



WEST VALLEY CITY

City Council Study Meeting
August 25, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, AUGUST 25, 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 PRO TEM HARMON.

THE FOLLOWING MEMBERS WERE PRESENT:

Scott Harmon, Mayor Pro Tem/Councilmember District 2
Karen Lang, Mayor (*electronically*)
Don Christensen, Councilmember At-Large
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
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
Justin Wycoff, Deputy Police Chief
Colleen Jacobs, Police Chief (*electronically*)
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CD Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director (*electronically*)
Jonathan Springmeyer, ED Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Harold Moleni, Administrative Analyst
Brock Anderson, CD
Lauren McPeak, Finance

APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 28, 2026

The Council considered the Minutes of the Study Meeting held July 28, 2026. There were no changes, corrections or deletions.

Councilmember Whetstone moved to approve the Minutes of the Study Meeting held July 28, 2026. Councilmember Wood 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 AGENDA FOR REGULAR CITY COUNCIL MEETING OF AUGUST 25, 2026

Steve provided an update regarding the proposed amendment to the development agreement for the Lexington Park Apartments property located at 2325 West 3650 South. He explained that the proposal would allow development of the vacant western portion of the property near I-215 with townhomes. Following concerns previously expressed by the Council, the proposal was revised to eliminate the private street and instead provide public streets terminating in two cul-de-sacs. The number of proposed townhomes was reduced from 31 to 29 due to the additional space required for the public street configuration. Steve stated that the proposed payment to the City was revised from a flat \$500,000 to \$16,200 per unit and would be paid prior to issuance of building permits rather than prior to certificates of occupancy. At 29 units, the payment would total approximately \$470,000 and would adjust if the final unit count changes. He also reviewed proposed code exceptions related primarily to unit design and landscaping, including a reduction to the required 20-foot landscaping strip along I-215 where necessary to accommodate the cul-de-sac.

Councilmember Nordfelt stated that the payment to the City seemed strange and asked if this had been done before. Steve explained that the existing development agreement, dating back to 1990, designated the area as permanent open space. Amending the agreement to allow residential development would increase the property's value by removing the existing development restriction and eliminating the owner's ongoing maintenance obligation. In recognition of the additional value created by the amendment, the developer agreed to provide a payment to the City. The development agreement provides that these funds may be used for nearby public improvements, including a potential fire station anticipated across the street or park improvements. Councilmember

Nordfelt asked why there is a reduction in frontage. Steve replied that similar exceptions have been granted for other developments. He noted that the proposed layout is constrained by several large utility easements along I-215, including sewer easements. To maximize the number of units within the available space, the proposed townhomes are designed to be narrower and deeper, resulting in less frontage available for certain design features. He clarified that the City is not required to grant the requested exception.

Councilmember Whetstone asked if the existing trees are being removed. Steve replied yes.

Mayor Pro Tem Harmon asked if the units are for sale. Steve replied yes. Mayor Pro Tem Harmon asked if there are basements. Steve replied yes. Mayor Pro Tem Harmon stated that he is opposed to basements due to the possibility of the units becoming multi-family. Councilmember Wood stated that this could be a possibility with or without basements. Mayor Lang asked what the square footage of the units are without basement and asked about the number of bedrooms. Steve replied 500 square feet and 3 bedrooms.

Councilmember Whetstone stated that he feels it will be good to get something in this space as the open space wasn't necessarily attractive.

Upon inquiry by Mayor Pro Tem Harmon, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular City Council Meeting scheduled later this night.

PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 8, 2026

A. ACCEPT PUBLIC INPUT REGARDING APPLICATION SMI-4-2026, FILED BY GRANGER HUNTER IMPROVEMENT DISTRICT, REQUESTING A VACATION OF A PORTION OF 2320 SOUTH RIGHT-OF-WAY EAST OF 1070 WEST

Mayor Pro Tem Harmon informed a public hearing had been advertised for the Regular Council Meeting scheduled September 8, 2026 in order for the City Council to hear and consider public comments regarding Application SMI-4-2026, filed by Granger Hunter Improvement District, requesting a vacation of a portion of 2320 South right-of-way east of 1070 West.

Proposed Ordinance 26-36 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-36, APPROVE THE VACATION OF A PORTION OF 2320 SOUTH IN CONJUNCTION WITH THE WATTS WELL NO. 18 SUBDIVISION

Brock Anderson, Planning and Zoning, discussed proposed Ordinance 26-36 that would approve the vacation of a portion of 2320 South in conjunction with the Watts Well No. 18 Subdivision.

