WEST VALLEY CITY
City Council Study Meeting
July 28, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, JULY 28, 2026 AT 4:32 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 KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3
Cindy Wood, Councilmember District 4

ABSENT:

Lars Nordfelt, Councilmember At-Large

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Ryan Robinson, Acting City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CD Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, ED Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Kim Foster, Acting HR Director *(electronically)*
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst

Ken Cushing, IT
Coby Wilson, Public Works
Andy Carroll, ED

APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 14, 2026
The Council considered the Minutes of the Study Meeting held July 14, 2026. There were no changes, corrections or deletions.

Councilmember Wood moved to approve the Minutes of the Study Meeting held July 14, 2026. Councilmember 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 REGULAR CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETINGs OF JULY 28, 2026
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 or Special Redevelopment Agency Meeting scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR AUGUST 11, 2026

A. **ACCEPT PUBLIC INPUT REGARDING THE FINAL BUDGET FOR WEST VALLEY CITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2026, AND ENDING JUNE 30, 2027**
Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 11, 2026 in order for the City Council to hear and consider public comments regarding the Final Budget for West Valley City for the Fiscal Year Commencing July 1, 2026, and Ending June 30, 2027.

Proposed Resolution 26-89 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 26-89, ADOPT A FINAL BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027
Jim Welch, Finance Director, discussed proposed Resolution 26-89 that would adopt a final budget for West Valley City for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027.

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

> This resolution adopts the final budget for West Valley City for the 2026-2027 fiscal year and sets a date for public comment at a hearing to be held on August 11, 2026.
>
> West Valley City will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2026-2027.
>
> The Property Tax Impact Schedule is Available Separately from All Other Budget Documents. It is Available on the Website, Attached to this Agenda, and in Person in this Meeting.

Jim presented the required disclosures and public notices associated with the proposed FY budget and Truth in Taxation process. He explained that state law now requires additional public statements and noted that the narrative accompanying the final budget adoption will be presented at the August 11 meeting. He reported that the proposed final budget is unchanged from the tentative budget previously presented.

Jim reviewed the required property tax impact statement, explaining that the proposed property tax increase is approximately 5%. He reiterated that the additional revenue is intended to fund nine new firefighter positions and employee compensation adjustments for police department personnel. He also reviewed the published Truth in Taxation notice, tax rate history, and the judgment levy, noting that this year's judgment levy is approximately $41,000, significantly lower than in prior years. He explained that the City continues to include the judgment levy in the Truth in Taxation process to recover eligible one-time losses from qualifying tax appeals and to provide an opportunity to educate the public about property taxes. Finally, he reviewed the combined countywide public notice listing all taxing entities considering property tax increases.

The City Council will consider Resolution 26-89 at the Regular Council Meeting scheduled August 11, 2026 at 6:30 P.M.

PUBLIC HEARINGS SCHEDULED FOR AUGUST 25, 2026

A. **ACCEPT PUBLIC INPUT REGARDING THE ADOPTION THE 2026 WEST VALLEY CITY ENGINEERING STANDARDS**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 25, 2026 in order for the City Council to hear and consider public comments regarding the adoption the 2026 West Valley City Engineering Standards.

Proposed Resolution 26-31 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-31: ADOPT THE 2026 WEST VALLEY CITY ENGINEERING STANDARDS

Coby Wilson, City Engineer, presented proposed Ordinance 26-31 that would adopt the 2026 West Valley City Engineering Standards.

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

> The Engineering Division of the Public Works Department has developed Engineering Standards to ensure quality and uniform construction of public improvements in West Valley City. The Engineering Standards were last modified and adopted by the City Council on August 25, 2020. Changes to these standards are periodically recommended to improve construction practices on public infrastructure.
>
> This update to the City's Engineering Standards is intended to align West Valley City's requirements with the latest Utah Chapter APWA Standards and Specifications and to incorporate a limited number of City-specific revisions. The current standards still reference the 2017 APWA edition because the new version anticipated under APWA's former five-year update cycle was not released in 2022. APWA has now published its 2026 standards and has transitioned to an annual update process. The City is therefore updating its standards to adopt the latest available APWA standards and to clarify certain local requirements. These changes will help keep the City's standards current and provide more consistent guidance for design and construction.

