WEST VALLEY CITY
City Council Study Meeting
June 9, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JUNE 9, 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 TEMPORARY MAYOR PRO TEM NORDFELT.

THE FOLLOWING MEMBERS WERE PRESENT:

Lars Nordfelt, Temporary Mayor Pro Tem/ Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
William Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

ABSENT:

Karen Lang, Mayor
Scott Harmon, Councilmember District 2

STAFF PRESENT:

John Flores, Acting City Manager
Nichole Camac, City Recorder
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
Jason Erekson, Acting Parks and Recreation Director
Roxeanne Vainuku, Acting Strategic Communications Director
Craig Thomas, Community and Culture Director *(electronically)*
Paula Melgar, HR Director
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Travis Crosby, IT

John Flores, Assistant City Manager, noted that Mayor Lang and Mayor Pro Tem Harmon are both excused this evening. He stated that the Council would need to appoint a temporary Mayor Pro Tem.

Councilmember Whetstone moved to appoint Councilmember Nordfelt as the temporary Mayor Pro Tem for this meeting.

Councilmember Christensen seconded.

Councilmember Wood	Yes
Councilmember Whetstone	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Yes

Unanimous

Mayor Pro Tem Nordfelt called the meeting to order.

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

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

REVIEW AGENDAS FOR REGULAR CITY COUNCIL, REDEVELOPMENT AGENCY, AND MUNICIPAL BUILDING AUTHORITY MEETINGS OF JUNE 9, 2026

Upon inquiry by Mayor Pro Tem Nordfelt, members of the Council had no further questions or concerns regarding items listed on the Agendas for the Regular City Council, Redevelopment Agency, or Municipal Building Authority Meetings scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR JUNE 23, 2026

A. **ACCEPT PUBLIC INPUT REGARDING TOTAL COMPENSATION INCREASE OF MUNICIPAL EXECUTIVE OFFICERS FOR FISCAL YEAR 2026-2027**

Paula Melgar, HR Director, informed a public hearing had been advertised for the Regular Council Meeting scheduled June 23, 2026 in order for the City Council to hear and consider public comments regarding Total Compensation Increase of Municipal Executive Officers for Fiscal Year 2026-2027.

B. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-2-2026, FILED BY VAN TRUST REAL ESTATE, REQUESTING A GENERAL PLAN CHANGE FROM LARGE LOT RESIDENTIAL (2-3 UNITS/ACRE) TO LIGHT MANUFACTURING AND A ZONE CHANGE FROM A (AGRICULTURAL, MINIMUM LOT SIZE 1/2 ACRE) AND A-1 (AGRICULTURAL, MINIMUM LOT SIZE 1 ACRE) TO M (MANUFACTURING) AND C-3 (TRANSITIONAL COMMERCIAL) FOR PROPERTY LOCATED AT 6290 WEST PARKWAY BLVD.**
Mayor Pro Tem Nordfelt informed a public hearing had been advertised for the Regular Council Meeting scheduled June 23, 2026 in order for the City Council to hear and consider public comments regarding Application GPZ-2-2026, Filed by Van Trust Real Estate, Requesting a General Plan Change from Large Lot Residential (2-3 units/acre) to Light Manufacturing and a Zone Change from A (Agricultural, Minimum Lot Size 1/2 Acre) and A-1 (Agricultural, Minimum Lot Size 1 Acre) to M (Manufacturing) and C-3 (Transitional Commercial) for Property Located at 6290 West Parkway Blvd.

Proposed Ordinance 26-26, Ordinance 26-27, and Resolution 26-62 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-26, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO LIGHT MANUFACTURING FOR PROPERTY LOCATED AT 6290 WEST PARKWAY BLVD.
Steve Pastorik, CD Director, discussed proposed Ordinance 26-26 that would amend the General Plan to Show a Change of Land Use from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing for Property Located at 6290 West Parkway Blvd.

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

> A General Plan change from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing and a zone change from A (Agricultural, minimum lot size ½ acre) and A-1 (Agricultural, minimum lot size 1 acre) to M (Manufacturing) and C-3 (Transitional Commercial).