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

Granger Hunter Improvement District submitted a two-lot minor subdivision application for its property at 1002 West 2320 South to construct a new wellhouse. The existing 2320 South right-of-way extends to the Jordan River, although the physical roadway currently ends near the west boundary of the property. To allow development, the District must extend roadway improvements eastward. Public Works requires the roadway to terminate with a cul-de-sac and the remaining right-of-way to be vacated. Salt Lake County, which owns park property south of 2320 South, has agreed to dedicate property for the cul-de-sac in exchange for receiving the vacated right-of-way. Granger Hunter Improvement District has no interest in the vacated right-of-way and will convey its interest to Salt Lake County.

Mayor Lang asked if the County park will remain with the County. Brock replied that there are strips of parcels owned by various parties and the County will need to work out that issue before the City would contemplate taking ownership. Mayor Lang asked if the County is aware of and supportive of this application. Brock replied yes. Mayor Pro-Tem Harmon asked if the new wellhouse would be constructed within the next year. Brock replied yes. Councilmember Whetstone asked if there will be an impact to the trail. Brock replied no.

The City Council will consider Ordinance 26-36 at the Regular Council Meeting scheduled September 8, 2026 at 6:30 P.M.

RESOLUTION 26-96: AWARD A CONTRACT TO STAUFFER'S ROAD SOLUTIONS, LLC TO PROVIDE CERTAIN TOWING AND ADDITIONAL RELATED SERVICES

Eric Bunderson, City Attorney, presented proposed Resolution 26-96 that would award a contract to Stauffer's Road Solutions, LLC to provide certain towing and additional related services.

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

The proposed agreement would provide comprehensive towing services to West

Valley City for one year, with one-year renewals. The City has historically used a tow rotation that requires substantial maintenance and supervision. After an RFP issued May 19, 2026 and closed June 9, 2026, nine proposals were received; Stauffer's Road Solutions, LLC was the highest-ranked proposer.

Eric stated that the Police Department sought to improve the City's towing process, which handles approximately 3,500 to 5,000 tows annually. The previous system utilized a rotation among multiple towing companies and required significant administrative involvement from Police, IT, and dispatch. After reviewing practices used by Ogden and Weber County, staff pursued a single-source towing provider with the goal of improving response times, clearing accident scenes more quickly, and reducing administrative burdens. Eric explained that an RFP was issued from May 19 through June 4, 2026, and received nine responses. Proposals were evaluated in four areas, with technical qualifications and the ability to meet the City's operational needs receiving the greatest weight. The highest-ranked company was selected for contract negotiations. The proposed agreement is for one year, is renewable, and includes provisions allowing the City to terminate the agreement if services are unsatisfactory.

Eric addressed several complaints received following the selection. He acknowledged that the RFP did not clearly define certain towing-rate categories, resulting in bidders interpreting the categories differently; however, all towing charges remain subject to applicable state maximum rates. He also stated that staff verified with the Motor Vehicle Division that there was no pending criminal investigation involving the selected company and that its proposed tow yard remained state approved. Eric also addressed concerns regarding the selected company's offer not to charge for towing City vehicles, noting that other bidders made similar offers and that fees represented only a small portion of the overall evaluation. He stated that he reviewed allegations that this arrangement constituted bribery and determined that the circumstances did not meet the legal elements of bribery and that adequate consideration existed for the contract. Regarding suggestions to continue using multiple local towing companies through the TowPro application, Eric explained that TowPro essentially automates the existing rotation process. Staff believes a single-source provider will provide faster and more efficient service. He noted that although the selected company is nationally organized, it has a towing yard in West Valley City and serves other local jurisdictions. Eric further confirmed that the company's technical qualifications demonstrated sufficient vehicles, equipment, and capacity to handle the City's towing volume.

Councilmember Christensen expressed concern about relying on a single towing provider, comparing the arrangement to a baseball team relying on one pitcher without having anyone available in the bullpen. He questioned whether a single provider would offer

sufficient reliability and backup capacity. Eric acknowledged the concern regarding reliance on a single towing provider but clarified that the selected company has a team and sufficient capacity to provide the required services rather than relying on a single resource. He noted that the previous rotation system could experience delays when individual towing companies were unavailable, requiring dispatch to move to the next provider. While recognizing that capacity concerns could still arise under a single-source model, Eric stated that similarly sized cities reported increased efficiency and no significant capacity issues after transitioning to single-source towing.

