



**WEST VALLEY CITY**  
City Council Study Meeting  
February 24, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, FEBRUARY 24, 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 (*electronically*)  
Scott Harmon, Councilmember District 2  
William Whetstone, Councilmember District 3 (*electronically*)  
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  
Travis Crosby, IT

**APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 10, 2026**

The Council considered the Minutes of the Study Meeting held February 10, 2026. There were no changes, corrections or deletions.

Councilmember Harmon moved to approve the Minutes of the Study Meeting held February 10, 2026. Councilmember Wood seconded the motion.

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

**REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF FEBRUARY 24, 2026**

Upon inquiry by Mayor Lang, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council Meeting scheduled later this night.

**AWARDS, CEREMONIES, AND PROCLAMATIONS SCHEDULED FOR MARCH 10, 2026**

**A. RECOGNITION OF JIMMY NGUYEN, NATIONAL MERIT SCHOLAR FROM AMERICAN PREPARATORY ACADEMY**

Nichole Camac, City Recorder, indicated that a student from American Preparatory Academy has been selected as a National Merit Scholar and would be recognized by the Mayor and City Council at the Regular City Council meeting scheduled March 10, 2026.

**PUBLIC HEARINGS SCHEDULED FOR MARCH 10, 2026**

**A. ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-10-2025, FILED BY JOSE AND LORENA JARAMILLO, REQUESTING A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-20 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 20,000 SQUARE FEET) FOR PROPERTY LOCATED AT 7020 WEST 3100 SOUTH**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled March 10, 2026 in order for the City Council to hear and consider public comments regarding Application Z-10-2025, Filed by Jose and Lorena Jaramillo, Requesting a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-20 (Single Unit Dwelling Residential, Minimum Lot Size 20,000 Square Feet) for Property Located at 7020 West 3100 South.

Proposed Ordinance 26-06 and Resolution 26-22 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ACTION: ORDINANCE 26-06, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 7020 WEST 3100 SOUTH FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO R-1-20 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 20,000 SQUARE FEET)**

Steve Pastoirk, CD Director, discussed proposed Ordinance 26-06 that would amend the Zoning Map to Show a Change of Zone for Property Located at 7020 West 3100 South from A (Agriculture, Minimum Lot Size 1/2 Acre) to R-1-20 (Single Unit Dwelling Residential, Minimum Lot Size 20,000 Square Feet)

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

Surrounding zones include A to the north, east, and west and R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to the south. There are single unit dwellings to the north, east, and west and senior condos to the south. While zoned A, the homes to the north, east, and west were developed as a planned unit development (PUD) and are roughly between 11,000 and 13,000 square feet in area. The subject property is designated as Large Lot Residential (2 to 3 units/acre) in the General Plan.

The subject parcel includes a home that, according to the Salt Lake County Assessor, was built in 2019. The applicants would like to split the property in half, retain the existing home on the west lot, and build a new home on the east lot.

**ACTION: RESOLUTION 26-22, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH LORENA JARAMILLO FOR APPROXIMATELY 0.98 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 7020 WEST 3100 SOUTH**

Steve Pastoirk, CD Director, discussed proposed Resolution 26-22 that would authorize the City to Enter into a Development Agreement with Lorena Jaramillo for Approximately 0.98 Acres of Property Located at Approximately 7020 West 3100 South

Written documentation previously provided to the City Council included information

as follows:

Jose and Lorena Jaramillo have submitted a zone change application (Z-10-2025) on property at 7020 West 3100 South to change the zoning from A (Agriculture, minimum lot size ½ acre) to R-1-20 (Single Unit Dwelling Residential, minimum lot size 20,000 square feet). 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:

- The maximum number of homes shall be 2 including the existing home on the Property.
- The minimum size for the new home shall be 2,500 finished square feet.
- The new home shall include a basement and a 3-car garage.
- Exterior materials shall be fiber cement siding and either brick or stone.
- The new home shall meet the design requirements in Section 7-11-211 of the West Valley City Zoning Ordinance.
- The existing structures in the northwest portion of the site shall either be removed or the owner shall obtain building permits for the structures and make any needed changes to bring the structures into compliance with City requirements before a permit is issued for the new home.

Councilmember Harmon verified that Sugarplum is a PUD. Steve replied yes. Councilmember Wood asked what the structure is on the undeveloped lot. Steve replied that the structure is behind the property. Mayor Lang asked if the house will be similar to the existing one. Steve replied that there are no specific plans for the design of the home but the applicant has committed to certain standards.