The City Council will consider Ordinance 26-31 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

B. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-2-2026, FILED BY WEST VALLEY CITY, REQUESTING AN AMENDMENT TO THE ZONING ORDINANCE TO UPDATE STANDARDS FOR HIGH-IMAGE ARTERIAL STREETS, ALIGN WITH PROPOSED CHANGES TO THE CITY'S ENGINEERING STANDARDS, AND ADDRESS CITY INSTALLED STREET TREES**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 25, 2026 in order for the City Council to hear and consider Application ZT-2-2026, Filed by West Valley City, Requesting an Amendment to the Zoning Ordinance to Update Standards for High-Image Arterial Streets, Align with Proposed Changes to the City's Engineering Standards, and Address City Installed Street Trees.

Proposed Resolution 26-32 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-32: AMEND SECTIONS 7-10-102, 7-10-103, 7-10-204, 7-10-300P, 7-10-301, 7-10-302, AND 7-11-209 AND ENACT SECTION 7-2-129 TO UPDATE STANDARDS FOR HIGH-IMAGE ARTERIAL STREETS, ALIGN WITH PROPOSED CHANGES TO THE CITY'S ENGINEERING STANDARDS, AND ADDRESS CITY INSTALLED STREET TREES

Steve Pastorik, CD Director, presented proposed Ordinance 26-32 that would amend Sections 7-10-102, 7-10-103, 7-10-204, 7-10-300P, 7-10-301, 7-10-302, and 7-11-209 and Enact Section 7-2-129 to Update Standards for High-Image Arterial Streets, Align with Proposed Changes to the City's Engineering Standards, and Address City Installed Street Trees.

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

The proposed changes:

- add SR 111 (Bacchus Highway) and Brud Drive east of Mountain View Corridor to the list of High-Image Arterial Streets,
- clarify that the 20 feet of landscaping required along High-Image Arterial Streets begins at the edge of the public right-of-way,
- remove the streetlight specifications for lights along 3300/3500 South, Redwood Road, and 5600 West (the specifications are in the City’s Engineering Standards),

- require consistent streetlights along 3500 South between 2700 West and 6000 West,
- modify drainage requirements for new subdivisions, and
- address City-installed street trees.

Councilmember Wood clarified where street trees maintained by the City are located.

The City Council will consider Ordinance 26-32 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

C. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-3-2026, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO CHANGE THE STANDARDS FOR FENCES IN THE FRONT YARD OF PROPERTIES WITH FRONTAGE ON 4100 SOUTH**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 25, 2026 in order for the City Council to hear and consider Application ZT-3-2026, Filed by West Valley City, Requesting a Zone Text Change to Change the Standards for Fences in the Front Yard of Properties with Frontage on 4100 South.

Proposed Ordinance 26-33 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-33: AMEND SECTION 7-2-114 TO CHANGE THE STANDARD FOR FENCES IN THE FRONT YARD OF PROPERTIES WITH FRONTAGE ON 4100 SOUTH

Steve Pastorik, CD Director, presented proposed Ordinance 26-33 that would amend Section 7-2-114 to Change the Standard for Fences in the Front Yard of Properties with Frontage on 4100 South.

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

> At the request of the Public Works Department, the City Council passed Ordinance 21-03 on 1/26/2021. This ordinance required all new fences in the front yards of properties with frontage on 4100 South to be black ornamental iron or aluminum that met certain rail specifications.

At the request of a property owner along 4100 South who wanted to install a different type of fence along 4100 South, the City Council discussed the 2021 fence ordinance during their study meetings on 5/12/2026 and 6/9/2026. Following the discussion on 6/9, the Council directed staff to amend the ordinance to allow other fence materials along 4100 South except for chain-link fences.

The City Council will consider Ordinance 26-33 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

D. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-3-2026, FILED BY ROBBIE THOMSON, REQUESTING A GENERAL CHANGE FROM NON-RETAIL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) AND A ZONE CHANGE FROM RB (RESIDENTIAL BUSINESS) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL) FOR PROPERTY LOCATED AT 5548 WEST 4100 SOUTH**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled August 25, 2026 in order for the City Council to hear and consider Application GPZ-3-2026, Filed by Robbie Thomson, Requesting a General Change from Non-Retail Commercial to Medium Density Residential (7 to 12 units/acre) and a Zone Change from RB (Residential Business) to RM (Multiple Unit Dwelling Residential) for Property Located at 5548 West 4100 South.

