



WEST VALLEY CITY

City Council Regular Meeting Minutes
March 24, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC REGULAR SESSION ON TUESDAY, MARCH 24, 2026 AT 6:30 P.M. AT WEST VALLEY CITY HALL, COUNCIL CHAMBERS, 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 (*online*)
William Whetstone, Councilmember District 3 (*online*)
Cindy Wood, Councilmember District 4

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Michael Fossmo, Deputy 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 (*online*)
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
Travis Crosby, IT

OPENING CEREMONY- COUNCILMEMBER LARS NORDFELT

Councilmember Lars Nordfelt asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD MARCH 10, 2026

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

Councilmember Christensen moved to approve the Minutes of the Regular Meeting held March 10, 2026. Councilmember Wood seconded the motion.

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

AWARDS, CEREMONIES, AND PROCLAMATIONS

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

Councilmember Christensen read a proclamation Declaring April 6- April 10, 2026 as National Community Development Week.

PUBLIC COMMENT PERIOD

Daniel McCrae, requested information about the “Hometown Initiative,” questioning its leadership and alleged involvement of a volunteer in the program. He raised concerns about the care and legal decisions involving his aunt, alleging exploitation, improper authority over her medical and financial matters, and inadequate medical care leading to her death. He also questioned the handling of her will and post-death arrangements.

Mike Markham, expressed concern about the size and placement of a recently approved tire store, stating it is large and intrusive in a primarily residential area. He questioned whether the full impact was considered, noting its proximity to homes on multiple sides and comparing it to a previously denied tire store proposal.

PUBLIC HEARINGS

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.

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.

Mayor Lang opened the Public Hearing.

Ryan Mahoney encouraged the city to support accessory dwelling units (ADUs) as a strategy to reduce reliance on large, high-density buildings. He emphasized balancing this with respect for existing residential areas and noted that measures like building setbacks are a positive step.

Mayor Lang closed the Public Hearing.

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

The City Council previously held a public hearing regarding 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.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Huynh moved to approve Ordinance 26-10.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

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

Mayor Lang 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.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Huynh moved to approve Resolution 26-27.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

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

Mayor Lang 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.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Nordfelt moved to approve Resolution 26-28.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	No
Councilmember Harmon	No
Councilmember Huynh	No
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Majority.

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

Mayor Lang 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. 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.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Wood moved to approve Resolution 26-29.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

CONSENT AGENDA

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

Mayor Lang 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.

Unanimous.

B. **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.

C. **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.

D. **RESOLUTION 26-32: RATIFY THE APPOINTMENT OF JENNIFER OLSEN TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING APRIL 1, 2026 AND ENDING MARCH 30, 2028**

Mayor Lang discussed proposed Resolution 26-32 that would ratify the Appointment of Jennifer Olsen 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.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Nordfelt moved to approve all items on the consent agenda.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes
Mayor Lang	Yes

Unanimous.

MOTION TO ADJOURN

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

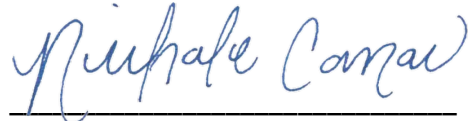
THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE REGULAR MEETING ON TUESDAY MARCH 24, 2026 WAS ADJOURNED AT 6:49 PM BY MAYOR

MINUTES OF COUNCIL REGULAR MEETING – MARCH 24, 2026

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LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, March 24, 2026.



Nichole Camac

Nichole Camac, MMC
City Recorder