THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MAY 26, 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
Ken Cushing, IT

APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 26, 2026
The Council considered the Minutes of the Study Meeting held May 26, 2026. There were no changes, corrections or deletions.

Councilmember Harmon moved to approve the Minutes of the Study Meeting held May 26, 2026. Councilmember Wood seconded the motion.

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

INTRODUCTION OF NEW EMPLOYEES
New employees were introduced to the Mayor and Council.

REVIEW AGENDAS FOR REGULAR CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY AND MUNICIPAL BUILDING AUTHORITY MEETINGS OF MAY 26, 2026
Jamie Young, Parks and Recreation Director, reported that the City was awarded a grant through Salt Lake County's TRCC program for the redesign of the baseball score tower at City Park. The grant will cover $25,000, or half of the design costs, with the City funding the remaining half. She explained that the approximately 45-year-old structure is in poor condition and that the City plans to apply for additional grant funding in the future to assist with construction of a rebuilt facility. Jamie apologized for the short turnaround on the agreement, noting the contract needed to be returned by the end of the month in order to be approved by the County Council before the close of the fiscal year. Councilmember Harmon stated that this was the first complaint he received from a citizen when he was first elected so he is happy to see it getting repaired.

Brandon Hill, Legal, explained that the item is associated with a subdivision application and related street vacation scheduled on the regular agenda. He provided background on county tax districts, explaining that they are codes used to determine how property tax revenues are allocated among taxing entities. He stated that a small parcel, valued at approximately $8,200 and formerly part of old Market Street, had incorrectly been assigned to both the Market Street and Fairbourne redevelopment areas. Brandon noted that this type of overlap should not occur and was believed to have been resolved several years ago, though street vacations can occasionally create similar issues. He explained that the item would correct the tax district designation to allow the subdivision to proceed and stated that the fiscal impact would be minimal.

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, Special Redevelopment Agency, or Municipal Building Authority Meetings scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR JUNE 9, 2026

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-1-2026, FILED BY GRANGER HUNTER IMPROVEMENT DISTRICT, REQUESTING A ZONE CHANGE FROM A-2 (AGRICULTURE, MINIMUM LOT SIZE 2 ACRES) TO R-1-10 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) FOR PROPERTY LOCATED AT 5901 WEST PARKWAY BLVD.**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled June 9, 2026 in order for the City Council to hear and consider public comments regarding Application Z-1-2026, Filed by Granger Hunter Improvement District, Requesting a Zone Change from A-2 (Agriculture, Minimum Lot Size 2 Acres) to R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) for Property Located at 5901 West Parkway Blvd.

Proposed Ordinance 26-22 and Resolution 26-59 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-22, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FROM A-2 (AGRICULTURE, MINIMUM LOT SIZE 2 ACRES) TO R-1-10 (SINGLE UNIT DWELLING RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) FOR PROPERTY LOCATED AT 5901 WEST PARKWAY BLVD

Steve Pastorik, CD Director, discussed proposed Ordinance 26-22 that would amend the Zoning Map to Show a Change of Zone from A-2 (Agriculture, Minimum Lot Size 2 Acres) to R-1-10 (Single Unit Dwelling Residential, Minimum Lot Size 10,000 Square Feet) for Property Located at 5901 West Parkway Blvd.

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

> Zoning on the surrounding property includes A-2 to the north and east, R-1-10 to the south, and RM (Multiple Unit Dwelling Residential) to the west. Neighboring uses include vacant land to the north, a large storm water detention area to the east, a Granger Hunter Improvement District sewer lift station to the south, and a developing senior condo development to the west.

> The subject property is currently vacant. The subject property is designated as Medium Density Residential (7 to 12 units/acre) in the General Plan.
>
> The concept plan shows the extension of 5990 West to the north. Public Works has discussed this road extension with Granger Hunter and has proposed splitting the cost. Right-of-way dedication along the east side of the property will be necessary to accommodate the sidewalk extension.

ACTION: RESOLUTION 26-59, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH GRANGER HUNTER IMPROVEMENT DISTRICT FOR APPROXIMATELY 0.56 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 6158 WEST 2920 SOUTH

Steve Pastorik, CD Director, discussed proposed Resolution 26-59 that would authorize the City to Enter Into a Development Agreement with Granger Hunter Improvement District for Approximately 0.56 Acres of Property Located at Approximately 6158 West 2920 South.