Councilmember Whetstone asked whether, if the selected towing company received multiple simultaneous calls or reached capacity, it would be permitted to subcontract or work with other towing companies to ensure the City's service needs were met. Eric replied that subcontracting with other towing companies is not contemplated in the proposed contract. Based on the selected company's presentations regarding its capacity and resources, staff does not anticipate that the company will have difficulty handling the City's towing needs. Ifo explained that a primary reason for exploring a single-source towing provider is to improve response times and accountability. He stated that a dedicated provider can anticipate the City's towing volume, stage sufficient trucks accordingly, and is required to accept calls. In contrast, companies participating in the current rotation may decline a tow, requiring dispatch to contact the next provider and potentially increasing wait times for officers and residents. Ifo noted that similar-sized cities using a single-source model have reported time savings of approximately 20 to 30 minutes per tow. He acknowledged that West Valley City may not experience the same results but stated that the one-year contract provides an opportunity to evaluate the model and discontinue the agreement if the provider does not meet the City's service expectations.

Mayor Lang asked if there was concern about other towing companies moving out of the City if this doesn't work. Eric replied that there is a lot of money in the towing industry and he doesn't see this as a concern. Mayor Pro Tem Harmon asked if favorable references have been provided for this tow company. Eric replied yes.

Councilmember Huynh expressed concern about moving from the existing towing rotation to a single-source provider and emphasized the importance of supporting towing companies located within the City. He suggested exploring a system that would allow local companies to continue participating while holding them accountable for response times, potentially through penalties or cost-sharing provisions to offset the City's administrative expenses. He also suggested establishing performance standards that could result in removal of a company that repeatedly failed to meet service requirements. Councilmember Huynh expressed concern that awarding all towing services to one company could create a monopoly and reduce opportunities for other local towing

businesses. He also raised concerns about the appearance of the selected provider offering free towing services for City vehicles, stating that even if the financial impact was minimal, the arrangement could create a negative public perception. He supported efforts to improve towing services but encouraged consideration of an approach that maintains opportunities for local companies while requiring them to share in the costs associated with administering the program.

Councilmember Christensen asked if current providers were able to submit a proposal in response to the RFP. Eric replied yes.

Councilmember Wood noted that she was involved in an accident and the response time seemed quick.

Mayor Pro Tem Harmon stated that the company cannot exceed the fees prescribed by the State and indicated that this is like hiring a private driver instead of calling an uber.

The City Council will consider Ordinance 26-36 at the Regular Council Meeting scheduled September 8, 2026 at 6:30 P.M.

RESOLUTION 26-92: APPROVE AN AMENDMENT TO THE SCHOOL RESOURCE OFFICER INTERLOCAL COOPERATION AGREEMENT

Justin Wycoff, Acting Police Chief, discussed proposed Resolution 26-92 that would approve an amendment to the School Resource Officer Interlocal Cooperation Agreement.

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

The amendment would continue the City's agreement with Granite School District for two School Resource Officers at Granger High School for an additional five years, followed by a year-to-year recurring agreement. The Police Department reported that assigning two detectives as School Resource Officers has strengthened professional relationships with Granger High School administration and the Granite School District Police Department. The proposed amendment has no fiscal impact.

Councilmember Christensen asked why the officers are only being provided at Granger High. Deputy Chief Wycoff stated that he was not familiar with the full history regarding discussions about Hunter. He explained that staffing levels are currently a primary consideration and noted that 19 officers are presently in field training. Once those officers complete training and staffing levels improve, he anticipated additional discussions regarding the matter. Ifo stated that the City committed to two officers and assumed it

would be one for each school but the district made the determination and the City left it up to them to work out what suited their needs best.

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

RESOLUTION 26-97: AUTHORIZE THE CITY TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE UTAH ATTORNEY GENERAL

Chief Colleen Jacobs discussed proposed Resolution 26-97 that would authorize the City to enter into a Memorandum of Understanding with the Utah Attorney General.

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

The Utah Attorney General's Office oversees the Utah Internet Crimes Against Children Task Force, which coordinates participating law-enforcement agencies in investigations, arrests, and prosecutions involving crimes against children. The proposed agreement would provide the City a \$15,000 state grant for the period July 1, 2026 through June 30, 2027. Grant funds may be used for overtime, training, and equipment associated with child-exploitation investigations and prevention education.

