOUTH

Steve Pastorik, CD Director, discussed proposed Resolution 26-09 that would authorize the City to Enter Into a Development Agreement with Elva Rupp Rushton Properties, LLC and a Laurence & Elva J Family Partnership for Approximately 5.71 Acres of Property Located at Approximately 5459, 5477, and 5491 West 4100 South.

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

Cal Johnson with Legend Engineering, representing the property owner Corey Rushton, has submitted a zone change application (Z-9-2025) on property at 5459, 5477, and 5491 West 4100 South to change the zoning from A (Agriculture, minimum lot size ½ acre) to C-2 (General Commercial). The Planning Commission recommended approval of the zone change subject to a development agreement that requires a traffic impact study as requested by the Public Works Department.

Councilmember Harmon asked if there are building height restrictions in this area. Steve replied that there is a height limit in the C-1 zone but not in C-2. He noted that there are minimum setback requirements however and the setback may need to be increased depending on the height of the building. Steve added that with the orientation of the parking lot and the buffer of the canal, he doesn't see this being a problem. Councilmember Wood asked what the traffic impact study will help. Steve replied that it will likely show if there is a need for access restrictions. Councilmember Whetstone asked if a masonry wall will be constructed along the canal. Steve replied yes. Mayor Land stated that she feels this is a good use for the property.

Corey Rushton, property owner, stated the proposal is a natural progression of development in the area, consistent with surrounding commercial uses, existing development activity (including CVS and Mountain America Credit Union), and the City's master plan. He acknowledged the site's personal and historical significance as the Rushton Homestead Farm and expressed a desire to ensure the property is developed in a way that benefits the broader community. Around 2021, following

nearby major projects and corridor changes, the family began exploring higher and better uses for the property that would contribute to the City's growing tax base. They engaged GSBS Architects to develop long-term planning scenarios, considering various uses over time. The current vision focuses on creating a neighborhood-serving, mixed-use commercial area with quality tenants that provide needed services and amenities for local residents. Corey noted they have intentionally declined certain high-revenue but less desirable uses, such as car washes and charter schools, in favor of businesses that better fit the community vision. He highlighted a proposed medical office component, in partnership with a developer specializing in medical facilities, as a strong anchor use—particularly given proximity to the hospital. The goal is to create a walkable area where residents can access services such as healthcare, banking, dining, and retail in one location. Corey also discussed site design considerations, including reducing the number of access points from four to two and aligning them with public streets for improved traffic flow and safety. He noted a requested exception related to potential drive-through service configuration for a prospective tenant, explaining that modern operations often rely on mobile ordering but flexibility is requested to accommodate future operational needs. Finally, he addressed concerns about building height and compatibility with nearby residential areas, noting there is a 6–7 foot elevation difference across the canal and that buffering and site grading will help mitigate visual and other impacts from proposed two-story office buildings.

Cal Johnson, Legend Engineering, explained the site access and layout constraints related to a proposed drive-through use on the eastern portion of the property. To align a new access point with the roadway across the street, the eastern parcel becomes narrow, limiting the types of viable uses. A small drive-through business is one of the few practical options for that space. He noted that City code requires a drive-through order board to be at least 50 feet from a residential property line. The applicant is requesting an exception to allow the order board to be approximately 25 feet from the property line. As mitigation, the applicant proposes constructing a masonry wall along that edge and installing enhanced landscaping, including larger trees at installation and additional shrub plantings beyond code requirements. Cal stated the team evaluated alternative layouts to meet the 50-foot setback but found those options would reduce vehicle stacking space and could cause traffic to back up into the main internal drive aisle. Due to vehicle driver-side orientation, reconfiguring the drive-through layout is not feasible. The exception request is therefore presented as the most practical solution, with added buffering and landscaping to lessen potential impacts.

Mayor Lang asked where the location of the order board is. Steve replied that this is a concept plan so it's not set in stone. He indicated that the furthest possibility from the residential property line appears to be about 25 feet. He noted that the Planning Commission did not recommend the exception. Councilmember Harmon stated that he would agree with the Planning Commission and would not be in favor of allowing an exception. Councilmember Nordfelt asked how close the nearest home would be to the property line. Steve replied 10 feet.

The City Council will consider Ordinance 26-04 and Resolution 26-09 at the Regular Council Meeting scheduled February 10, 2026 at 6:30 P.M.