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

> Granger Hunter Improvement District has submitted a zone change application (Z-1-2026) on property at 5901 West Parkway Blvd (adjacent to 6158 West 2920 South) to change the zoning from A-2 (Agriculture, minimum lot size 2 acres) to R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 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:
> 1. Dedicate 5 feet of right-of-way along the east side of the property to accommodate the extension of 5990 West.
> 2. Construct the extension of 5990 West to the north edge of the property. The City will pay for permanent improvements on the east half of the roadway.
> 3. Construct a temporary paved turnaround meeting Fire Department requirements.
> 4. Install a 6-foot-tall precast concrete wall along the north and west sides of the property.
> 5. Place the fence along the south side of the property 20 feet from the south property line.

Councilmember Whetstone asked about fencing on the south and whether it would be replaced. Steve replied yes. Councilmember Wood clarified that the building would be demolished and then the property would be landscaped. Steve replied yes.

The City Council will consider Ordinance 26-22 and Resolution 26-59 at the Regular Council Meeting scheduled June 9, 2026 at 6:30 P.M.

B. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled June 9, 2026 in order for the City Council to hear and consider public comments regarding Re-Opening the FY 2025-2026 Budget.

Proposed Ordinance 26-23 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-23, AMEND THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

Jim Welch, Finance Director, discussed proposed Ordinance 26-23 that would amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds.

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

> State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City holds public hearings on budget amendments on a quarterly basis each fiscal year.
>
> City staff recommends approval of the Ordinance amending the budget of West Valley City Corporation for the fiscal year beginning July 1, 2025 and ending June 30, 2026, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

The City Council will consider Ordinance 26-23 at the Regular Council Meeting scheduled June 9, 2026 at 6:30 P.M.

ORDINANCE 26-24: AMEND CHAPTER 5-3 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE CERTAIN PROCUREMENT REQUIREMENTS

Jim Welch, Finance Director, discussed proposed ordinance that would amend Chapter 5-3 of the West Valley City Municipal Code to update certain procurement requirements.

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

This ordinance updates the City's procurement thresholds to better reflect current purchasing costs and operational needs. Under the proposed amendment, minimal purchases would apply to purchases with a total value of not more than $20,000, and small purchases would apply to purchases with a total value of not more than $70,000.

For small purchases, City Council approval would not be required provided funds are available within the approved departmental budget and the purchase is approved in advance by both the Department Head and the City Manager. Small purchases would still require the solicitation of quotes from at least three businesses, with documentation of those quotes maintained by the department. Purchases made directly through State or cooperative purchasing agreements would continue to be exempt from separate solicitation requirements. All purchases would also remain subject to existing safeguards prohibiting the artificial division or manipulation of purchases to avoid approval thresholds. The ordinance also updates the threshold for purchases made through State contracts, requiring formal City Council action and approval for any State contract purchase exceeding $70,000.

The City's current procurement thresholds have become less aligned with the cost of goods, supplies, materials, equipment, and services. As prices have increased over time, routine and budgeted purchases that exceed the current thresholds may require additional administrative steps or City Council approval, even when the purchase has already been approved as part of the annual budget.

Increasing the small purchase threshold from $30,000 to $70,000 allows departments to complete necessary purchases more efficiently while maintaining internal controls and accountability. Purchases within this range would still require advance written approval from both the Department Head and City Manager, and

> departments must continue to solicit bids or quotes from at least three businesses. This amendment supports efficient City operations while preserving procurement safeguards, documentation requirements, and Council oversight for larger purchases.

Mayor Lang asked if this would just authorize items already in the budget. Jim replied yes.

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

ORDINANCE 26-25: APPROVE FEE INCREASE FOR FAMILY FITNESS CENTER CHILDCARE SERVICES
Candace Whitaker, Parks and Recreation, discussed a proposed fee increase for Family Fitness Center childcare services.

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

> Approve a fee increase to the Family Fitness Center fees for childcare services. The hourly rate will increase by $1 per hour. Kids Camp will increase by $5 per day and Afterschool Camp will increase by $7 per day. This will increase fitness center revenue by approximately $120,000.00 per year.
>
> Rising compliance, transportation, and labor costs necessitate a fee increase to continue the safe, instructive, and engaging childcare programs offered to our community.