The applicant is proposing an industrial project with several buildings that total 721,161 square feet in area. The larger buildings to the north would be within the M zone and not have access to Parkway Blvd. The smaller flex buildings to the south would be within the C-3 zone, which is more restrictive than the M zone, and have access to Parkway Blvd.

At some point, a transition between residential and industrial is unavoidable on this property. If the subject property were to develop as residential, the transition will happen along the north and east sides adjacent to existing or developing industrial property. If the subject property develops as industrial as proposed, the transition will happen along Parkway Blvd. and 6400 West.

ACTION: ORDINANCE 26-27, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FROM A (AGRICULTURAL, MINIMUM LOT SIZE 1/2 ACRE) AND A-1 (AGRICULTURAL, MINIMUM LOT SIZE 1 ACRE) TO M (MANUFACTURING) AND C-3 (TRANSITIONAL COMMERCIAL) FOR PROPERTY LOCATED AT 6290 WEST PARKWAY BLVD.

Steve Pastorik, CD Director, discussed proposed Ordinance 26-27 that would amend the Zoning Map to Show a Change of Zone from A (Agricultural, Minimum Lot Size 1/2 Acre) and A-1 (Agricultural, Minimum Lot Size 1 Acre) to M (Manufacturing) and C-3 (Transitional Commercial) for Property Located at 6290 West Parkway Blvd.

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

A General Plan change from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing and a zone change from A (Agricultural, minimum lot size ½ acre) and A-1 (Agricultural, minimum lot size 1 acre) to M (Manufacturing) and C-3 (Transitional Commercial).

The applicant is proposing an industrial project with several buildings that total 721,161 square feet in area. The larger buildings to the north would be within the M zone and not have access to Parkway Blvd. The smaller flex buildings to the south would be within the C-3 zone, which is more restrictive than the M zone, and have access to Parkway Blvd.

At some point, a transition between residential and industrial is unavoidable on this property. If the subject property were to develop as residential, the transition will happen along the north and east sides adjacent to existing or developing industrial property. If the subject property develops as industrial as proposed, the transition will happen along Parkway Blvd. and 6400 West.

ACTION: RESOLUTION 26-62, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH DRP FAMILY LIMITED PARTNERSHIP AND CELEBRITY BUILDERS PENSION & PROFIT SHARING PLAN FOR APPROXIMATELY 48.4 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 6290 WEST PARKWAY BLVD.

Steve Pastorik, CD Director, discussed proposed Resolution 26-62 that would authorize the City to Enter into a Development Agreement with DRP Family Limited Partnership and Celebrity Builders Pension & Profit Sharing Plan for Approximately 48.4 Acres of Property Located at Approximately 6290 West Parkway Blvd.

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

This resolution authorizes a development agreement between the City and DRP Family Limited Partnership and Celebrity Builders Pension & Profit Sharing Plan to establish minimum standards for an industrial development at 6290 W Parkway Blvd.

VanTrust Real Estate has submitted a General Plan/zone change application (GPZ-2-2026) on property at 6290 W Parkway Blvd. to change the General Plan from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing and the zoning from A (Agricultural, minimum lot size ½ acre) and A-1 (Agricultural, minimum lot size 1 acre) to M (Manufacturing) and C-3 (Transitional Commercial). The Planning Commission recommended approval of the application subject to a development agreement.

The development agreement is primarily intended to minimize the impact of the proposed industrial development on the nearby residential uses by:

1. directing semi-truck traffic away from Parkway Blvd.;
2. prohibiting heavier industrial uses;
3. increasing the landscaped setback along Parkway Blvd.; and
4. regulating the height, size, and design of the buildings closest to Parkway Blvd.

Councilmember Whetstone clarified that this proposal currently conflicts with the General Plan. Steve replied yes. Councilmember Whetstone asked about groundwater in this area and asked if homes would even allow for basements if they were to be constructed here. Steve noted that the project area is located in a low-lying section with nearby wetlands, suggesting that groundwater levels are likely shallow. While no soil investigation has been completed, he indicated that basement construction may be challenging due to the site's anticipated groundwater conditions. Councilmember Whetstone stated that he felt like Beagley Avenue was a good separation between residential and industrial and he is concerned about more industrial creeping closer to Parkway Blvd. Steve explained that industrial development is already occurring south of Beagley Avenue, meaning a transition between residential and industrial land uses will be necessary. He noted that if the subject property develops as residential, the transition would occur along the property's edge; if it develops as industrial, the transition would occur along Parkway Boulevard. He stated that the key consideration is determining the most appropriate location for that land-use transition.

