



# WEST VALLEY CITY

City Council Study Meeting  
March 10, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MARCH 10, 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 (*arrived as noted*)  
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  
Eric Bunderson, City Attorney  
Colleen Jacobs, Police Chief  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Steve Pastorik, CD Director  
Dan Johnson, Public Works Director  
Candace Whittaker, Acting 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  
Brock Anderson, CD Department  
Kimberly Foster, Human Resources

**APPROVAL OF MINUTES OF STUDY MEETING HELD FEBRUARY 24, 2026**

The Council considered the Minutes of the Study Meeting held February 24, 2026. There were no changes, corrections or deletions.

Councilmember Whetstone moved to approve the Minutes of the Study Meeting held February 24, 2026. Councilmember Harmon 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 MARCH 10, 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 24, 2026**

**A. A PROCLAMATION DECLARING APRIL 6- APRIL 10, 2026 AS NATIONAL COMMUNITY DEVELOPMENT WEEK**

Councilmember Christensen offered to read a proclamation Declaring April 6- April 10, 2026 as National Community Development Week at the Regular City Council Meeting Scheduled March 24, 2026.

*Councilmember Huynh arrived at 4:34 PM.*

Councilmember Harmon expressed concern that some proclamations presented to the Council do not appear to connect directly to the City's work or provide clear action or impact. Councilmember Harmon suggested that the City consider filtering proclamations more carefully, prioritizing those that are local, actionable, or closely tied to City activities.

**PUBLIC HEARINGS SCHEDULED FOR MARCH 24, 2026**

**A. ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-7-2025, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO MODIFY SOME OF THE RESIDENTIAL ESTATE (RE) ZONE REQUIREMENTS FOR ACCESSORY BUILDINGS**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled March 24, 2026 in order for the City Council to hear and consider public comments regarding application ZT-7-2025, Filed by West Valley City,

Requesting a Zone Text Change to Modify Some of the Residential Estate (RE) Zone Requirements for Accessory Buildings.

Proposed Ordinance 26-10 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ACTION: ORDINANCE 26-10, AMEND SECTION 7-6-202 OF THE ZONING ORDINANCE TO UPDATE RE ZONE STANDARDS FOR ACCESSORY DWELLING BUILDINGS TO BE CONSISTENT WITH OTHER RESIDENTIAL ZONES**

Brock Anderson, CD, discussed proposed Ordinance 26-10 that would amend Section 7-6-202 of the Zoning Ordinance to Update Re Zone Standards for Accessory Dwelling Buildings to be Consistent with Other Residential Zones.

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

The proposed ordinance change will modify two regulations for accessory buildings located in the RE Zone. The current setback requirement from side and rear property lines for accessory buildings located in the rear yard is 10'. This change would reduce the required setbacks to 1' from side and rear property lines. All other residential zones in the City, including the R-1-20 Zone, which has a larger minimum lot size requirement than the RE Zone, only require a 1' minimum setback for accessory buildings in the rear yard. The proposed amendment would also change the height limitation for accessory buildings from 1.5 stories tall to 1 story, which is consistent with other residential zones and building code standards. The two amendments will standardize accessory building requirements for all residential zones within the City.

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

**RESOLUTION 26-26: APPROVE AN EXECUTIVE ORDER TO CREATE A VOLUNTARY LEAVE BANK PROGRAM**

Kimberly Foster, HR, presented proposed resolution 26-26 that would approve an Executive Order to Create a Voluntary Leave Bank Program.

Written documentation previously provided to the City Council included information as

follows:

The city currently provides employees with accrued leave benefits such as PTO and holiday. However, employees who experience serious medical conditions, or need to care for an immediate family member may exhaust their accrued leave and face unpaid time away from work.

A Voluntary PTO Leave Bank allows employees to support one another during times of hardship by donating leave hours into a shared pool. Many public sector organizations have adopted similar programs as a way to enhance employee support, morale, and retention while maintaining fiscal responsibility.

Mayor Lang asked who will determine who is given the PTO from the bank if multiple people ask for it and there is not enough. Kim replied it would typically be a first come first serve basis, however HR can evaluate based on who may need it more. She noted that if there is no PTO in the bank, HR will also send an email out indicating that an employee is in need if anyone would like to donate. Councilmember Harmon suggested that in order to be eligible to receive this benefit, employees must have already contributed to the bank as well. Kim replied that this was discussed but many new employees wouldn't have PTO to contribute if they needed this benefit in the event of an emergency. Councilmember Wood indicated that she liked this policy and could see the benefit it could bring.