The City Council will consider Ordinance 26-25 at the Regular Council Meeting scheduled June 9, 2026 at 6:30 P.M.

RESOLUTION 26-60: ACCEPTANCE OF UORG GRANT FOR SUGARPLUM TRAIL
Jamie Young, Parks and Recreation Director, discussed acceptance of a UORG Grant for Sugarplum trail.

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

> Parks and recreation applied for a grant to create a trail in the detention basin between Foxtail and Sugarplum parks.

The detention basin creates a natural pass between the neighborhood homes, the elementary school and the parks. Children in the area use it daily. This project would provide a bridge over the gulley area to improve safety as well as expand the city trail connections. Additional amenities will and create an inviting recreational space.

Councilmember Wood asked where this is located. Jamie explained that the project area is located on 2700 South and Parkway Boulevard near 7000 West, across from the park shop facility. She stated that the area is currently a natural stormwater detention area and noted that trails on both sides presently end without connecting. The project would create a connection between the trails, widen sidewalks, and help complete portions of the City's trail system.

The City Council will consider Resolution 26-60 at the Regular Council Meeting scheduled June 9, 2026 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR JUNE 9, 2026

A. **ACCEPT RESOLUTION 26-37: AUTHORIZE AN EASEMENT PURCHASE AGREEMENT AND ACCEPTANCE OF A TEMPORARY CONSTRUCTION EASEMENT**

Mayor Lang discussed authorization of a Easement Purchase Agreement and acceptance of a Temporary Construction Easement.

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

> The Rebecca J. Moyer and Trent S. Moyer property located at 6955 West 3500 South is one of eight properties affected by the construction of curb, gutter, sidewalk and asphalt widening for the 3500 South 7000 West Safe Sidewalk Project. As part of this project, curb, gutter, sidewalk, textured colored concrete park strip and asphalt widening will be constructed from 7015 West to 6885 West where these improvements do not currently exist.
>
> The Temporary Construction Easement will allow for construction adjacent to the property owned by the property owner. Compensation for the Temporary Construction Easement and improvements in the amount of $1,300.00 was based upon an appraisal report prepared by the Fortis Group, LLC.

The City Council will consider Resolution 26-37 at the Regular Council Meeting scheduled June 9, 2026 at 6:30 P.M

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF JUNE 9, 2026
The Council agreed to add Resolution 26-37 to the Consent Agenda for the June 9, 2026 Regular City Council Meeting at 6:30 PM.

REVIEW AGENDAS FOR REGULAR REDEVELOPMENT AGENCY AND MUNICIPAL BUILDING AUTHORITY MEETINGS SCHEDULED JUNE 9, 2026

REDEVELOPMENT AGENCY

A. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET**
Jim Welch, Finance Department, informed a public hearing had been advertised for the Regular Redevelopment Agency Meeting scheduled June 9, 2026 in order for the Agency to hear and consider public comments regarding Re-Opening the FY 2025-2026 Budget.

Proposed Ordinance 26-23 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 26-06, AMEND THE BUDGET OF WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS
Jim Welch, Finance Director, discussed proposed Resolution 26-06 that would amend the budget for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

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

> Approve a resolution to re-open the fiscal year 2025-2026 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.
>
> State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West

> Valley City Redevelopment Agency holds public hearings on budget amendments on a quarterly basis each fiscal year.

The Redevelopment Agency will consider Resolution 26-06 at the Regular Redevelopment Agency Meeting scheduled June 9, 2026 at 6:30 P.M.

B. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET**

Jim Welch, Finance Department, informed a public hearing had been advertised for the Regular Redevelopment Agency Meeting scheduled June 9, 2026 in order for the Agency to hear and consider public comments regarding regarding the FY 2026-2027 Budget

Proposed Resolution 26-7 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 26-07, ADOPT THE ANNUAL BUDGET OF THE WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027

Jim Welch, Finance Director, discussed proposed Resolution 26-07 that would adopt the Annual Budget of the West Valley City Redevelopment Agency for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027.

