



WEST VALLEY CITY

City Council Regular Meeting Minutes July 14, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC REGULAR SESSION ON TUESDAY, JULY 14, 2026 AT 6:30 P.M. AT WEST VALLEY CITY HALL, COUNCIL CHAMBERS, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2 (*electronically*)
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
Niclas Hales, Acting 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 (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Travis Crosby, IT

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OPENING CEREMONY- COUNCILMEMBER LARS NORDFELT

Councilmember Lars Nordfelt recognized the 250th anniversary of the Declaration of Independence by reflecting on its historical significance. He shared excerpts from a letter written by John Adams to his wife, Abigail, expressing Adams' optimism and hope despite the challenges facing the nation in 1776. Councilmember Nordfelt encouraged continued appreciation for the nation's constitutional democratic republic and expressed confidence that, despite current and future challenges, the country can continue to persevere. He asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 23, 2026

The Council considered the Minutes of the Regular Meeting held June 23, 2026. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Regular Meeting held June 23, 2026. Councilmember Huynh seconded the motion.

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

WESTFEST COMMITTEE RECOGNITIONS

Craig Thomas, Community and Culture Director, introduced members of the WestFest Committee.

Michael Finch, Chair of the WestFest Committee, thanked the Mayor, City Council, City administration, and staff across all departments for their support in making this year's WestFest a success. He provided a brief history of the festival, noting its origins more than 65 years ago as the Granger-Hunter Area Celebration before being renamed WestFest in 1976. He explained that the event has evolved to celebrate West Valley City's anniversary and the community's cultural diversity while maintaining its focus on family, food, and community. Michael also reviewed the festival's transition to Centennial Park and its incorporation into the City's Parks and Recreation Department, explaining that the partnership preserved opportunities for local entertainers, vendors, and small businesses. He expressed appreciation for the City's continued partnership and encouraged ongoing collaboration to preserve WestFest's longstanding mission and traditions.

Jordan Travis, a member of the WestFest Committee, expressed his appreciation for WestFest and its importance to the community. He shared that the event helped welcome his family to West Valley City and described it as a reflection of the City's culture, people,

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food, and community spirit. Jordan praised the quality of the festival, calling it a signature community event and an annual kickoff to summer, and expressed his enthusiasm for continuing to serve alongside the WestFest Committee and City staff in the years ahead.

Karen Morris, Chair of the WestFest Committee, thanked the Mayor, City Council, City administration, staff, volunteers, vendors, and public safety personnel for their collective efforts in making WestFest 2026 a success. She described the event as "uneventful" in the best sense, explaining that providing a safe, well-organized festival had been the committee's primary goal. Karen highlighted the exceptional collaboration among City departments, recognized the contributions of Parks and Recreation staff, Public Works, Police, Fire, vendors, food trucks, carnival staff, and committee volunteers, and expressed appreciation for their flexibility and dedication. She concluded by looking ahead to the festival's upcoming 50th anniversary under the WestFest name and reaffirmed her commitment to preserving the event as a valued community tradition.

PUBLIC COMMENT PERIOD

Shane Manwaring, a candidate for Salt Lake County Sheriff, introduced himself to the Council and shared his background in military service and law enforcement. He stated that, if elected, his priorities would include improving the efficiency of the jail booking process to reduce the amount of time officers spend away from their communities and addressing challenges related to the jail's capacity and the cycle of repeat arrests involving individuals struggling with substance use. He said his goal is to strengthen partnerships with local law enforcement agencies, including the West Valley City Police Department.

Kent Davis, the Republican nominee for Salt Lake County District Attorney, introduced himself and summarized his background in military service, federal and local prosecution, and legal leadership. He emphasized his commitment to collaboration and stated that, if elected, he would work closely with West Valley City's Police Department, City Prosecutor, and elected officials to better understand the City's public safety needs. Kent said he believes effective leadership requires listening to those doing the work and pledged to improve communication and strengthen partnerships with local governments to support the criminal justice system and community safety.