Upon inquiry by Mayor Pro Tem Nordfelt, Steve identified zoning on surrounding properties. Mayor Pro Tem Nordfelt asked how many properties are left in the City that are designated as large lot residential. Steve replied that he is unsure but indicated that he could look into this. Councilmember Wood stated that she is concerned about losing residential property since there isn't much left. Mayor Pro Tem Nordfelt agreed.

The applicant explained that the property was acquired after a previous residential development effort by Ivory Homes was abandoned due to groundwater conditions, market factors, and other development opportunities. He noted that Ivory Homes, one of the state's largest homebuilders, determined that single-family residential development was not feasible on the site given its location adjacent to industrial uses and other site constraints. The applicant acknowledged concerns regarding the transition between industrial and residential uses and stated that the proposed C-3 zoning would provide a commercial buffer with a retail-oriented appearance, helping create a more gradual transition. He further explained that larger commercial or industrial-style buildings could be placed adjacent to existing industrial development, potentially making nearby residential development more viable in the future. The applicant emphasized that the proposal seeks to create an appropriate land-use transition while making productive use of the property.

The City Council will consider Ordinance 26-26, Ordinance 26-27, and Resolution 26-

62 at the Regular Council Meeting scheduled June 23, 2026 at 6:30 P.M.

C. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-1-2026, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO AMEND THE ZONING ORDINANCE TO COMPLY WITH CHANGES MADE TO STATE CODE DURING THE 2026 LEGISLATIVE SESSION**

Mayor Pro Tem Nordfelt informed a public hearing had been advertised for the Regular Council Meeting scheduled June 23, 2026 in order for the City Council to hear and consider public comments regarding Application ZT-1-2026, Filed by West Valley City, Requesting a Zone Text Change to Amend the Zoning Ordinance to Comply with Changes Made to State Code During the 2026 Legislative Session.

Proposed Ordinance 26-28 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-28, AMEND SECTIONS 7-1-103, 7-2-128, 7-3-106, 7-5-101, 7-6-201, 7-7-115.5, AND 7-12-105 AND ENACT SECTION 7-7-107.5 OF THE WEST VALLEY CITY MUNICIPAL CODE TO MAKE UPDATES REQUIRED BY STATE LAW

Steve Pastorik, CD Director, discussed proposed Ordinance 26-28 that would amend Sections 7-1-103, 7-2-128, 7-3-106, 7-5-101, 7-6-201, 7-7-115.5, and 7-12-105 and enact Section 7-7-107.5 of the West Valley City Municipal Code to make updates required by State law.

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

> Staff is proposing a zoning ordinance amendment to change Sections 7-1-103, 7-2-128, 7-3-106, 7-5-101, 7-6-201, 7-12-105, and 7-7-115.5 and add Section 7-7-107.5 to comply with changes made to State Code during the 2026 legislative session.
>
> During the 2026 legislative session, the Utah Legislature passed Senate Bill 284 that included several provisions affecting municipalities. The table below groups the proposed changes to comply with SB 284 into five topics (new or unlisted uses, removal of Planning Commissioners, zoning amendments, appeals, and detached accessory dwelling units) and matches the topics with the Zoning Ordinance sections and the codified Utah Code sections.

Topic / West Valley City Zoning Ordinance Section / Utah Code Section
1: New or Unlisted Uses / 7-2-128 (Amended) / 10-20-507
2: Removal of Planning Commissioners / 7-3-106 (Amended) / 10-20-301
3: Zoning Amendments / 7-5-101 (Amended) / 10-20-1107
4: Appeals / 7-12-105 (Amended) / 10-20-1105; 10-20-1106
5: Detached Accessory Dwelling Units / 7-1-103, 7-6-201, and 7-7-115.5 (Amended); 7-7-107.5 (Added) / 10-21-101; 10-21-304

*Section 10-21-304 becomes effective on 10/01/2026.