Written documentation previously provided to the Redevelopment Agency included information as follows:

> A Resolution adopting a final budget for the Redevelopment Agency (RDA) of West Valley City for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027.
>
> This resolution adopts the tentative budget for the Redevelopment Agency of West Valley City for the 2026-2027 fiscal year and sets a date for public comment at a hearing on June 9, 2026
>
> The Redevelopment Agency will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2026-2027.

The Redevelopment Agency will consider Resolution 26-07 at the Regular Redevelopment Agency Meeting scheduled June 9, 2026 at 6:30 P.M.

RESOLUTION 26-08: AUTHORIZE THE RENEWAL OF THE HOMETOWN SCHOLARS CONTRIBUTION AGREEMENT WITH THE UNIVERSITY OF UTAH

Jonathan Springmeyer, ED Director, presented proposed Resolution 26-08 that would authorize the Renewal of the Hometown Scholars Contribution Agreement with the University of Utah.

Written documentation previously provided to the Redevelopment Agency included information as follows:

As part of the City Council's goal of creating and maintaining a sustainable city, the RDA has been tasked with improving opportunities for secondary education for West Valley City students. The City Council and the Board recognized that having an educated workforce present in the city provides for many economic development opportunities not otherwise available. As the City moves to the future it is important to maintain the workforce already in place and to increase the educational attainment levels of our residents. This is the ninth year of the Opportunity Scholars - RDA partnership.

This year the My Hometown Scholarship program assisted 24 West Valley City University Students. There were 7 students who graduated from the program this year. This scholarship program is widely advertised and promoted at all of the city's high schools as well as to WVC seniors that live in the City but may attend schools out of our boundary. If these students take the My Hometown scholarship monies, they agree to represent West Valley City and will either remain living in the City or come back to the city and seek employment long term in the City.

The RDA will use its state law mandated housing set aside money to provide affordable housing and other tools to at least 12 students from West Valley City that will attend the University of Utah in the Fall of 2026. These students will be in the program, will live at Fairbourne Station, will attend classes via the Trax line, and will be provided other mentor and scholarship opportunities through the university to ensure their success. Opportunity scholars has a 93% graduation rate for those in its program. Opportunity scholars serves first generation college students. The Opportunity Scholars program provides retention resources such as tutors, mentors, internships, advising, career-services, service-learning projects, community outreach, networking opportunities, counseling, financial assistance, and access to the program director.

Councilmember Harmon asked how many scholars the money assists. Jonathan replied 24 scholarships were funded last year, at least in part.

The Redevelopment Agency will consider Resolution 26-08 at the Regular Redevelopment Agency Meeting scheduled June 9, 2026 at 6:30 P.M.

MUNICIPAL BUILDING AUTHORITY

A. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET**
Jim Welch, Finance Department, informed a public hearing had been advertised for the Regular Municipal Building Authority Meeting scheduled June 9, 2026 in order for the Agency to hear and consider public comments regarding Re-Opening the FY 2025-2026 Budget.

Proposed Ordinance 26-23 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 26-03, AMEND THE BUDGET OF WEST VALLEY CITY MUNICIPAL BUILDING AUTHORITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS
Jim Welch, Finance Director, discussed proposed Resolution 26-03 that would amend the budget for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

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

> Approve a resolution to re-open the fiscal year 2025-2026 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.
>
> State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City Municipal Building Authority holds public hearings on budget amendments on a quarterly basis each fiscal year.

The Municipal Building Authority will consider Resolution 26-03 at the Regular Municipal Building Authority Meeting scheduled June 9, 2026 at 6:30 P.M.

B. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET**

Jim Welch, Finance Department, informed a public hearing had been advertised for the Regular Municipal Building Authority Meeting scheduled June 9, 2026 in order for the Agency to hear and consider public comments regarding regarding the FY 2026-2027 Budget

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

ACTION: RESOLUTION 26-07, ADOPT THE ANNUAL BUDGET OF THE WEST VALLEY CITY MUNICIPAL BUILDING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027

Jim Welch, Finance Director, discussed proposed Resolution 26-07 that would adopt the Annual Budget of the West Valley City Municipal Building Authority for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027.

Written documentation previously provided to the Municipal Building Authority included information as follows:

> A Resolution adopting a final budget for the Municipal Building Authority (RDA) of West Valley City for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027.
>
> This resolution adopts the tentative budget for the Municipal Building Authority of West Valley City for the 2026-2027 fiscal year and sets a date for public comment at a hearing on June 9, 2026
>
> The Municipal Building Authority will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2026-2027.