Richard Nowak, a candidate for Utah House District 25, introduced himself and outlined several legislative priorities. He said he would pursue changes to state law that would allow greater use of water-efficient landscaping options, including xeriscaping, as an alternative to existing landscaping requirements. He also discussed concerns related to crime and behavioral health, stating that he would support measures to improve access to mental health services for individuals involved in the criminal justice system. Richard expressed

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his desire to work with local officials and fellow legislators to address issues affecting West Valley City and surrounding communities.

Jim Vesock suggested the City consider creating a West Valley City-specific resident discount or promotional program similar to one offered in Salt Lake City. He also shared concerns about the proposed indoor sports facility, questioning its financial feasibility, the surrounding area's suitability, and whether the project would provide a sufficient return on investment. Additionally, Jim referenced information he learned at a recent gang conference regarding illegal drug trafficking and encouraged the City to monitor potential state and federal funding distributions related to law enforcement efforts. He concluded by asking why one of the City's parks did not have public Wi-Fi, noting that he believed the service had been expanded during the COVID-19 pandemic.

Mike Markham commented on several City issues. He expressed support for additional broadband providers serving West Valley City but shared concerns about utility installation practices and communication with contractors. He also encouraged the City to focus on improving the appearance of properties along the 4100 South corridor, suggesting that property maintenance issues extend beyond fencing and should receive greater attention. Markham further stated that redevelopment of the RDA property should prioritize uses that generate economic activity and tax revenue for the City.

Joshua Magers, a West Valley City resident, encouraged the Council to consider updating the City's sign regulations for home-based businesses. He explained that current restrictions make it difficult for licensed home businesses to identify their locations and suggested allowing modest, professionally designed yard or fence signs subject to reasonable standards for size, placement, lighting, and appearance. Majors stated that such changes could support local entrepreneurship while maintaining neighborhood aesthetics. He also encouraged the Council to consider whether existing regulations appropriately balance neighborhood interests with the property rights of homeowners and the needs of modern home-based businesses.

Ryan Mahoney, a candidate for Utah Senate District 13, introduced himself and expressed his appreciation for the opportunity to engage with the Council over the past year. He said that, if elected, he hopes to continue working collaboratively with City officials and encouraged them to reach out regarding legislative issues affecting the City. Ryan also voiced support for policies that assist small and home-based businesses, stating that they are an important part of West Valley City's local economy.

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Walt Sorensen, a longtime West Valley City resident, praised the City's community events, including WestFest, but encouraged the Council to carefully consider the unintended consequences of future policies and ordinances. He expressed support for reducing regulatory barriers affecting small and home-based businesses and used the "cobra effect" as an example of how well-intentioned policies can produce unintended outcomes. Walt also voiced concern over reports that the Highbury master association may seek to transfer ownership and maintenance of its common areas to the City, urging the Council to oppose such a proposal if it comes before them.

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

Mayor Lang 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.

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

Councilmember Nordfelt moved to approve Resolution 26-77.

Councilmember Wood seconded the motion.

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A roll call vote was taken:

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

Unanimous.

RESOLUTION 26-78: APPROVE AN AMENDMENT TO A DEVELOPMENT AGREEMENT BETWEEN THE CITY, VILLAGE AT RIVER'S EDGE, LLC, AND VILLAGE TOWNHOMES AT RIVER'S EDGE, LLC.

Mayor Lang 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

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the townhome obligations to Village Townhomes at River's Edge, LLC. The standards in the agreement remain the same.

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

Councilmember Christensen moved to approve Resolution 26-78.

Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

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

Unanimous.

CONSENT AGENDA

A. 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

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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).

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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.

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

Councilmember Wood moved to approve all items on the Consent Agenda.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

MOTION TO ADJOURN

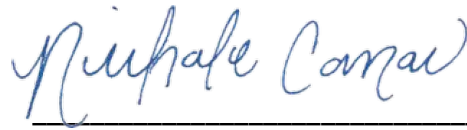
Upon motion by Councilmember Huynh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL THE REGULAR MEETING ON TUESDAY JULY 14, 2026 WAS ADJOURNED AT 7:15 PM BY MAYOR LANG.

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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, July 14, 2026.



Nichole Camac, MMC
City Recorder