Councilmember Whetstone asked for clarification regarding the statistic that approximately 13.8% of lots in the City are 11,000 square feet. He questioned whether that figure accounted for development constraints such as setbacks and other zoning requirements, noting that his own lot is slightly larger than 11,000 square feet and would still have limited development potential. Steve replied that staff did not look into lots specifically and agreed that other constraints would still come into effect on a case by case basis. Councilmember Whetstone asked if someone could apply to the Board of Adjustment. Steve replied yes but would have to prove that there is some sort of hardship.

Mayor Pro Tem Nordfelt asked if a homeowner could live in the basement, rent out the upper floor, and rent out the detached unit. Steve replied no.

The City Council will consider Ordinance 26-28 at the Regular Council Meeting scheduled June 23, 2026 at 6:30 P.M.

D. **ACCEPT PUBLIC COMMENT REGARDING APPLICATION SA-4-2026, FILED BY JAKE WYCOFF, REQUESTING APPROVAL OF A SUBDIVISION AMENDMENT WITH PUBLIC UTILITY EASEMENT VACATION FOR PROPERTY LOCATED AT 2938 SOUTH GLEN EAGLES DRIVE**

Mayor Pro Tem Nordfelt informed a public hearing had been advertised for the Regular Council Meeting scheduled June 23, 2026 in order for the City Council to hear and consider public comments regarding Application SA-4-2026, Filed by Jake Wycoff, Requesting Approval of a Subdivision Amendment with Public Utility Easement Vacation for Property Located at 2938 South Glen Eagles Drive.

Proposed Ordinance 26-29 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-29, APPROVE THE VACATION OF CERTAIN PUBLIC UTILITY EASEMENTS
Brock Anderson, CD, discussed proposed Ordinance 26-29 that would approve the Vacation of Certain Public Utility Easements.

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

> Jake Wyckoff is requesting approval for the Colt Plaza III Subdivision, Lot 5A, Third Amended. The subdivision will abandon existing public utility easements on Lot 5A of the Colt Plaza III Subdivision, Lot 5 Second Amended & Extended. The subdivision is located at 2938 South Glen Eagles Drive and is zoned C-2 (General Commercial).
>
> The purpose of this application is to amend lot 5A of the existing subdivision, which was recorded in 2015. There is a storage unit project on the property that was finished in 2019. The existing lot has public utility easements that run along most of the north and south property lines. The owner is requesting to amend the subdivision plat to eliminate the easements under the storage unit buildings. The impacted utility companies provided easement release letters.

The City Council will consider Ordinance 26-29 at the Regular Council Meeting scheduled June 23, 2026 at 6:30 P.M.

ORDINANCE 26-30: AMEND SECTIONS 16-1-101, 16-2-101, 16-4-101, 16-6-101, 16-12-101, 16-13-101, 16-14-101, 16-15-101, AND 16-16-101 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ADOPT CERTAIN INTERNATIONAL BUILDING CODES
Jerry Thompson, Chief Building Official, discussed proposed Ordinance 26-30 that would amend Sections 16-1-101, 16-2-101, 16-4-101, 16-6-101, 16-12-101, 16-13-101, 16-14-101, 16-15-101, and 16-16-101 of the West Valley City Municipal Code to adopt certain International Building Codes.

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

> Adoption of the 2024 editions of the International Building Code, International Existing Building Code, International Energy Conservation Code,

International Fire Code, International Fuel Gas Code International Mechanical Code International Plumbing Code, International Property Maintenance Code, International Wildland Urban Interface Code.

Every three years revised editions of the building code, which is adopted by the State of Utah as the minimal building standards for all buildings within our State, must be adopted by local municipalities to replace the older building codes that is considered obsolete. The building codes are living documents which are subject to revision at annual code development hearings in a national forum. The results of those hearings are published every three years in revised editions. The effective date of this code edition will be July 1, 2026.

In order to comply with the actions of the State Legislature, and current State law, it is necessary to replace the 2021 editions of the International Building Code by adopting the 2024 editions of said code.

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

RESOLUTION 26-63: ADOPT A WILDLAND URBAN INTERFACE MAP
Jerry Thompson, Chief Building Official, discussed proposed Resolution 26-63 that would adopt a Wildland Urban Interface Map.