Proposed Ordinances 26-34, 26-35 and Resolution 26-90 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-34: AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM NON-RETAIL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL (7 TO 12 UNITS/ACRE) FOR PROPERTY LOCATED AT 5548 WEST 4100 SOUTH

Steve Pastorik, CD Director, presented proposed Ordinance 26-34 that would amend the General Plan to Show a Change of Land Use from Non-Retail Commercial to Medium Density Residential (7 to 12 units/acre) for Property Located at 5548 West 4100 South.

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

> The applicant was originally proposing to construct a 22-unit, three-story, for-sale townhome development. However, after feedback from the Commission, the latest proposal includes 21 units with three-story units on the west side and two-story units on the east side. The proposed density of the project including the R-1-8 zoned north area of the property needed for the road and the two narrow strips of property extending to 4100 South is 9.1 units/acre (21 units on 2.3 acres). All units would be front-loaded with 2-car garages and include 3 bedrooms. All garages have driveways that are deep enough to park in.

ACTION: ORDINANCE 26-35: AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FROM RB (RESIDENTIAL BUSINESS) TO RM (MULTIPLE UNIT DWELLING RESIDENTIAL) FOR PROPERTY LOCATED AT 5548 WEST 4100 SOUTH

Steve Pastorik, CD Director, presented proposed Ordinance 26-35 that would amend the Zoning Map to Show a Change of Zone from RB (Residential Business) to RM (Multiple Unit Dwelling Residential) for Property Located at 5548 West 4100 South.

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

> The applicant was originally proposing to construct a 22-unit, three-story, for-sale townhome development. However, after feedback from the Commission, the latest proposal includes 21 units with three-story units on the west side and two-story units on the east side. The proposed density of the project including the R-1-8 zoned north area of the property needed for the road and the two narrow strips of property extending to 4100 South is 9.1 units/acre (21 units on 2.3 acres). All units would be front-loaded with 2-car garages and include 3 bedrooms. All garages have driveways that are deep enough to park in.

ACTION: RESOLUTION 26-90: AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH UTAH LAND CO, LLC FOR APPROXIMATELY 2.3 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 5548 WEST 4100 SOUTH

Steve Pastorik, CD Director, presented proposed Resolution 26-90 that would authorize the City to Enter Into a Development Agreement with Utah Land CO, LLC for Approximately 2.3 Acres of Property Located at Approximately 5548 West 4100 South.

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

> Robbie Thomson has submitted a General Plan/zone change application (GPZ-3-2026) on property at 5548 West 4100 South to change the General Plan from Non-Retail Commercial to Medium Density Residential (7 to 12 units/acre) and the zoning from RB (Residential Business) to RM (Multiple Unit Dwelling Residential). The Planning Commission recommended approval of the application subject to a development agreement.
>
> The proposed development agreement addresses the number and size of units, architecture, fencing, parking, building setbacks, height restrictions, and rental restrictions.

Councilmember Wood asked if there are rental restrictions. Steve replied yes and noted that these are primarily owner occupied with a certain percentage allowed for rentals. Councilmember Wood asked what would happen with the two small pieces that extend to 4100 South. Steve explained that the narrow open space areas shown on the plan are proposed as common areas with a pedestrian connection extending to the sidewalk along 4100 South. He noted that the parcels are too narrow to accommodate residential units or active recreation amenities, making landscaped open space and pedestrian access the most appropriate use.

Councilmember Whetstone asked what the traffic impact would be going into the existing neighborhood. Steve explained that vehicular access from 4100 South was not included because, after consultation with Public Works, staff determined it was not appropriate due to the site's proximity to 5600 West. He noted that the proposed townhome development is expected to generate a relatively low volume of traffic—approximately six vehicle trips per unit per day—and stated that the project is not anticipated to have a significant impact on the surrounding neighborhood.