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

**RESOLUTION 26-27: APPROVE A RETIREMENT PLAN ADVISORY AND CONSULTING AGREEMENT WITH KESTRA ADVISORY SERVICES, LLC**

Paula Melgar, HR Director, presented proposed resolution 26-27 that would approve a Retirement Plan Advisory and Consulting Agreement with Kestra Advisory Services, LLC.

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

Retirement Fiduciary & Advisory Services provide disciplined investment oversight, fee benchmarking and negotiation, governance documentation, compliance support, and employee education to promote retirement readiness.

The Committee conducted a formal and well-documented evaluation process, including an RFI and finalist presentations, to ensure prudent fiduciary decision-making. After thorough review and discussion, NFP demonstrated the best

alignment with the plan's needs and long-term objectives.

Councilmember Harmon asked why the City is not with URS. Paula explained that organizations such as URS, MissionSquare, and other retirement providers operate independently and represent their own programs. She noted that the City does not have authority over URS decisions, as URS has its own governing board. When employees meet with representatives from these organizations, those representatives provide guidance specific to their respective programs. She added that NFP serves in a consulting role for employees, reviewing retirement and investment options and providing recommendations based on the employee's individual interests rather than promoting a specific provider. Councilmember Harmon asked why the City has Mission Square. Jim Welch, Finance Director, explained that MissionSquare, the successor to ICMA, serves as the City's retirement plan record keeper and provides a range of investment options and resources. He noted that NFP analyzes the City's investment portfolio and may recommend changes or alternatives if more advantageous options are available. Councilmember Harmon asked what Mission Square costs to the City. Jim replied that there is no cost.

Jeff Scott (NFP) explained that NFP will serve as a third-party fiduciary and provide investment analysis and guidance to help ensure reasonable fees and strong-performing options for employee retirement investments. He noted that a formal investment committee will review and approve recommendations to ensure proper oversight and due diligence.

The City Council will consider Resolution 26-27 at the Regular Council Meeting scheduled March 24, 2026 at 6:30 P.M

**RESOLUTION 26-28: EXPRESS INTENT TO ANNUALLY CONSIDER ADJUSTMENTS TO THE CITY'S CERTIFIED PROPERTY TAX RATE TO OFFSET INFLATION AND SUPPORT THE LONG-TERM FINANCIAL STABILITY AND SERVICE NEEDS OF THE CITY**

Jim Welch, Finance Director, presented proposed resolution 26-28 that would express Intent to Annually Consider Adjustments to the City's Certified Property Tax Rate to Offset Inflation and Support the Long-Term Financial Stability and Service Needs of the City.

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

This resolution clarifies the policy, rationale, fiscal context, and governance considerations for implementing an annual property tax adjustment. Under Utah's Truth in Taxation framework, property tax revenues remain flat unless the certified

rate is intentionally adjusted. Without periodic adjustments, the city experiences a gradual erosion of purchasing power, resulting in structural stress on core services.

Adopting an annual adjustment policy tied to recognized inflation measures such as the Consumer Price Index (CPI) or Municipal Cost Index (MCI) promotes predictability, transparency, and fiscal sustainability while minimizing the risk of larger and potentially disruptive tax increases in the future.

West Valley City provides essential municipal services that are labor-intensive and subject to increasing costs. Over time, inflation in wages, benefits, fuel, utilities, materials, contractual services, and capital replacement exceed revenue growth. While sales tax and other revenues fluctuate with economic cycles, they do not keep up with the cost of city services. Property tax is the only significant and direct source of funding for City services that the City Council controls.

Utah's Truth in Taxation system protects taxpayers by requiring transparency and public disclosure whenever a taxing entity proposes to increase property tax revenue above the certified rate. However, it does not adjust revenues for inflation. As a result, when property tax revenues remain unchanged over long periods, service levels must often be reduced, deferred, or curtailed.

Incremental and regular property tax adjustments aligned with inflation help maintain service levels, stabilize long-range financial planning, and reduce future fiscal shocks.

The City Council will consider Resolution 26-28 at the Regular Council Meeting scheduled March 24, 2026 at 6:30 P.M

**RESOLUTION 26-29: AWARD A CONTRACT TO B H, INC. FOR THE CITY HALL PARKING LOT RECONSTRUCTION PROJECT**

Coby Wilson, Public Works Director, presented proposed resolution 26-29 that would award a Contract to B H, Inc. for the City Hall Parking Lot Reconstruction Project.

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

Bids were opened for the City Hall Parking Lot Reconstruction project on February 10, 2026. A total of thirteen (13) bids were received. The lowest responsible bidder was B H, Inc. in the amount of \$1,137,908.90.