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

An ordinance enacting the West Valley City International Wildland Urban Interface Code Map as part of Chapter 16-16.

During the 2025 Utah Legislative session, House Bill 48 required each jurisdiction in the State of Utah to adopt the 2006 Utah Wildland Urban Interface Code along with a map detailing where this code would be applicable or enforced. The provisions and requirements associated with these areas of the city are only for the enforcement of the specific code requirements and standards as they relate to potential wildland fire, in addition to the other applicable construction codes as currently adopted. Structures currently in the identified zone are not required by this map or code to make changes but any changes made hereafter will be required to

> comply with the current Wildland Urban Interface Code.
>
> In order to comply with the actions of the State Legislature, and current State law, it is necessary to enact a map identifying the applicable location of International Wildland Urban Interface Code enforcement.

Mayor Pro Tem Nordfelt asked if anything would need to be done to existing structures that ensure they are compliant. Jerry replied no and indicated that changes would not need to occur unless other exterior upgrades or changes are proposed.

The City Council will consider Resolution 26-63 at the Regular Council Meeting scheduled June 23, 2026 at 6:30 P.M.

RESOLUTION 26-64: APPROVE AN INTERLOCAL AGREEMENT TO PARTICIPATE IN A CONSORTIUM TO RECEIVE HOME INVESTMENT PARTNERSHIP FUNDS

Steve Pastorik, CD Director, discussed proposed Resolution 26-64 that would approve an Interlocal Agreement to Participate in a Consortium to Receive Home Investment Partnership Funds.

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

> West Valley City is part of a county wide consortium of cities that receive Housing and Urban Development (HUD) HOME Investment Partnerships (HOME) funds through Salt Lake County. To participate in the Salt Lake County HOME Consortium and receive this funding we must have an interlocal agreement in place with Salt Lake County. The agreement is effective from October 1, 2026, until September 30, 2029.
>
> West Valley City has been a member of the Salt Lake HOME Consortium for over 20 years. Salt Lake County is the lead for the HOME Partnership Funds and assumes all the administration costs for the program. The HOME Partnership Funds that West Valley City received are passed through Salt Lake County. We receive yearly funds and enter into an agreement with Salt Lake County to spend the funding. We invoice Salt Lake County for reimbursement of eligible expenses.

The City Council will consider Resolution 26-64 at the Regular Council Meeting scheduled June 23, 2026 at 6:30 P.M.

RESOLUTION 26-65: AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH ARCSITIO DESIGN, INC.
Jason Erekson, Acting Parks and Recreation Director, discussed proposed Resolution 26-65 that would authorize the execution of a Professional Services Agreement with ArcSitio Design, Inc.

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

> Arcistio bid $52,770 for the project, $25,000 of which will be covered through a Salt Lake County TRCC grant. The remaining balance will be paid through the Parks and Recreation departmental budget. The design will use the existing foundation and address the needs of the baseball and football teams who use it.
>
> The scoreboard tower building houses equipment, concessions, and supplies for youth baseball and softball leagues who play at City Park and surrounding areas. The building is very old. It leaks and needs several upgrades to be useful.

The City Council will consider Resolution 26-65 at the Regular Council Meeting scheduled June 23, 2026 at 6:30 P.M.

RESOLUTION 26-66: AUTHORIZE THE CITY TO ENTER INTO AGREEMENTS WITH SELECTHEALTH AND EMI DENTAL FOR HEALTH AND DENTAL INSURANCE COVERAGE
Paula Melgar, HR Director, discussed proposed Resolution 26-66 that would authorize the City to enter into agreements with SelectHealth and EMI Dental for Health and Dental Insurance Coverage.

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

> Approval of this item will authorize renewal of the Select Health and EMI policy documents for the upcoming plan year. This is a policy renewal request only and is not a request for additional funding.
>
> West Valley City must renew the Select Health and EMI policy documents associated with its employee medical and dental benefits program for the 2026–2027 plan year to maintain uninterrupted coverage, administration, and related insurance protections effective July 1, 2026.