RESOLUTION 26-10: APPROVE THE PURCHASE OF IRRIGATION CONTROL SYSTEMS AND DATA SERVICES FROM EWING IRRIGATION AND LANDSCAPE PRODUCTS AND RAIN BIRD

Jason Erekson, Parks and Recreation Department, presented proposed resolution 26-10 that would approve the Purchase of Irrigation Control Systems and Data Services from Ewing Irrigation and Landscape Products and Rain Bird.

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

Park Maintenance currently maintains 126 irrigation controllers on 104 different sites. Some of these controllers used to be on a centrally controlled irrigation system that is no longer supported.

By upgrading the controllers to the new web based system and by utilizing the master valves and flowmeters being installed in new construction and backflow replacements; the irrigation systems will be able to program run times from remote computers and cell phones, determine broken lines, shut down irrigation systems as it senses high flow situations, and will send an alarm to the irrigation staff. This will save time with maintenance and troubleshooting of the irrigation systems and it will also conserve water.

The Park maintenance division would like to purchase controllers and cell cards for additional 29 Properties (\$81,809) and ongoing data service for these 29 and the 24 other previously installed controllers (\$10,325.00).

Ewing Irrigation and Landscape Products holds state contract number MA4880, so the controllers and hardware will be purchased from them while the cell/data

system is operated by Rain Bird. A program modification was approved for these purchases.

Councilmember Wood asked if these are located at Centennial Park. Jason replied some of them will be located there. Mayor Lang asked if there is an auto turnoff feature that senses weather. Jason replied yes and added that staff can also manually turn them off remotely. Mayor Lang asked if the weather station is at Neil Armstrong Academy. Jason replied that the City uses the one at Salt Lake Community College.

The City Council will consider Resolution 26-10 at the Regular Council Meeting scheduled February 10, 2026 at 6:30 P.M

RESOLUTION 26-11: AWARD A CONTRACT TO UTAH PROFESSIONAL LAWN CARE TO INSTALL BACKFLOW PREVENTION DEVICES

Jason Ereksen, Parks and Recreation Department, presented proposed resolution 26-11 that would award a Contract to Utah Professional Lawn Care to Install Backflow Prevention Devices.

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

As parks have been built in the past, double check backflow assemblies were approved and installed that are now out of code. Granger Hunter Improvement District has asked that we change them out to reduced pressure backflow assemblies to meet current codes. This will be step one of a multi-stepped process to bring all of our properties into compliance.

This project will include removal of existing double check valve assemblies, replacing them with reduced pressure backflow assemblies, installing a protective cage, installing master valves where needed, and installing hydrometers. Installation of these items will bring those properties back into code compliance, increase efficiency and enable better use of our central irrigation controller. The properties where this will occur for this round will be: Centennial Park (2), Parkway Park, and Scottsdale Park.

Bids were solicited through a formal bid process and six contractors responded.

Hydro Vac Excavation	WKB Landscape Maintenance
Utah Professional Lawn Care	VanCon, Inc
ACE Landscape	Deseret Peak Piping

The lowest responsible bidder was Utah Professional Lawn Care whose bid came in at \$122,750.00.

A Program Modification was approved for this purpose.

The City Council will consider Resolution 26-11 at the Regular Council Meeting scheduled February 10, 2026 at 6:30 P.M

RESOLUTION 26-12: AWARD A CONTRACT TO KILGORE CONTRACTING FOR THE 2026 ASPHALT OVERLAY PROJECT

Coby Wilson, Public Works, presented proposed resolution 26-12 that would award a Contract to Kilgore Contracting for the 2026 Asphalt Overlay Project.

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

Bids were opened for the 2026 Asphalt Overlay project on January 13, 2026. A total of seven (7) bids were received. The lowest responsible bidder was Kilgore Contracting in the amount of \$3,463,329.17.

The project consists of 2.59 miles of asphalt pavement on the following major streets:

4100 South	7100 West to 6400 West
4100 South	I-215 to Redwood Road
Constitution	4700 South to 4100 South
Bldv	

In addition, this project will perform Bridge Deck Preservation work on the 4100 South/I-215 bridge and construct speed humps on Deno Drive, Meadowbrook Drive, Laurel Canyon Drive and Glowing Sky Drive.

Councilmember Harmon asked if the Speed Humps were resident requests who went through the process and met the criteria. Coby replied yes.