The City Council will consider Ordinance 26-06 and Resolution 26-22 at the Regular Council Meeting scheduled March 10, 2026 at 6:30 P.M.

- B. **ACCEPT PUBLIC COMMENT REGARDING APPLICATION GPZ-1-2026, FILED BY CHRIS TORONTO, REQUESTING A GENERAL PLAN CHANGE FROM MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) TO HIGH DENSITY RESIDENTIAL (12 TO 20 UNITS/ACRE) AND A ZONE CHANGE FROM R-1-8 (SINGLE UNIT**

**DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEE) TO MXD (MIXED USE) FOR PROPERTY LOCATED AT 5035 WEST LAKE PARK BLVD AND 2736 SOUTH CORPORATE PARK DRIVE**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled March 10, 2026 in order for the City Council to hear and consider public comments regarding application GPZ-1-2026, Filed by Chris Toronto, Requesting a General Plan Change from Medium Density Residential (7 to 12 units/acre) to High Density Residential (12 to 20 units/acre) and a Zone Change from R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Fee) to MXD (Mixed Use) for Property Located at 5035 West Lake Park Blvd and 2736 South Corporate Park Drive.

Proposed Ordinances 26-07 and 26-08 and Resolution 26-23 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ACTION: ORDINANCE 26-07, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) TO HIGH DENSITY RESIDENTIAL (12 TO 20 UNITS/ACRE) FOR PROPERTY LOCATED AT 5035 WEST LAKE PARK BLVD AND 2736 SOUTH CORPORATE PARK DRIVE**

Steve Pastorik, discussed proposed Ordinance 26-07 that would amend the General Plan to Show a Change of Land Use from Medium Density Residential (7 to 12 units/acre) to High Density Residential (12 to 20 units/acre) for Property Located at 5035 West Lake Park Blvd and 2736 South Corporate Park Drive.

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

This is the third General Plan/zone change application made on this property since 2023. The Planning Commission recommended denial of the two previous applications, and the applicant withdrew them before they came before the City Council.

In this latest application, the applicant is proposing a development that would include the following uses: 15 single unit dwellings, 76 for-sale townhomes, 40 for-rent townhomes, 180 apartments within 4-story buildings, and 56 apartments within a 5-story building. The total number of units is 368 and the density is 14 units/acre. The applicant's original proposal included 36 for-sale townhomes, 80 for-rent townhomes; however, the Planning Commission

recommended that the number of for-sale units be increased.

**ACTION: ORDINANCE 26-08, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5035 WEST LAKE PARK BLVD AND 2736 SOUTH CORPORATE PARK DRIVE FROM R-1-8 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET) TO MXD (MIXED USE)**

Steve Pastorik, discussed proposed Ordinance 26-08 that would amend the Zoning Map to Show a Change of Zone for Property Located at 5035 West Lake Park Blvd and 2736 South Corporate Park Drive from R-1-8 (Single Unit Dwelling Residential, Minimum Lot Size 8,000 Square Feet) to MXD (Mixed Use).

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

This is the third General Plan/zone change application made on this property since 2023. The Planning Commission recommended denial of the two previous applications, and the applicant withdrew them before they came before the City Council.

In this latest application, the applicant is proposing a development that would include the following uses: 15 single unit dwellings, 76 for-sale townhomes, 40 for-rent townhomes, 180 apartments within 4-story buildings, and 56 apartments within a 5-story building. The total number of units is 368 and the density is 14 units/acre. The applicant's original proposal included 36 for-sale townhomes, 80 for-rent townhomes; however, the Planning Commission recommended that the number of for-sale units be increased.

**ACTION: RESOLUTION 26-23, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH WASATCH Highbury QOZ BUSINESS, LLC FOR APPROXIMATELY 26.34 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 5035 WEST LAKE PARK BLVD AND 2736 SOUTH CORPORATE PARK DRIVE**

Steve Pastorik, CED Director, discussed proposed Resolution 26-23 that would authorize the City to Enter into a Development Agreement with Wasatch Highbury QOZ Business, LLC for Approximately 26.34 Acres of Property Located at Approximately 5035 West Lake Park Blvd and 2736 South Corporate Park Drive.