The Select Health renewal proposal dated May 28, 2026, sets out the administrative services arrangement, fixed cost structure, and supporting terms for the period 07/01/26 through 06/30/27. The EMI Dental Renewal letter has no changes from our current rates to the new renewal rates. Renewal of both the Select Health and EMI documents is necessary to continue the City's employee medical and dental benefit program and related coverage arrangements for the new plan year.

Mayor Pro Tem Nordfelt asked if anything has changed. Paula clarified that while insurance rates have increased, the administrative plans being presented do not. She explained that the program is self-funded and that the request before the Council was not for additional funding, but rather for approval of the administrative plan documents.

The City Council will consider Resolution 26-66 at the Regular Council Meeting scheduled June 23, 2026 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR JUNE 23, 2026

A. **ACCEPT RESOLUTION 26-67: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM ANGEL JOSE LOPEZ CASADIEGOS FOR PROPERTY LOCATED AT 6987 WEST 3500 SOUTH**

Mayor Pro Tem Nordfelt discussed authorization of an Easement Purchase Agreement and acceptance of a Temporary Construction Easement with and from Angel Jose Lopez Casadiegos for property located at 6987 West 3500 South.

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

Angel Jose Lopez Casadiegos has signed an Easement Purchase Agreement and a Temporary Construction Easement in favor of West Valley City for property located at 6987 West 3500 South (14-34-126-006).

The Angel Jose Lopez Casadiegos property located at 6987 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 $1,000.00 was negotiated based upon an appraisal report prepared by the Fortis Group, LLC.

B. **ACCEPT RESOLUTION 26-68: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND QUITCLAIM DEED WITH AND FROM JOSEPH A. PINELLE FOR PROPERTY LOCATED AT 6965 WEST 3500 SOUTH**

Mayor Pro Tem Nordfelt discussed authorization of an Easement Purchase Agreement and acceptance of a Temporary Construction Easement and Quitclaim Deed with and from Joseph A. Pinelle for property located at 6965 West 3500 South.

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

Joseph A. Pinelle has signed an Easement Purchase Agreement and a Temporary Construction Easement in favor of West Valley City for property located at 6965 West 3500 South (14-34-126-007). As the existing deed description for the Pinelle property extends into the existing 3500 South right-of-way, Mr. Pinelle has also signed a Quit Claim Deed to clean up his description and remove that portion from his property description.

The Joseph A. Pinelle property located at 6965 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 $500.00 was based upon values of similar existing properties in the area.

Mr. Pinelle has also signed an affidavit to remove his deceased spouse as a joint tenant on the property.

C. **RESOLUTION 26-69: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM JERRY AND TAMARA WHITLOCK FOR PROPERTY LOCATED AT 6997 WEST 3500 SOUTH**

Mayor Pro Tem Nordfelt discussed authorization of an Easement Purchase Agreement and acceptance of a Temporary Construction Easement with and from Jerry and Tamara Whitlock for property located at 6997 West 3500 South.

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

> Jerry N. Whitlock and Tamara N. Whitlock have signed an Easement Purchase Agreement and a Temporary Construction Easement in favor of West Valley City for property located at 6997 West 3500 South (14-34-126-025).
>
> The Jerry N. Whitlock and Tamara N. Whitlock property located at 6997 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 owners. Compensation for the Temporary Construction Easement and improvements in the amount of $700.00 was based upon the value of similar properties in the area.

D. **ACCEPT RESOLUTION 26-70: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF MARTELL WINTERS TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM FROM JULY 1, 2026 TO JUNE 30, 2030**

Mayor Pro Tem Nordfelt discussed the reappointment of Martell Winters to the West Valley Planning Commission.

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

> The Planning Commission is composed of seven members and one alternate member appointed and reappointed by the City Manager with the advice and

consent of the City Council.

Martell Winters has been recommended for reappointment as a member of the Planning Commission. He has been serving as a member of the Planning Commission since January 12, 2016. Martell Winter's term will run from July 1, 2026 to June 30, 2030.

Martell Winters has been a resident of West Valley City for 28 years. He currently works as a senior scientist for Nelson Laboratories. We believe Martell Winters will continue to be a valuable asset to the City in serving on the Planning Commission.