The City Council will consider Resolution 26-12 at the Regular Council Meeting scheduled February 10, 2026 at 6:30 P.M

RESOLUTION 26-13: APPROVE A REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND COTTAGES AT PEARCE FARM, L.L.C.

Coby Wilson, Public Works, presented proposed resolution 26-13 that would approve a Reimbursement Agreement Between the City and Cottages at Pearce Farm, L.L.C.

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

The Cottages at Pearce Farm is a development located at 3525 South 6800 West. An existing drainage/irrigation ditch within 6800 West needed to be piped to accommodate improvements associated with the development. The developer was required to pipe the existing ditch and build a drainage system to handle runoff from the developing property, which could have been handled with a 15-inch pipe. The city requested that the developer upsize the system to a 24-inch pipe to convey additional water from the neighborhoods to the south.

This reimbursement agreement pays the developer for the difference in cost between the 15-inch pipe and the 24-inch pipe.

The City Council will consider Resolution 26-13 at the Regular Council Meeting scheduled February 10, 2026 at 6:30 P.M

RESOLUTION 26-14: APPROVE A COOPERATIVE AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR SIDEWALK IMPROVEMENTS ON 3500 SOUTH

Coby Wilson, Public Works, presented proposed resolution 26-14 that would approve a Cooperative Agreement Between the City and the Utah Department of Transportation for Sidewalk Improvements on 3500 South

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

The Safe Sidewalk Program provides a legislative funding source for construction of new sidewalks adjacent to state routes where sidewalks do not currently exist and where major construction or reconstruction is not planned in the immediate future. The program is administered by UDOT and requires a 25% local government match.

West Valley City submitted a Safe Sidewalk application last year to construct

missing segments of sidewalk along the south side of 3500 South between Callao Drive (7040 West) and 6935 West. The application was successful and per this agreement the state will contribute up to \$258,000 towards this project which will require a minimum local government match of \$86,000.

Councilmember Wood asked about the timing of the project. Coby replied the goal for completion would be late summer/early fall.

The City Council will consider Resolution 26-14 at the Regular Council Meeting scheduled February 10, 2026 at 6:30 P.M

RESOLUTION 26-15: AWARD A CONTRACT TO DIRTY BOYS CONTRACTING FOR THE 2025-2026 EAST SIDEWALK REPAIR PROJECT

Dan Johnson, Public Works Director, presented proposed resolution 26-15 that would award a contract to Dirty Boys contracting for the 2025-2026 East Sidewalk Repair Project.

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

The City has a sidewalk repair program that focuses on repairing all damaged sidewalks within a neighborhood. There are many locations throughout the City that have very severe damage to the sidewalks that have largely been caused by tree roots. This project concentrates on those severely damaged sidewalks east of 4800 West. A similar project was bid earlier this fiscal year for repairs on the west side of the City.

The project repairs damaged sidewalks in over 50 locations, removing 76 trees, repairing approximately 1950 feet of damaged sidewalk.

Construction is anticipated to be completed at the end of August, 2026.

Councilmember Wood asked for an update on the west side repairs. Dan replied that the project is in progress. Councilmember Harmon requested a map for this project.

The City Council will consider Resolution 26-15 at the Regular Council Meeting scheduled February 10, 2026 at 6:30 P.M

RESOLUTION 26-16: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH MAGNA CITY FOR AUDIBLE PEDESTRIAN SIGNALS

Dan Johnson, Public Works Director, presented proposed resolution 26-16 that would authorize the Execution of an Interlocal Cooperation Agreement with Magna City for Audible Pedestrian Signals.

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

New ADA Guidance requires audible cues be provided for pedestrians with visual impairments on new or modified traffic signals

Magna City desires to upgrade the pedestrian signal buttons on three traffic signals that are co-owned between the two agencies. This Interlocal Cooperation Agreement addresses cost sharing between West Valley City and Magna City. The cost will be split 50/50 between the two agencies.

The City Council will consider Resolution 26-16 at the Regular Council Meeting scheduled February 10, 2026 at 6:30 P.M

RESOLUTION 26-17: APPROVE A COOPERATIVE AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR STORM WATER DETENTION IMPROVEMENTS

Dan Johnson, Public Works Director, presented proposed resolution 26-17 that would approve a Cooperative Agreement Between the City and the Utah Department of Transportation for Storm Water Detention Improvements.