Councilmember Harmon asked about provisions in the development agreement related to exterior stairways, noting that he did not recall seeing similar language in previous development agreements. Steve explained that the development agreement incorporates the City's existing design standards, including provisions related to exterior stairways, by reference to the municipal code. He noted that this practice has been adopted for most townhome and apartment developments to preserve the City's design requirements in the event future state legislation limits local authority over development standards. He clarified that the developer is not proposing exterior stairways and that the provision is included solely because it is part of the City's standard design requirements.

The City Council will consider Ordinances 26-34, 26-35 and Resolution 26-90 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

RESOLUTIONS SCHEDULED FOR AUGUST 25, 2026

RESOLUTION 26-91: AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH TRC LEXINGTON, LLC FOR APPROXIMATELY 3.2 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2325 WEST 3650 SOUTH
Steve Pastorik, CD Director, presented proposed Resolution 26-91 that would authorize the City to Enter Into a Development Agreement with TRC Lexington, LLC for Approximately 3.2 Acres of Property Located at Approximately 2325 West 3650 South

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

The property owner, TRC Lexington, LLC, has requested a development agreement on 3.2 acres of the 10.3-acre development known as the Lexington Park Apartments. At the time the Lexington Park Apartments were approved in 1990, the City entered into a development agreement that capped the density at 8 units/acre, which is basically the current density. The property owner would like to build 31 new townhomes on the large open space area that exists between the existing apartments and I-215. Doing so would increase the overall density to 10.9 units/acre. In exchange for allowing the density to exceed 8 units/acre as required in the 1990 development agreement, the property owner is proposing to:

- extend 3650 South to the west and terminate it in a cul-de-sac and
- pay the City $500,000 for either park improvements or a new or renovated fire station.

The proposed development agreement also includes the following code exception requests:

- Private streets are prohibited. A private street is proposed for the north/south street.
- Garage doors are limited to 60% of the front elevation. 63% is requested.

- A minimum of 25% of the front elevation is required to be windows. 17% is requested.

Councilmember Wood asked if there is a specific park that the money could potentially be used for. Steve replied that it would be determined by the City but noted that he believes staff would recommend using the funds for the Fire Station.

Councilmember Christensen expressed concern about the proposal to include a private street, noting that the Council had previously discussed limiting the use of private streets in future developments. Steve explained that the proposed private street is driven by the site's physical constraints. He noted that existing utility easements prevent the buildings from being shifted farther west, and that a public street would require additional width, reducing the number of developable units. He stated that accommodating a public street and cul-de-sac would significantly decrease the project's density and could make the development economically impractical. Councilmember Christensen stated that he is concerned about on-street parking becoming a problem and potentially causing issues for emergency response vehicles. Steve explained that the site plan includes designated guest parking areas, but the private street is not wide enough to safely accommodate on-street parking. He noted that additional parking would interfere with driveways and vehicle circulation, requiring those areas to be designated as no parking. He added that, because the roadway would be privately owned, enforcement of parking restrictions would be the responsibility of the homeowners association (HOA).

Councilmember Whetstone asked if the HOA would be separate from the Lexington Apartments. Steve explained that maintenance responsibilities differ between apartment complexes and private streets serving townhomes. He noted that apartment complexes are maintained by a single property owner or management company, while the proposed private street would be maintained by a homeowners association consisting of the townhome owners. He clarified that the apartment management company would remain responsible for maintaining the apartment buildings, parking areas, and other associated improvements outside of the private street. Councilmember Whetstone asked for clarification regarding the timing of the developer's required contribution, noting that earlier discussions referenced payment when building permits were issued, while the development agreement appeared to require payment after certificates of occupancy had been issued for approximately half of the units. Steve explained that the development agreement requires the developer's contribution to be made before certificates of occupancy are issued, ensuring the City has leverage to secure the payment before the project is completed. He noted that if the Council preferred, the agreement could be amended to require payment at an earlier stage, such as before building permits are issued, similar to other projects where required improvements must be completed before permits are granted.

Councilmember Huynh expressed support for the proposed developer contribution to assist with funding a future fire station but voiced concern about approving a private street in exchange for a financial contribution. He emphasized the importance of applying development standards consistently and stated that allowing exceptions based on monetary contributions could create an undesirable precedent for future developments. He indicated that he would prefer to maintain the City's standards regarding public streets rather than approve a private street under those circumstances.