E. **ACCEPT RESOLUTION 26-71: RATIFY THE CITY MANAGER'S APPOINTMENT OF ADRIANA RAMIREZ TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM FROM JULY 1, 2026 TO JUNE 30, 2030**

Mayor Pro Tem Nordfelt discussed the appointment of Adriana Ramirez to the West Valley Planning Commission.

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

The Planning Commission is composed of seven members and one alternate member appointed and reappointed by the City Manager with the advice and consent of the City Council.

The Planning Commission has a vacancy at the present time and Adriana Ramirez has been recommended for appointment to fill this vacancy as a member of the Planning Commission. Her term will run from July 1, 2026, to June 30, 2030.

Adriana was born in Salt Lake City and moved to West Valley City at the age of 6. She grew up near Woodledge Park, attended Hunter Elementary, went to Judge Memorial and later to Hunter High School. She lives in West Valley with her husband and two daughters and their dog Dior. She is a part-time real estate agent and also starting her career in cybersecurity.

She is proud to bring the Hispanic perspective to the Planning Commission and looks forward to contributing to the growth of the City. In her free time she enjoys iced coffee, listening to crime podcasts and spending time with family.

Approval of the resolution to appoint Adriana Ramirez as an alternate member of the Planning Commission.

F. **ACCEPT RESOLUTION 26-72: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF JUSTIN TURCSANSKI AND MATT MACPHERSON TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2028**

Mayor Pro Tem Nordfelt discussed the reappointment of Justin Turcsanski and Matt MacPherson to the Professional Standards Review Board.

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.

Justin Turcsanski and Matt MacPherson have been recommended for reappointment as members of the Professional Standards Review Board. Their two-year term will commence on July 1, 2026 and end on June 30, 2028.

G. **ACCEPT RESOLUTION 26-73: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF LISA RENE JONES, JIM VESOCK, AND CRAIG THOMAS TO THE CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2030**

Mayor Pro Tem Nordfelt discussed the reappointment of Lisa Rene Jones, Jim Vesock, and Craig Thomas to the Clean and Beautiful Committee.

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

The purpose of the West Valley City Clean and Beautiful Committee is to promote the public interest in the general improvement of the appearance of West Valley City; to initiate, plan, direct, and coordinate programs for the promotion of community pride and general beautification and improvement of the physical quality of life in West Valley City.

Lisa Rene Jones, Jim Vesock, and Craig Thomas have been recommended for reappointment as members of the Clean and Beautiful Committee. Their four-year term will commence on July 1, 2026 and end on June 30, 2030.

H. **ACCEPT RESOLUTION 26-74: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF BRIAN BLANK AS CHAIR OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027**

Mayor Pro Tem Nordfelt discussed the reappointment of Brian Blank as Chair of the Clean and Beautiful Committee.

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

The purpose of the West Valley City Clean and Beautiful Committee is to promote the public interest in the general improvement of the appearance of West Valley City; to initiate, plan, direct, and coordinate programs for the promotion of community pride and general beautification and improvement of the physical quality of life in West Valley City.

Brian Blank has been recommended for reappointment as Chair of the Clean and Beautiful Committee. This one-year term will commence on July 1, 2026 and end on June 30, 2027.

The City Council will consider all resolution on the Consent Agenda at the Regular Council Meeting scheduled June 23, 2026 at 6:30 P.M.

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF JUNE 23, 2026

The Council agreed to add all resolutions to the Consent Agenda for the June 23, 2026 Regular City Council Meeting at 6:30 PM.

COMMUNICATIONS

A. **DO WE WANT TO GROW 2.0**

Steve Pastorik, CD Director, presented a PowerPoint Presentation summarized as follows:

- Kim C. Gardner Policy Institute/ University of Utah
    - Utah 2065: Long-Term Planning Projections Summary

