WEST VALLEY CITY
City Council Study Meeting
June 23, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JUNE 23, 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 *(electronically)*
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1 (*arrived at 4:39 PM*)
Scott Harmon, Councilmember District 2
Cindy Wood, Councilmember District 4 *(electronically)*

ABSENT:

William Whetstone, Councilmember District 3

STAFF PRESENT:

Ifo Pili, City Manager
Tera Smith, Deputy 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 *(electronically)*
Paula Melgar, HR Director *(electronically)*
Tumi Young, Chief Code Enforcement Officer
Harold Moleni, Administrative Analyst
Travis Crosby, IT
Travis Aiono, Marketing Manager
Brandon Hill, Attorney IV
Jerry Thompson, Chief Building Official

Peggy Calda, Grant Administrator

APPROVAL OF MINUTES OF STUDY MEETING HELD JUNE 9, 2026
The Council considered the Minutes of the Study Meeting held June 9, 2026. There were no changes, corrections or deletions.

Councilmember Don Christensen moved to approve the Minutes of the Study Meeting held June 9, 2026. Councilmember Scott Harmon 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 THE CITY COUNCIL REGULAR MEETING AND SPECIAL REDEVELOPMENT AGENCY MEETING OF JUNE 23, 2026
Mayor Lang advised that several changes had been made to the evening's agendas.

First, two additional items were added to the Consent Agenda for the Regular City Council meeting. The first resolution reappoints Abigail Dizon-Maughan as Chair of the PSRB, and the second appoints Mike Chesnut to the Audit Review Committee.

Second, one item of New Business was added: Resolution 26-83. Brandon Hill explained that the resolution amends and extends the term of the Parking Structure Management and Use Agreement.

Finally, a special Redevelopment Agency meeting was scheduled. Dan Johnson explained that the purpose of the meeting is to consider approval of a Temporary Construction Easement Agreement with Questar Gas Company.

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 Meeting and Special Redevelopment Agency Meeting scheduled later this night.

RESOLUTION 26-77: ADOPT A RESOLUTION AND STATEMENT OF INTENT AND AUTHORIZE THE CITY TO ENTER INTO A MASTER LEASE-PURCHASE AGREEMENT, ESCROW AGREEMENT, AND EXECUTE RELATED DOCUMENTS
Jim Welch, Finance Director, presented proposed Resolution 26-77 that would adopt a resolution and statement of intent and authorize the City to enter into a Master Lease-Purchase Agreement, Escrow Agreement, and execute related documents.

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

> A resolution authorizing the agreement with JPMorgan Chase Bank, N.A. to secure funding to purchase one (1) fire truck for the Fire Department.
>
> Purchase of one (1) Pierce aerial ladder truck and equipment. This lease provides financing for 10 years with annual payments of $235,875.61 at an estimated interest rate of 4.0530%. The actual rate will be determined on the date the contract is executed. The amount to be financed is $1,985,461.00. The total scheduled lease payments are $2,358,756.10. The City will own the equipment at the end of the lease term.
>
> Multiple sourcing options were considered and JPMorgan Chase Bank, N.A. proposed the lowest cost financing for this transaction.

Mayor Lang inquired about the payment structure. Mr. Welch responded that making the payments on an annual basis appeared to be an effective approach.

The City Council will consider Resolution 26-77 at the Regular Council Meeting scheduled July 14, 2026 at 6:30 P.M.

RESOLUTION 26-78: APPROVE AN AMENDMENT TO A DEVELOPMENT AGREEMENT BETWEEN THE CITY, VILLAGE AT RIVER'S EDGE, LLC, AND VILLAGE TOWNHOMES AT RIVER'S EDGE, LLC.
Steve Pastorik, CED Director, presented proposed Resolution 26-78 that would approve an amendment to a development agreement between the City, Village at River's Edge, LLC, and Village Townhomes at River's Edge, LLC.

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

> This resolution authorizes a development agreement amendment between the City and Village at River’s Edge, LLC and Village Townhomes at River’s Edge, LLC to clarify which standards from the original development agreement apply to the apartments and which standards apply to the townhomes.
>
> The City first entered into a development agreement on the subject property at 1251 West 3300 South in 2002. This agreement was replaced with a new one in 2023 that allowed the ground floor commercial space within several mixed-use buildings to be converted to apartments and allowed for new townhomes to be constructed on the site. Standards for the apartments and townhomes were included in the new agreement.

The owner of the property is refinancing the apartment project with a HUD insured loan. HUD is requiring that the development agreement obligations for the apartments and for the townhomes be assigned to different entities. The amendment assigns the apartment obligations to Village at River's Edge, LLC and the townhome obligations to Village Townhomes at River's Edge, LLC. The standards in the agreement remain the same.

The City Council will consider Resolution 26-78 at the Regular Council Meeting scheduled July 14, 2026 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR JULY 14, 2026

A. RESO 26-79: RATIFY THE CITY MANAGER'S APPOINTMENT OF STEVE LEHMAN TO THE WEST VALLEY CITY PLANNING COMMISSION AS AN ALTERNATE MEMBER FOR A TERM FROM JULY 14, 2026 TO JUNE 30, 2029

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 Steve Lehman has been recommended for appointment to fill this vacancy as an alternate member of the Planning Commission. His term will run from July 14, 2026 to June 30, 2029.