Mayor Lang asked where extra parking would be provided for the 6 lots on 3650 South. Steve replied that the overall parking requirement for the project is being met. Mayor Lang noted that she believes people will park on 3650 South rather than walk further into the development. Mayor Lang expressed concerns about the long-term challenges associated with private streets, noting that issues such as utility maintenance, parking enforcement, and homeowner disputes often become City concerns over time. She stated a preference for a public street over a private street, acknowledging that while she was not qualified to evaluate the design tradeoffs, she believed a public street would better serve the City in the long term.

Upon inquiry by Mayor Lang, Ashley Atkinson, representing the applicant, stated that she is unsure how many units would be lost if the street were to be public. She noted that she would work with the engineering team to see what a reconfigured plan might look like. She noted that one reason the townhomes weren't designed to be placed further west was because of the existing large trees that would provide a buffer for the townhomes next to I-215.

The City Council will consider Resolution 26-91 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

RESOLUTION 26-92: AUTHORIZE AN AMENDMENT TO THE 2025 SCHOOL RESOURCE OFFICER INTERLOCAL AGREEMENT WITH GRANITE SCHOOL DISTRICT

Colleen Jacobs, Police Chief, presented the proposed resolution that would authorize an amendment to the 2025 School Resource Officer Interlocal Agreement with Granite School District.

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

> This resolution continues our agreement with the Granite School District for another five years with a year to year reoccurring agreement thereafter.
>
> The Police Department has cited many benefits from having two detectives assigned to Granger High School as resource officers. This partnership is beneficial for all parties and has fostered professional relationships with Granger High School administration and the Granite School District Police Department.

Chief Jacobs stated that there were some last minute changes and the agreement is not ready to be discussed.

The City Council will consider Resolution 26-92 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

RESOLUTION 26-93: AUTHORIZE THE CITY TO PROCEED WITH ATOMAI AS THE REPLACEMENT PLATFORM FOR THE CITY'S CURRENT CITYWORKS/TRIMBLE SYSTEM
Jeni Erkilla, IT, presented the proposed resolution that would authorize staff to proceed with AtomAI as the replacement platform for the City's current Cityworks/Trimble system.

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

> West Valley City currently uses Cityworks/Trimble for permitting, inspections, code enforcement, business licensing, asset management, work orders, public portal services, service requests, plan review submissions, and online payments. The City issued an RFP to evaluate replacement options. After reviewing proposals, including submissions involving Trimble and other vendors, the staff selected AtomAI as the preferred solution
> AtomAI provides a modern, cloud-based platform for asset management, work orders, service requests, permitting, licensing, inspections, code enforcement, reporting, dashboards, public portal services, and mobile field operations.
>
> The project will be implemented in phases. Public Works Asset Management is planned to go live in February 2027. The Enterprise Permit Management phase, including permitting, licensing, code enforcement, inspections, public portal functions, and related services, has a targeted go-live date of June 25, 2028. Key benefits include a Modern Google Cloud-based platform, Google Maps and ArcGIS integration, a more intuitive user experience, Improved mobile tools for field staff,

AI-supported reporting and dashboards, AI assistance for portal applicants and public users, and potential future use for Fleet and Parks & Recreation.

Cityworks has supported many core City operations for several years. However, the required transition to Trimble Unity would be a major system change rather than a simple renewal. It would require significant staff time, process changes, training, and additional cost, while still leaving uncertainty about whether the City can retain all current functionality.

Mayor Lang asked if animal licensing will be able to be part of the new system. Jeni replied that this could be accommodated but staff would need to look into the needs of the Animal Shelter and their current operating system, Chameleon.

The City Council will consider Resolution 26-93 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

RESOLUTION 26-94: AUTHORIZE A RESTATED AND AMENDED ARENA FOOD AND BEVERAGE AGREEMENT WITH DIAMOND CONCESSIONS OF UTAH, INC.

Andy Carroll, Economic Development, presented the proposed resolution that would authorize a renegotiated Restated and Amended Arena Food and Beverage agreement between WVC and Diamond Concessions of Utah, Inc.