The City Council will consider Resolution 26-97 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

RESOLUTION 26-98: AUTHORIZE THE CITY TO ENTER INTO A COOPERATIVE AGREEMENT FOR SUPPLEMENTAL LAW ENFORCEMENT SERVICES

Justin Wycoff, Acting Police Chief, discussed proposed Resolution 26-98 that would authorize the City to enter into a Cooperative Agreement for Supplemental Law Enforcement Services.

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

The agreement would authorize West Valley City Police officers to provide supplemental patrol services on state sovereign lands within the City, including the Jordan River Trail. Patrols would focus on public safety, enforcement of applicable laws, protection of sovereign lands from degradation, and homeless-camp enforcement. The proposed agreement would be effective from July 1, 2026

through June 30, 2031, with reimbursement up to \$35,000 per fiscal year and not to exceed \$175,000 during the term.

Councilmember Whetstone asked what extra training would be needed. Deputy Chief Wycoff stated that it would be simple things like understanding boundaries and learning what types of things to look for when patrolling.

The City Council will consider Resolution 26-98 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

RESOLUTION 26-99: AUTHORIZE THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR FUNDING FOR A YOUTH ADVOCACY GRANT

Lauren McPeak, Grant Administrator, discussed proposed Resolution 26-99 that would authorize the execution of an Interlocal Cooperation Agreement with Salt Lake County for funding for a Youth Advocacy Grant.

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

The proposed agreement would allow the City to accept a \$10,000 FY2027 Youth Advocacy Grant Initiative award to support the West Valley City Youth Council. Grant-funded activities would include a youth-led Health and Wellness Friendsgiving Festival and prevention outreach addressing alcohol, nicotine/tobacco, and marijuana. A budget opening is required to receive the grant funds.

The City Council will consider Resolution 26-99 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

RESOLUTION 26-100: AUTHORIZE THE RENEWAL OF CERTAIN SERVICES PROVIDED BY HYLAND SOFTWARE, INC.

Ken Cushing, Information Technology, discussed proposed Resolution 26-100 that would authorize the renewal of certain services provided by Hyland Software, Inc.

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

OnBase supports City document management, records, workflow, agenda, imaging, forms, integrations, and related business processes. The proposed three-year renewal would provide ongoing maintenance and support from October 1, 2026 through September 30, 2029. Staff reviewed and reduced licensing where appropriate and selected the three-year term to receive more favorable pricing and improve budget predictability. The fiscal impact is \$87,136.14, funded through the existing Information Technology budget.

Mayor Pro Tem Harmon stated that he doesn't use the Onbase Agenda App anymore because it rarely worked. Ken replied that most companies are moving away from apps and using online based tools instead. He noted that the agendas that are posted online are still posted using Onbase.

The City Council will consider Resolution 26-100 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

RESOLUTION 26-101: AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MOORE HOMES, LC FOR APPROXIMATELY 6.72 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 7147 WEST PARKWAY BOULEVARD

Steve Pastorik, CED Director, discussed proposed Resolution 26-101 that would authorize the City to enter into a Development Agreement with Moore Homes, LC.

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

The City previously entered into a development agreement in 2021 for 43 attached senior condominiums on the property. Moore Homes, LC now proposes to replace that agreement with a development of 40 detached single-family homes. The proposed project would have a density of 6.0 units per acre, compared with 6.4 units per acre under the prior approval; a minimum unit size of 2,400 square feet; public streets rather than private streets; basements where soil conditions permit; and 22 visitor parking spaces rather than 11. The proposed agreement has no fiscal impact.

Councilmember Wood asked why the developer is requesting this change. She noted that she was on the Planning Commission when this first came through and she voted against it because she thought single family was better suited for the property. Steve replied that his understanding is that there is a broader market. Councilmember Wood asked what the proposed lot sizes are. Steve replied between 3,000 to 4,000 square feet.

Mayor Pro Tem Harmon stated that he would like any Development Agreement to state that the basement can only be accessed on the interior of the home.

Councilmember Nordfelt stated that he recalls when this was first rezoned the only options for this property was residential estate or a senior development. Steve explained that the City Code allows age-restricted residential development under RM zoning when a property is located along a roadway meeting specified right-of-way requirements, which was the basis for the original rezoning of the property. He stated that because the property is already zoned RM and subject to an existing development agreement, legal staff has advised that the Council may amend the development agreement to allow a different residential product if it chooses. Steve clarified that the current proposal would not have qualified for the original rezoning without the age-restricted component.

Councilmember Whetstone asked if ADU's would be restricted. Steve replied yes due to lot size.