The Municipal Building Authority will consider Resolution 26-04 at the Regular Municipal Building Authority Meeting scheduled June 9, 2026 at 6:30 P.M.

COMMUNICATIONS

A. DISCUSSION REGARDING CITY-OWNED PROPERTY AT 4063 SOUTH 7200 WEST

Steve Pastorik, CD Director, discussed City-owned property located at 3063 South 7200 West, formerly used as the animal shelter and currently vacant. He explained that the approximately two-acre site has been listed for sale through Colliers to explore redevelopment opportunities. Initial discussions focused on the potential for storage units, consistent with nearby property that had previously been rezoned for manufacturing and storage unit development. However, after market analysis, an interested party withdrew due to concerns about market demand for additional storage facilities in the area. Steve stated that the broker had since inquired whether the City would consider flex space or light industrial uses for the property. He noted that the property is currently zoned manufacturing and that residential development would not be permitted on the western portion of the site due to overpressure zone restrictions. Steve presented examples of similar light industrial developments within the City and explained that flex industrial uses may generate greater market demand and potentially a higher sale price than storage units. He stated that staff sought Council feedback before directing the broker to pursue those types of uses for the property.

Councilmember Whetstone asked if the overpressure zone could be reduced in the future. Steve replied that a previous overpressure zone restriction in the southeast portion of the Northrop Grumman facility had been removed after the company consolidated operations involving energetic or explosive materials, eliminating the need for that specific zone. He stated that the current overpressure zone affecting the subject property remains necessary due to ongoing operations at the facility. Steve noted that while the overpressure zone is established through City ordinance and could technically be modified, Northrop Grumman would likely oppose any changes because of their continuing operational needs.

Mayor Lang asked if the storage units to the north are being built. Steve replied no and noted that will likely need to amend the development or another use since they are facing the same difficulty. Councilmember Harmon stated that allowing flex industrial uses on the City-owned property could lead neighboring property owners to request similar uses for surrounding properties. Steve agreed that such a request would be a reasonable assumption and acknowledged that approving the use on the City's property could set expectations for comparable treatment of the neighboring property.

Councilmember Wood recalled that neighboring residents in the northeast area had previously expressed concerns regarding similar development proposals. Steve replied that, following additional design considerations such as installation of a wall and other mitigation measures, some residents appeared to become more comfortable with the proposal. He noted that not all neighboring residents were opposed to the project.

Councilmember Harmon noted that the City-owned property differs from the neighboring property to the north because it borders fewer residential homes, with only a small number of homes located to the east, while the northern property is adjacent to homes on both the east and north sides. He stated, however, that the broader neighborhood impacts should still be considered when evaluating potential development. Councilmember Harmon added that the decision would be easier if the property only bordered the railroad tracks and a few homes, but becomes more difficult when a larger number of nearby residences could be affected.

Mayor Lang stated that flex industrial uses could potentially operate more within standard daytime business hours and asked whether all operations would be required to occur indoors with no outdoor activity or storage. Steve replied that such restrictions could be included within a development agreement to prohibit outdoor storage or work activities and require all operations to occur within enclosed buildings.

The Mayor and Council agreed to allow Colliers to explore a flex industrial option.

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

Councilmember Christensen referenced an email from Corey Rushton regarding potential improvements at Woodledge Park, including adapting one of the existing tennis courts for roller hockey.

Councilmember Wood suggested recognizing graduating Youth City Council at an upcoming meeting.

Councilmember Whetstone stated that, when events are held at the Veteran's Memorial Wall, restrooms should be provided.

B. COUNCIL REPORTS

COUNCILMEMBER WHETSTONE

Councilmember Whetstone stated he attended the General Plan Visioning session, Graffiti Wall, and Memorial Day event.

COUNCILMEMBER WOOD

Councilmember Wood stated she attended the Graffiti Wall Event and CRC recitals/events.

MAYOR LANG

Mayor Lang stated she attended the Parkway Park event, Public Works event, CRC events, General Plan Visioning Session, and graduation.

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 MAY 26, 2026 WAS ADJOURNED AT 5:27 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, May 26, 2026.

Nichole Camac

Nichole Camac, MMC
City Recorder