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

Chris Toronto, representing Wasatch Highbury QOZ Business, LLC, has submitted a General Plan/zone change application (GPZ-1-2026) on property at 2736 S Corporate Park Dr. and 5035 W Lake Park Blvd. to change the General Plan from Medium Density Residential (7 to 12 units/acre) to High Density Residential (12 to 20 units/acre) and the zoning from R-1-8 (Single Unit Dwelling Residential, minimum lot size 8,000 square feet) to MXD (Mixed Use). The Planning Commission recommended approval of the application subject to a development agreement.

The development agreement covers the following topics:

1. standards for the overall project like the location of the different product types, parking, a restriction on commercial uses, and access limitations;
2. standards for the single family homes, townhomes, and apartments;
3. details on the amenities to be provided; and
4. management standards for the apartments.

Steve provided a detailed history of the development proposals that have been discussed previously for this property.

Councilmember Harmon stated that the traffic from Monticello Academy is significant and would block both entrances into this development. Steve stated that this would be a parking enforcement issue. Mayor Lang noted that while a crosswalk was installed to allow parents to park east of the school, it is not being widely utilized. Additionally, Verizon has blocked access to its entrances, preventing parents from using that space for pickup. As a result, traffic frequently backs up to the roundabout near Neil Armstrong. She noted that only one functional lane is available during these periods, making it difficult to accommodate the volume of traffic.

Councilmember Nordfelt asked if the road are private in the development. Steve replied they are asking for private streets in the townhomes to allow for it to be gated.

Councilmember Wood asked about the positioning of the rental and for sale townhome units. Steve explained that the existing neighborhoods would continue to be accessed as they are currently. Under the draft plan, the full rental units would

access the development via Corporate Park Drive and Lake Park. The for-sale townhomes, however, would be the only portion of the project accessing the existing neighborhood street. Councilmember Wood stated she doesn't like the for rent behind the single family homes and asked about the height of the townhomes. Steve replied they are three story and added that there is an elevation change. Councilmember Wood expressed concern about the height of the apartments.

Steve stated that there was a variety of comments from the public regarding traffic, height of buildings, wanting more single family homes, etc. He noted that there was some residents who felt this was an improvement to previous proposals but some who didn't.

Mayor Lang reviewed the original design concept for the development, noting it was initially presented as smaller homes located behind townhomes, with apartments situated separately and larger estate homes planned across the street to the north to create a balanced transition. This concept was presented to and approved by the Council under previous ownership. However, after Ivory acquired the project, the development shifted primarily to smaller condo-style units, with only a few single-family homes completed and the larger estate portion never built. Mayor Lang expressed disappointment that the project was not completed as originally envisioned, characterizing the change as feeling like a "bait and switch," though acknowledging the change in property ownership. She noted that infrastructure, including Lake Park and Highbury roads, was designed to accommodate approximately 158 homes—not the higher number of units now existing with apartments included. The later addition of a charter school has further intensified traffic congestion, particularly during drop-off and pickup times when stacking reduces traffic flow to one functional lane. Mayor Lang stated she would not support development exceeding approximately 160 total units, consistent with current zoning. She emphasized the need for homeownership opportunities rather than additional rental units, suggesting that smaller homes on smaller lots would better address affordable housing needs in the area while maintaining appropriate density.

Councilmember Harmon asked if there Monticello is showed on the concept of the 2008 property. Steve replied yes.

Councilmember Nordfelt asked what the parking ratio is compared to Pinnacle Apartments. Steve replied the Code requires 951 stalls total and there are 1,045 being proposed. Councilmember Wood asked if the parking for the apartments is

surface. Steve replied yes.

Councilmember Whetstone asked if there would be an HOA. Steve explained that the four proposed townhomes would likely have their own HOA. The new single-family homes accessing the existing public street may not require a separate HOA, though they could be included in the association if desired. He noted that the Highbury subdivision already has its own HOA, in addition to a master HOA that encompasses the larger development. Steve also referenced a discussion held with the Planning Commission regarding a proposed small public pocket park shown in the concept plan. The applicant suggested the park could serve both new and existing residents. However, after consultation with the Parks Department, staff indicated concern about taking ownership of such a small parcel, expressing discomfort with maintaining a park of that size.

Mayor Lang asked how much landscaping and recreation space there would be. Steve replied 50% of the site. Mayor Lang asked if there are any functional green space areas. Steve explained that the development includes a central amenities area featuring pickleball courts, a clubhouse, and a pool. He noted that although the site plan image appears small in the presentation, the west side of the property and surrounding areas are actually fairly large in scale.