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

- The original agreement between WVC and Diamond Concessions of Utah, Inc. dated June 11, 2002 provided the following:
  - WVC was not entitled to any concession's fees generated from Utah Grizzlies games, but WVC did receive a fee of 10.0% of all luxury suites F&B revenue
  - WVC received F&B fees for <u>all</u> concerts and events at the following rates:
    - 35.0% of all arena concessions revenue up to $250,000 in WVC earned fees
    - 20% of all arena concessions revenue above $250,000 in WVC earned fees
    - 10.0% of all arena luxury suites and catering revenue
  - As the agreement was subsequent to the 2002 Salt Lake Olympic Games, it did not provide for any circumstances that would allow WVC to grant

future exclusive arena F&B rights to the Olympic Committee under a new Olympic Venue Use Agreement

- The newly stated and amended agreement provides the following:
  - Removal of any reference from the Utah Grizzlies and thus any exceptions from WVC's benefits in the agreement
  - An improvement of the F&B fee structure paid to WVC in the agreement to:
    - 35.0% of all arena concessions revenue
    - 22.5% of all arena suite and catering revenue
    - 35.0% of all F&B revenue from any future arena bars or clubs
  - New language providing that, should the venue be contracted as an Olympic Venue, the Olympic Committee may be granted all F&B rights at the venue throughout the Olympic term, and the Committee may select any F&B provider during this term

Councilmember Whetstone asked why Diamond Concessions has the option for two five year renewals and the City does not. After brief discussion, Ifo stated that he would look into this but noted that the ability to terminate is more important than the need to extend. Councilmember Harmon asked if there will be another agreement with the Olympic Committee regarding revenue during the Olympics. Andy replied yes.

The City Council will consider Resolution 26-94 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR AUGUST 25, 2026

A. **ACCEPT RESOLUTION 26-95: APPOINT KATIE ALLEN, ROSALIA PERALTA, AND STEPHANY MURGUIA TO THE HEALTHY WEST VALLEY CITY COMMITTEE**

Mayor Lang discussed Resolution 26-95 that would appoint Katie Allen, Rosalia Peralta, and Stephany Murguia to the Healthy West Valley City Committee

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

> A resolution appointing Katie Allen, Rosalia Peralta, and Stephany Murguia, to the Healthy West Valley City Committee for a term commencing August 25, 2026 and ending May 31, 2029.

Members of the Healthy West Valley City Committee are appointed for a four year term by the City Manager with the advice and consent of the City Council.

The City Council will consider Resolution 26-95 on the Consent Agenda at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF AUGUST 25, 2026
The Council agreed to add Resolutions 26-93 and 26-94 all items to the Consent Agenda for the August 25, 2026 Regular City Council Meeting.

COMMUNICATIONS
A. BANGERTER HIGHWAY PROJECT UPDATE
Marwan Farah, UDOT, presented a PowerPoint Presentation summarized as follows:

- Schedule
- Bangerter Interchanges
- Shared Use Path
- Parkway Blvd Interchange
    - Bangerter goes over Parkway Boulevard
    - New pedestrian crossing
- 3100 South Grade-Separation
    - Bangerter goes over with no on or off ramps
    - Aqueduct moving to the east
    - New pedestrian crossing
- 3100 South Interchange
    - Bangerter goes over 3500 South
    - Aqueduct moving to the east
    - New pedestrian crossings
- 4100 South Interchange
    - Alignment needs to be finalized:
        - Over:
            - No additional WVC cost
    - Hybrid:
        - MOU Agreement
        - WVC cost of $4M
        - 1-year traffic shutdown of 4100 South
    - New pedestrian crossings

- 4100 South- Hybrid or Overpass

Councilmember clarified that if there is an overpass at 4100 South, there won't be a need for a one year shut down for east to west traffic. Marwan replied yes. He noted that there would be minor shutdowns from time to time as necessary but not a full year. Councilmember Harmon asked if pedestrian tunnels have been discussed. Marwan replied that this portion of the project is to establish alignments and the discussion of pedestrian tunnels or bridges would be a future decision. Councilmember Harmon stated that the Council is very strongly opposed to pedestrian tunnels. He noted that there is a tunnel near the Stonebridge Golf Course that frequently has issues with homeless activity.