This project includes the reconstruction of City Hall parking lot, featuring a redesigned parking layout to improve traffic circulation and enhance accessibility.

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The project also includes updated landscaping and site lighting to improve safety and overall appearance.

Additionally, the sidewalk and landscaped area in front of City Hall will be reconstructed. Improvements include a widened sidewalk along Constitution Blvd. to enhance pedestrian safety and improve ADA accessibility.

Mayor Lang asked if the current green islands would be turf. Coby replied that the City hired a professional to develop a new landscaping plan for the City Hall property. He explained that the existing artificial turf will remain, while other areas will be updated with additional shrubs, trees, and rock mulch in the landscape islands. He added that natural grass will remain along Lancer Way, particularly in the larger park strip near the sidewalk. The project includes a comprehensive landscaping plan for the entire City Hall area. Mayor Lang stated that she would not like to see any grass given the dry winter and upcoming dry summer. Coby replied that the City can present the landscaping plan for the Council's review if they would like. Mayor Lang asked if the City would need to dig into Lancer Way for the sewer repair. Coby replied no.

The City Council will consider Resolution 26-29 at the Regular Council Meeting scheduled March 24, 2026 at 6:30 P.M

### **CONSENT AGENDA SCHEDULED FOR MARCH 24, 2026**

A. **RESOLUTION 26-30: RATIFY THE REAPPOINTMENT OF MICHAEL FINCH TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING APRIL 1, 2026 AND ENDING MARCH 30, 2028**

Mayor Lang discussed proposed Resolution 26-30 that would ratify the Reappointment of Michael Finch to the Professional Standards Review Board for a Term Commencing April 1, 2026 and Ending March 30, 2028

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

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

B. **RESOLUTION 26-31: RATIFY THE APPOINTMENT OF SUSAN ATKIN TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING APRIL 1, 2026 AND ENDING MARCH 30, 2028**

Mayor Lang discussed proposed Resolution 26-31 that would ratify the Appointment of Susan Atkin to the Professional Standards Review Board for a Term Commencing April 1, 2026 and Ending March 30, 2028.

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

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

The City Council will consider Resolutions 26-30 and 26-31 on the Consent Agenda at the Regular Council Meeting scheduled March 24, 2026 at 6:30 P.M

**AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF MARCH 24, 2026**

The Council agreed to add Resolution 26-26 to the Consent Agenda for the March 24, 2026 Regular City Council Meeting at 6:30 PM.

**COMMUNICATIONS**

**A. POST-LEGISLATIVE UPDATE**

Sam Johnson, Director of Communications and Government Affairs, provided a summary of the recent legislative session, noting that tensions between the House and Senate led to several bills being unexpectedly blocked, including transportation funding that would have provided approximately \$2 million for a City road project. He also reported that 541 bills were passed during the session.

Sam highlighted legislation related to homeless shelter policy, explaining that a bill addressing the issue initially failed but was later revived when portions of the language were inserted into another bill that ultimately passed. As a result of the legislation, the City will now be designated a Tier 1 homeless shelter city, reflecting its existing role operating a year-round shelter. While the operational model will remain the same, the change will eliminate the City's \$275,000 annual mitigation fund payment and increase state funding to cities hosting shelters. The legislation also establishes a 15% mitigation assessment for cities without shelters to help support those that operate them. Sam noted the financial impact could result in \$300,000–\$400,000 in annual savings, though the changes will not take effect until 2027, meaning the City will continue paying into the mitigation fund for the remainder of the current fiscal year. Sam added that although the City could have considered opting out of participation, doing so could have resulted in

additional state mandates or requirements, and the City chose the option that appeared most practical under the circumstances.

Councilmember Huynh asked if the shelter will eventually be moved out of the City. Sam replied not likely. Councilmember Huynh asked if the City will be required to increase the number of beds. Sam replied no and indicated that the building is already at capacity.

Sam continued his legislative update and reported that a bill that would have allowed charter schools the same first right of refusal as cities to purchase abandoned school district properties ultimately failed after several years of discussion. As a result, West Valley City retains first right of refusal on abandoned Granite School District properties.

He also discussed House Bill 366, which addressed court case management procedures. Sam explained that without the legislation, proposed court changes could have required the City to appear in multiple courthouses before numerous judges, potentially requiring the City to hire additional prosecutors and significantly increasing costs. Through coordinated advocacy by City staff, legal counsel, and the Utah League of Cities and Towns, the bill ultimately passed, preventing those impacts.

Sam further reported that the City secured \$500,000 in state funding for the police firing range, crediting Representative Matt MacPherson, City staff, and the City's lobbyist for their efforts. He noted that the funding represents an important first step that could lead to additional state investment in the project.