Randy Moore, the applicant, stated that the development was originally approved approximately five years ago as an age-restricted project and that he believes the proposed modifications represent significant improvements over the existing approval. He explained that the previously approved four-unit attached townhome buildings would be replaced with larger, single-family detached homes, resulting in increased open space and private fenced rear yards. Mr. Moore highlighted several additional improvements, including replacing private roads with wider public streets with park strips and sidewalks on both sides; providing two points of access; landscaping the front and rear yards; and constructing perimeter fencing along Parkway Boulevard and 7200 West. He stated that the homes are anticipated to include basements, subject to soil conditions, and that walkout basements and accessory dwelling units would be restricted. He also noted that the proposed development would connect with the existing subdivision and nearby trail system. Mr. Moore described a centrally located community park that would include amenities such as a pavilion, picnic tables, tot lot, and play area, with approximately 15 homes backing onto the park. He also stated that the developer had agreed to limit the percentage of rental properties and that rental and ADU restrictions would be enforced through the HOA. Mr. Moore stated that the proposed homes would be substantially larger than those previously approved and estimated that home values could increase from approximately \$500,000 under the existing development agreement to approximately \$650,000 under the proposed plan. He expressed his belief that the development would provide an opportunity for residents in apartments or smaller homes to move into larger

single-family homes and concluded that the revised proposal represents an improvement over the previously approved development in nearly every category.

Mayor Pro Tem Harmon stated that he likes the 55 and up communities.

Councilmember Wood asked if there would be ramblers. Mr. Moore stated that he is considering incorporating rambler-style homes into the development to provide an option for buyers who prefer that housing type. He compared the proposed development to Kiowa Court but identified several improvements, including a centrally located and more visible community park surrounded by homes. He also emphasized that the proposed homes would have full, fenced private backyards, providing substantially more private outdoor space than the smaller yards available in the comparable development.

Mayor Lang asked about parking and also lot width. Mr. Moore stated that parking has increased substantially under the proposed development. Each home would include a two-car garage and a driveway accommodating two additional vehicles. The proposal also includes 22 guest parking spaces, approximately double the number provided under the previous development agreement. He noted that the public street configuration would provide additional on-street parking opportunities, with further on-street parking available along Antelope. He added that there are 20 foot setbacks.

Councilmember Wood expressed concern about increased traffic and on-street parking on Antelope Drive.

The City Council will consider Resolution 26-101 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

RESOLUTION 26-102: AUTHORIZE PARKING RESTRICTIONS ON CERTAIN PUBLIC STREETS

Steve Pastorik, CED Director, discussed proposed Resolution 26-102 that would authorize parking restrictions on certain public streets.

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

Following a resident complaint, staff evaluated on-street parking in the Erin Hills townhome development under the City Council-approved methodology for residential streets. Parking exceeded 60 percent of the available curb distance on two of three observations. If approved, the Public Works Department would prohibit

parking on the north side of Erin Hill Lane and the west side of Caddy Hill Lane. The proposed action has no fiscal impact.

Councilmember Wood stated that she had been contacted regarding individuals who previously parked in a UTA lot to board a Wendover Fun Bus but began parking in the nearby Aran Hills area after receiving parking citations. She expressed concern about the additional parking impacts on the neighborhood and noted existing parking and traffic issues in the area, including vehicles parked near intersections that create visibility and access concerns. Councilmember Wood stated that she had heard similar concerns from several residents in her district, encouraged them to file complaints, and expressed support for moving the matter forward.

Councilmember Nordfelt questioned whether the road is wide enough for on-street parking. Councilmember Wood stated that it is a public street but when there are cars parked on both sides, there is no way for two driving vehicles to get through going opposite directions.

The Mayor and Council agreed to schedule the public hearing on this matter.

The City Council will consider Resolution 26-102 at the Regular Council Meeting scheduled August 25, 2026 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR SEPTEMBER 8, 2026

A. RESO 26-103: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM SIAKI AND AMY ATUAIA FOR PROPERTY LOCATED AT 1447 WEST 4020 SOUTH

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

The Siaki Atuaia and Amy Atuaia property located at 1447 West 4020 South is one of several properties affected by the 3900 South; Redwood Road to Jordan River Bridge Project. This project is a joint project with Taylorsville City. This project will construct curb, gutter, sidewalk, textured colored concrete park strip, street lighting, decorative concrete wall and landscaping along both sides of 3900 South.