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

During the design of Bangerter Highway, it was determined that the City and UDOT would benefit from cooperation on the construction of drainage facilities. A new storm drain detention basin was built on Orleans Way, that receives runoff from both City roads and from Bangerter Highway. The City gained benefit from the construction of certain drainage facilities to eliminate certain drainage problems in the neighborhood. Perpetual maintenance of the basin was also a requirement from the City's request from UDOT to build the interchange with Bangerter passing beneath 4700 South.

The City Council will consider Resolution 26-17 at the Regular Council Meeting scheduled February 10, 2026 at 6:30 P.M

CONSENT AGENDA SCHEDULED FOR FEBRUARY 10, 2026

A. RESOLUTION 26-18: ACCEPT A WARRANTY DEED FROM R&E INVESTMENT, L.C. FOR PROPERTY LOCATED AT APPROXIMATELY 3400 WEST AND 2400 SOUTH

Mayor Lang discussed proposed Resolution 26-18 that would accept a Warranty Deed From R&E Investment, L.C. for Property Located at Approximately 3400 West and 2400 South.

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

R & E Investment, L.C. has recently acquired a 1.0-foot protection strip adjacent to its property located at 3333 West 2400 South. The 1.0-foot protection strip runs along the property frontage abutting the east side of 3400 West and the south side of 2400 South. In 2008, R & E Investment, L.C. conveyed right-of-way to the city at the northwest corner of its property. As they did not own the protection strip at that time, they were not able to convey the portion of property between the parcel conveyed to the city and the right-of-way lines of 3400 West and 2400 South.

Now that they have acquired the protection strip it is their desire to convey that portion of property between the parcel previously conveyed to the city and the east right-of-way line of 3400 West and the south right-of-way line of 2400 South.

The City Council will consider Resolution 26-18 on the Consent Agenda at the Regular Council Meeting scheduled February 10, 2026 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF FEBRUARY 10, 2026

The Council agreed to all items to the Consent Agenda for the February 10, 2026 Regular City Council Meeting at 6:30 PM.

COMMUNICATIONS

A. UNIVERSITY OF UTAH HOSPITAL UPDATE

Gina Hawley and Dr. Aaron Prussin provided a PowerPoint presentation summarized as follows:

- Building Our Vision
 - o ~ 740,000 square feet
 - o 28 acre site

- 146 feet tall
- 140 Inpatient Hospital Beds
- 220 Outpatient Exam Rooms (Comprehensive, Multi-Specialty)
- Emergency Room
- Operating and Procedure Rooms
- > 1,200 staff
- Recent Updates
- Community Connections
 - West Valley Community Priorities
 - Access to Healthcare & Insurance
 - Mental Health & Chronic Stress
 - Housing Instability & Financial Insecurity
 - Health Literacy & System Navigation
 - Environment & Climate Health
 - Substance Use, Youth Risk, and Behavioral Health
- Expert Input: Collaboration in Design
 - **Look and Feel**
 - UofU Health's Great Standards
 - Welcoming, Open, Warm
 - Enough space for families and visitors
 - Multilingual Patient Support
 - **Community Amenities**
 - Retail & Specialty Pharmacy, Café, Gift Shop
 - Wellness Space, Chapel, Community Gathering Areas
 - Education & Workforce Development (high school through medical training)
- Neighborhood Communications
 - **Construction Communications**
 - Door-to-door canvassing, door hangings and 1:1 conversations before and after major construction milestone
 - Hotline for neighbors established:385-509-5020
 - 1-2 calls per week
 - Email inquiries to westvalley@Utah.edu
 - Website westvalley.Utah.edu/health
 - Monthly neighborhood newsletter
- Navigating the Site

Rylee Curtis stated that the team continues to work with community members and great feedback has come from residents. Councilmember Wood asked if there will be life flight services. Dr. Prussin replied yes. Mayor Lang asked where the temporary clinic building will be located in relation to the hospital. Dr. Prussin replied on the north side. Mayor Lang asked what the building will be after the hospital is constructed. Dr. Prussin replied that it is a modular unit so there is flexibility and options.

The Mayor and Council had no further questions or concerns.