Sam noted legislation affecting vacancies on city councils. Under the new law, if a tie occurs when filling a council vacancy, the decision must now be determined by a coin flip, replacing previous "game of chance" methods, and the vacancy must be filled within 30 days.

Sam explained that new legislation requires all council candidates and current council members to file an annual financial disclosure report by January 10 if they maintain a campaign finance account. He noted that individuals must continue filing the report each year until the campaign account is fully closed and the balance is zero. If a former candidate or council member leaves the account open, they must still file the annual report. Sam added that failure to file the required report may result in a \$100 fine issued by the City Recorder. Nichole Camac, City Recorder,

noted that the new campaign finance reporting requirement may create administrative challenges, particularly when attempting to obtain final campaign finance statements from candidates who did not win an election. She explained that while compliance from sitting council members is unlikely to be an issue, tracking and securing annual reports from unsuccessful candidates could be difficult. Nichole also noted that although the City Recorder can issue the \$100 fine for noncompliance, enforcement may be challenging if candidates do not respond.

Sam continued reviewing key outcomes from the legislative session. He noted that a proposed bill requiring additional ballot drop boxes staffed by poll workers and requiring voter identification to deposit ballots did not pass. He explained that the proposal could have required the City to install approximately 15 drop boxes and hire additional temporary staff, creating significant costs.

Sam also discussed House Bill 597, which modifies distance restrictions related to alcohol sales. Under the new law, restaurants may now be located within 300 feet of parks or playgrounds and serve alcohol if approved by the City's legislative body and the state Department of Alcoholic Beverage Services.

He further reported on House Bill 575, which temporarily reduces the gas tax. While the reduction could have created a revenue shortfall for cities, the Legislature included funding from the state's general fund to ensure municipalities are reimbursed and do not lose transportation revenue.

Sam also addressed several property tax proposals considered during the session. Proposals that would have capped property tax increases or required voter approval were ultimately removed. However, the Legislature did adopt changes to the Truth in Taxation process, which will likely require cities to hold an additional hearing earlier in the year (around May) to provide earlier notice of potential tax increases. Staff noted that additional disclosures and reporting requirements will accompany these changes, although funds generated by any increase cannot be spent until the final budget is adopted.

Sam concluded his report by thanking the City's legislative delegation for their responsiveness and support during the session. He also described observing the final legislative hours, noting that a bill related to potential county restructuring did not pass because the final vote was recorded after the legislative deadline at midnight. Sam expressed appreciation for the collaboration between City staff, the Mayor, and legislators throughout the session.

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**

N/A

**B. COUNCIL REPORTS**

**COUNCILMEMBER WHETSTONE**

Councilmember Whetstone stated that he attended the Boarding Home Task Force meeting and noted it was a good collaboration of departments. He noted that he also participated in the community meeting with the Chief regarding Parking Enforcement.

**COUNCILMEMBER CHRISTENSEN**

Councilmember Christensen stated that he attended the skating event at the Maverik Center and Community First Friday at the UCCC.

**MAYOR LANG**

Mayor Lang stated that she attended the Blue Haven neighborhood event.

**MOTION FOR CLOSED SESSION**

Councilmember Whetstone moved to adjourn and reconvene in a Closed Session for discussion of the deployment of security. Councilmember Harmon seconded the motion.

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

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes

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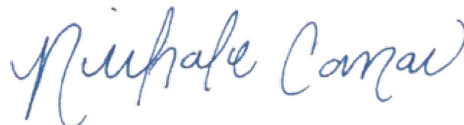
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Councilmember Nordfelt            Yes  
Mayor Lang                            Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY MARCH 10, 2026 WAS ADJOURNED AT 5:40 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, March 10, 2026.



Nichole Camac, MMC  
City Recorder

THE WEST VALLEY CITY COUNCIL RECONVENED IN CLOSED SESSION ON TUESDAY, MARCH 10, 2026, AT 5:46 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR KAREN 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  
Will Whetstone, Councilmember District 3  
Cindy Wood, Councilmember District 4

STAFF PRESENT:

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Ifo Pili, City Manager  
Nichole Camac, City Recorder  
Eric Bunderson, City Attorney  
Jim Welch, Finance Director  
Colleen Jacobs, Police Chief  
John Evans, Fire Chief  
Craig Thomas, Community Culture and Engagement Director  
Sam Johnson, Communications Director

The City Council met in Closed Session and discussed deployment of security.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE CLOSED SESSION OF MARCH 10, 2026 WAS ADJOURNED AT 6:14 P.M. BY MAYOR LANG.

  
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Nichole Camac, MMC  
City Recorder