Chris Toronto, Wasatch Development, noted that no new traffic study was conducted for the proposal; however, the previously completed traffic study was reviewed and determined to be sufficient for evaluating the current application.

The City Council will consider Ordinances 26-07 and 26-08 and Resolution 26-23 at the Regular Council Meeting scheduled March 10, 2026 at 6:30 P.M.

C. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-6-2025, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO UPDATE THE JORDAN RIVER OVERLAY ZONE TO BE CONSISTENT WITH THE REST OF THE ZONING ORDINANCE**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled March 10, 2026 in order for the City Council to hear and consider public comments regarding Application ZT-6-2025, Filed by West Valley City, Requesting a Zone Text Change to Update the Jordan River Overlay Zone to be Consistent with the Rest of the Zoning Ordinance.

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

**ACTION: ORDINANCE 26-09, AMEND SECTION 7-6-301 AND PART 7-14-200P OF THE ZONING ORDINANCE TO UPDATE THE JORDAN RIVER OVERLAY ZONE TO BE CONSISTENT WITH THE REST OF THE ZONING ORDINANCE**

Steve Pastoirk, CD Director, discussed proposed Ordinance 26-09 that would amend Section 7-6-301 and Part 7-14-200P of the Zoning Ordinance to Update the Jordan River Overlay Zone to be Consistent with the Rest of the Zoning Ordinance.

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

The Jordan River Overlay Zone was first adopted in April of 1998 as Ordinance #98-35. In 2017, the City adopted a comprehensive update to the Zoning Ordinance (Title 7 of City Code). Part of the intent of this update was to eliminate vague or subjective terms, remove duplication, and to standardize appeal processes. At the time of the update, the City was involved in litigation on property within the Jordan River Overlay Zone. Due to this litigation, the City chose not to amend the Jordan River Overlay Zone at that time. However, the litigation is now over, and staff recommends that the Jordan River Overlay Zone be updated to be consistent with the changes made to the Zoning Ordinance in 2017.

Mayor Lang asked if the Veteran's Memorial was ever included in original boundaries. Steve replied no.

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

**RESOLUTION 26-24: APPROVE THE EXECUTION OF A COOPERATIVE AGREEMENT BETWEEN WEST VALLEY CITY AND THE UTAH DIVISION OF FORESTRY, FIRE, AND STATE LANDS**

John Evans, Fire Chief, presented proposed resolution 26-24 that would approve the Execution of a Cooperative Agreement Between West Valley City and the Utah Division of Forestry, Fire, and State Lands.

Written documentation previously provided to the City Council included information as

follows:

Under this Cooperative Agreement, the City agrees to meet its Participation Commitment and provide Initial Attack response for wildland fire incidents within its jurisdiction. The Agreement allows the City and FFSL to cooperatively discharge joint responsibilities for protecting non-federal lands from wildland fire. Upon issuance of a Delegation of Fire Management Authority pursuant to Utah Code § 65A-8-203.1, FFSL assumes financial responsibility for eligible wildland fire suppression costs, including reimbursement for suppression activities and all aviation assets assigned to the incident.

Mayor Lang noted that the piece of equipment that was purchased to manage phragmites will help prevent fires.

The City Council will consider Resolution 26-24 at the Regular Council Meeting scheduled March 10, 2026 at 6:30 P.M

**RESOLUTION 26-25: AWARD A CONTRACT TO REVIZE TO PROVIDE WEBSITE DESIGN AND SUPPORT SERVICES**

Sam Johnson, Director of Communications and Government Affairs, presented proposed resolution 26-25 that would award a Contract to Revize to Provide Website Design and Support Services.

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

Hire REVIZE to build a new West Valley City website. WVC collected 58 RFPs for designing, hosting and providing security for updated website. REVIZE submitted the highest scoring responsive proposal. REVIZE would also contractually commit to keeping the operations, maintenance and hosting at the same price for the next 4 years.

For nearly 15 years, West Valley City has used CivicPlus to host and design our city website. Costs continue to creep up as well as ADA compliance issues and an outdated feel to the city website and it is time to have a new re-designed website which would be completed by September 30, 2026 for a seamless transition from the old site to this new one.

Councilmember Whetstone asked if the AI function on the website will include smart

searches that will help direct residents to the items they are looking for. Sam replied that he would look into this.

