# WEST VALLEY CITY

City Council Regular Meeting Minutes
June 9, 2026

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

THE FOLLOWING MEMBERS WERE PRESENT:

Lars Nordfelt, Councilmember At-Large/ Temporary Mayor Pro Tem
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
Kent Stokes, Acting 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
Craig Thomas, Community and Culture Director *(electronically)*
Paula Melgar, HR Director *(electronically)*
Tumi Young, Chief Code Enforcement Officer
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 Temporary Mayor Pro Tem.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

| | |
|---|---|
| Councilmember Wood | Yes |
| Councilmember Whetstone | Yes |
| Councilmember Harmon | Absent |
| Councilmember Huynh | Yes |
| Councilmember Christensen | Yes |
| Councilmember Nordfelt | Yes |
| Mayor Lang | Absent |

Unanimous

**OPENING CEREMONY- COUNCILMEMBER CHRISTENSEN**

Councilmember Christensen reflected on the anniversary of D-Day and the sacrifices made during World War II. He noted that the occasion served as a reminder that, despite current global challenges, past generations endured significant hardships and sacrifices. He shared that his uncle served in the Army Air Corps as a meteorologist and was involved in preparing weather reports for the D-Day invasion. Councilmember Christensen spoke about the immense courage and commitment required of those who participated in the operation and emphasized the lasting impact their service had on the nation's history. He then asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

**APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 26, 2026**

The Council considered the Minutes of the Regular Meeting held May 26, 2026. There were no changes, corrections or deletions.

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

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

**PUBLIC COMMENT PERIOD**

Ryan Mahoney expressed concerns regarding safety at the upcoming WestFest event, referencing the loss of a woman and infant during last year's celebration. He encouraged the City to increase the visible presence of law enforcement through expanded foot patrols throughout the event area and suggested exploring access control measures and weapon screening where feasible. Ryan also addressed water conservation, noting ongoing drought concerns and encouraging the City to continue considering xeriscaping and water-wise landscaping practices to reduce water consumption, maintenance needs, and emissions associated with lawn care equipment.

Jim Vesock thanked City staff for addressing roadway issues near Wingstop, noting that repairs had improved access and traffic flow in the area. He also commented on the ongoing discussion regarding fencing requirements along 4100 South, expressing support for maintaining existing wrought iron fencing standards within the corridor between 5600 West and Bangerter Highway, where the City made a significant public investment in streetscape improvements. He suggested that fencing requirements outside of that improvement area be more flexible and cautioned against imposing additional restrictions on chain-link fencing, citing affordability concerns for residents.

Eduardo Guzman, a representative of the Carpenters Union, expressed appreciation for the opportunity to meet with City staff and discuss ways the union can become more involved in the community. He stated that more than 100 union members residing in West Valley City are interested in volunteering and giving back through community service projects. Mr. Guzman noted that the union is working with City staff to identify opportunities for collaboration and emphasized the organization's willingness to contribute its members' skills, experience, and trade expertise to support community needs. He also invited additional suggestions from the Council for future partnership opportunities.

Daniel McCrae addressed the Council regarding concerns involving a family property dispute and the care of his late aunt. He alleged that his aunt, who he believes was experiencing dementia, signed legal documents affecting family property while lacking the capacity to do so. Mr. McCrae also questioned the availability of emergency medical service records related to prior contacts with his aunt and expressed concerns about the care she received before her death. He requested accountability and further review of the circumstances surrounding the matter.

Councilmember Christensen noted that the Police Department has reviewed safety measures for the upcoming WestFest event and has developed plans to enhance security. He stated that efforts are underway to make the event as safe as possible and that additional security measures are already being implemented.

**PUBLIC HEARINGS**

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 Pro Tem Nordfelt 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.

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.

Mayor Pro Tem Nordfelt opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Pro Tem Nordfelt closed the Public Hearing.

**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**

The City Council previously held a public hearing regarding 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.

Upon inquiry by Mayor Pro Tem Nordfelt there were no further questions from members of the City Council, and he called for a motion.

Councilmember Christensen moved to approve Ordinance 26-22.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

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|---|---|
| Councilmember Wood | Yes |
| Councilmember Whetstone | Yes |
| Councilmember Harmon | Absent |
| Councilmember Huynh | Yes |
| Councilmember Christensen | Yes |
| Mayor Pro Tem Nordfelt | Yes |
| Mayor Lang | Absent |

Unanimous.

**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**

Mayor Pro Tem Nordfelt 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:

Dedicate 5 feet of right-of-way along the east side of the property to accommodate the extension of 5990 West.