Councilmember Wood expressed concern regarding the pedestrian paths. She noted that these paths are not located all the way down Bangerter. Marwan replied that this is correct but noted that the Legislature is requiring more of them so they will need to be incorporated for the remaining of the Bangerter project. Councilmember Wood asked if the Granger High athletic fields will be impact. Marwan replied no.

Members of the City Council had no further questions or concerns.

B. PSRB UPDATE

Abigail Dizon-Maughan, PSRB Chair, presented a PowerPoint Presentation summarized as follows:

- Summary
  - Covers Q1 and Q2 2026
- January- March 2026
  - 259 in-policy reviews; 0 out-of-policy; 4 sent back for more information;
  - Internal affairs activity: 1 Internal Affairs case with 4 sustained allegations resulting in a 160 hour suspension
- April- June 2026
  - 296 in-policy reviews; 0 out-of-policy; 9 sent back
  - No Internal Affairs incidents

Members of the City Council had no further questions or concerns.

C. WEST NILE VIRUS REPORT

Councilmember Christensen presented a PowerPoint Presentation summarized as follows:

- Quick History
  - US History of West Nile
    - First identified in New York in 1999.
    - Became established throughout the continental U.S. by the early 2000s.
    - Remains the nation's leading mosquito-borne disease.
    - 2025: 1,862 reported cases and 134 deaths nationwide
  - Utah History of West Nile
    - WNV arrived in Utah in the early 2000s and remains endemic.
    - Case counts fluctuate yearly.
    - 2025 saw an increase of virus activity in Utah
      - 48 reported human cases, 30 neuroinvasive cases, 4 deaths
  - Overview of Transmission
  - How does the District identify West Nile?
    - Currently, we run 67 traps a week.
      - 42 of the traps target mosquitoes that are searching for blood meals (actively biting)
      - 17 of those traps target mosquitoes that are laying their eggs
      - 8 of those traps are used to pick up potential incursions of invasive species.
    - We fully speciate (divide the mosquitoes by species) all traps
    - Mosquitoes capable of carrying West Nile Virus (Culex Pipiens and Culex Tarsalis) are divided into groups of 50 and tested. We call these groups pools
    - We process the mosquitoes and extract RNA. We analyze the RNA for signs of West Nile Virus and other diseases
    - Dan notifies the Board Member of the corresponding municipality
      - In the corresponding email will be an approximate location of the detection
      - Also included is a link to the District's media file
      - NO ACTION IS REQUIRED FROM THE MUNICIPALITY
    - Internally, a ½ mile radius indicator will show up for all of our technicians signifying a West Nile Virus detection

        - Further steps will be taken if deemed necessary, including: additional treatments, additional trapping, and "fogging".
    - 2026 Current West Nile Virus
        - Incredibly Early Detection of West Nile Virus
            - Salt Lake City Mosquito Abatement District had its first positive in mid-June, nearly a month before the standard first detection.
            - Our first detection was July 8th on traps hung July 6-7th. Around 3 weeks earlier than last year (end of July).
            - Our standard detection is normally in week 29-30 of a year (middle to end of July)
            - Utah had an early human case in June
        - Active and ongoing detection rates up and down the Wasatch Front
    - Impact of mild winter and early warming on mosquito populations
    - Spatial Convergence Mechanism: How drought drives abbovirus epidemics

Members of the City Council had no further questions or concerns.

D. CHAIN LINK FENCE DISCUSSION

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

- Current Code: Chain-link fences are allowed everywhere except in front yards of properties that front 4100 South.
- Option 1: Chain-link fences are allowed everywhere except in front yards of properties that front on a High-Image Arterial Street.
- Option 2: Chain-link fences are prohibited in all front yards except those within the M (Manufacturing) zone.

Members of the City Council had no further questions or concerns.

E. COUNCIL CALENDAR

Mayor Lang referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events.

Members of the City Council had no further questions regarding the Council Update.

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Whetstone requested a communication item related to Flock Safety and LPR Cameras.

B. COUNCIL REPORTS

N/A

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 STUDY MEETING ON TUESDAY JULY 28, 2026 WAS ADJOURNED AT 6:31 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, July 28, 2026.

Nichole Camac

Nichole Camac, MMC
City Recorder