The project is being funded under the Surface Transportation Program (STP) with federal funds. West Valley City executed the Federal Aid Agreement between

UDOT and Federal Highways. An inter-local agreement has been signed between West Valley City and Taylorsville City. The city is responsible for 6.77% of all project costs, including right of way. The total cost for the Perpetual Easement and Temporary Construction Easement is \$8,100.00 plus closing costs. The city portion of the matching funds on the project (\$548.37) will be paid to UDOT. Compensation for the purchase of the Perpetual Easement and Temporary Construction Easement based upon the administrative compensation estimate by the DH Group, LLC.

B. RESO 26-104: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM MIGUEL AND TERESITA PINA CERVANTES FOR PROPERTY LOCATED AT 4028 WEST PASKAY DRIVE

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

The Miguel Cervantes and Teresita Pina Cervantes property located at 4028 West Paskay Drive is one of the properties affected by the 4000 West (4100 S to 4700 S) Improvement Project. As part of this project, curb, gutter, sidewalk, drive approaches, textured colored concrete park strip and asphalt work will be constructed 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 \$1,200.00 was based upon an administrative compensation estimate report prepared by the DH Group, LLC.

C. RESO 26-105: AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY PURCHASE AGREEMENT AND ACCEPT A QUITCLAIM DEED WITH AND FROM PLAZA 4700, LLC FOR PROPERTY LOCATED AT 4612 SOUTH 4000 WEST

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

The Plaza 4700, LLC property located at 4612 South 4000 West is one of the properties affected by the 4000 West (4100 S to 4700 S) Improvement Project. As part of this project, curb, gutter, sidewalk, drive approaches, textured colored

concrete park strip and asphalt work will be constructed where these improvements do not currently exist.

This portion of 4000 West is intended to be a 40-foot half-width right-of-way; however, it is only dedicated as a 33-foot half-width right-of-way. The Quit Claim Deed will acquire the additional seven feet to clean up the ownership and right-of-way. As six of the seven feet being conveyed is occupied by existing street improvements, compensation is only for the additional one foot of right-of-way width. Compensation for the Quit Claim Deed in the amount of \$1,800.00 was based upon an administrative compensation estimate report prepared by the DH Group, LLC.

- D. **RESO 26-106: AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY PURCHASE AGREEMENT AND ACCEPT A QUITCLAIM DEED WITH AND FROM PLAZA 4700, LLC FOR PROPERTY LOCATED AT 4616 SOUTH 4000 WEST**
Written documentation previously provided to the City Council included information as follows:

V The Plaza 4700, LLC property located at 4616 South 4000 West is one of the properties affected by the 4000 West (4100 S to 4700 S) Improvement Project. As part of this project, curb, gutter, sidewalk, drive approaches, textured colored concrete park strip and asphalt work will be constructed where these improvements do not currently exist.

This portion of 4000 West is intended to be a 40-foot half-width right-of-way; however, it is only dedicated as a 33-foot half-width right-of-way. The Quit Claim Deed will acquire the additional seven feet to clean up the ownership and right-of-way. As six of the seven feet being conveyed is occupied by existing street improvements, compensation is only for the additional one foot of right-of-way width. Compensation for the Quit Claim Deed in the amount of \$1,900.00 was based upon an administrative compensation estimate report prepared by the DH Group, LLC.

- E. **RESO 26-107: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM HAROLD**

GUNDERSON, DOROTHY GUNDERSON, AND LAURA AFFLECK FOR PROPERTY LOCATED AT 1433 WEST 4020 SOUTH

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

The Harold C. Gunderson and Dorothy E. Gunderson, and Laura Affleck property located at 1433 West 4020 South is one of several properties affected by the 3900 South; Redwood Road to Jordan River Bridge Project. This project is a joint project with Taylorsville City. This project will construct curb, gutter, sidewalk, textured colored concrete park strip, street lighting, decorative concrete wall and landscaping along 3900 South.

The project is being funded under the Surface Transportation Program (STP) with federal funds. West Valley City executed the Federal Aid Agreement between UDOT and Federal Highways. An inter-local agreement has been signed between West Valley City and Taylorsville City. The city is responsible for 6.77% of all project costs, including right of way. The total cost for the Perpetual Easement and Temporary Construction Easement is \$8,500.00 plus closing costs. The city portion of the matching funds on the project (\$575.45) will be paid to UDOT. Compensation for the purchase of the Perpetual Easement and Temporary Construction Easement based upon the administrative compensation estimate by the DH Group, LLC.