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.

Construct a temporary paved turnaround meeting Fire Department requirements.

Install a 6-foot-tall precast concrete wall along the north and west sides of the property.

Place the fence along the south side of the property 20 feet from the south property line.

Upon inquiry by Mayor Pro Tem Nordfelt there were no further questions from members of the City Council, and he called for a motion.

Councilmember Whetstone moved to approve Resolution 26-59.

Councilmember Wood seconded the motion.

A roll call vote was taken:

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|---|---|
| Councilmember Wood | Yes |
| Councilmember Whetstone | Yes |
| Councilmember Harmon | Absent |
| Councilmember Huynh | Yes |
| Councilmember Christensen | Yes |
| Mayor Pro Tem Nordfelt | Yes |

Mayor Lang Absent

Unanimous.

B. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET**
Mayor Pro Tem Nordfelt 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.

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.

Mayor Pro Tem Nordfelt opened the Public Hearing.

Ryan Mahoney reiterated his belief that the City should consider divesting certain City-owned properties and reducing its involvement in property ownership. He suggested that some properties could be transferred to private ownership while preserving open space through interested investors, thereby returning the properties to the tax rolls and generating additional tax revenue for the City. He expressed the view that property ownership and development are generally better suited to the private sector.

Mayor Pro Tem Nordfelt closed the Public Hearing.

**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**
The City Council previously held a public hearing regarding 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.

Upon inquiry by Mayor Pro Tem Nordfelt there were no further questions from members of the City Council, and he called for a motion.

Councilmember Whetstone moved to approve Ordinance 26-23.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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|---|---|
| Councilmember Wood | Yes |
| Councilmember Whetstone | Yes |
| Councilmember Harmon | Absent |
| Councilmember Huynh | No |
| Councilmember Christensen | Yes |
| Mayor Pro Tem Nordfelt | Yes |
| Mayor Lang | Absent |

Majority.

**ORDINANCE 26-24: AMEND CHAPTER 5-3 OF THE WEST VALLEY CITY MUNICIPAL CODE TO UPDATE CERTAIN PROCUREMENT REQUIREMENTS**
Mayor Pro Tem Nordfelt 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.

Upon inquiry by Mayor Pro Tem Nordfelt there were no further questions from members of the City Council, and he called for a motion.

Councilmember Wood moved to approve Ordinance 26-24.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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|---|---|
| Councilmember Wood | Yes |
| Councilmember Whetstone | Yes |
| Councilmember Harmon | Absent |
| Councilmember Huynh | Yes |
| Councilmember Christensen | Yes |
| Mayor Pro Tem Nordfelt | Yes |
| Mayor Lang | Absent |

Unanimous.

**ORDINANCE 26-25: APPROVE FEE INCREASE FOR FAMILY FITNESS CENTER CHILDCARE SERVICES**

Mayor Pro Tem Nordfelt 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.

Upon inquiry by Mayor Pro Tem Nordfelt there were no further questions from members of the City Council, and he called for a motion.

Councilmember Christensen moved to approve Ordinance 26-25.

Councilmember Wood seconded the motion.

A roll call vote was taken:

| | |
|---|---|
| Councilmember Wood | Yes |
| Councilmember Whetstone | Yes |
| Councilmember Harmon | Absent |
| Councilmember Huynh | Yes |
| Councilmember Christensen | Yes |
| Mayor Pro Tem Nordfelt | Yes |
| Mayor Lang | Absent |

Unanimous.

**CONSENT AGENDA**

**A. RESOLUTION 26-60: ACCEPTANCE OF UORG GRANT FOR SUGARPLUM TRAIL**

Mayor Pro Tem Nordfelt 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.

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

Mayor Pro Tem Nordfelt 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.

Upon inquiry by Mayor Pro Tem Nordfelt there were no further questions from members of the City Council, and he called for a motion.

Councilmember Huynh moved to approve Resolution 26-60.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

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|---|---|
| Councilmember Wood | Yes |
| Councilmember Whetstone | Yes |
| Councilmember Harmon | Absent |
| Councilmember Huynh | Yes |
| Councilmember Christensen | Yes |
| Mayor Pro Tem Nordfelt | Yes |
| Mayor Lang | Absent |

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 JUNE 9, 2026 WAS ADJOURNED AT 6:52 PM BY MAYOR PRO TEM NORDFELT.

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, June 9, 2026.

Nichole Camac

Nichole Camac, MMC
City Recorder