- Key Takeaways
  - Utah's population will increase from 3.6 million in 2025 to 5.6 million in 2065.
  - Most of the population growth over the next 40 years will come from net migration, not natural change.
  - Fertility rates will continue to decline.
  - Household sizes will continue decline.
  - Median age will increase.
- Population Growth
- Fertility Rates
- Household Sizes
  - 2025 Utah household size: 3 people
  - 2065 Utah household size: 2.3 people
  - The projected decrease in the typical Utah household size is 23.3%.
- Age
  - 2025 Utah median age: 32.8
  - 2065 Utah median age: 45.3
  - About one-in-eight Utah residents are currently 65 or older. By 2065, nearly one-in-four will be 65 or older.
- Utah Subcounty Estimates: Cities, Towns, and Unincorporated Areas, 2025
  - The changes I've been describing aren't just predicted to happen, they have already started happening.
  - Last year the Utah legislature passed HB 379, which requires the State to use population estimates from the Utah Population Committee (UPC) for, among other things, sales tax distribution. The UPC is chaired and staffed by the Kem C. Gardner Policy Institute.
  - Earlier this month, the UPC released their population estimates for July 1, 2025.
- City Implications- Population
  - According to the U.S. Census Bureau, we currently have about 140,000 people living in the City within about 40,000 occupied housing units. Our current WVC household size is 3.49.
  - If our household size also shrinks 23.3% by 2065 as projected for the State, our household size would be 2.68.

    - Under this scenario, about 12,500 new housing units (assuming current vacancy rates) would be needed in the City between now and 2065 just to *maintain* our current population.
    - Based on our current General Plan, we estimate less than 4,000 new housing units.
- City Implications
    - Population
    - Housing
    - Retail business attraction
    - Schools
    - City facilities
    - City services
    - Sales tax revenue

Councilmember Wood asked where population growth is expected to be. Steve explained that growth often occurs in areas where development is easiest, particularly on undeveloped land. However, he noted that communities such as Salt Lake City have demonstrated that growth can also occur through redevelopment and increased density. He stated that because West Valley City has limited undeveloped land remaining, future growth would largely depend on redevelopment and intensification, though the extent of that approach is ultimately a policy choice. He contrasted this with cities that continue to expand outward due to the availability of open land.

Mayor Pro Tem Nordfelt asked if staff had any recommendations. Steve stated that the discussion is timely as the City updates its General Plan and considers future housing policies. He explained that the City must decide how much to encourage infill development, accessory dwelling units (ADUs), and redevelopment to accommodate future growth, recognizing that growth patterns will differ from the past. He noted that maintaining the status quo is also an option, but could result in slower population growth and an aging demographic. Steve emphasized the importance of considering how future land use decisions will affect City services, including parks, recreation facilities, and senior services, as the community's population continues to age.

The Mayor Pro Tem and Council had no further questions.

B. **FENCING ON 4100 SOUTH**

Steve Pastorik, CD Director, presented a PowerPoint Presentation summarized as follows:

- Current Ordinance Language
  - For properties with frontage on 4100 South, all new Fences constructed in the Front Yard shall be black ornamental iron or aluminum metal fences with three rail panels, three- or four-inch air gaps between all posts and pickets, two-and-one-half-inch-wide posts, and three-quarter-inch-wide square pickets.
- Proposed Ordinance Language
  - For properties with frontage on 4100 South, no new Fences constructed in the Front Yard shall be chain link.

Mayor Pro Tem Nordfelt asked if there is an existing ordinance that prevents chain-link fences in front yards. Steve replied no. Councilmember Christensen stated that he would like to see a chain-link fence restriction in front yards throughout the City. Councilmember Wood and Mayor Pro Tem Nordfelt agreed.

Councilmember Huynh asked who would be responsible for fixing a fence if it was hit by an impaired driver. Steve replied that would be up to the drivers insurance.

After discussion, the Council agreed to proceed with the proposed ordinance change for 4100 South and requested a follow-up communication item regarding a potential ordinance change that would prohibit chain-link fences in front yards citywide.

The Mayor Pro Tem and Council had no further questions.

C. **COUNCIL CALENDAR**
Mayor Pro Tem Nordfelt referenced a memorandum previously received from the City Manager. 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 CHRISTENSEN
Councilmember Christensen stated that he attended a Mosquito Abatement meeting.

COUNCILMEMBER WHETSTONE
Councilmember Whetstone stated that he attended the Copper Mountain Metals and Shared Kitchen ribbon cuttings and also attended the Police Awards Banquet.

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 JUNE 9, 2026 WAS ADJOURNED AT 5:59 PM BY MAYOR PRO TEM NORDFELT.

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, June 9, 2026.

Nichole Camac

Nichole Camac, MMC
City Recorder