F. RESO 26-108: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM DARCISIO PEGORETTI FOR PROPERTY LOCATED AT 1317 WEST PHAROAH ROAD

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

The Darcisio Pegoretti property located at 1317 W. Pharaoh Road is one of several properties affected by the 3900 South; Redwood Road to Jordan River Bridge Project. This project is a joint project with Taylorsville City. This project will construct curb, gutter, sidewalk, textured colored concrete park strip, street lighting, decorative concrete wall and landscaping along 3900 South.

The project is being funded under the Surface Transportation Program (STP) with federal funds. West Valley City executed the Federal Aid Agreement between UDOT and Federal Highways. An inter-local agreement has been signed between West Valley City and Taylorsville City. The city is responsible for 6.77% of all project costs, including right of way. The total cost for the Perpetual Easement and Temporary

Construction Easement is \$12,100.00 plus closing costs. The city portion of the matching funds on the project (\$819.17) will be paid to UDOT. Compensation for the purchase of the Perpetual Easement and Temporary Construction Easement based upon the administrative compensation estimate by the DH Group, LLC.

G. RESO 26-109: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM BRANDON AND VALERIE PODGORSKI FOR PROPERTY LOCATED AT 4216 SOUTH 4000 WEST

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

The Brandon Podgorski and Valerie Podgorski property at 4216 S. 4000 W. is one of the properties affected by the 4000 West (4100 S to 4700 S) Improvement Project. As part of this project, curb, gutter, sidewalk, drive approaches, textured colored concrete park strip and asphalt work will be constructed 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 \$4,100.00 was based upon an administrative compensation estimate report prepared by the DH Group, LLC.

H. RESO 26-110: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM ILIA SIDAMONIDZE FOR PROPERTY LOCATED AT 1333 WEST PHAROAH ROAD

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

The Ilia Sidamonidze property located at 1333 W. Pharaoh Road is one of several properties affected by the 3900 South; Redwood Road to Jordan River Bridge Project. This project is a joint project with Taylorsville City. This project will construct curb, gutter, sidewalk, textured colored concrete park strip, street lighting, decorative concrete wall and landscaping along 3900 South.

The project is being funded under the Surface Transportation Program (STP) with federal funds. West Valley City executed the Federal Aid Agreement between UDOT

and Federal Highways. An inter-local agreement has been signed between West Valley City and Taylorsville City. The city is responsible for 6.77% of all project costs, including right of way. The total cost for the Perpetual Easement and Temporary Construction Easement is \$5,800.00 plus closing costs. The city portion of the matching funds on the project (\$392.66) will be paid to UDOT. Compensation for the purchase of the Perpetual Easement and Temporary Construction Easement based upon the administrative compensation estimate by the DH Group, LLC.

- I. **RESO 26-111: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM DANIEL AND CHRISTINE SPENDLOVE FOR PROPERTY LOCATED AT 1459 WEST 4020 SOUTH**
Written documentation previously provided to the City Council included information as follows:

The Daniel W. Spendlove and Christine Spendlove property located at 1459 West 4020 South is one of several properties affected by the 3900 South; Redwood Road to Jordan River Bridge Project. This project is a joint project with Taylorsville City. This project will construct curb, gutter, sidewalk, textured colored concrete park strip, street lighting, decorative concrete wall and landscaping along 3900 South.

The project is being funded under the Surface Transportation Program (STP) with federal funds. West Valley City executed the Federal Aid Agreement between UDOT and Federal Highways. An inter-local agreement has been signed between West Valley City and Taylorsville City. The city is responsible for 6.77% of all project costs, including right of way. The total cost for the Perpetual Easement and Temporary Construction Easement is \$6,900.00 plus closing costs. The city portion of the matching funds on the project (\$467.13) will be paid to UDOT. Compensation for the purchase of the Perpetual Easement and Temporary Construction Easement based upon the administrative compensation estimate by the DH Group, LLC.

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 September 8, 2026 at 6:30 P.M.

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF SEPTEMBER 8, 2026

The Council chose to add Resolutions 26-92, 26-97, 26-98, 26-99, and 26-100 to the Consent Agenda for the September 8, 2026 Regular City Council Meeting at 6:30 PM.