B. UTAH TRANSIT AUTHORITY (UTA) UPDATE

Carlton Christensen, UTA, provided a PowerPoint presentation summarized as follows:

- Midvalley Express (MVX)
 - o 10 new electric buses
 - o 15-minute service
 - o Traffic signal priority (TSP)
 - o Comfortable, sheltered station seating
 - o 4 WVC stations along 2700 West
 - o Service begins on April 12, 2026 (UTA Change Day)
- 5600 W Enhanced Bus Route
 - o Increase UTA Services for the growing population of West Salt Lake County
 - o Improve Regional Mobility by reducing roadway congestion and supporting increased transit availability
 - o Connect West Salt Lake County with more access to major employment centers
- Project elements
 - o 29 miles across four cities
 - o 22 new bus stops/4 new park and rides
 - o Direct service to key destinations
 - o 15-minute service
 - o Enhanced stops with amenities
 - o Enhanced existing service
- Project Area
- Schedule
 - o Environmental Review/Preliminary Design
 - Fall 2023-Spring 2024

- Final design
 - Fall 2024- Spring 2026
- Construction
 - Early 2027- Spring 2028
- Revenue Service
 - Spring 2028

Mayor Lang asked how long it would take to travel from the hospital/Murray station to the City's station, noting that service is expected to run approximately every 15 minutes. Carlton replied that he isn't positive but not more than 20 minutes.

The Mayor and Council had no further questions or concerns.

C. SHORT-TERM RENTALS UPDATE

Steve Pastorik, CD Director, provided a PowerPoint presentation summarized as follows:

- Short Term Rentals (STR'S)
 - How do we currently regulate STRs?
 - How many STRs do we have now?
 - What State limitations exist on STR regulation?
 - How are STRs regulated in other communities?
- How do we currently regulate STR's
 - Handled like other rental properties:
 - A business license is required.
 - A drive by exterior inspection is performed.
 - An STR in an R-1 zone can't be a duplex or a boarding home.
 - One distinction from other rentals – a home with a legal ADU cannot rent the ADU as an STR.
- How many STR units do we have now?
 - Searching for date ranges from early to late spring of 2026, we found:
 - VRBO: 46 (most of these were also on Airbnb)
 - Airbnb: 86
- What State limitations exist on STR Regulation?
 - Utah Code Section 10-8-85.4 basically states that cities can't enforce against an STR solely for the act of listing an STR on an STR website.

- A city can enforce against an STR and use the listing as evidence if the city has additional information to support the position that the STR owner violated the city's ordinance.
- How are STR's regulated in other communities?
 - We looked at St. George, Moab, and Park City.
 - Types of regulations found in all 3 communities:
 - License required
 - Length of stay (less than 30 days)
 - Zones where STRs are allowed
 - Parking
 - Local management
 - Unique regulations found in 1 of the 3 communities:
 - Separation between STRs
 - Operational standards like cleaning frequency
 - Minimum lot size
 - Conditional use required in certain zones
 - Frontage on a major street required

Mayor Lang requested a list of ways that residents can express complaints regarding ADU's and find ways to verify under State Code. After discussion, the Council recommended that staff look into ways of notifying the County Assessor of rental properties for tax value.

The Mayor and Council had no further questions or concerns.

D. PROPERTY TAX DISCUSSION

Jim Welch, Finance Director provided a PowerPoint presentation summarized as follows:

- Purpose and Fiscal Context
 - Fiscal Reality
 - Municipal costs rise annually due to labor, benefits, materials, utilities, capital replacement, and service demands
 - Under Truth in Taxation, property tax revenues remain flat unless the certified tax rate is intentionally adjusted
 - Without action, purchasing power erodes over time, placing pressure on services
 - This Resolution

- Expresses Council intent to annually adjust for inflationary impacts on City finances
- Preserves long-term service levels and financial stability
- Establishes a transparent, policy-based framework for future tax decisions
- Reinforces compliance with Utah Truth in Taxation requirements
- Inflation, Benchmarks, and Policy Discipline
 - CPI and MCI are appropriate reference points
 - Provide objective, externally recognized measures of inflation
 - Municipal Cost Index (MCI) better reflects public-sector cost drivers than CPI alone
 - Benchmarking improves credibility, transparency, and consistency
 - Supports disciplined, data-driven Council decision-making
 - Policy clarification
 - Benchmarks inform consideration – they do not mandate outcomes
 - Final decisions remain subject to Council judgment and public process
- Purpose of Resolution
 - Acknowledges that the cost of City Operations generally increase over time and the CPI and MCI are credible measures of increased market costs of operation.
 - Establishes intent to raise the certified tax rate annually to meet inflationary costs
 - Does not mandate or guarantee a tax increase
 - Preserves full Council discretion each year
 - Requires compliance with all Truth in Taxation laws