The City Council will consider Resolution 26-25 at the Regular Council Meeting scheduled March 10, 2026 at 6:30 P.M

**AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF MARCH 10, 2026**

The Council requested that no items be added to the Consent Agenda for the March 10, 2026 Regular City Council Meeting at 6:30 PM.

**COMMUNICATIONS**

**A. FRAUD RISK ASSESSMENT**

Councilmember Nordfelt reported that the Audit Committee met to receive the annual report from the City's external auditors as part of the Annual Comprehensive Financial Report. He noted that the City's CPAs spent several months reviewing financial records and internal processes. The audit resulted in no findings of concern, and the City received a clean audit for the year. Councilmember Nordfelt commended staff, including Jim and the entire team, for their strong policies and adherence to procedures. He also noted the report is available online for review.

Jim Welch, Finance Director, emphasized the importance of safeguarding public funds and maintaining strong auditing controls to protect City assets and uphold public trust. He explained that the State Auditor's Office developed the annual fraud risk assessment using standards from the Committee of Sponsoring Organizations (COSO) and the Government Accountability Office's "Green Book." The assessment evaluates baseline internal controls, particularly the separation of duties, which is critical to preventing fraud. Jim outlined the City's procedures to ensure appropriate segregation of responsibilities, oversight of cash handling, reconciliation of accounts, and corrective action when discrepancies arise. He also reviewed additional controls, including conflict-of-interest disclosures, procurement tracking, ethics training, and policies promoting a culture of accountability. The City maintains an anonymous fraud hotline, which sends reports directly to the City Attorney and Jim for investigation. No fraud-related matters were reported to the Audit Committee this year, and recent hotline reports primarily involved human resource concerns. Jim reported that the City scored 375 out of a possible 395 points on the assessment. The only point reduction was due to not employing a formal internal auditor; however, he noted that internal audit functions are

performed within the accounting department as a mitigating control. Following the presentation, Jim and the City Manager will sign and submit the completed assessment to the State Auditor's Office.

The Mayor and Council had no further questions or concerns.

**B. PARKS MASTER PLAN UPDATE**

Lisa Benson, Landmark Design, provided a PowerPoint presentation summarized as follows:

- Planning Process
- Plan Organization
- Community Survey
  - o 600 Survey responses
  - o +/-4% Margin of error
- Residents agree West Valley provides adequate recreational spaces
  - o The largest share of residents (38%) somewhat agree that the City provides sufficient recreational spaces. Smaller but similar proportions- each just under 20%- either strongly agree, feel neutral, or somewhat disagree. Only 8% of respondents strongly feel there is a lack in the City's recreational offerings.
- Nearly 3 in 4 find a nearby park to be at least somewhat important
  - o Over half the survey respondents sat that a park within a 10-minutes walk from their home is very important to them. Only 10% of residents feel that this is not Important and 15% did not feel either way.
- Increased safety and additional recreational spaces receive most funding
  - o When asked to distribute funds from a hypothetical \$100 city budget for parks and recreation, residents express the most interest in investing financial capital into safety in existing parks and adding facilities. Improving and maintaining existing parks, trails, and open areas receive the next most support.
- Splash pads, parks, and restrooms are facilities residents want most
  - o Parks and dog parks are tied for close a second place in the most wanted facility behind splash pads. Sports fields and pickleball courts receive the least support for most wanted facilities.
- Most residents report feeling a little connected to the City & their neighborhoods
  - o When looking at subgroups of interest there is a similar pattern to the one seen overall. Most residents fall in the "a little connected"

- category followed by "not very connected" suggesting respondents do not feel strongly one way or the other about their connection to the City and their neighborhood.
- Residents feel there are not enough community events to increase connection
    - o Difficulty in getting places in the City such as using walking/biking paths and dealing with traffic are bigger reasons for feelings of disconnection at the City level than the neighborhood level.
  - Overall: Areas of Improvement
  - Importance/ Performance (Top 20)
  - Key Demographics
  - Parks and open space
  - Park inventory
  - Park Conditions Assessment
    - o Tier I Projects – as soon as possible | Tier II Projects – within the next five years Other – monitor for deferred maintenance needs in the next ten years
  - Parks LOS
    - o Tier I Projects – as soon as possible | Tier II Projects – within the next five years Other – monitor for deferred maintenance needs in the next ten years
  - Existing Park LOS
  - Meeting Park LOS by 2025
  - Meeting Park LOS by 2050
  - Parks by district
  - Parks distribution
  - Filling Gaps
  - Park standards
  - Amenity LOS
  - Amenity Distribution
  - Recreation Facilities
  - Recreation Programming
  - Arts and Cultural Facilities
  - Trail network
  - Implementation
    - o Address safety/maintenance concerns
    - o Balance upgrades to parks with development of new
    - o Fill Gaps
    - o Facilitate Connections