COMMUNICATIONS

A. GENERAL PLAN VISIONING, GOALS, AND GUIDING PRINCIPLES DISCUSSION

Steve Pastorik, CD Director, provided an update on the City's General Plan process. He stated that the consultant has conducted workshops, completed a citywide survey, and met with numerous stakeholders and staff. The information gathered through that outreach has been compiled into a proposed vision statement and a series of broad goals. Steve explained that the vision and goals are intentionally general and are intended to establish the overall direction for the General Plan, with more specific strategies and action items to be developed later. He asked the Council to review the proposed vision and goals and provide feedback to ensure the City is moving in the appropriate direction before proceeding with the more detailed portions of the plan. Steve summarized feedback previously received from the Planning Commission regarding the proposed General Plan vision and goals. Comments included consideration of education, while recognizing that education is not a direct City function; greater emphasis on proactive enforcement; and additional emphasis on parks. He also noted discussion about shortening the vision statement but acknowledged the difficulty of creating a concise statement that adequately reflects the wide range of services and responsibilities provided by the City.

Councilmember Whetstone noted that public safety is referenced throughout the proposed goals but suggested establishing a separate, dedicated public safety goal. He stated that the goal could emphasize maintaining well-resourced Police and Fire Departments and noted that public safety represents a significant portion of the City's budget and should therefore be specifically reflected in the General Plan goals. Councilmember Nordfelt agreed.

Mayor Pro Tem Harmon identified several key themes from the proposed General Plan vision and goals. He emphasized the importance of the City Center as a focus for future redevelopment and growth and noted the City's diversity and variety of food offerings as important community strengths. He also highlighted the growing importance of research and development, healthcare, and biomedical industries within the City. Mayor Pro Tem Harmon agreed that safety should remain a significant priority, including creating safer connections between neighborhoods, employment centers, and schools.

B. CHAIN LINK FENCE DISCUSSION

Steve Pastorik, CD Director, explained that the Council would consider an ordinance amendment on the Regular Meeting tonight regarding fencing along

4100 South that would prohibit chain-link fencing in front yards while removing the requirement for a specific wrought-iron style fence. He noted that during previous discussions, the Council expressed interest in considering broader restrictions on chain-link fencing throughout the City. Steve presented potential options for further consideration, including prohibiting chain-link fencing in front yards along designated high-image arterial streets, such as Redwood Road, 3500 South, 5600 West, and 4100 South, or prohibiting chain-link fencing throughout the City except within manufacturing zones.

Councilmember Harmon verified that this would only apply to new fencing. Steve replied yes.

Councilmember Wood expressed support for Option One, stating that she did not believe the City should prohibit chain-link fencing entirely. She felt property owners who do not live along the designated high-image arterial streets should continue to have the option of installing chain-link fencing at their homes.

Mayor Lang asked if someone's chain-link fence got rusted, if it could be replaced as chain-link. Steve replied yes and noted this would be considered maintenance.

Councilmember Huynh suggested taking a gradual approach to replacing fencing. He recommended focusing initially on three major corridors—3100 South, 3500 South, and 4100 South—to create a more uniform appearance along those streets, with the possibility of considering additional areas in the future. Councilmember Nordfelt asked if Councilmember Huynh was suggesting the City remove chain-link on these three corridors and pay for their replacement. Councilmember Huynh replied yes. Councilmember Nordfelt clarified that the primary question before the Council was whether to pursue Option One, which would prohibit chain-link fencing in front yards along designated high-image arterial streets, or Option Two, which would more broadly prohibit chain-link fencing throughout the City.

Councilmember Huynh stated that he thinks it's too much of a burden to force people to remove and replace their chain-link fences. Mayor Pro Tem Harmon stated that this isn't the proposal. The proposal is to disallow new chain-link fences moving forward.

After brief discussion, the Council agreed to move forward with Option 2.

C. PASSPORT ACCEPTANCE FACILITY

Item continued to next meeting.

D. COUNCIL CALENDAR

Mayor Pro Tem Harmon 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

N/A

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN

Councilmember Christensen stated that he attended several National Night Out's and the August Moon concert.

COUNCILMEMBER WOOD

Councilmember Wood stated that she attended the CRC Ribbon Cutting event.

MAYOR PRO TEM HARMON

Mayor Pro Tem Harmon stated that he welcomed the Bike Utah Summit at the UCCC.

COUNCILMEMBER WHETSTONE

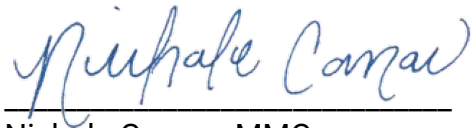
Councilmember Whetstone stated that attended a Veteran's Committee meeting.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY AUGUST 25, 2026 WAS ADJOURNED AT 6:33 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, August 25, 2026.



Nichole Camac, MMC
City Recorder