Steve was born and raised in Granger Utah. He and his wife Pam built their home on 2200 West in 1997 on property that was farmed by his grandparents since the 1920's. Steve received his education from the University of Utah (though he bleeds blue). He has served as a city planner for 34 years, including 5 years with Sandy City and 29 years with West Valley City. Throughout his career, especially with West Valley City, he has had the opportunity to work with dedicated employees including Planning Commissioners and elected officials who want to guide the City with thoughtful growth in all areas of City Planning.

For Steve, being a City Planner has been a rewarding and positive experience, providing countless opportunities to contribute to projects that improve quality of life and leave a lasting impact on the communities he has been privileged to serve. In his spare time, Steve enjoys working in his yard with his wife, being with family, woodworking, and travel.

B. RESO 26-80: AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY

PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND WARRANTY DEED WITH AND FROM MARISOL OLAYO FOR PROPERTY LOCATED AT 6921 WEST 3500 SOUTH

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

Marisol Olayo has signed a Right-of-way Purchase Agreement, a Warranty Deed and a Temporary Construction Easement in favor of West Valley City for property located at 6921 West 3500 South (14-34-127-001).

The Marisol Olayo property located at 6921 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 Warranty Deed and Temporary Construction Easement will allow for construction on and adjacent to the property owned by the property owner. Compensation for the Warranty Deed, Temporary Construction Easement and improvements in the amount of $3,900.00 was based upon an appraisal prepared by the Fortis Group, LLC.

C. RESO 26-81: AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND WARRANTY DEED WITH AND FROM BARRY RICHINS FOR PROPERTY LOCATED AT 7015 WEST 3500 SOUTH

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

Barry Richins has signed a Right-of-way Purchase Agreement, a Warranty Deed and a Temporary Construction Easement in favor of West Valley City for property located at 7015 West 3500 South (14-34-126-005).

The Barry Richins property located at 7015 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 Warranty Deed and Temporary Construction Easement will allow for construction on and adjacent to the property owned by the property owner. Compensation for the

Warranty Deed, Temporary Construction Easement and improvements in the amount of $15,600.00 was negotiated based upon an appraisal prepared by the Fortis Group, LLC.

D. RESO 26-82: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM VICTOR M. ROBLES HERRERA FOR PROPERTY LOCATED AT 6949 WEST 3500 SOUTH

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

Victor M. Robles Herrera has signed an Easement Purchase Agreement and a Temporary Construction Easement in favor of West Valley City for property located at 6949 West 3500 South (14-34-126-017).

The Victor M. Robles Herrera property located at 6949 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 $900.00 was based upon land values of similar properties in the area.

The Mayor and Council had no further questions or comments.

The City Council will consider all items on the Consent Agenda at the Regular Council Meeting scheduled July 14, 2026 at 6:30 P.M.

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF JULY 14, 2026

The Council agreed to not add any items to the Consent Agenda for the July 14, 2026 Regular City Council Meeting.

COMMUNICATIONS

A. SIGN ORDINANCE DISCUSSION

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

- Commercial and Non-Commercial Signage
    - Commercial signs are used for advertising products, services, or businesses. They aim to promote economic activities and generate revenue for the

advertiser. These signs often include information such as brand names, logos, product descriptions, prices, and contact details.
    - Non-commercial signs convey messages related to non-commercial activities, such as political, ideological, religious, or personal expression. Non-commercial signs are protected under the First Amendment of the United States Constitution, which guarantees freedom of speech.
- Signs Allowed in R-1 and A Zones
    - Flags, non-commercial
    - New Development Sign (allowed to be off-site)
    - Plate Sign
    - Property Sign
    - Residential Construction Sign
    - Temporary Noncommercial Sign
- Signs Prohibited on Fences

Mayor Lang reported receiving an email from a resident requesting that the City review and amend residential sign regulations as they apply to home-based businesses. She noted that the resident suggested allowing signs ranging from 6 to 15 square feet, which she felt was excessive, but she sought input from the Council.

Councilmember Harmon indicated that he did not support the proposed change. Councilmember Nordfelt stated that he strongly favored keeping the current sign ordinance unchanged.

Mayor Lang indicated that she would respond to the resident. Councilmember Christensen noted that he believed all Councilmembers had received the same email.

The Mayor and Council had no further questions or comments.

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

The Mayor and Council had no potential future agenda items.

B. COUNCIL REPORTS

COUNCILMEMBER HARMON

Councilmember Harmon reported that WestFest was a great success, with the parade being a particular highlight. He requested a post-event debrief covering overall event outcomes, as well as security and public safety operations.

COUNCILMEMBER CHRISTENSEN

Councilmember Christensen commented on the large attendance at WestFest, noting that the crowd on Saturday night was so substantial that he was unable to find parking within four blocks of the fireworks display. He also remarked that the new regulations implemented for the event contributed to a smoother and more efficient experience.

MAYOR LANG

Mayor Lang agreed that WestFest was a great success and asked whether vendors could begin setting up immediately following the parade to help reduce the gap between scheduled events. She also reported attending two retirement celebrations within the Police Department, as well as a swearing-in ceremony for newly hired police officers.

COUNCILMEMBER WOOD

Councilmember Wood reported attending the Newton Farms Park Plan Community Meeting at the Fitness Center. She noted that a conceptual design was presented and expressed appreciation for the strong community engagement. Residents shared numerous ideas and preferences regarding park amenities and features, and she stated that it will be beneficial to see the park project completed.

MOTION TO ADJOURN

Upon motion by Councilmember Scott Harmon all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL THE STUDY MEETING ON TUESDAY JUNE 23, 2026 WAS ADJOURNED AT 4:58 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, June 23, 2026.

Tera Smith

Tera Smith
Deputy City Recorder