Councilmember Harmon asked if the acreage includes the three church buildings that were purchased. Jamie replied that the Lighthouse property was included. Councilmember Wood stated that this was good information and she is looking forward to the full plan and priority recommendations. Mayor Lang asked if the final plan will take how long a neighborhood has been waiting for the park installation into account. Jamie replied that it will be a factor but building parks in needed areas will likely be a top priority. Mayor Lang asked if the green space at the UCCC could be used recreationally. Jamie replied that the water table is high in that area and the lawn is often squishy.

The Mayor and Council had no further questions or concerns.

**C. LEGISLATIVE UPDATE**

Sam Johnson, Director of Communications and Government Affairs, reported that the final day of the legislative session is Friday, March 6, with 598 House bills and 326 Senate bills introduced. He highlighted several bills impacting the City.

House Bill 366 (Courts – Class A Misdemeanors):

This bill addresses recent court administrative changes affecting how Class A misdemeanors are handled. Previously, West Valley City cases were heard by a small number of judges at one courthouse. Under the new system, cases are distributed among approximately 30 judges at two courthouses, creating significant logistical challenges and potentially requiring the City to hire additional prosecutors. Representative Tusher sponsored legislation to resolve the issue. The bill passed the House and is now in the Senate with strong support.

House Bill 79 (Government Immunity – First Responders):

This bill restores certain immunity protections for first responders that had previously been removed. The bill passed and is viewed as a positive outcome for public safety personnel.

Senate Bill 262 (Unmarked Police Vehicles):

This bill proposed prohibiting unmarked police vehicles from conducting traffic stops. The bill failed.

Truth in Taxation Legislation:

Multiple bills are under discussion to modify the Truth in Taxation process. Proposals include requiring an additional public hearing earlier in the year—

potentially in late May—while maintaining the August hearing. Concerns remain regarding timing, particularly around receiving certified tax rates from the county. The final structure of the legislation remains unresolved but may result in two Truth in Taxation hearings.

Senate Bill 211 (Medical Damages in Litigation):

This bill would require cities to base liability for medical damages on the initial billed amount rather than the negotiated or reduced amount and would prohibit introducing evidence of the reduced total. Sam expressed concern about the significant financial implications for municipalities. The bill is currently “circled” in the Senate, indicating hesitation and ongoing debate.

Homelessness Legislation:

A comprehensive 51-page homelessness bill has been introduced and is under review. The proposal would designate West Valley City as a permanent homeless shelter city. While this status could provide financial benefits through mitigation funding (rather than requiring the City to contribute approximately \$300,000 annually as a temporary shelter city), the bill has significant operational and funding implications. Discussions are ongoing with the League of Cities and Towns, South Salt Lake, and Salt Lake City to address funding concerns and implementation challenges. The legislation is viewed as an interim solution while the newly appointed state homelessness coordinator develops longer-term recommendations.

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**

Jonathan Springmeyer, ED Director, reported that he presented to the Salt Lake County Council in support of a new county library and Ballet West Academy facility to be constructed at the current site of the existing West Valley library. He announced that both the project funding and the agreement with Ballet West were approved unanimously. The new facility will be built on the existing library site and is expected to be three stories in height (appearing as four stories from certain

perspectives). The library portion will be approximately 25,000 square feet, and the Ballet West Academy space will be approximately 15,000 square feet, with taller ceiling heights to accommodate rehearsal and performance training needs. Jonathan stated this approval represents a significant step forward for the project and expressed enthusiasm about the positive impact the new library and Ballet West Academy facility will have on the city.

**B. COUNCIL REPORTS**

**COUNCILMEMBER CHRISTENSEN**

Councilmember Christensen stated that he attended WinterFest and the Kidz Academy ribbon cutting.

**COUNCILMEMBER WOOD**


Councilmember Wood stated she heard Ifo present at the Leadership Academy and ChamberWest.

**MOTION TO ADJOURN**

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY FEBRUARY 24, 2026 WAS ADJOURNED AT 6:19 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, February 24, 2026.



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Nichole Camac, MMC  
City Recorder