Councilmember Whetstone asked if there is a correlation between CPI and sales tax revenue. Jim explained that a significant portion of City revenue comes from sales tax and energy tax revenues, both of which tend to respond to inflation but are not directly proportional and can be highly volatile. During economic downturns, sales tax revenues can decline sharply. Sales tax makes up approximately 40% of the City's total revenue, making the City's largest revenue source also one of its most unstable. He noted the City is comparatively well-balanced in its revenue structure, with property tax serving as part of a more stable "three-legged stool" funding

model. Jim then outlined a proposed resolution included in the Council packet. The resolution would link potential annual property tax increases to the Municipal Cost Index or Consumer Price Index, capped at 3%. The policy would not mandate an increase but would preserve Council discretion each year, consistent with legal requirements and Truth in Taxation laws. He emphasized the importance of long-term fiscal responsibility. Councilmember Whetstone asked if any other cities are doing this. Jim replied that other cities are talking about it but there are no cities who have done this in Utah.

Mayor Lang asked if this could be decided at a later date, perhaps during the budget retreat. Jim recommended sometime before May but noted that legislative changes could impact this resolution. Councilmember Harmon stated that this resolution is basically a calendar reminder to discuss property tax increases each year. Councilmember Whetstone asked if a public hearing would need to be held for this resolution. Jim replied no.

Councilmember Nordfelt stated that he could see an advantage to a resolution. Mayor Lang agreed and noted that it would be helpful for property owners and business owners to plan for a 3% increase.

The Mayor and Council had no further questions or concerns.

E. LEGISLATIVE WRAP-UP

Sam Johnson, Director of Communications and Legislative Affairs, provided a legislative session update and thanked City staff for their responsiveness and support in gathering information. He reported that the City participated in the “Day on the Hill” event with 12 Youth City Council members in attendance. He thanked the Parks Department for transportation support and noted participation from Councilmembers Wood and Whetstone, City Manager Ifo Pili, and Assistant City Manager John Flores. Sam reported that numerous bills are being introduced this session. He highlighted a proposed bill that would restructure the UTA governing board from a three-member trustee model to a seven-member commission, with appointments made by the House, Senate, and Governor. He noted this change is not expected to have a major direct impact on the City. He stated he is monitoring many public safety-related bills and is working closely with the Police and Fire Chiefs to understand potential impacts. He also noted ongoing coordination with the Utah League of Cities and Towns and thanked the Council for supporting continued participation with the League. Sam advised that potential legislation

regarding property tax changes and a forthcoming homeless shelter bill could affect the City, but details are not yet available. He committed to providing updates as more information becomes available and expects to deliver another report at the session's midpoint in two weeks. He also noted that a legislative bill tracker will be provided once it is organized.

Councilmember Whetstone asked if there are bills preempting City land use authority. Sam replied yes and noted that these are being monitored closely.

The Mayor and Council had no further questions or concerns.

F. 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

Nichole Camac stated that there are some technical difficulties occurring with the system and indicated that a full reboot may be needed in between meetings which could take up to 15 minutes.

Councilmember Harmon stated that he would like to discuss "pop-up vendors", including food trucks, flower sales, etc.

Councilmember Nordfelt asked when a communication would be scheduled for enforcement in HOA's. Nichole replied that this has been scheduled for February 10th.

Councilmember Wood asked for an update on the Parks study that was conducted.

**B. COUNCIL REPORTS
COUNCILMEMBER CHRISTENSEN**

Councilmember Christensen stated that he attended the NCAAP First Responder Awards luncheon. He noted he also attended the community General Plan kick off meeting.

MINUTES OF COUNCIL STUDY MEETING – JANUARY 27, 2026

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COUNCILMEMBER WHETSTONE

Councilmember Whetstone stated that he attended a great tour of Northrup Grumman

COUNCILMEMBER WOOD

Councilmember Wood stated that she had to present herself to a committee at the Utah Capitol to become a member of the Jordan Valley Water Conservancy District. She indicated she also attended the Chamber West Annual Meeting.

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 27, 2026 WAS ADJOURNED AT 6:35 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 27, 2026.



Nichole Camac, MMC
City Recorder